Marisa Arries
Administrator, Planning Department
Planning and Development
E-mail: marries@george.gov.za
Tel: +27 (044) 801 9473

Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development

Collaborator No.: **2547698**
Reference / Verwysing: **Erf 18283, George**
Date / Datum: **10 March 2023**
Enquiries / Navrae: **Marisa Arries**

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

APPLICATION FOR SITE DEVELOPMENT PLAN:
ERF 18283, GLOUCESTER LANE, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.1.17.1.17 of 30 June 2022 decided that the application for permission in terms of Sections 15(2)(l) of the Land Use Planning By-law for George Municipality, 2015 for the approval of the respective Site Development Plans (SDP) –

Plan no's. 18283_01.00_C to 18283_01.01_C dated 18/10/2021, 18283_02.100_C to 18283_02.104_C, 18283_03.100_C, "18283_04.100_C" to "18283_04.102_C, dated 21/11/2022, "18283_00.100_C dated 28/01/2022, drawn by "JB|GB" from BBB Architects (12 plans); and

Landscape Plans - Plan no's. SQ1-GLO-100.1 Rev:1 – SQ1-GLO-100.4 Rev:1 dated 18/01/2023 drawn by "LC" from Square One Landscape Architects (4 plans) as required in terms of conditions 3 and 4 of the approval letter dated 11 November 2022 for Erf 18283, George, attached as **Annexure A** -

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

REASONS FOR DECISION

(i). The SDP and related documents comply with the conditions of approval dated 11 November 2022.
(ii). The proposed SDP is in line with the Integrated Zoning Scheme By-Law, 2017, development rights as approved.
(iii). The proposed SDP meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2015.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

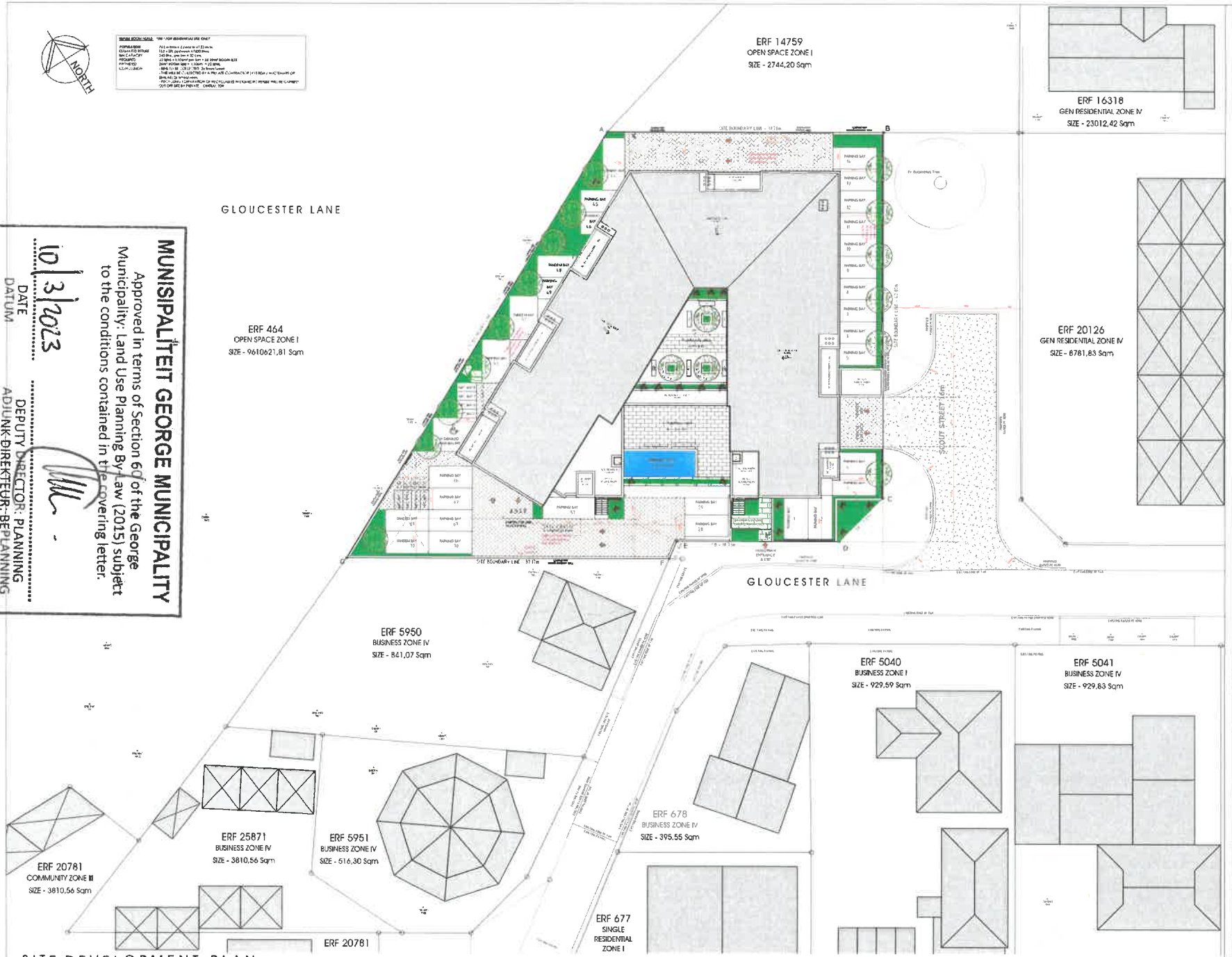
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director Planning and Development, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 31 March 2023** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully

C. PETERSEN
SENIOR MANAGER: PLANNING
C:\Marisa\Decisions\Erf 18283, George(sdp_approval)jvrolijk.docx



SITE DEVELOPMENT PLAN

SCALE 1:200

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

DATE 10/3/2023

DATUM

DEPUTY DIRECTOR: PLANNING

ADJUNK-DIREKTEUR: BEPLANNING

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SITE INFORMATION - 38 UNIT SCHEME

[illegible]	2232	m²	
ZONING	FLATS		
FLOOR FACTOR:	1,0		
PERMISSIBLE FLOOR SPACE	2232	m²	
PROPOSED FLOOR SPACE	2232	m²	0
PERMISSIBLE COVERAGE	1184	m²	50%
PROPOSED COVERAGE	1224	m²	51%
PERMISSIBLE HEIGHT	15	m	
PROPOSED HEIGHT	15	m	
REQUIRED OPEN SPACE	223	m²	10%
PROPOSED OPEN SPACE	192,5	m²	8,6%
UNIT QUANTITIES			
1ST STOREY:	14	UNITS	
2ND STOREY:	12	UNITS	
3RD STOREY:	12	UNITS	
TOTAL	38	UNITS	
UNIT TYPES			
STUDIOS	0		
1 BEDROOM	3		
2 BEDROOMS	35		
TOTAL	38	UNITS	

PARKING QUANTITIES				
APARTMENT REQ	2 per	38	UNITS	
REQUIRED TOTAL:	2	76	BAYS	
GROUND STOREY P/BAYS(Standard):		63	BAYS	
GROUND STOREY P/BAYS(Tandem):		5	BAYS	
GROUND STOREY M/BAYS:	0	1	BAYS	
GROUND STOREY BICYCLE BAYS:	0	0	BAYS	
PROPOSED PARKING:	2,042	70	BAYS	

*N.B. A tandem bay accommodates two motor vehicles

BUILDING AREAS

	INTERNAL	EXTERNAL	GFA
GROUND			
CIRCULATION (STAIRS)	48,5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP		2080	m²
SUB TOTAL INTERNAL AREA:	152,5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152,5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	762		m²
TERRACES		223,5	m²
PLANTERS		24,5	m²
SUB TOTAL INTERNAL AREA:	762		m²
SUB TOTAL FLOOR FACTOR:	762		m²
SUB TOTAL BUILDING AREA:	[illegible]		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	680		m²
COMMUNAL AREA		80	m²
POOL AREA		30	m²
TERRACES		199,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	680		m²
SUB TOTAL FLOOR FACTOR:	680		m²
SUB TOTAL BUILDING AREA:	1160,5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	680		m²
TERRACES		199,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	680		m²
SUB TOTAL FLOOR FACTOR:	680		m²
SUB TOTAL BUILDING AREA:	1056,5		m²
TOTAL AREAS			
TOTAL UNIT AREA:	2300		m²
TOTAL TERRACE AREA:		612,5	m²
TOTAL INTERNAL AREA:	2015,5		m²
TOTAL FLOOR FACTOR:	2232		m²
TOTAL BUILDING AREA:	[illegible]		m²

REV	DESCRIPTION.	DATE:
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-28
C	COUNCIL APPROVAL	2022-02-04
D	COUNCIL APPROVAL	2022-02-17
E	VEHICLE ACCESS FROM SCOUT STREET AS REQUESTED AND APPROVED BY GEORGE MUNICIPALITY CIVIL ENGINEERING SERVICES	2023-02-09

SIGNATURE

BBB ARCHITECTS
112 FIENAAR ROAD MEYERTON 1961
cell: 082 745 7004 email: jhon@bbbarchitects.co.za

PURPOSE OF ISSUE:

FOR COUNCIL APPROVAL

PROJECT:

NEW APARTMENTS on ERF 18283

GLOUCESTER LANE - GEORGE

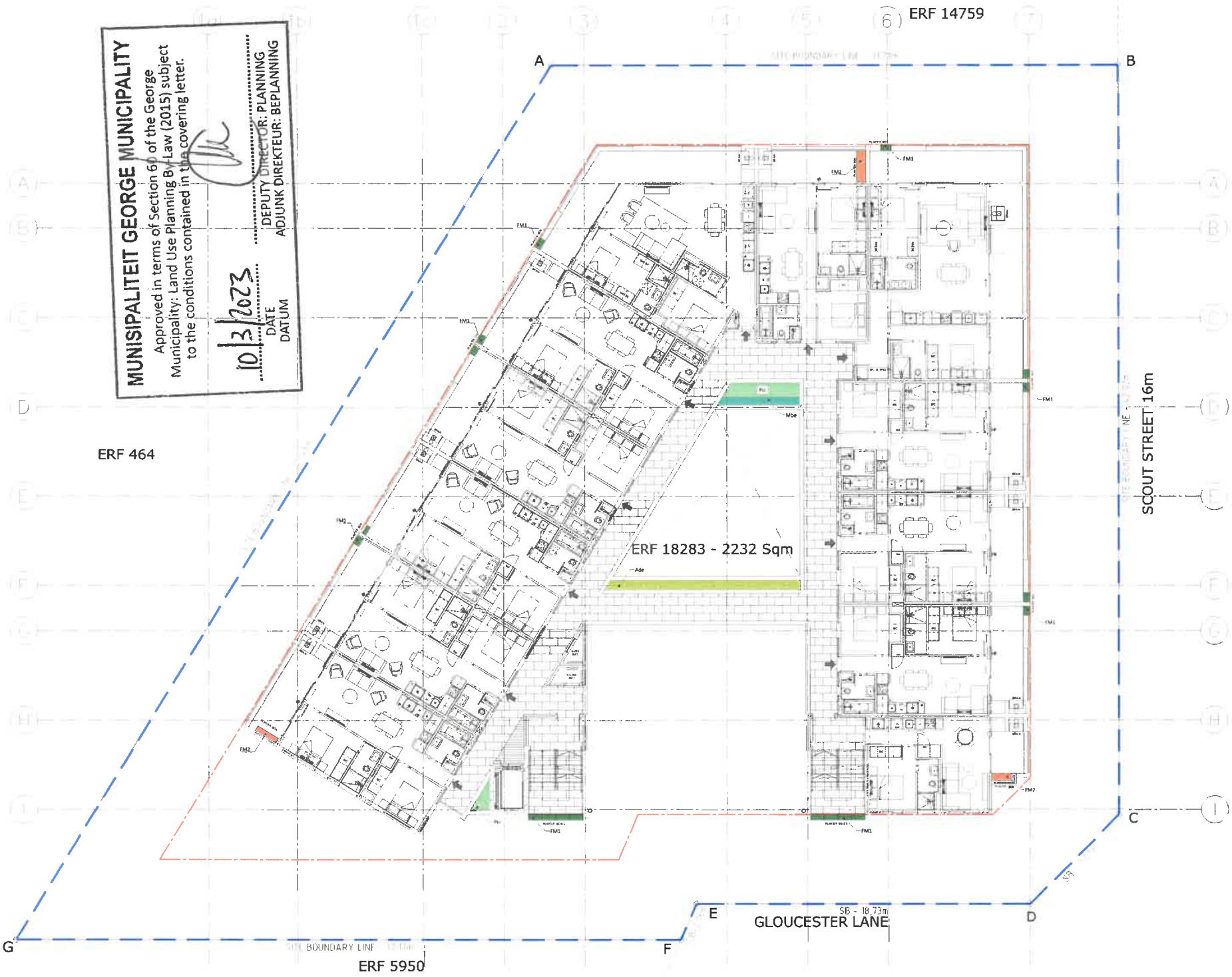
DRAWING:

SITE DEVELOPMENT PLAN

SCALE	1:200	DRAWN	JB | GB
DATE	2021-10-18	CHECKED	JB
DRAWING	18283_01.000_C		REV E

PLOTTED

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.
10/3/2023
DATE
DATUM
DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING



LEGEND

Shrubs and ground covers

Asparagus densiflorus 'Sprengeri' (Asparagus fern) 4kg@1m² (1m²)

Mackaya bella (Forest bell bush) 4kg@1m² (1m²)

Plectranthus ciliatus (Dwarf sour flower) 4kg@1m² (1m²)

Facade Mix 1 (1m²)

Barleria obtusa - purple (Bush violet) 4kg@1/m² no 21

Pelargonium peltatum (Ivy-leaved pelargonium) 4kg@1/m² no 21

Helichrysum petiolare (Silver bush everlasting) 4kg@1/m² no 21

Plectranthus 'Mona Lavender' (Mona Lavender sour flower) 4kg@1/m² no 21

Facade Mix 2 (5m²)

