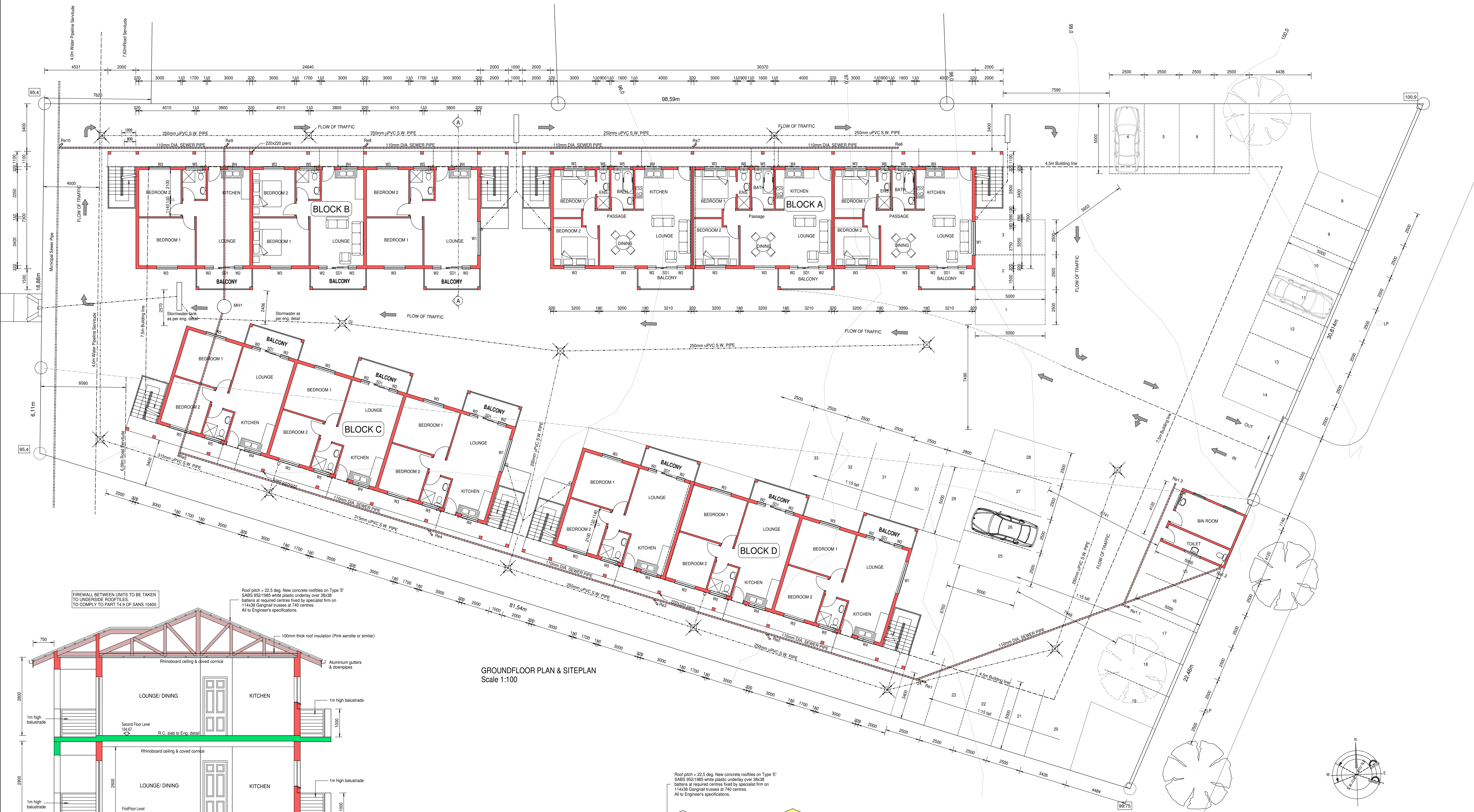
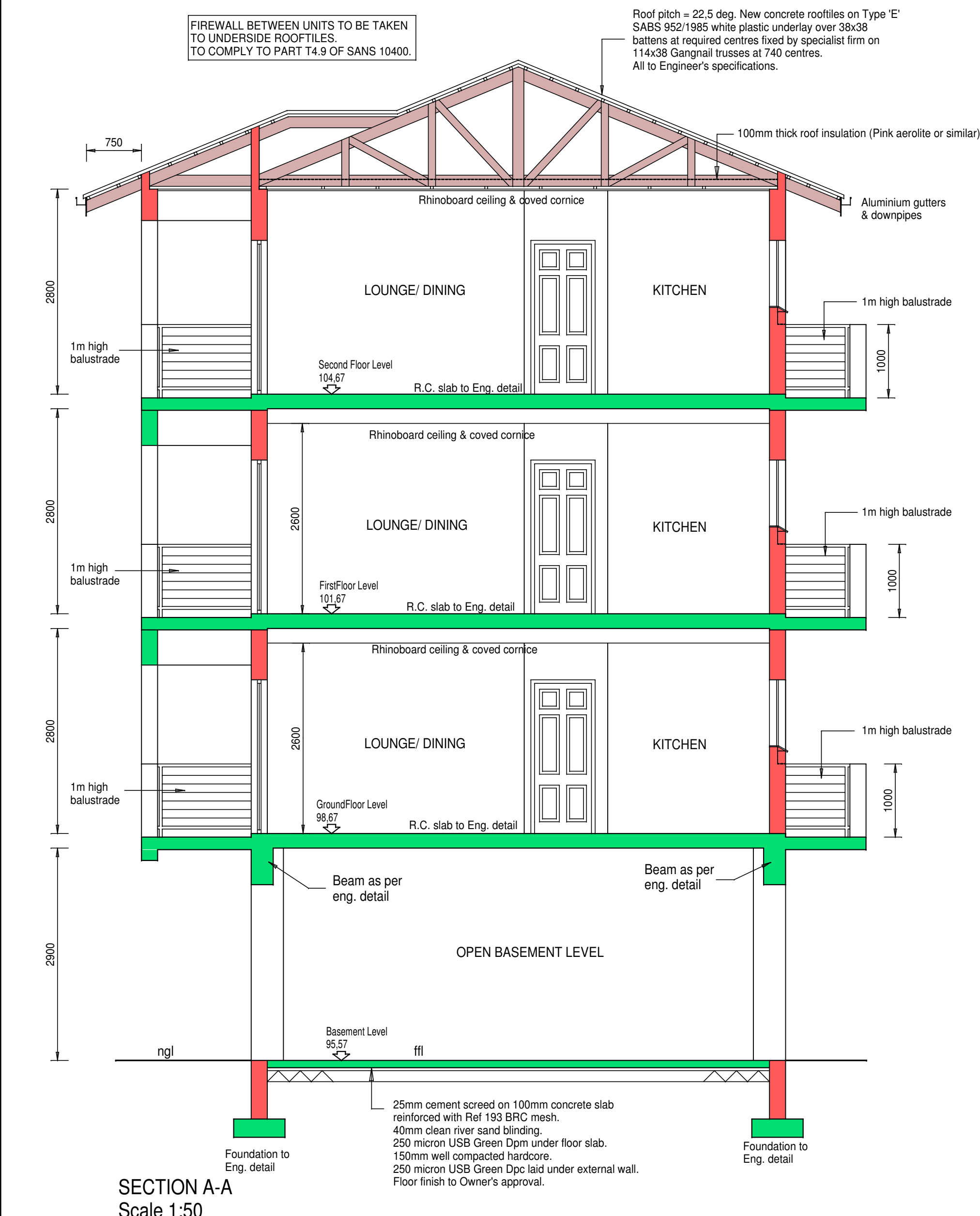
