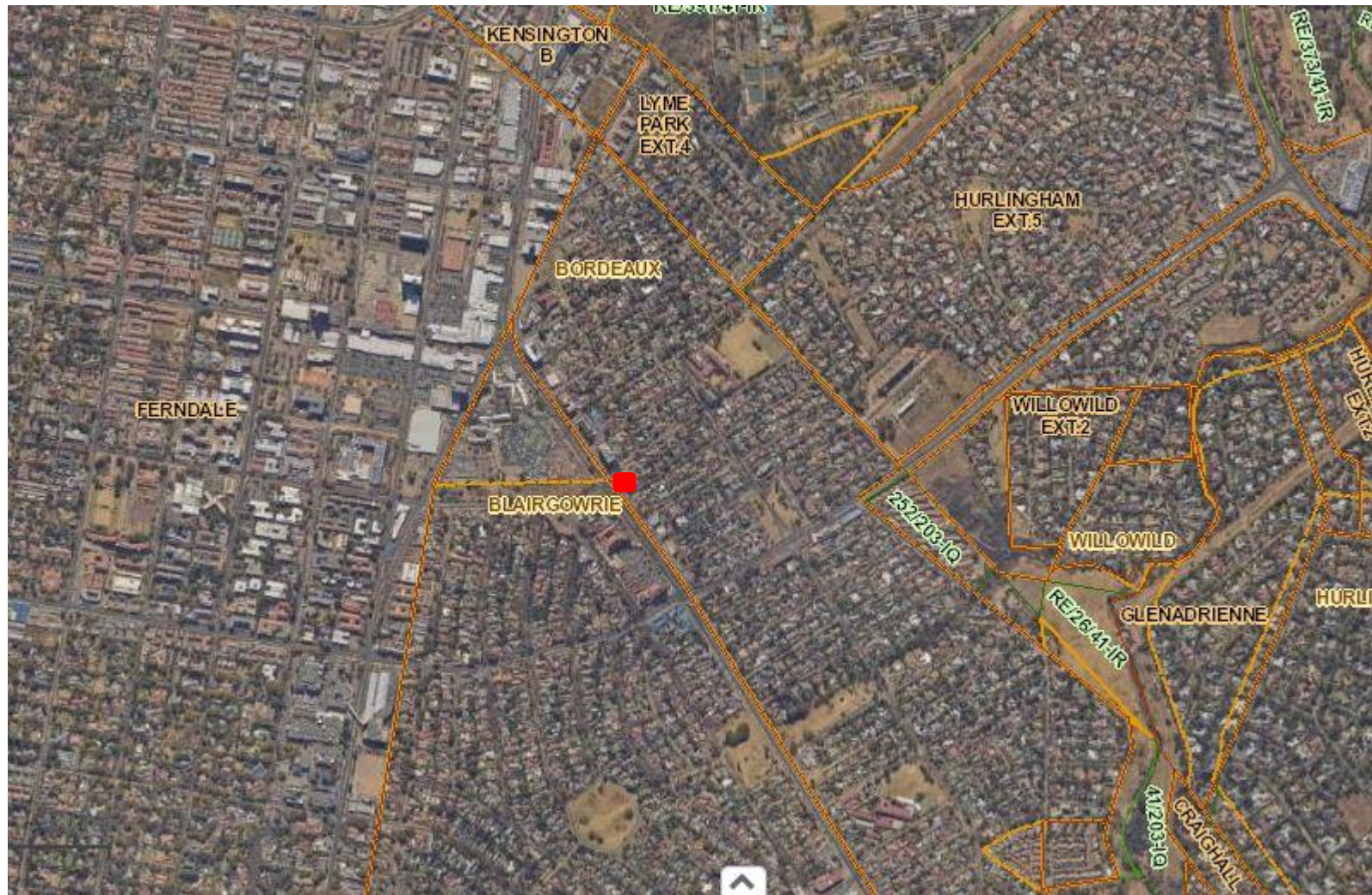


PLAN 1: LOCALITY PLAN (REGIONAL)

