

TOWN PLANNING ASSESSMENT REMAINDER OF ERF 4. SIMBA SITE NUMBER PHYSICAL ADDRESS ANN CRESCENT, SIMBA 3278 sqM SITE AREA LAND USE RESIDENTIAL 3 DENSITY 33 DWELLING UNITS ON SITE - THUS 108 UNITS PER HECTARE BUILDING LINES 6M BUILDING LINE ALONG ANN CRESCENT ROAD, OM BUILDING LINE ON ANN CRESCENT FOR GUARD HOUSE, REFUSE AREA ELECTRICAL SUBSTATION, WATER TANKS & GENERATOR. 3M BUILDING LINE ON ALL INTERNAL BOUNDARIES, OM BUILDING LINE ON EAST BOUNDARY FOR GENERATOR AND HOT WATER PLANT. SERVITUDES ELECTRICAL SERVITUDE, SEWER SERVITUDE AS SHOWN ACTUAL ZONING CONTROL HEIGHT ZONE FOUR STOREYS 2 STOREYS WITHIN 29 METRES FROM NORTH BOUNDARY. 4 STOREYS BEYOND 29 METRES FROM NORTH BOUNDARY. COVERAGE (EXCLUDES CARPORTS 60% or 1967.4 sgM AND GUARD HOUSE) PHASE 1 ie 0.6 x 3279.0 sqM = 659.0 sqM= 1967.4 sqMAPARTMENT BUILDING: PHASE 2 SIMPLEXES: = 650.5 sqMTOTAL COVERAGE = 1309.5 sqMie $1309.5 \div 3279.0 \text{ sgM} = 0.399$ or 40% REMAINING COVERAGE NOT USED = 657.9 sqM (EXCLUDES COVERED 1.5 or 4918.5 sqM APARTMENTS (UNITS 1-15): WALKWAYS, LIFT LOBBIES, ie 1.5 x 3279 sqM GROUND FLOOR = 18.9 sqMLIFT, STAIRS, COVERED = 506.2 sqM= 4918.5 sqMBALCONIES. = 506.2 sqMINCLUDES STORE ROOMS) THIRD FLOOR = 506.2 sgM= 1537.5 sqMSIMPLEXES (UNITS 16-33): GROUND FLOOR = 542.2 sqM= 532.5 sqM FIRST FLOOR = 1074.7 sqM= 2612.2 sqMTOTAL F.A.R ie $2612.2 \div 3279.0 \text{ sqM} = 0.796$ or 0.8 REMAINING F.A.R NOT USED = 2306.3 sqMPHASE 1: 2 BAYS PER UNIT = 23 BAYS = 30 BAYS CARPORT BAYS PARKING (BASED ON CITY OF COVERED BAYS (APARTMENTS) = 30 BAYS = 5 BAYS 1 VISITOR BAY PER 3 UNITS = 35 BAYS JOHANNESBURG LAND OPEN VISITORS BAYS = 11 BAYS = 64 BAYS USE SCHEME, 2018) TOTAL BAYS PHASE 2: 1 BAYS PER UNIT = 18 BAYS 1 VISITOR BAY PER 3 UNITS = 6 BAYS = 24 BAYS = 59 BAYS TOTAL REQUIRED BAYS REFUSE AREA $f(g) \times FA/100 = VOLUME (M³)/WEEK$ VOLUME $0.1425 \times 2612.2 = 372.238$ $372.24 \div 100 = 3.72 \text{M}^3/\text{WEEK}$ $3.72M^3/WEEK \times 4 BINS/M^3 = 14.88$ FLOOR AREA 19 BINS PROVIDED AND A REFUSE AREA OF 21 sqM 41 sqM AREA PROVIDED FOR BUILDING RUBBLE ie 15 BINS AND A REFUSE AREA OF 15 sqM LANDSCAPED AREA TOTAL LANSCAPED AREA = 523.0 sqM

TO THE ARCHITECT.

3. ALL LEVELS SHOWN ARE STRUCTURAL LEVELS.

4. ALL STRUCTURAL WORK IS TO BE CHECKED BY THE APPOINTED ENGINEER.

5. COPYRIGHT OF THIS DRAWING IS ALWAYS TO REMAIN WITH JOHN RADFORD ARCHITECTS.

6. THE CONTRACTOR IS TO CHECK ALL SCHEDULES & DRAWINGS BEFORE PLACING ORDERS.

7. ALL BUILDING WORK & BUILDING REQUIREMENTS ARE TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS & BUILDING STANDARDS. ACT No. 103 OF 1977.