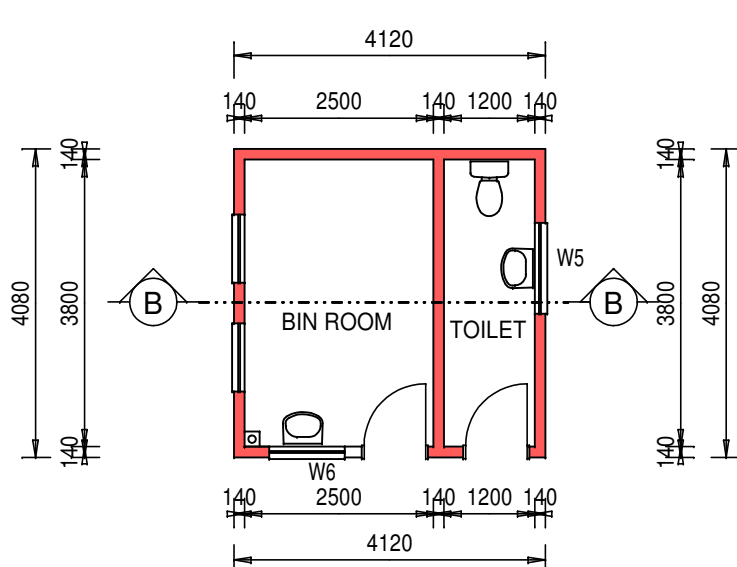




