

Development Summary

SITE AREA

4372m²

ZONING

MU2

FAR

4.0

PERMISSABLE BULK

17'488m²

GFA

Approx. 19'230m²

COVERAGE

4.0 (100% Permissible)

PROPOSED ADDITIONAL BULK

1'748m² = Total Bulk: 19'236m²

COMMUNAL AREAS

Internal:
Min 15 m² / 12 Students - 314 m²
Provided - 334 m²

External:
Min 2.5m² / student - 628 m²
Provided - 1714 m²

APARTMENTS

293 Market Units (1 / 2 Bedroom)
195 Student Units (L0-L3) / 219 Beds
488 Total Units

VEHICLE PARKS

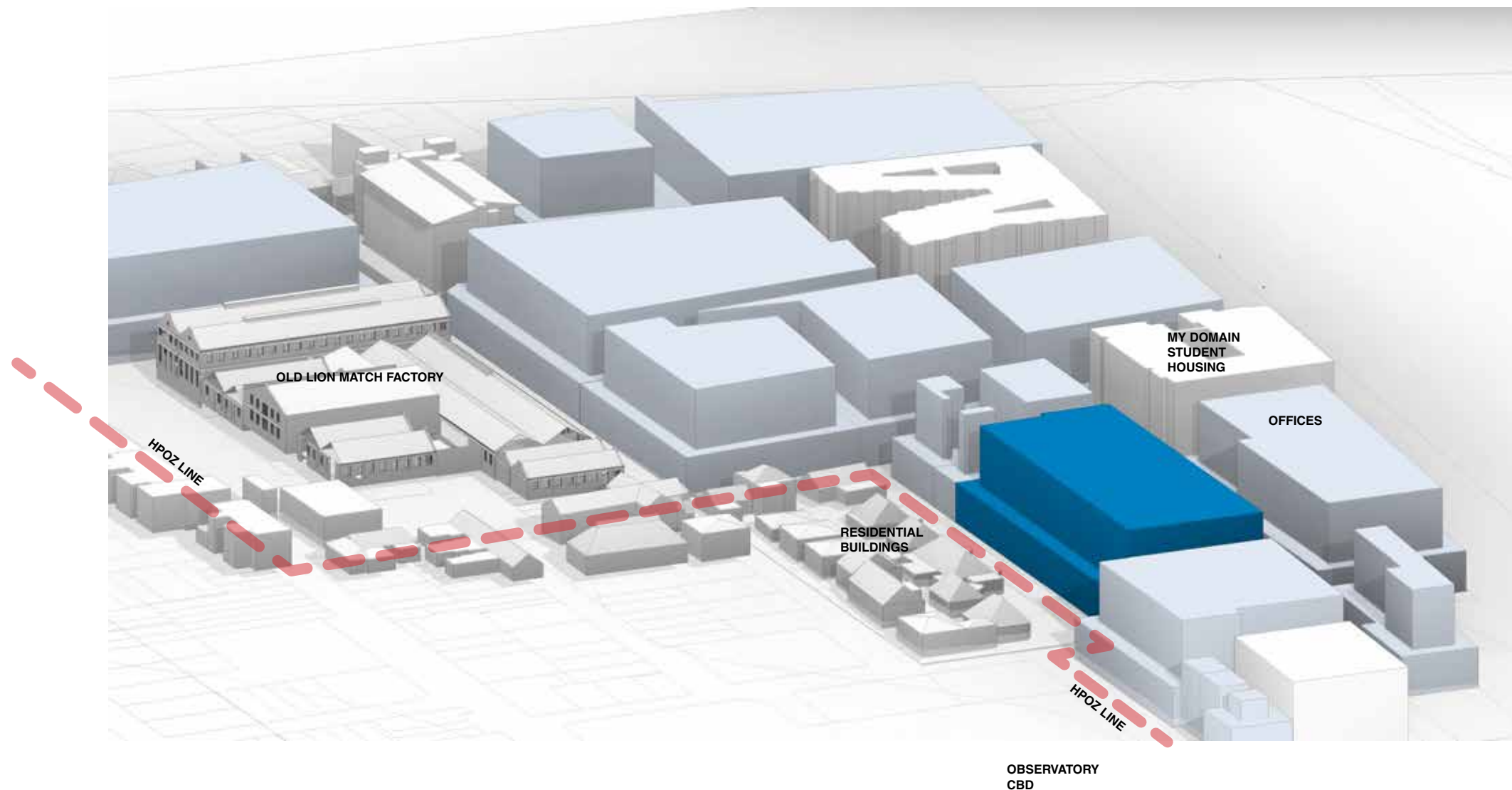
~321 Bays

BICYCLE PARKS

~60 Bays

APARTMENT TYPE MIX

84% Studio (1 Bed)
13% 2 Bed Shared / Cluster (2 Bed, 1 Bath)
2% 3/4/5 Bed Cluster