8. ALL PARTITIONING TO HAVE ADEQUATE FIRE RATING & RODENT PROOFING. LIGHTING AND VENTILATION TO COMPLY WITH PART 'O' OF THE NATIONAL BUILDING REGULATIONS.
ALL BALUSTRADING TO BE IN ACCORDANCE WITH THE NATIONAL
BUILDING REGULATIONS (IE. 1000mm HIGH & BALUSTERS AT DRAINAGE RETICULATION NOTES: 1. ALL PLUMBING TO BE IN ACCORDANCE WITH N.B.R.
2. ALL DRAINAGE RUNS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
3. V.P.'S TO BE CARRIED UP TO 2m ABOVE ANY WINDOW OR DOOR OPENING IN THE BUILDING OR ANY OTHER BUILDING WITHIN A DISTANCE OF 6m.
4. INSPECTION EYES (I.E.'S) TO BE PROVIDED AT ALL BENDS & JUNCTIONS OF SOIL & WASTE PIPES.
5. RODDING EYES (R.E.'S) TO BE PROVIDED AT HEADS OF DRAINS & AT A MAXIMIM 25m SPACING ALONG RUNS OF DRAINS & AT A MAXIMUM 25m SPACING ALONG RUNS OF MARKED COVERS TO BE PROVIDED AT GROUND LEVEL FOR ALL I.E.'S.

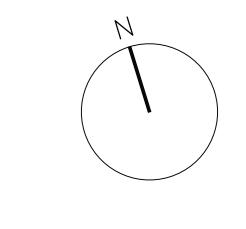
'. RESEAL TRAPS TO BE FITTED TO ALL WASTE FITTINGS. RESEAL TRAPS TO BE FITTED TO ALL WASTE FITTINGS.
 SOIL DRAINS UNDER BUILDINGS TO BE PROTECTED
FROM ALL VERTICAL SETTLEMENT LOADS WITH R.E.'S
AS CLOSE AS POSSIBLE TO THE BUILDING AT BOTH ENDS.
 SOIL WATER PIPES HAVING A VERTICAL DROP EXCEEDING
1200mm TO THE MAIN DRAIN TO BE ANTI—SYPHONED.
 ALL BRANCH DRAINS EXCEEDING 6m IN LENGTH TO
BE VENTED. ALL MATERIALS USED ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS TECHNICAL SPECIFICATIONS. THE FOLLOWING FIRE NOTES PERTAIN TO THIS PROJECT: . All work to comply with SANS 10400-2011 unless addressed by the Rational Fire Occupancy classification H3 and J4. (a) Fire hose reels to be installed in accordance with SANS 543 and T4.34. (b) Fire hydrants to be installed in accordance with SANS 1128 and T4.35. (c) A double headed booster connection and 100mm high volume Storz type fire hydrant to be installed at the entrance in accordance with SANS 1128 and T4.35. (d) Extinguishers to be installed in accordance with SANS 1910 and shall be maintained and serviced in accordance with SANS 10105 and T4.37. . Portable fire extinguishers to be hung on purpose made boards and located in secure positions as indicated on plan and to comply with T4.37. Floor coverings to comply with T4.14 and to be as per the Rational Fire Design. . Wall coverings to comply with T4.15 and to be as per the Rational Fire Design. Structural elements to comply with T4.7. Structural stability to be 60 minutes. Party walls between each living unit to be carried up to the underside of the floor slab above or the roof covering as the case may be. All gaps at the top of the fire walls to be completely fire stopped with mortar. Roof battens or trusses may not continue through the fire walls between units. . Water supply to firefighting equipment to be combined with the domestic water Water supply to firefighting equipment to comply with the attached Rational Fire Design and with Johannesburg Water by-laws. 1. Upon completion of water reticulation system Johannesburg Water Branch to be contacted for final inspection and test. 2. All firefighting equipment, fire escape routes and exit doors to be indicated with symbolic signs which must be secured without the use of adhesives. 13. The doors in the lift doors will have a fire rating of 120 min certified by the 14. A Fenco glass wetting agent will be installed in the parking level and will comply with sabs test report. 4. If the water flow is inadequate at the time of occupying a water tank and pump LEGEND : EXISTING WALLS
 REV
 DATE
 INIT
 DETAILS

 A
 15.05.2019
 IP
 ISSUED FOR INFORMATION
 C 18.02.2021 IP ISSUED FOR COSTING F 28.06.2021 IP ISSUED FOR MARKETING G 28.06.2021 IP ISSUED FOR MARKETING

H 09.07.2021 IP ISSUED FOR COMMENT 15.07.2021 IP ISSUED FOR MARKETING ISSUED FOR MARKETING

GENERAL NOTES:

. DIMENSIONS TO BE USED IN PREFERENCE TO SCALING.
2. ALL LEVELS & DIMENSIONS TO BE CHECKED PRIOR TO WORK BEING PUT IN HAND. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.



PROJECT: NEW GROUP HOUSING
DEVELOPMENT ON REMAINDER OF
ERF 4 SIMBA CLIENT: STONE LAND CASE 40 PTY LIMITED

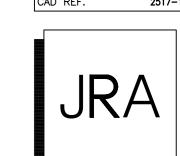
STAND No: SITE PLAN

TOWNSHIP: SIMBA

DRAWING SITE PLAN

PROJECT ARCHITECT: JOHN RADFORD 2517-100-400

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