

REM OF HOLDING 14

HOLDING 7

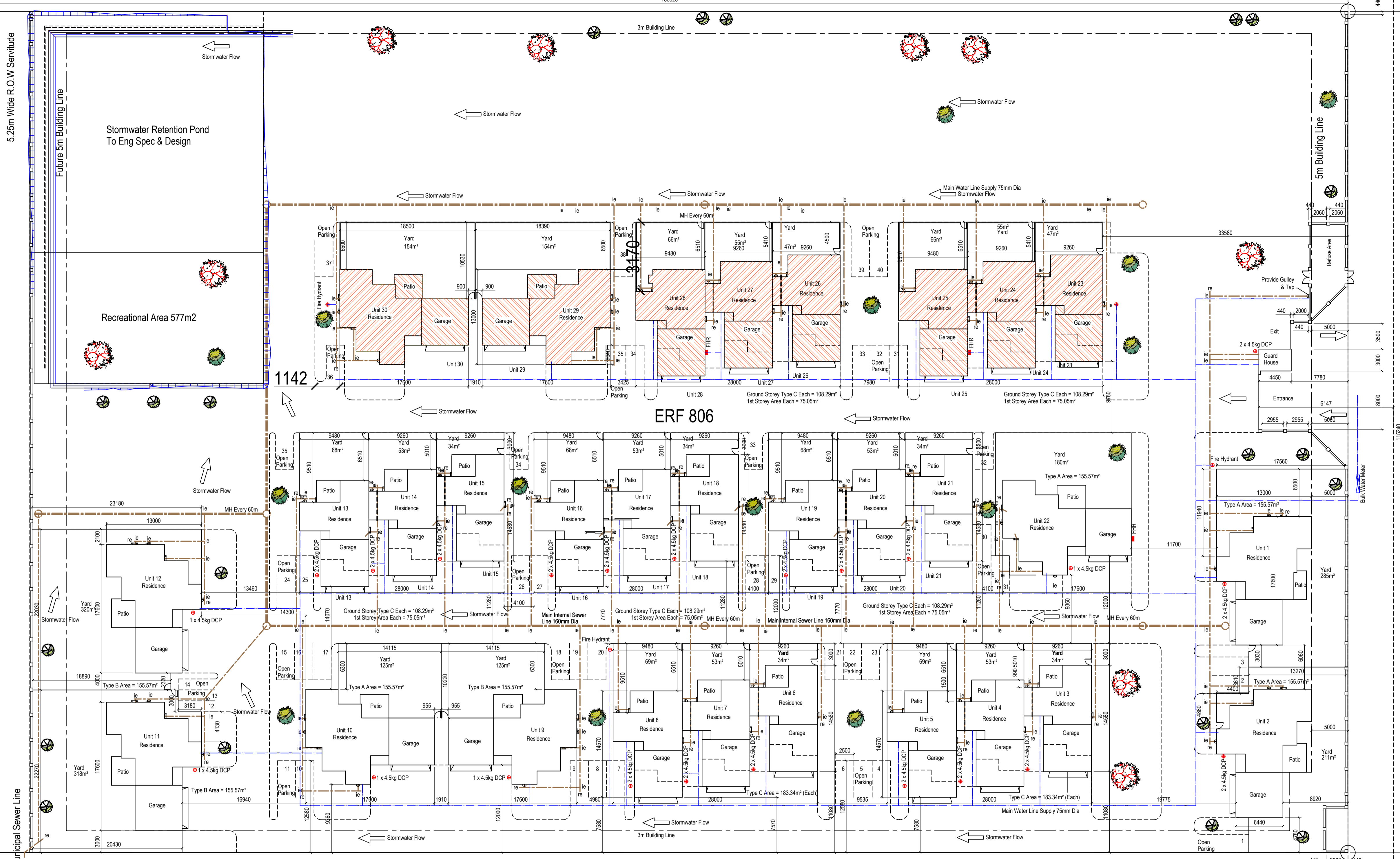
HOLDING 13

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 1077.
 - 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

