

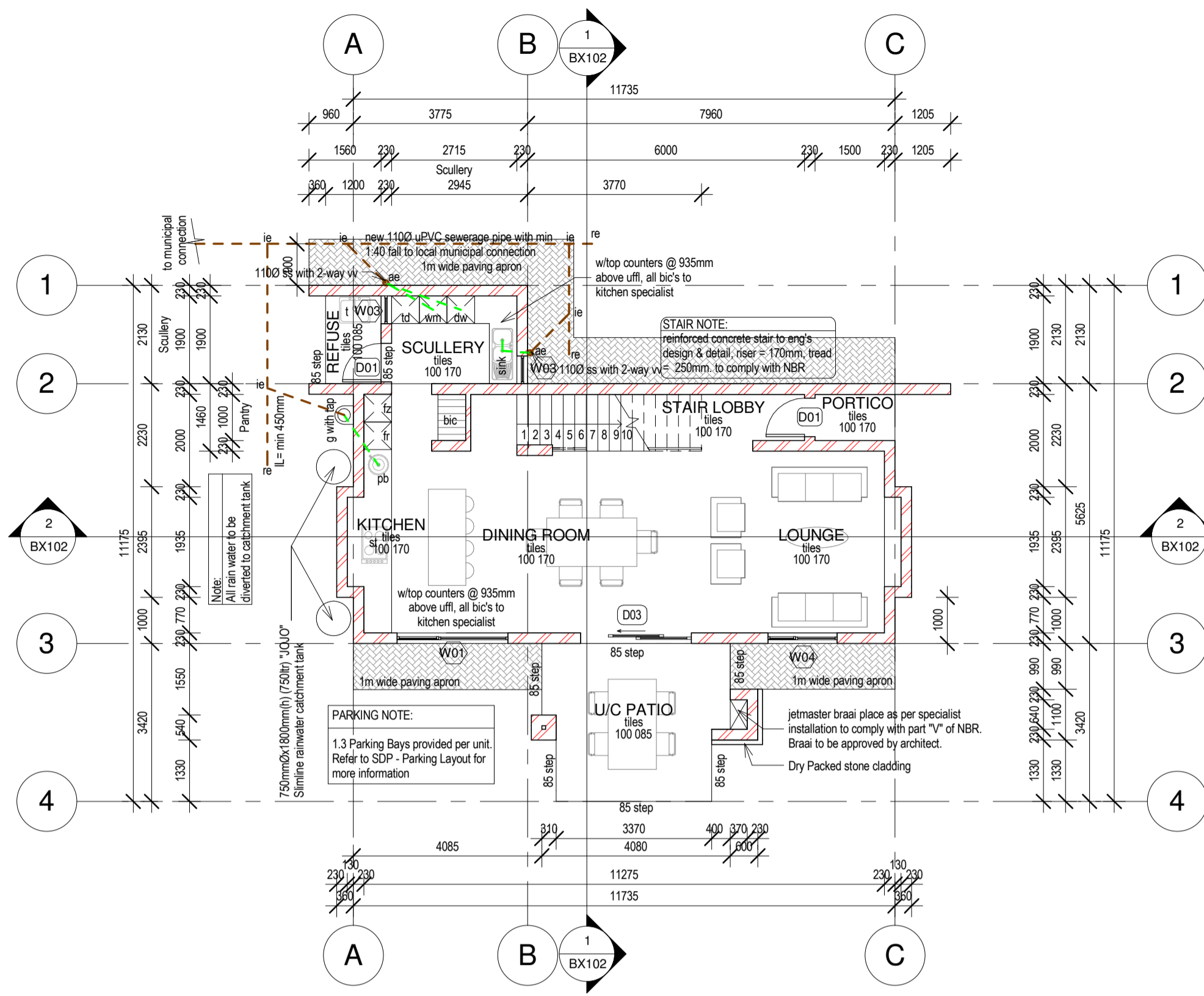
LIST OF DRAWINGS		
A101	SDP	- General
A102	SDP	- Dimension Plan
A103	SDP	- Parking Plan
A104	SDP	- Landscape Plan
A105	SDP	- Services Plan
A106	SDP	- Fire Plan
A110	SDP	- Street Elevations
B101	Typical 2 Bedroom Unit - Floorplans & Elevations	
B102	Typical 2 Bedroom Unit - Sections & Roof Plan	
C101	Typical 3 Bedroom Unit - Floorplans & Elevations	
C102	Typical 3 Bedroom Unit - Sections & Roof Plan	