Community Shared Facilities - Distribution

COMMUNITY SHARED FACILITIES - DISTRIBUTION



BACKYARD / URBAN GARDEN



- Landscaped public realm and roof terraces
- Braai / Beer Garden
- Gym

RETAIL / STUDIOS / OFFICES



- Co-working environment
- Creative hot-spot

COMMUNAL LOUNGE / KITCHEN



- Co-working environment
- Creative hot-spot

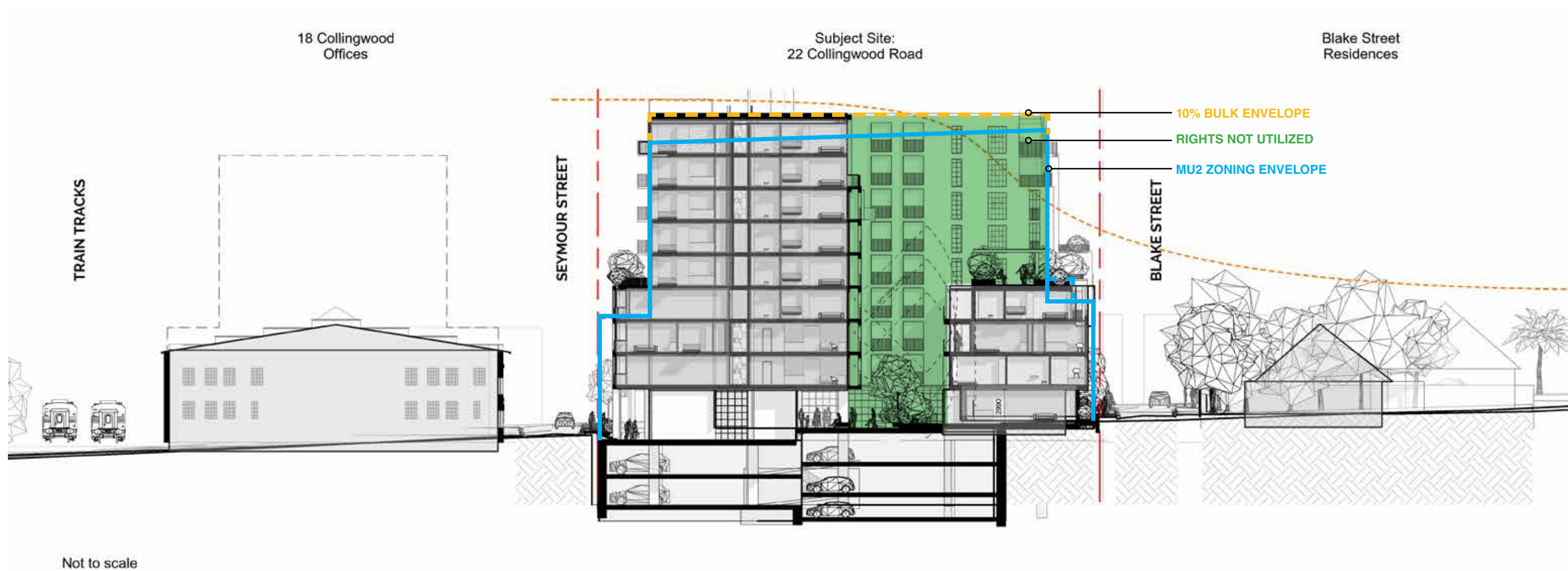
SHARED SERVICES



MY APARTMENT

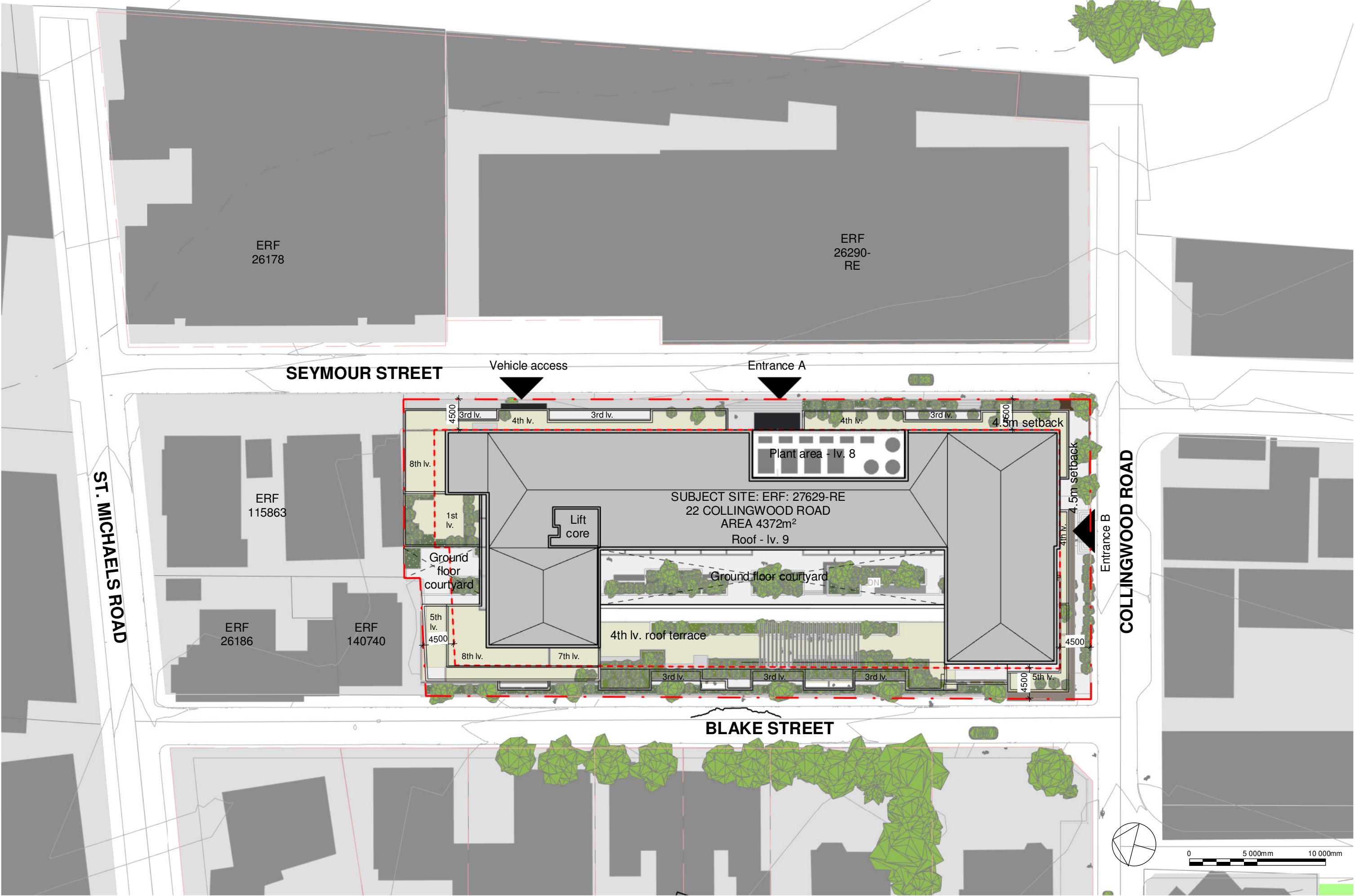