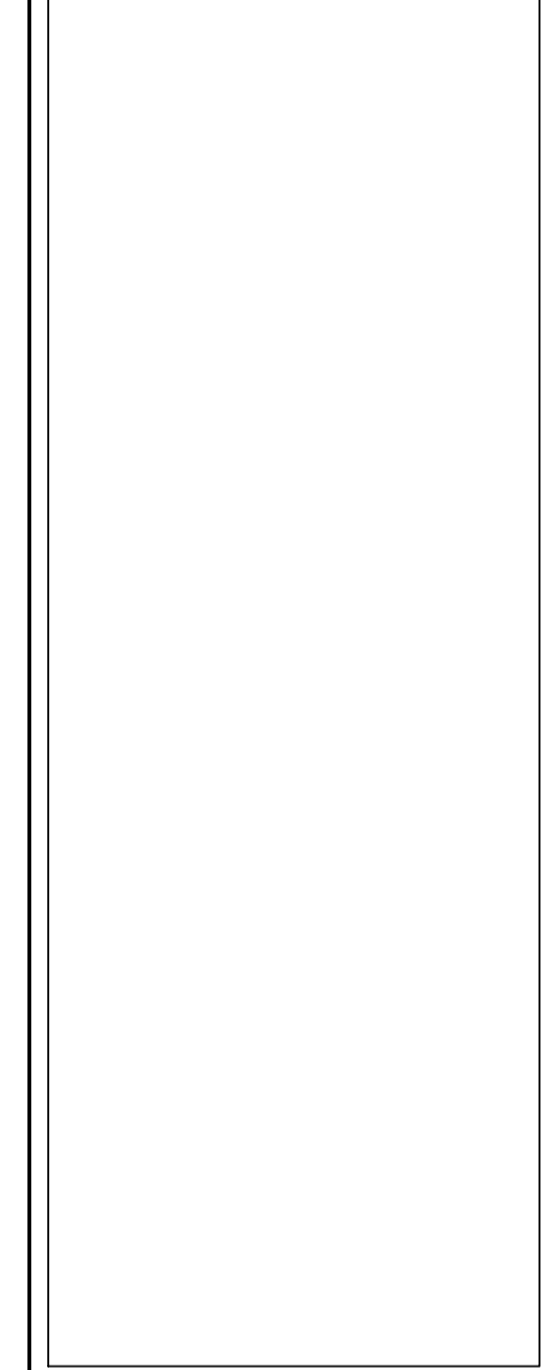
THE CONTRACTOR/CIENT MAY NOT CLAIM AGAINST THE ARCHITECT AS A RESULT OF DISCREPANCIES OR ERRORS NOT REPORTED BEFORE THE START OF CONSTRUCTION

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 = 2046.96m²

- FIRE EXTINGUISHERS TO BE 2 x 4.5kg DCP PER 100m² FOR UNITS
- FIRE HYDRANTS TO BE 1 PER 1000m²
- 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
ERF 806
VALKHOOFT EXT 14
BENONI
 FOR:
PTY TRADE 374 (PTY) LTD
OWNERS SIGNATURE

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

| | |
|--------------------------------------|-------------------------|
| UNIT TYPE B | |
| TOTAL EXISTING TYPE B UNITS | = 3 |
| TOTAL AREA TYPE B UNITS | = 466.71m ² |
| UNIT TYPE C | |
| TYPE C GROUND STOREY AREA EACH | = 108.29m ² |
| TYPE C 1st STOREY AREA EACH | = 75.05m ² |
| TOTAL EXISTING TYPE C UNITS | = 6 |
| TOTAL EXIST GROUND AREA TYPE C UNITS | = 649.74m ² |
| TOTAL EXIST 1st AREA TYPE C UNITS | = 450.30m ² |
| • NEW GROUND RESIDENCE EACH | = 56.16m ² |
| • NEW GARAGE EACH | = 41.01m ² |
| • NEW COVERED PATIO EACH | = 9.66m ² |
| • NEW PORCH EACH | = 1.46m ² |
| • UNIT TYPE C EACH GROUND STOREY | = 108.29m ² |
| • NEW 1st STOREY AREA EACH | = 75.05m ² |
| TOTAL NEW TYPE C UNITS PHASE 2 | = 9 |
| TOTAL TYPE C UNITS | = 15 |
| TOTAL NEW GROUND STOREY AREA TYPE C | = 974.61m ² |
| TOTAL NEW 1st STOREY AREA TYPE C | = 675.45m ² |
| TOTAL GROUND STOREY AREA WITH NEW | = 2113.34m ² |
| TOTAL 1st STOREY NEW | = 1125.75m ² |
| • F.A.R | = 0.18 |
| • COVER | = 13% |
| • TOTAL NEW AREA | = 1805.63m ² |

DATE: 2021/03/03 SCALE: 1:300 A1 SHEET: 5 OF 5

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 DD472

Ekurhuleni
 EKURHULENI METROPOLITAN MUNICIPALITY

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

