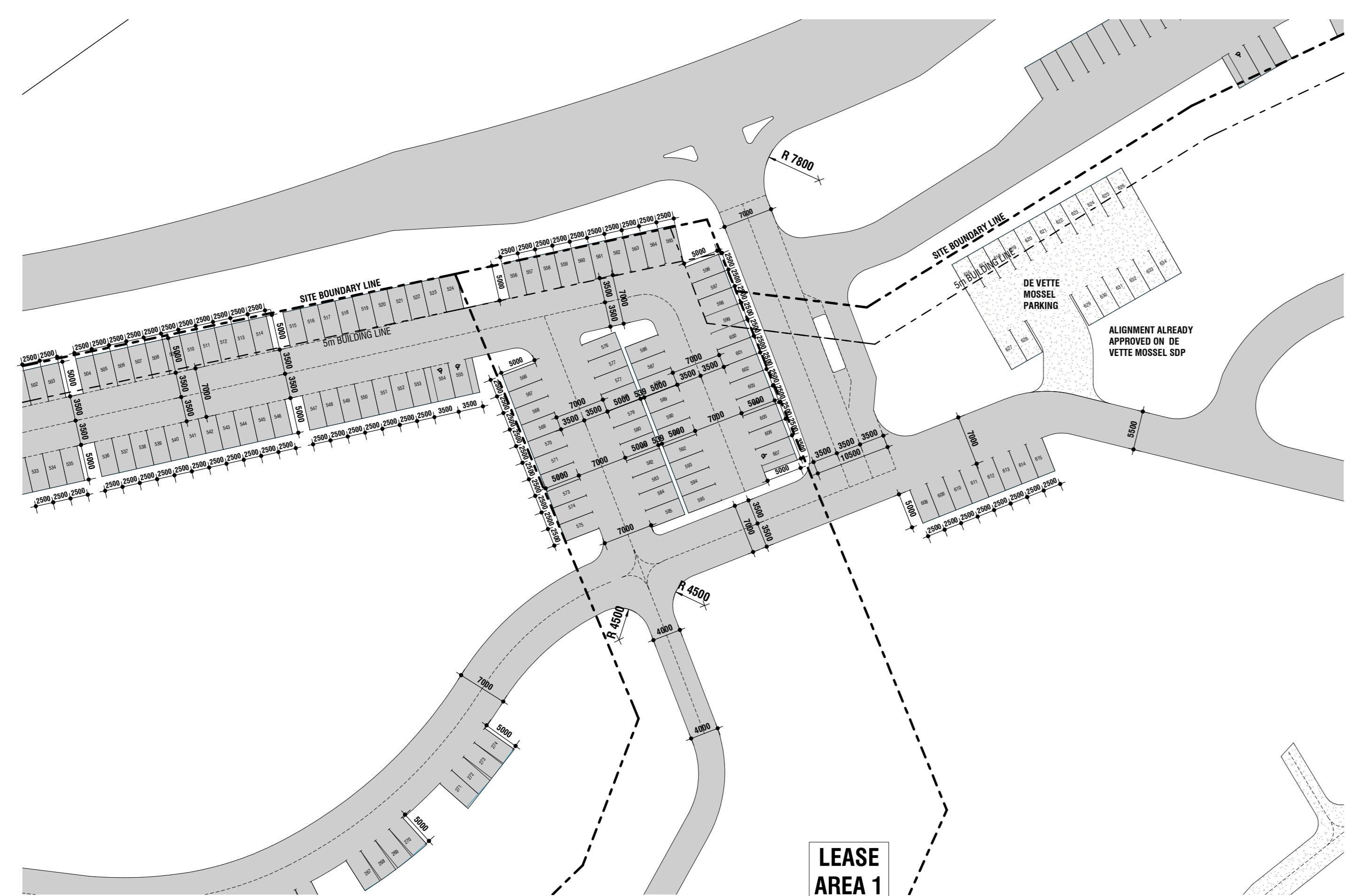


1 | SITE PLAN
1 : 500

2 | SITE PLAN
1 : 500



3 | SITE PLAN
1 : 500

FIRE NOTE: Final escape door will be provided with a panic bar release system in compliance with Sections 4.16.10 of SANS 10400:2011.

