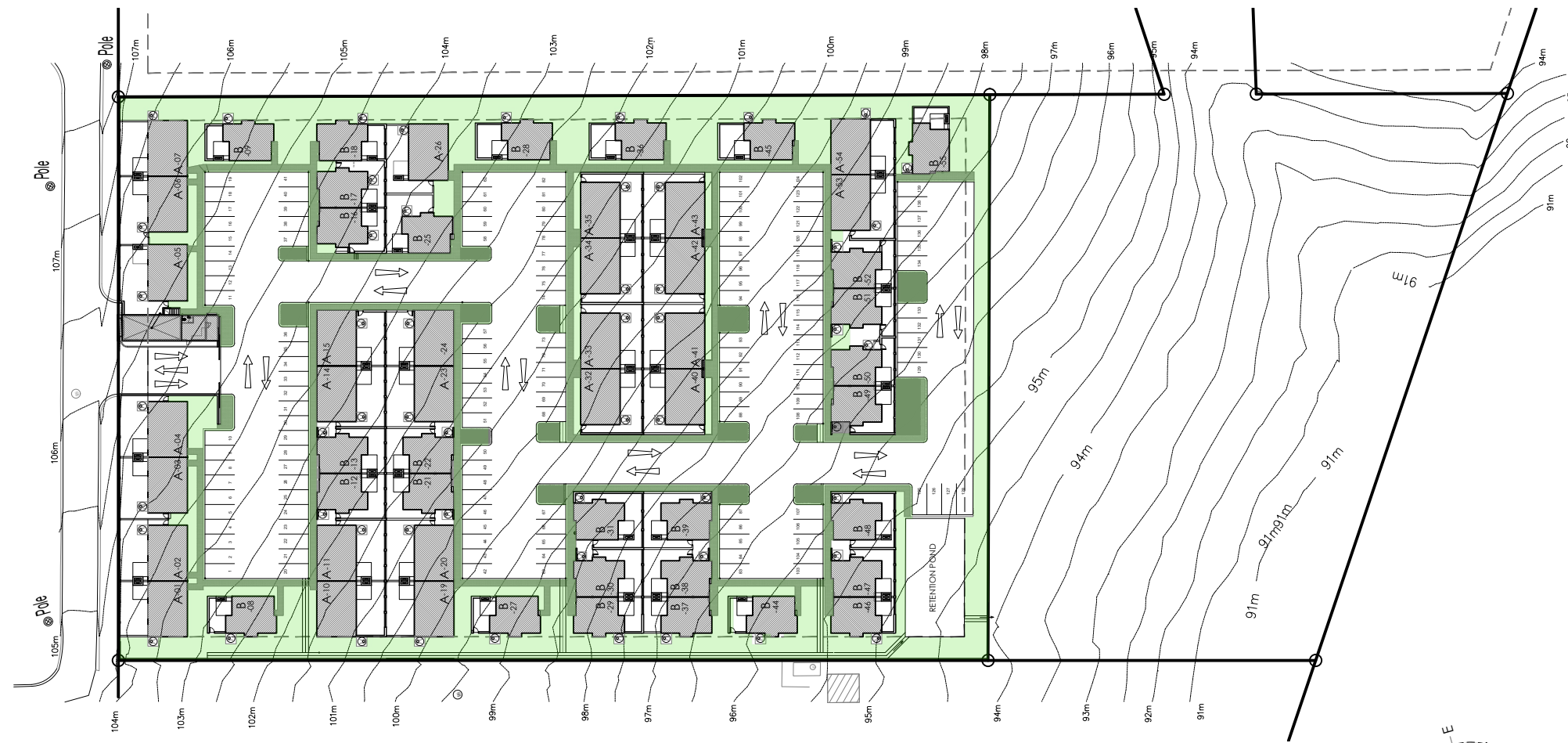




SITE PLAN
SCALE 1:500



SITE LOCALITY PLAN
NOT TO SCALE



COMMON OPEN SPACE PLAN
SCALE 1:1000

MUNICIPAL INFORMATION:

Erf No.:	ERF 4168, HUMANSDORP
Existing Erf Area:	14039 sqm
Existing floor Area:	0 sqm
New floor Area:	3296 sqm
Total Floor Area:	3296 sqm
Ex. Coverage:	0 sqm - 0%
Prop. Coverage:	3296 sqm - 23%
Total Coverage:	3296 sqm - 23%
NEW GARAGES:	0
NEW BATHROOMS:	83

TOWN PLANNING INFO.

