

	Fire Department	City Power	City Parks & Urban Conservation	Johannesburg Water (Pty) Ltd	Johannesburg Roads agency (JRA)
	Date: ____/____/____	Date: ____/____/____	Date: ____/____/____	Date: ____/____/____	Date: ____/____/____
LAND USE MANAGEMENT	OTHER (such as ESKOM or any other if required)	Environmental Health	Transportation	Environmental Planning	Pikitup
	Date: ____/____/____	Date: ____/____/____	Date: ____/____/____	Date: ____/____/____	Date: ____/____/____

CIRCULATION

AREA SCHEDULE - Dev - Adrienne Street - Pin 1 Of E7 213 Sandown Exl 24 (Summary)					
Pin 1 Of 213 Sandown	Stand Size	House Type	Coverage = %	Floor Area Ratio F:R	Total Floor Area
1	344.00m <sup>2</sup>	Type A	142.88m <sup>2</sup> = 41.53%	289.00m <sup>2</sup> = 0.84	351.24m <sup>2</sup>
2	308.00m <sup>2</sup>	Type A	142.88m <sup>2</sup> = 46.4%	289.00m <sup>2</sup> = 0.94	351.24m <sup>2</sup>
3	344.00m <sup>2</sup>	Type A	142.88m <sup>2</sup> = 42.7%	289.00m <sup>2</sup> = 0.84	351.24m <sup>2</sup>
4	345.00m <sup>2</sup>	Type B1	143.07m <sup>2</sup> = 41.7%	289.20m <sup>2</sup> = 0.82	340.80m <sup>2</sup>
5	308.00m <sup>2</sup>	Type A1	142.88m <sup>2</sup> = 46.4%	289.00m <sup>2</sup> = 0.94	351.24m <sup>2</sup>
6	344.00m <sup>2</sup>	Type A1 + Gable Bldg	142.88m <sup>2</sup> + 0.712m <sup>2</sup> = 154m <sup>2</sup> = 44.6%	289.00m <sup>2</sup> + 12m <sup>2</sup> = 297.00m <sup>2</sup> = 0.86	351.24m <sup>2</sup> + 0.712m <sup>2</sup> = 351.95m <sup>2</sup>
Combined Totals	1980.00m <sup>2</sup>		866.6m <sup>2</sup> = 43.8%	1731.12m <sup>2</sup> = 0.87	2092.24m <sup>2</sup>

## COUNCIL SCHEDULE OF RIGHTS

## PROPERTY DESCRIPTION

E#:	<u>213</u>	Parcel:	<u>1</u>	Site area:	<u>1980.00</u> m <sup>2</sup>
Township:	<u>Sandown Ex 24</u>	Title Deed No.:			<u>                    </u>
ZONING INFORMATION					
Town Planning Scheme	<u>SANDOWN TOWN PLANNING SCHEME 1980</u>	Amendment Scheme No.	<u>02-17608</u>		
Use Zone	<u>RESIDENTIAL 2</u>	Amenity No.	<u>02-17608</u>		

## DEVELOPMENT CONTROL MEASURES

Permissible	Control	Actual
3 Storeys 60.00% = 1188.00m <sup>2</sup> 1.5 = 2970.00m <sup>2</sup> As per Scheme	Height of buildings Coverage Floor Area Ratio Floor Area	3 Storeys 866.46m <sup>2</sup> = 43.8% 1731.12m <sup>2</sup> = 0.87 2092.84m <sup>2</sup>
31 units per Hec	Density (dwelling units per hectare)	31 units per Hec
	No of Dwelling units on the erf	Max 6 units on Site

## PARKING















Parking Ratio per Use	Area per Use	Parking Bays Required
Parking bays per 1000m <sup>2</sup>	floor area	_____ m <sup>2</sup> _____ parking bays
Parking bays per 1000m <sup>2</sup>	floor area	_____ m <sup>2</sup> _____ parking bays
Parking bays per 1000m <sup>2</sup>	floor area	_____ m <sup>2</sup> _____ parking bays
Parking bays per dwelling unit		_____ units _____ parking bays
Parking bays per _____ seats		_____ seats _____ parking bays

NG BAYS REQUIRED

TOTAL PARKING BAYS PROVIDED (Including Garages)	<u>18</u>
Surplus / Deficit No of Parking Bays	<u>6</u> parking bays

The information provided above is hereby certified to be correct and precise.

NAME _____	SIGNATURE _____
( PLEASE PRINT )	
DATE _____	PLAN NO. _____

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**GWA** **GAVIN WARBURTON**  
& ASSOCIATES  
ARCHITECTS

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Project:

Development - Adrienne Street

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## Site Development Plan.

Plm 1 Of Eff 213  
Sandown Ext 24.

Sept 2019

Drawn By: DT7

Scale:	
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Drawing No:	Bay	Code
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AS-HSA.2019.101.C	C
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