Asparagus densiflorus 'Sprengeri' (Asparagus fern) 4kg@1/m² no 9

Plectranthus neochilus (Lobster flower) 4kg@1/m² no 9

Rosmarinus officinalis prostratus (Creeping Rosemary) 4kg@1/m² no 9

NO	DATE	DESCRIPTION	DRAWN BY

REVISIONS

NORTH

PROJECT
GLOUCESTER LANE
NEW APARTMENTS - ERF 18283
George, Western Cape

DESCRIPTION
SOFT LANDSCAPE PLAN
3rd Floor

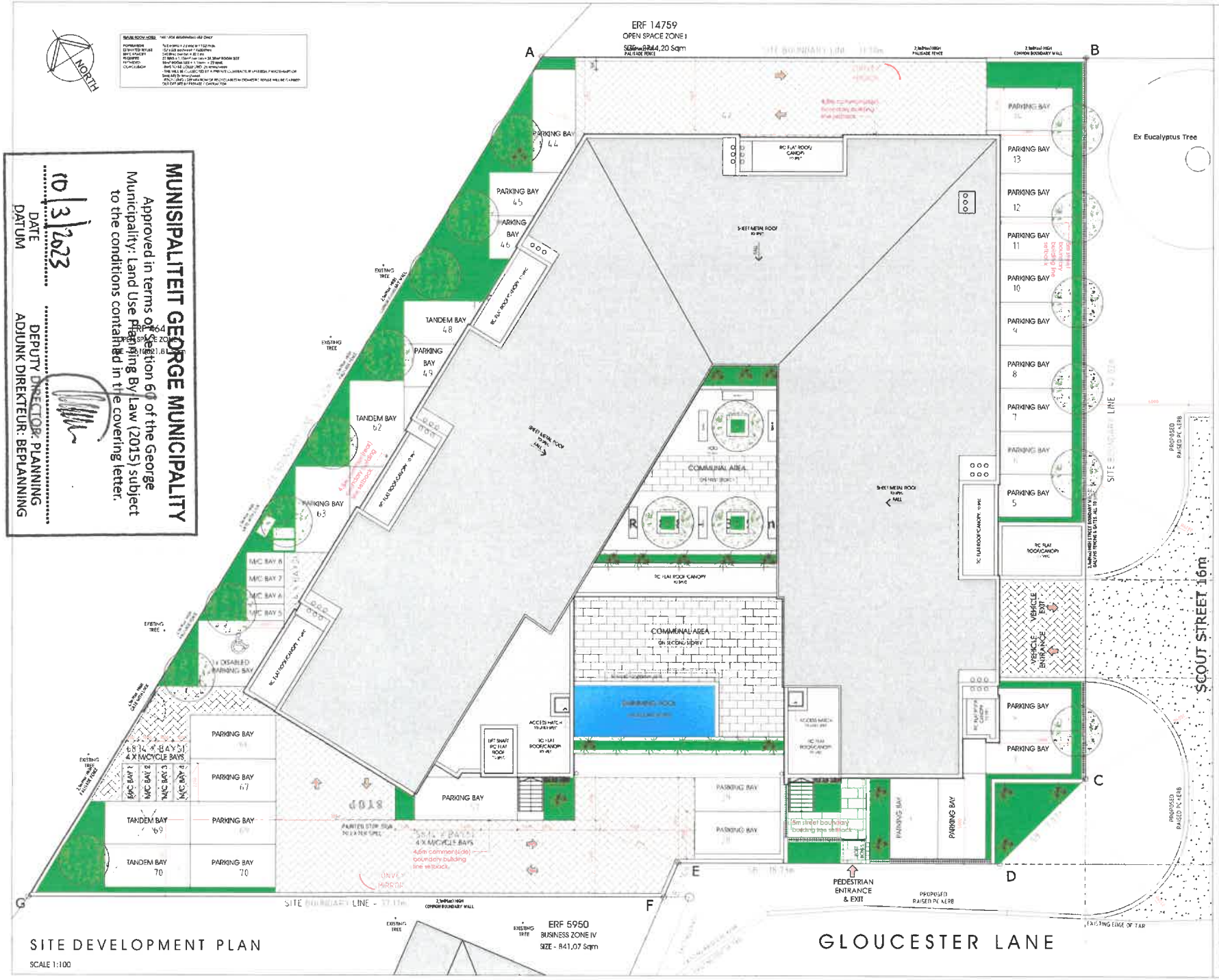
SCALE 1:100 (as shown @ A1)
DATE 2023 03 10
DWG # SQ1-GEO-100-4 REV
DRAWN BY LC
CHECKED BY WV

DOCUMENT CONTROL STATUS

FOR APPROVAL

SQUARE ONE

SQUARE ONE Landscape Architects cc
www.sq1.co.za | CK 2011/037636/23



MUNISIPALITEIT GEORGE MUNICIPALITY

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10/3/2023
DATE
DATUM

DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING

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SITE INFORMATION - 38 UNIT SCHEME

ERF 18283	2252	m²
ZONING	FLATS	
FLOOR FACTOR	1,0	
PERMISSIBLE FLOOR SPACE:	2252	m²
PROPOSED FLOOR SPACE	2253	m²
PERMISSIBLE COVERAGE	1126	m² 50%
PROPOSED COVERAGE	1126	m² 50%
PERMISSIBLE HEIGHT	15	m
PROPOSED HEIGHT	15	m
REQUIRED OPEN SPACE	225	m² 10%
PROPOSED OPEN SPACE	722,5	m² 53%
UNIT QUANTITIES		
1ST STOREY:	14	UNITS
2ND STOREY	12	UNITS
3RD STOREY:	12	UNITS
TOTAL	38	UNITS
UNIT TYPES		
3 BEDROOMS	0	
2 BEDROOM	3	
1 BEDROOMS	35	
TOTAL	38	UNITS
PARKING QUANTITIES		
APARTMENTS REQ	2 per 38	UNITS
REQUIRED TOTAL:	2 76	BAYS
GRD STOREY P/BAYS(Standard):	66	BAYS
GRD STOREY P/BAYS(Tandem):	5	BAYS
1ND STOREY M/BAYS	8 2	BAYS
1RD STOREY BICYCLE BAYS:	0 0	BAYS
PROPOSED PARKING:	1,042 70	BAYS

*N.B: A tandem bay accommodating two motor vehicles

BUILDING AREAS

	INTERNAL	EXTERNAL	UNIT
GROUND:			
CIRCULATION (STAIRS)	88,5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP		7080	m²
SUB TOTAL INTERNAL AREA:	152,5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152,5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	792		m²
TERRACES		221,5	m²
PLANTERS		14,5	m²
SUB TOTAL INTERNAL AREA:	792		m²
SUB TOTAL FLOOR FACTOR:	792		m²
SUB TOTAL BUILDING AREA:	1215		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	686		m²
COMMUNAL AREA		80	m²
POOL AREA		30	m²
TERRACES		195,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	686		m²
SUB TOTAL FLOOR FACTOR:	686		m²
SUB TOTAL BUILDING AREA:	1108,5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	686		m²
TERRACES		195,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	686		m²
SUB TOTAL FLOOR FACTOR:	686		m²
SUB TOTAL BUILDING AREA:	1108,5		m²
TOTAL AREAS:			
TOTAL UNIT AREA:	2165		m²
TOTAL TERRACE AREA:		612,5	m²
TOTAL INTERNAL AREA:	2015,5		m²
TOTAL FLOOR FACTOR:	2252		m²
TOTAL BUILDING AREA:	3996,5		m²

REV	DESCRIPTION	DATE
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-28
C	COUNCIL APPROVAL	2022-02-04
D	COUNCIL APPROVAL	2022-02-17
E	VEHICLE ACCESS FROM SCOUT STREET AS REQUESTED AND APPROVED BY GEORGE MUNICIPALITY CIVIL ENGINEERING SERVICES.	2023-02-09

SIGNATURA

BBB ARCHITECTS
112 PIENAAR ROAD MILNERTON 7441
cell: 082 745 7004 email: jacn@bbbarchitects.co.za

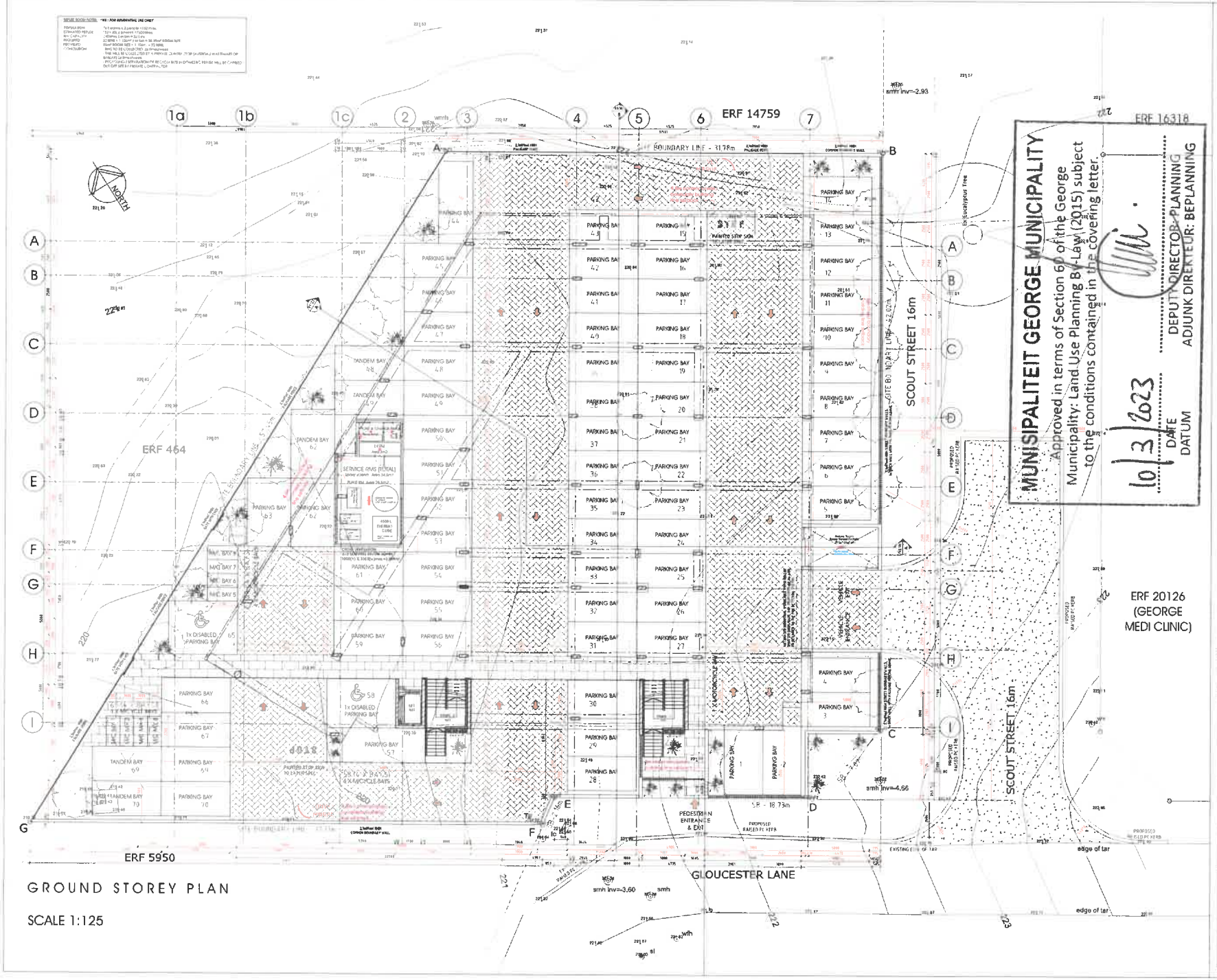
PURPOSE OF ISSUE:
FOR COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS on ERF 18283
GLOUCESTER LANE - GEORGE

DRAWING:
SITE DEVELOPMENT PLAN

SCALE	1:100	DRAWN	JB|GB
DATE	2021-10-18	CHECKED	JB
DRAWING	18283_01.001_C	REV	E

PLOTTED



GROUND STOREY PLAN

SCALE 1:125

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SITE INFORMATION - 38 UNIT SCHEME

ERF 16383	3182	m²	
ZONING	FLATS		
FLOOR FACTOR	1.0		
PERMISSIBLE FLOOR SPACE	2332	m²	
PROPOSED FLOOR SPACE	2092	m²	
PERMISSIBLE COVERAGE	1184	m²	60%
PROPOSED COVERAGE	1224	m²	59%
PERMISSIBLE HEIGHT	15	m	
PROPOSED HEIGHT	15	m	
REQUIRED OPEN SPACE	223	m²	10%
PROPOSED OPEN SPACE	1113	m²	33%
UNIT QUANTITIES			
1ST STOREY	14	UNITS	
2ND STOREY:	12	UNITS	
3RD STOREY:	12	UNITS	
TOTAL	38	UNITS	
UNIT TYPES			
STUDIOS	0		
1 BEDROOM	8		
2 BEDROOMS	30		
TOTAL	38	UNITS	
PARKING QUANTITIES			
APARTMENT REQ	2 per	38	UNITS
REQUIRED TOTAL:	2	76	BAYS
GRD STOREY P/BAYS (tandem):		65	BAYS
GRD STOREY P/BAYS (Tandem):		5	BAYS
GRD STOREY M/BAYS:	8	2	BAYS
GRD STOREY BICYCLE BAYS	0	0	BAYS
PROPOSED PARKING:	1,842	79	BAYS

*N.B. 6 tandem bay accommodating two motor vehicles

BUILDING AREAS

	INTERNAL	EXTERNAL	
GROUND			
CIRCULATION (STAIRS):	88,5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP:		2080	m²
SUB TOTAL IN TERNAL AREA:	152,5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152,5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		172	m²
UNITS	752		m²
TERRACES		221,5	m²
PLANTERS		24,5	m²
SUB TOTAL INTERNAL AREA:	752		m²
SUB TOTAL FLOOR FACTOR:	752		m²
SUB TOTAL BUILDING AREA:	1216		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
[illegible] AREA		80	m²
POOL AREA		30	m²
TERRACES		195,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1180,5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
TERRACES		195,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1080,5		m²
TOTAL AREAS:			
TOTAL UNIT AREA:	2128		m²
TOTAL TERRACE AREA:		612,5	m²
TOTAL INTERNAL AREA:	2025,5		m²
TOTAL FLOOR FACTOR:	2232		m²
TOTAL BUILDING AREA:	3580,5		m²

REV.	DESCRIPTION	DATE
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-28
C	COUNCIL APPROVAL	2022-02-04
D	COUNCIL APPROVAL	2022-02-17
E	CLIENT CHANGES	2022-09-13
F	CLIENT CHANGES	2022-11-21
G	CLIENT CHANGES & FIRE REQUIREMENTS	2022-12-08

SIGNATURE

BBB ARCHITECTS
113 PIENAAR ROAD MILNERTON 7441
cell: 082 745 7004 email: jon@bbbarchitects.co.za

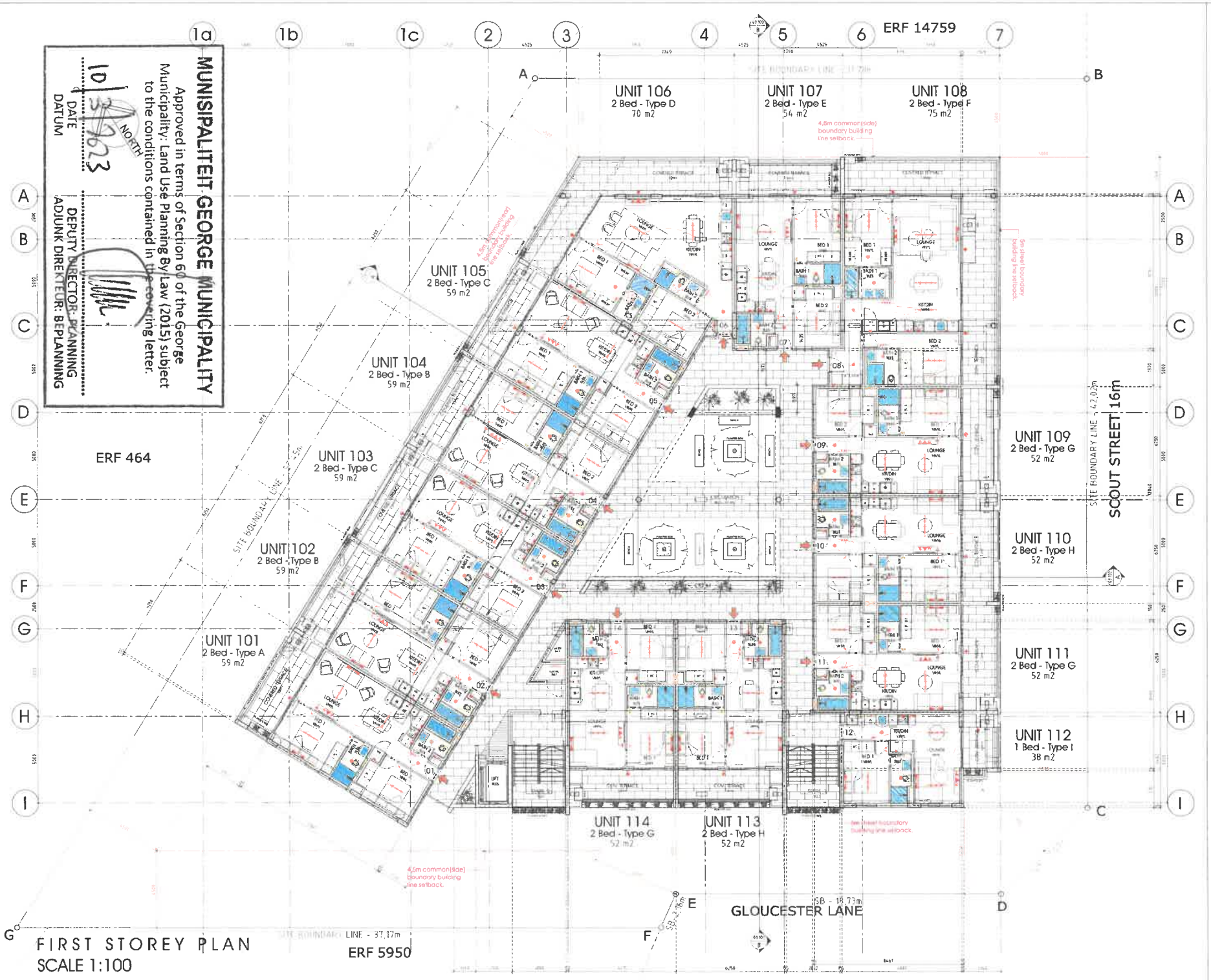
PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
GENERAL ARRANGEMENT PLAN
GROUND STOREY PLAN

