

CADASTRAL BOUNDARY 1

BUITENGRACHT DRIVE 9,45m

CENTRE OF LINE OF STREET

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ZONING	= GB3
OCCUPATION	= H3
PARKING	= B7
AREA CALCS	
SITE	= 3202sqm
GROUND STOREY	= 628sqm
ADDITION	= 50sqm
TOTAL	= 678sqm
FIRST STOREY	= 674sqm
ADDITION	= 742sqm
TOTAL	= 1416sqm
THIRD STOREY	= 370sqm
ADDITION	= 290sqm
TOTAL	= 660sqm
EXISTING FLOOR FACTOR = 2612sqm	
ADDITIONAL FLOOR FACTOR = 248sqm	
TOTAL FLOOR FACTOR = 2860sqm	
FLOOR FACTOR PERMITTED = 6404sqm	
COVERAGE CONSUMED = 1362sqm	
COVERAGE PERMITTED = 43%	
TOTAL NEW WORKS = 448sqm	

PARKING	
ST RATIO = 2	APPROVED UNITS = 34
PROPOSED NEW UNITS = 5	TOTAL UNITS = 39
EXIST PARKING APPROVED = 68 BAYS	
PROPOSED NEW UNITS = 10	
REQUIRED PARKING = 78	
PARKING PROVIDED = 78	

REFUSE	
39 UNITS X 3 PEOPLE	= 117 PEOPLE
BINS	101 PER PERSON
117 PEOPLE X 50L	= 5850L
240L PER BIN	= 24 BINS
24 BINS X 250L	= 6000L
= 25 BINS REQUIRED	
= 35 PROVIDED	

stormwater management to eng's details & spec.

ERF 1474	
ZONING	= GB3
SITE	= 3202sqm
COVERAGE	= 100%
FLOOR FACTOR	= 2

ANNANDALE DRIVE

ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PUTTING WORK IN HAND. THE DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE DESIGNER. STORAGE PROVIDED TO BUILDING SITE BY DESIGNER IS TO BE RETURNED OR DESTROYED BY CONTRACTOR IF NOT SUPPLIED. FILING THIS, THE CLIENT IS LIABLE FOR REINFORCEMENT COSTS.

OCCUPATION HEALTH AND SAFETY COMPLIANCE
In terms of The Occupational Health and Safety Act, 1993 Construction Regulations (Act No. 85 of 2003).
It is the responsibility of the Owner/Inhabitant of this project to ensure that all aspects of compliance with the above Act are met. Please note that it is also the responsibility of all Contractors/subcontractors to ensure that all aspects of this Act are complied with and that non-compliance is an offence.

ERF 1474

ENRICA VAN DER LINDEN & RICHARD ADCOCK Architects in association

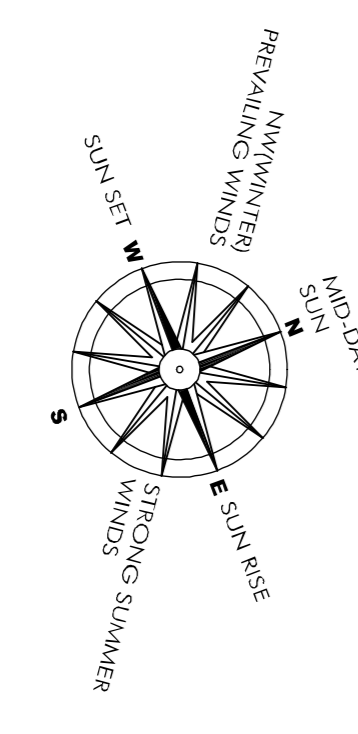
0 824 1184
BLUYENGRACHT 7463
TEL: (021) 557 9661 FAX: 557 9667
REG. NO. 2014/0000729/2015/0000000

