



HOUSE CAPSTONE
SALTA

2021_49c_House Capstone_salta_erf 605/3



erf 605/3 Salta

stage one review submission

d | 2022

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pim artz

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e | pim@arkus.co.za

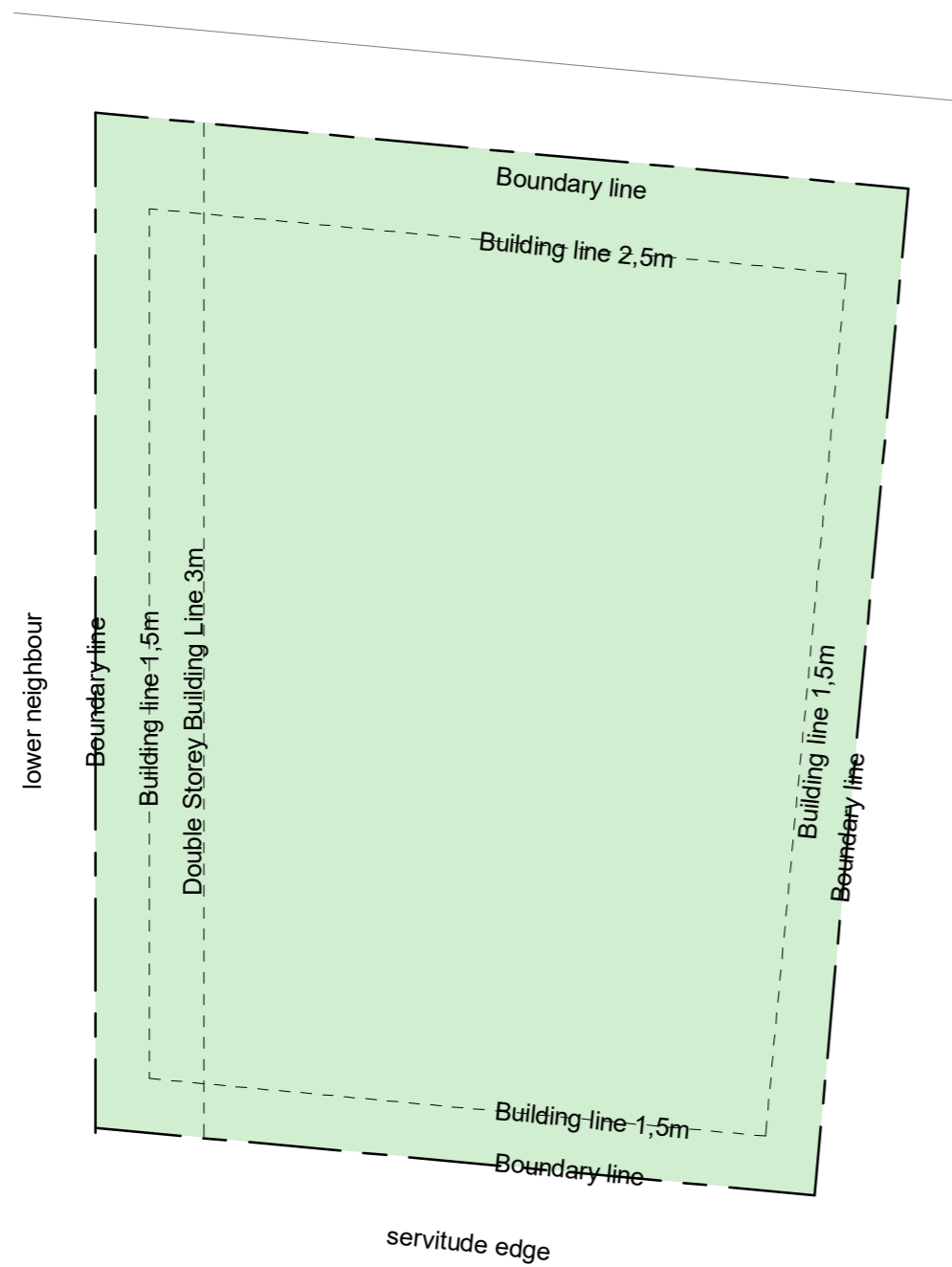
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12 July 2022

LOCALITY PLAN
SCALE 1:?





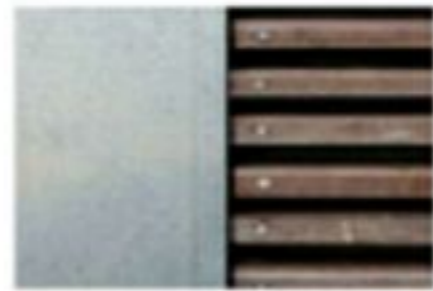
SCHEDULE OF AREAS
ERF 605/3 SALTA

ZONING	RODE 6
CLIMATE ZONE	ZONE 5
BUILDING CLASSIFIED	H4 - DWELLING HOUSE
SITE AREA	596.00 m ²
PERMITTED COVERAGE (60%)	357.60 m ²
PERMITTED F.A.R. (0.5)	298.00 m ²
SIDE BUILDING LINE	1.5 m
REAR BUILDING LINE	1.5 m
FRONT (STREET) BUILDING LINE	2.5 m
HEIGHT RESTRICTION	7m ABOVE CENTER OF ROAD
BASEMENT 50% BELOW GROUND	1.5 m MAX ABOVE NGL
PROPOSED FAR	
L0 FAR	tbc m ²
L1 FAR	tbc m ²
PROPOSED TOTAL F.A.R.	
PERMITTED F.A.R. (0.5)	tbc m²
F.A.R. IN HAND	tbc m²
PROP. COV.	
PERMITTED COVERAGE (60%)	tbc m²
COVERAGE IN HAND	tbc m²
SUBMISSION FEE	TBC



