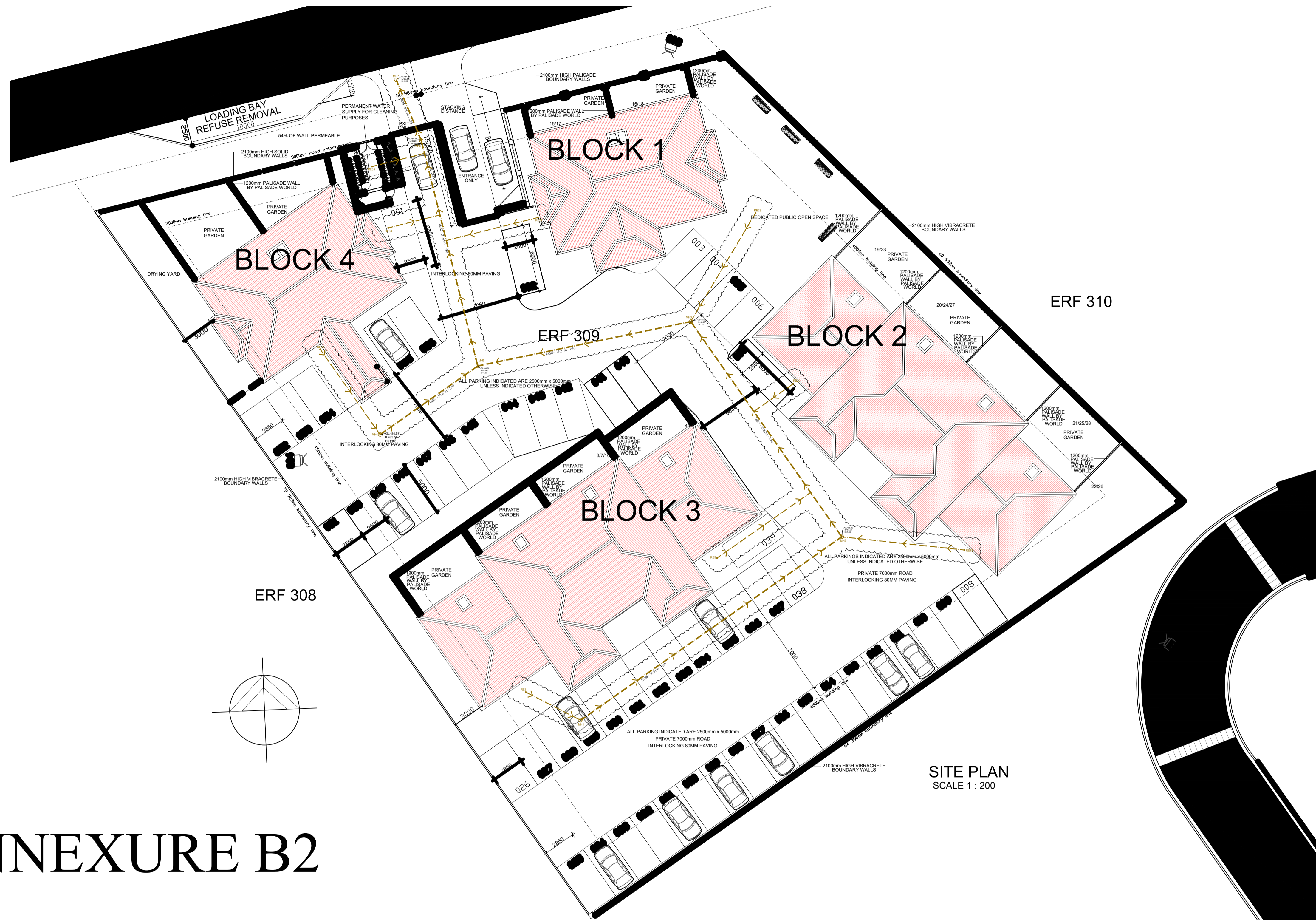
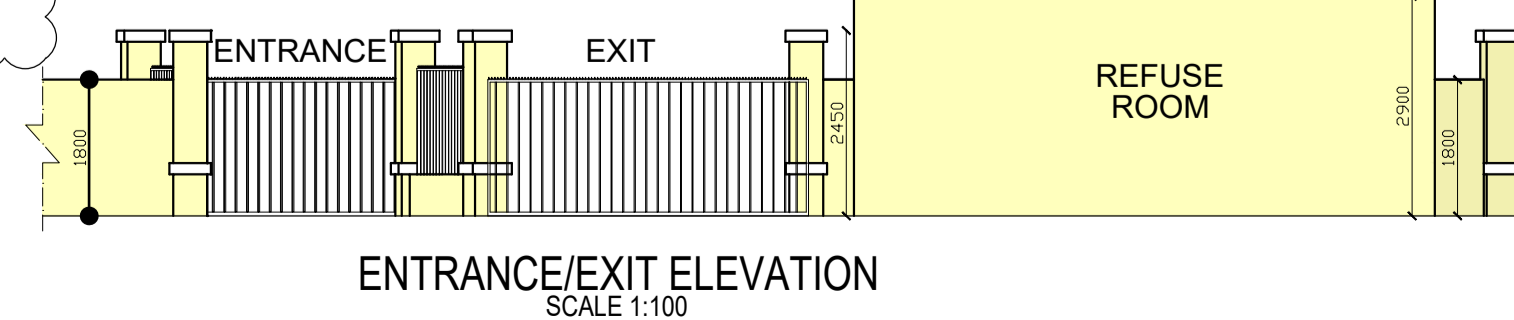
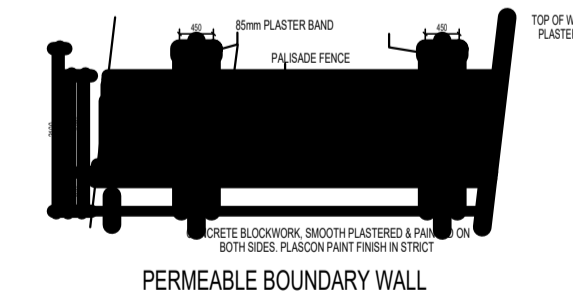
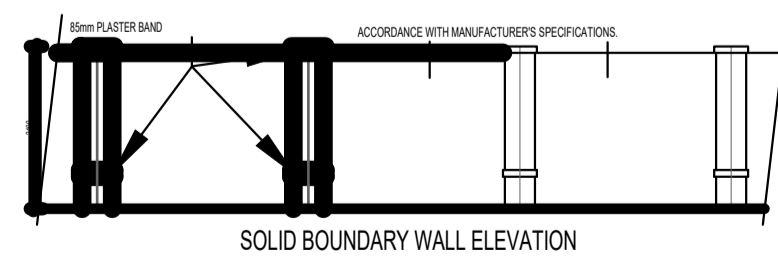
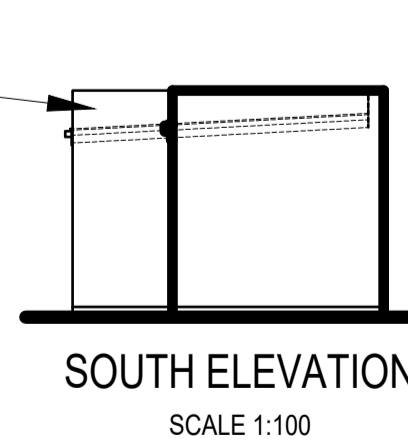
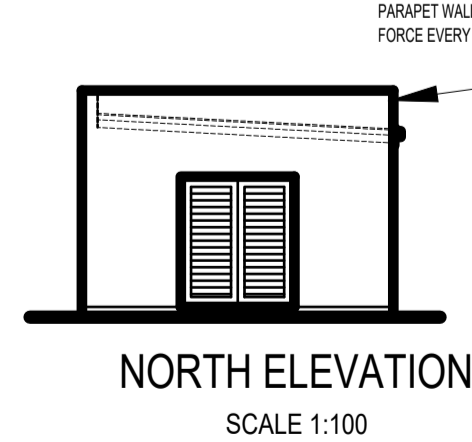
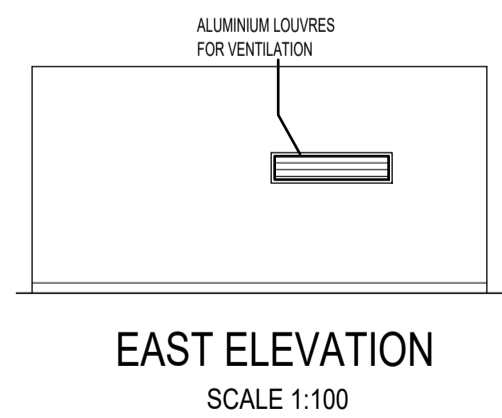
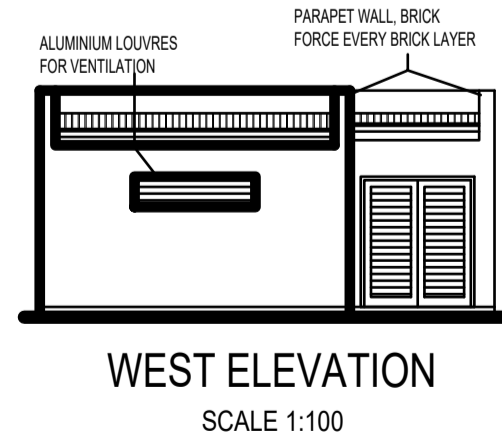
