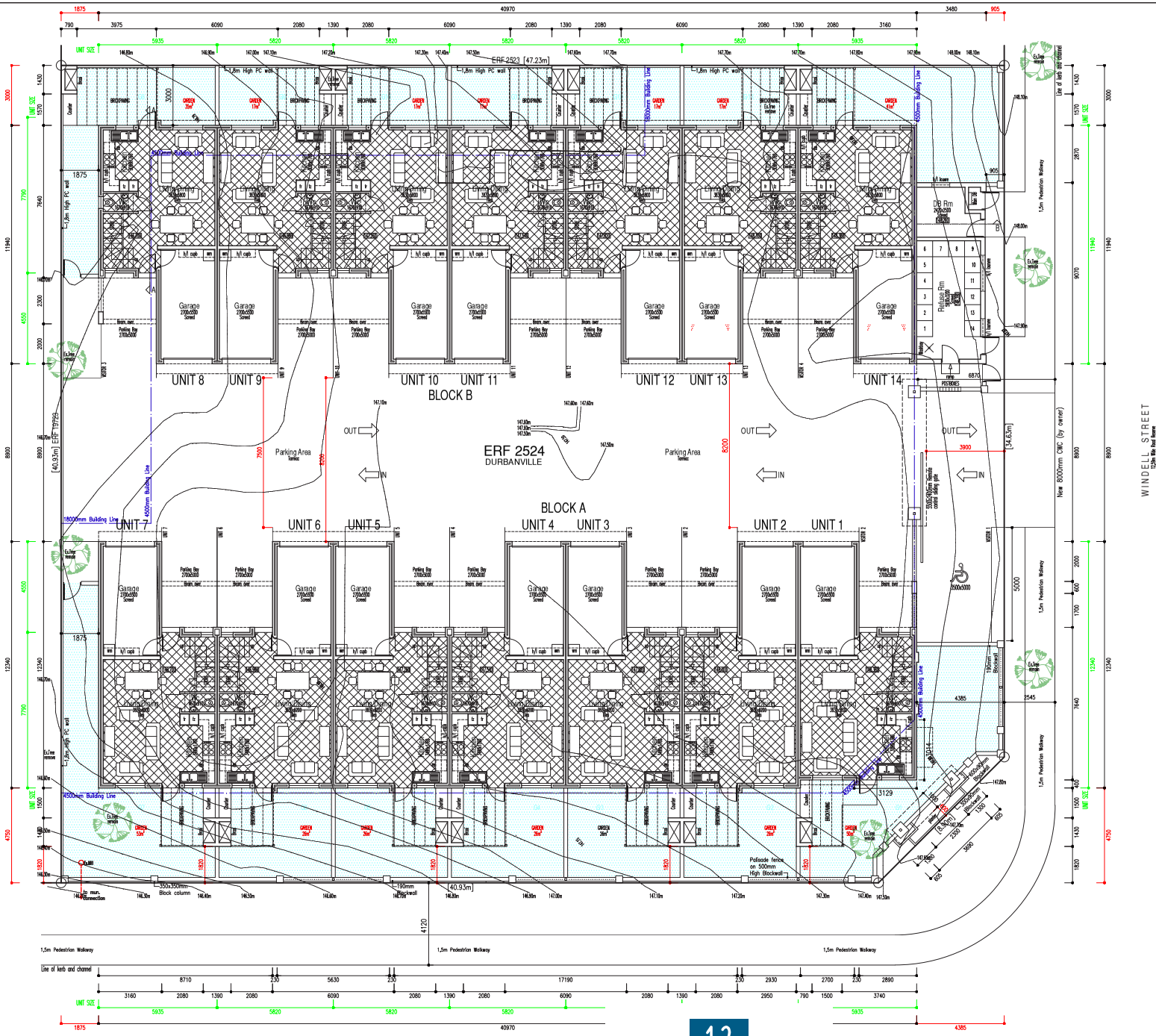


Line of kerb and channel

SITE & GROUND STOREY
SCALE 1:100

UNIT AREA	
UNIT 1	127,0sq/m
UNIT 2	127,0sq/m
UNIT 3	127,0sq/m
UNIT 4	127,0sq/m
UNIT 5	127,0sq/m
UNIT 6	127,0sq/m
UNIT 7	129,0sq/m
UNIT 8	125,0sq/m
UNIT 9	123,0sq/m
UNIT 10	123,0sq/m
UNIT 11	123,0sq/m
UNIT 12	123,0sq/m
UNIT 13	123,0sq/m
UNIT 14	125,0sq/m
REFUSE ROOM	22,0sq/m
DB ROOM	9,0sq/m
TOTAL	1787,0sq/m
GARDEN	346,0sq/m
HARD SURFACE	608,0sq/m

