



EXTENT OF PHASE 2 OF BUILDING

GENERAL NOTES

1. The Contractor is responsible for the correct setting out of the buildings and all external and internal walls with particular reference to boundaries, building lines and setting out points.
2. The Contractor is to verify all levels, heights and dimensions on site and is to check these against the drawing before putting any work in hand. All documentation must be compared with the actual building and discrepancies pointed out to the Architects before materials are ordered or work put in hand.
3. The Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the contract.
4. The Contractor is referred to the specifications and allowed tolerances as per SANS that form part of this document as required standards for workmanship and materials. This document is to be used in conjunction with this drawing.
5. Any errors, discrepancies or omissions are to be reported to the Architect immediately.
6. Contractor is to build in Approved D.P.C.'s, whether or not these are shown on drawings, to all external walls at each floor, beam or parapet level and to all windows, doors, grilles or other opening in external walls. Cavity walls to have stepped D.P.C.'s.
7. Any queries arising from all the above must be reported to the Architects for clarification before any work is put in hand.
8. Do not scale this drawing; refer to figured dimensions only.

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**PROPOSED PHASE 2 OF SECT. TITLE DEVELOPMENT ON ERF 1797 TERENURE EXT 28 MELBA ROAD**

DRAWING NAME: SITE PLAN

COUNCIL/CONSTRUCTION

DRAWN BY: DS CHECKED BY: DS  
 DRAWING SCALE: AS SHOWN printed on A1  
 DATE OF PROJECT: 16/2/2016  
 DATE PUBLISHED: 23/2/2023  
 DRAWING NUMBER: REVISION NUMBER

PROJECT STATUS

SITE PLAN

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SCHEDULE OF RIGHTS

ERF 1797 TERENURE EXT 28

SITE AREA	12 051m <sup>2</sup>
ZONING	RES 4
BUILDING LINES	STREET 5m, SIDES 2m, REAR 2m

	ALLOWED	ACTUAL
HEIGHT	3 STOREYS	2 and 3 STOREYS
DENSITY	MAX 96 DWELLINGS	96
COVERAGE	MAX 40% (4820.4m <sup>2</sup> )	34% (4 101m <sup>2</sup> )
		EXISTING 2 335m <sup>2</sup> NEW 1 765.5m <sup>2</sup>
FAR	MAX 0.5 (6 025.5m <sup>2</sup> )	0.49 (5899.05m <sup>2</sup> )
		EXISTING 2684.15m <sup>2</sup> NEW 3214.9m <sup>2</sup>

DWELLING UNITS BREAKDOWN:

	EXISTING	NEW
2 BEDROOM	43	50
3 BEDROOM	1	2
TOTAL	44	52

PARKING REQUIRED: 147  
 AS PER TOWNPLANNING SCHEME  
 1.5 PER 2 BEDROOM UNITS x 93 139.5  
 2.5 PER 3 BEDROOM UNITS x 3 7.5

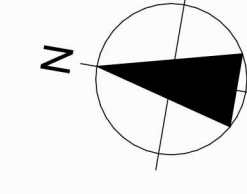
PARKING PROVIDED: 147

	EXISTING	NEW
GARAGES	20	16
SHADEPORTS	26	37
OPEN (VISITORS)	27	21
TOTAL	73	74



SITE PLAN

KWARTEL ROAD



ERF 949 TERENURE EXT 25

ERF 942 TERENURE EXT 25

ERF 917 TERENURE X 19

ERF 1797 12 051m<sup>2</sup>

PTN 72 MOIFONTEIN NO 14-IR

1:250