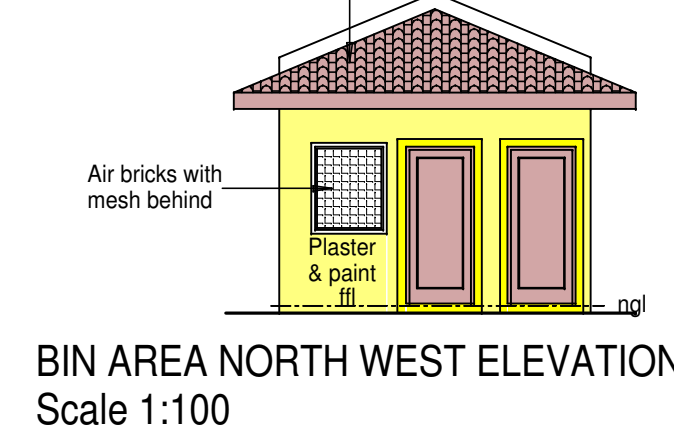
GROUND FLOOR PLAN & SITEPLAN
Scale 1:100



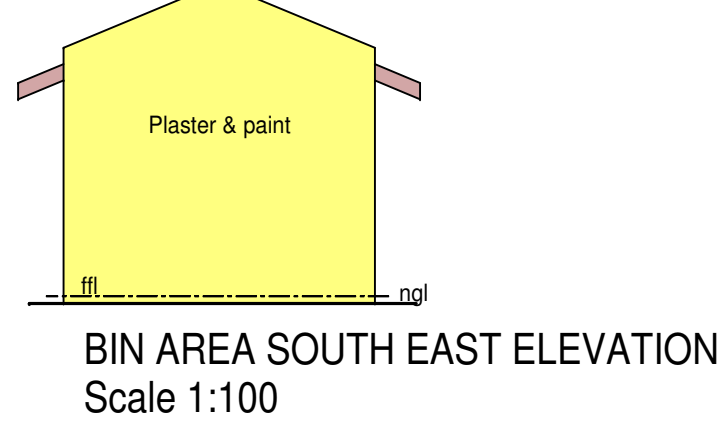
SECTION A-A
Scale 1:50



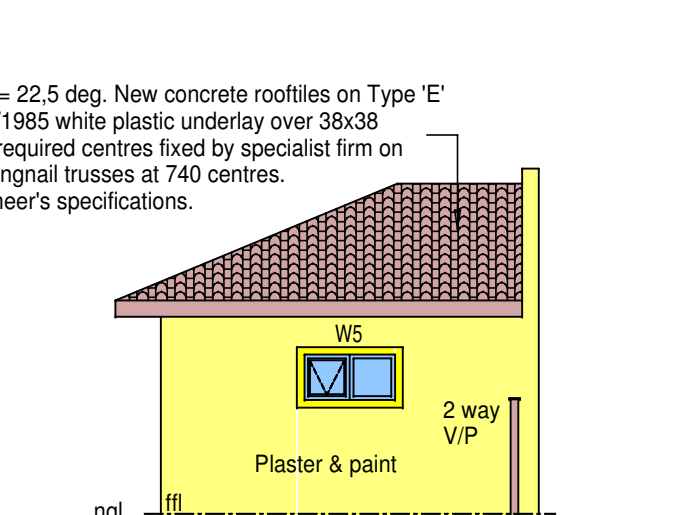
BIN AREA FLOOR LAYOUT
Scale 1:100



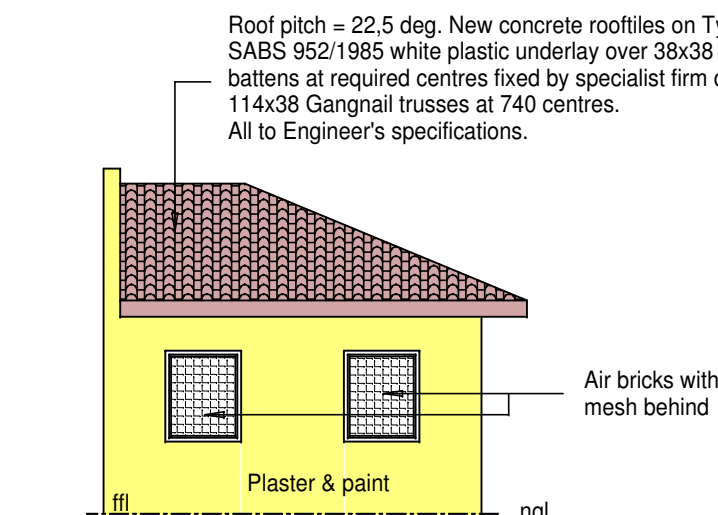
BIN AREA NORTH WEST ELEVATION
Scale 1:100



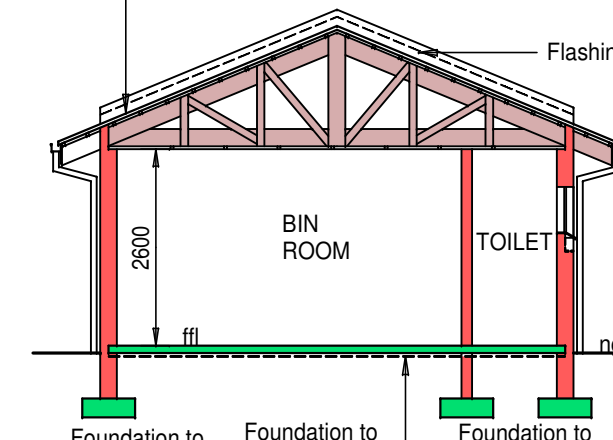
BIN AREA SOUTH EAST ELEVATION
Scale 1:100



BIN AREA SOUTH WEST ELEVATION
Scale 1:100



BIN AREA NORTH EAST ELEVATION
Scale 1:100



SECTION B-B
Scale 1:100

PARKING REQUIREMENTS

No. of 2 Bedroom Units = 36
Total No. of Units = 36

Parking bays:
Number of units (2 bed) = 36
Parking Bays Required = 36 x 1.5 = 54
Parking Bays Permitted = 54
Parking bays provided = 54

LOT NO.: 100.9
OWNERS NAME: M. NARRANDES (Pty) Ltd.
DATE: 29/01/2021

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ZONING CONTROLS

Property Zoned as GENERAL RESIDENTIAL 6