Building Height in Context



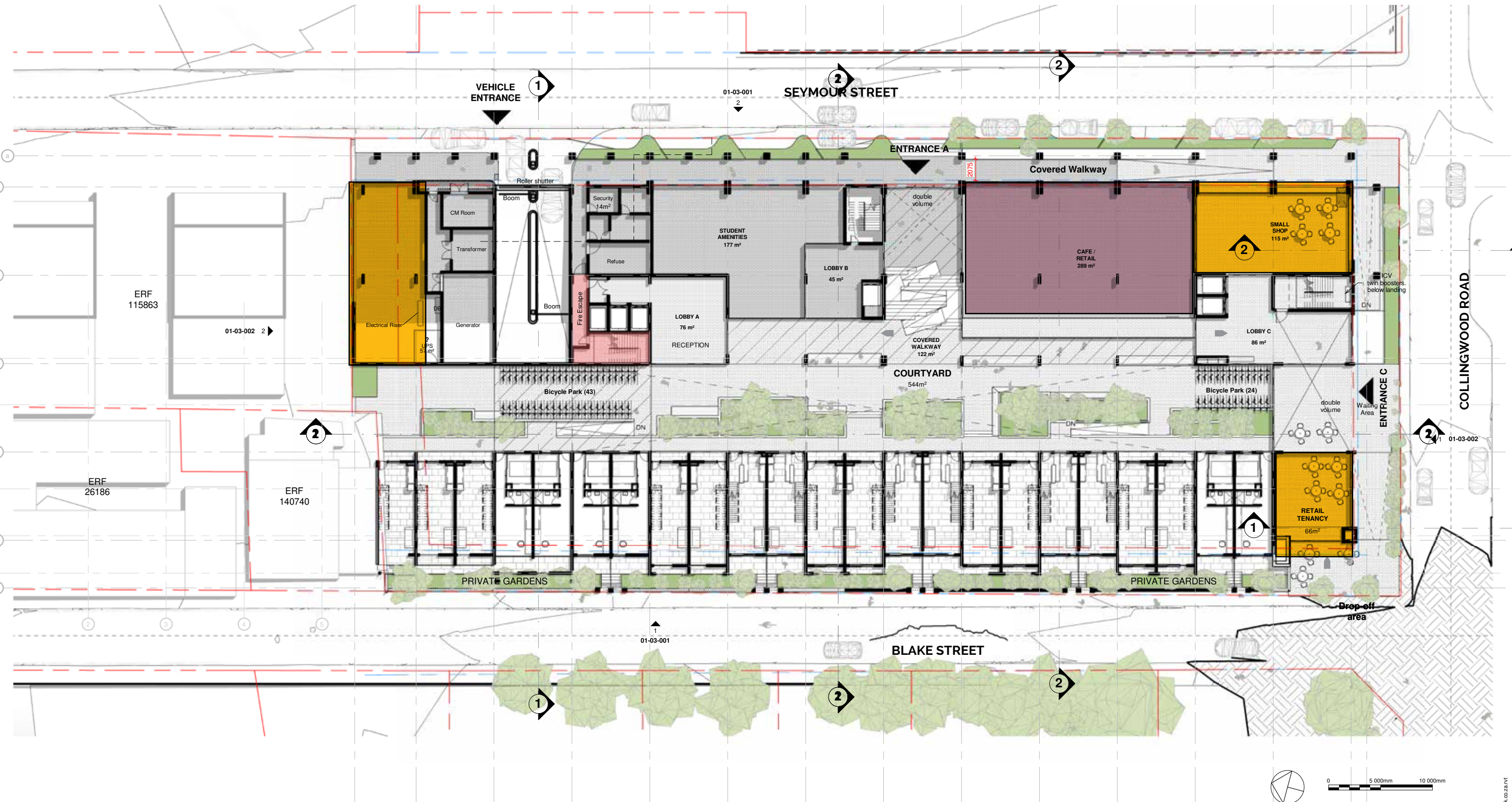
3/ ANALYSE

SITE PLAN



3/ ANALYSE

Ground Floor Plan





dhk architects (Pty) Ltd
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reg no: 1998/020807/07