zoning interpretation
SCALE 1 : 200

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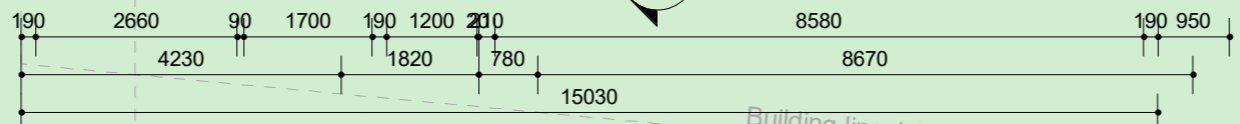
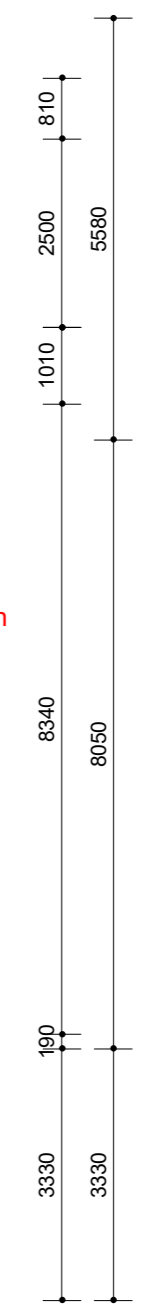
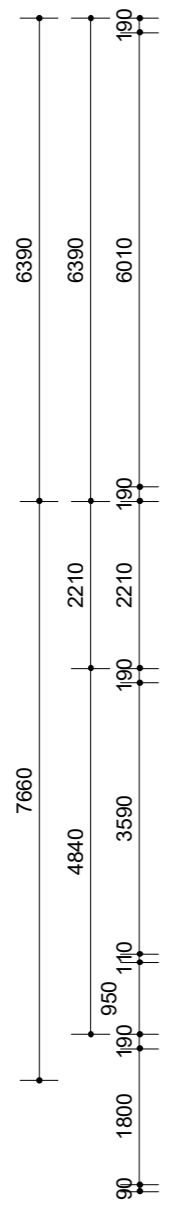
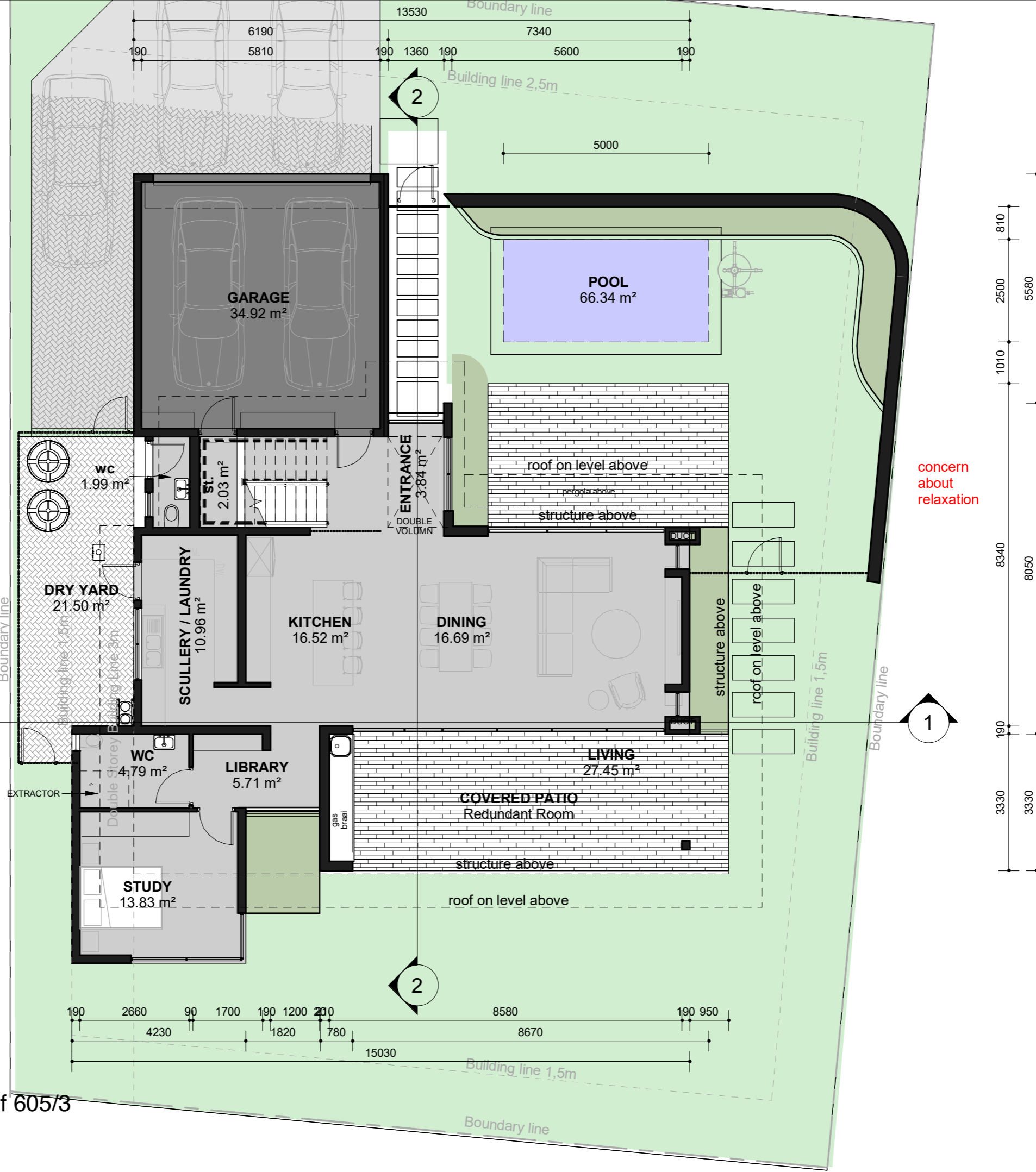
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concern about relaxation



