

ESSENTIAL INFORMATION FOR AHOA ON BUILDING PLANS

Compulsory information on building plans (Read together with check list on page 26):

- A site plan with 500 mm contours which indicates the erf boundaries and building lines with measurements in a 1 : 200 scale minimum. The site plan must show the street name, number and erf number and the position of fences and sewers, total floor area and the calculation of coverage;
- Floor plan - 1 : 50 scale preferably, but 1 : 100 scale will be accepted;
- Four elevations - 1 : 100 scale;
- Sections - 1 : 50 scale (must indicate the ground levels and building height);
- Roof plan - 1 : 100 scale;
- Sewerage plan - 1 : 200 scale;
- Landscaping plan - 1 : 100 scale minimum (Refer to Landscaping Principles);
- Schedule of external finishes and colour schemes;
- External lighting and services plan

IMPORTANT NOTES:

- * ***NO DUPLICATION OF-, OR MIRRORED HOUSE PLANS WILL BE ALLOWED;***
(Not applicable to Semi-detached Terraced Houses – Erven 27631 to 27642 in Yellow Wood Crescent, Erven 27897 to 27902 in Ebony Street, Erven 27787, 27788, 2789, 27806 and 27807 in Mikwood Avenue).
- * ***IN TERMS OF THE BREEDE VALLEY MUNICIPALITY ZONING BY-LAWS, A SECOND DWELLING UNIT (GRANNY FLAT) IS NOT PERMITTED IN RESIDENTIAL ZONE II (GROUP HOUSING ZONE);***
- * ***THE ORIGINAL RoD ISSUED BY DEPARTMENT OF ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING (E12/2/3/2-B2/33-0204/06 DATED 06 SEPTEMBER 2010), LIMITED THE NUMBER OF UNITS FOR THE ALTONA TOWNSHIP EXTENSION AND THEREFORE SUBDIVISION OF ERVEN WILL NOT BE PERMITTED.***
- * ***ERVEN MAY BE CONSOLIDATED (Consult with the Control Architect).***

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