SCALE	1:125	DRAWN	JB | GB
DATE	2022-11-21	CHECKED	JB
DRAWING	18283_02.100_C	REV	G

PLOTTED



FIRST STOREY PLAN
SCALE 1:100

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.
DATE 10/3/2023
DATUM
DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING

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SITE INFORMATION - 98 UNIT SCHEME

ERF SIZE:		2232	m²	
ZONING		FLATS		
FLOOR FACTOR		1,0		
PERMISSIBLE FLOOR SPACE		2232	m²	
PROPOSED FLOOR SPACE		2232	m²	
PERMISSIBLE COVERAGE		1184	m²	60%
PROPOSED COVERAGE		1224	m²	55%
PERMISSIBLE HEIGHT		15	m	
PROPOSED HEIGHT		15	m	
REQUIRED OPEN SPACE		223	m²	10%
PROPOSED OPEN SPACE		722,5	m²	33%
UNIT QUANTITIES				
1ST STORY:		14	UNITS	
2ND STOREY:		12	UNITS	
3RD STOREY:		12	UNITS	
TOTAL		38	UNITS	
UNIT TYPES				
STUDIOS		0		
1 BEDROOM		3		
2 BEDROOMS		35		
TOTAL		38	UNITS	
PARKING QUANTITIES				
APARTMENT NO	2 per	38	UNITS	
REQUIRED TOTAL:	2	76	BAYS	
GRD STOREY P/BAYS(Standard):		63	BAYS	
GRD STOREY P/BAYS(Tandem):		5	BAYS	
GRD STOREY M/BAYS	0	2	BAYS	
GRD STOREY BICYCLE BAYS:	0	0	BAYS	
PROPOSED PARKING:	1,847	70	BAYS	

*N.B. A tandem bay accommodating two motor vehicles

BUILDING AREAS

	INTERNAL	EXTERNAL	
GROUND			
CIRCULATION (STAIRS):	88,5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP:		2080	m²
SUB TOTAL INTERNAL AREA:	152,5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152,5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	792		m²
TERRACES		221,5	m²
PLANTERS		14,5	m²
SUB TOTAL INTERNAL AREA:	792		m²
SUB TOTAL FLOOR FACTOR:	792		m²
SUB TOTAL BUILDING AREA:	1213		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
COMMUNAL AREA		80	m²
POOL AREA		30	m²
TERRACES		195,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1088,5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
TERRACES		195,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1088,5		m²
TOTAL AREAS			
TOTAL UNIT AREA:	2168		m²
TOTAL TERRACE AREA:		612,5	m²
TOTAL INTERNAL AREA:	2015,5		m²
TOTAL FLOOR FACTOR:	2232		m²
TOTAL BUILDING AREA:	3556,5		m²

REV	DESCRIPTION:	DATE:
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-28
C	COUNCIL APPROVAL	2022-02-04
D	COUNCIL APPROVAL	2022-02-17
E	CLIENT CHANGES	2022-09-13
F	CLIENT CHANGES	2022-11-21
G	CLIENT CHANGES & FIRE REQUIREMENTS.	2022-12-08

SIGNATURA

BBB ARCHITECTS
112 PIENAAR ROAD MILNERTON 7441
cell: 082 745 7004 email: juan@bbbarchitects.co.za

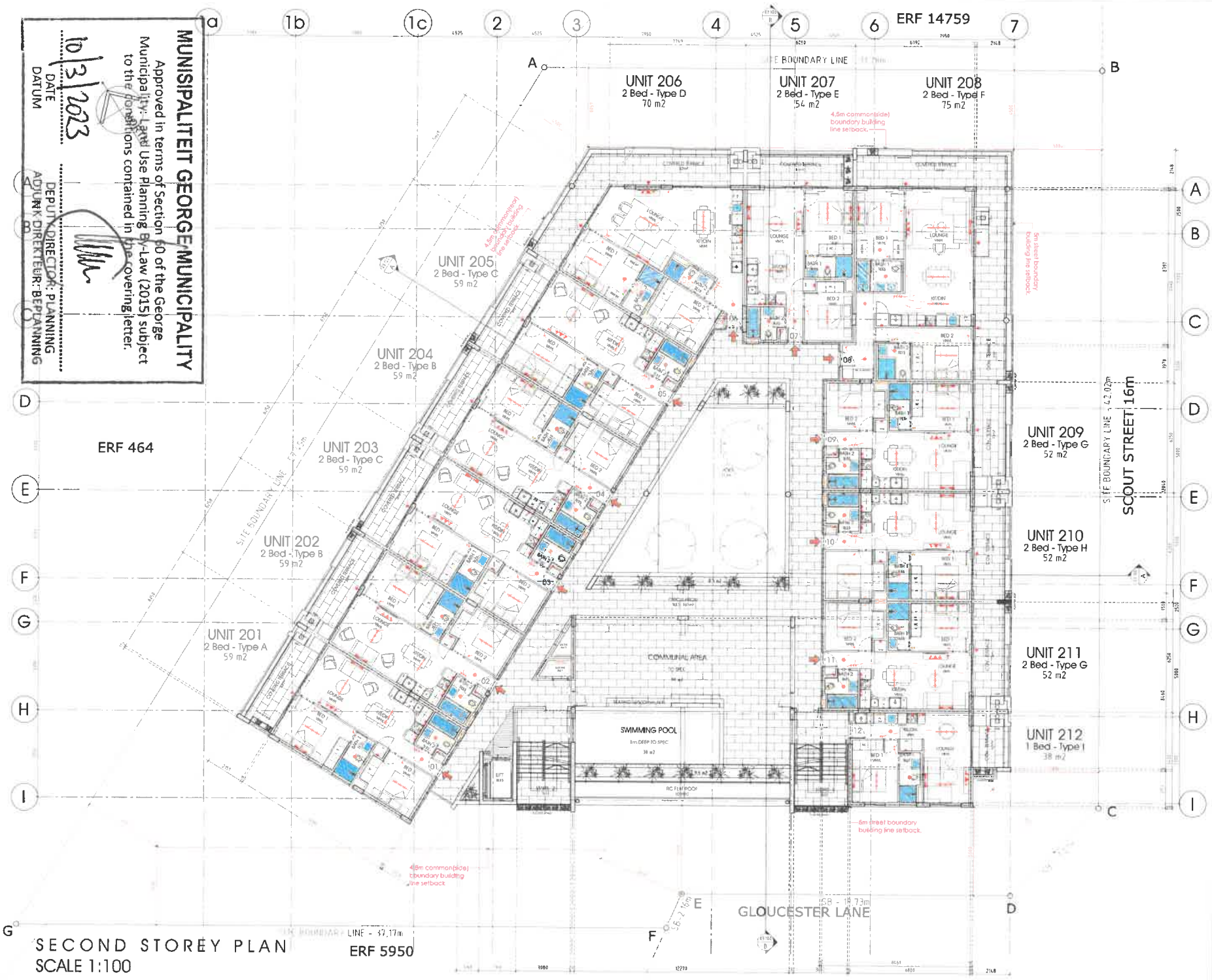
PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
GENERAL ARRANGEMENT PLAN
FIRST STOREY PLAN

SCALE	1:100	DRAWN	JB | DR
DATE	2022-11-21	CHECKED	JB
DRAWING	18283.02.101_C		REV G

PLOTTED



SECOND STOREY PLAN
SCALE 1:100

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

10/3/2023
DATE
DATUM

DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING

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SITE INFORMATION - 38 UNIT SCHEME

			QTY	
ERF SIZE:	2232	m²		
ZONING	FLATS			
FLOOR FACTOR	1.0			
PERMISSIBLE FLOOR SPACE	2232	m²		
PROPOSED FLOOR SPACE	2232	m²		
PERMISSIBLE COVERAGE	1184	m²		60%
PROPOSED COVERAGE	1224	m²		55%
PERMISSIBLE HEIGHT	15	m		
PROPOSED HEIGHT	15	m		
REQUIRED OPEN SPACE	223	m²		10%
PROPOSED OPEN SPACE	722.5	m²		33%
UNIT QUANTITIES				
1ST STOREY:			14	UNITS
2ND STOREY:			12	UNITS
3RD STOREY:			12	UNITS
TOTAL			38	UNITS
UNIT TYPES				
STUDIOS			0	
1 BEDROOM			3	
2 BEDROOMS			35	
TOTAL			38	UNITS
PARKING QUANTITIES				
APARTMENT REQ	2 per		38	UNITS
REQUIRED TOTAL:	2		76	BAYS
GRD STOREY P/BAYS(Standard):			63	BAYS
GRD STOREY P/BAYS(Tandem):			5	BAYS
GRD STOREY M/BAYS:	8		2	BAYS
GRD STOREY BICYCLE BAYS:	0		0	BAYS
PROPOSED PARKING:	0.842		70	BAYS

*N.B: A tandem bay accommodating two motor vehicles

BUILDING AREAS

	INTERNAL	EXTERNAL	QTY
GROUND:			
CIRCULATION (STAIRS):	88.5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP		2080	m²
SUB TOTAL INTERNAL AREA:	152.5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152.5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	792		m²
TERRACES		221.5	m²
PLANTERS		26.5	m²
SUB TOTAL INTERNAL AREA:	792		m²
SUB TOTAL FLOOR FACTOR:	792		m²
SUB TOTAL BUILDING AREA:	1215		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
COMMUNAL AREA		80	m²
POOL AREA		30	m²
TERRACES		195.5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1088.5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
TERRACES		195.5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1088.5		m²
TOTAL AREAS:			
TOTAL UNIT AREA:	2168		m²
TOTAL TERRACE AREA:		612.5	m²
TOTAL INTERNAL AREA:	2025.5		m²
TOTAL FLOOR FACTOR:	2232		m²
TOTAL BUILDING AREA:	3556.5		m²

REV	DESCRIPTION	DATE
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-24
C	COUNCIL APPROVAL	2022-03-17
D	CLIENT CHANGES	2022-09-13
E	CLIENT CHANGES	2022-11-06
F	COUNCIL APPROVAL	2022-11-21
G	CLIENT CHANGES & FIRE REQUIREMENTS	2022-12-08

SIGNATURA

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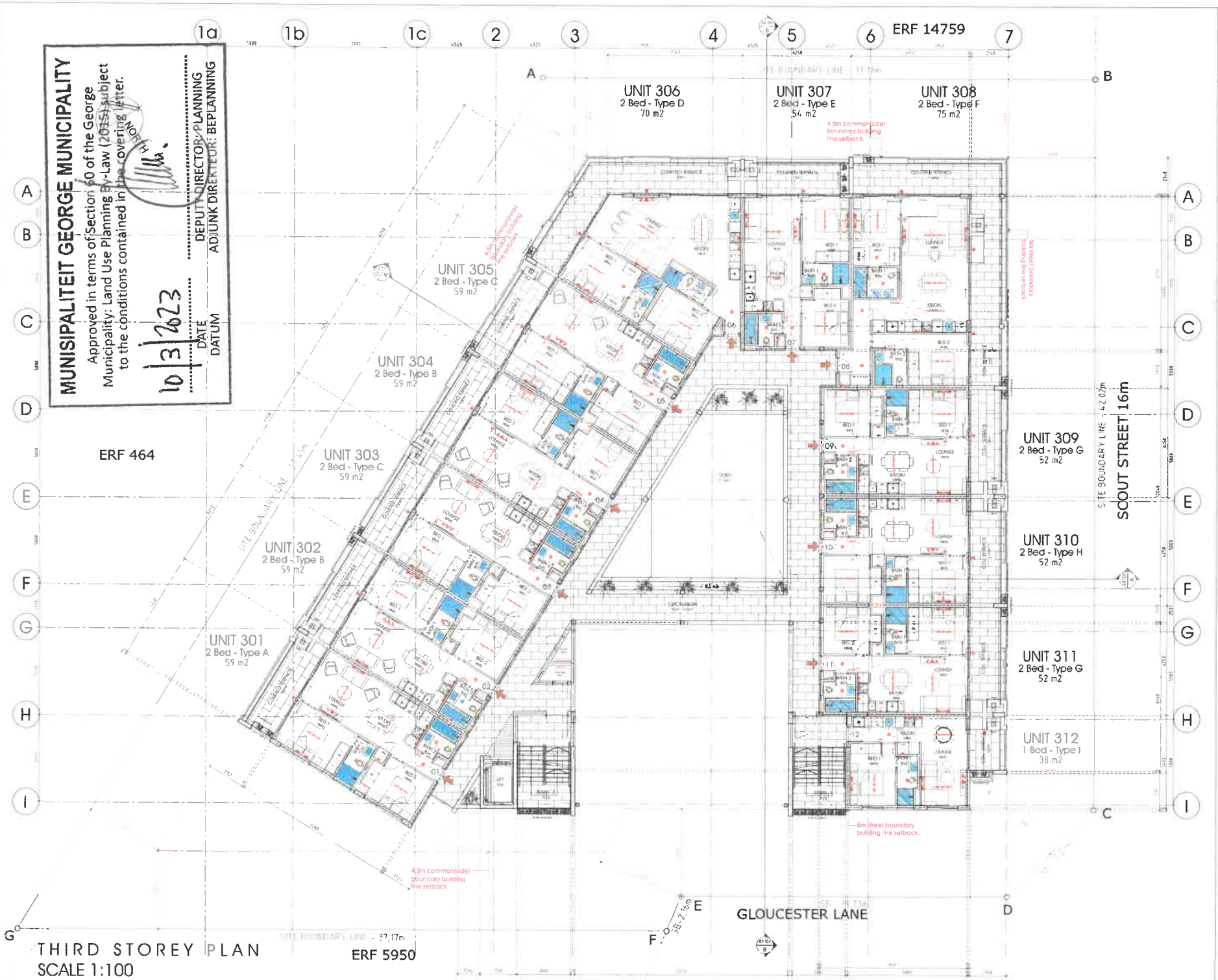
PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
GENERAL ARRANGEMENT PLAN
SECOND STOREY PLAN

