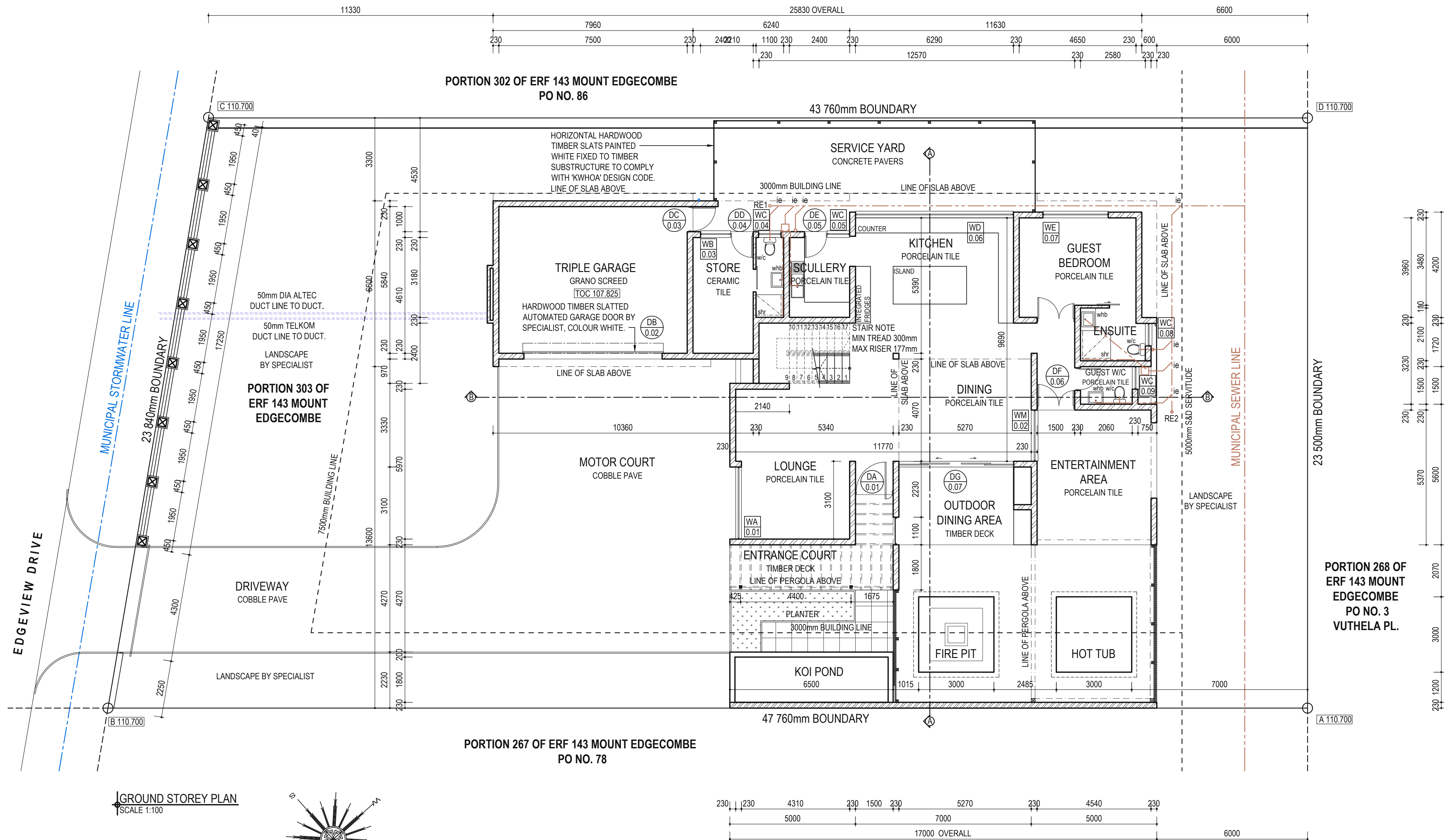


GROUND STOREY FAR & COV
SCALE 1:100

SCHEDULE OF AREAS - H4			
PORTION 213 (1 OF ERF 204) OF ERF 143 MOUNT EDGECOMBE			
Site area :		1075.00 m ²	
Permitted f.a.r. :	.35	376.25 m ²	
Permitted coverage :	35%	376.25 m ²	
Proposed f.a.r :	.34	369.75m²	
Ground Floor		209.45m ²	
First Floor		160.30m ²	
Proposed coverage :	27.90%	300.00m²	
Total F.A.R. :	.34	369.75m ²	
Total coverage :	27.90%	300.00m ²	



KINDLEWOOD AESTHETIC REQUIREMENTS

1. ALL WINDOW FRAMES TO BE EPOXY COATED WHITE WITH A COOL GREY TINT APPLIED TO GLAZING.
2. MARLEY RENOWN OR ELITE TILE TO BE PAINTED "GREEN VELT" COLOUR BY PLASCON ON APPROVED SISILLATION UNDERLAY ON 114 X 38 SA PINE TRUSSES TO BE SA PINE AND TREATED. MIN. 3 TILE OVERHANG. ALL EXPOSED ROOF MEMBERS TO BE PAINTED WHITE. ROOF EAVES TO BE CONCEALED WITH NUTEC WEATHER BOARD TO BE PAINTED WHITE.
3. ALL FASCIAS TO BE PAINTED WHITE. ALL GUTTERS AND DOWNPIPES TO BE WHITE ALUMINIUM.
4. ALL WALLS TO BE PAINTED SALISBURY STONE 6' WITH WHITE PLASTER BANDS.
5. ALL EXTERNAL HARDWOOD WOOD TIMBER AND ALL EXPOSED ROOF RAFTERS TO BE PRETREATED AND PAINTED WHITE.
6. ALL EXTERNAL CILLS TO BE FACEBRICK ON EDGE. FIRELIGHT SATIN
