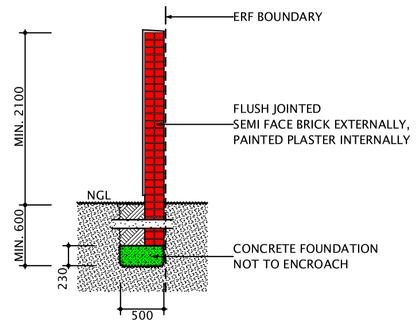
BOUNDARY WALL NOTES
- EXPANSION JOINS AT MAX. 4,5m INTERVALS
- STORMWATER OPENINGS AT NGL AT 2,25m INTERVALS
- WALLS HIGHER THAN 1,8m TO ENGINEERS DETAIL



TYPICAL BOUNDARY SECTION
SCALE 1:50

TRAFFIC ENGINEERING NOTES:
- ALL PARKING SPACES 2,5m WIDE x 5m LONG WITH MINIMUM 7,5m MANEUVERING SPACE
- 4,5m MINIMUM CLEARANCE FOR TRAFFIC MOVEMENT

GENERAL SITE NOTES:
- NO FOUNDATIONS TO ENCROACH ON SERVITUDES OR BOUNDARIES
- ALL SCREEN WALL FOUNDATIONS ABOVE DRAINAGE LINES TO BE REINFORCED

FIRE SAFETY NOTES

ALL STRUCTURES TO COMPLY WITH SANS 10400 PART T:

4.1 - GENERAL
4.2 - SAFETY DISTANCES
4.33 - WATER RETICULATION FIRE FIGHTING
4.35 - FIRE HYDRANTS
4.54 - ACCESS FOR FIRE FIGHTING & RESCUE

STORMWATER MANAGEMENT NOTES:
- PAVING TO FALL WITH NATURAL SLOPE OF TERRAIN UNLESS OTHERWISE INDICIATED
- ALL SCREEN & BOUNDARY WALLS WITH W:110 x H:85 OPENINGS AT NGL AT 2,25m CENTRES TO ALLOW FOR STORMWATER FLOW

ERF SIZE: 3 976 m²

PARKING SCHEDULE

REQUIRED: 35
COVERED: 15
OPEN: 20
[1 COVERED PER UNIT = 15
1 OPEN PER UNIT = 15
1 OPEN GUEST PER 3 UNITS = 5]

PROVIDED: 42
COVERED: 19
OPEN: 23

LAND USE RIGHTS

COVERAGE
PERMITTED: 50 % [1 988 m²]
EXERCISED: 43 % [1 723 m²]

FAR
PERMITTED: 0.60 [2 385 m²]
EXERCISED: 0.52 [2 064 m²]