SCALE	1:100	DRAWN	JB | GB
DATE	2022-11-21	CHECKED	JB
DRAWING	18283_02.102_C	REV	G



THIRD STOREY PLAN
SCALE 1:100

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SITE INFORMATION - 38 UNIT SCHEME			
		QTY	
ERF 18283		2232 m²	
ZONING		FLATS	
FLOOR FACTOR		1.0	
PERMISSIBLE FLOOR SPACE		2232 m²	
PROPOSED FLOOR SPACE		2192 m²	2
PERMISSIBLE COVERAGE		1184 m²	60%
PROPOSED COVERAGE		1224 m²	55%
PERMISSIBLE HEIGHT		15 m	
PROPOSED HEIGHT		15 m	
REQUIRED OPEN SPACE		223 m²	10%
PROPOSED OPEN SPACE		721,5 m²	33%
UNIT QUANTITIES			
1ST STOREY:		14	UNITS
2ND STOREY:		12	UNITS
3RD STOREY:		12	UNITS
TOTAL		38	UNITS
UNIT TYPES			
STUDIOS		0	
1 BEDROOM		3	
2 BEDROOMS		35	
TOTAL		38	UNITS
PARKING QUANTITIES			
APARTMENT REQ	2 per	38	UNITS
REQUIRED TOTAL:	2	76	BAYS
GRD STOREY P/BAYS(Standard):		63	BAYS
GRD STOREY P/BAYS(Tandem):		5	BAYS
GRD STOREY M/BAYS:	8	2	BAYS
GRD STOREY BICYCLE BAYS:	0	0	BAYS
PROPOSED PARKING:	1.842	70	BAYS

*N.B. A tandem bay accommodates two motor vehicles

BUILDING AREAS			
	INTERNAL	EXTERNAL	QTY
GROUND:			
CIRCULATION (STAIRS):	88,5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP		2080	m²
SUB TOTAL INTERNAL AREA:	152,5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152,5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	752		m²
TERRACES		221,5	m²
PLANTERS		21,5	m²
SUB TOTAL INTERNAL AREA:	752		m²
SUB TOTAL FLOOR FACTOR:	752		m²
SUB TOTAL BUILDING AREA:	1215		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
COMMUNAL AREA		80	m²
POOL AREA		30	m²
TERRACES		195,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1086,5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	693		m²
TERRACES		195,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1086,5		m²
TOTAL AREAS:			
TOTAL UNIT AREA:	2368		m²
TOTAL TERRACE AREA:		632,5	m²
TOTAL INTERNAL AREA:	2015,5		m²
TOTAL FLOOR FACTOR:	2232		m²
TOTAL BUILDING AREA:	3486,5		m²

REV	DESCRIPTION	DATE
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-28
C	COUNCIL APPROVAL	2022-02-17
D	CLIENT CHANGES	2022-09-13
E	CLIENT CHANGES	2022-11-06
F	COUNCIL APPROVAL	2022-11-21
G	CLIENT CHANGES & FIRE REQUIREMENTS.	2022-12-08

SIGNATURE

BBB ARCHITECTS
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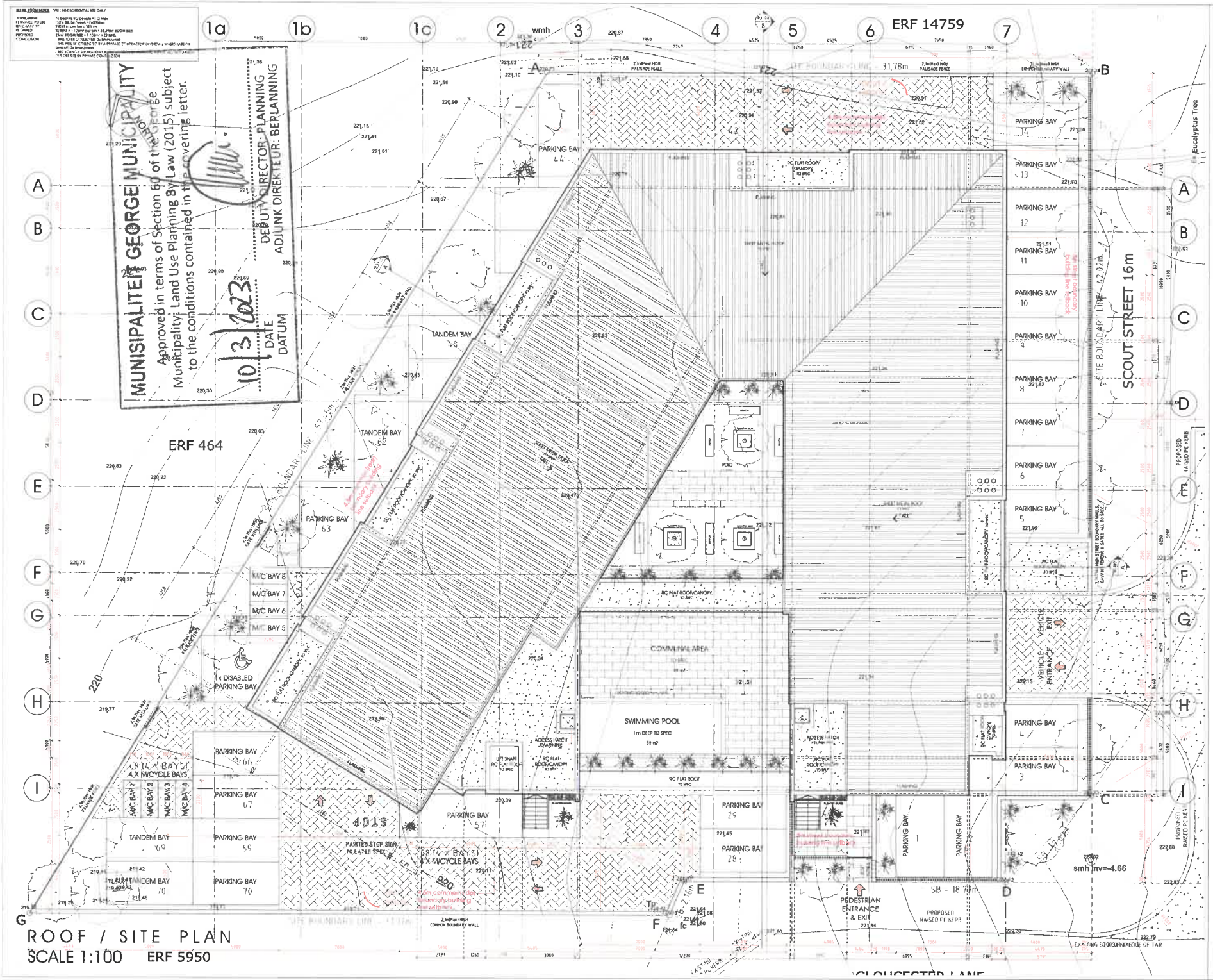
PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
GENERAL ARRANGEMENT PLAN
THIRD STOREY PLAN

SCALE	1:100	DRAWN	JB / GB
DATE	2022-11-21	CHECKED	JB
DRAWING	18283_02.103_C	REV	G

PLOTTED



ROOF / SITE PLAN
SCALE 1:100 ERF 5950

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SITE INFORMATION - 38 UNIT SCHEME

			CITY
ERF 18283	2112	m²	
ZONING	FLATS		
FLOOR FACTOR	1.0		
PERMISSIBLE FLOOR SPACE	2112	m²	
PROPOSED FLOOR SPACE	[illegible]	m²	
PERMISSIBLE COVERAGE	1184	m²	60%
PROPOSED COVERAGE	1234	m²	59%
PERMISSIBLE HEIGHT	15	m	
PROPOSED HEIGHT	15	m	
REQUIRED OPEN SPACE	233	m²	30%
PROPOSED OPEN SPACE	722,5	m²	[illegible]
UNIT QUANTITIES			
1ST STOREY:	14	UNITS	
2ND STOREY:	12	UNITS	
3RD STOREY:	12	UNITS	
TOTAL	38	UNITS	
UNIT TYPES			
STUDIOS	0		
1 BEDROOM	3		
2 BEDROOMS	35		
TOTAL	38	UNITS	
PARKING QUANTITIES			
APARTMENT REQ	2 per	38	UNITS
REQUIRED TOTAL:	2	76	BAYS
GRD STOREY P/BAYS(Standard):		63	BAYS
GRD STOREY P/BAYS(Tandem):		5	BAYS
GRD STOREY M/BAYS:	8	3	BAYS
GRD STOREY BICYCLE BAYS:	0	0	BAYS
PROPOSED PARKING:	1.842	70	BAYS

*N.B: A tandem bay accommodating two motor vehicles

BUILDING AREAS

	INTERNAL	EXTERNAL	CITY
GROUND:			
CIRCULATION (STAIRS):	86,5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP		2080	m²
SUB TOTAL INTERNAL AREA:	152,5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152,5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	752		m²
TERRACES		221,5	m²
PLANTERS		24,5	m²
SUB TOTAL INTERNAL AREA:	752		m²
SUB TOTAL FLOOR FACTOR:	752		m²
SUB TOTAL BUILDING AREA:	1215		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
COMMUNAL AREA		80	m²
POOL AREA		30	m²
TERRACES		196,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1108,5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
TERRACES		196,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1059,5		m²
TOTAL AREAS:			
TOTAL UNIT AREA:	2128		m²
TOTAL TERRACE AREA:		612,5	m²
TOTAL INTERNAL AREA:	2015,5		m²
TOTAL FLOOR FACTOR:	2232		m²
TOTAL BUILDING AREA:	3558,5		m²

REV	DESCRIPTION:	DATE:
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-28
C	COUNCIL APPROVAL	2022-02-04
D	COUNCIL APPROVAL	2022-02-17
E	ROOF UPDATES	2022-11-06
F	COUNCIL APPROVAL	2022-11-21

NAME SIGNATURA

BBB ARCHITECTS

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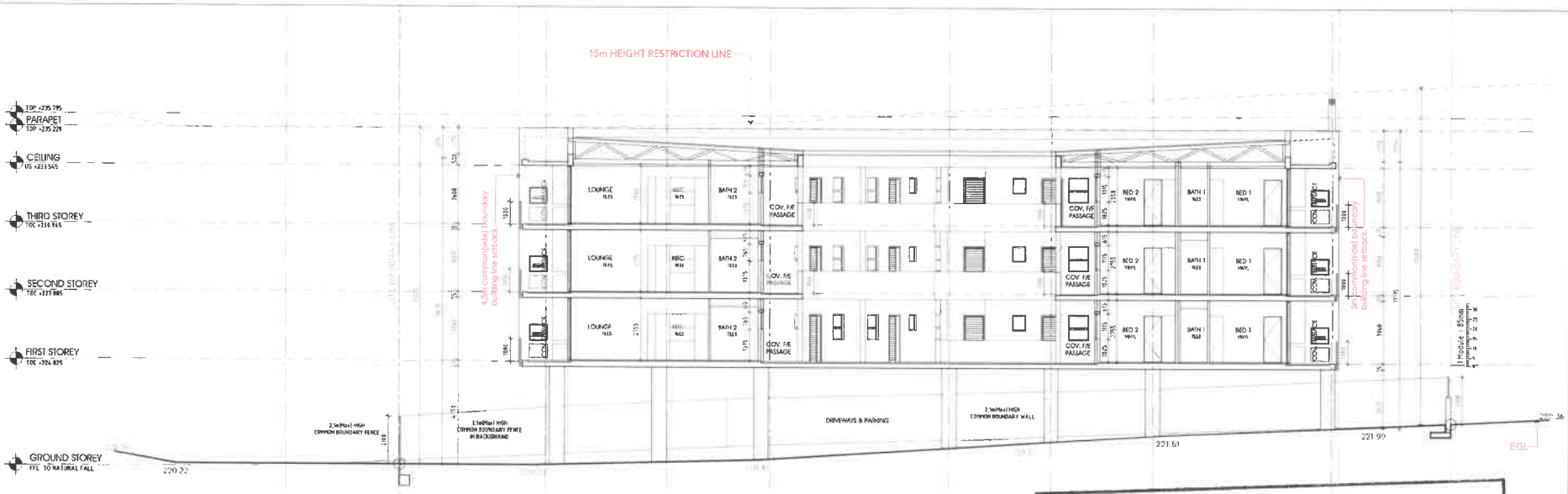
PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
GENERAL ARRANGEMENT PLAN
SITE & ROOF PLAN

SCALE	1:100	DRAWN	JB | GB
DATE	2022-11-21	CHECKED	JB
DRAWING	18283_02.104_C	REV	G

PLOTTED

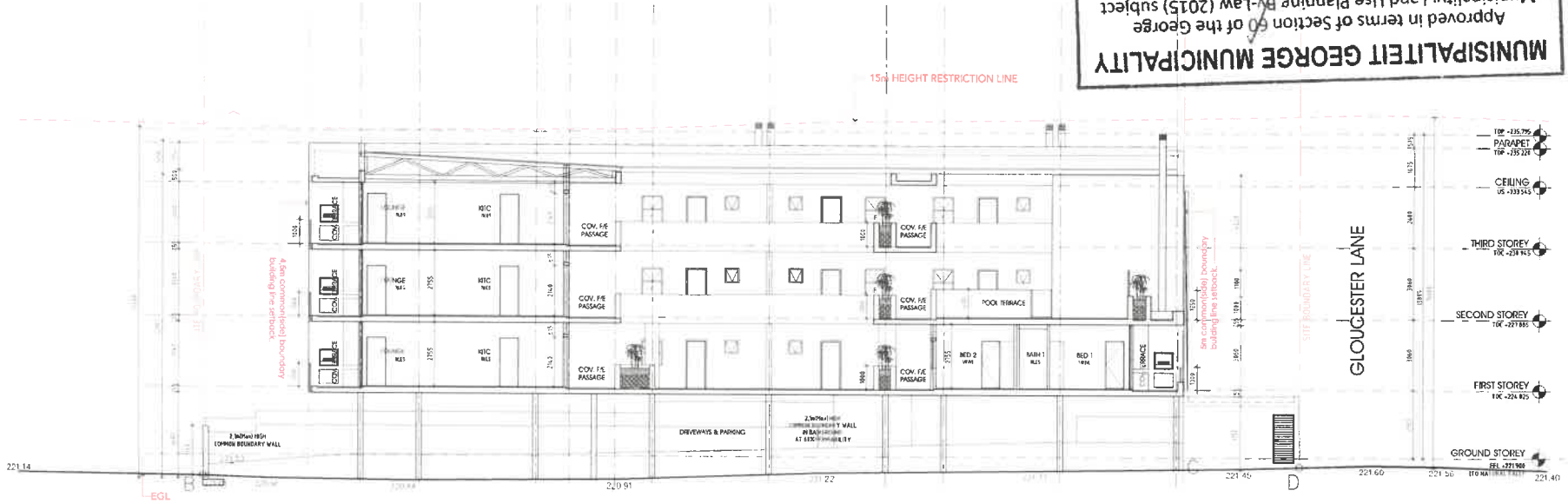


ALL CONCR. FOOTINGS, PLINTH WALLS BEAM-FILLED WALLS, RETAINING WALLS, BEAMS, COLUMNS, STIFFENERS AND STAIRS TO ENG'S DETAIL AND SPEC.

SECTION A-A

SCALE 1:100

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.
DATUM 10/3/2023
DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING



ALL CONCR. FOOTINGS, PLINTH WALLS BEAM-FILLED WALLS, RETAINING WALLS, BEAMS, COLUMNS, STIFFENERS AND STAIRS TO ENG'S DETAIL AND SPEC.