L0 - double storey
SCALE 1 : 100

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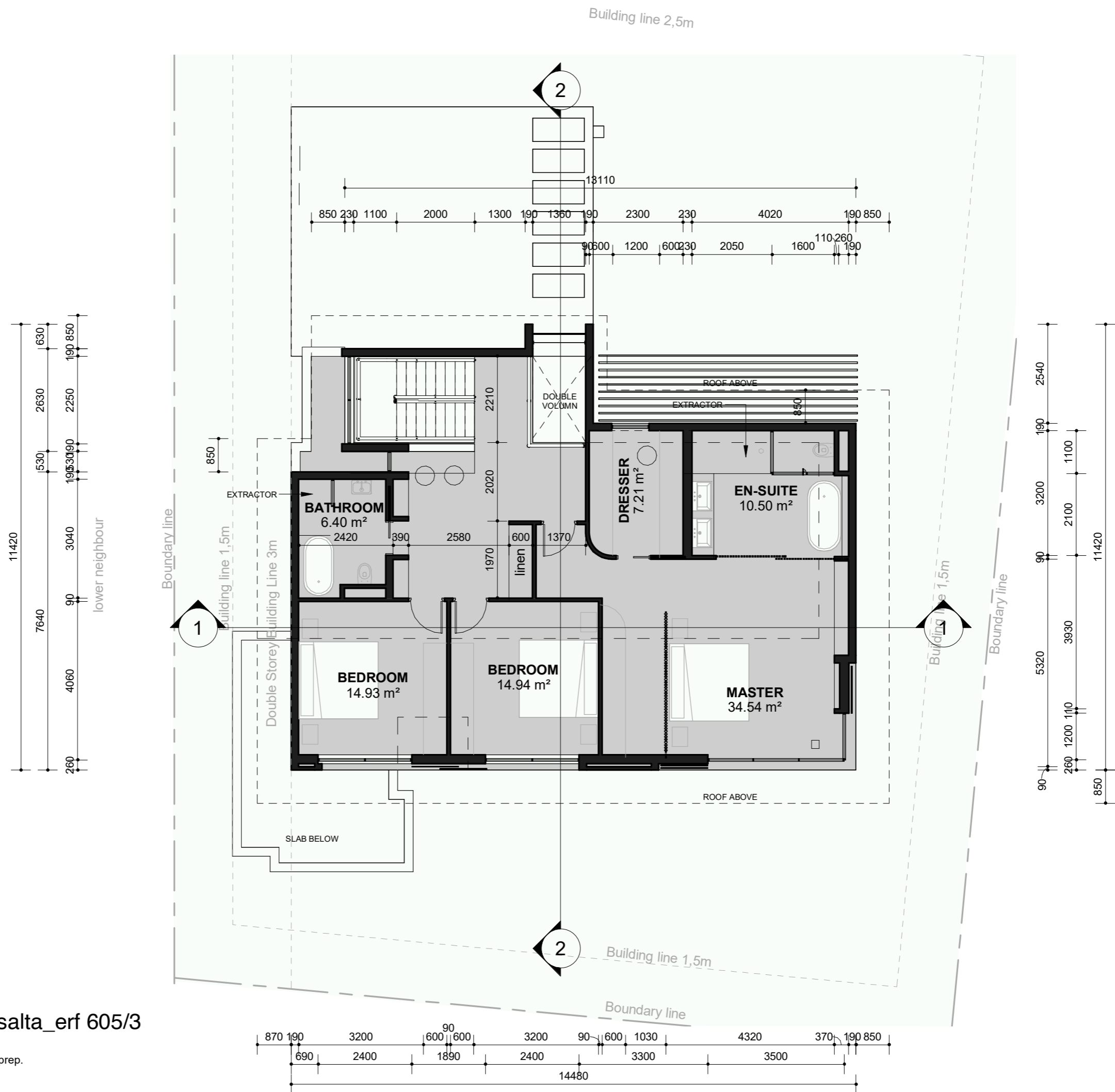