DEVELOPMENT CONTROL MEASURES:	
Zoning	Residential 2
Height restriction:	2 storeys
Coverage allowed:	60% 3505.8 m <sup>2</sup>
Coverage actual:	40.1% 2347.3 m <sup>2</sup>
Floor area:	min 100 m <sup>2</sup>
Density:	40 units/Ha
Actual No. of dwelling units on the erf:	23 units
Allowable No. of dwelling units on the erf:	23 units
No. habitable rooms:	52
No. of 2 Bedroom units (103m <sup>2</sup> ):	17
No. of 3 Bedroom units (143m <sup>2</sup> ):	6
<b>PARKING:</b>	
Parking ration per use:	1.3 parking bay/unit
Parking bays required:	29.9 parking bays
Parking bays provided:	53 parking bays

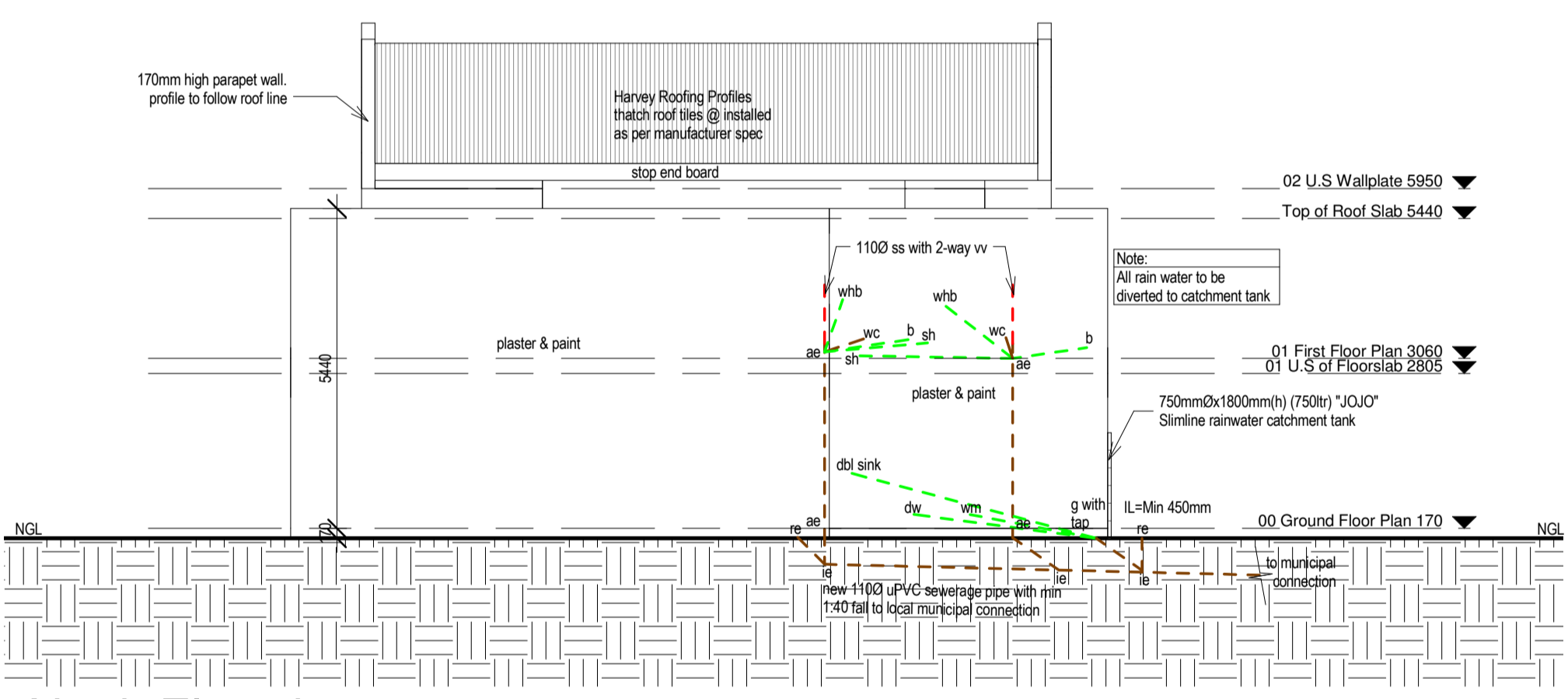
**NOTES:**

All dimensions of existing and proposed structures to be verified on site as per as-built conditions. Any discrepancies to be reported to the Architect.