FIRE NOTE: The use of any place of entertainment is subject to the issue of a Population control certificate issued by the local authority for which must be submitted to the Fire & Rescue Services terms of the Overstrand Community Fire Safety By-law P.N. 6454 of 2007.

FIRE NOTE: Seating & furniture arrangement within places of entertainment will be in compliance with Section 4.29 of SANS 10400:2011 that a walking space between backrests of chairs shall be a min. of 500mm.

FIRE NOTE: Provide 1x Fire extinguisher per 200 sq.m. of other type: Water - Brine, Carbon Dioxide - Sdg, Dry Chemical Powder - 4.5 kg. Locations to be marked by SANS 1186-5 signs.

FIRE NOTE: All fire extinguishers in kitchen and fire place and/or any additional fire prevention measured as per the Direction of Fire Marshal.

FIRE NOTE: All emergency exits will be indicated along entire route with SANS 1186-5 signs & directional arrows together with illuminated EXIT signs above doors in compliance with Section 4.29 of SANS 10400.

5 METER CONTOUR NOTE: Note that all proposed permanent structures below the 5 meter contour to form part of Environmental Impact Assessment approval.

VEGETATION NOTE: All milkwood trees and milkwood forests to be untouched by the development. Should pruning be required, legal licence procedure to be followed as per environmental and council requirements.

NOTE: All proposed renovations as well as new Additions below the 5m contour line to be subjected to the following: No moving or adding more than 5 cubic meters of soil as per requirements stipulated in the tender document issued by Overstrand Municipality.

REFUSE NOTE: 15m² Refuse Area with min. 2.1m high wall as per plan and as per Municipality's direction. Screened-off from public view, baboon proof and Architecturally compatible with surroundings. No hazardous waste to enter the main sewer system.

NOTE: All Structures located below 5m contour line to be deemed as temporary structures. All tenant installation(s) to adhere to this constraint.

CLIENT: EDMUND POHL
ENGINEER: PIETER ENGELBRECHT
ENGINEER PR NO: 201170321
ARCHITECT: CLIFF GOUDS
ARCHITECT PR NO: Pr Arch. 21906

CROWN GRANT AREA AND PARKING SCHEDULE						
RESIDENTIAL UNITS	COUNT	STOREYS (PER UNIT)	GLA AREA /UNIT	TOTAL GLA	PARKING RATIO	PARKING COUNT
MINI VILLAS (1 BED)	12	1	50m ²	600m ²	1/UNIT	12 BAYS
MINI VILLAS (2 BED)	4	2	100m ²	400m ²	2/UNIT	8 BAYS
VILLAS (2 BED)	34	1	150 m ²	5100 m ²	2/UNIT	68 BAYS
CABANAS (1/2 BED)	76	1	80 m ²	6080 m ²	1/UNIT	76 BAYS
HOTEL	120 KEYS	2	5000 m ²	5000 m ²	1/KEY	120 BAYS
KLEIN RIVER CABIN (1 BED)	11	1	44 m ²	484 m ²	1/UNIT	11 BAYS
KLEIN RIVER CABIN (2 BED)	7	2	80 m ²	560 m ²	1/UNIT	7 BAYS
LOG CABIN (1BED)	3	1	23 m ²	69 m ²	1/UNIT	3 BAYS
LOG CABIN (2 BED)	3	1	59 m ²	177 m ²	1/UNIT	3 BAYS
FLASHPACKERS (2 BED)	45 KEYS	1	28.9 m ²	1300 m ²	0.5/KEY	22 BAYS
CAMP SITES	15	NA	NA	NA	ON STAND	NA
MANOR HOUSE	8 KEYS	2	40 m ² /KEY	400 m ²	1/KEY	8 BAYS
SUB TOTAL	338 UNITS			20 170 m²		338 BAYS
COMMERCIAL NODE						
RETAIL OFFICES	1	1	1500 m ²	1500 m ²	6 BAYS/100	90 BAYS
				600 m ²	6 BAYS/100	36 BAYS
SUB TOTAL				2100 m²		126 BAYS
RESORT FUNCTIONS						
CROWN GRANT RESTAURNT	1	1	400m ²	400m ²	6 BAYS/100	24 BAYS
DE VETTE MOSSEL REST.	1	1	337m ²	337m ²	6 BAYS/100	21 BAYS
CONFERENCEING	100 PAX	1	400 m ²	400 m ²	0.5 /SEAT	50 BAYS
CLUBHOUSE FUNCTIONS	1	1	500 m ²	500 m ²	10 BAYS/100	50 BAYS
GATE HOUSES	2	1	38m ²	76m ²	N/A	
BOAT HOUSE (STORAGE)	1	1	63m ²	63m ²	N/A	
GATEHOUSE KIOSK	1	1	200m ²	200m ²	6 BAYS/100	12 BAYS
SUB TOTAL				1976 m²		157 BAYS
TOTAL GLA				24 246 m²		
TOTAL PARKING BAYS REQUIRED						621 BAYS
TOTAL PARKING BAYS PROVIDED						636 BAYS



SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erff / Portion	OVERSTRAND MUNICIPALITY ZONING SCHEME	Site Area	ERF 5327=7685m ² ERF 4831= 99400m ²
Township	VOELKLIP HERMANUS	Title Deed No	11042
ZONING INFORMATION			
Town Planning Scheme	Planning Scheme, JUNE 2013	Amendment Scheme No.	
Use Zone	RESORT ZONE: HOLIDAY RESORT (RZ)	Annexe No.	CHAPTER 13
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Actual	
2 STOREYS	Height of buildings	2 STOREYS	
AS PER PROPOSAL	Coverage (Footprint/Site Area x 100 = %)	15% COVERAGE	
AS PER PROPOSAL	Floor Area Ratio (FAR)	0.23 FAR	
AS PER PROPOSAL	TOTAL FLOOR AREA	24 246 m ²	
AS PER PROPOSAL	Density (Dwelling Units per hectare)	31.5 UNITS/HA	
AS PER PROPOSAL	No of Dwelling Units on the erf	338 UNITS	
PARKING			
	Area per Use	Parking Bays Required	
	24 246 m ²	621 Parking Bays	
PARKING BAYS PROVIDED			
636 Parking Bays			
TOTAL PARKING BAYS PROVIDED			
636 Parking Bays			
SURPLUS PARKING BAYS			
15 Parking Bays			
The information provided above is hereby certified to be correct and precise			
NAME	(PLEASE PRINT)	SIGNATURE	
DATE	/ /	PLAN No.	

ANNEXURE "C" CIRCULATION			
REGIONAL INFRASTRUCTURE	DATE:	PERMITTED SERVICES	DATE:
ENVIRONMENTAL ENGINEERING	DATE:	GEOTECHNICAL	DATE:
TRANSPORT ENGINEERING	DATE:	LANDSCAPE	DATE:
WATER ENGINEERING	DATE:	OTHER	DATE:
BUILDING CONTROL			
LAND USE MANAGEMENT			

GENERAL

- All work is to be done in accordance with the National Building Regulations.
- All materials and workmanship are to comply with the relevant S.A.S. codes and/or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design exist, the recommendations and requirements of such documents to be considered a minimum standard for the works.
- The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No. 95 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001 ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from B/LP and all other consultants related to the project.
- All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
- This drawing is not to be scaled. Figured dimensions to be used in all dimensions are in millimetres unless otherwise stated.
- All dimensions and levels must be checked on site by the contractor before putting work in hand.
- All work to be executed by competent persons qualified for the specific trade.
- This drawing is copyright reserved and remains the property of Boogertman + Partners Architects.
- NOTE: THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE BOOGERTMAN + PARTNERS ARCHITECTURAL SPECIFICATION (DOCUMENT SERIES 5000) ALL SECTIONS.

REV	DATE	DRAWN	ISSUE FOR INFORMATION	DESCRIPTION
A	12/11/2018		ISSUE FOR INFORMATION	
B	20/11/2018		ISSUE FOR SUBMISSION	
C	12/02/2019		VILLA LAYOUTS INCLUDED / ISSUE FOR SUBMISSION	
D	11/04/2019		UNRELEASED DATA UPDATED, SLIPWAY PARKING UPDATED	
E	2019-05-10		ROAD ALIGNMENTS ADJUSTED, PARKING ADDED	

REVISIONS

KEY PLAN

CLIENT

PROJECT

TITLE

Boogertman + Partners

POHL
DE MOND RESORT
HERMANUS

WESTERN CAPE

PARKING NODES
SCALE: As indicated @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
4071	01	AR	0003	E

DRAWN BY: **Ruth**
DATE: **05/13/19**

CHECKED BY: **Dieter**
DATE: **05/13/19**