



**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 ENGINEERS DRAWINGS.

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

**REVISIONS**

No.	Description	Date
A	COLOUR CODED FOR PARKING & UNITS	27/07/2020
B	PARKING SCHEDULE AMENDED	11/08/2020



**PROJECT:**  
**ERF 895 RAVENSWOOD EXT 77**  
**TOWNSHIP ON HOLDING 119**  
**RAVENSWOOD A.H. BOXBURG**

**CLIENT:**  
**SATIN ROCK PROPRIETARY LTD**

**DRAWING:** SITE DEVELOPMENT PLAN  
**PARKING PER UNIT**

**SCALES:** 1: 400 @ A1

**DRAWN BY:** ARM **CHECKED BY:** GA  
**DATE DRAWN:** 27/07/2020 **DATE ISSUED:** 27/07/2020  
**DWG NO:** A-104 **REV:** B

SKETCH COUNCIL  
 COSTING TENDER

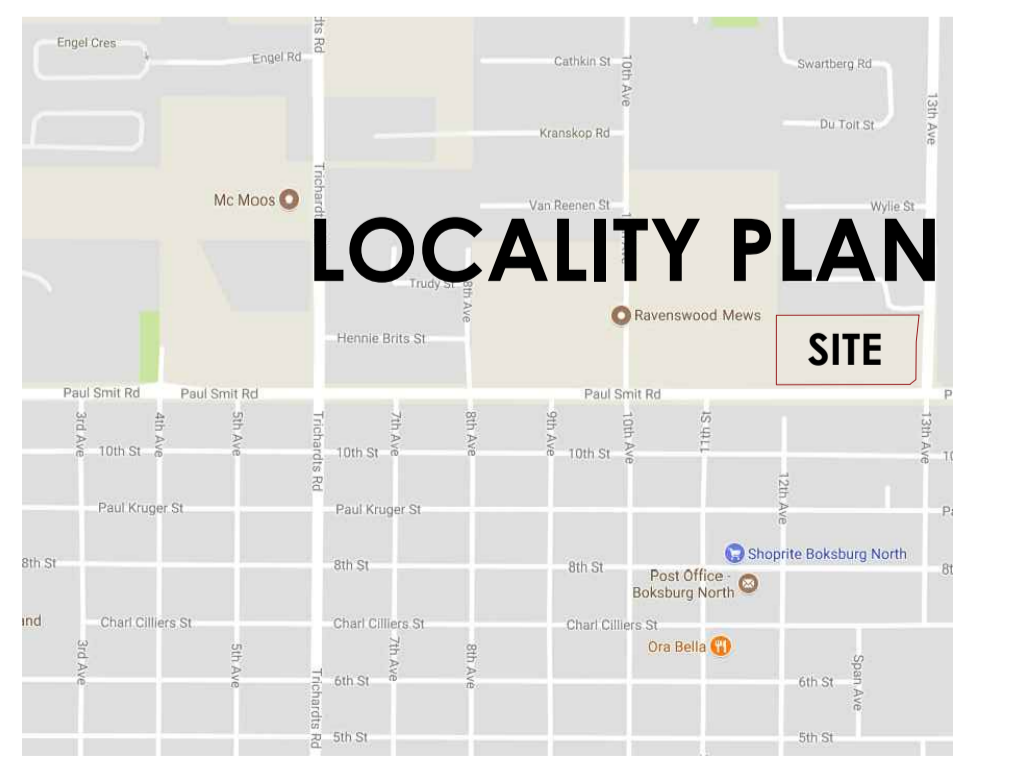
**SCHEDULE OF RIGHTS**

**PROPERTY DESCRIPTION**

ERF / PORTION	=	ERF 895
SITE AREA	=	22,413 m <sup>2</sup>
TOWNSHIP	=	RAVENSWOOD 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.1,3,4,5, 6 & 10 ONLY 2 STOREY)	=	3 STOREY