SECTION B-B

SCALE 1:100

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SITE INFORMATION - 38 UNIT SCHEME			
			QTY
ERF SIZE:	2232	m²	
ZONING	FLATS		
FLOOR FACTOR	1.0		
PERMISSIBLE FLOOR SPACE	2232	m²	
PROPOSED FLOOR SPACE	2252	m²	0
PERMISSIBLE COVERAGE	1184	m²	50%
PROPOSED COVERAGE	1234	m²	55%
PERMISSIBLE HEIGHT	15	m	
PROPOSED HEIGHT	15	m	
REQUIRED OPEN SPACE	221	m²	10%
PROPOSED OPEN SPACE	722.5	m²	32%
UNIT QUANTITIES			
1ST STOREY:	14	UNITS	
2ND STOREY:	12	UNITS	
3RD STOREY:	12	UNITS	
TOTAL	38	UNITS	
UNIT TYPES			
STUDIOS	0		
1 BEDROOM	3		
2 BEDROOMS	35		
TOTAL	38	UNITS	
PARKING QUANTITIES			
APARTMENT REQ	2 per	38	UNITS
REQUIRED TOTAL:	2	76	BAYS
GRD STOREY R/BAYS(Standard):		61	BAYS
GRD STOREY P/BAYS(Tandem):		5	BAYS
GRD STOREY M/BAYS:	8	2	BAYS
GRD STOREY BICYCLE BAYS:	0	0	BAYS
PROPOSED PARKING:	1.842	70	BAYS
*N.B: A tandem bay accommodating two motor vehicles			

BUILDING AREAS	INTERNAL	EXTERNAL	QTY
GROUND:			
CIRCULATION (STAIRS):	88.5		m²
SERVICE & SERVICE ROOMS	64		m²
PARKING AND RAMP:		2080	m²
SUB TOTAL INTERNAL AREA:	152.5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152.5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	792		m²
TERRACES		221.5	m²
PLANTERS		24.5	m²
SUB TOTAL INTERNAL AREA:	792		m²
SUB TOTAL FLOOR FACTOR:	792		m²
SUB TOTAL BUILDING AREA:	1215		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
COMMUNAL AREA		80	m²
POOL AREA		30	m²
TERRACES		195.5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1208.5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
TERRACES		195.5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1208.5		m²
TOTAL AREAS:			
TOTAL UNIT AREA:	2168		m²
TOTAL TERRACE AREA:		812.5	m²
TOTAL INTERNAL AREA:	2168.5		m²
TOTAL FLOOR FACTOR:	2232		m²
TOTAL BUILDING AREA:	3581.5		m²

REV	DESCRIPTION:	DATE:
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-26
C	COUNCIL APPROVAL	2022-02-04
D	COUNCIL APPROVAL	2022-02-17
E	COUNCIL APPROVAL	2022-11-21
F	CLIENT CHANGES & FIRE REQUIREMENTS.	2022-12-06

NAME SIGNATURE

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PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
SECTION A-A
SECTION B-B

SCALE	1:100	DRAWN	JB | GB
DATE	2022-11-21	CHECKED	JB
DRAWING	18283_03.100_C		REV F

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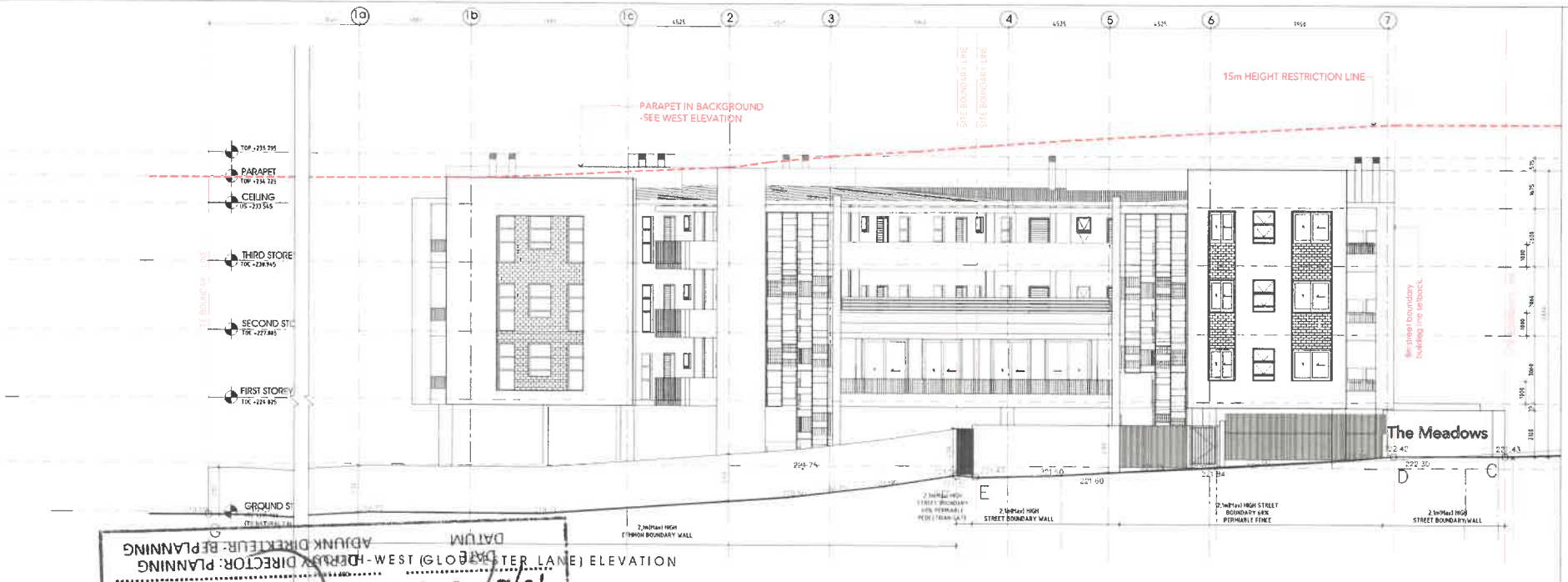
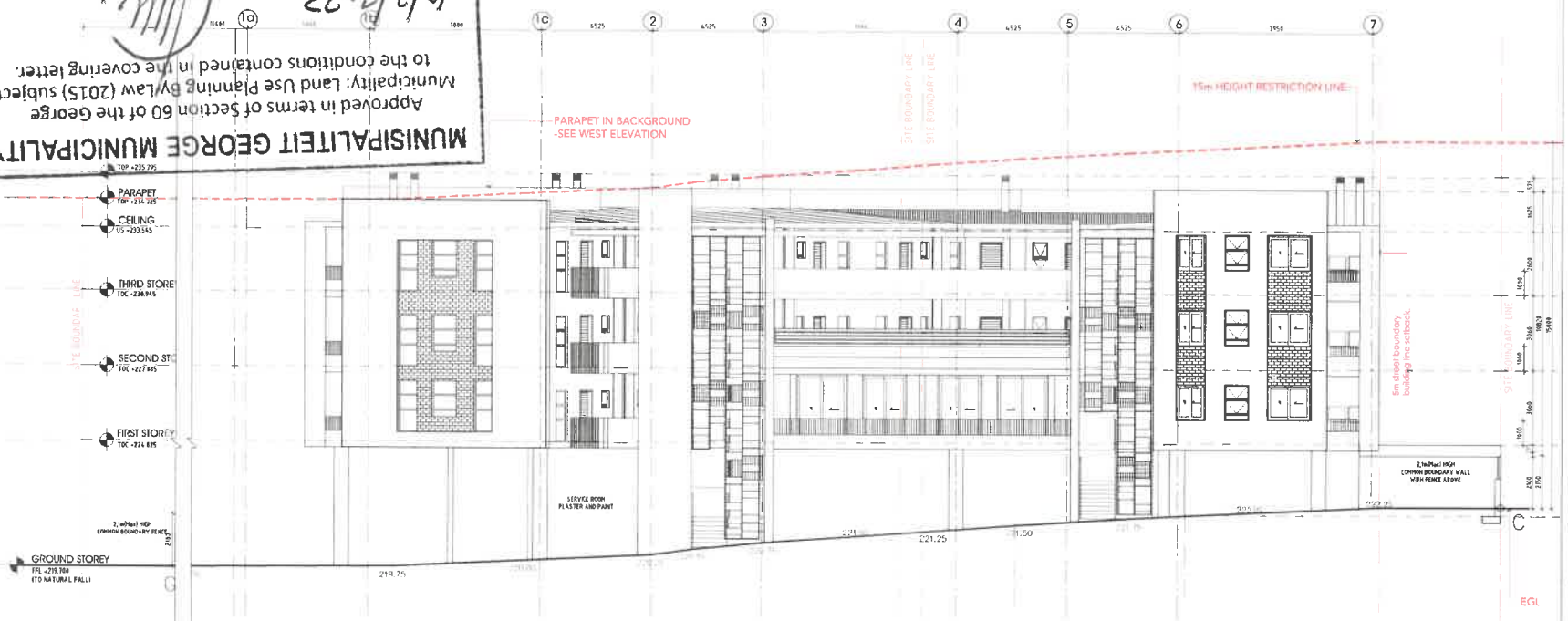


SOUTH-WEST (GLOUCESTER LANE) ELEVATION



SOUTH-WEST ELEVATION (EGL ALONG FACADE OF BUILDING)

SCALE 1:100

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-law (2015) subject to the conditions contained in the covering letter.
DATUM
10/3/2023
DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING

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SITE INFORMATION - 38 UNIT SCHEME			
			CITY
ERF 18383		3210	m²
ZONING		FLATS	
FLOOR FACTOR		1,0	
PERMISSIBLE FLOOR SPACE		3210	m²
PROPOSED FLOOR SPACE		3210	m²
PERMISSIBLE COVERAGE		1184	m²
PROPOSED COVERAGE		1324	m²
PERMISSIBLE HEIGHT		15	m
PROPOSED HEIGHT		15	m
REQUIRED OPEN SPACE		223	m²
PROPOSED OPEN SPACE		721,5	m²
UNIT QUANTITIES			
1ST STOREY:		14	UNITS
2ND STOREY:		12	UNITS
3RD STOREY:		12	UNITS
TOTAL		38	UNITS
UNIT TYPES			
STUDIOS		0	
1 BEDROOM		3	
2 BEDROOMS		35	
TOTAL		38	UNITS
PARKING QUANTITIES			
APARTMENT RBO	2 per	38	UNITS
REQUIRED TOTAL:	1	76	BAYS
GRD STOREY P/BAYS (Standard):		63	BAYS
GRD STOREY P/BAYS (Tandem):		5	BAYS
GRD STOREY M/BAYS:	1	2	BAYS
GRD STOREY BICYCLE BAYS:	0	0	BAYS
PROPOSED PARKING:	1,052	70	BAYS

*N.B: A tandem bay accommodates two motor vehicles

BUILDING AREAS			
	INTERNAL	EXTERNAL	CITY
GROUND:			
CIRCULATION (STAIRS):	88,5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP:		2080	m²
SUB TOTAL INTERNAL AREA:	152,5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152,5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	792		m²
TERRACES		221,5	m²
PLANTERS		24,5	m²
SUB TOTAL INTERNAL AREA:	792		m²
SUB TOTAL FLOOR FACTOR:	792		m²
SUB TOTAL BUILDING AREA:	1215		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
COMMUNAL AREA		80	m²
POOL AREA		30	m²
TERRACES		196,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1009,5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
TERRACES		196,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1009,5		m²
TOTAL AREAS:			
TOTAL UNIT AREA:	2168		m²
TOTAL TERRACE AREA:		813,5	m²
TOTAL INTERNAL AREA:	2013,5		m²
TOTAL FLOOR FACTOR:	2232		m²
TOTAL BUILDING AREA:	3981,5		m²

REV	DESCRIPTION:	DATE:
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-28
C	COUNCIL APPROVAL	2022-02-04
D	COUNCIL APPROVAL	2022-02-17
E	COUNCIL APPROVAL	2022-11-21
F	CLIENT CHANGES & FIRE REQUIREMENTS.	2022-12-08

NAME SIGNATURE

BBB ARCHITECTS
112 PIENAAR ROAD MILNERTON 7441
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PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
ELEVATIONS
SOUTH-WEST

SCALE	1:100	DRAWN	JB | GB
DATE	2022-11-21	CHECKED	JB
DRAWING	18283_04.100_C		REV F

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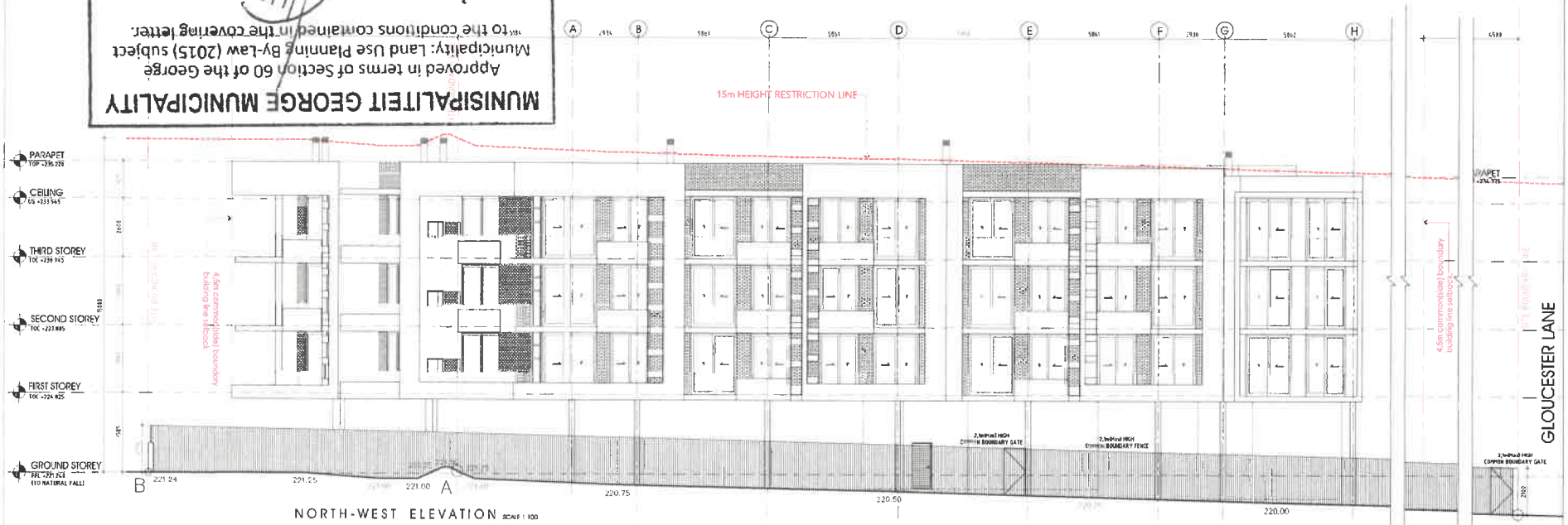
NORTH-EAST ELEVATION (EGL ALONG FACADE OF BUILDING)
SCALE 1:100

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.
10/3/2023
DATE
DATUM
DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING



NORTH-WEST ELEVATION SCALE 1:100

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SITE INFORMATION - 38 UNIT SCHEME

		QTY	
ERF 38283	2232	m²	
ZONING	FLATS		
FLOOR FACTOR	1,0		
PERMISSIBLE FLOOR SPACE	2232	m²	
PROPOSED FLOOR SPACE	2232	m²	0
PERMISSIBLE COVERAGE	1184	m²	60%
PROPOSED COVERAGE	1224	m²	55%
PERMISSIBLE HEIGHT	15	m	
PROPOSED HEIGHT	15	m	
REQUIRED OPEN SPACE	223	m²	10%
PROPOSED OPEN SPACE	723,5	m²	33%
UNIT QUANTITIES			
1ST STOREY:	14	UNITS	
2ND STOREY:	12	UNITS	
3RD STOREY:	12	UNITS	
TOTAL	38	UNITS	
UNIT TYPES			
STUDIOS	0		
1 BEDROOM	3		
2 BEDROOMS	35		
TOTAL	38	UNITS	

