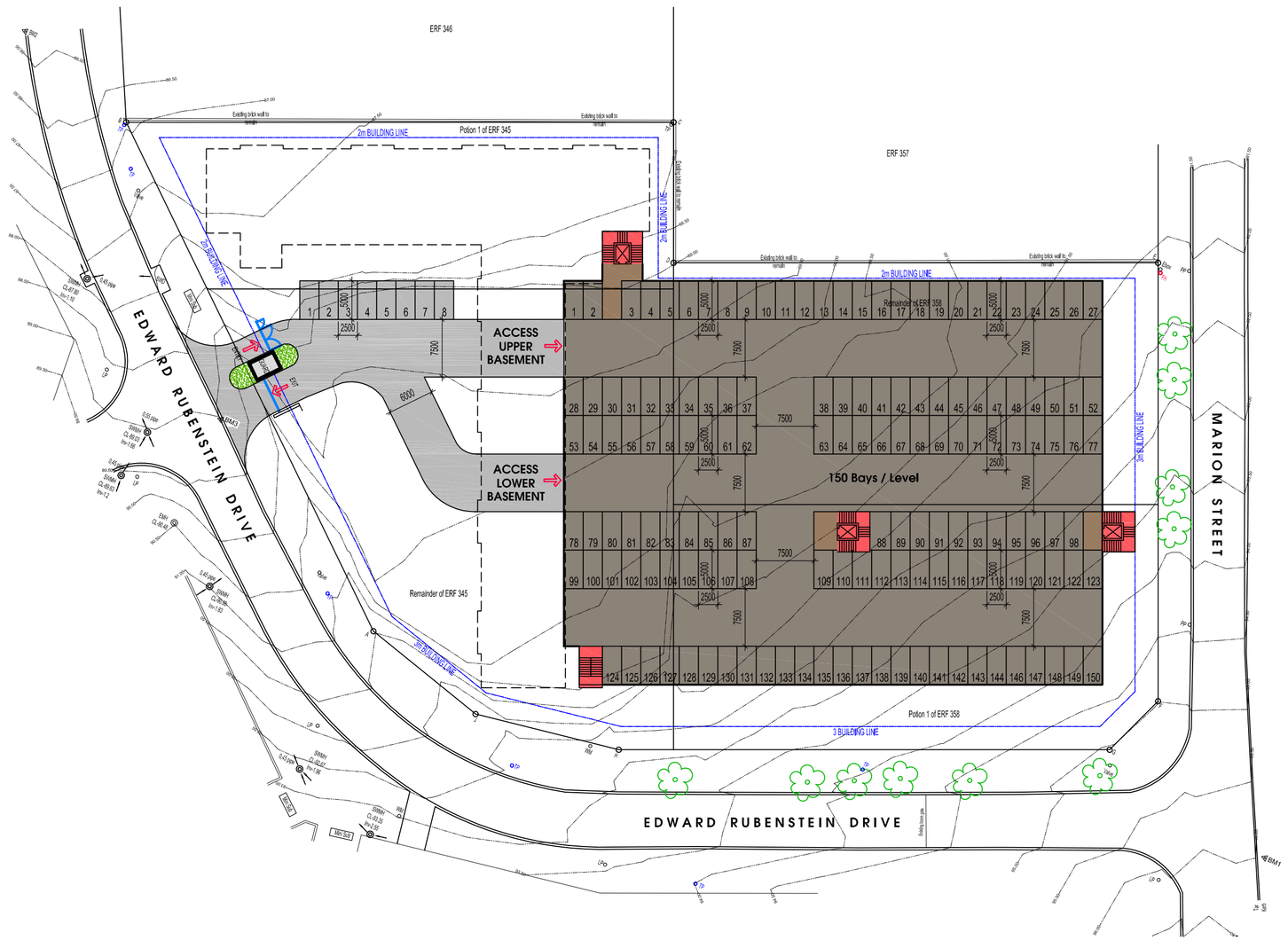


1 PROPOSED SITE LAYOUT
SCALE 1:500



2 PROPOSED PARKING LEVELS
SCALE 1:500

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION:

ERVEN: Portion 1 of ERF 345
Portion 1 of ERF 358
Remainder of ERF 345
Remainder of ERF 358 | TOTAL SITE AREA: 8 035 m2

CONSOLIDATED ERF 667

TOWNSHIP: SANDOWN Ext.24

ZONING INFORMATION:

