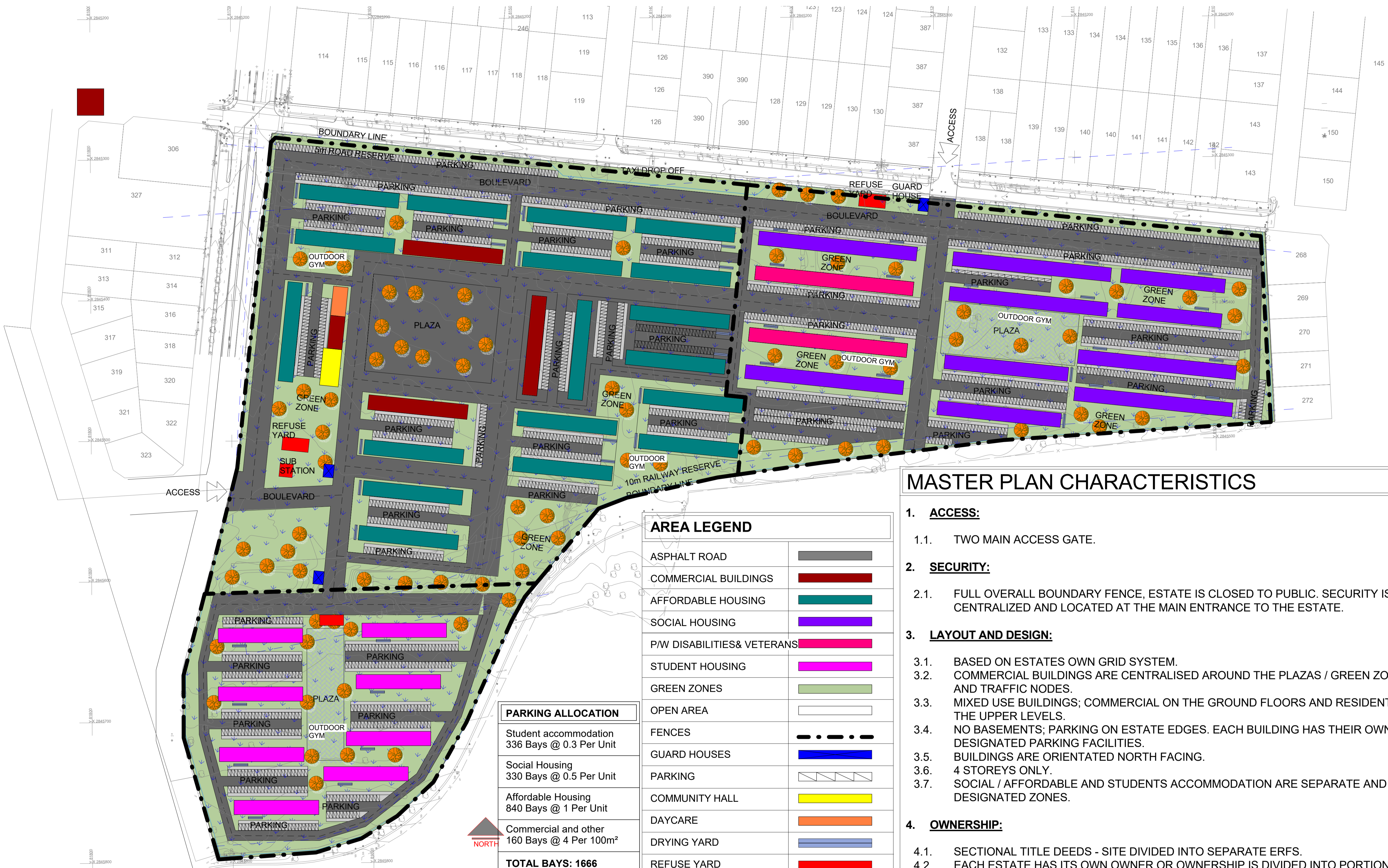


Notes
 This drawing is the property of TKDS Consulting and is intended for the use on site only and for the project to which it relates.
 Copyright subsists in this drawing under the Copyright Act No 98 of 1978.
 All work is to be carried in accordance with SANS 10400 and other relevant SABS standards.
 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) as well as the Construction Regulations, 2014, as promulgated by the Department of Labour.
 All contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.
 This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated.
 All levels and dimensions to be checked on-site by the contractor before work is carried out and any discrepancies to be reported to the Architect.
 This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from the Architect and all other consultants related to this project.



