



TOWN PLANNING ASSESSMENT		
SITE NUMBER	REMAINDER OF ERF 4, SIMBA	
PHYSICAL ADDRESS	ANN CRESCENT, SIMBA	
SITE AREA	3278 sqm	
LAND USE	RESIDENTIAL 3	
DENSITY	33 DWELLING UNITS ON SITE - THUS 108 UNITS PER HECTARE	
BUILDING LINES	6M BUILDING LINE ALONG ANN CRESCENT ROAD, 0M BUILDING LINE ON ANN CRESCENT FOR GUARD HOUSE, REFUSE AREA ELECTRICAL SUBSTATION, WATER TANKS & GENERATOR. 3M BUILDING LINE ON ALL INTERNAL BOUNDARIES, 0M BUILDING LINE ON EAST BOUNDARY FOR GENERATOR AND HOT WATER PLANT.	
SERVITUDES	ELECTRICAL SERVITUDE, SEWER SERVITUDE AS SHOWN	
HEIGHT ZONE	ZONING CONTROL	ACTUAL
	FOUR STOREYS	2 STOREYS WITHIN 29 METRES FROM NORTH BOUNDARY. 4 STOREYS BEYOND 29 METRES FROM NORTH BOUNDARY.
COVERAGE (EXCLUDES CARPORTS AND GUARD HOUSE)	60% or 1967.4 sqm ie 0.6 x 3279.0 sqm = 1967.4 sqm	PHASE 1: APARTMENT BUILDING: = 659.0 sqm PHASE 2 SIMPLEXES: = 650.5 sqm TOTAL COVERAGE = 1309.5 sqm ie 1309.5 ÷ 3279.0 sqm = 0.399 or 40% REMAINING COVERAGE NOT USED = 657.9 sqm
	F.A.R (EXCLUDES COVERED WALKWAYS, LIFT LOBBIES, LIFT, STAIRS, COVERED BALCONIES. INCLUDES STORE ROOMS)	1.5 or 4918.5 sqm ie 1.5 x 3279 sqm = 4918.5 sqm
PARKING (BASED ON CITY OF JOHANNESBURG LAND USE SCHEME, 2018)	PHASE 1: 2 BAYS PER UNIT = 30 BAYS 1 VISITOR BAY PER 3 UNITS = 5 BAYS = 35 BAYS PHASE 2: 1 BAYS PER UNIT = 18 BAYS 1 VISITOR BAY PER 3 UNITS = 6 BAYS = 24 BAYS TOTAL REQUIRED BAYS = 59 BAYS	CARPORT BAYS = 23 BAYS COVERED BAYS (APARTMENTS) = 30 BAYS OPEN VISITORS BAYS = 11 BAYS TOTAL BAYS = 64 BAYS
	REFUSE AREA VOLUME	$f(g) \times FA/100 = \text{VOLUME (M}^3\text{)/WEEK}$ $0.1425 \times 2612.2 = 372.238$ $372.24 \div 100 = 3.72\text{M}^3\text{/WEEK}$
FLOOR AREA	$3.72\text{M}^3\text{/WEEK} \times 4 \text{ BINS/M}^3 = 14.88$ ie 15 BINS AND A REFUSE AREA OF 15 sqm	
LANDSCAPED AREA		TOTAL LANDSCAPED AREA = 523.0 sqm

GENERAL NOTES:

- Dimensions to be used in preference to scaling.
- All levels & dimensions to be checked prior to work being put in hand. Any discrepancies to be reported to the architect.
- All levels shown are structural levels.
- All levels shown are to be checked by the appointed engineer.
- Compliance of this drawing is always to remain with JOHN RADFORD ARCHITECTS.
- The contractor is to check all schedules & drawings before building commences.
- All building work & building requirements are to be carried out in accordance with the requirements of the NATIONAL BUILDING REGULATIONS & BUILDING STANDARDS ACT NO. 103 OF 1977.
- All partitioning to have adequate fire rating & sound proofing.
- Consent of the relevant authorities with Part 10 of the NATIONAL BUILDING REGULATIONS.
- Consent of the relevant authorities with the NATIONAL BUILDING REGULATIONS (ie 1000mm high & BALUSTERS AT HEADS) & AT A MAXIMUM 50mm SPACING ALONG RAILS OF DRAINS.

DRAINAGE RETICULATION NOTES:

- All plumbing to be in accordance with N.B.R.
- All drainage runs to be accessible along their entire length.
- 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.
- Inspection eyes (I.E.'s) to be provided at all intervals & on the side of soil & waste pipes.
- Roofing eyes (R.E.'s) to be provided at heads of drains & at a maximum 50mm spacing along runs of drains.
- Manhole covers to be provided at ground level for all levels.
- Structural under buildings to be provided from all vertical settlement loads with R.E.'s & all close as possible to the building at both ends.
- Soil, water pipes having a vertical drop exceeding 100mm to the main drain to be anti-siphoned.
- 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 National Fire Design.
- Occupancy classification R3 and R4.
- (a) Fire hose reels to be installed in accordance with SANS 543 and T4.14. (b) Fire hydrants to be installed in accordance with SANS 1128 and T4.15. (c) A double knock hose connection and 10 litres high volume spray type fire hose to be installed at the entrance in accordance with SANS 1128 and T4.15. (d) Extinguishers to be installed in accordance with SANS 1919 and shall be maintained and serviced in accordance with SANS 10105 and T4.17.
- Portable fire extinguishers to be hung on purpose made racks and located in easily accessible locations in accordance with SANS 10105 and T4.17.
- Fire extinguishers to comply with T4.14 and to be as per the National Fire Design.
- Wall coverings to comply with T4.14 and to be as per the National Fire Design.
- Structural elements to comply with T4.1. Structural stability to be 48 minutes.
- Party walls between units shall be constructed in accordance with the provisions of the code table 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 mass. Roof frames or trusses may not extend through the fire walls between units.
- Water supply to firefighting equipment to be combined with the domestic water supply.
- Water supply to firefighting equipment to comply with the attached National Fire Design and with Johannesburg Water by-laws.
- Upon completion of water reticulation system Johannesburg Water Branches to be contacted for final inspection and seal.
- All firefighting equipment, fire escape system and exit doors to be indicated with suitable signs which must be secured behind the door of the entrance.
- The doors in the lift doors will have a fire rating of 120 min certified by the height.
- A fire extinguishing agent will be installed in the parking level and will comply with SANS 10105 and T4.17.
- If the water flow is inadequate at the site of accepting a water tank and pump will be provided.

LEGEND:

- EXISTING WALLS
- NEW WALLS

ISSUED FOR MARKETING

SITE PLAN
SCALE 1:100

ANN CRESCENT

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 TITLE: SITE PLAN
DRAWING NUMBER: GH/2517-100
PROJECT ARCHITECT: JOHN RADFORD
TECHNOLOGIST: L. POTGIETER
DATE: JULY 2021
SCALE: 1:50 @A0
CADD REF: 2517-100-400



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