

DWG. SPECIFIC NOTES

THE DESIGN OF THIS
DRAWING IS THE
COPRIGHT OF THE
ARCHITECT.

REVISIONS	
001	2021/08/12 Rev: Sketch Plans
000	2021/07/15 Sketch Plans
Revised:	Date:
Description:	

GENERAL NOTES

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.B CODES.
THIS DRAWING IS NOT TO BE SCALED. DIMENSIONS TO BE USED. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
RELEVANT DIMENSIONS TO BE USED AND SPECIFICATION.
CONTRACTORS AND SUBCONTRACTORS MUST CHECK ALL SITE DIMENSIONS AND DETAILS BEFORE COMMENCING WORK.
ANY DISCREPANCIES ON THE DRAWINGS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION BY THE CONTRACTOR BEFORE ANY WORK IN HAND.
THE CONTRACTOR MUST OBTAIN THE ARCHITECT'S WRITTEN CONSENT BEFORE PUTTING THE WORK IN HAND.
ALL WORKS, SUSPENDED CEILINGS AND PARTITIONS TO BE ROBERT PROOF IN ACCORDANCE WITH THE GOVERNMENT ROBERT PROOFING REGULATIONS.
ALL MECHANICAL AND ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
ALL LEVELS INDICATE F.F.L. UNLESS OTHERWISE INDICATED.
EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE STRUCTURAL STABILITY OF ALL COMPONENTS OF HIS WORK AND ASCERTAIN THAT THE MAIN STRUCTURE IS CAPABLE OF SUPPORTING ALL LOADS APPLIED THEREON.
THE DESIGN OF THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT.



200 Garmood Rd, Lynnwood Park
Tel : +27 83 555 5555, (012) 355-1471
Email: design@artech.co.za
reg. no.s : 7384 PA2472805

PROPOSED NEW RESIDENTIAL
DEVELOPMENT ON ERF 2956
KINGSBURG

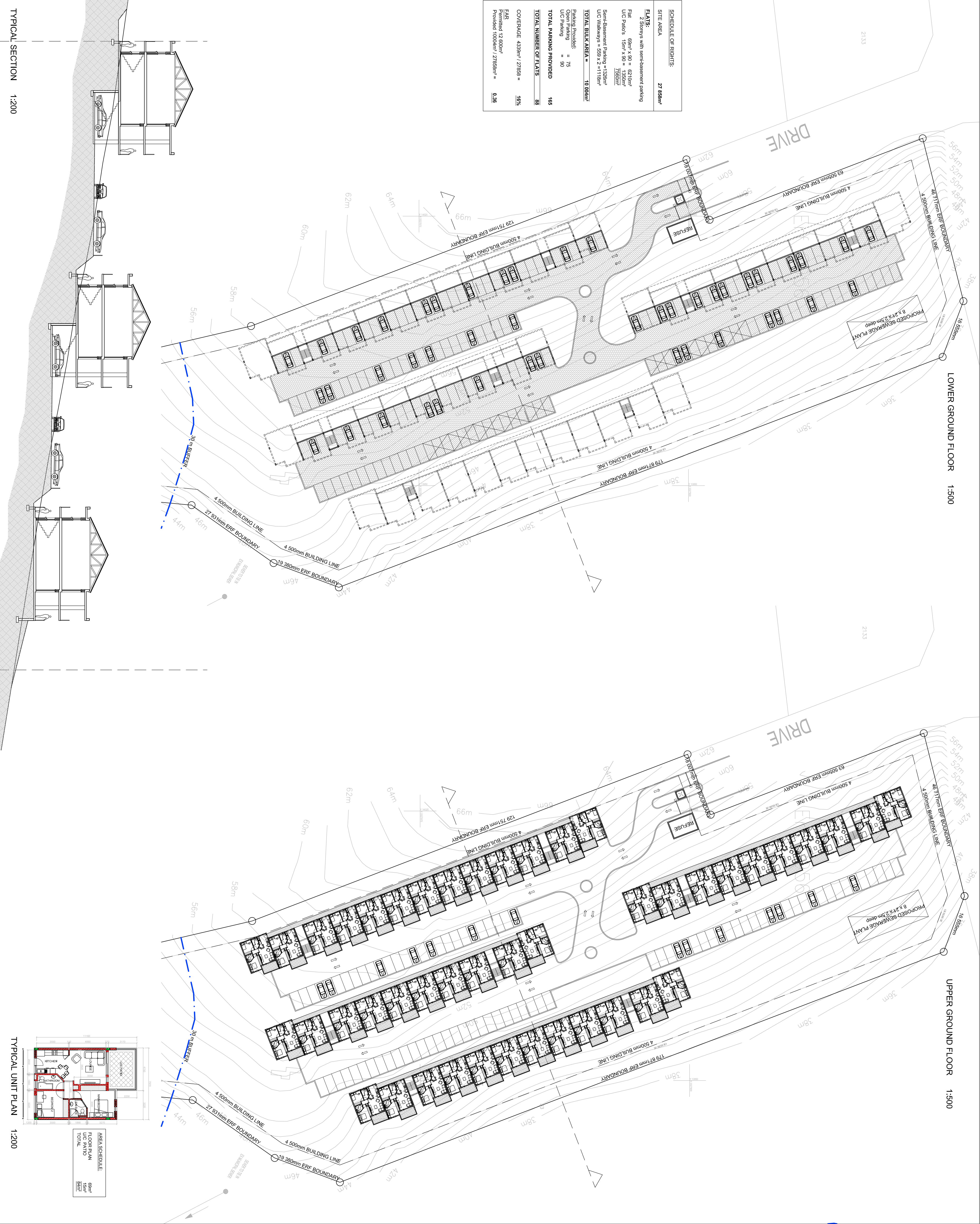
PROPOSED SITE PLAN & SECTION

CITE	DRAWN BY	SCALE	REVISION
12.08.2021	CV	As shown	001
JOB NUMBER	DRAWING N.	000 / 001	
KINGSBURGH			

LOWER GROUND FLOOR 1:500

UPPER GROUND FLOOR 1:500

SCHEDULE OF RIGHTS.	
SITE AREA	27 488m²
FLATS:	
2 Storeys with semi-basement parking	
Flat 68m² x 90 = 6210m²	
U/C Patios 15m² x 90 = 1350m²	
7350m²	
Semi-basement Parking = 1320m²	
U/C Walkways = 559 x 2 = 1118m²	
TOTAL BUILD AREA =	10 000m²
Parking Provided:	
Open Parking = 75	
U/C Parking = 80	
TOTAL PARKING PROVIDED	165
TOTAL NUMBER OF FLATS	88
COVERAGE: 4339m² / 27959 =	16%
FAR	
Permitted 12 600m²	
Provided 10004m² / 27959m² =	0.36



TYPICAL SECTION 1:200

TYPICAL UNIT PLAN 1:200