

Area Schedule				
Stand	20119 m <sup>2</sup>			
Type 1	2 B / 2 B	112		
Type 2	3 B / 2 B	56		
Total Units	168			
Block	Ground Storey	Stairs / Walkway	First Storey	Total
Block 1	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 2	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 3	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup>	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup> 547.78 m <sup>2</sup>
Block 4	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 5	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup>	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup> 547.78 m <sup>2</sup>
Block 6	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 7	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup>	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup> 547.78 m <sup>2</sup>
Block 8	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 9	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 10	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup>	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup> 547.78 m <sup>2</sup>
Block 11	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 12	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 13	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup>	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup> 547.78 m <sup>2</sup>
Block 14	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 15	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 16	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup>	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup> 547.78 m <sup>2</sup>
Block 17	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 18	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 19	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Block 20	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup>	59.63 m <sup>2</sup> 58.45 m <sup>2</sup> 58.45 m <sup>2</sup> 59.63 m <sup>2</sup>	37.73 m <sup>2</sup> 547.78 m <sup>2</sup>
Block 21	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup>	79.89 m <sup>2</sup> 66.92 m <sup>2</sup> 66.92 m <sup>2</sup> 79.89 m <sup>2</sup>	38.07 m <sup>2</sup> 663.38 m <sup>2</sup>
Guard House			44.85 m <sup>2</sup>	44.85 m <sup>2</sup>
			1536 m <sup>2</sup> 1346 m <sup>2</sup> 1346 m <sup>2</sup> 1536 m <sup>2</sup>	797.09 m <sup>2</sup> 1536 m <sup>2</sup> 1346 m <sup>2</sup> 1346 m <sup>2</sup> 1536 m <sup>2</sup>

Parking				Residential 3	
Units	Visitors	Total	Stand Area	20119 m <sup>2</sup>	
2 Bedroom 112	112 bays	56 bays	168 bays	Total Building	13166.63 m <sup>2</sup>
3 Bedroom 56	112 bays	28 bays	140 bays	F.A.R	0.65
	224 bays	84 bays	308 bays	Coverage	33% 6560.89 m <sup>2</sup>
	308 bays	312 bays	4 bays		

  

Parks	Required	Provided	Remaining
	4032 m <sup>2</sup>	2324 m <sup>2</sup>	1708 m <sup>2</sup>

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**GENERAL NOTES**

**ACTS OF PARLIAMENT**

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

Quality of all materials and workmanship to comply with the relevant S.A.B.S. and NHBRC specification.

**GENERAL**

- Contractor is responsible for correct setting out of the building, all external and all internal walls with particular reference to boundaries, building lines, servitudes, etc.
- This drawing is not to be scaled and figured dimensions to be used at all times. All dimensions must be checked on site.
- Contractors to verify all levels, heights and dimensions on Site and to check same against the drawings before putting any work in hand.
- All Contractors are to check and ensure that all details shown on this drawing are in compliance with Local Authority by-laws and regulations, and to report any comment, changes or discrepancies to MvM Archi-Techs in writing.
- Contractors are to locate and identify existing services on Site and to protect these from damage throughout the duration of the works.
- Contractor should build in approved D.P.C.s whether or not these are shown on drawings, to all external walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls.
- The Contractor and / or Client is responsible for notifications of Councils and Engineers to do inspections on required stages.
- Kitchen by specialists. Lay-out as shown on this plan is only for presentation purposes.
- MvM Archi-Techs will not be held responsible for:
  - Building work done prior to plan approval by local councils.
  - Buildings that are not positioned or pegged out by a Qualified Professional Land Surveyor.
  - No work may commence if final fees are not settled by the clients to MvM Archi-Techs.

**FIRE NOTE:**

- Chimney to comply to regulations as per parts "v" of NBR
- No combustible roof components shall penetrate the separating element dividing the space between the garage and the habitable room.

**GLAZING NOTE:**

- Glazing as per - SANS 10400 PART N:
- In accordance with SABS 0137-2000 code of practice - the installation of glazing in buildings.
- Typical safety glazing materials are: toughened glass and laminated safety glass conforming to SABS 1263

**DRAINAGE NOTES:**

- all drainage work to SANS 10400 PART P.
- dish-dish gully with grease trap at all kitchens. (water tap at gully optional)
- ie at all sewer pipe connections.
- oe / re at all direction changes.
- 110dia uPVC sewer pipes (sp).
- 50dia uPVC waste water pipes (wvp).
- 110dia uPVC vent pipes (vp).
- all sp invert levels min. 450mm.
- geyser installations to SABS 0254. Positioning at contractors discretion.
- all stack pipes to have an access eye from ducts on all stores.
- Dolomite areas to have DHPE soil pipes

ANY QUERIES ARISING FROM ALL OF THE ABOVE OR ERRORS, DISCREPANCIES OR OMISSIONS SHOULD BE REPORTED IN WRITING TO MvM ARCHI-TECHS IMMEDIATELY.



**SITE PLAN**  
Scale 1:300

Rev. No.	NAME	DATE	DESCRIPTION
0	MvM	/ / 2017	1st ISSUE

**PROJECT TITLE**  
STAND 1545, Cloverfield x 15 - SDP

**PROJECT DESCRIPTION AND LOCATION**  
PROJECT FOR - Meilijan Construction & Development (Pty) Ltd  
ON ERF - 1545  
STREET - NINTH ROAD  
SUBURB - CLOVERDENE X 15  
TOWN COUNCIL - BENONI

CLIENT SIGNATURE		DRAWN BY	MARNUS
		CHECKED	*
		PRINT DATE	6 Jul 2020
		TIME	08:55:41

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COMPUTER	MvdMA-851-3-001-2.dwg
PROJECT No.	851
DRAWING No.	3-001
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