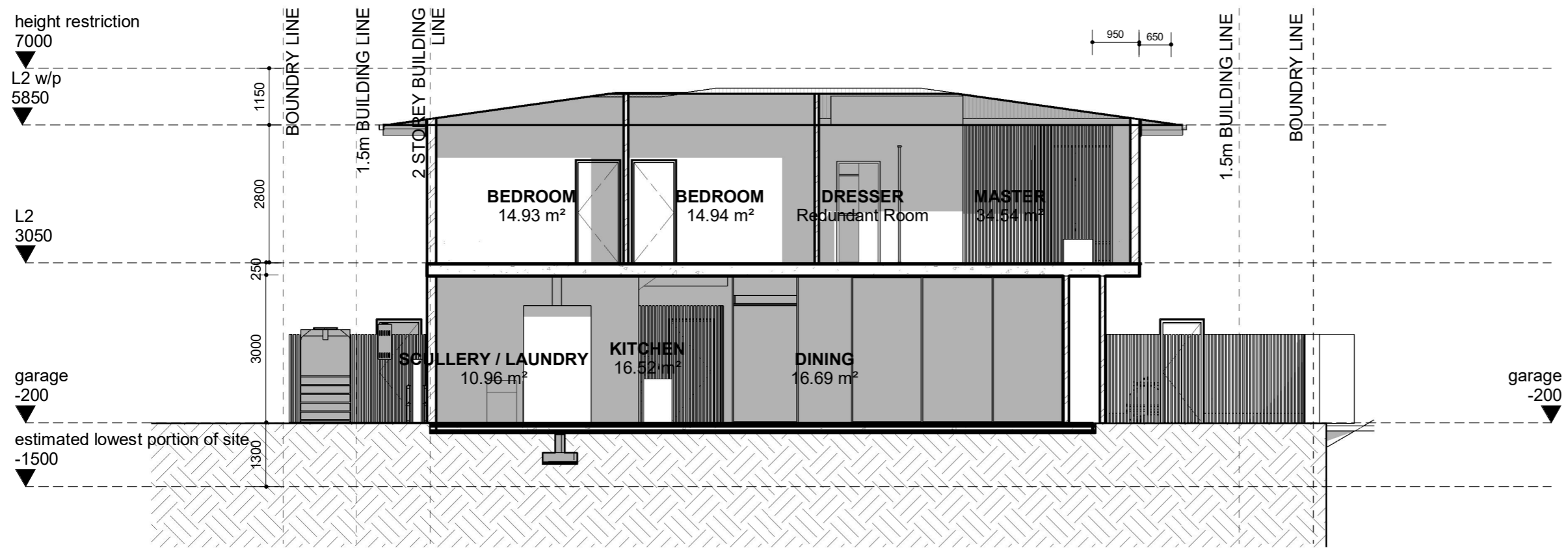
L1 - double storey
SCALE 1 : 100

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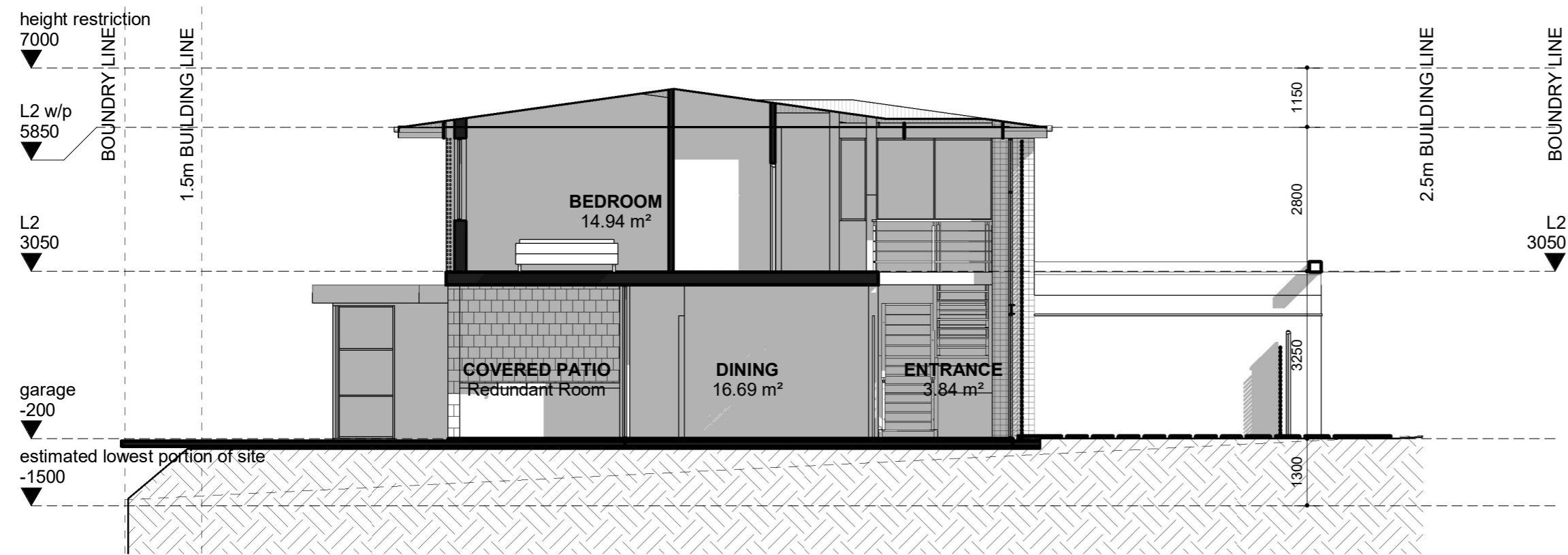


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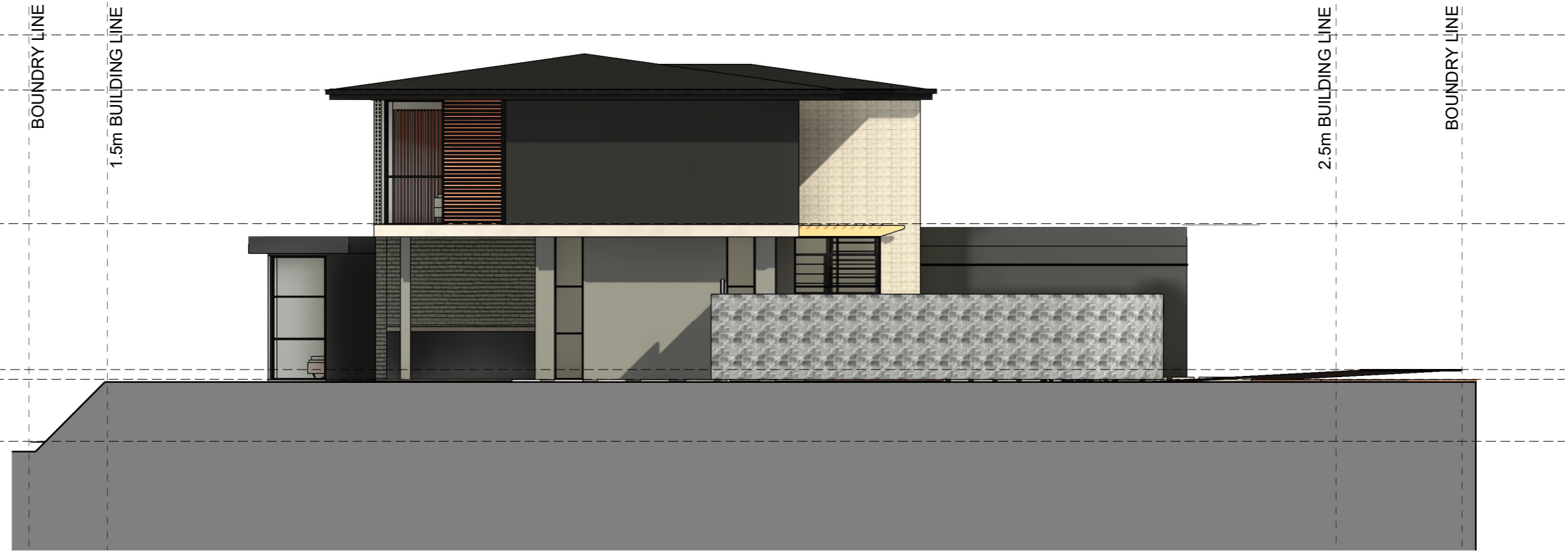
SECTION A-A
SCALE 1 : 100



