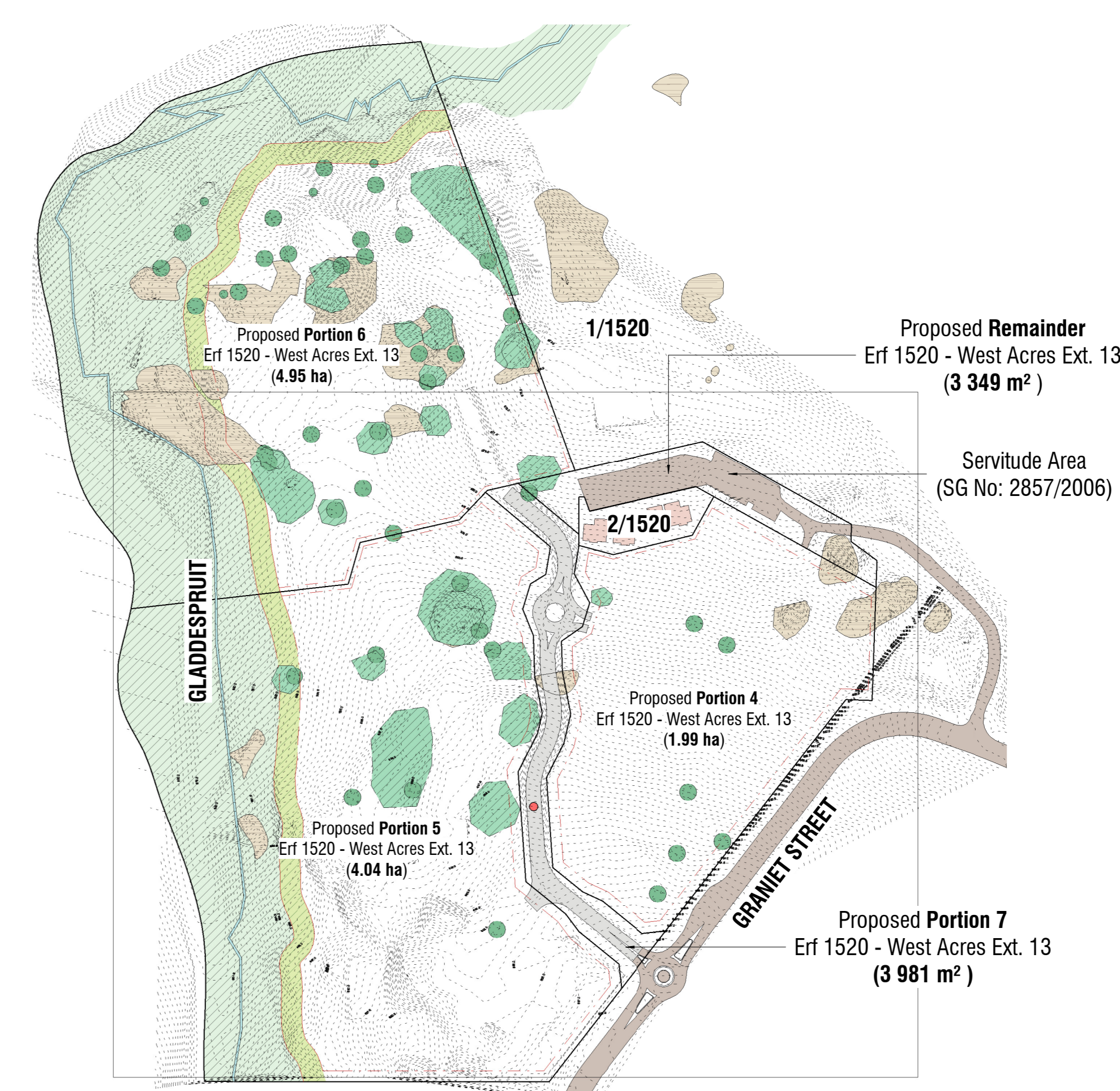




1 | SITE PLAN  
1 : 500



2 | KEY PLAN  
1 : 2000

DEVELOPMENT DATA		
TOWNPLANNING CONTROLS		
	Allowable	Actual
ZONING	RES 3	RES 3
DENSITY	FAR 0,4	FAR 0,36
COVERAGE	30%	17%
HEIGHT	3 Storeys	Type-C(3 Storey) Type-I (2 Storey)
PARKING REQ	1 COVERED BAY PER UNIT	See below Parking table

Proposed Portion 5 Erf 1520 - West Acres Ext. 13					Proposed Portion 4 Erf 1520 - West Acres Ext. 13				
4.35 Ha					1.99 Ha				
Proposed Portion 6 Erf 1520 - West Acres Ext. 13					4.64 Ha				
<b>PHASE 2A (Sale)</b>					<b>PHASE 2B (Sale)</b>				
SIZE	TYPE	BLOCKS	UNIT COUNT	%	SIZE	TYPE	BLOCKS	UNIT COUNT	%
43m²	1 BED	1	24	8%	43m²	1 BED	0	0	0%
54m²	2 BED, 1BATH	6	36	27%	54m²	2 BED, 1BATH	8	48	35%
63m²	2 BED, 2BATH	6	36	27%	63m²	2 BED, 2BATH	8	48	35%
<b>TOTAL:</b>		<b>7</b>	<b>96</b>	<b>35%</b>	<b>TOTAL:</b>		<b>8</b>	<b>96</b>	<b>35%</b>
<b>PHASE 2C (Sale)</b>					<b>PHASE 2C (Sale)</b>				
SIZE	TYPE	BLOCKS	UNIT COUNT	%	SIZE	TYPE	BLOCKS	UNIT COUNT	%
43m²	1 BED	0	0	0%	43m²	1 BED	0	0	0%
54m²	2 BED, 1BATH	7	42	30%	54m²	2 BED, 1BATH	7	42	30%
63m²	2 BED, 2BATH	7	42	30%	63m²	2 BED, 2BATH	7	42	30%
<b>TOTAL:</b>		<b>7</b>	<b>84</b>	<b>30%</b>	<b>TOTAL:</b>		<b>7</b>	<b>84</b>	<b>30%</b>
<b>GRAND TOTAL:</b>		<b>22</b>	<b>276</b>	<b>100%</b>					

COUNCIL PARKING REQUIREMENTS		PARKING: 1 BAY / 1BED		PARKING: 1 BAY / 2BED	
BED	COUNT	REQUIRED	PROVIDED	REQUIRED	PROVIDED
PHASE 2	1 BED	24	24 bays @ 1/unit	276	347 bays (of which 276 is covered)
Sale	2 BED	252	252 bays @ 1/unit	276	347 bays @ 1.25/unit

- 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. 85 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 6001 (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 6000 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.
  - 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.

**REVISIONS**

REV	DATE	DRAWN	DESCRIPTION
1	2019-10-29	BVS	SSP REVISIONS, SPACING AT SAFARI CLOSE, LATERAL GARDENS ADDED.
1	2019-11-13	BVS	

**CLIENT**

IHS / VUNANI  
ERF 1520  
West Acres Ext. 13

**PROJECT**

GLADDESPRUIT RESIDENTIAL

**TITLE**

SDP\_SAFUBI\_PORTION 5

SCALE: As indicated @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
AAZS	01	AR	0005	1

DRAWN BY: BVS  
DATE: 18/7/19  
CHECKED BY: BVS  
ISSUED: