

SITE PLAN  
SCALE 1:350

LOT 75 947 "HABITAT SIGMA" TOWNHOUSES		
LOT SIZE	6 295.0 m <sup>2</sup>	
CONTROL	PERMITTED / REQUIRED	ACHIEVED
ZONING	TOWNHOUSES	N/A FOR BOTS
DENSITY	29 DWELLINGS UNITS / Ha	18 DWELLINGS UNITS
HEIGHT	3 STOREYS	3 STOREYS
CONSTR. AREA	N/A	4 282.8m <sup>2</sup> UNITS (TOTAL)
S.T. AREA	N/A	4 061.0m <sup>2</sup> UNITS (TOTAL)
COVERAGE	N/A	2 020.0m <sup>2</sup> = 32.1%
PARKING	2 PER UNIT	2 PER UNIT + 18 EXTRA = <b>54</b>
PRIVATE GREEN SPACE	1 090.0 m <sup>2</sup> (17.3% OF SITE)	
COMMON GREEN SPACE	335.0 m <sup>2</sup> (5.3%)	
TOTAL GREEN SPACE	1 425.0 m <sup>2</sup> TOTAL GREEN SPACE = 22.6%	

LOT 75 947 "HABITAT SIGMA" TOWNHOUSES - PRIMARY CONTROLS							
APARTMENT TYPE		QUANTITY	PERCENTAGE	CONSTRUCTION AREA	S.T. AREA	BAYS / UNIT	TOTAL BAYS
TYPE 01	3 BED / 2.5 BATH	6	33.33%	193.6m <sup>2</sup>	183.6m <sup>2</sup>	3	18
TYPE 02	4 BED / 4.5 BATH	6	33.33%	238.8m <sup>2</sup>	228.2m <sup>2</sup>	3	18
TYPE 03	4 BED / 4.5 BATH	6	33.34%	281.4m <sup>2</sup>	264.2m <sup>2</sup>	3	18
TOTALS		18	100%	4 282.8m <sup>2</sup>	4 061.0m <sup>2</sup>		54
ANCILLARY	ALL	0		30.0m <sup>2</sup>			

KEY

- UNIT TYPE 01
- UNIT TYPE 02
- UNIT TYPE 03
- SERVICE / COMMUNAL BUILDINGS
- PRIVATE GREEN SPACE
- COMMUNAL GREEN SPACE
- INTERLOCKING PAVED ROADS
- INTERLOCKING PAVED PARKING
- PAVED WALKWAYS
- GRAVEL

REFUSE CALCULATION

3 752.4 m<sup>2</sup>\* (0.1425/100m<sup>2</sup>) / WEEK

= 5.4 m<sup>3</sup> REFUSE / WEEK

4 x 240L WHEELIE BIN = 1 m<sup>3</sup>

THEREFORE, REQUIRED:

22 \* (240L WHEELIE BINS)

PROVIDE 1 WHEELIE BIN PER UNIT &  
4 EXTRA

GREEN SPACE CALCULATION

SITE AREA = **6 295.0 m<sup>2</sup>**

DEDICATED LAND (ROADS, PARKING, ETC.) = **1 800.0 m<sup>2</sup>**  
REMAINDER (FOR GREEN SPACE CALC.) = **4 495.0 m<sup>2</sup>**

THEREFORE, 10% COMMON GREEN SPACE REQ'D. = **450.0 m<sup>2</sup>**

TOTAL UNITS = **18**  
THEREFORE **25.0 m<sup>2</sup> PER UNIT** REQUIRED (450.0m<sup>2</sup>/18)

FIRST 20 UNITS CAN BE WAIVED (PER BODC, PG 102)  
WAIVE 5 UNITS

THEREFORE:  
13 UNITS x 25.0 m<sup>2</sup> = **325.0 m<sup>2</sup> COMMON GREEN SPACE**  
REQ'D.

