



**COVERAGE SCHEDULE:**

AREA OF STAND	= 69482,0sq.m.
COV. ALLOWED (40%)	= 27792,8sq.m.
EXIST. COV. (25,64%)	= 17815,1sq.m.
<b>NEW ADD. COV. (10,12%)</b>	<b>= 7027,3sq.m.</b>
ACTUAL COV. (35,76%)	= 24842,4sq.m.
COV. IN HAND (4,24%)	= 2950,4sq.m.
F.A.R. ALLOWED (0,4)	= 27792,8sq.m.
EXIST F.A.R. (0,256)	= 17815,1sq.m.
<b>NEW ADD F.A.R. (0,101%)</b>	<b>= 7027,3sq.m.</b>
ACTUAL F.A.R. (0,357)	= 24842,4sq.m.
F.A.R. IN HAND (0,043)	= 2950,4sq.m.
<b>NEW PARKING BAYS REQ.</b>	<b>= 2,5 BAYS/3 Bed UNIT = 54 UNITS</b>
	<b>= 54 UNITS x 2,5 BAYS = 135 BAYS</b>
NEW COV. BAYS AVAILABLE	= 108 BAYS (DOUBLE GARAGE TO EACH UNIT)
NEW OPEN BAYS AVAILABLE	= 108 BAYS (IN FRONT OF GARAGES)
NEW VIS. BAYS AVAILABLE	= 25 BAYS (INDICATED AS V65 etc)
TOTAL NEW BAYS AVAILABLE	= 241 BAYS (PHASE 3)
TOTAL BAYS REQ. (191 UNITS)	= 478 BAYS (PHASES 1, 2 & 3)
TOTAL BAYS AVAILABLE	= 821 BAYS (PHASES 1, 2 & 3)

**SITE DEVELOPMENT PLAN scale 1:750**

**PARKRAND x16 - PHASE 3**

<b>DRAWING DESCRIPTION</b>	<b>SHEET SIZE</b>
SITE DEVELOPMENT PLAN	A1
<b>PROJECT</b>	
PROPOSED NEW TOWNHOUSES ON STAND 1679 PARKRAND X16	
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