

ALTERNATIVE 1 (PREFERRED)



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	SNGLE 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.

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ALLOW FOR PLASTER AND WALL FINISH TO OBTAIN
FINAL ROOM SIZE.

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revisions

NO.	DATE	DISCRPTION

SITE AREA	31076 m2
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NUMBER OF UNITS	331
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UNIT AREA	28365 m2
GATEHOUSE	60 m2
COMMUNITY CENTRE	250 m2
TOTAL	28675 m2

COVERAGE AREA	23911,67 m2
COVERAGE	77% m2

PARKING NEEDED	496,5 bays
PARKING PROVIDED	243 bays

OPEN SPACE REQUIRED	3888 m2
OPEN SPACE NEEDED	4800 m2



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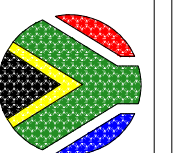
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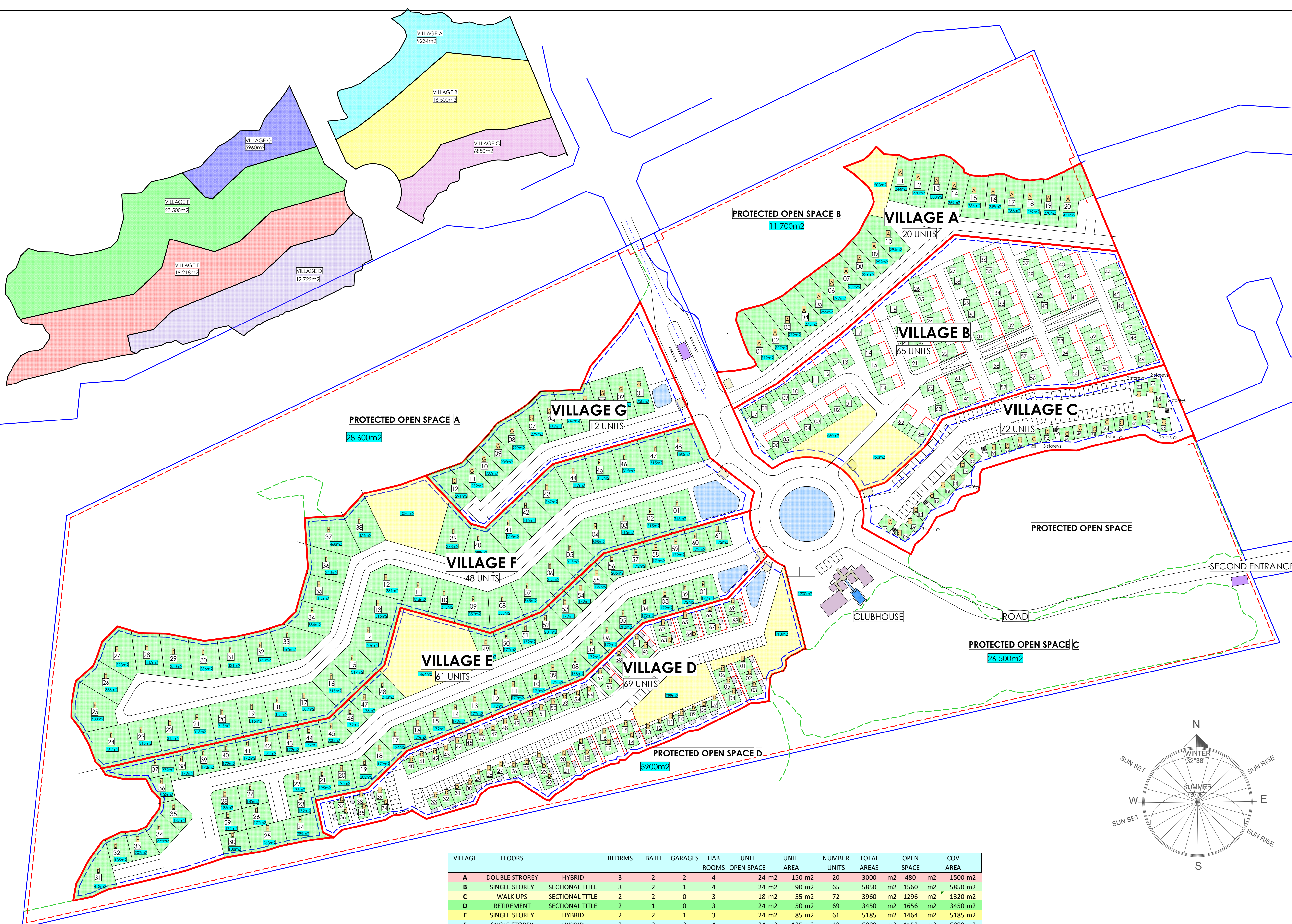
senior architect r.s. koen (4853)
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client or principal agent