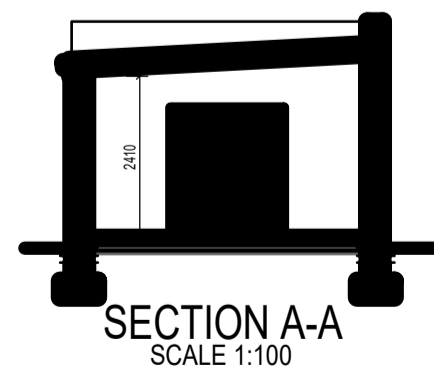
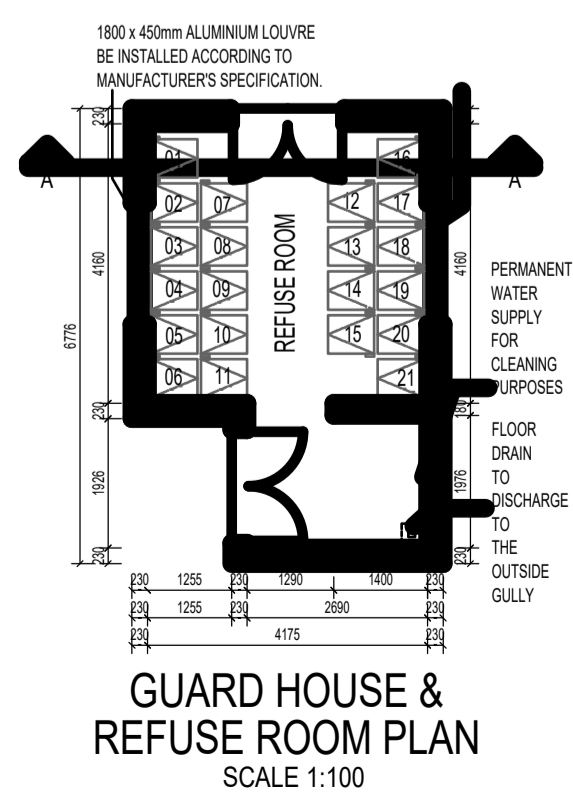


ANNEXURE B2



SITE PLAN
SCALE 1 : 200



AREAS SCHEDULE	
THE SITE	
ERF AREA	4039 SQ/M
CURRENT ZONING	GR2
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	1042.26 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

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 1055 (1997-1999).

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.

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project

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

drawing title

SITE PLAN

date	scale	drawn
FEB 2021	AS SHOWN @A1	KM/DS
job no.	scale	rev.
L201324		D
drw no.		
WD-01		