SECTION B-B
SCALE 1 : 100

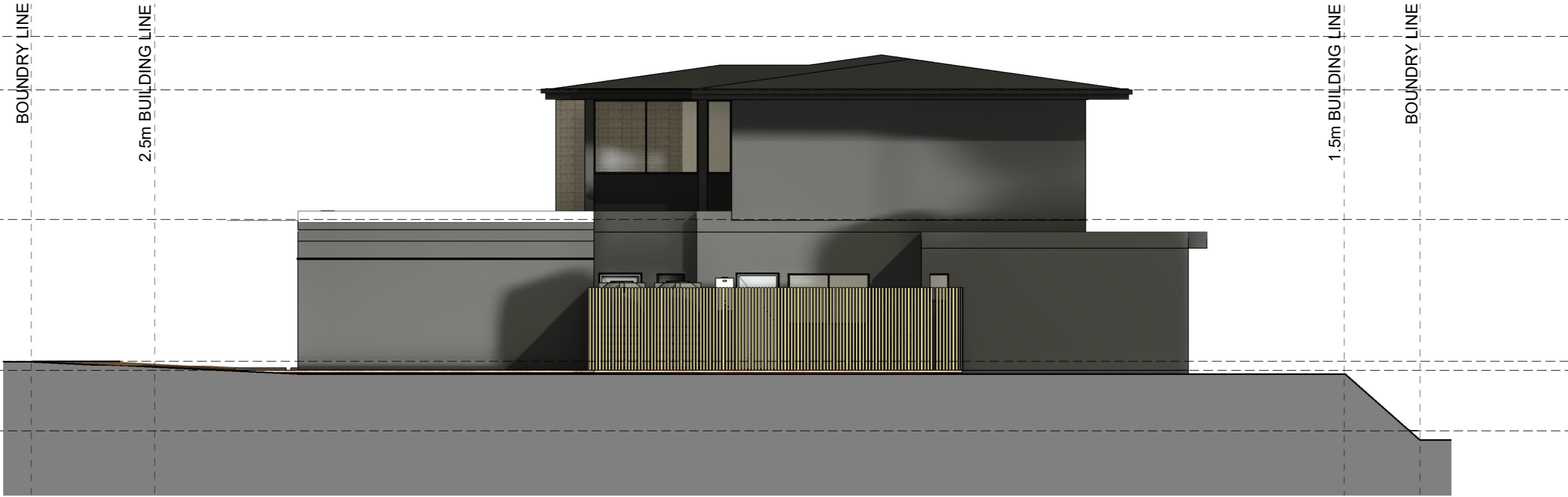
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height restriction
7000
▼
L2 w/p
5850
▼
L2
3050
▼
road
0
▼
garage
-200
▼
lowest part of site (tbc)
-1500
▼



South East
SCALE 1 : 100

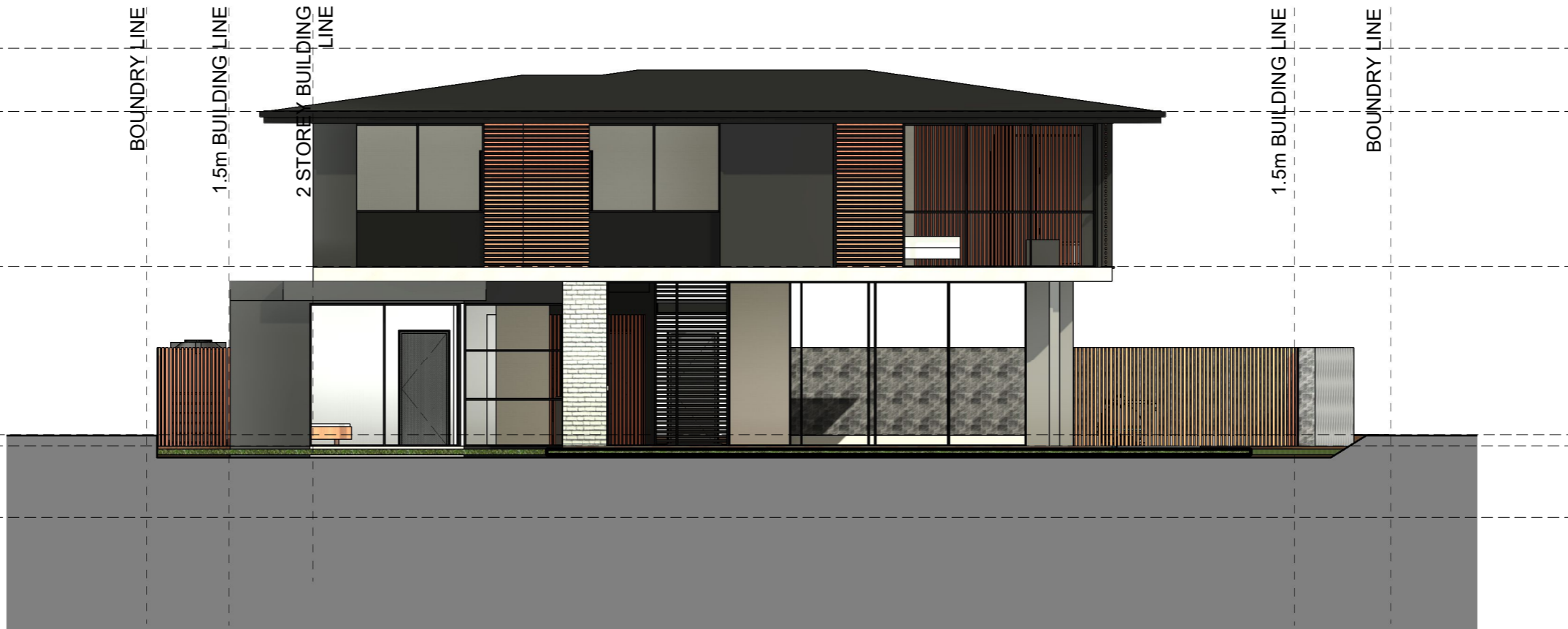
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L2
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garage
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lowest part of site (tbc)
-1500
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North West
SCALE 1 : 100