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revisions		description	name	project
rev	date			
1	2020-01-01	22 COLLINGWOOD OBSERVATORY		

client
22 COLLINGWOOD

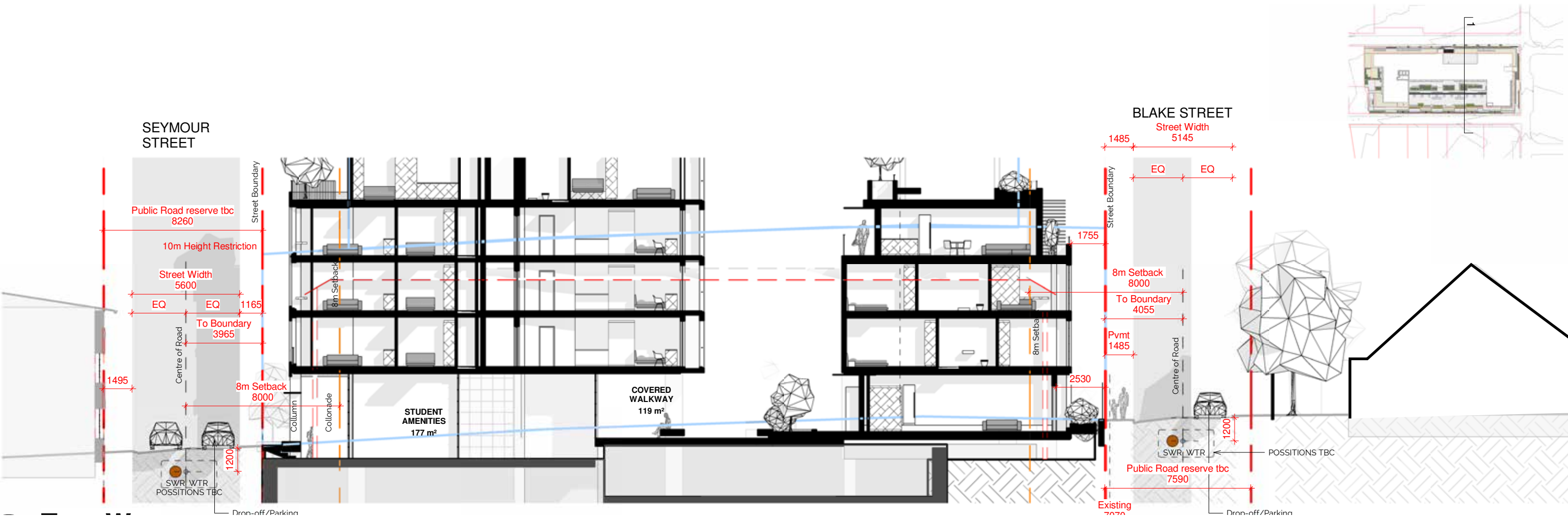
drawing
00 - Ground Floor

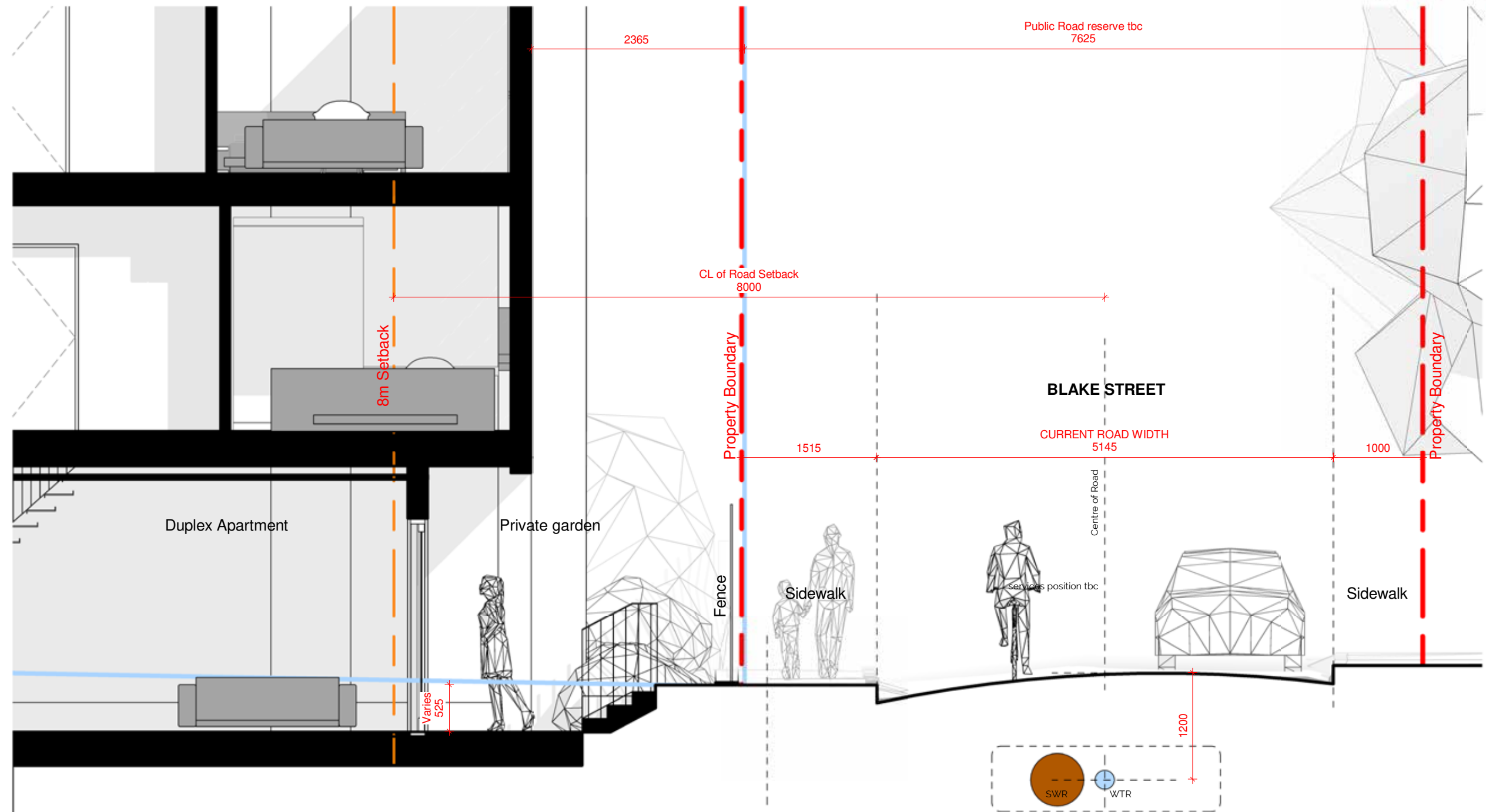
project number	drawing number	revision
20020	01-01-003	1
200220	1 : 250 @ A2	

Duplex apartments on Blake street



Cross Section between Seymour and Blake Street





Blake Street Edge Condition

SCALE 1 : 50



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revisions
rev- date description name

project
22 COLLINGWOOD
OBSERVATORY

client
22 COLLINGWOOD

drawing
Road Interface Conditions

project number 20020
first issue 07/29/20
drawing number 02-03-003
scale As indicated @ A3
revision