COMMON GREEN SPACE PROVIDED = 335.0 m<sup>2</sup>

PRIVATE GREEN SPACE PROVIDED = 1 250.0 m<sup>2</sup>

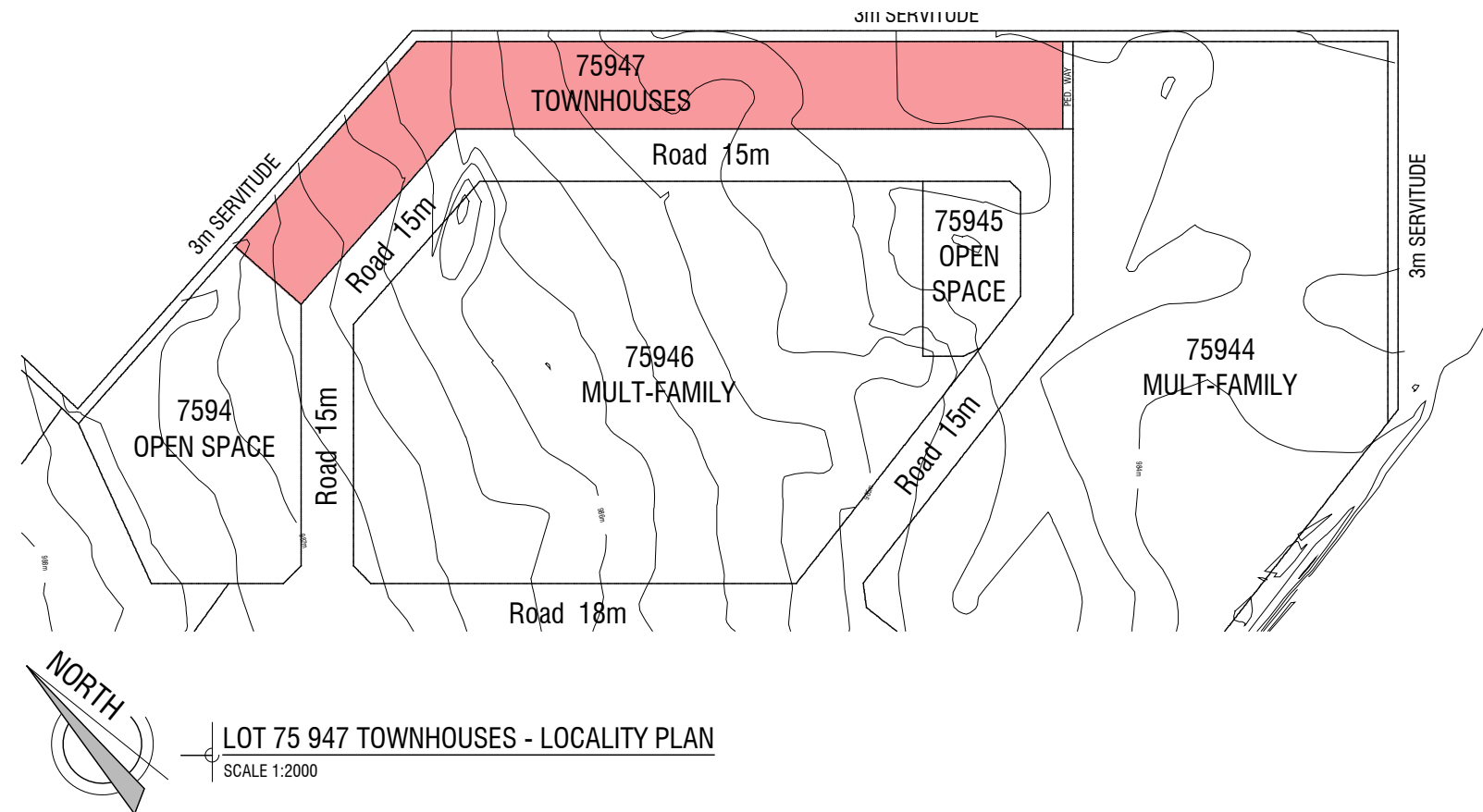
THEREFORE COMPLIANT

NOTE:

FOR:

- WATER
- SEWERAGE
- STORMWATER

RETICULATION LAYOUTS, SEE THE ATTACHED  
ENGINEER'S (BERGSTAN) DRAWINGS.



LOT 75 947 TOWNHOUSES - LOCALITY PLAN  
SCALE 1:2000

REV.	DATE	DESCRIPTION
1	30.06.2023	- FINAL REVISIONS & CALCULATIONS
0	24.06.2023	- BUILDING PERMIT APPLICATION

CLIENT:

ARCHITECT:

CLIENT: RIC DEVELOPMENT  
BOTSWANA

PROJECT: TSHOLOFEO  
Lot 74 947 GABARONE

SITE: LOT 75 947 GABARONE  
(A PORTION OF 75941, GABARONE)

BUILDING PERMIT APPLICATION

DRAWINGS MUST NOT BE SCALED. FIGURED DIMENSIONS ONLY MAY BE USED. DIMENSIONS SHOULD BE  
VERIFIED ON-SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS  
DRAWING IS COPYRIGHT AND IS THE PROPERTY OF FACET ARCHITECTURE AND MUST NOT BE RETAINED,  
COPIED OR USED WITHOUT AUTHORITY.

ARCHITECTURAL SPECIFICATION:

- ALL WORK IS TO COMPLY WITH THE LATEST VERSIONS OF SANS 10400 & SANS 204 & NHBRC (RSA).
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE, PROCUREMENT, INSTALLATION OR CONSTRUCTION.
- ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY & RECTIFICATIONS ARE TO BE MADE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- DIMENSIONS AND GENERAL NOTES ARE TO TAKE PREFERENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED.
- SPECIAL CARE TO BE TAKEN WITH CEMENT PLASTER; PROPER PLASTER SAND TO BE USED, PROPER MAX PROPORTIONS TO BE USED. ALL WORK TO BE SQUARE AND TRUE, AND DRYING THEREOF, ONCE APPLIED, TO BE CAREFULLY MONITORED.
- STORMWATER TO DESIGN AND SPECIFICATION OF STRUCTURAL ENGINEER.



DRAWING: <b>HABITAT SIGMA</b> SITE PLAN, LOCALITY PLAN	SCALES: 1 : 350 1 : 2000
	DRAWN BY: JDB
	DATE: 30-06-2023

DRAWING NUMBER: FA 22-47	BC 100	REVISION: 1
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