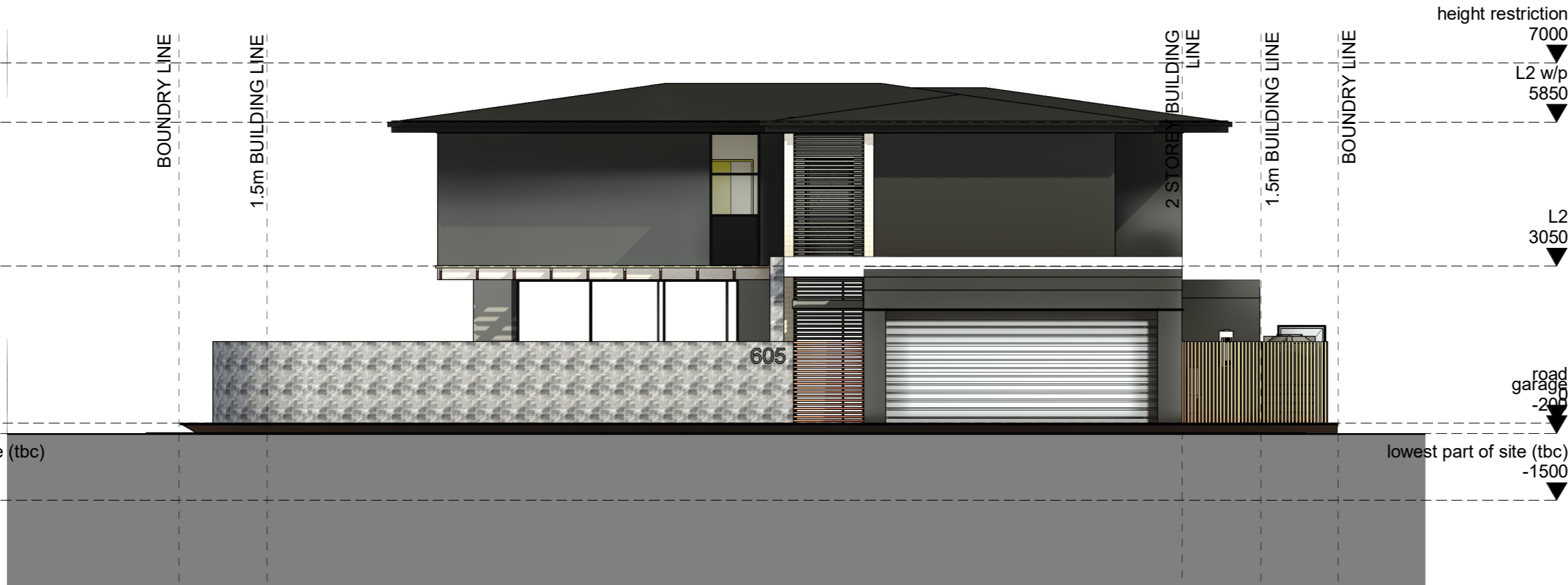
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▼
L2 w/p
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L2
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lowest part of site (tbc)
-1500
▼



South West
SCALE 1 : 100

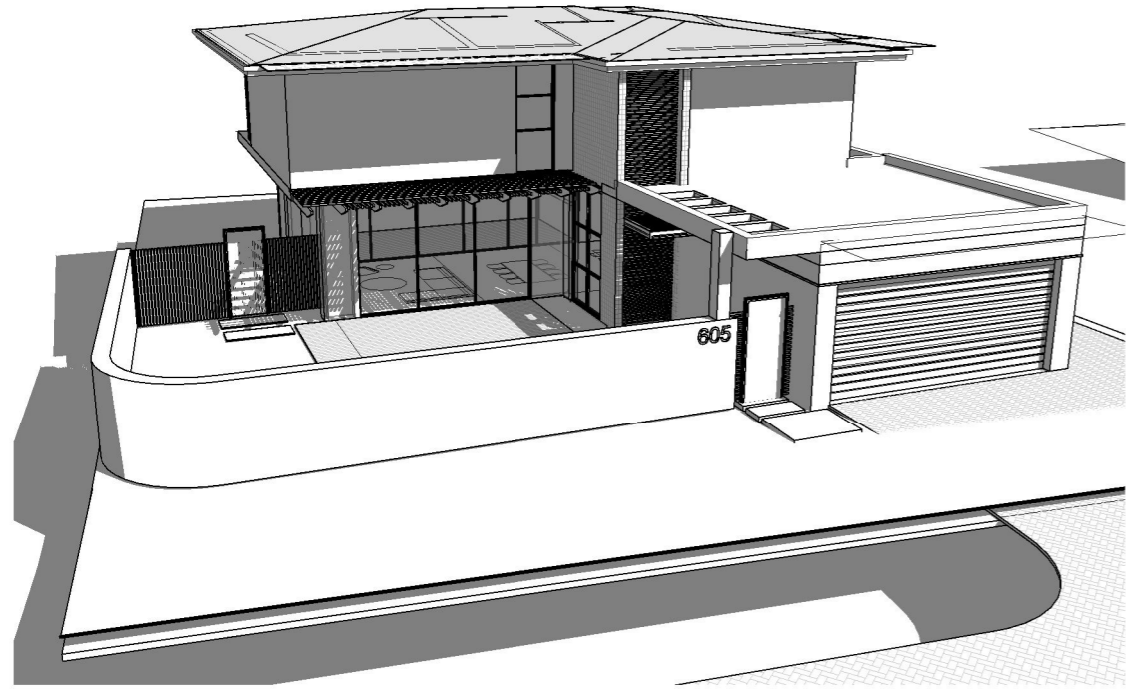
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North East
SCALE 1 : 100