Front Building Lines - 7.5m
Side Building Lines - 4.5m
Rear Building Lines - 4.5m
FAR Permitted - 0.75
Coverage Permitted - 40%
No. of Storeys Allowed - 3 Max.
Parking Requirement = 1.5 bays per Unit

SCHEDULE OF AREAS

SITE AREA	3064.0 sqm
Permitted FAR (0.75)	2298.0 sqm
Existing FAR	1225.6 sqm
Existing Coverage	0.0 sqm
Proposed Coverage	2298.0 sqm
New Total FAR	1045.5 sqm
New Total Coverage	2298.0 sqm
Covered Parking/excl. from FAR	491.4 sqm

MN ARCHITECTURAL DESIGNS

M. NARRANDES (Pty) Ltd.
SACAP NO. ST0213 KZNA (AFF.)
P.O. Box 1253 TONGAAT 4400
TEL: 032-5863192(W)
CELL: 083 560 2235
E-Mail: maheah562@hotmail.com

Client Signature

Project Title
PROPOSED FLATS ON LOT 10974, TONGAAT FOR ISG GROUP (PTY) LTD

63 PLANE STREET

Drawing Title
SUBMISSION PLAN

Scales 1:100	Revision
Designed MN	Date 28/06/2021
Checked	Drawn M. NARRANDES
Drawing No. MN264 / 01	Sheet 1 of 7