

BALLYCLARE DRIVE



PTN 1 of ERF 3494

1 GROUND FLOOR SITE PLAN
SCALE 1:250

PARKING REQUIRED:

1 COVERED + 1 OPEN bay / 3 or more dwelling rooms for UNITS	51 units	102 bays
1 COVERED bay / 2 or less dwelling rooms for UNITS	6 units	6 bays
1 OPEN bay / 2 units for VISITORS	57 units	28 bays
TOTAL:		136 bays

PARKING PROVIDED

Type A Double garage	36 bays
Type B Single Garage + Open bay	12 bays
2+3 bed units 1 Open + 1 Covered bay	54 bays
1 bed units 1 Covered bay	6 bays
Visitors 1 open bay / 2 units	28 bays
TOTAL:	136 bays

PROPERTY DESCRIPTION:

TOWNSHIP:	BRYANSTON EXT 7
ERF: 3495	SITE AREA: 4 082 m ²
ERF: 3496	SITE AREA: 4 102 m ²
ERF: 3497	SITE AREA: 4 506 m ²
TOTAL AREA:	12 690 m²
SANDTON TOWN PLANNING SCHEME, 1980	
ALLOWABLE FAR:	1.0 (TBD)
USE ZONE:	Residential 3
DENSITY:	50 units / hectare (total of 62 units allowed on site)
HEIGHT ZONE:	0 (3 Storeys)

SCHEDULE of AREAS:

DUPLEX MIX:	UNIT TYPE	AREA	No.	FAR calc.
Type A	3 bed / 2 bath	178,35 m ²	18 units	3210,30 m ²
Type B	2 bed / 2 bath	125,06 m ²	6 units	750,36 m ²
TOTAL:			24 units	3960,66 m²

BLOCK MIX:

UNIT TYPE	AREA	No.	FAR calc.
1 bed / 1 bath	51,67 m ²	6 units	310,02 m ²
1 bed / 1 bath-Loft	90,18 m ²	3 units	270,54 m ²
2 bed / 1 bath	72,18 m ²	8 units	577,44 m ²
2 bed / 1 bath-Loft	119,86 m ²	4 units	479,44 m ²
2 bed / 2 bath	83,69 m ²	8 units	669,52 m ²
2 bed / 2 bath-Loft	122,47 m ²	4 units	489,88 m ²
TOTAL:		33 units	2796,84 m²
TOTAL:		57 units	6757,50m²

NOTE: contractor to check all dimensions on site and on drawings, any discrepancies must be reported to the architect, only figured dimensions are to be taken. This drawing is the property of E2 Architects + Urban Designers, copyright is reserved by them and the drawing is issued on the condition that it is not amended, copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of E2 Architects + Urban Designers.

All work to comply with NATIONAL BUILDING REGULATIONS ACT 193 OF 1977 and the latest edition of the SANS 10400 and any amendments thereto as well as the by-laws of the relevant local municipality.

These drawings are to be read in conjunction with structural engineer's, civil engineer's, or plumbing consultant's drawings where specified.

ROOFS: (in accordance with PART L of SANS 10400) refer to sections and structural engineer's drawings where specified all roof fixings to be in accordance with PART K of SANS 10400

WALLS: (in accordance with PART K of SANS 10400) refer to sections, provide brickface every fifth course

CEILING & CLLS: refer to sections

D.P.C.'s: SABS approved throughout

D.P.M.'s: (in accordance with PART J of SANS 10400) SABS approved throughout

STRUCTURAL WORK refer to structural engineer's details and specifications

GLAZING: (in accordance with PART N of SANS 10400) SANS 10137 and 1263-1

DRAINAGE: (in accordance with PART P of SANS 10400) SABS materials used throughout, 75mm deep seal traps used with all waste fillings, all i.e.'s to be marked at the surface and sealed, W.C.'s to have "S" or "P" traps with side access, cleaning eyes, all W.B.'s to have 32 diam. waste pipes and 40 dia. waste pipes to all other fittings.

GENERAL NOTES: all habitable rooms to have a minimum of 10% natural light and 5% natural ventilation to comply with the NATIONAL BUILDING REGULATIONS (SANS 10400) unless otherwise specified, refer to mechanical engineer's specifications all openings to have prestressed lintels over, brickface to every course for 5 courses above lintel, brickface to every fifth course of brickwork use figured dimensions only, do not scale off drawing.

CONSULTANT/REFERENCE DRAWING INDEX

DRAWING No.	DRAWING TITLE	DISCIPLINE	
D	2016-06-02	parking allocation revisions	cbe
C	2016-05-06	adjusted unit positions and duplex A layout	RA
B	2016-04-19	general revisions made as per client/interior meeting	RA
A	2016-04-09	re-issued for INFORMATION	TM
REV	DATE	DESCRIPTION	



PROJECT

NEW TOWNHOUSES
on ERVEN 3495, 3496, 3497
BRYANSTON

DRAWING TITLE

SITE PLAN

DATE	DRAWN	SCALE	PAGE SIZE
2016-02-05	cbe	1:250	A1

JOB No.	DRAWING No.	REV.
1604	T1	D