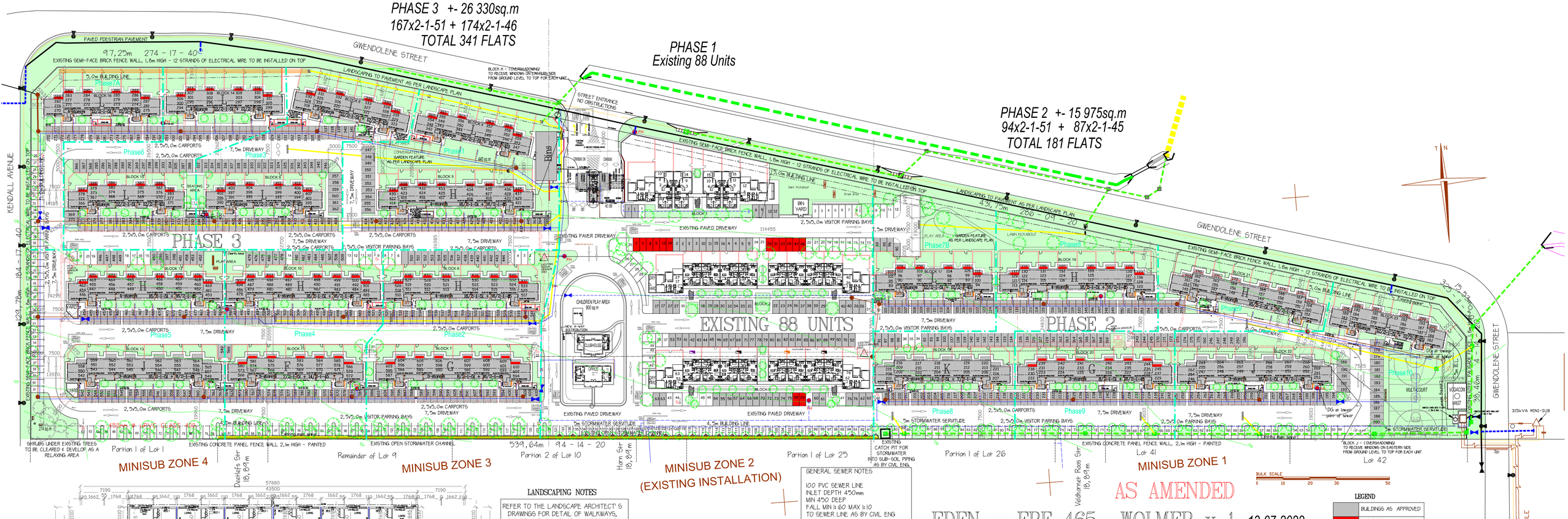
PHASE 3 +- 26 330sq.m
167x2-1-51 + 174x2-1-46
TOTAL 341 FLATS

PHASE 1
Existing 88 Units

PHASE 2 +- 15 975sq.m
94x2-1-51 + 87x2-1-45
TOTAL 181 FLATS



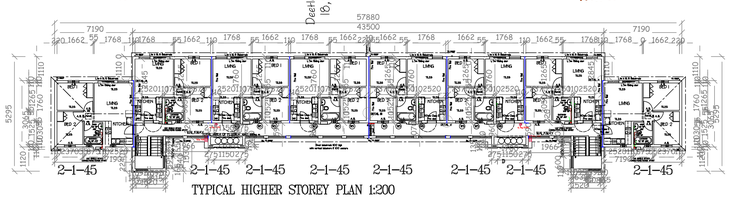
AS AMENDED

EDEN – ERF 465 WOLMER x 1 13-07-2022

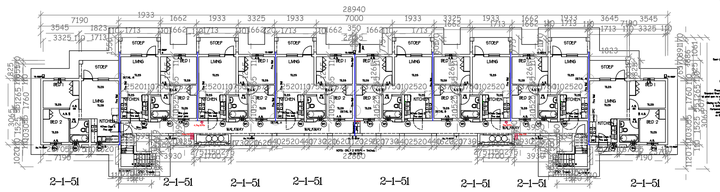
TOTAL 522 NEW UNITS + 88 EXISTING TOTALLING 610

5.5557 Ha 110 UNITS per Ha

SITE DEVELOPMENT PLAN 1:500 (AS AMENDED)