DEVELOPMENT RULES

SITE AREA	1913m²	
ZONING	GR 2	
OCCUPANCY	H3	
UNITS	14	
	PERMISSABLE	ACTUAL
COVERAGE	60% 1148m²	52% 998m²
FLOOR FACTOR	1 1913m²	0,77 1474m²
HEIGHT RESTRICTION	15m	9 27m(Base level) (to Top of Roof)

PARKING REQUIREMENTS :

14xGarages Size 5500x2700mm
14xParking Bay Size 5000x2700mm
1 xParking Bay Size 5000x3500mm

PERMISSABLE	ACTUAL
1,75 Bay p/Unit	1,75 Bay p/Unit
0,25 Bay p/Unit	0,25 Bay p/Unit
Total = 28	Total = 29

All Parking Bays and Loading bay to be demarkated in white traffic paint.

NOTES:
- FFL TO UNITS TO BE MIN. 250mm ABOVE COVER LEVEL OF MUNI. CONNECTION.
- FFL TO REFUSE ROOM TO BE MIN. 150mm ABOVE B.O.F. AT MAIN ENTRANCE DRIVEWAY.
- ALL KITCHEN AND BEDROOM CUPBOARDS TO BE DONE BY SPECIALIST.
- ALL BUILDING WORK TO COMPLY WITH SABS REGULATIONS.
- NO SEWERPIPE TO BE VISIBLE ANYWHERE ON THE EXTERIOR WALL FACADES.

FIRE REQUIREMENTS :

LEGEND:
FIRE HYDRANTS
DCPFE FIRE EXTINGUISHERS
30M FHR

- Fire signage to comply to SABS 1186 regulations.
- All DCPFE Fire extinguishers to be clearly marked with easy access.
- All 30m FHR to be clearly marked with easy access.
- Water reticulation for fire fighting as per SANS 10400 – Part W.

STORMWATER NOTE:
1. A single bulk water & sewer connection to be provided to nearest public road reserve.
2. Owner to be responsible for all internal services, distribution and maintenance.
3. All stormwater to be taken to underground stormwater system. (as per Engineer's dwg.)

EARTHWORKS NOTE:
1. Existing Street boundary wall to be demolish and made good.
2. All earthworks to be leveled to create platform levels.
3. All existing trees to be re-planted in new positions as indicated on plan.
4. Existing side and common boundary walls to remain.

All Structural Work to Be Verified By Engineer

UNIT AREA CALCULATIONS :

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7
Ground Storey	41m²	42m²	42m²	42m²	42m²	42m²	43m²
Upper Storey	64m²	65m²	65m²	65m²	65m²	65m²	65m²
Garage	17m²	17m²	17m²	17m²	17m²	17m²	17m²
Balcony	5m²	3m²	3m²	3m²	3m²	3m²	3m²
Total	127m²	127m²	127m²	127m²	127m²	127m²	129m²
	G1 EXCLUSIVE USE = 50m²	G2 EXCLUSIVE USE = 26m²	G3 EXCLUSIVE USE = 26m²	G4 EXCLUSIVE USE = 26m²	G5 EXCLUSIVE USE = 26m²	G6 EXCLUSIVE USE = 26m²	G7 EXCLUSIVE USE =53m²

	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14
Ground Storey	41m²	40m²	40m²	40m²	40m²	40m²	41m²
Upper Storey	64m²	63m²	63m²	63m²	63m²	63m²	64m²
Garage	17m²	17m²	17m²	17m²	17m²	17m²	17m²
Balcony	3m²	3m²	3m²	3m²	3m²	3m²	3m²
Total	125m²	123m²	123m²	123m²	123m²	123m²	125m²
	G8 EXCLUSIVE USE = 35m²	G9 EXCLUSIVE USE = 17m²	G10 EXCLUSIVE USE = 17m²	G11 EXCLUSIVE USE = 17m²	G12 EXCLUSIVE USE = 17m²	G13 EXCLUSIVE USE = 17m²	G14 EXCLUSIVE USE = 41m²

VARIATIONS TO APPROVED PLANS FOR CONSTRUCTION			
REV :	DATE :	DRAWN :	DETAILS :