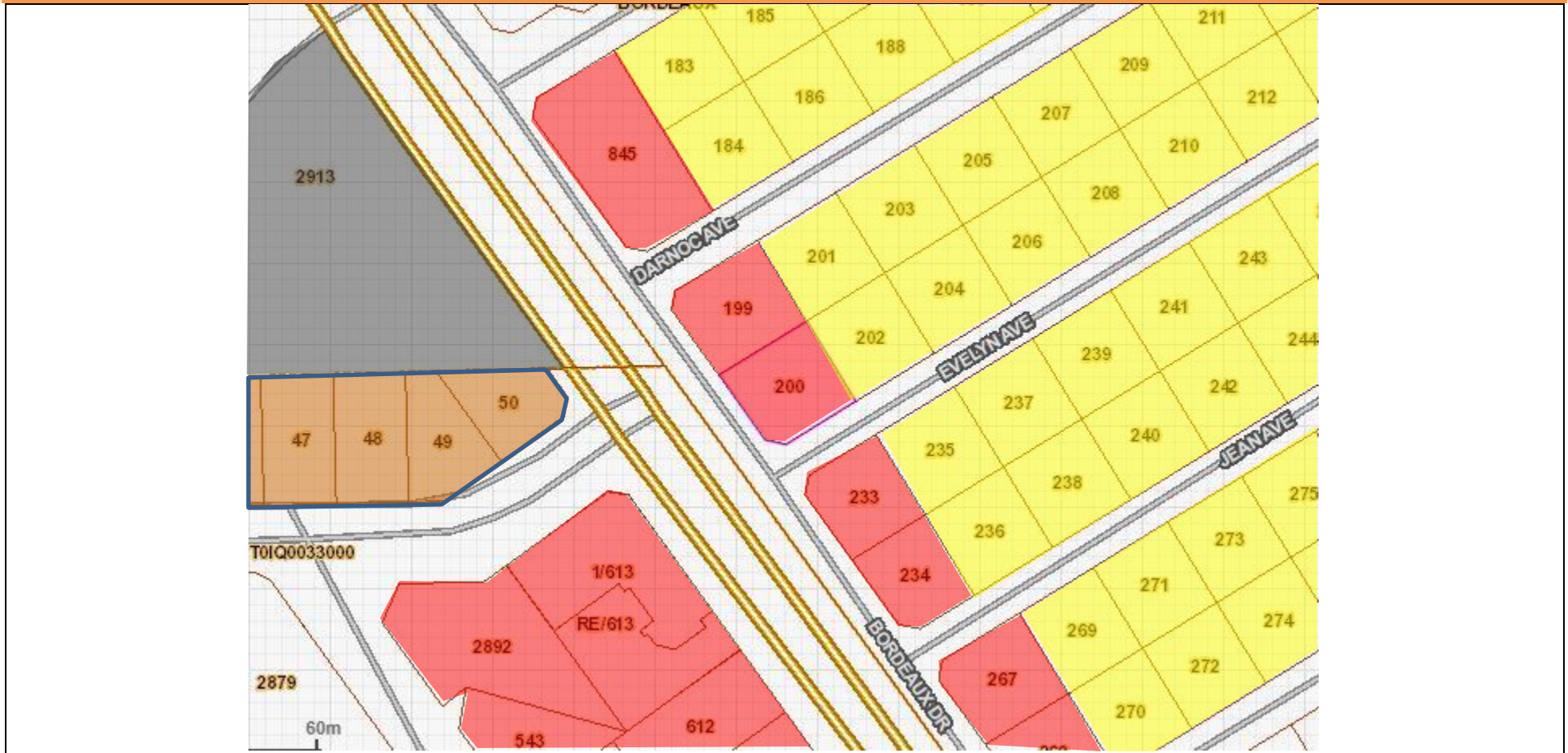


PLAN 2: LOCALITY PLAN



PLAN 3: SURROUNDING LAND USE PLAN

ERF 200 BORDEAUX



Legend

 The Site

 Taxi rank

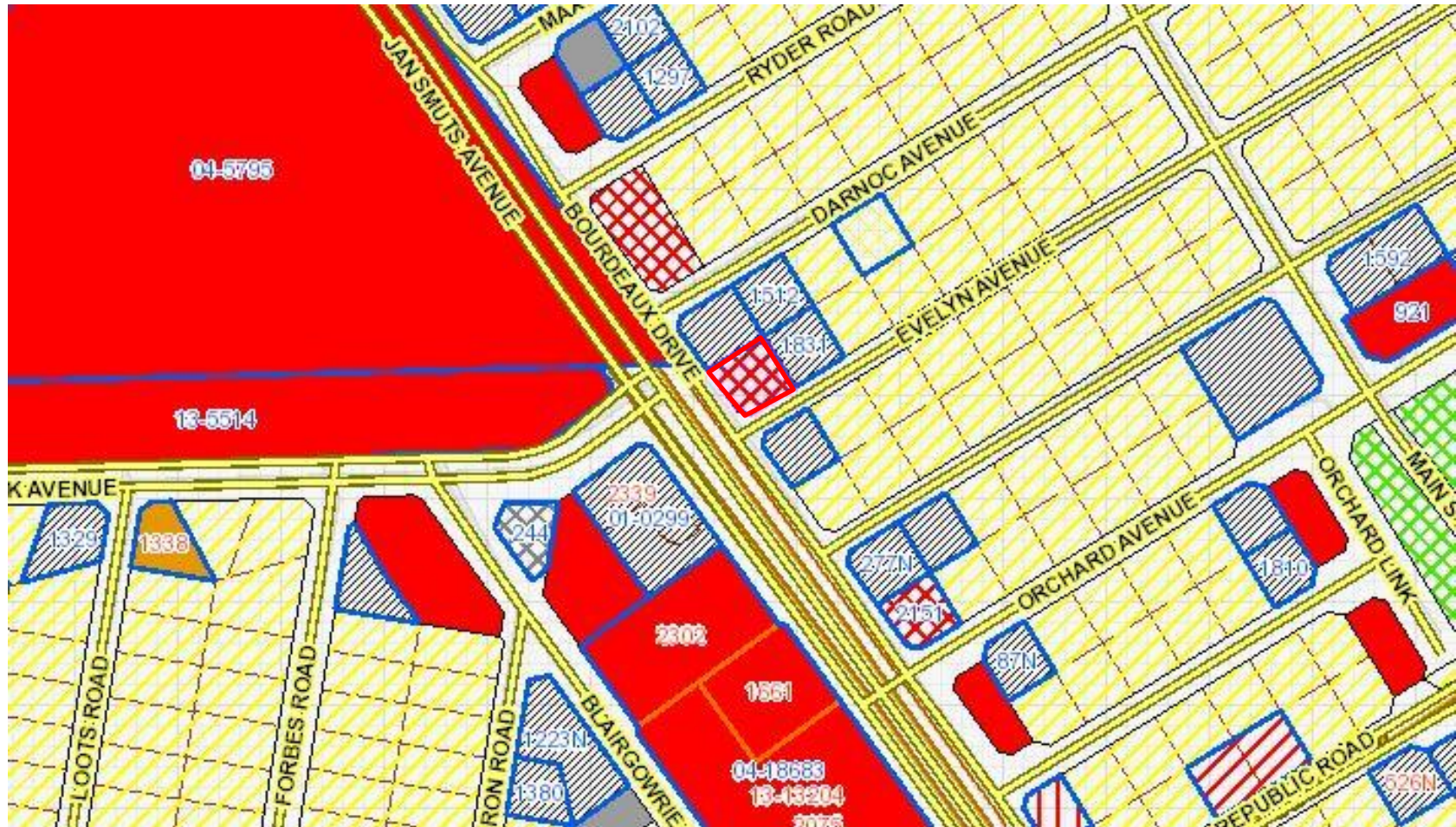
 Vacant

 Residential

 Business

PLAN 4: SURROUNDING ZONING PLAN

ERF 200 BORDEAUX



- | | | | |
|---|---------------|---|--------------------|
|  | The Site |  | Private Open Space |
|  | Residential 1 |  | Special |
|  | Residential 4 | | |
|  | Business 1 | | |
|  | Business 2 | | |