TYPICAL HIGHER STOREY PLAN 1:200



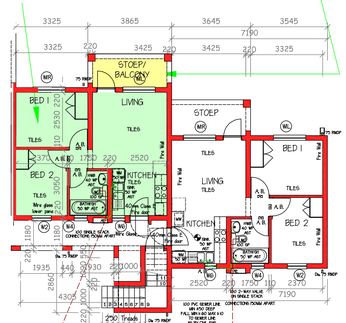
GROUND OR FIRST STOREY PLAN 1:200

Typical Block TYPE G, H, or J

NORTH ELEVATION Typical Elevation – Block Type L WEST ELEVATION 1:200

F.S.R. of Stoep on Ground- & First floors = 4,6sq.m

F.S.R. calculated on net area of flat = 38,2sq.m



2-1-45+6

TYPICAL PART OF STOREY PLAN OF UNITS (OR MIRRORED) 1:100

LANDSCAPING NOTES

REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL OF WALKWAYS, CHILDREN PLAY AREAS, LANDSCAPING FEATURES & ELEMENTS TREES AND SHRUBS POSITION & TYPES

GENERAL SEWER NOTES

100 PVC SEWER LINE
INLET DEPTH 450mm
MIN 450 DEEP
FALL MIN 1:60 MAX 1:10
TO SEWER LINE AS BY CIVIL ENG
DG AT LOWEST END OF EACH BLOCK
RE/CE EVERY 25m
SEWER MUST COMPLY WITH
SANS 10400 PARTS P & Q

LEGEND

- BUILDINGS AS APPROVED
- ADDITIONAL NEW WORKS BALCONIES OR CARPORTS
- CONSTRUCTION PHASES

ELECTRICAL LEGEND

- 500kVA MINI SUBSTATION
- METERING DISTRIBUTION BOARD (12/16 WAY - NO OF UNITS INDICATED)
- 150mm² 4-CORE Al LV CABLE + 70mm² BCEW
- 120mm² 4-CORE Al LV CABLE + 50mm² BCEW
- 70mm² 4-CORE Al LV CABLE + 25mm² BCEW
- 70mm² 3-CORE Cu XLPE 11kV CABLE + 35mm² BCEW
- EXISTING MV CABLE
- T1 11kV SWITCH (EXISTING)

CONSULTANTS

CIVILCONSULT CONSULTING ENGINEERS
TEL No 012 345 6247
Leon Nienizer- mail@civilconsult.co.za

EINSTEEN & LE ROUX ELECTRICAL ENGINEERS
TEL No 012 665-3494 - FAX No 012 665-3435
Willie Kruger - Cell 082 724 4264
willie@ler.co.za

SPECIFICATION NOTES

UNITS
Walls Semi-face brick & Plastered & painted (Marmoran) panels as per Elevations.
Roofs : Concrete roof tiles in natural colours
Verge tiles & clip-on Ridges
Chromadek gutters & downpipes
Windows : Standard Al. Steel Awning type
Stairs : Slip-free Tiles

CARPORTS
Chromadek roof sheeting on painted steel framework.

FENCING
Existing Face brick fence along streets,
Concrete panel at back, 2100mm high.

ROADS & PARKING
Roads Tarred roads & concrete blocks on well prepared base, all to Civil Engineer's Specification.

STORMWATER
By Civil Engineer.
110 Openings in all Fence Walls at 2m to 3m centres

INTERNAL WATER & SEWER RETICULATION
By Civil Engineer.

FIRE PROTECTION
Hydrant with 90m radius on minimum 160mm supply
30m Hose reels to each block

GARDEN LAYOUT
To Landscaper's plan

SERVITUDE NOTES

ERF SUBJECT TO 5m SERVITUDE ALONG THE SOUTH BOUNDARY FOR STORMWATER

3,0m x 8,0m SERVITUDE FOR MUNICIPAL MIN-SUB ON EAST BOUNDARY AS ON PLAN

7,5m x 10m SERVITUDE ON EAST BOUNDARY FOR CELL PHONE TOWER

Phases Summary

	No OF BLOCKS	No OF UNITS	COVERED PARKING	VISITOR PARKING REQUIRED	VISITOR PARKING PROVIDED	CHILDREN PLAY REQUIRED	CHILDREN PLAY PROVIDED
Phase 1	6	88	88	29	88	352m²	1 350m²
Phase 2	7	181	181	60	67	724m²	1840m²
Phase 3	13	341	341	114	114	1364m²	1696m²
		610	610	203	269	2440m²	4886m²

