



GROUND FLOOR PLAN
SCALE: 1 : 1000

PROPOSED RIVERSIDE VIEW EXTENSION 83

BUSINESS RETAIL 15 SHOWROOMS 18
840 000m²
3,6192ha
4233

ERVEN 1 AND 3 ARE SUBJECT TO GENERAL R.O.W. SERVITUDE I.F.O. ERF 2 UNTIL THE WATER USE LICENCE IS ALLOCATED AND ACCESS IS DETERMINED.

BUSINESS RETAIL 15 SHOWROOMS 18
000m²
6,9412ha
4231

PROPOSED RIVERSIDE VIEW EXTENSION 82

PRIVATE STREET 20m
4232

Area Schedule Erf 1

School:	Area	Area (excluding covered walkways)
Maintenance	250m ²	
Aquatic	2 500m ²	
Other	250m ²	
Early Year Centre	1 400m ²	900m ²
Primary School	8 350m ²	5000m ²
Secondary School	12 250m ²	6171m ²
TOTAL	25 000m²	15 071m²

Area Schedule Erf 2

Offices:	30 000m ²	
Residential:	16 000m ²	[150 UNITS]
GRAND TOTAL	71 900m²	

Use Zone:	Site Area	FAR @ 0.6 (Permissible)	Proposed Area	Permissible Density	Proposed Density
ERF 1	17,1246 ha	102 747.6m ²	71 000m ²	340 units	150 units
ERF 2	2,1109 ha	12 665.4m ²	12 665m ²	40 units	40 units
Total		115413m²	83 665m²		

Schedule of Rights - Erven 1 & 2

Use Zone: Special
Primary Rights: Place of instruction, residential dwelling units, residential buildings, storage, offices including ancillary uses such as restaurants and shops
Height: 5 storeys excluding basements and architectural features
Coverage: As per Scheme
F.A.R.: 0.6
Parking Provision: Shall not exceed 20 du/ha.
Density: 16m along William Nicol Drive boundaries
Building Lines: 5m along all other street boundaries with provision of relaxation upon evaluation of SGP
0m along the shared erf boundary between Erven 1 and 3 as well as Erven 2 and 3 Riverside View Ext 84

Schedule of Rights - Erf 3

Use Zone: Private open space
Primary Rights: The buildings to be erected on the erf shall be used for conservation, recreation, open space, private or public clubs, ablution facilities, municipal services, maintenance buildings, storerooms which are associated with recreation
Height: 1 storey excluding basements and architectural features
Coverage: As per Scheme
F.A.R.: 0.01
Parking Provision: As per scheme
Density: N/A
Building Lines: 16m along William Nicol Drive boundaries
2m along all boundaries

GENERAL

All work is to be done in accordance with the SANS 10400 National Building Regulations
All materials and workmanship are to comply with the relevant SANS 10400 codes and/or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice or Agreement Certificates applicable to the design basis, the recommendations and requirements of such documents are to be considered a minimum standard for the work.
The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, wherever their source, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors need to refer to the SANS 9001 family of standards, then monitor these works accordingly.
This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from SCAD and all other documents related to the project.
All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
All dimensions and levels must be checked on site by the contractor before putting work in hand.
All work to be executed by competent persons qualified for the specific trade.

REV	DATE	DRAWN	DESCRIPTION
A	13-01-2020	KT	UPDATED ATTENTION LAYOUT
B	29-01-2020	KT	UPDATED ATTENTION LAYOUT

REVISION

SCAD
SOUTH AFRICAN ARCHITECTURE DESIGN

258 BEYERS NAUDE DRIVE
1ST FLOOR, BLACKHEATH MEWS
GLENHOLM, JOHANNESBURG
SOUTH AFRICA

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IN JOINT VENTURE WITH

+Partners
ARCHITECTS

PROJECT

PROPOSED SCHOOL
OR
STEYN CITY PROPERTIES RIVERSIDE VIEW EXT 84 TOWNSHIP

SITE PLAN

SCALE: 1 : 1000 @ A0

PROJECT	PHASE	DRAWING	BLOCK/SERIES/BUFIX	REVISION
XXX	1	AR	100	B

INFO	TENDER	CONSTRUCTION
DRAWN BY: [Name]	CHECKED BY: [Name]	DATE: [Date]
DATE: 11/15/17	DATE: [Date]	DATE: [Date]