	(Permitted)	(Proposed)
Zoning:	Residential Zone 3	Residential Zone 3
Height Restriction:	11m	11m
Building Line Front:	5000mm	5000mm
Building Line Sides:	4000mm	4000mm
Building Line Rear:	4000mm	4000mm
Ex. Coverage:	-----	0 sqm - 0.00%
Prop. Coverage:	-----	3296 sqm - 23.48%
Total Coverage:	7020 sqm	3296 sqm - 23%
FSI	0.50	0.23
PARKING BAYS	0 Bays	0 Bays

PARKING CALCULATIONS	
General Parking Buildings:	2 s / du
Visitor Parking:	1 s / 4 du
Total Dwelling Units:	55 Units
General Parking:	110 Parkings req.
55 x 2 = 110	
Visitor Parking:	14 Parkings req.
55 x (1/4) = 14	
REQUIRED PARKING	= 124
PARKING FOR VISITORS	14 Parkings req.
NORMAL BAYS	110 Parkings req.
PROPOSED PARKING	= 139
PARKING PROVIDED FOR VISITORS	27 Parkings
NORMAL BAYS	112 Parkings

GENERAL NOTES.

- All civil and storm water levels as per engineer's drawings
- All drainage and sewer reticulation as per engineer's drawings
- All building placements with their related stand levels as per engineer's drawings

FIRE PLAN LEGEND

Smoke Detectors	
Manual Control Panel	
Signage for direction of fire escape route	
Signage for fire extinguisher	
Fire extinguisher	
Fire blanket	
Fire escape route	
30m Fire hose reel	
Fire hydrant	

COMMON OPEN SPACE

	(Permitted)	(Proposed)
Zoning:	Residential Zone 3	Residential Zone 3
Erf Area:	14039 sqm	14039 sqm
Public open space:	25% of Erf area 14039 * 0.25 = 3510 sqm	26 % of Erf area 3592.99 sqm

REVISIONS:

BLACKHOUND IN JOINT-VENTURE WITH:

G-SQUARED
Established 1 July 2009
Architects & Civil Engineers
PROJECT MANAGEMENT (PTY) LTD
diane@gsquaredpm.com
083 656 070
SACAP: PAT T0822
8 karaal street (C-Place)
Jeffreys bay

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SACAP: PAT T0822
1 Kingston Road, Adcockvale
Gebeha (PE)

GENERAL NOTES:

All dimensions to be checked on site before construction commences. All dimensions are given in millimeters, unless otherwise specified. Contractors to adhere to all local authority's regulations and requirements. Contractors to be a suitably qualified and registered participant in the construction industry as required by Construction Regulation 2014. Drawings to be read in conjunction with the client's OHS (Occupational Health and Safety) file. All work to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is priced it is the contractor's responsibility to ensure he is familiar with the site. All trade names quoted may only be substituted by similar, subject to architect's approval. All materials to be installed in strict accordance with manufacturer's specifications. All conduit work to be SABS approved quality. All light fittings to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part C. All new work to be made good with existing. This drawing is not to be scaled unless printed by H. Gouws renders. All existing dimensions not to be scaled from drawings but to be checked on site. Any discrepancies shall be reported to the designer immediately and clarified by the architect prior to commencement of work. Top of foundations to be a minimum of 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per Engineers drawings to be on 250 mic. 'gunplas' ubi green dpm on 50mm sand binding layer and on well compacted fill in layers not more than 150mm. SABS Approved 'gunder' 375 mic. dpc under all walls, window cills and at changes in floor level. These architectural drawings to be read in conjunction with engineers and consultants drawings, where applicable. All building work to be carried out in accordance with the national building regulations. The contractor is responsible for all site visits by local inspectors and pay all fees in connection therewith. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on site by roof specialist prior to roof construction. All site layouts to be confirmed with architect prior to commencing. Levels shown are relative to a benchmark of 100.00 msl of new floor level. Msl is not the actual level but a benchmark to base other heights of the building shown on the drawings. Contractor to keep a full set of latest issued drawings on site. Contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. Contractor to take responsibility for all health and safety measures on site.

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT TITLE:

NEW RESIDENTIAL UNITS ON ERF 4168,
HUMANSDORP , KOUGA FOR
WAMABLA PROPRIETARY LTD

9 Jan 25
CLIENT SIGNATURE

bh BLACKHOUND
ARCHITECTURE & RENDERING

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Unit 10, The Network, 19 Cactus Rd
Fairview, Port Elizabeth, 6070

PROFESSIONAL SIGNATURE

MUNICIPAL INFORMATION:

ERF NO:	4168, HUMANSDORP
ERF AREA:	14039 sqm
EXISTING AREA:	0 sqm
NEW AREA:	3296 sqm
TOTAL AREA:	3296 sqm
EX. COVERAGE:	0 sqm - 0%
NEW COVERAGE:	3296 sqm - 23%
TOTAL COVERAGE:	3296 sqm - 23%
NEW GARAGES:	0
NEW BATHROOMS:	83
POOL:	NO
BOUNDARY WALLS:	0 M
AGE OF BUILDING:	NEW

PROFESSIONAL SENIOR
ARCHITECTURAL TECHNOLOGIST
JOHANNES STEPHANUS GOUWS
18-03-jan (Africa/Johannesburg) on 09 Jan 2025

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