

REM OF HOLDING 14

HOLDING 7

HOLDING 13

SPORTS ROAD

REM OF HOLDING 12

PTN 1 OF HOLDING 9

SITE PLAN (PHASE 2)

1:300

- GENERAL NOTES
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
  - ALL WORK TO COMPLY WITH MUNICIPAL BY-LAWS AND N.B.R. ACT 107.
  - OPC TO ALL WALLS AND WINDOW SILLS.
  - VERTICAL D.P.C. TO ANY CHANGE OF FLOOR LEVEL.
  - WINDOWS MIN. 10% OF FLOOR AREA.
  - NATURAL VENTILATION MIN. 5% OF FLOOR AREA.
  - PRESSURED LINTELS ABOVE ALL DOORS AND WINDOWS.
  - ROOF NOTES:
    - REFER TO ROOF NOTES
    - WALLS
    - SELF-FACEROCK FINISH TO MATCH EXISTING
    - ALUMINUM WINDOWS AND DOOR FRAMES
  - DRAINAGE:
    - MIN. INVERT LEVEL 410mm
    - NO CHANGE OF DIRECTION UNDER FLOORS AND BUILDINGS
    - ENCASE DRAINAGE UNDER BUILDING IN 300mm CONCRETE

THE CONTRACTOR/CIENT MAY NOT CLAIM AGAINST THE ARCHITECT AS A RESULT OF DISCREPANCIES OR ERRORS NOT REPORTED BEFORE THE START OF CONSTRUCTION

1. FIRE PROTECTION

- SIGNAGE TO COMPLY TO SANS 10400 XA PART T.
- ALL FIRE HOSE REELS AND FIRE EXTINGUISHERS TO COMPLY TO SANS 10400 XA PART T.
- FIREWALL UP TO UNDER SIDE OF SLAB AND ROOF
- WATER SUPPLY TO COMPLY TO SANS 10400 PART W
- TOTAL FLOOR AREA = 2046.96m<sup>2</sup>
- FIRE EXTINGUISHERS TO BE 2 x 4.5kg DCP PER 100m<sup>2</sup> FOR UNITS
- FIRE HYDRANTS TO BE 1 PER 1000m<sup>2</sup>
- TOTAL FE REQUIRED = 20
- TOTAL FE PROVIDED = 26
- TOTAL FIRE HYDRANTS REQUIRED = 2
- TOTAL FIRE HYDRANTS PROVIDED = 2
- ROOF INSULATION TO COMPLY TO SANS 421

PROPOSED NEW UNITS ON HOLDING 806

VALKHOOGTE EXT 14

BENONI

FOR: PTY TRADE 374 (PTY) LTD

OWNERS SIGNATURE

TOTAL STAND AREA	= 21413m <sup>2</sup>
UNIT TYPE A	
• NEW RESIDENCE EACH	= 100.04m <sup>2</sup>
• NEW GARAGE EACH	= 40.34m <sup>2</sup>
• NEW COVERED PATIO EACH	= 12.27m <sup>2</sup>
• NEW PORCH	= 2.92m <sup>2</sup>
• UNIT TYPE A AREA EACH	= 155.57m <sup>2</sup>
TOTAL NEW AREA TYPE A	= 155.57m <sup>2</sup>
TOTAL EXISTING TYPE A UNITS PHASE 1	= 3
TOTAL TYPE A UNITS	= 4
TOTAL AREA TYPE A UNITS PHASE 1 & 2	= 622.28m <sup>2</sup>