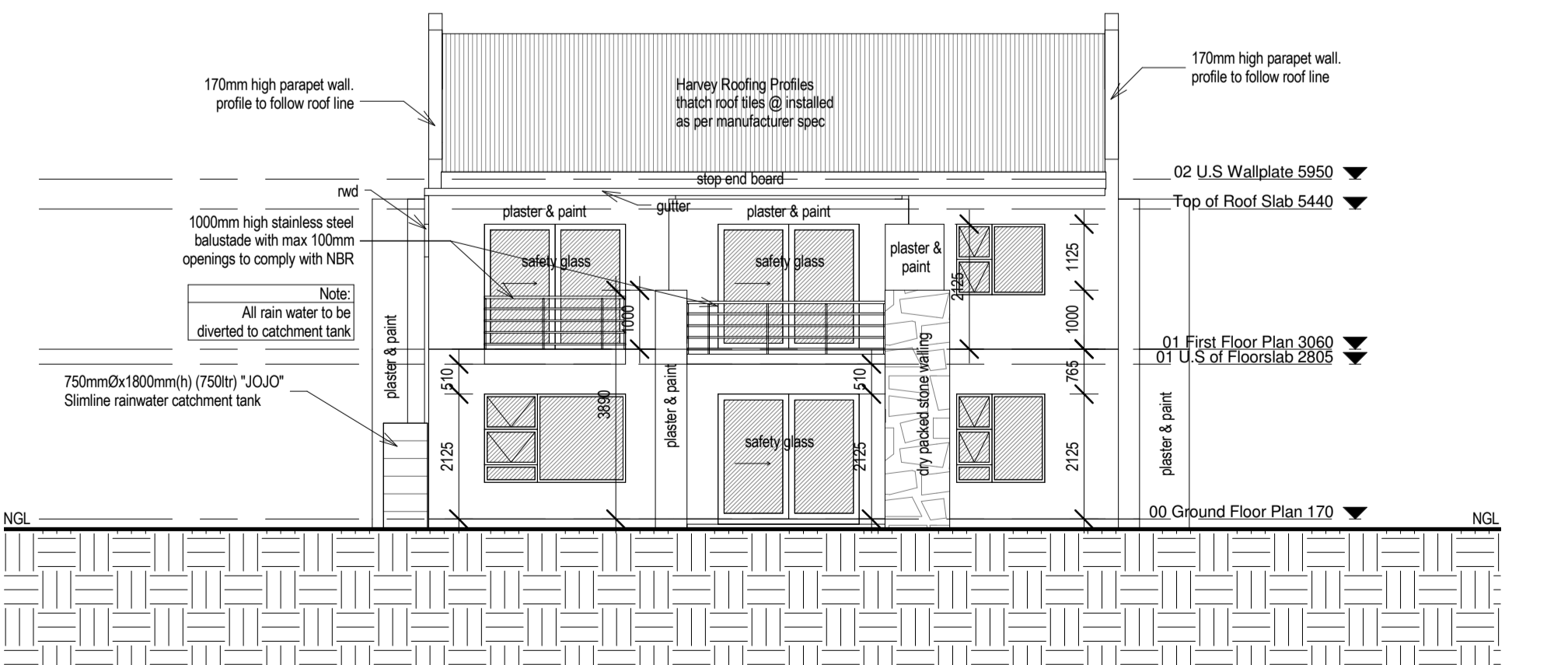
AREA SCHEDULE:	
<b>GROUND FLOOR:</b>	
Portico	2 m <sup>2</sup>
Stair Lobby	11 m <sup>2</sup>
Lounge	19 m <sup>2</sup>
Dining	21 m <sup>2</sup>
Kitchen	15 m <sup>2</sup>
Scullery	7 m <sup>2</sup>
Refuse	3 m <sup>2</sup>
U/C Patio	14 m <sup>2</sup>
	92 m <sup>2</sup>
<b>FIRST FLOOR:</b>	
Main Bedroom	15 m <sup>2</sup>
En-Suite Bathroom	7 m <sup>2</sup>
Dressing	4 m <sup>2</sup>
Bedroom 1	16 m <sup>2</sup>
Bedroom 2	12 m <sup>2</sup>
Bathroom	7 m <sup>2</sup>
Study	9 m <sup>2</sup>
Stair Lobby	9 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
	85 m <sup>2</sup>
NEW GF AREA	92 m <sup>2</sup>
NEW FIRST FLOOR AREA:	85 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>177 m<sup>2</sup></b>



