

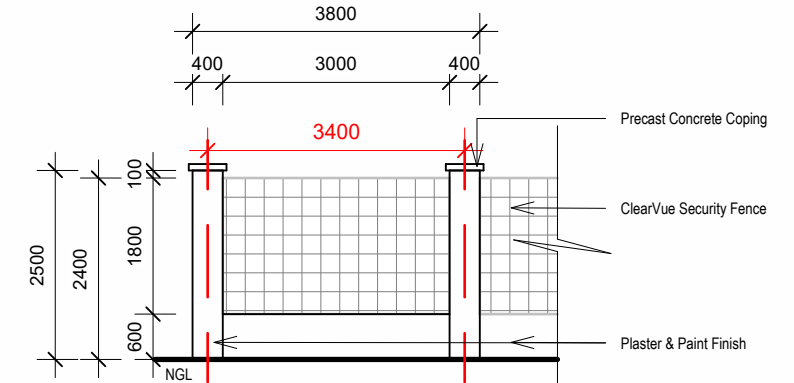
HEMMINGWAY TOWN PLANNING DATA:		
ITEM:	REQUIRED/ ALLOWED:	ACTUAL:
OCCUPANCY CLASSIFICATION	BUSINESS 1	
STAND NO.	RE ERF 68434 EL	
AREA OF STAND	3,18HA (31820.6m <sup>2</sup> ) +0.35 =3.53	
HEIGHT RESTRICTION	4 stories	4 stories
DENSITY	412 APARTMENT UNITS CLUSTERS	412 APARTMENT UNITS
CURRENT 116 UNITS PER HECTARE =412 UNITS		
CURRENT ZONING	ZONING: Business Zone 1	
USES PERMITTED	Business premises, supermarkets, bottle stores, town houses, flats, residential buildings, funeral parlours, place of worship.	
GROSS FLOOR AREA		22 265m <sup>2</sup>
COVERAGE	TBA	%
F.A.R	TBA	TBA
PARKING REQUIRED	RESIDENTIAL @1.3 PARKING PER BED UNIT = 412 x1.3= 535	Parking Bays Provided 543 Parking Bays -
	TOTAL BAYS REQUIRED 535	10x of these are Disabled Parking Bays Provided
STREET BUILDING LINES:	Street Boundary TWO RIVERS DRIVE: 5m National road : 10m	Street Boundary's : National road : 10m
BUILDING RESTRICTION AREAS	Rear Boundaries: 3m	All other Boundaries: 0m
ITEM:	REQUIRED/ ALLOWED:	ACTUAL:
<b>BLOCK A X 18</b> 2 BED ONE BATH		
HEIGHT RESTRICTION	4 stories	4 stories
DENSITY	5 UNITS PER FLOOR 20 UNITS PER BLOCK	360 UNITS
GLA / APARTMENT	41m <sup>2</sup>	
GBA / APARTMENT	47m <sup>2</sup>	
GROSS FLOOR AREA BLOCK A	1070m <sup>2</sup>	
GROSS FLOOR AREA ALL BLOCK A	19260m <sup>2</sup>	
<b>BLOCK B X 1</b> 3 BED 2 BATH		
HEIGHT RESTRICTION	4 stories	
DENSITY	5 UNITS PER FLOOR 20 UNITS PER BLOCK	20 UNITS
GLA / APARTMENT	65m <sup>2</sup>	
GBA / APARTMENT	72m <sup>2</sup>	
GROSS FLOOR AREA BLOCK B	1576m <sup>2</sup>	
GROSS FLOOR AREA ALL BLOCK B	1576m <sup>2</sup>	
<b>BLOCK C X 2</b> 1 BED 1 BATH		
HEIGHT RESTRICTION	4 stories	
DENSITY	4 UNITS PER FLOOR 16 UNITS PER BLOCK	32 UNITS
GLA / APARTMENT	33m <sup>2</sup>	
GBA / APARTMENT	34.4m <sup>2</sup>	
GROSS FLOOR AREA BLOCK C	714.5m <sup>2</sup>	
GROSS FLOOR AREA ALL BLOCK C	1429.0m <sup>2</sup>	