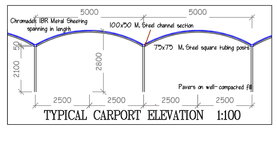
ERF 465 WOLMER x 1 – Phase 2 + 3 – EDEN

5,5557 Ha TOTAL 522 NEW UNITS + 88 EXISTING = 610 MAX POSSIBLE = 611

BLOCK NUMBER	BLOCK DESCRIPTION	COVERAGE AREA/ BLOCK	F.S.R. AREA/ BLOCK	AREA PER BLOCK	No OF BLOCKS	BLOCKS COVERAGE AREA	BLOCKS F.S.R. AREA	AREA OF BLOCKS	UNIT TYPE	No OF UNITS	PARKING	TOTAL PARKING COVERED	VISITOR	TOTAL UNIT TYPES 2-1-45	2-1-51
H	4 STOREYS HIGH STACKED DUPLEXES 2-1-45 ON TOP 2 FLOORS 2-1-51 ON GROUND & FIRST FLOOR	488,43 m²	1 298,0 m²	1 850,18 m² + BALCONIES 12,5%max	6	2 930,58 m²	7 776,0 m²	11 649,08 m² + BALCONIES 12,5%max	2-1-45m² UNITS 2-BEDROOMS, 1-BATH PORCH & BALCONY ON 2 LOWER FLOORS	6 x 32 + 192	1 CARPORT 1 VISITOR'S BAYS	192	64	96	96
L		368,13 m²	972,0 m²	1 400,94 m² + BALCONIES 12,5%max	6	2 440,44 m²	7 776,0 m²	11 207,52 m² + BALCONIES 12,5%max		6 x 24 + 192		192	64	96	96
F	3 STOREYS HIGH STACKED DUPLEXES 2-1-45 ON TOP 2 FLOORS 2-1-51 ON GROUND	428,27 m²	834,40 m²	1 201,27 m² + BALCONIES 12,5%max	1	428,27 m²	834,40 m²	1 201,27 m² + BALCONIES 12,5%max	2-1-45m² UNITS 2-BEDROOMS, 1-BATH PORCH ON GROUND FLOOR ONLY	1 x 21 = 21		21	7	14	7
G		488,43 m²	1 953,6 m²	2 369,75 m² + BALCONIES 12,5%max	2	976,86 m²	3 907,2 m²	2 739,5 m² + BALCONIES 12,5%max		2 x 24 = 48		48	16	32	16
J	3 STOREYS HIGH STACKED DUPLEXES 2-1-45 ON TOP 2 FLOORS 2-1-51 ON GROUND & FIRST FLOOR	488,43 m²	1 410,40 m²	1 473,92 m²	2	976,86 m²	1 860,8 m²	2 835,04 m²	2-1-45m² UNITS 2-BEDROOMS, 1-BATH PORCH & BALCONY ON 2 LOWER FLOORS	2 x 24 = 48		48	16	16	32
K		428,27 m²	866,8 m²	1 242,88 m²	1	428,27 m²	866,8 m²	1 242,88 m²		1 x 21 = 21		21	7	7	14
	BINS	146,2m²			1	146,2m²		146,2m²							
SUB-TOTAL					20 BLOCKS	8 827,08 m²	21 141 m²	30 524,49 m² + BALCONIES 12,5%max		522		522	174	261	261
	CARPORTS	12,5m²	-	12,5m²	522	6 525m²	-	6 525m²		522		522		522	
	NEW CARPORTS PHASE	12,5m²	-	12,5m²	14	175m²	-	175m²							
	GATE CANOPY	82,5m² -50m²		88,8m²	1	88,8m²	-	88,8m²							
TOTAL-NEW						9 615,88 m²		37 315 m²							
EXISTING BUILDINGS	LAPA CRECHE GATE CARPORTS	78,0 m² 560,0 m² 83,0m² 15,0m² 10,0m² 12,5m²	1 620 m² 1 088 m² 83,0m² 15,0m² 10,0m²		2 1 88	1436,0 m² 560,0 m² 83,0m² 15,0m² 10,0m² 1 030m²	3240 m² 1 088 m² 83,0m² 15,0m² 10,0m²	146,2m² 6 990,0m²		88					
				SUB-TOTAL		3 240m²	4 502m²								
TOTAL					OVERALL	18 883,88 m²	25 643 m²	43 918,17 m²		610		610			