UNIT TYPE B	
TOTAL EXISTING TYPE B UNITS	= 3
TOTAL AREA TYPE B UNITS	= 466.71m <sup>2</sup>

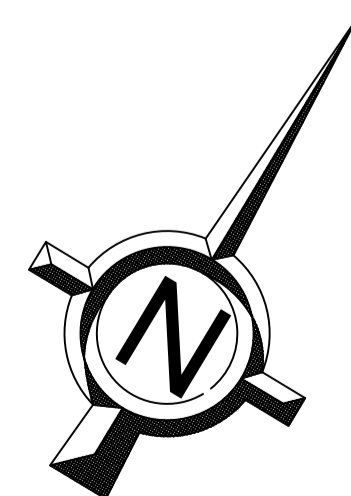
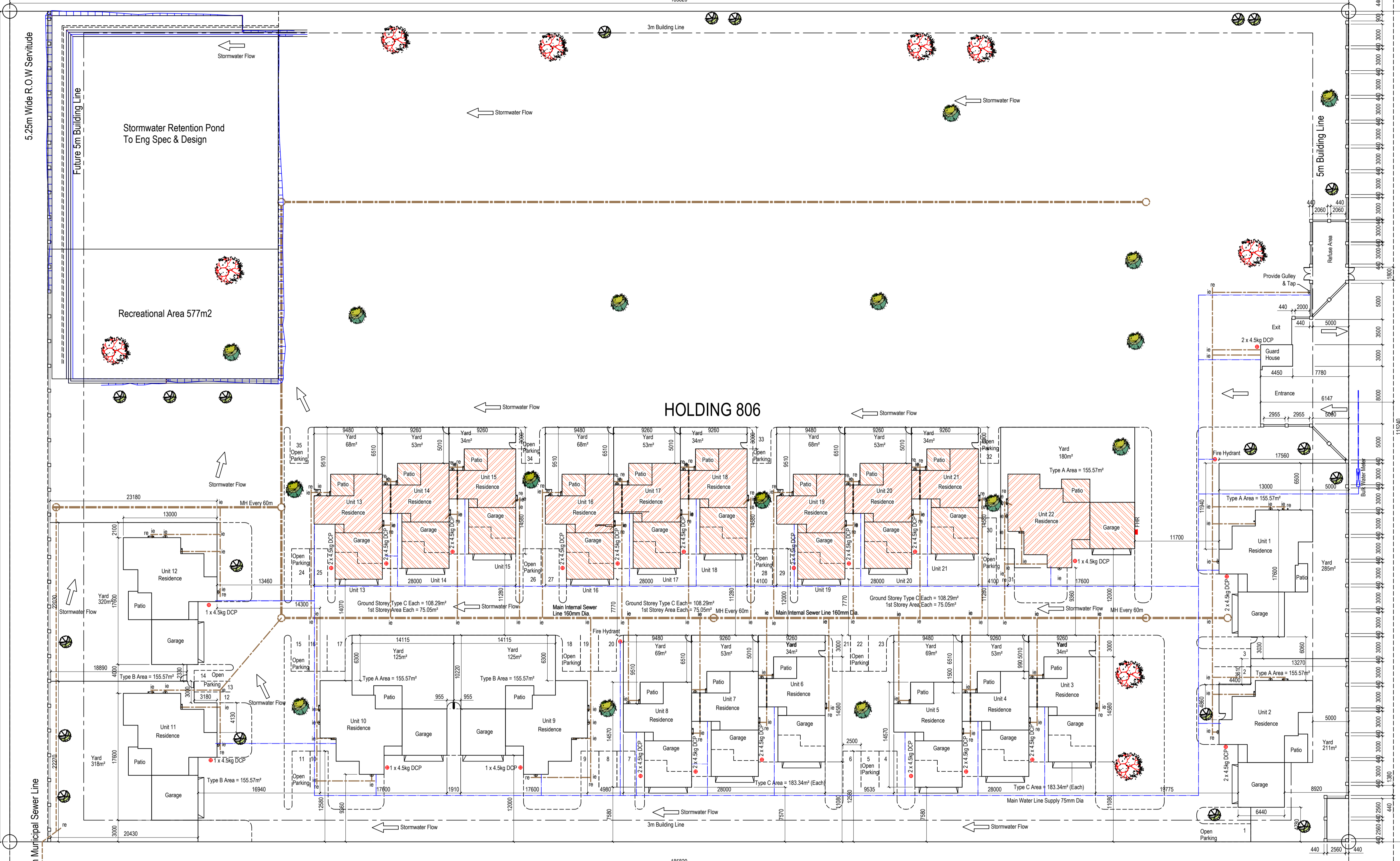
UNIT TYPE C	
TYPE C GROUND STOREY AREA EACH	= 108.29m <sup>2</sup>
TYPE C 1st STOREY AREA EACH	= 75.05m <sup>2</sup>
TOTAL EXISTING TYPE C UNITS	= 6
TOTAL EXIST GROUND AREA TYPE C UNITS	= 649.74m <sup>2</sup>
TOTAL EXIST 1st AREA TYPE C UNITS	= 450.30m <sup>2</sup>
• NEW GROUND RESIDENCE EACH	= 56.16m <sup>2</sup>
• NEW GARAGE EACH	= 41.01m <sup>2</sup>
• NEW COVERED PATIO EACH	= 9.66m <sup>2</sup>
• NEW PORCH EACH	= 1.46m <sup>2</sup>
• UNIT TYPE C EACH GROUND STOREY	= 108.29m <sup>2</sup>
• NEW 1st STOREY AREA EACH	= 75.05m <sup>2</sup>
TOTAL NEW TYPE C UNITS PHASE 2	= 9
TOTAL TYPE C UNITS	= 15
TOTAL NEW GROUND STOREY AREA TYPE C	= 974.61m <sup>2</sup>
TOTAL NEW 1st STOREY AREA TYPE C	= 675.45m <sup>2</sup>
TOTAL GROUND STOREY AREA WITH NEW	= 2113.34m <sup>2</sup>
TOTAL 1st STOREY NEW	= 1125.75m <sup>2</sup>
• F.A.R	= 0.18
• % COVER	= 13%
• TOTAL NEW AREA	= 1805.63m <sup>2</sup>

DATE:	2021/03/03	SCALE:	1:300 A1	SHEET:	5 OF 5
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DRAWING NAME: SITE PLAN PHASE 2

DRAWN BY: R. PRETORIUS  
 CHECKED BY: GEOFF ODENDAAL  
 ARCHITECT DESIGN & CONSTRUCTION  
 082 938 8642

PROFESSIONAL ARCHITECTURAL DRAUGHTSMAN  
 SACAP REGISTRATION NO 00472



EKURHULENI METROPOLITAN MUNICIPALITY		
Ekurhuleni		
BUILDING CONTROL DIVISION - PLAN NO:		
RECOMMENDED FOR APPROVAL		
DEPARTMENT	SIGNATURE	DATE
WATER SERVICES		
CITY PLANNING OPERATIONS		
ENVIRONMENTAL HEALTH		
ENERGY		
EMERGENCY SERVICES		
ROADS		
STORMWATER		
DOLOMITE		
SOLID WASTE		
WATER QUALITY		
ENVIRONMENTAL RESOURCE MANAGEMENT		
BUILDING INSPECTOR		

VDM CONSULTANTS  
 L.R. VAN DYK 31/10/2019  
 900548