Area Schedule

TYPICAL UNIT AND SIZES

Type 1	2 B / 2 B	78,90 m²	54
Type 2	3 B / 2 B	95,75 m²	18
Type 3	2 B / 1 B	68,32 m²	84
Type 4	2 B / 1 B	65,74 m²	8
		Total	164

	Ground Storey				Stairs / Walkway	First Storey				Stairs / Walkway	Second Storey				Stairs / Walkway	Total
Block A	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	996,87 m²
Block B	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	934,8 m²
Block C	78,90 m²	95,75 m²	95,75 m²	78,90 m²	54,71 m²	78,90 m²	95,75 m²	95,75 m²	78,90 m²	54,71 m²	78,90 m²	95,75 m²	95,75 m²	78,90 m²	54,71 m²	1212,03 m²
Block D	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	996,87 m²
Block E	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	934,8 m²
Block F	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	996,87 m²
Block G	78,90 m²	95,75 m²	95,75 m²	78,90 m²	54,71 m²	78,90 m²	95,75 m²	95,75 m²	78,90 m²	54,71 m²	78,90 m²	95,75 m²	95,75 m²	78,90 m²	54,71 m²	1212,03 m²
Block H	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	996,87 m²
Block J	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	996,87 m²
Block K	65,74 m²	65,74 m²	65,74 m²	65,74 m²	38,32 m²	65,74 m²	65,74 m²	65,74 m²	65,74 m²							564,24 m²
Block L	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	78,56 m²	68,32 m²	68,32 m²	78,56 m²	38,53 m²	996,87 m²
Block M	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	934,8 m²
Block N	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	68,32 m²	68,32 m²	68,32 m²	68,32 m²	38,32 m²	934,8 m²
Block P	78,90 m²	95,75 m²	95,75 m²	78,90 m²	54,71 m²	78,90 m²	95,75 m²	95,75 m²	78,90 m²	54,71 m²	78,90 m²	95,75 m²	95,75 m²	78,90 m²	54,71 m²	1212,03 m²
																13920,75 m²

Parking

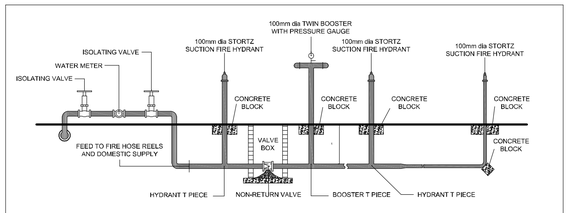
		Units	Visitors	Total
2 Bedroom	146	146 bays	73 bays	219 bays
3 Bedroom	18	36 bays	9 bays	45 bays
		182 bays	82 bays	264 bays
		Required	**Actual**	**In-Hand**
		264 bays	279 bays	15 bays

Residential 3

Stand Area	19265 m²	
Total Building	13920,75 m²	
F.A.R	0,72	
Coverage	25%	*4753,45 m²*