ALTERNATIVE 2



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	SECTIONAL TITLE	2	2	0	3	18 m2	55 m2	72	3960 m2	1296 m2	1320 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	347	29245 m2	7896 m2	24205 m2

347 UNITS

SITE DEVELOPMENT PLAN

notes

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NO.	DATE	DISCRIPTION

SITE AREA	31076 m2
NUMBER OF UNITS	347
UNIT AREA	29245 m2
GATEHOUSE	60 m2
COMMUNITY CENTRE	250 m2
TOTAL	29555 m2
COVERAGE AREA	24205 m2
COVERAGE	78% m2
PARKING NEEDED	520,5 bays
PARKING PROVIDED	243 bays
OPEN SPACE REQUIRED	3888 m2
OPEN SPACE NEEDED	4800 m2

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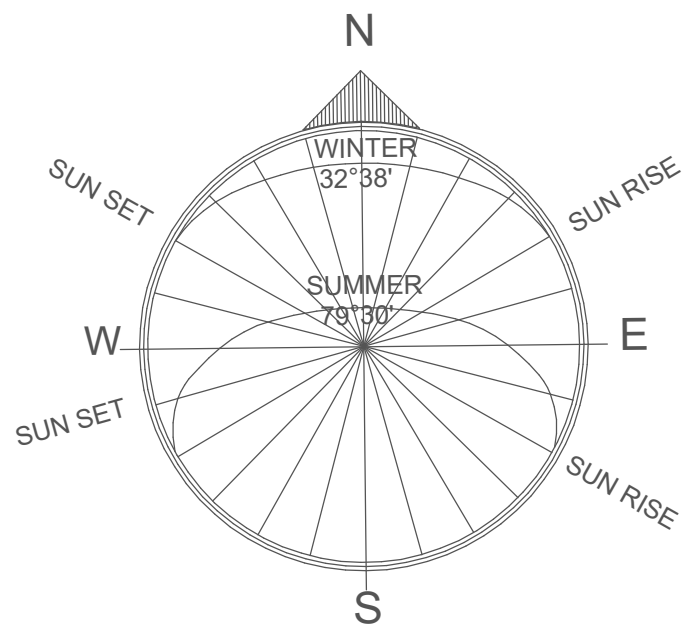
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ALTERNATIVE 3



notes

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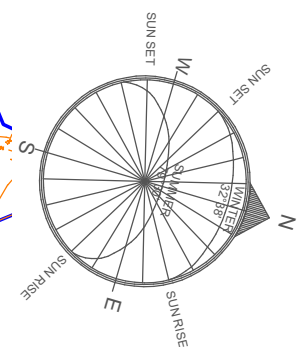
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revisions		
NO.	DATE	DISCUSSION



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senior architect



SITE DEVELOPMENT PLAN

SITE AREA 174380 m2

NUMBER OF UNITS 412

UNIT AREA 34346 m2
GATEHOUSE 60 m2
COMMUNITY CENTRE 250 m2
TOTAL 34656 m2

COVERAGE AREA 23068 m2
COVERAGE 13% m2

PARKING NEEDED 618 bays
PARKING UNITS 530 bays
PARKING VISITORS 103 bays
PARKING PARAPLEGIC 5 bays
TOTAL PROVIDED 633 bays

OPEN SPACE REQUIRED 9888 m2
OPEN SPACE PROVIDED 74 800 m2

FLOORS	HOUSE AREA	TOTAL COV AREA	TOTAL COV	NUMBER UNITS	PARKING BAYS	TOTAL BAYS	OPEN SPACE	TOTAL SPACE	TOTAL AREA
DUPLEX	150 3300	89	979	22	1,5	33	24	528	3600 m2
WALK UP	55 7370	23	1541	134	1,5	201	24	3216	7370 m2
DUPLEX	60 1440	40	960	24	1,5	36	24	576	1440 m2
WALK UP	53 3816	27	1908	72	1,5	108	24	1728	3816 m2
SINGLE	90 8370	90	8370	93	1,5	139,5	24	2232	8370 m2
SINGLE	150 7950	150	7950	53	1,5	79,5	24	1272	7950 m2
DUPLEX	150 2100	75	1050	14	1,5	21	24	336	2100 m2
	34346	494	22758	412	10,5	618	168	9888	34646 m2