PLAN 5: DENSITY PLAN

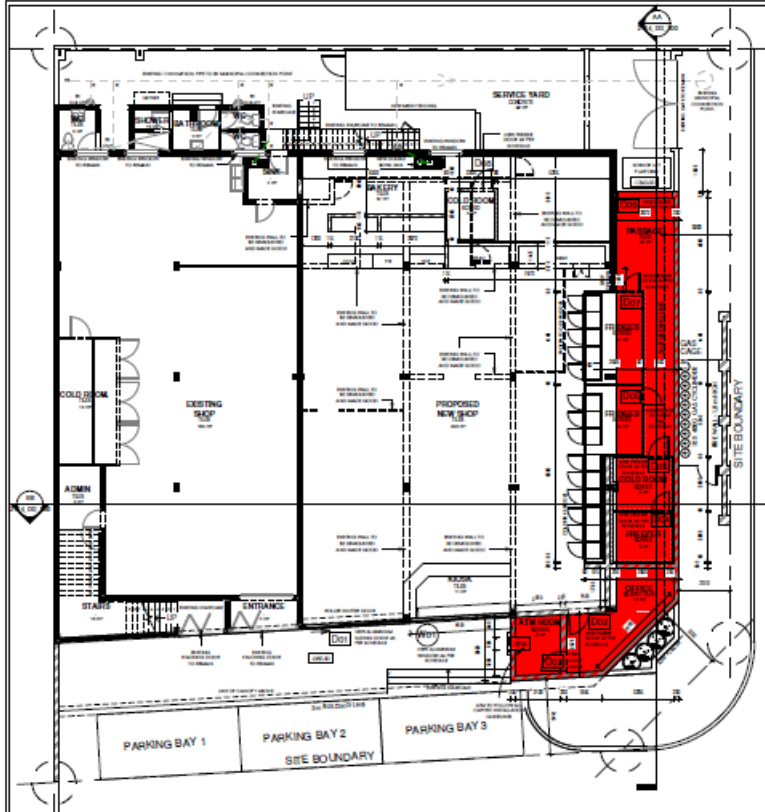
ERF 200 BORDEAUX



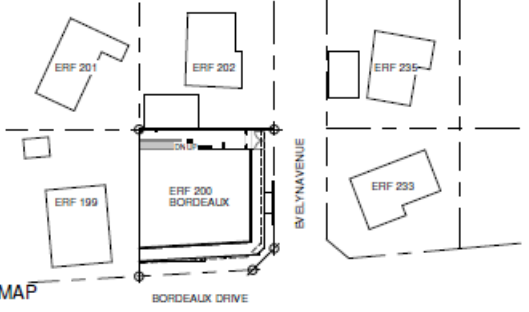
PLAN 6: NODAL PLAN



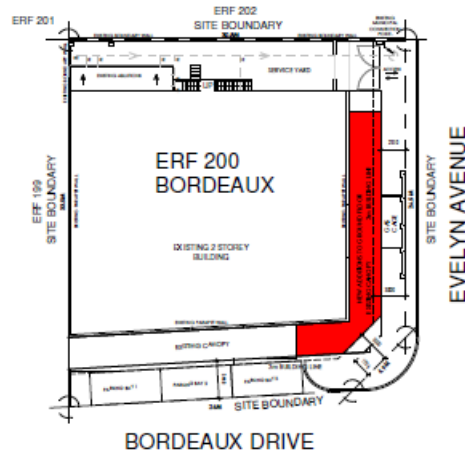
PLAN 7: SITE DEVELOPMENT PLAN



GROUND FLOOR
1:100
BORDEAUX DRIVE



LOCALITY MAP
1:500
BORDEAUX DRIVE



SITE PLAN
1:200

SCHEDULE OF BUILDING AREAS		
TOTAL SITE AREA	864 SQM	
EXISTING GROUND FLOOR	580.00 SQM	
NEW ADDITIONS TO GROUND FLOOR	73.36 SQM	
TOTAL AREA OF GROUND FLOOR	653.36 SQM	
EXISTING FIRST FLOOR	961.27 SQM	
TOTAL AREA OF FIRST FLOOR	961.27 SQM	
TOTAL AREA OF EXISTING	1142.27 SQM	
TOTAL AREA OF NEW ADDITIONS	73.37 SQM	
TOTAL AREA OF ALL BUILDINGS	1215.64 SQM	
	PERMISSIBLE	ACHIEVED
TOTAL F.A.R.	2.1	1.31
TOTAL COVERAGE	50%	50%

SCHEDULE OF RIGHTS		
Total site area	864 SQM	
Site	ERF 200	
Location	Bordeaux	
Address	1 Evelyn Avenue	
ZONING INFORMATION		
Zone (proposed scheme)	CCU (use scheme 2010)	
Site zone	Business 2	
Approved scheme	Yes	
Approval number	Yes	
DEVELOPMENT CONTROL MEASURES		
Building height	3 Storeys	2 Storeys
F.A.R.	2.1	1.31
Coverage	50%	50%
Floor area	2056.40 SQM	1215.64 SQM
Density	1 Dwelling per m ²	1 Dwelling per m ²
Building lines	3m Along street	0.5m (relocation)
PARKING		
Parking ratio per car use	Number	Days required
Trucks 0.5 bays per 100m ²	7m ²	0
TOTAL PARKING BAYS REQUIRED	0	
TOTAL PARKING BAYS PROVIDED	0	