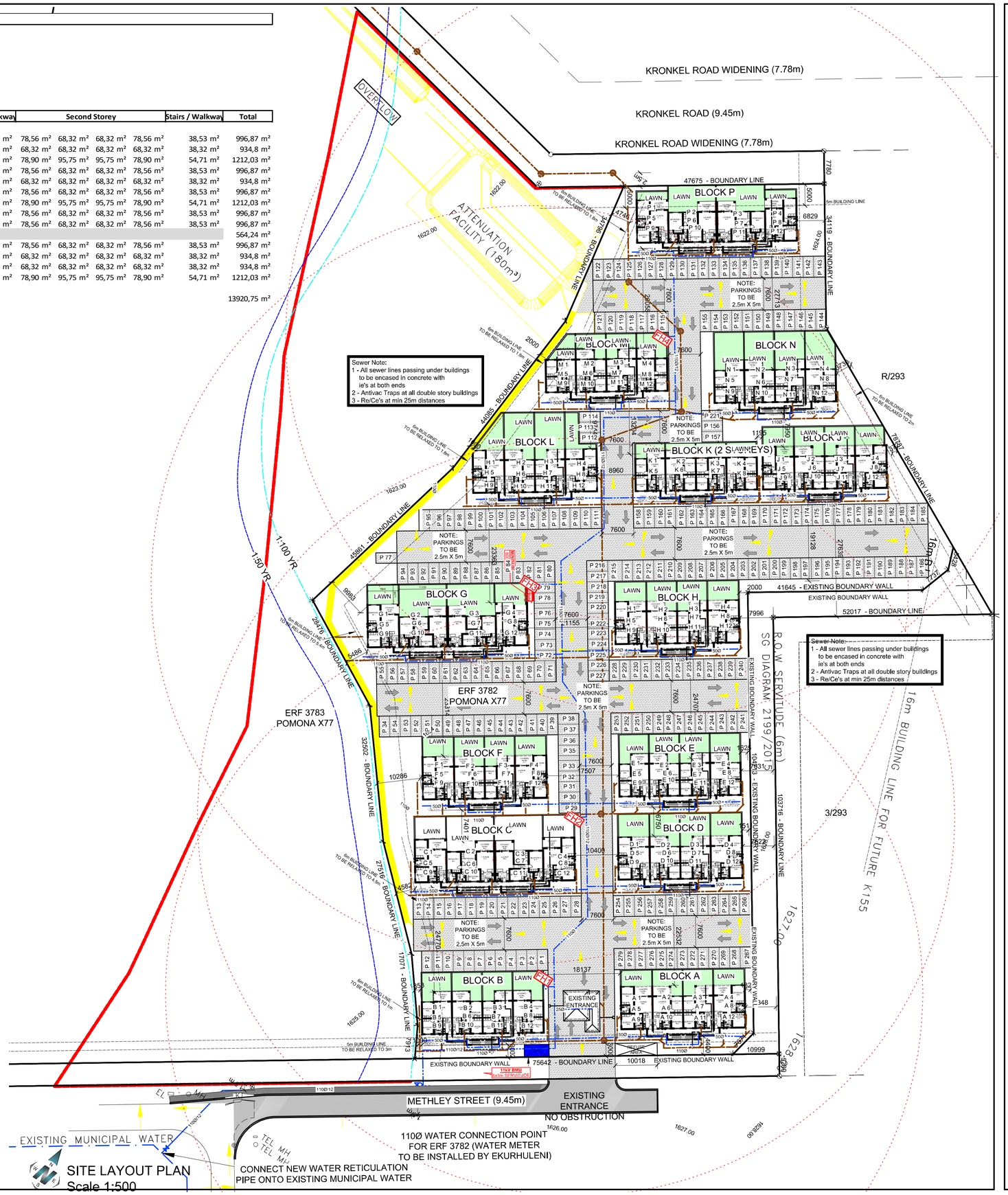
SERVICES LEGEND

- 110mm ND uPVC WATER PIPES, CLASS 12
- WATER NODES
- FIRE HYDRANT
- N/W VALVE
- 110mm ND SOLID WALL
- uPVC SEWER PIPE, CLASS 400
- SEWER MANHOLE
- EXISTING SEWER PIPE
- EXISTING SEWER MANHOLE
- STORM WATER PIPES
- STORM WATER GRID INLET
- STORM WATER JUNCTION BOX



FIRE NOTES :

1. All work to comply with ACT 103 of 1977 and SANS 10400 – 2011.
2. Occupancy classification – H3
   2 x 65mm Tamper proof hydrant to be installed at main entrance and must be fitted With a non-return valve and double head booster connection which will feed a 100mm Ring main which reaches all areas on site where hydrants are required
3. All walls between units must carry from floor level to the underside of roof covering and must be fire stopped
4. Doors between garages and units to be 40mm hard wood doors on self closers
5. Where water is tapped off of ring main for domestic purposes PRV's to be installed
6. 65mm Tamper proof hydrants to be installed as per plan within 90m centers
7. All walls between garages and dwellings to extend from floor level to underside of the roof and must be fire stopped
8. Ring main to conform to class 16 PVC
9. Staircases on flats to be fitted with brick walls where staircase opposes windows to a height of 1.8m
10. Main entrance to be 4,5m x4,5m high with no obstruction
11. Hose reels to be installed at ground level and 1st floor of two story flats
12. Doors leading into units to be 40mm hardwood doors



SITE LAYOUT PLAN
Scale 1:500