TOWN PLANNING SCHEME	JOHANNESBURG LAND USE SCHEME 2018
USE ZONE	Residential 3
HEIGHT ZONE	Ten (10) storeys plus two (2) basements
BUILDING LINES	3 meters along streets 2 meters along all other boundaries
DENSITY	160 Dwellings per hectare (permitting 128 units on site)

UNIT MIX

AREAS					FAR CALCULATION			
No.	UNIT	COV.TER.	OPEN TER.	TOTAL	No.	UNIT	TOTAL	
TYPE A (3 BED / 3 BATH)	128	150 m2	20 m2	-	170 m2	128	150 m2	19 200 m2
TOTAL UNITS	128					TOTAL FAR		19 200 m2

COVERAGE

UNITS	3050 m2
GATE HOUSE	20 m2
REFUSE YARD	50 m2
AREA OVER BASEMENT	2250 m2
TOTAL	5370 m2 = 66,8%
PERMISSABLE	5624,5 m2 = 70%
BASEMENT PARKING	3800 m2

FAR

UNITS	19 200 m2
GATE HOUSE	50 m2
REFUSE YARD	50 m2
TOTAL	19 300 m2 = 2,4
PERMISSABLE	20 087,5 m2 =2,5

PARKING

REQUIRED	upto 3 habitable rooms - 1 Bay per unit	= 0 Bays
	4 or more habitable rooms - 2 Bays per unit	= 256 Bays
	1 bay per 3 units for VISITORS	= 44 Bays
	TOTAL	= 300 Bays
PROVIDED	128 x 3 Bed Units	= 256 Bays
	Visitors	= 52 Bays
	TOTAL	= 308 Bays
	(300 Bays covered + 8 Bays open)	
PROVIDED		= 308 BAYS

NOTE:
contractor to check all dimensions on site and on drawings, any discrepancies must be reported to the architect, only figured dimensions are to be taken. This drawing is the property of E2 Architects + Urban Designers, copyright is reserved by them and the drawing is issued on the condition that it is not amended, copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of E2 Architects + Urban Designers.

All work to comply with NATIONAL BUILDING REGULATIONS ACT 103 OF 1977 and the latest edition of the SANS 10400 and any amendments thereto as well as the by-laws of the relevant local municipality

These drawings are to be read in conjunction with structural engineer's, civil engineer's, or plumbing consultant's drawings where specified

ROOFS:	(in accordance with PART L of SANS 10400) refer to sections and structural engineer's drawings where specified all roof fixings to be in accordance with PART K of SANS 10400
WALLS:	(in accordance with PART K of SANS 10400) refer to sections, provide brickforce every fifth course
CEILINGS & CILLS:	refer to sections
D.P.C's:	SABS approved throughout
D.P.M's:	(in accordance with PART J of SANS 10400) SABS approved throughout
STRUCTURAL WORK:	refer to structural engineer's details and specifications
GLAZING:	(in accordance with PART N of SANS 10400) SANS 10137 and 1263-1
DRAINAGE:	(in accordance with PART P of SANS 10400) SABS materials used throughout. 75mm deep seal traps used with all waste fittings. all i.e's to be marked at the surface and sealed. WC's to have "S" or "P" traps with side access cleaning eyes. all WHB's to have 32 dia. waste pipes and 40 dia. waste pipes to all other fittings

GENERAL NOTES:
all habitable rooms to have a minimum of 10% natural light and 5% natural ventilation to comply with the NATIONAL BUILDING REGULATIONS (SANS 10400) unless otherwise specified, refer to mechanical engineer's specification. all openings to have prestressed lintols over. brickforce to every course for 5 courses above lintol, brickforce to every fifth course
of brickwork use figured dimensions only, do not scale off drawing

CONSULTANT/REFERENCE DRAWING INDEX

DRAWING No.	DRAWING TITLE	DISCIPLINE

REV	DATE	DESCRIPTION	
D	2019-09-13	childrens play area added per town planner requirements	cbe
C	2019-04-04	gen rev's per town planner requirements	cbe
B	2019-04-03	schedule updated per town planner requirements	cbe
A	2019-04-02	issued for INFORMATION / ZONING PURPOSES ONLY	cbe

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PROJECT
PROPOSED APARTMENTS
on SANDOWN Ext.24
(cnr MARION STR + EDWARD RUBENSTEIN DR)
for SHANCON PROJECTS

DRAWING TITLE
DESIGN CONCEPT
PROPOSED SITE LAYOUT

DATE	DRAWN	SCALE	PAGE SIZE
2019-04-02	cbe	1:500	A1

JOB No.	DRAWING No.	REV.
1644	SK3	D