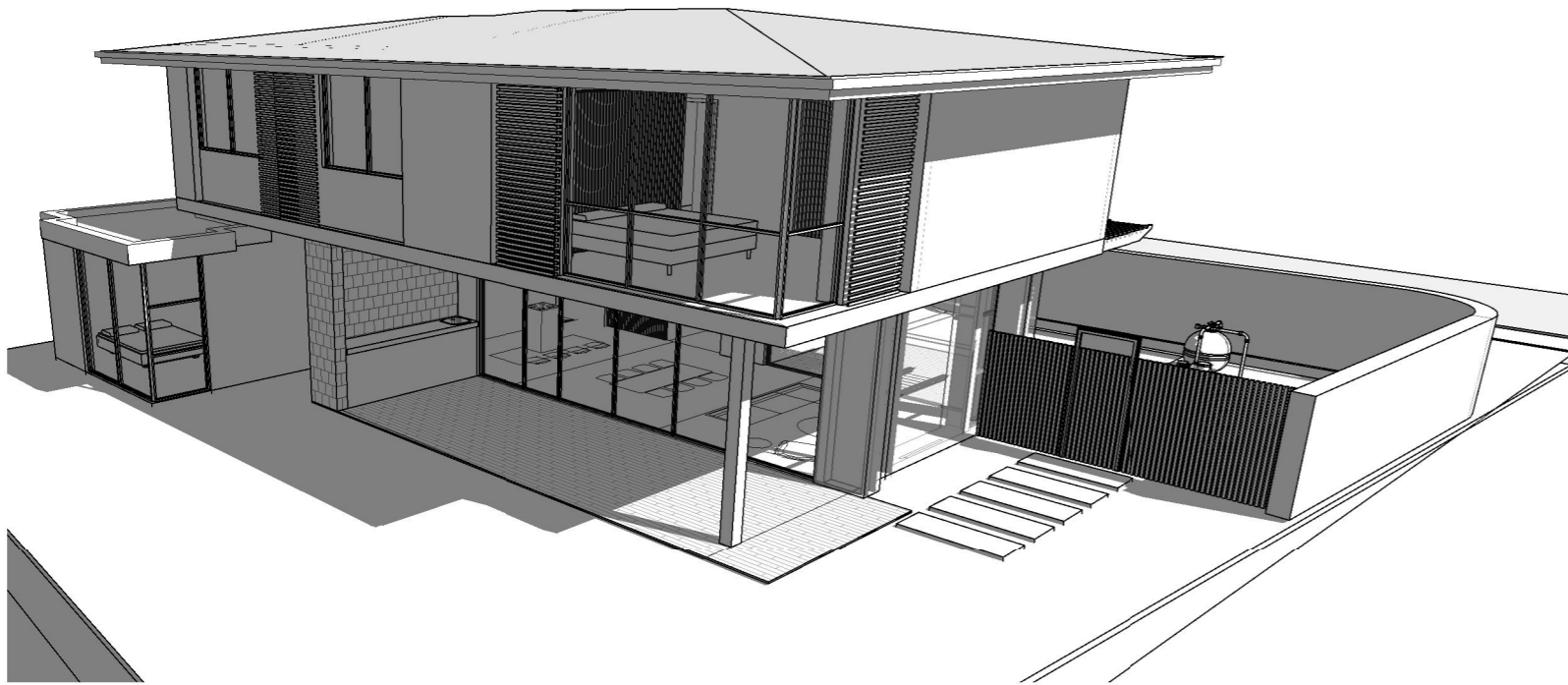
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3D View a