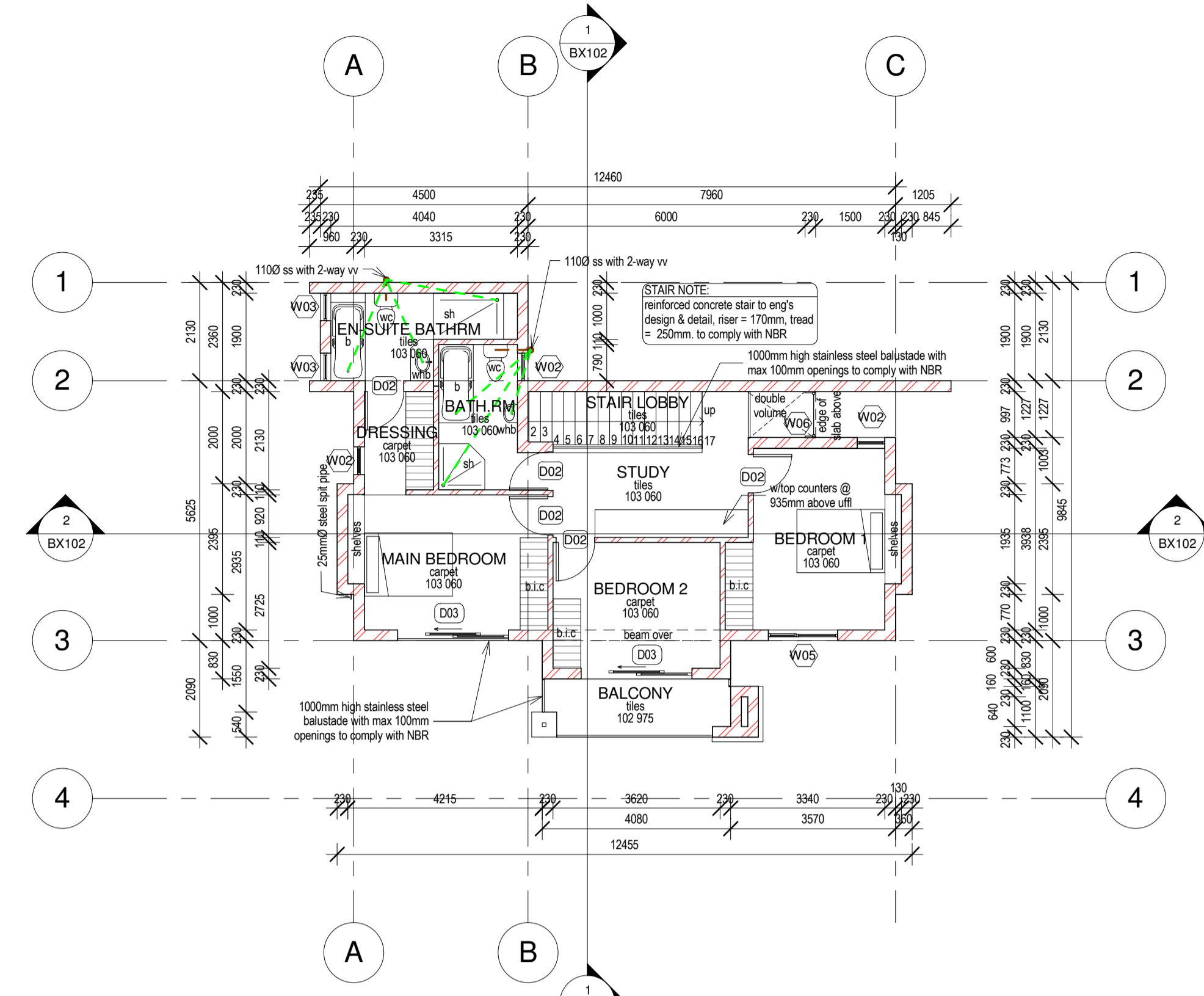
**00 Ground Floor Plan**  
1 : 100



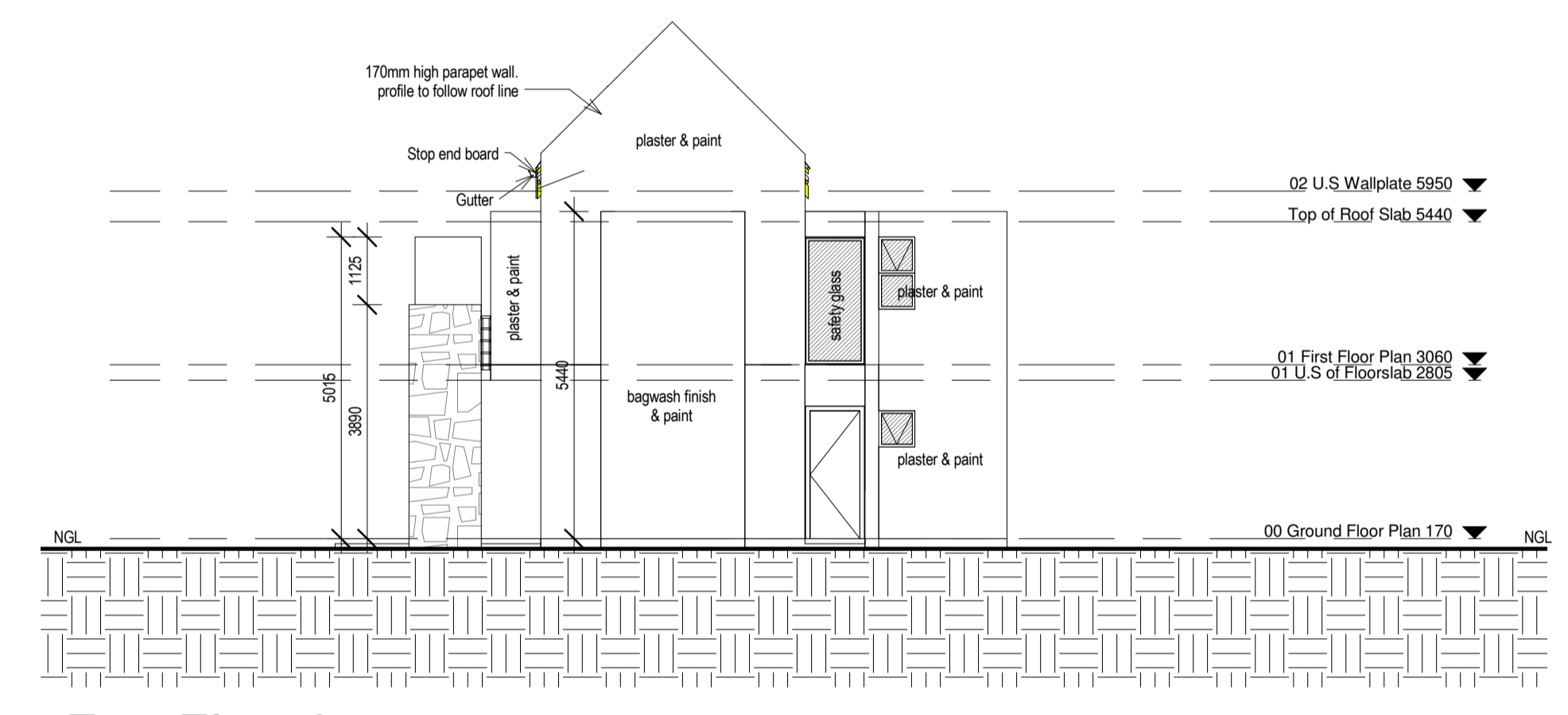
**North Elevation**  
1 : 100



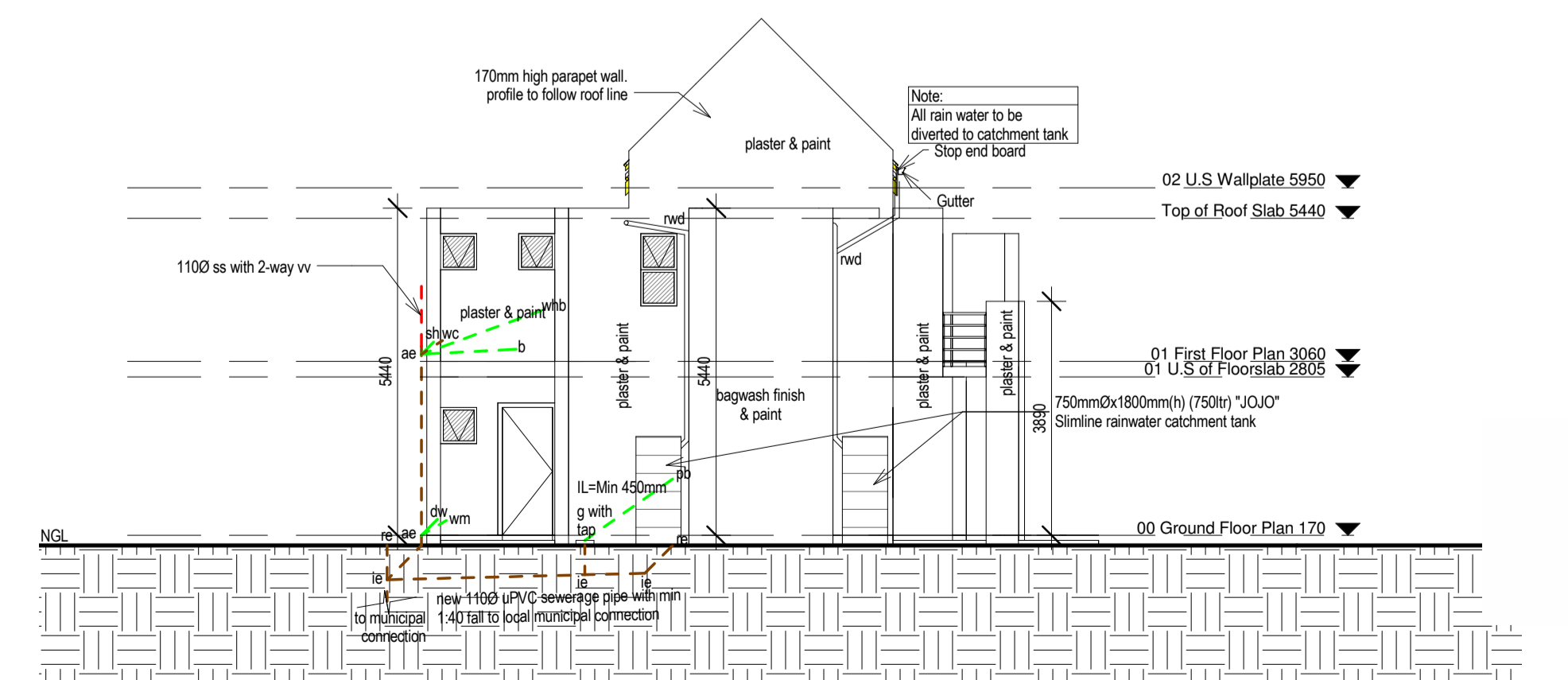
**South Elevation**  
1 : 100



**01 First Floor Plan**  
1 : 100



**East Elevation**  
1 : 100



**West Elevation**  
1 : 100

GENERAL NOTES:	DRAINAGE NOTES:
* all work to comply with local authorities and nbr by-laws	* drainage layout as per NBR part 'N'
* read figured dimensions in preference to scaling	* all plumbing and drainage must comply with the relevant local authority and nbr by-laws and regulations
* the contractor must verify all levels, heights and dimensions on site and to check same against the set of