**PARKING ALLOCATION SCHEDULE**

UNIT TYPE	DESCRIPTION	QUANTITY
Unit Type A	1 Bedroom unit	21 Units
Unit Type B	1 Bedroom unit	33 Units
Unit Type C	2 Bedroom unit	90 Units
Unit Type D	2 Bedroom unit	71 Units
Unit Type E	1 Bedroom unit	4 Units

**RESIDENTS - PARKING ALLOCATION SCHEDULE**

BLOCK TYPE	AMOUNT OF UNITS	PARKING BAY ALLOCATIONS	NEW PARKING BAY NUMBER
Block 6	8	56-63	Unit 1-8
Block 7	12	44-55	Unit 9-20
Block 21	12	22 & 34-34	Unit 23-32
Block 22	12	312 & 1-3 & 2x Additional Parking & 4-9	Unit 33-44
Block 5	8	64-71	Unit 45-52
Block 8	9	35-43	Unit 53-61
Block 20	12	10-21	Unit 62-73
Block 4	8	126-133	Unit 74-81
Block 9	9	134-142	Unit 82-90
Block 18	9	143-151	Unit 91-99
Block 19	9	152-157 & 159-161	Unit 100-108
Block 3	8	111-113 & Additional & 114-117	Unit 109-116
Block 10	8	118-125	Unit 117-124
Block 17	12	162-173	Unit 125-136
Block 11	9	192-200	Unit 137-145
Block 14	9	183-191	Unit 146-154
Block 16	9	174-182	Unit 155-163
Block 1	8	102-109	Unit 164-171
Block 2	12	110 & 201-203 & 205-212	Unit 172-183
Block 12	12	213-224	Unit 184-195
Block 13	12	225-226 & 228-232 & Additional Parking & 233-236	Unit 196-207
Block 15	12	248-237	Unit 208-219

**VISITORS - PARKING ALLOCATION SCHEDULE**

Visitors - North Side	63	249-311
Visitors - South Side	30	72-101
Total Visitor Parking	93	

**DISABLED - PARKING ALLOCATION SCHEDULE**

23 - Marked Disabled	
158 - Marked Disabled	
204 - Marked Disabled	
227 - Marked Disabled	

**UNIT SCHEDULE**

UNIT	AREA	QUANTITY	TOTAL AREA	COVERAGE UNITS	COVERAGE AREA
UNIT A	38m <sup>2</sup>	21 UNITS	798m <sup>2</sup>	7 UNIT	266m <sup>2</sup>
UNIT B	51m <sup>2</sup>	33 UNITS	1683m <sup>2</sup>	13 UNIT	663m <sup>2</sup>
UNIT C	62m <sup>2</sup>	90 UNITS	5580m <sup>2</sup>	34 UNIT	2108m <sup>2</sup>
UNIT D	61m <sup>2</sup>	71 UNITS	4331m <sup>2</sup>	18 UNIT	1098m <sup>2</sup>
UNIT E	48.5m <sup>2</sup>	4 UNITS	194m <sup>2</sup>	2 UNIT	97m <sup>2</sup>
CLUB HOUSE	44m <sup>2</sup>	1 UNIT	44m <sup>2</sup>	1 UNIT	44m <sup>2</sup>
GATE HOUSE	7.1m <sup>2</sup>		7.1m <sup>2</sup>		7.1m <sup>2</sup>
REFUSE AREA	23.3m <sup>2</sup>		23.3m <sup>2</sup>		23.3m <sup>2</sup>
<b>GRAND TOTAL</b>		<b>219 UNIT</b>	<b>12660.4m<sup>2</sup></b>		<b>4306.4m<sup>2</sup></b>

**SITE AREA**

COVERAGE	ALLOWED	ACTUAL
COVERAGE	60% = 13,447 m <sup>2</sup>	19% = 4306.4m <sup>2</sup>
FAR	1.2	0.565 = 12660.4m <sup>2</sup>

**PARKING**

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

**SURPLUS / DEFICIT NO. OF PARKING BAYS**

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

NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
 (PLEASE PRINT)

DATE: \_\_\_\_\_ PLAN NO: \_\_\_\_\_