



BENCHMARKS			
Y	X	Z	Notes
BM1	7365.325	288142.668	Centre of old Chapel
BM2	7369.433	288278.531	Point of reference
BM3	7322.133	288251.431	Point of reference

GENERAL NOTES:

ALL WORK TO COMPLY WITH JOHANNESBURG TOWN PLANNING SCHEME AND THE NATIONAL BUILDING REGULATION & BUILDING STANDARDS ACT SANS 10400. LOCAL COUNCIL REQUIREMENTS & ALL RELEVANT SPECIFICATIONS AND CODES.

DIMENSIONS:
ALL DIMENSIONS OF ANY ROOM OR SPACE, HEIGHTS & AREAS ARE IN ACCORDANCE WITH REQUIREMENTS OF PART C OF SANS 10400. FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALING. OVERALL DIMENSIONS (EXTERNAL) TAKE PRECEDENCE. ALL TO BE CHECKED ON SITE & DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE WORK COMMENCES.

STORMWATER:
STORMWATER CONTROL & DISPOSAL, GUTTERS & DOWNPIPES TO COMPLY WITH PART R OF SANS 10400. FOR SITE SW DRAINAGE REFER DMG CIVIL ENGINEERS DRAWINGS.

FIRE INSTALLATION:
ALL TO COMPLY WITH PART W OF SANS 10400.

Development Planning
Building and Planning

APPROVED SITE DEVELOPMENT PLAN

The Site Development Plan is a plan and subject to the applicant complying with the development conditions in the Town Planning Scheme No. 130 - Urban - Consolidation of Establishment. The Conditions are contained in this plan.

DATE: 25/10/2017

CONSISTING OF 1 PAGE

No.	Description	Date
D	SITE PLAN 2017 FOR COUNCIL	2017-09-21

ANSARA ARCHITECTURE

Drawings are for information purposes only and are the intellectual property of the author.

GERARD ALEXANDER ANSARA
(BA) (HON) (PRACT) REG (S.A.C.A.P.)
SUITE 4 1ST FLOOR, ATHEL SQUARE, CORNER AFRICA ROAD AND KATHLEEN DRIVE, EAST SANDOWN, SANDTON (2670609)
WWW.ANSARA.CO.ZA

PROJECT: RAVENWOOD EXT 77 TOWNSHIP ON HOLDING 119 RAVENWOOD A.H. BOXBURG

CLIENT: SATIN ROCK PROPRIETARY LTD

DRAWING: SITE DEVELOPMENT PLAN UPDATE FOR 2017.

SCALE: 1:400 @ A1

DRAWN BY: RKW **CHECKED BY:** GA
DATE DRAWN: 17-08-2017 **DATE ISSUED:** 21-08-2017
DWG NO.: A-101-4 **REV:** D

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
ERF / PORTION	=	ERF 895
SITE AREA	=	22 413 m ²
TOWNSHIP	=	RAVENWOOD EXT 77
TITLE DEED NO	=	ON FILE
SERVITUDES	=	2.0m + SUBSTATION
ZONING INFORMATION		
TOWN PLANNING SCHEME	=	(EMM) BOKSBURG 1991
PREVIOUS APPROVED SDP & EXTENSIONS	=	2008, 2014
USE ZONE / DENSITY	=	Residential 4 / 220 UNITS
HEIGHT LIMITS (UNITS No.1,1.4,5, 6 & 10 ONLY 2 STOREY)	=	3 STOREY

UNIT SCHEDULE					
UNIT	AREA	QUANTITY	TOTAL AREA	COVERAGE UNITS	COVERAGE AREA
UNIT A	38m ²	21 UNITS	798m ²	7 UNIT	256m ²
UNIT B	51m ²	33 UNITS	1683m ²	13 UNIT	663m ²
UNIT C	62m ²	90 UNITS	5580m ²	34 UNIT	2108m ²
UNIT D	61m ²	71 UNITS	4331m ²	18 UNIT	1098m ²
UNIT E	53m ²	4 UNITS	212m ²	2 UNIT	97m ²
CLUB HOUSE	44m ²	1 UNIT	44m ²	1 UNIT	44m ²
GATE HOUSE	7.1m ²	1 UNIT	7.1m ²	1 UNIT	7.1m ²
REFUSE AREA	23.3m ²	1 UNIT	23.3m ²	1 UNIT	23.3m ²
GRAND TOTAL		219 UNIT	12670.4m²		4306.4m²

SITE AREA		
COVERAGE	ALLOWED	ACTUAL
COVERAGE	60% = 13,447 m ²	19% = 4306.4m ²
FAR	1.2	0.565 = 12660.4m ²

PARKING		
	UNITS	BAYS
PARKING REQUIRED = 1 BAY PER UNIT	219	219
VISITORS PARKING AT 0.3 BAYS PER UNIT	219	66
TOTAL PARKING BAYS REQUIRED		285
TOTAL PARKING BAYS PROVIDED		309

SURPLUS / DEFICIT NO. OF PARKING BAYS 24

The information provided above is hereby certified to be correct and precise.

NAME: _____ SIGNATURE: _____
(PLEASE PRINT)

DATE: _____ PLAN NO: _____



SKETCH COUNCIL
COSTING TENDER