AREA LEGEND	
ASPHALT ROAD	[Grey rectangle]
COMMERCIAL BUILDINGS	[Red rectangle]
AFFORDABLE HOUSING	[Teal rectangle]
SOCIAL HOUSING	[Purple rectangle]
P/W DISABILITIES & VETERANS	[Pink rectangle]
STUDENT HOUSING	[Light blue rectangle]
GREEN ZONES	[Light green rectangle]
OPEN AREA	[White rectangle]
FENCES	[Dashed line]
GUARD HOUSES	[Blue rectangle]
PARKING	[Hatched rectangle]
COMMUNITY HALL	[Yellow rectangle]
DAYCARE	[Orange rectangle]
DRYING YARD	[Light blue rectangle]
REFUSE YARD	[Red rectangle]

PARKING ALLOCATION	
Student accommodation	336 Bays @ 0.3 Per Unit
Social Housing	330 Bays @ 0.5 Per Unit
Affordable Housing	840 Bays @ 1 Per Unit
Commercial and other	160 Bays @ 4 Per 100m ²
TOTAL BAYS:	1666

SITE AREA LEGEND	
AREA OF STAND	193 595 m ²
PERIMETER OF STAND (FENCE)	2 379.29 m

RESIDENTIAL TYPOLOGY	BUILDING CONFIGURATION	UNIT CONFIGURATION	total UNITS	RATIOS
STUDENT ACCOMMODATION				
TYPE 1	1 BED	9 m ²	160	43%
TYPE 2	2 BED	14 m ²	960	
SOCIAL HOUSING SOCIAL HOUSING, INCLUDING PEOPLE WITH DISABILITIES AND MILITARY VETERANS				
TYPE 1	1 BED, 1 BATHROOM	33 m ²	224	24%
TYPE 2	2 BED, 1 BATHROOM	44 m ²	436	
AFFORDABLE HOUSING				
TYPE 1	1 BED, 1 BATHROOM	37 m ²	504	33%
TYPE 2	2 BED, 1 BATHROOM	48 m ²	168	
TYPE 3	2 BED, 2 BATHROOM	55 m ²	168	
TOTAL			2620	100%

MASTER PLAN CHARACTERISTICS

- ACCESS:**
 - TWO MAIN ACCESS GATE.
- SECURITY:**
 - FULL OVERALL BOUNDARY FENCE, ESTATE IS CLOSED TO PUBLIC. SECURITY IS CENTRALIZED AND LOCATED AT THE MAIN ENTRANCE TO THE ESTATE.
- LAYOUT AND DESIGN:**
 - BASED ON ESTATES OWN GRID SYSTEM.
 - COMMERCIAL BUILDINGS ARE CENTRALISED AROUND THE PLAZAS / GREEN ZONES AND TRAFFIC NODES.
 - MIXED USE BUILDINGS; COMMERCIAL ON THE GROUND FLOORS AND RESIDENTIAL ON THE UPPER LEVELS.
 - NO BASEMENTS; PARKING ON ESTATE EDGES. EACH BUILDING HAS THEIR OWN DESIGNATED PARKING FACILITIES.
 - BUILDINGS ARE ORIENTATED NORTH FACING.
 - 4 STOREYS ONLY.
 - SOCIAL / AFFORDABLE AND STUDENTS ACCOMMODATION ARE SEPARATE AND IN DESIGNATED ZONES.
- OWNERSHIP:**
 - SECTIONAL TITLE DEEDS - SITE DIVIDED INTO SEPARATE ERF'S.
 - EACH ESTATE HAS ITS OWN OWNER OR OWNERSHIP IS DIVIDED INTO PORTIONS OF THE ESTATE.
- GREEN ZONES:**
 - GREEN ZONES ARE CENTRALISED ON TRAFFIC NODES THROUGHOUT THE ESTATE AND ARE COMMUNAL.
 - GREEN ZONES EACH HAVE INDIVIDUAL CHARACTER.

AMENITIES IN COMMERCIAL BUILDINGS

- 4x GF BUILDINGS @ 677.40m² (TOTAL 2709.60m²)**
- MEDICAL FACILITY
 - DAY CARE CENTRE
 - LIBRARY
 - COMMUNITY MULTI PURPOSE HALL
 - POLICE OFFICE

Rev	Date	Drawn	Description
01	2024/02/29	TKD	Issued to C/S
02	2024/02/29	TKD	Issued for revised costings
03	2024/02/29	TKD	Include community hall and daycare
04	2024/03/14	TKD	Include parking rates and C/S's

Stamp

Physical
 16000 Business Park
 4 Peter Stirling Road
 Fouriesburg
 1751
 Gauteng, South Africa

Postal
 P.O. Box 2878
 Secunda 401
 2152

Contact
 Tel: +2711 465 2168
 Fax: +2711 467 7375
 Web: www.tkds.co.za

Branches
 Gauteng | Free State | Eastern Cape

ELLOFFS PARK

FOR

SITE LAYOUT PLAN

PROPOSAL 1

17-P27/ELF/AR -	001	REV D
SCALE	DATE	DESIGNED
1:1500	02/26/18	DRAWN
		CHECKED
		STAGE
		CD