DENSITY
PERMITTED: 31 UNITS
EXERCISED: 15 UNITS

HEIGHT
PERMITTED: 2 STOREYS
EXERCISED: 2 STOREYS

GROSS FLOOR AREAS

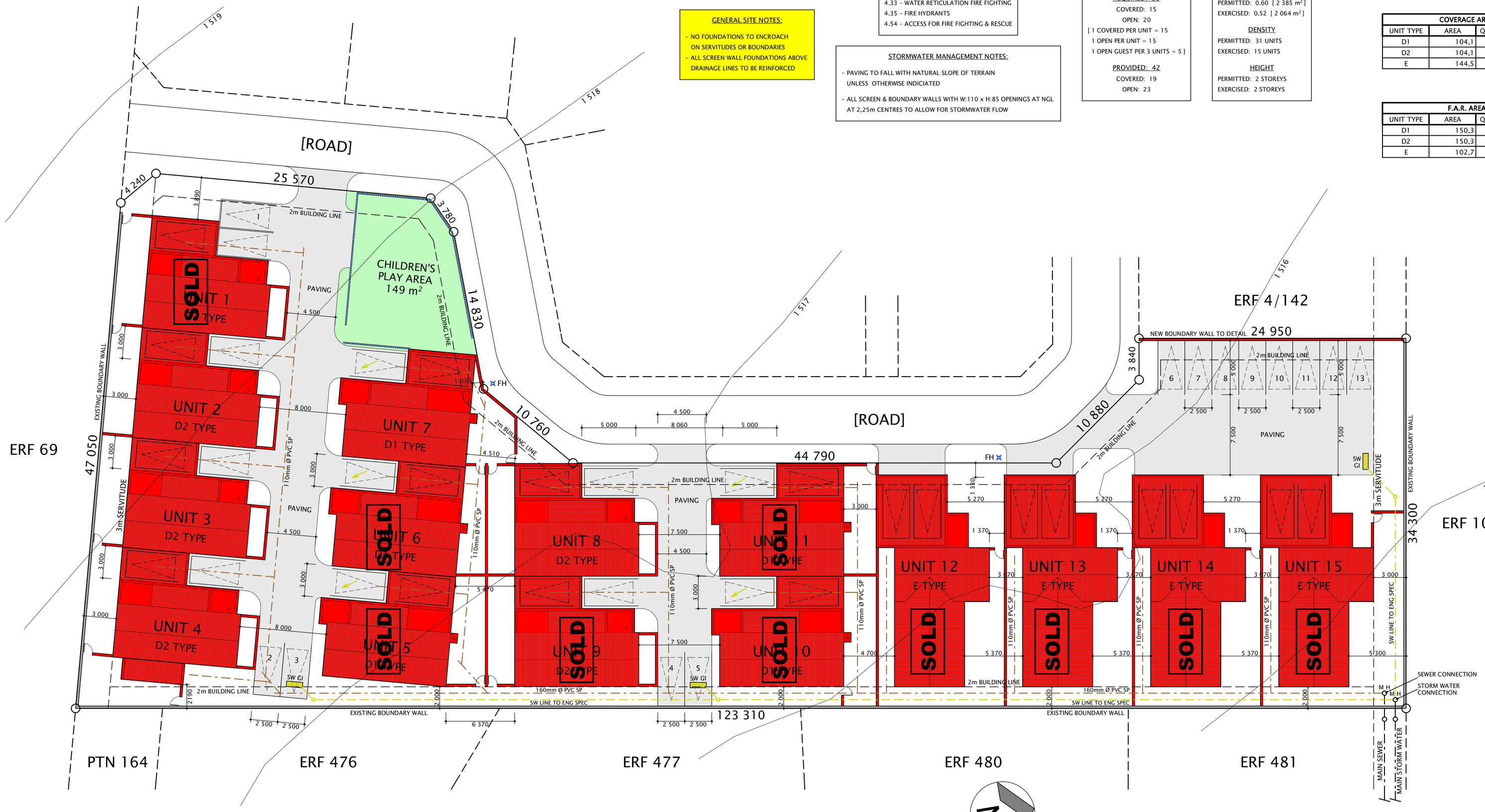
UNIT TYPE	GROUND FL.	FIRST FL.	TOTAL	QUANTITY	GRAND TOTAL
D1	115,1	54,7	169,8	5	849,0
D2	115,1	54,7	169,8	6	1018,8
E	144,5	-	144,5	4	578,0
					2445,8

COVERAGE AREAS

UNIT TYPE	AREA	QUANTITY	TOTAL
D1	104,1	5	520,5
D2	104,1	6	624,6
E	144,5	4	578,0
			1723,1

F.A.R. AREAS

UNIT TYPE	AREA	QUANTITY	TOTAL
D1	150,3	5	751,5
D2	150,3	6	901,8
E	102,7	4	410,8
			2064,1



SITE PLAN
SCALE 1:200

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GLAZING NOTE:
ALL GLAZING TO COMPLY WITH SANS 10400 PART N

THICKNESS OF GLASS	MAXIMUM SURFACE AREA
3 mm	0.75 m²
4 mm	1.5 m²
5 mm	2.1 m²
6 mm	3.2 m²

Revisions

No.	By	Date	Description

AREAS

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SPW ARCHITECTURAL DESIGN & PLANNING
CK9764136/23

Architect
Stefan Wille | PrSArchT | SACAP: ST 0172

Project Description
NEW SECTIONAL TITLE GROUP HOUSING ON ERF 17/142 BRONBERG CLOSE EXT. 15

Client
LANCINO FINANCIAL INVESTMENTS (PTY) LTD

Drawing Description
- SITE PLAN

Project No.	Sheet No.	Revision
2409	1/27	
Scale	Draftsman	Date
AS SHOWN	Jac S	2025/09/01

Check all dimensions on site before work is put in hand.