



VILLAGE	FLOORS		BEDRMS	BATH	GARAGES	HAB ROOMS	UNIT OPEN SPACE	UNIT AREA	NUMBER UNITS	TOTAL AREAS	OPEN SPACE	COV AREA
A	DOUBLE STOREY	HYBRID	3	2	2	4	24 m2	150 m2	20	3000	m2 480	m2 1500 m2
B	SINGLE STOREY	SECTIONAL TITLE	3	2	1	4	24 m2	90 m2	65	5850	m2 1560	m2 5850 m2
C	WALK UPS 2 STOREY	SECTIONAL TITLE	2	2	0	3	18 m2	55 m2	56	3080	m2 1008	m2 1026,7 m2
D	RETIREMENT	SECTIONAL TITLE	2	1	0	3	24 m2	50 m2	69	3450	m2 1656	m2 3450 m2
E	SINGLE STOREY	HYBRID	2	2	1	3	24 m2	85 m2	61	5185	m2 1464	m2 5185 m2
F	SINGLE STOREY	HYBRID	3	2	2	4	24 m2	125 m2	48	6000	m2 1152	m2 6000 m2
G	DOUBLE STOREY	HYBRID	3	2	2	4	24 m2	150 m2	12	1800	m2 288	m2 900 m2
TOTAL									m2 331	28365	m2 7608	m2 23912 m2

notes

ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS ACT 103 OF 1977 & AMENDMENTS THERETO AS WELL AS THE BY-LAWS OF THE RELEVANT LOCAL AUTHORITY AND THE LAWS SET BY THE N.H.B.R.C.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION
WITH STRUCTURAL, CIVIL & MECHANICAL ENGINEERS
OR PLUMBING CONSULTANTS DRAWINGS WHERE
SPECIFIED.

ALL DIMENSIONS SHOWN ARE STRUCTURAL SIZES.
ALLOW FOR PLASTER AND WALL FINISH TO OBTAIN
FINAL ROOM SIZE.

CONTRACTOR TO KEEP A FULL SET OF DRAWINGS ON SITE AND IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON THE SITE WITH REFERENCE TO BOUNDARY BUILDING LINES, ALL CONTOURS AND BOUNDARY PEGS, AS WELL AS BUILDING SETTING OUT TO BE CONFIRMED BY A REGISTERED LAND SURVEYOR.

ALL NEW HEALTH AND SAFETY REGULATIONS TO
BE STRICTLY COMPLIED WITH.

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THIS DRAWING COULD BE OUT OF SCALE. PLEASE
CONFIRM ALL DIMENSION WITH ARCHITECT BEFORE
COMMENCING.

revisions

NO.	DATE	DISCRPTION

SITE AREA	31076 m2
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NUMBER OF UNITS	331
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UNIT AREA	28365 m2
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GATEHOUSE	60 m2
COMMUNITY CENTRE	250 m2

COMMUNITY CENTRE	250 m2
TOTAL	28675 m2

COVERAGE AREA	23911,67 m2
COVERAGE	77% m2

PARKING NEEDED	496.5 bays
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PARKING NEEDED	450,3 bays
PARKING PROVIDED	243 bays

OPEN SPACE REQUIRED	3888 m2
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OPEN SPACE NEEDED	4800 m2
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CGS PROPERTY TRUST

PROPOSED SECTIONAL
TITLE SCHEME ON
ERF 325 THEESCOMBE

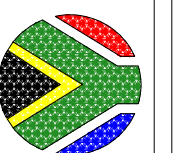
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1023/1251	1251/003	00