EXTRA 482sq.m

ACTUAL ALL	33,91%	0,416
ALLOWED	50% EXCLUDING CARPORTS	0,7

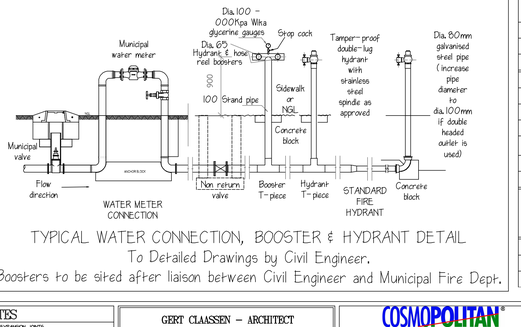


TYPICAL CARPORT ELEVATION 1:100

SERVICES LEGEND

- EXISTING SEWER
- INTERNAL PRIVATE SEWER 160mm uPVC CLASS 4 AS BY CIVIL ENGINEER (SANS 791:2134 or SANS 1601 400kPa)
- INTERNAL PRIVATE SEWER 110mm AS BY PLUMBER
- EXISTING STORMWATER
- NEW STORMWATER Dia. 450mm CLASS 75D AS BY CIVIL ENGINEER
- STORMWATER GRID INLET AS BY CIVIL ENGINEER
- EXISTING WATER SUPPLY PIPE
- Dia.160mm, 110mm, 75mm & 50mm uPVC CLASS 12 INTERNAL WATER RETICULATION AS BY CIVIL ENGINEER
- 65 mm PILLAR TYPE FIRE HYDRANT

EXISTING SEWER LINES & WATER SUPPLY PIPES ON SITE THAT BECAME REDUNDANT ARE SHOWN ON THE CIVIL ENGINEER'S DRAWINGS



TYPICAL WATER CONNECTION, BOOSTER & HYDRANT DETAIL
To Detailed Drawings by Civil Engineer.
Boosters to be sited after liaison between Civil Engineer and Municipal Fire Dept.

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION		
ERF 465 WOLMER x 1	Total Site Area = 5,5557 Ha	
ZONING INFORMATION		
Town Planning Scheme	Town-planning & Township Ordinance	Proclaimed
Use Zone	USE ZONE 4 : RESIDENTIAL 4	
DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
4 Storeys	Height of Buildings	3 & 4 Storeys
AS PER S.D. PLAN	Coverage	18 883,88m² = 33,99%
0,6 = 33 334,2m²	Floor Space Ratio	25 643,6m² = 0,416
–	New Floor Area	37 815,29m²
–	No of Units on Erf	522 NEW UNITS + 88 EXISTING = 610
NEW PARKING		
Parking Ratio per Use	Area per Use	Parking Bays Required
COVERED PARKING	610+14	1 / 2-Bed-Unit At Phases = 624
OPEN PARKING - VISITORS	610/3	1 / 3-Units At Phases = 203
TOTAL PARKING BAYS REQUIRED - At Phases		827
TOTAL PARKING BAYS PROVIDED - At Phases		864 (+57+)
Parking for Disabled included in Visitor's Parking		9

NOTES

FOUNDATIONS, STRUCTURAL DESIGN & EXPANSION JOINTS ALL TO THE STRUCTURAL ENGINEER'S SPECIFICATIONS
ALL BUILDING WORK MUST COMPLY TO SANS 10400-STANDARDS
CHECK ALL DIMENSIONS ON SITE
IF IN DOUBT, PLEASE ASK THE ARCHITECT

REVISIONS

NR	DATE:	DESCRIPTION
1	5 /8/2021	TURNING CIRCLES CHANGED & ENGINEER'S SERVICES ADDED
2	17/02/2022	GARDEN SIZES INCREASED
3	28/03/2022	ERF SIZE CHANGED
4	29/04/2022	ADJUST SITE BOUNDARY & MOVE BLOCK 20
	27/06/2022	MOVE NORTHERN GARDEN WALLS UP TO BOUNDARY FENCE. BLOCKS REMAINEDED. ENTRANCE LANE MODIFIED TO 4,7m
5	7/07/2022	PARKING ALTERED & REMAINEDED
6	04/04/2022	ADJUST SDP ACCORDING TO LANDSCAPE PLAN

GERT CLAASSEN – ARCHITECT
324 BRONKEL STREET P O BOX 27636
MONUMENT PARK PRETORIA 0181 MONUMENT PARK 0105
CELL: 082 772 3192 gerto.architect@gmail.com SACAP REG No 2580

OWNER'S APPROVAL

SIGNATURE: ..... DATE: .....

NAME PRINTED: .....

COSMOPOLITAN PROJECTS
REAL Houses for REAL People

EDEN
GALLAWAY MANOR Phases 2 & 3
SECTIONAL TITLE FLATS BY
COSMO HOMES (TSHWANE) Pty Ltd
ERF 465 WOLMER x 1

DRAWING	SITE DEVELOPMENT PLAN SUMMARY OF UNITS STATUTORY DATA
DRAWN: CADDIE	DIR No: GALLAWAY MANOR
COMP NR: Wolmer-110-14	
SCALE: 1:700	DRAWING NR: GM-SDP-1
REVISION: 6	
DATE: 7 March 2022 / 5 April 2022	