PARKING QUANTITIES				
APARTMENT BDO	2 per	38	UNITS	
REQUIRED TOTAL:	2	76	BAYS	
GRD STOREY P/BAYS(Standard):		63	BAYS	
GRD STOREY P/BAYS(Tandem):		5	BAYS	
GRD STOREY M/BAYS:	8	2	BAYS	
GRD STOREY BICYCLE BAYS:	0	0	BAYS	
PROPOSED PARKING:	1,5M2	70	BAYS	

*N.B: A tandem bay accommodating two motor vehicles

BUILDING AREAS

	INTERNAL	EXTERNAL	QTY
GROUND:			
CIRCULATION (STAIRS):	98,5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP:		2080	m²
SUB TOTAL INTERNAL AREA:	162,5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	162,5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	792		m²
TERRACES		221,5	m²
PLANTERS		24,5	m²
SUB TOTAL INTERNAL AREA:	792		m²
SUB TOTAL FLOOR FACTOR:	792		m²
SUB TOTAL BUILDING AREA:	1215		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		164	m²
UNITS	688		m²
COMMUNAL AREA		80	m²
POOL AREA		30	m²
TERRACES		195,5	m²
PLANTERS		35	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1208,5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		163	m²
UNITS	688		m²
TERRACES		195,5	m²
PLANTERS		35	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1058,5		m²
TOTAL AREAS:			
TOTAL UNIT AREA:	2168		m²
TOTAL TERRACE AREA:		612,5	m²
TOTAL INTERNAL AREA:	2015,5		m²
TOTAL FLOOR FACTOR:	2232		m²
TOTAL BUILDING AREA:	3481,5		m²

REV	DESCRIPTION	DATE
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-25
C	COUNCIL APPROVAL	2022-02-17
D	COUNCIL APPROVAL	2022-02-17
E	COUNCIL APPROVAL	2022-11-21
F	CLIENT CHANGES & FIRE REQUIREMENTS.	2022-12-08

name SIGNATURA

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cell: 087 743 7006 e-mail: jvan@bbbarchitects.co.za

PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
ELEVATIONS
NORTH -EAST
NORTH - WEST

SCALE	1:100	DRAWN	JB | GB
DATE	2022-11-21	CHECKED	JB
DRAWING	18283_04.101_C	REV	F

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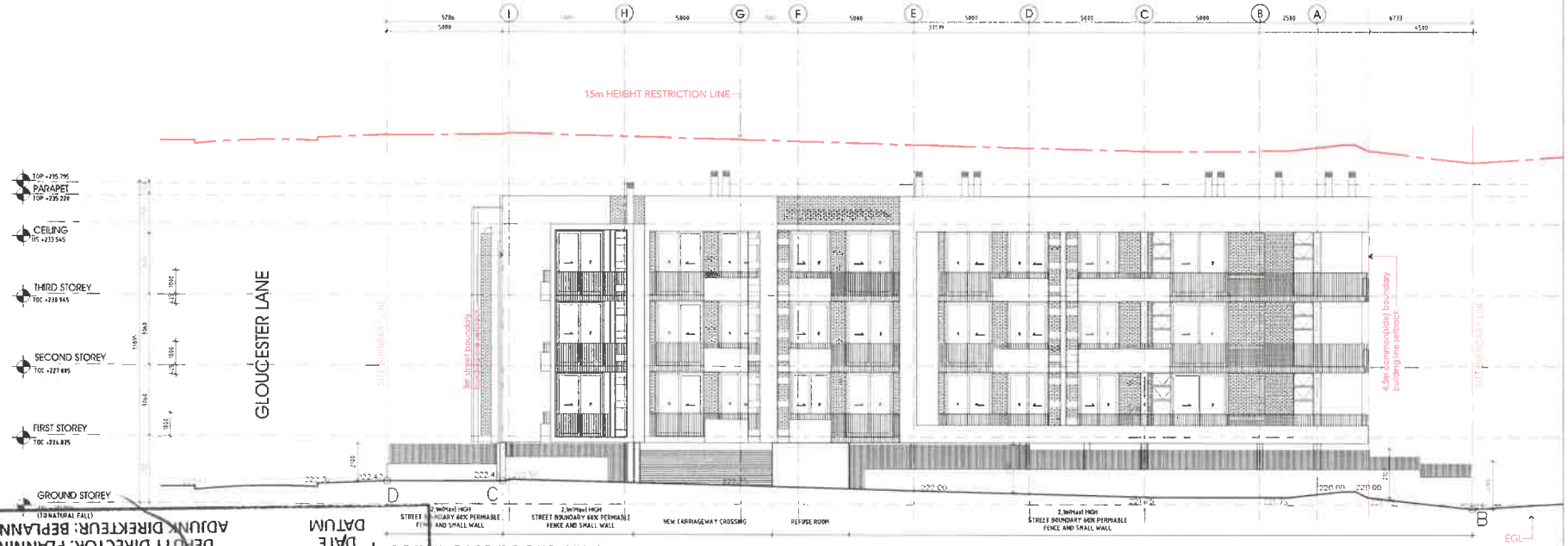

SOUTH-EAST (SCOUT STREET) ELEVATION

SCALE 1:100

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.
DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING
DATE DATUM
10/3/2023

SOUTH-EAST ELEVATION (EGL ALONG FACADE OF BUILDING)

SCALE 1:100

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SITE INFORMATION - 38 UNIT SCHEME			
			GFF
ERF SIZE:	7232	m^2	
ZONING	FLATS		
FLOOR FACTOR	1,0		
PERMISSIBLE FLOOR SPACE	7232	m^2	
PROPOSED FLOOR SPACE	7232	m^2	
PERMISSIBLE COVERAGE	1184	m^2	80%
PROPOSED COVERAGE	1224	m^2	83%
PERMISSIBLE HEIGHT	15	m	
PROPOSED HEIGHT	15	m	
REQUIRED OPEN SPACE	223	m^2	30%
PROPOSED OPEN SPACE	723,5	m^2	30%
UNIT QUANTITIES			
1ST STOREY:	14	UNITS	
2ND STOREY:	12	UNITS	
3RD STOREY:	12	UNITS	
TOTAL	38	UNITS	
UNIT TYPES			
STUDIOS	0		
1 BEDROOM	3		
2 BEDROOMS	35		
TOTAL	38	UNITS	
PARKING QUANTITIES			
APARTMENT BAY:	2 per	38	UNITS
REQUIRED TOTAL:	2	76	BAYS
GRD STOREY P/BAYS(Standard):		68	BAYS
GRD STOREY P/BAYS(Tandem):		5	BAYS
GRD STOREY M/BAYS:	8	2	BAYS
GRD STOREY BICYCLE BAYS:	0	0	BAYS
PROPOSED PARKING:	1,5BAY	70	BAYS

*N.B: A tandem bay accommodating two motor vehicles

BUILDING AREAS	INTERNAL	EXTERNAL	GFF
GROUND:			
CIRCULATION (STAIRS):	88,5		m^2
REFUSE & SERVICE ROOMS	64		m^2
PARKING AND RAMP:		2080	m^2
SUB TOTAL INTERNAL AREA:	152,5		m^2
SUB TOTAL FLOOR FACTOR:	0		m^2
SUB TOTAL BUILDING AREA:	152,5		m^2
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m^2
UNITS	792		m^2
TERRACES		221,5	m^2
PLANTERS		26,5	m^2
SUB TOTAL INTERNAL AREA:	792		m^2
SUB TOTAL FLOOR FACTOR:	792		m^2
SUB TOTAL BUILDING AREA:	1215		m^2
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m^2
UNITS	688		m^2
COMMUNAL AREA		80	m^2
POOL AREA		30	m^2
TERRACES		195,5	m^2
PLANTERS		35	m^2
SUB TOTAL INTERNAL AREA:	688		m^2
SUB TOTAL FLOOR FACTOR:	688		m^2
SUB TOTAL BUILDING AREA:	1038,5		m^2
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m^2
UNITS	688		m^2
TERRACES		195,5	m^2
PLANTERS		35	m^2
SUB TOTAL INTERNAL AREA:	688		m^2
SUB TOTAL FLOOR FACTOR:	688		m^2
SUB TOTAL BUILDING AREA:	1038,5		m^2
TOTAL AREAS:			
TOTAL UNIT AREA:	2368		m^2
TOTAL TERRACE AREA:		612,5	m^2
TOTAL INTERNAL AREA:	2368,5		m^2
TOTAL FLOOR FACTOR:	2232		m^2
TOTAL BUILDING AREA:	2980,5		m^2

REV	DESCRIPTION:	DATE:
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-28
C	COUNCIL APPROVAL	2022-02-17
D	COUNCIL APPROVAL	2022-11-17
E	COUNCIL APPROVAL	2022-11-21
F	CLIENT CHANGES & FIRE REQUIREMENTS.	2022-12-08

NAME SIGNATURE

BBB ARCHITECTS
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cell: 087 745 7006 e-mail: jun@bbbarchitects.co.za

PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
ELEVATIONS
SOUTH EAST ELEVATIONS

SCALE	1:100	DRAWN	JB | GB
DATE	2022-11-21	CHECKED	JB
DRAWING	18283_04.102_C		REV E

PLOTTED

NOTES

1. FOOTINGS:
1.1 As new mass concrete strips to Engineers spec.
1.2 Any additions or alteration to existing concrete to be approved by the Engineer prior to commencement
1.3 Mass concrete mixed to a Engineers specifications.
1.3 Mass concrete mixed to a 1:3:6 ratio.
1.4 Sewer/drainage pipe to be laid in sleeve sand with 4V12 bars in foundation above sewer pipes.

2. FLOORS:
2.1 Finishes as indicated.
2.2 Ground floor to be 25 mm screed on mass concrete slab to Engineers spec. on 250 micron "Sunplus U50 Green" DPM on 50 mm clean sand blinding on hardcore compacted to 98% mod. density.
2.2 First & second storey cover, slabs to Engin's design & spec.
2.3 Any suspended timber floor structure by specialist design & spec.
2.4 STAIRWAYS:
Stairways shall comply with requirements of SANS 10400-S. SANS 10400-T and SANS 10400-M.
SANS 10400-S (PUBLIC SAFETY)
Applies to public accessible routes.
Treads = 250mm min & solid risers = 170mm max.
Landings = 1.530m max hgt in a flight of stairs, and at least 1.1m wide.
Shall not include winders to landing areas of L or U shaped stairs.
No spiral staircase to form part of an accessible route.
Headroom at any point on any stairway shall not be less than 2.1m.
SANS 10400-T
Applies to fire escape routes.
To comply with requirements given in SANS 10400-M.
Treads = 250mm min & solid risers = 200mm max.
Landings = 3m max vertical rise in a flight of stairs.
Width = Reference to Fire Consultant's report.
Shall not include winders to landing areas of L or U shaped stairs.
No spiral staircase to form part of an accessible route.
Headroom at any point on any stairway shall not be less than 2.1m.
No external stairway or passage shall be permitted to be a component of any building which exceeds 18m in height unless such stairway is subject to the ventilation requirements of SANS 10400-T 4.24, partially enclosed throughout its length.
2.5 WHEELCHAIR RAMPS:
Ramps provided for the use of persons in wheelchairs shall be in accordance with requirements of SANS 10400-S section 4.8.
2.6 VEHICLE RAMP GRADE TRANSITIONS
2.6a) Two-axially vehicles could traverse a sag or crest section (the top or bottom of a 17.5% slope and move to and from flat floor grades without the need for a grade transitioning area. To allow for centrifugal force effects, adequate sight distance and avoidance of discomfort, ramp grades should however be transitioned as below:
2.6b) Ramps grades of 10% or more should be transitioned with a 3.7m long ramp grade equal to half the main ramp grade.
2.6c) Ramp grades less than 10% should be transitioned with 2.6m long ramp grade equal to half the main ramp grade.
2.6d) Ramp grades of less than 5% need not be transitioned.
2.6e) where a 15% main ramp grade has been transitioned with a 7.5% grade or less, a second transition need not necessarily be applied.
2.6f) Intersection points should be rounded or a vertical curve of 30m radius should be used.

3. BRICKWORK:
3.1 Main brickwork to be in Stretcher bond - unless specified as other, with a proper key left for plastering.
3.2 Parapets higher than 500 mm to Engin's detail & spec.
3.3 Damp proof course to be min 150 mm above ext. floor levels.
3.5 Cavity wall to have 6mm x 2.5ø Butterfly ties or approved equivalent per sq. metre.
3.6 4 top courses to be beamtilled to underside of slab soffit & wall plate.
3.7 190mm fire walls between units. Gape between wall & soffits, and all penetrations through this wall will need to be fire-stopped and all combustible services passing through the wall will need to be treated with intumescent paint 500mm either side of the wall.
3.8 Cavities to be beamtilled to DPC level.
3.9 Any Cavity Walls between house & parking/garage to be beamtilled to underside of the slab.

4. LINTELS:
4.1 Max. span 3000 mm, precast to approval.
4 courses of brickwork with brickforce above the lintel.
Greater spans to be in R.C.conc.
4.2 Precast lintels to extend min 230 mm beyond openings.
4.3 Lintels to be laid in accordance with manufacturers specifications.

5. PLASTER & PAINT:
5.1 New ext walls to be stipple/wood float finished to spec.
5.2 New int walls to be one coat steel trowelled to a smooth finish.
5.3 Paint & tiling to finishing specification.

6. WEATHERSILLS:
6.1 Weatherslates every 4th perpend.
7.2 Ventilation to en-suites to comply to Part A of NBR.

7. ABUTMENTS:
7.1 Each room to have 1 or 2 as required.
7.2 Ventilation to en-suites to comply to Part A of NBR.

8. WINDOWS & DOORS:
8.1 As per Swaltland's Joinery catalogue.
8.2 Aluminium doors & windows as per Swaltland's Kenya catalogue. Kenya aluminium & glass are SABS SO 9001 & SANS 613 Certified.
8.3 All aluminium sliding doors are fitted with 5mm toughened safety glass.
8.4 Area of glass 10% of floor area & minimum half openable.
All glazing to comply with SANS 10400-N.
8.5 Glazing in excess of one sq metre or within 500 mm above floor level to be in safety glass.
8.6 Safety glass to bathroom windows where bath or shower is within 1.8m of such bathroom windows.
8.7 Fire-rated self closing doors between to all skairwells.
8.8 Please refer to SANS 10400 XA Compliance Report.

9. LIGHT & VENTILATION:
9.1 To comply with requirements of SANS 10400-O
Natural Lighting: Total area of external glazed openings shall be not less than 10% of the floor area of the room.
Natural Ventilation: Total area of external openings shall be not less than 5% of the floor area of the room.
9.2 Artificial Ventilation: Refer to Mechanical Engineer's ventilation plans.
9.3 Add switch at light switch for extractor fans (+duct grille) to internal bathrooms with no natural ventilation.
Air to be expelled externally.

10. CEILINGS:
10.1 Suspended & bulkheads to be 6.5 mm skimmed Rhinoboard nailed to 38 x 38 mm brandering @ 400 mm max C/Cs with cornice.
Ceiling insulation: 135mm Ascellia glass fibre or cellulose fibre loose fill.
Please refer to SANS 10400 XA Compliance Report.
10.2 Exposed RC soffits to be skimmed or off shutter as required.
Insulation: Please refer to SANS 10400 XA Compliance Report.