SDP STAMPS

JOHANNESBURG ROADS DEPARTMENT
FIRE DEPARTMENT
HEALTH DEPARTMENT
PUPUP
JOHANNESBURG WATER
CITY POWER
CITY PARKS

NOTES

- 1) The scope of this plan is to provide a detailed development plan for the site.
- 2) The plan is subject to the approval of the relevant authorities.
- 3) The plan is subject to the approval of the relevant authorities.
- 4) The plan is subject to the approval of the relevant authorities.
- 5) The plan is subject to the approval of the relevant authorities.
- 6) The plan is subject to the approval of the relevant authorities.
- 7) The plan is subject to the approval of the relevant authorities.
- 8) The plan is subject to the approval of the relevant authorities.
- 9) The plan is subject to the approval of the relevant authorities.
- 10) The plan is subject to the approval of the relevant authorities.
- 11) The plan is subject to the approval of the relevant authorities.
- 12) The plan is subject to the approval of the relevant authorities.
- 13) The plan is subject to the approval of the relevant authorities.
- 14) The plan is subject to the approval of the relevant authorities.
- 15) The plan is subject to the approval of the relevant authorities.

NO.	DATE	DESCRIPTION
1	03.05.2021	As Issued

REVISIONS

ENGINEER'S SIGNATURE
Suzanne Louder
Professional Architect
SACAP No. 1101104
ARCHITECT'S SIGNATURE

