

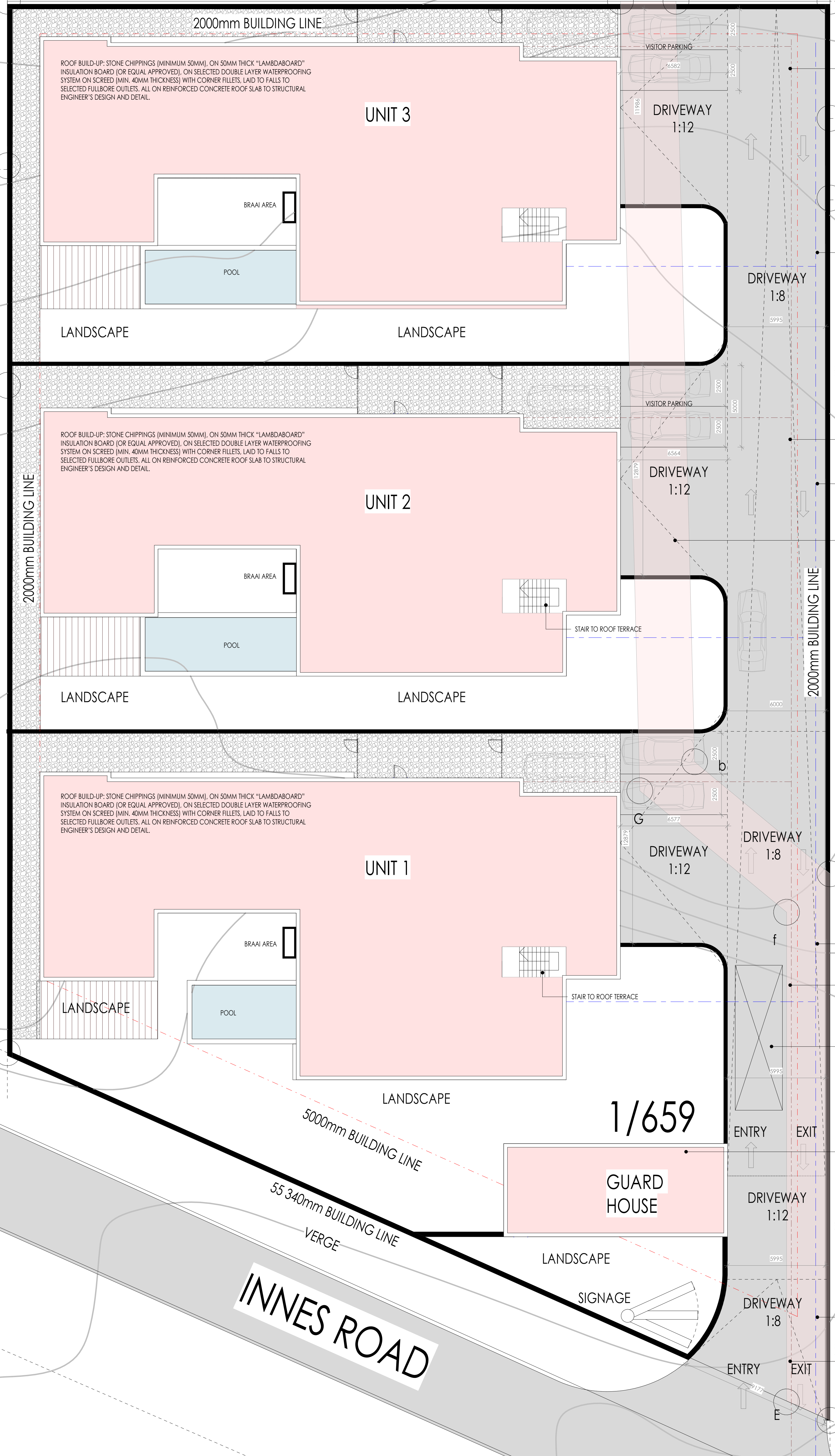
R/659

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- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
  - ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO PUTTING THE RESPECTIVE WORK IN HAND.
  - ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE PUTTING THE WORK IN HAND.
  - ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY BY-LAWS AND WHERE APPLICABLE TO BE SUBJECT TO A RATIONAL DESIGN BY A REGISTERED COMPANY/PERSON.
  - NO PORTION OF PROPOSED WORK TO ENCRoACH OVER THE BOUNDARY AND ADJACENT PROPERTIES.
  - ALL STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL AND WET SERVICES WORK TO BE IN ACCORDANCE WITH PROFESSIONAL ENGINEERS DESIGN, DETAILS AND SPECIFICATIONS.
  - ALL PROFESSIONAL ENGINEERS LAYOUTS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
  - ALL TILING DIMENSIONS ARE TO BE CHECKED PRIOR TO LAYOUT.
  - ALL BRICKWORK SETTING OUT POINTS ARE TO BE TAKEN FROM RAW FACE OF BRICKWORK.
  - ALL WORK TO BE DONE IN ACCORDANCE WITH THE NBR AND SANS 10400.
  - FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
  - REPORT ANY DISCREPANCIES DIRECT TO THE ARCHITECT BEFORE COMMENCING WORK.
  - ALL STAIR HEIGHTS AND BALUSTRADE LENGTHS TO BE CHECKED PRIOR TO MANUFACTURE.
  - ALL WORK ON SITE NOT TO DEVIATE FROM APPROVED ARCHITECTS PLANS.
- GENERAL SERVICES NOTES**
- ALL STORMWATER TO ENGINEER'S DESIGN AND DETAIL.
  - ALL SEWER AND WATER RETICULATION TO WET SERVICES ENGINEER'S DESIGN AND DETAIL.
  - ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER.
  - POSITION OF METERS TO BE ACCESSIBLE TO COUNCIL AND TENANTS AT ALL TIMES.
  - POSITION OF WATER METERS TO BE APPROVED BY ARCHITECT.
  - WORKS TO COMPLY WITH FIRE AND NBR AND SANS 10400 STANDARDS AND BY-LAWS.
  - ACCESS PANELS TO BE PROVIDED TO ALL DRAINAGE DUCTS, TO COMPLY WITH PART P-4.18.2 OF SANS 10400.
  - ALL SEWER PIPES UNDER HARDSTAND OR CONCRETE SLABS TO BE UPVC RIBBED PIPES.