11. ROOFS:
SHEET METAL ROOF CONSTRUCTION
Pitch 3° (MAIN ROOF)
0.58mm snap lock vectrelite fixed 38mm dia Chromadek single length roof sheeting on alucoban insulation on on 76x50mm SAP purlins on prefab. roof structure by roofing specialist
Insulation as recommended & installed as per manufacturer's specs
Neoprene, soswell & bonga flashing to mitchell roof drain.
As to manufacturer's design & specifications
Colour: By clients approval
Roof construction to SANS 0163
Any fascias to be fibre cement painted before erection

RC FLAT ROOF / CANOPY / TERRACE / BALCONY CONSTRUCTION
RC roofs by Engineers design & specification.
Roof construction in accordance with SANS 10400-L:2011
Finishes as specified on Derbigum SP4 torch on waterproofing (pressed up parapets & into outlets) on 25mm min. screed to fall to rainwater outlet cast into RC Roof slab with 110Ø pvc down pipe built into wall.

12. RAINWATER GOODS:
12.1 150mm wide seamless gutter & flashing.
12.2 80/110Ø mm down, pvc downpipes as required.
12.3 Outlets, rainstrap / rainwater channel as required.

13. NEW TIMBER PERGOLA CONSTRUCTION
13.1 46x146mm SYP8 timber members @ 150mm max. centres.
13.2 Allo for later design and supply specialist's details and finishing spec

13. DRAINAGE:
14.1 Gully rims to be not less than 150mm above finished surrounding GFL & not more than 150mm below the crown of the lowest trap of any sanitary fixture.
14.2 No drainage to be covered until checked by a local authority inspector.
14.3 BSE/MH to be provided within 1.5m of the property boundary or the connecting sewer.
14.4 Max. length of drain lines not to exceed 25m without the provision of an RSE/MH.
14.5 Header drain to be vented / 2-way pressure relief valve.
14.6 Minimum 1 open gulley per drainage installation.
14.7 Gulley within an enclosed area to be adequately sealed and ventilated to the external air.
14.8 Drainage within driveways or under building to be adequately protected.
14.9 Drainage less than 300 mm cover to be adequately protected.
14.10 Heavy duty IC/MH covers within driveways/loading areas.
14.11 Drainage fixtures to be anti-syphoned or have deep seal traps.
14.12 Access to the drainage installation shall be in accordance with requirements of SANS 10400-P Section 4.19
14.13 Provision of traps shall be in accordance with requirements of SANS 10400-S Section 4.20
14.14 Provision of Gullies shall be in accordance with requirements of SANS 10400-S Section 4.21
14.15 Installation of Drains shall be in accordance with requirements of SANS 10400-S Section 4.22
14.16 Installation of Drains shall be in accordance with requirements of SANS 1200 DB. SANS 1200 LB and SANS 1200 LD.
14.17 Grease interceptors shall be in accordance with requirements of SANS 10400-S Section 4.24
14.18 All Testing shall be in accordance with requirements of SANS 10400-S Section 4.26 and Section 4.27
14.19 All Drainage shall be in accordance with requirements of SANS 10400-S Regulations P1, P2, P3, P4, P5, P6 and P7

15. DISABLED TOILETS *N/A
15.1 All disabled toilet facilities will comply with SANS 10400 Part s
15.2 Doors to have 900mm clear opening.

16. PAVING:
16.1 To be manufactured to SANS 1058 2012. Laid in accordance with SANS 1200 MJ & CMA concrete paving manual).

17. TIMBER DECKING: *N/A
17.1 Timber decking installed by Specialist.

18. FREESTANDING & BOUNDARY WALL, FENCING & GATES
18.1 Finish: Metal and brickwork plaster & paint to specifications. Refer to street & common boundary elevations.
Mass conc. strip footing. Ms to recommended 1:3:6 ratio
18.2 New 230mm brick wall boundary walls on ground storey
All freestanding walls to comply with SANS 10400-M table 17.
Max spacing of 12mm contraction/expansion joints to comply with SANS 10400-K table 19
Retaining walls 1.0m min. above egl to comply with SANS 10400-D.
Retaining wall on on both sides of ramp to be 350x0.100mm min high above surrounding egl
18.3 All walls & footings by Structural Engineer's detail & specifications.
18.4 Galv.ms palisade fencing.
1000 galv.ms posts centally cast into 450x450x500mm deep mass concrete base footings @ centres as recommended.
As to manufacturer's specifications.
18.5 Galv.ms gate frames & vertical/horizontal supporting members.
Galv.ms hinges, mortise lock keeps and cylinder etc
As to manufacturer's specifications.
18.6 Galv.ms single/track) bed down on concrete strip footing by Structural Engineers specifications
18.8 Vehicle gate automation by specialist.

ALL BOUNDARY WALLS TO COMPLY WITH CHAPTER 7 OF GEORGE INTEGRATED ZONING SCHEME BY-LAW

ENCROACHMENT OF BUILDING LINES
71. (1) (a) boundary walls, screen walls, fences and gates, not exceeding 2.1 metres in height above the natural ground level, excluding where any such wall will result in nothing higher than 0.5 metres above natural ground level

EARTH BANKS AND RETAINING STRUCTURES
81. Unless the prior approval of the Municipality has been obtained–
(1) no earth bank, retaining structure, column, suspended floor, other device or series of such devices, may be constructed that enables the ground floor of a building to be raised more than 1 metre above natural ground level, provided that where the raising takes place, the height must still be measured from natural ground level, excluding infill for a driveway
(2) no earth bank or retaining structure used for holding back earth or loose rock, whether associated with a building or not, may be constructed to a height of more than 2 metres above natural ground level, and
(3) no series of earth banks or retaining structures may be constructed to a cumulative height of more than 2.5 metres above natural ground level, unless an approximately level area of at least 2 metres wide is incorporated between successive embankments or retaining structures for every 2 metres of cumulative height

BOUNDARY WALLS
82. In the absence of an approved site development plan, architectural guidelines or relevant policy the following development parameters apply to boundary walls
(1) Height
The maximum height in all cases is 2.1 metres
(2) Permeability
(a) conditions pertaining to permeability of street boundary walls must be contained in the approval of all new land development applications.
(b) 80% of the street boundary wall on the perimeter of an estate housing, group housing and town housing development must be permeable, provided that those parts of the property that must be screened in terms of section 25 of this By-law are excluded; and
(c) 100% of a street boundary wall of non-residential properties and properties bordering area businesses and tourism corridors must be permeable, provided that those parts of the property that must be screened in terms of section 25 of this By-law are excluded

19. BALUSTRADE & HANDRAILS:
19.1 All Galv.ms balustrades on external balconies & 190/230mm brick walls as/where shown on drawings to be 1000mm high AFFL
19.2 Development Design: 32x16mm galv.ms balustrade members. Vertical rails(mono/hone) @ approx. 1000mm c/c
Stanchions are welded to 100x100x10mm galv.ms base plate bed down with 4no expansion bolts
All balustrade openings spaced @ 100mm c/c.
19.3 Handrails to be continuous on both sides of the stairways as per sans 10400-S section 4.9.1, paragraph e and in accordance with the requirements of 4.10 and nosings as per section 4.9.2.
19.4 The height to the top of a handrail from the nosing of the tread of the stairs or from the surface of a ramp shall be in the range 900 mm to 1 000 mm and shall remain consistent along the length; as per sans 10400-S section 4.10, paragraph b.
19.5 Handrails shall extend 300 mm horizontally beyond the top and bottom of the ramp or stairway and shall return to the supporting structure or shall be finished with a positive return, as per sans 10400-S section 4.10, paragraph f

20. LIFTS:
20.1 LIFTS TO COMPLY WITH SANS 10400, PART S, SECTION 4.11
20.2 Lift shafts (maximum horizontal dimension of 3m and maximum vertical dimension of 2m per lift shaft).

21. BRAAI:
21.1 N/A.

22. SWIMMING POOL
22.1 R.C shell by Engineers design & spec.
Mosaic tile finish (at water level/slurm line).
Coping: Pavers as per surrounding terrace.
Finish/Fibreglass lined.
Colour: To match existing.
22.2 To be built not closer than 1 m from any erf boundary.
22.3 No soil to be banked against existing fences or boundary walls.
22.4 Self closing & self locking access doors to roof tops.
1.2m High galv.ms self closing & self locking galv.ms gate & fence to perimeter of pool. *N/A
22.3 Pool backwash to be taken to foul sewer system.
22.4 Pool overflow to be taken to stormwater system.

23. JACUZZI- PORTABLE SPA *N/A
23.1 By Manufacturer's installation and specifications
23.2 Draining is via a lay-flat hose (stored behind one of two access doors) that simply rolls out to the nearest drain.
23.3 Filling is achieved with a simple garden hose.

24. HOT WATER INSULATION.
INSULATION REQUIREMENTS
Please refer to SANS 10400 XA Compliance Report
24.1 Hot Water Supply
If solar water heating systems are used, these shall comply with SANS 1307, 10106, 10252-1 & 10254
24.2 Requirements for water installations in buildings shall be in accordance with SANS 10252-5 & 10254
24.3 All hot water service pipes shall be clad with insulation with a minimum R-value in accordance Table 1 SANS 10400 XA: 2011
Internal diameter of pipe < 80mm give Min R-value of 1 m^2 · °K/W
Internal diameter of pipe > 80mm give Min R-value of 1.5 m^2 · K/W
SANS 10252-1:2012 & 7.5.4 Hot water vessels and tanks shall be insulated with a material that achieves a minimum R value of 2 m^2 °K/W
Commercial products are lowel geyser pipe insulation and geyser insulation pack or elastomeric pipe insulation of 25mm wall thickness for pipes diameter < 32mm
For ring mains and larger diameter pipes - glasswool snap on pipe insulation 25mm thick complies for pipes diameter < 48mm and 40mm thick complies for pipes diameter < 100mm.

25. REFUSE ROOM *NB : FOR RESIDENTIAL USE ONLY

POPULATION	76 bedrms x 2 people =152 max.
ESTIMATED REFUSE	152 x 50L pp/week =7600 litres.
BIN CAPACITY	240 litres per bin = 32 bins
REQUIRED	32 BINS x 1,100m³ per bin = 35.39m³ ROOM SIZE.
PROVIDED	25m² ROOM SIZE = 1,10m³ x 22 BINS.
CONCLUSION	- BINS TO BE COLLECTED 2x times/week.

REFUSE ROOM
CENTRAL FLOOR GREASE TRAP & STANDPIPE
EPOXY SCREED TO FALL TO FLOOR TRAP
THE FLOOR TRAP TO BE SITUATED INSIDE THE REFUSE ROOM AND WILL DISCHARGE OVER INTO AN EXTERNALLY SITUATED GULLY BEFORE ENTERING THE SEWER MAINLINE.
EXTERNAL DOORS TO BE SOLID HARDWOOD (LOCKABLE) OF WHICH LOWER 300mm FITTED WITH A METAL KICKPLATE AND EFFICIENT SELF CLOSING DEVICE.

LIGHT & VENTILATION
NATURAL VENTILATION 5%
REQUIRED 1.25m²
GIVEN 2.76m²
MINIMUM LOUVRES IN WALL
0.6 x 2.1m = 1.38m² x 2 louvres =2.76m²
Louvre backing - steel mesh with openings not exceeding 3x13mm.

ALL BASEMENT DOORS UNDERCUT BY 25mm

NATURAL LIGHT 10%
REQUIRED 2.5m²
GIVEN 0m²
ARTIFICIAL LIGHT
1 x 1.5m TWIN TUBE FLUORESCENT LIGHT FITTING

THIS DRAWING TO BE READ IN CONJUNCTION WITH THE PROJECT STRUCTURAL ENGINEER'S DRAWINGS.
SEWER & STORMWATER DRAINAGE RUNS.
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE PROJECT CIVIL ENGINEER'S DRAWINGS.
MECHANICAL VENTILATION
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE PROJECT MECHANICAL ENGINEERS DRAWINGS

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.
DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING
DATE
DATUM
10/3/2023

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SITE INFORMATION - 38 UNIT SCHEME

		QTY	
GRF 18283		2232 m²	
ZONING		FLATS	
FLOOR FACTOR		1.0	
PERMISSIBLE FLOOR SPACE		2232 m²	
PROPOSED FLOOR SPACE		2232 m²	0
PERMISSIBLE COVERAGE		1116 m²	50%
PROPOSED COVERAGE		1234 m²	55%
PERMISSIBLE HEIGHT		15 m	
PROPOSED HEIGHT		15 m	
REQUIRED OPEN SPACE		223 m²	10%
PROPOSED OPEN SPACE		722.5 m²	32%
UNIT QUANTITIES			
1ST STOREY:		14	UNITS
2ND STOREY:		12	UNITS
3RD STOREY:		12	UNITS
TOTAL		38	UNITS
UNIT TYPES			
STUDIOS		0	
1 BEDROOM		3	
2 BEDROOMS		35	
TOTAL		38	UNITS
PARKING QUANTITIES			
APARTMENT REQ	2 per	38	UNITS
REQUIRED TOTAL:	2	76	BAYS
GRD STOREY R/BAYS(Standard):		63	BAYS
GRD STOREY F/BAYS(Tandem):		5	BAYS
GRD STOREY M/BAYS:	8	2	BAYS
GRD STOREY BICYCLE BAYS:	0	0	BAYS
PROVIDED PARKING		70	BAYS
*N.B: A tandem bay accommodates two motor vehicles			

BUILDING AREAS

	INTERNAL	EXTERNAL	QTY
GROUND:			
CIRCULATION (STAIRS):	88,5		m²
REFUSE & SERVICE ROOMS	64		m²
PARKING AND RAMP:		2080	m²
SUB TOTAL INTERNAL AREA:	152,5		m²
SUB TOTAL FLOOR FACTOR:	0		m²
SUB TOTAL BUILDING AREA:	152,5		m²
1ST STOREY			
CIRCULATION (STAIRS & PASSAGES):		177	m²
UNITS	792		m²
TERRACES		221,5	m²
PLANTERS		21,5	m²
SUB TOTAL INTERNAL AREA:	792		m²
SUB TOTAL FLOOR FACTOR:	792		m²
SUB TOTAL BUILDING AREA:	1,215		m²
2ND STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
COMMUNAL AL AREA		80	m²
POOL AREA		30	m²
TERRACES		229,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1,015,5		m²
3RD STOREY			
CIRCULATION (STAIRS & PASSAGES):		161	m²
UNITS	688		m²
TERRACES		195,5	m²
PLANTERS		15	m²
SUB TOTAL INTERNAL AREA:	688		m²
SUB TOTAL FLOOR FACTOR:	688		m²
SUB TOTAL BUILDING AREA:	1,059,5		m²
TOTAL AREAS:			
TOTAL UNIT AREA:	2,368		m²
TOTAL TERRACE AREA:		612,5	m²
TOTAL INTERNAL AREA:	2,013,5		m²
TOTAL FLOOR FACTOR:	2,232		m²
TOTAL BUILDING AREA:	2,846,5		m²