3D View b



3D View c



3D View d

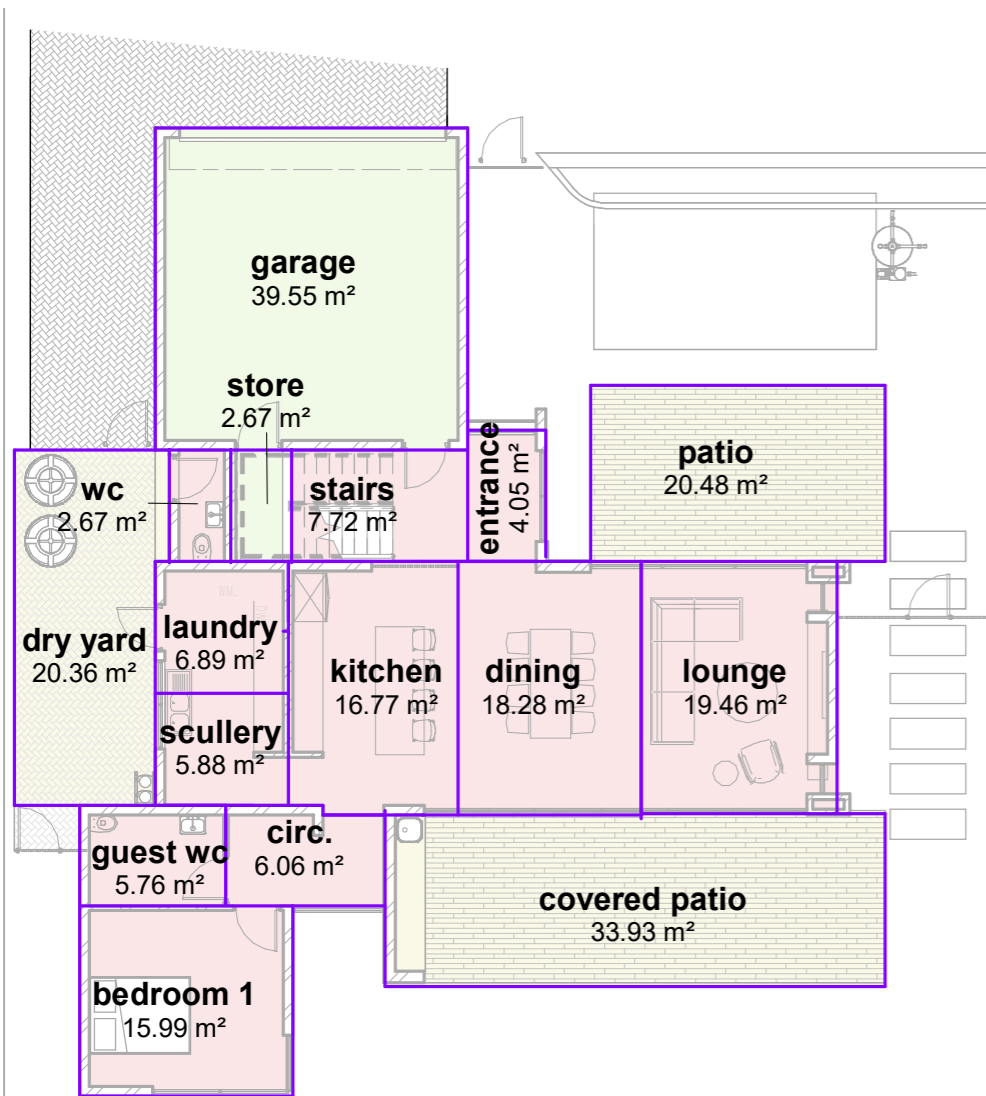
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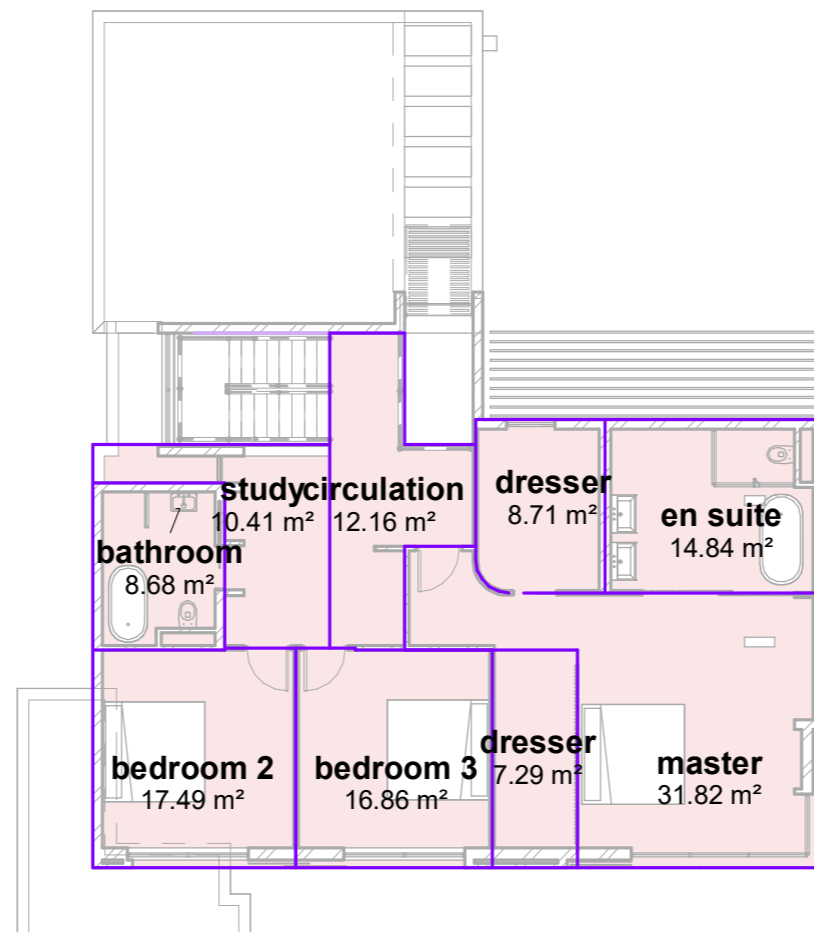
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garage
SCALE 1 : 150



L2
SCALE 1 : 150

Area Schedule	
Name	Area

Building Common Area

garage	
bedroom 1	16 m ²
guest wc	6 m ²
dining	18 m ²
lounge	19 m ²
kitchen	17 m ²
laundry	7 m ²
stairs	8 m ²
entrance	4 m ²
circ.	6 m ²
scullery	6 m ²
wc	3 m ²
	110 m²

L2

bathroom	9 m ²
bedroom 2	17 m ²
bedroom 3	17 m ²
master	32 m ²
circulation	12 m ²
dresser	7 m ²
en suite	15 m ²
dresser	9 m ²
study	10 m ²

128 m²

not far

FAR 238 m² far permitted - 298sqm
far in hand - 74sqm

Exterior Area

garage	
patio	20 m ²
dry yard	20 m ²
	41 m ²
	41 m ²

Store Area

garage	
garage	40 m ²
store	3 m ²

42 m²

42 m²

BULK 321 m²



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