DRAWN :	L A	HOUSE AREAS	
DESIGNER:		SITE AREA	1913sq/m
ENGINEER:			
CLIENT:		TOTAL COVERAGE:	sq/m

PROJECT :
PROPOSED AMENDMENT OF SDP FOR THYME INVESTMENTS 8cc ON ERF 2524 DURBANVILLE

DRAWING :
SITE DEVELOPMENT PLAN

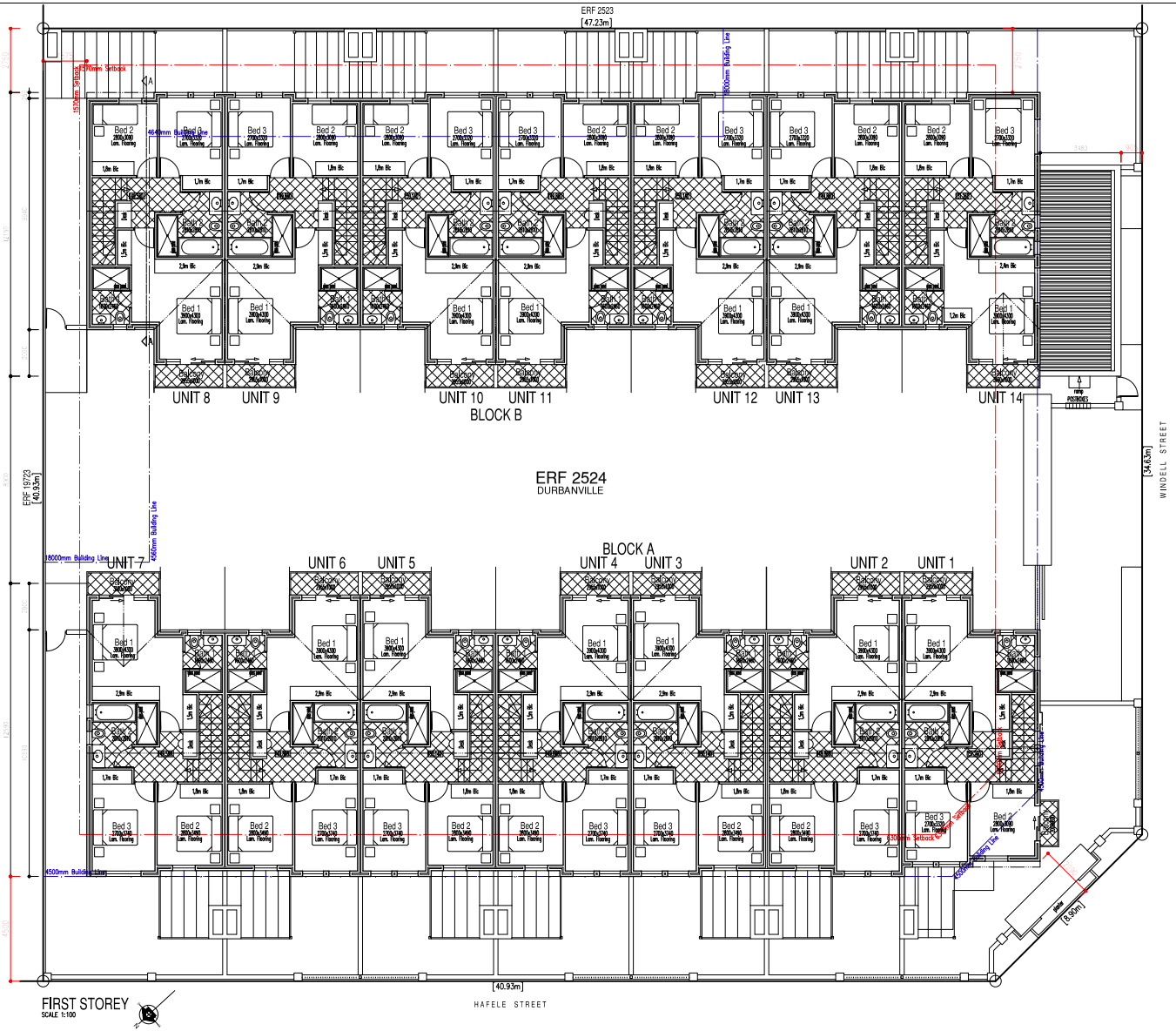
SHEET	SCALE :	REVISION :
1 OF 3	As Shown	2.0
DATE: 10/07/2019	FILE : 2524-Jallat	DRAWING No : 19-54

PO BOX 50456 WEST BEACH CELL:082 927 7735 FAX:086 694 1667
E-MAIL: las@laldesign.co.za SACAP Pr. No. ST1288

LA DESIGN ARCHITECTS

"Annexure A (1)"

windell
durbanville



NOTES

VARIATIONS TO APPROVED PLANS FOR CONSTRUCTION			
REV :	DATE :	DRAWN :	DETAILS :

DRAWN :	L A	HOUSE AREAS	
DESIGNER:		SITE AREA	1913sq/m
ENGINEER:			
CLIENT:		TOTAL COVERAGE:	sq/m

PROJECT :

PROPOSED NEW UNITS
FOR THYME INVESTMENTS
8cc ON ERF 2524
DURBANVILLE

DRAWING :

SITE DEVELOPMENT PLAN

SHEET	SCALE :	REVISION :
2 OF 3	As Shown	2.0
DATE:	FILE :	DRAWING No :
08/06/2019	2524-Jallat	18-04

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LA DESIGN ARCHITECTS

"Annexure A (2)"

windell
durbanville