REV	DESCRIPTION:	DATE:
A	COUNCIL APPROVAL	2021-11-03
B	COUNCIL APPROVAL	2022-01-28
C	COUNCIL APPROVAL	2022-02-17
D	CLIENT CHANGES & FIRE REQUIREMENTS	2022-12-08

client SIGNATURA

BBB ARCHITECTS
112 PIENAAR ROAD MILNERTON 7441
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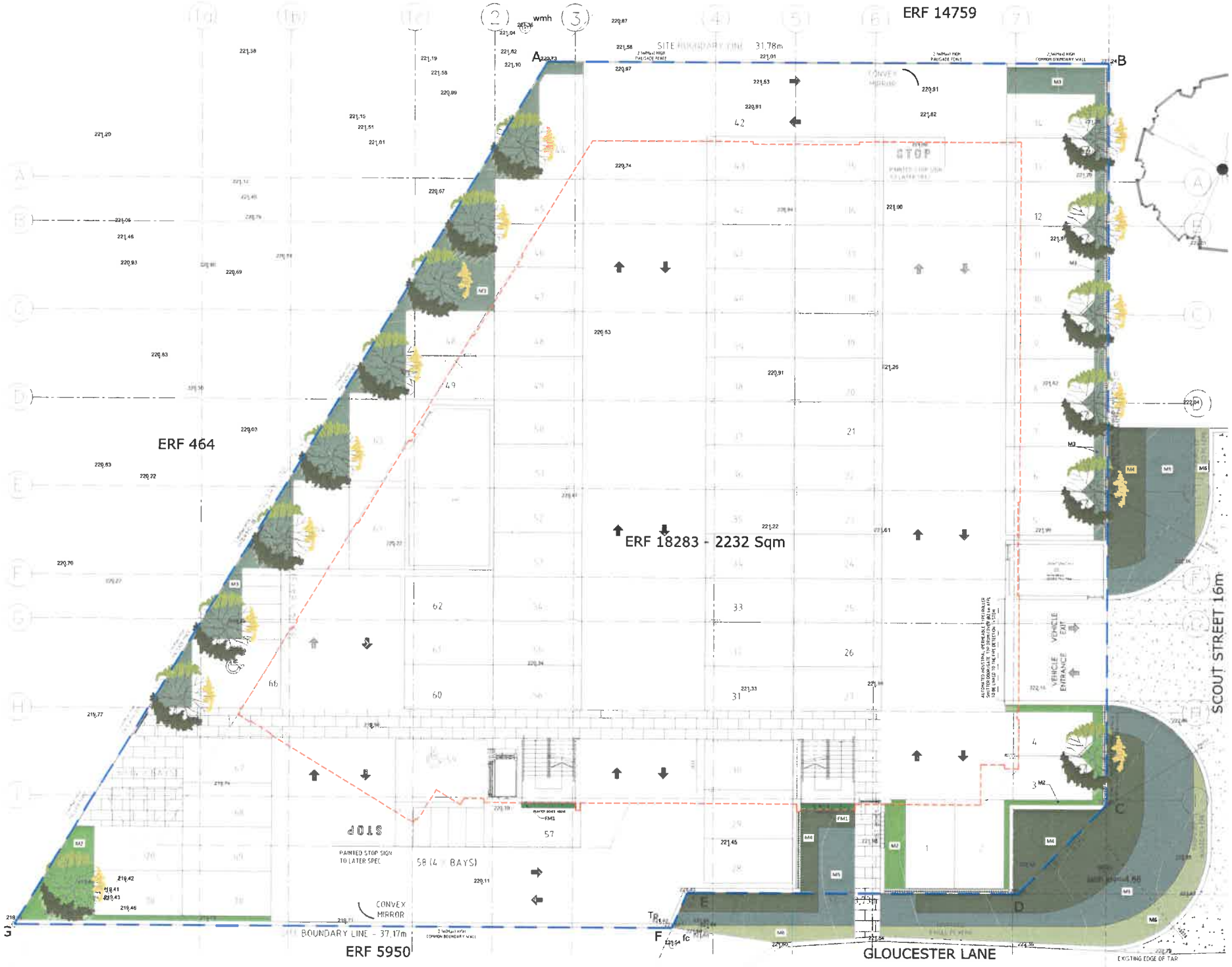
PURPOSE OF ISSUE:
FOR BDM COUNCIL APPROVAL

PROJECT:
NEW APARTMENTS
GLOUCESTER LANE - GEORGE

DRAWING:
GENERAL NOTES
CROSSINGS

SCALE	1:100	DRAWN	JB | GB
DATE	2022-01-28	CHECKED	JB
DRAWING	18283_00.100_C		REV D

PLOTTED



MUNISIPALITEIT GEORGE MUNICIPALITY
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DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING
DATE
DATUM
10/3/2023

NO	DATE	DESCRIPTION	REV BY

NORTH

PROJECT
GLOUCESTER LANE
NEW APARTMENTS - ERF 18283
George, Western Cape

DESCRIPTION
SOFT LANDSCAPE PLAN
Ground Floor and Sidewalk

SCALE 1:100 (as shown @ A1)
DATE 2023.01.18
DWG # SQ1-GLO-SL01 Rev
DRAWN BY LC
CHECKED BY WV
DOCUMENT CONTROL STATUS

FOR APPROVAL

SQUARE ONE

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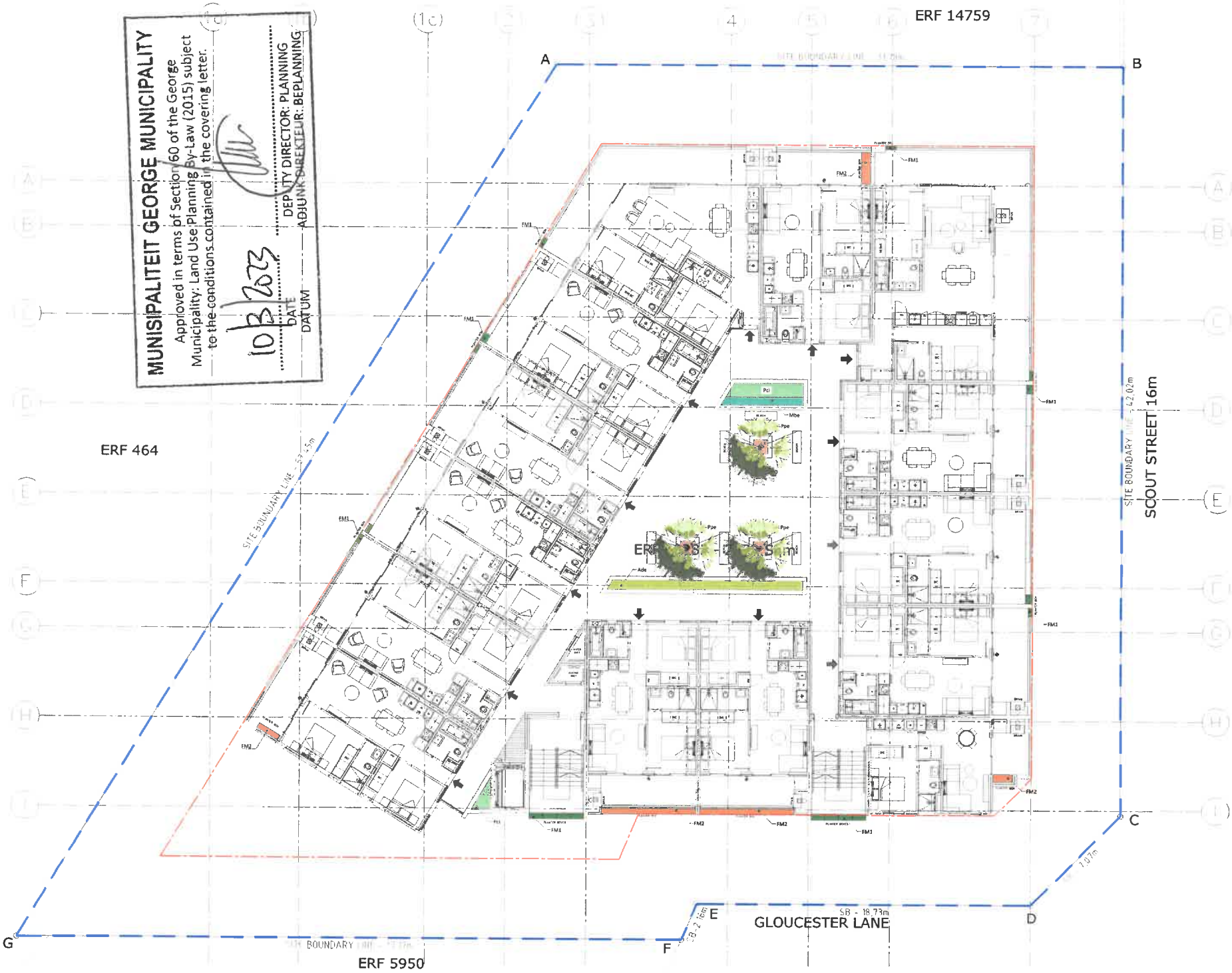
10/3/2023
DATE
DATUM



LEGEND

Shrubs and ground covers

Ade	Asparagus densiflorus 'Sprengeri' (Asparagus fern) 4kg@4l/m² (5m²)
Mbe	Mackaya bella (Forest bell bush) 4kg@4l/m² (5m²)
Pci	Plectranthus ciliatus (Dwarfed spur flower) 4kg@4l/m² (5m²)
Ppe	Pelargonium peltatum (Ivy leafed pelargonium) 4kg@4l/m² (5m²)

Facade Mix 1 (3m²)

Barleria obtusa - purple (Bush violet) 4kg@1l/m² no 21
Pelargonium peltatum (Ivy leaved pelargonium) 4kg@1l/m² no 21
Helichrysum petiolare (Silver bush everlasting) 4kg@1l/m² no 21
Plectranthus 'Mona Lavender' (Mona Lavender spur flower) 4kg@1l/m² no 21

Facade Mix 2 (5m²)

Asparagus densiflorus 'Sprengeri' (Asparagus fern) 4kg@1l/m² no 9
Plectranthus neochilus (Lobster flower) 4kg@1l/m² no 9
Rosmarinus officinalis prostratus (Creeping Rosemary) 4kg@1l/m² no 9

NO	DATE	DESCRIPTION	DRAWN BY

NORTH

PROJECT
GLOUCESTER LANE
NEW APARTMENTS - ERF 18293
George, Western Cape

DESCRIPTION
SOFT LANDSCAPE PLAN
1st Floor

SCALE	1:100 (at sheet size A1)
DATE	2023-01-18
DWG #	521-GLG-100-2 Rev
DRAWN BY	LC
CHECKED BY	WV

DOCUMENT COMMON STATUS

FOR APPROVAL

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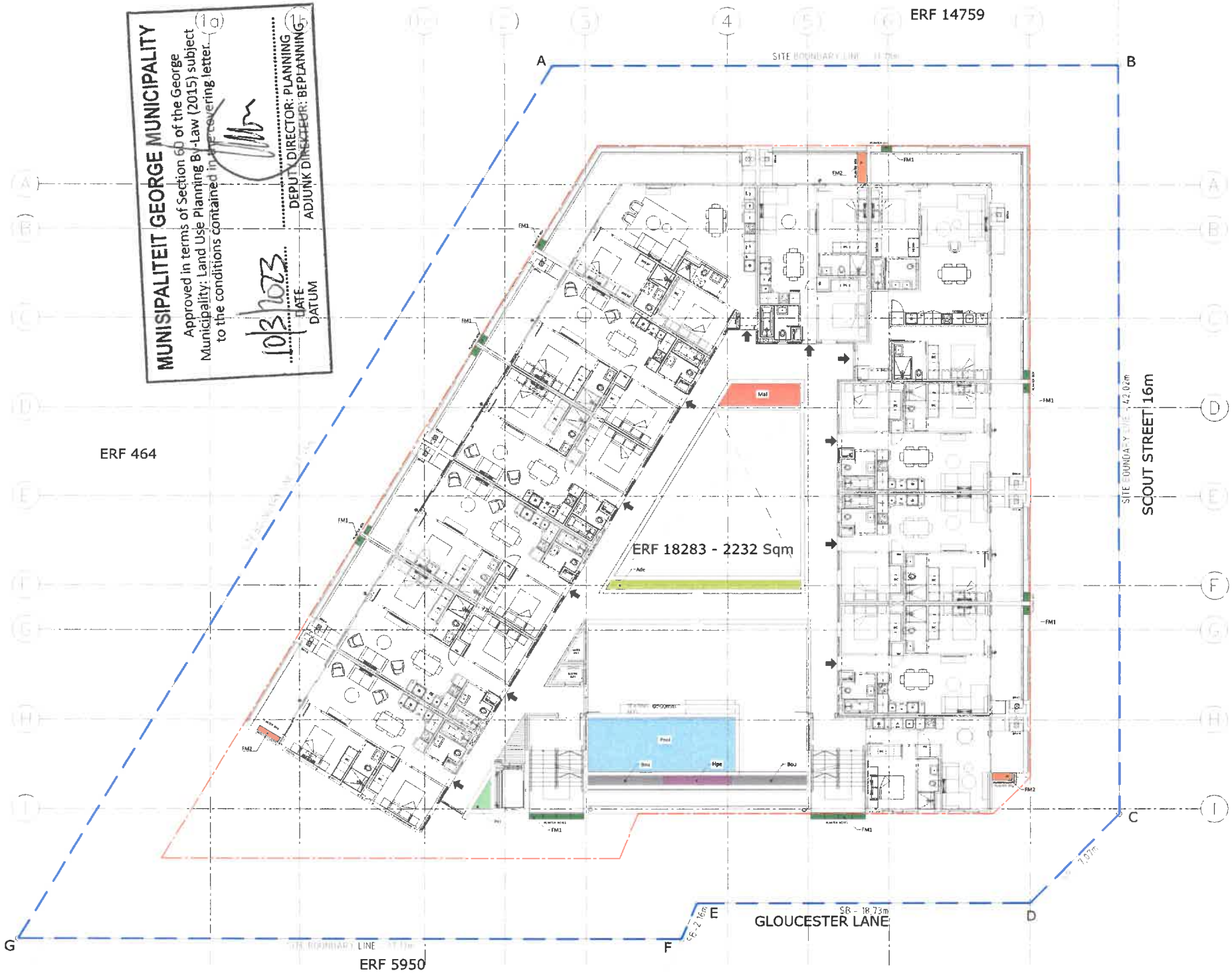

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10/3/2023
DATE
DATUM

DEPUTY DIRECTOR: PLANNING
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LEGEND:

Shrubs and ground covers

- Ade — *Asparagus densiflorus 'Sprengeri'* (Asparagus fern) 41q@1/m² (5m²)
- Bou — *Bougainvillea varieties* (Bougainvillea) 5q@1/m² (5m²)
- Hpe — *Helichrysum petiolare* (Silver bush) 4q@1/m² (2m²)
- Mal — *Myrsine africana* (Cape myrtle) 4q@1/m² (2m²)
- Pel — *Plectranthus ciliatus* (Tarchited sour flower) 4q@1/m² (2m²)

Facade Mix 1 (5m²)

- FM1 — *Barleria obtusa - purple* (Bush violet) 4q @1/m² no 21
  - *Pelargonium peltatum* (Ivy-leaved pelargonium) 4q@1/m² no 21
  - *Helichrysum petiolare* (Silver bush everlasting) 4q@1/m² no 21
  - *Plectranthus 'Mona Lavender'* (Mona Lavender sour flower) 4q@1/m² no 21

Facade Mix 2 (5m²)

- FM2 — *Asparagus densiflorus 'Sprengeri'* (Asparagus fern) 4q@1/m² no 9
  - *Plectranthus neochilus* (Lobster flower) 4q@1/m² no 9
  - *Rosmarinus officinalis prostratus* (Creeping Rosemary) 4q@1/m² no 9

NO	DATE	DESCRIPTION	DRAWN BY

NORTH

PROJECT
GLOUCESTER LANE
NEW APARTMENTS - ERF 18283
George, Western Cape

DESCRIPTION
SOFT LANDSCAPE PLAN
2nd Floor

SCALE	1:100 (as shown @ A1)
DATE	2023 01 18
DWG #	SQ1-REO-100 3
DRAWN BY	LC
CHECKED BY	WV

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FOR APPROVAL

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