Corner of Collingwood & Seymour

NATURALLY VENTILATED
STAIRCASE AND
CORRIDORS

PRIVATE ROOF
TERRACES

COLLINGWOOD
ROAD ENTRANCE

PUBLIC
COLLANADE

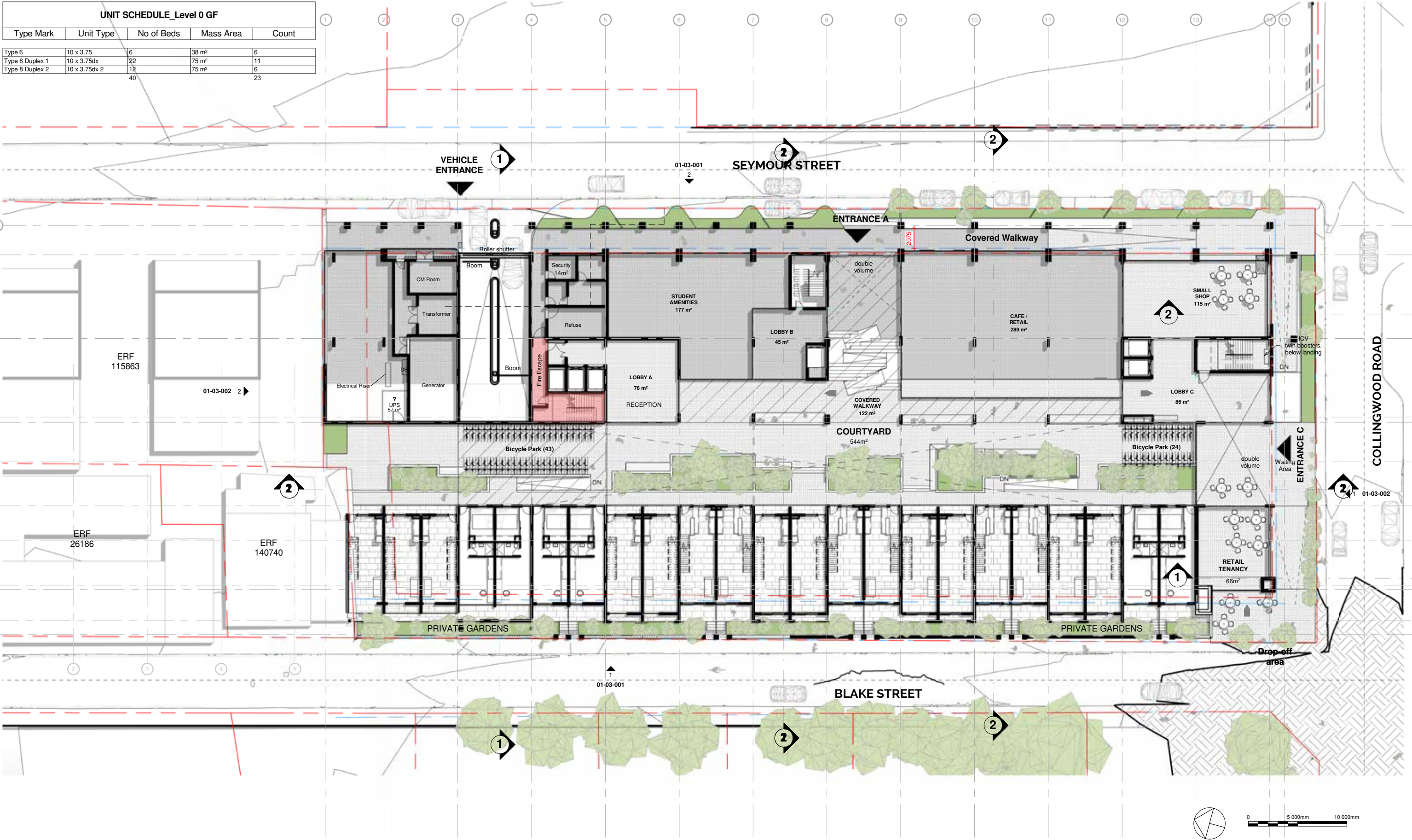
View of Roof Terrace



Blake Street elevation



UNIT SCHEDULE_Level 0 GF				
Type Mark	Unit Type	No of Beds	Mass Area	Count
Type 6	10 x 3.75	6	38 m²	6
Type 8 Duplex 1	10 x 3.75dx	22	75 m²	11
Type 8 Duplex 2	10 x 3.75dx 2	12	75 m²	6
		40		23



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project
22 COLLINGWOOD
OBSERVATORY

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drawing
00 - Ground Floor

project number
20020
first issue
200220
drawing number
01-01-003
scale
1 : 250 @ A2
revision
1

UNIT SCHEDULE_Level 4			
Type Mark	Unit Type	Mass Area	Count
Type 1b	7.0 x 3.75b	26 m²	16
Type 1d	5.37 X 3.75	20 m²	3
Type 2a	8.5 x 3.75	32 m²	1
Type 2b	8.5 x 3.75b	32 m²	19
Type 3a	7.5 x 4.25	32 m²	13
Type 4c	7.5 x 7.0	53 m²	2
			54



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revisions	name	project
rev	date	description
1	01-03-001	22 COLLINGWOOD OBSERVATORY

client
22 COLLINGWOOD

drawing
04 - Level 4

project number	drawing number	revision
20020	01-01-008	1
first issue	scale	
200220	1 : 250 @ A2	