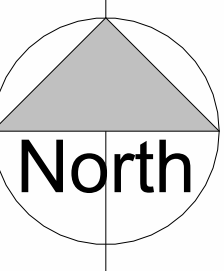
2 Typical Elevation View  
1 : 500



Locality Plan  
1 : 5000



Typical Boundary Wall  
1 : 100



1 Site Plan  
1 : 500



GENERAL:  
All work to comply with the National Building Regulations (SABS 0400), the applicable SABS codes of conduct and standards as prescribed by the National Home Builders Registration Council (NHBC). Designer accepts no liability for any work conducted on site whatsoever.  
All materials to be SABS or NHBC approved.  
Boundary pegs to be identified by the Client. These are to be checked by the Contractor, including all levels, dimensions, steps, etc. Any apparent discrepancies between the site evaluation and the drawings are to be brought to the Designer's attention.  
Figured dimensions to be taken in preference to scaling.  
Foundation to take founding in solid undisturbed ground.  
All electrical and plumbing work to be carried out by registered subcontractors.  
Concrete to foundation and surface bed to be 15MPa at 28 days. Fill below surface bed to be well compacted in 150mm layers to achieve a minimum of 92% modified AASHTO. Use is to be made of suitable material which is free of clay content.  
Brickwork to be built in below and above window level and every fourth course incontinuous bands.  
Provide 4mm galvanized wire ties built 5 courses into external brickwork to secure roofusses to wall.  
Provide laminated safety glass to all doors & windows where glazing is within 900mm above F.F.L.  
Glazed tiling to full height in all bathrooms and kitchen.  
FIRE PREVENTION:  
Any roof space between garage and habitable areas shall be divided by a wall with a 30 minute fire rating.  
Any door between garage and habitable areas to be a solid timber core door, 40mm thick.  
FLOOR & WATERPROOFING:  
Ground floor slab: 75mm thick, 15MPa concrete, perfectly level, min. 150 above N.G.L. on compacted hardcore min. 92% modified AASHTO; 25mm thick screed and finishes as indicated.  
Structural concrete floors to eng. spec.  
FOUNDATIONS & BRICKWORK:  
All foundations to be 15MPa concrete at least 200x600mm, min. 200 under ground level or to eng. spec.  
Boundary walls foundation must not encroach on boundary and walls to be finished as per the finishing schedule.  
Courtyard and screen walls to be at least 1.8m high above N.G.L.  
Lintels to be supported min. 150mm for openings up to 3.0m and at least 220mm for openings up to 4.8m.  
STAIRS AND BALUSTRADE:  
Stairs to be 110mm min. width, treads 270mm min., risers 186mm max. with 6mm max. deviation. 1m high balustrade to all stairs and balconies.  
Min. headroom to be 2.1m measured from pitchline.  
DRAINAGE:  
Anti vac traps to all first floor waste fittings.  
Any drain not deeper than 350mm under ground level to be protected against load. Provide a chemical temporary toilet in position indicated: keep it in a hygienic and odourless state.  
All drains to be 1100 PVC min. fall 1:60.  
Stacks in ducts to be accessible for cleaning purposes.  
GLAZING:  
Glazing of all new windows and doors to be in accordance with part N of SABS 0400  
Obscure Glazing to all Bathrooms & Toilets

ARCHITECTS SIGNATURE	ENGINEERS SIGNATURE	CLIENTS SIGNATURE
NO	REVISION	DATE
		DRAWN

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JOB	Hemingsways Development SDP		
CLIENT	Billion Group International		
STAND NO.	Erf 68434 East London		
DRAWING TITLE	Site Plan - SDP		
PROJECT ARCHITECT	JENNY ASPOAS		
DRAWN	Author	CHECKED	Checker
DATE	2023	SCALE	As indicated
REF NO	X:\Client Files\Hemmingway - Billion\Hemmingway with hotel4.rvt		
PROJECT	CODE	DRAWING NO.	REV
0808	INRC	WD1000	