  - ALL ELECTRICITY TO ELECTRICAL ENGINEER'S DETAILS AND REQUIREMENTS - REF TO ELECTRICAL ENGINEER'S DRAWINGS.
  - ALL AIRCON REQUIREMENTS TO A/C SPECIALIST DETAILS.
  - REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPING FINISHES.

**SITE CONTROLS - PORTION 1 - ERF 659**

ZONE	SPECIAL RESIDENTIAL 1200
BUILDING CLASSIFICATION	H4
SITE AREA	3831 sqm
PERMITTED COVERAGE (40%)	1532.4 sqm
PERMITTED F.A.R (N/A)	N/A
FRONT BUILDING LINE	5m
SIDE BUILDING LINE	2m
REAR BUILDING LINE	2m
MAXIMUM HEIGHT PERMITTED	2 STOREY HEIGHT RESTRICTION

**SITE CONTROLS**

1:100

**AREA SCHEDULE - PORTION 1 - ERF 659**

SITE AREA	3831 sqm
PERMITTED COVERAGE (40%)	1532.4 sqm
PERMITTED F.A.R (N/A)	N/A

**SITE AREA BREAKDOWN:**

F.A.R:	
UNIT 1	257.00 sqm
PROPOSED FAR:	
1. LIVING AREAS	257.00 sqm
2. GARAGE	35.00 sqm
UNIT 2	
PROPOSED FAR:	
1. LIVING AREAS	257.00 sqm
2. GARAGE	35.00 sqm
UNIT 3	
PROPOSED FAR:	
1. LIVING AREAS	257.00 sqm
2. GARAGE	35.00 sqm
GUARD HOUSE	20sqm
F.A.R SUMMARY:	
1. PROPOSED TOTAL F.A.R	791.00sqm
2. PERMITTED F.A.R	n/a
3. F.A.R IN HAND	n/a

**COVERAGE:**

1. PROPOSED TOTAL COVERAGE	(40%) 1495sqm
2. PERMITTED COVERAGE	(25%) 1532sqm
3. COVERAGE IN HAND	(2%) 37sqm

**AREA SCHEDULE**

1:100

**NOTES**

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Rev. No.	Cl. No.	Change Name	Date	Submitted by

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**SITE CONTROLS**

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Shuaib Bayat  
Client Signature

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Amata Heritage Submission

ARCHITECT

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PROJECT

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CLIENT

Platinum Property Investments

DRAWN BY: DS	CHECKED BY: SB	PRINT SIZE: A0	PROJECT NO: ST3B 102
TITLE: Erf 659 of Portion 1	SCALE: 1:100, 1:1	DATE: 2022/08/21	SITE DEVELOPMENT PLAN
DRAWING NO: ST3B 102_Erf 659 of Portion 1	REVISION NO:		