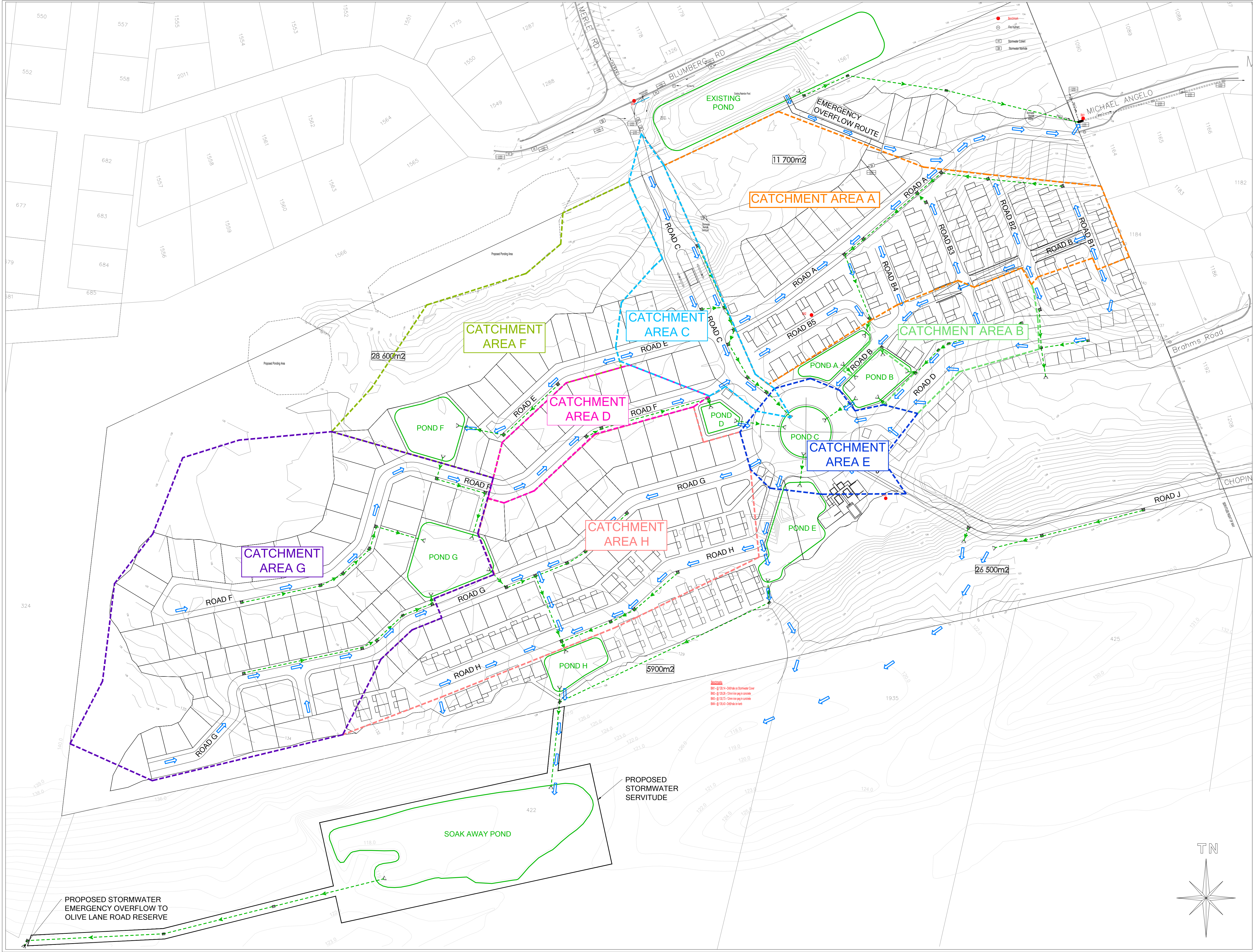
inspected and approved by:

senior architect r.s. koen (4853)
this drawing is not valid without an official signature

inspected and approved by:

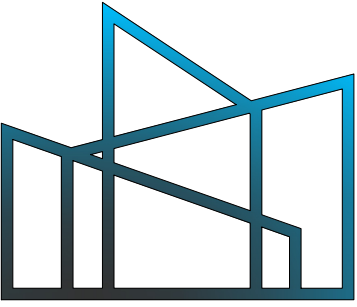


client or principal agent



LEGEND	
	PROPOSED STORMWATER
	EXISTING STORMWATER
	"V" CHANNEL
	160mm SUBSOIL
	CROSS-FALL
	250x300 OPENING
	OVERLAND FLOW
	7,5m RADIUS
	FINAL FORMATION LEVEL
	BARRIER KERB
	ROLL OVER KERB
	160mm SLEEVE uPVC class6

ISSUED FOR: FOR INFORMATION ONLY		
R	DATE	REVISION



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PROJECT:
C G S PROPERTY TRUST
PROPOSED NEW RESIDENTIAL
DEVELOPMENT ON ERF 325
THEESCOMBE, PORT ELIZABETH

DRAWING:
PRELIMINARY
ROADS AND STORMWATER LAYOUT

DESIGNED: RvS	DRAWN: RvS	CHECKED:
SCALE: 1:1000 on A1	DATE: MAY 2024	SIGNED:

DRAWING No.: AS/2024-10/RS/01

REVISION:
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