CLIENT'S SIGNATURE
1 Evelyn Avenue Bordeaux
ERF 200 Bordeaux

BORDEAUX BUILDING
CST Investments PTY LTD

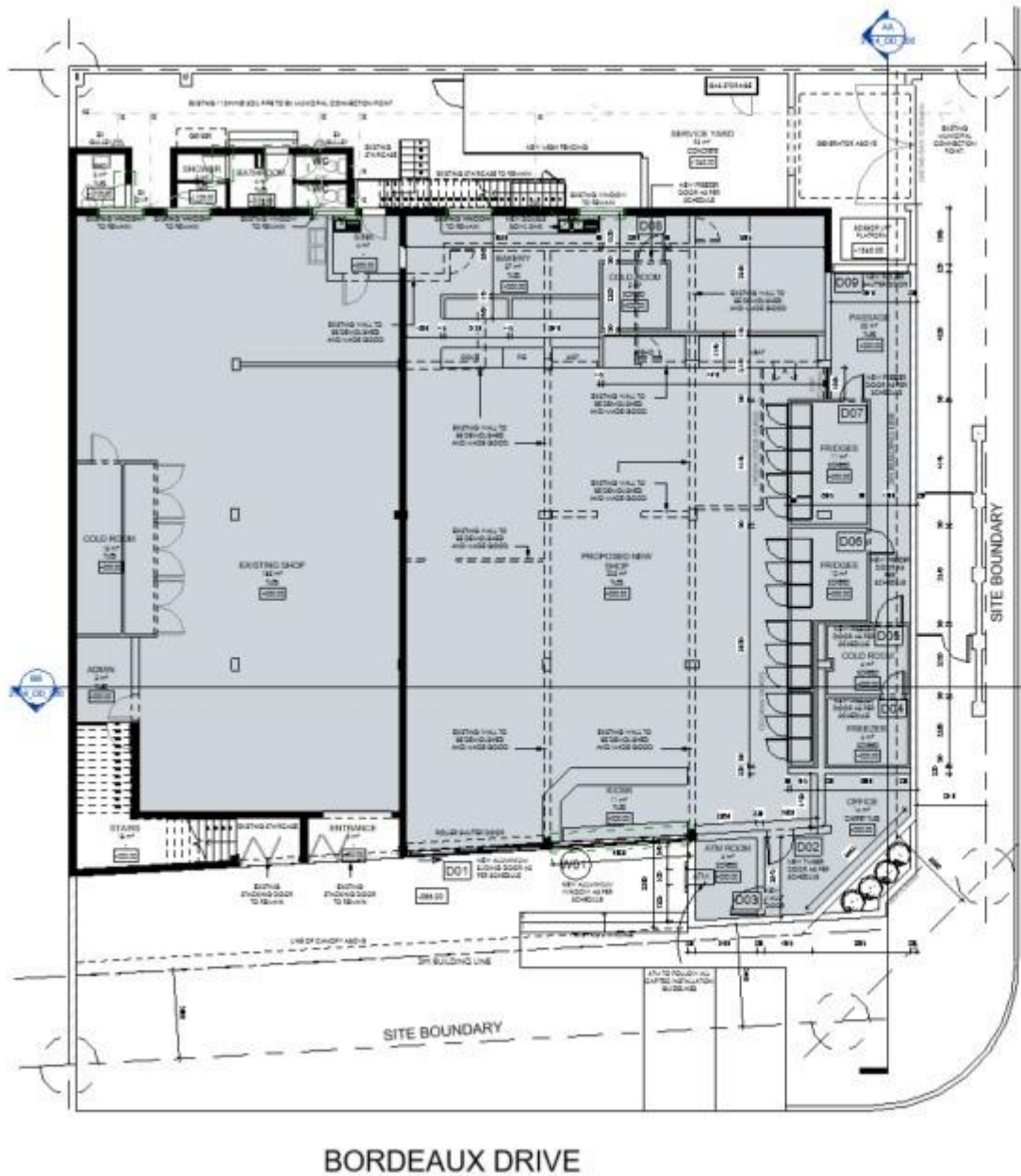
GROUND FLOOR, SITE PLAN AND SCHEDULES

As Indicated
JTRUT ARCHITECTS

A1	03.05.2021	SL
PROJECT NO.	2114_DD_100	DRAWN BY
PROJECT BLOCK, DRAWING NUMBER		REVISION

PLAN 8: GROUND FLOOR CONFIGURATION

ERF 200 BORDEAUX



ROOM LEGEND

- EXISTING SHOP
- PROPOSED NEW SHOP

Land Use	Ground Floor	1 st Floor	Total
Shops (Existing)	534.90	0.00	534.90
Shops Proposed	72.36	0.00	72.36
Offices	0.00	198.70	198.70
Medical Consulting rooms	0.00	220.00	220.00
Passage, stair and ablutions	46.00	142.57	188.57
Total	653.26	561.27	1214.53

PLAN 9: FIRST FLOOR CONFIGURATION

