

KRUISPAD STREET ELEVATION
SCALE 1 : 200

ANNEXURE B1

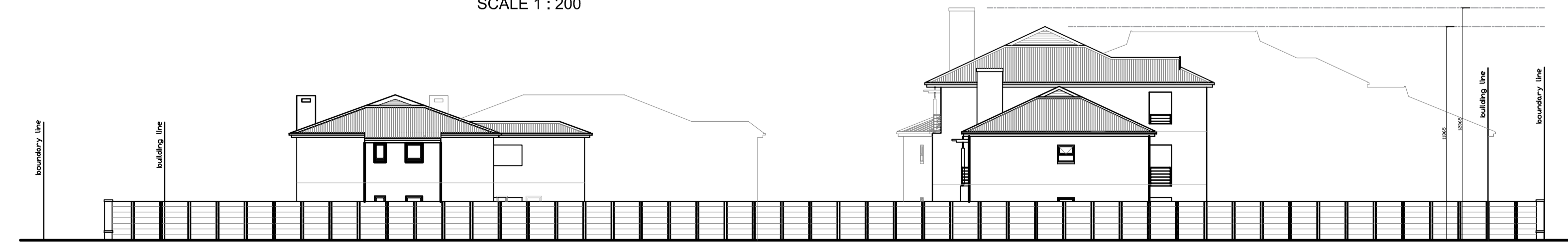
SITE PLAN
SCALE 1 : 200



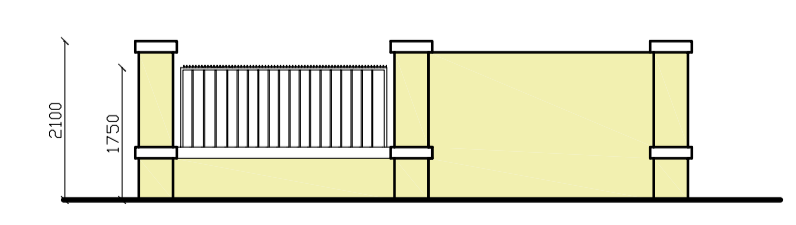
BURGER STREET (SOUTH EAST BOUNDARY WALL) ELEVATION
SCALE 1 : 200



NORTH EAST BOUNDARY WALL ELEVATION
SCALE 1 : 200



SOUTH WEST BOUNDARY WALL ELEVATION
SCALE 1 : 200



TYPICAL PALISADE & SOLID BOUNDARY WALL
SCALE 1 : 100

AREAS SCHEDULE	
THE SITE	
ERF AREA	4039 SQ/M
PROPOSED ZONING	GR2
SERVITUDES	N/A
BUILDING LINES	4500mm
MAX. FLOOR FACTOR (GR2)	1
MAX. COVERAGE (GR2)	60%
MAX. HEIGHT (GR2)	15 000mm

COVERAGE	
THE SITE	
ERF AREA	4039 SQ/M
TOTAL NUMBER OF UNIT	28
UNITS PER HECTARE	70
TOTAL FLOOR SPACE	2483.46 SQ/M
FLOOR FACTOR	0.61
TOTAL OPEN SPACE	741.61 SQ/M
TOTAL COVERAGE	1042.28 SQ/M
TOTAL COVERAGE %	25.80%

PARKING	
ZONING REQUIREMENT	
GR2	2 BAYS PER DWELLING UNIT
TOTAL PARKING BAYS REQUIRED	56 BAYS
TOTAL PARKING BAYS PROVIDED	56 BAYS

BOUNDARY WALLS	THE SITE
2100mm HIGH PALISADE	GRASSLAWN
2100mm HIGH SOLID	INTERLOCKING 80MM PAVING
1200mm HIGH PALISADE	INTERLOCKING 80MM PAVING
1200mm HIGH SOLID	BLACKTOP ROAD

- CONTRACTOR**

ALL MATERIALS ETC. TO BE FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS. ALL SPECIFICATIONS ETC. TO BE IN ACCORDANCE WITH MODEL PREAMBLES FOR TRADES AS PUBLISHED BY THE ASSOCIATION OF SOUTH AFRICAN QUANTITY SURVEYORS.

ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (SOUTH AFRICAN CODE OF PRACTICE) AND BUILDING STANDARDS ACT, ACT 103 (1997).

CONTRACTOR TO ALLOW FOR ARCHITECTS BOARD ALL ELECTRICAL WIRES IN WALLS, FLOORS AND CONCRETE CEILINGS TO RUN IN SABS APPROVED CONDUITS.
- GENERAL NOTES**

REGULATIONS AND REQUIREMENTS OF ALL RELEVANT AUTHORITIES TO BE ADHERED TO. CONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WITH WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS. ALL STRUCTURAL DESIGN TO BE THE RESPONSIBILITY OF A PROFESSIONAL ENGINEER. COPYRIGHT RESERVED.

BASSON BASSON ARCHITECTS

architect

H. LE ROUX BASSON
NDIP ARCH(CAPE TECH)
B.BUILD(UPE) B.ARCH(UPE)
SACAP REG. NO. 6 135
Old Castle Brewery Unit 005
6 Beach Road Woodstock 7925
Email: leroux@bassonarchitects.co.za
Tel. 021 447 1125
Fax. 021 447 7347
Cell. 082 523 1448
IN ASSOCIATION WITH
WILHELM MARTIN BASSON ARCHITECTS cc.WORCESTER

project

NEW DEVELOPMENT FOR MR. G.L. CONRADIE ON ERF 309 BRACKENFELL

drawing title

SITE DEVELOPMENT PLAN & STREET ELEVATIONS

date	scale	drawn
OCT 2018	AS SHOWN	BB
job no.	rev.	
L201324	A	
drw no.		
S-01		