7. FIRELIGHT SATIN FACEBRICK PLINTH TO BE A MINIMUM OF 5 COURSES HIGH AND MAX 9 COURSES HIGH.
8. HORIZONTAL SLATTED HARDWOOD TIMBER GARAGE DOORS TO SPECIALIST DETAIL, TO BE PAINTED WHITE.
9. ALL EXTERNAL LIGHT MUST BE SOFT WHITE.
10. ALL LIGHT FITTINGS TO BE WHITE.
11. TV AERIALS TO BE WITHIN ROOF SPACE.
12. SATELLITE DISHES "WHITE" AND LOCATED IN COURTYARD.
13. HOUSE ADDRESS NUMBERS MUST BE 150MM HIGH WITH AVANTGARDE BK BT CAPITAL "BLACK".
14. FACEBRICK TO BE FIRELIGHT SATIN
15. GUMPOLE BALUSTRADE FENCING TO BE PAINTED WHITE.
16. ALUMINIUM / IRONMONGERY (ALL EXTERNAL IRON MONGERY TO BE BRUSHED STAINLESS STEEL.)
17. 1000mm HIGH GMS SAFETY BALUSTRADES PAINTED WHITE
18. PLASTER BANDS TO BE 130mm X 10mm, SMOOTH PLASTER PAINTED WHITE.
19. AIRCONDITIONING CONDENSER UNITS TO BE HOUSED IN SERVICE YARD.

NOTE:
ALL WORKS TO COMPLY WITH KINDLEWOOD BUILDING DESIGN CODE.

NOTE:
ALL WORKS TO COMPLY WITH KINDLEWOOD ENVIRONMENTAL MANAGEMENT PLAN.

Naresh Singh and Associates
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Naresh Singh

PROPOSED NEW DWELLING
ON PORTION 303 OF ERF 143 MOUNT EDGECOMBE
@ EDGEVIEW DRIVE,
KINDLEWOOD ESTATE

SUBMISSION DRAWINGS
SITE PLAN AND FLOOR PLANS

15.09.2020	WS	NS
-	1/4	-