drawings before commencing work and to convince himself that the information given is correct and in accordance with the conditions on site	* all bends and junctions in drain to be fitted with 'a's and marked covers at ground level.
* contractors are to locate existing services on site and to protect these from damage throughout the duration of the works.	* waste fittings to have reset traps and to be fully accessible.
* the contractor is responsible for the correct identification of all surveyor pegs and markers and setting out of the building with particular reference to grid lines column positions, internal and external walls from surveyor markers boundaries and building lines etc.	* rain water down pipes to be min. 2450 from gutters
* any errors, discrepancies or omissions to be reported to the architect before commencing any work.	* any portion of drain at a depth of 450 mm or less below ground level shall be encased in concrete having a min. thickness at all points of 100mm measured from the external surface of the pipe.
* 4 ply damp proof-course under all walls and sills and vertical dpc. to all changes of floor levels.	* any portion of drain passing under any part of the building or footing shall be protected against the load, this pipe must be without bends or junctions along its entire length under the building and should have a re. before and after passing under the building.
* flashing to all changes of roof levels and parapet walls	* the minimum fall to all drain pipes to be 1 : 40
* all concrete beds on well rammed filling.	* 100mm for drains and ventilation pipes of approved material.
	* 32mm dia waste pipes to wash basins
	* 50mm dia waste pipes to all other waste fittings.

**FOR COUNCIL**

CLIENT:  
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PROJECT ADDRESS:  
PORTION 1 OF ERF 2468, TERENURE EXTENSION 36

PROJECT:  
NEW RESIDENTIAL DWELLINGS ON PORTION 1 OF ERF 2468, TERENURE

DRAWING:  
TYPICAL 3 BEDROOM UNIT FLOOR PLANS & ELEVATIONS

SCALE: 1 : 100    DRAWN BY: GA    DATE: 2013-10-18

PROJECT No:    SHEET No: BX101

No:	Date:	Revision:

ARCHITECT  
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