PROPOSED NEW ADDITIONS ON ERF 1474 RICHMOND PARK RAPPAPORT 63 PROPRIETARY LTD BURGVOYE HEIGHTS

DRAWING TITLE	DATE
SITE & GROUND STOREY PLAN	2018/07/26
SITE	SCALE
1:100	1:100
DRAWING NO	
07/17-XP-200	

Exclusively yours

CCT BUILDING DEVELOPMENT MANAGEMENT SERVICES STAMP



Y+1830
Y+1830

CADASTRAL BOUNDARY 2

8m CENTRE STREET B/LINE

Y+1830
Y+1830

50m BOUNDARY OFS BC

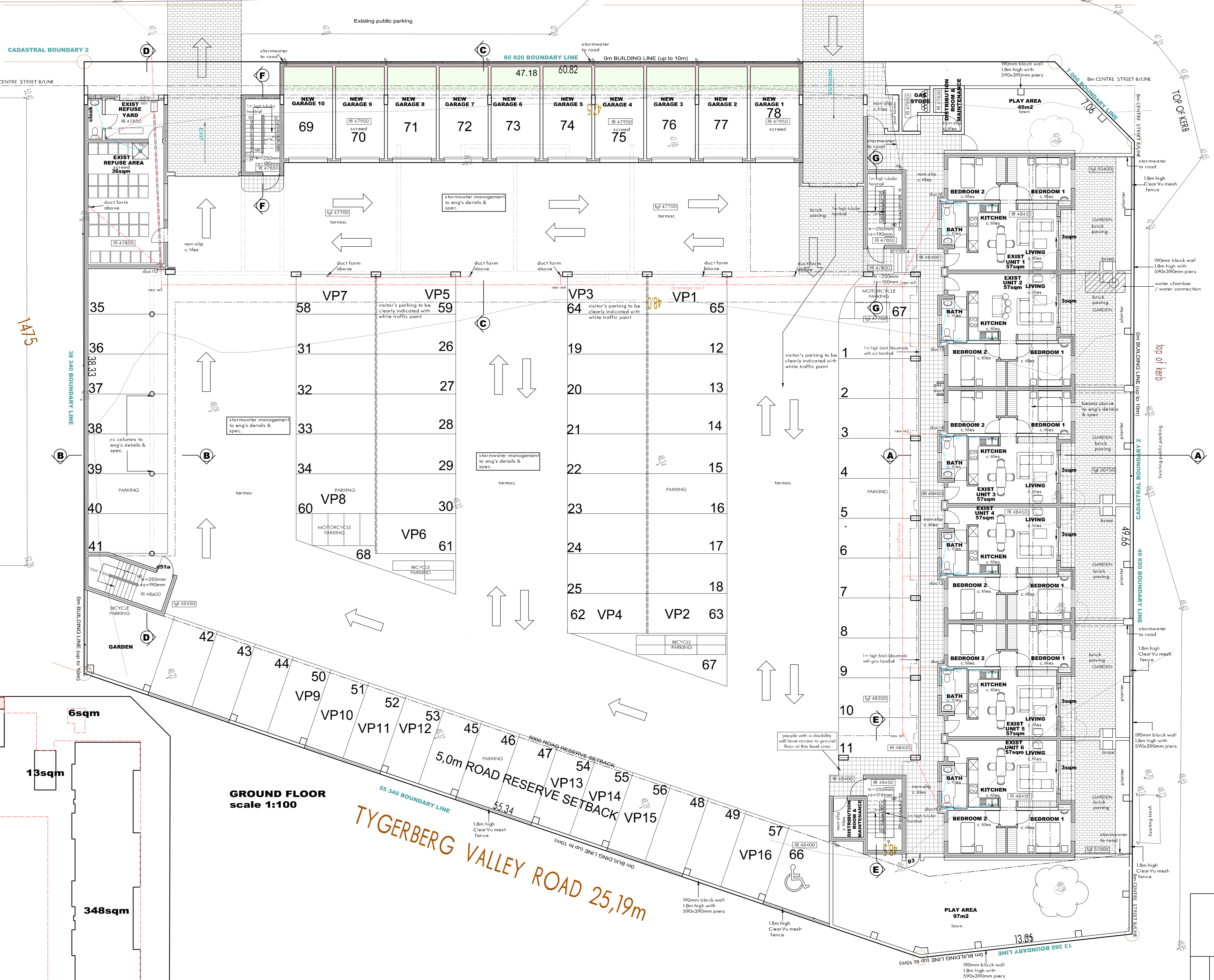
50m BOUNDARY OFS BC

60sqm

13sqm

19sqm

GROUND STOREY LINE DIAGRAM scale 1:200



GROUND FLOOR scale 1:100

TYGERBERG VALLEY ROAD 25,19m

FLOOR SPACE = 678sqm
BUILT UPON AREA = 1362sqm
= 43%

GROUND STOREY LINE DIAGRAM scale 1:200

