

REMAINDER of HOLDING 54 of WILLOWGLEN  
AGRICULTURAL HOLDINGS



SITE DEVELOPMENT PLAN  
1 : 100

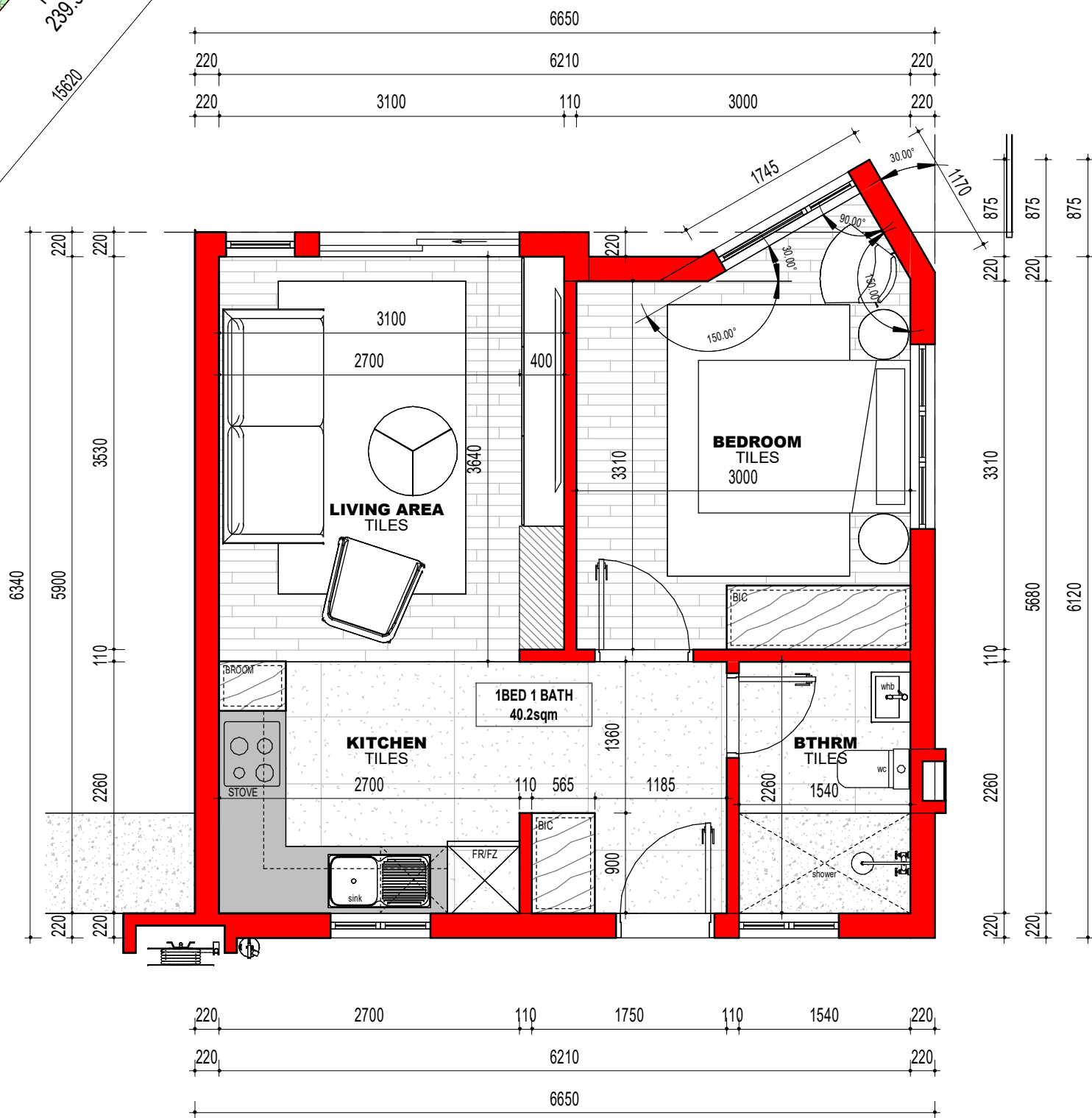
**LANDSCAPING NOTE:**  
Final Landscaping layout as per Specialist's design and specification.  
All to comply with regulations and limited to indigenous species as per Landscape Architects Guidelines.

**STORMWATER NOTE:**  
Final Stormwater layout as per Civil Engineer's specification and detail.  
All External paved/tiled areas to be sloped away from building.  
All details in: Gutters, downpipes, stormwater grades to comply with SANS regulations and to satisfy SANS 10400 requirements.  
Final specifications as per Civil Engineers to be approved by Architect.

| DRAINAGE LEGEND                                                                    |                                                                  |
|------------------------------------------------------------------------------------|------------------------------------------------------------------|
| All drainage to be enclosed in ducts with No-Tie Board. Board to match wall colour |                                                                  |
| SYMBOL                                                                             | DESCRIPTION                                                      |
|                                                                                    | 50mm DIA uPVC WASTE WATER PIPE TO CONNECT TO SOIL PIPE SYSTEM    |
|                                                                                    | 110mm DIA uPVC SOIL WATER PIPE TO CONNECT TO DRAINAGE CONNECTION |
|                                                                                    | Ø110mm SS & VV                                                   |

| AVON @ GALOP<br>AREA SCHEDULE<br>UNIT AREA PER UNIT |            |                     |                  |                           |
|-----------------------------------------------------|------------|---------------------|------------------|---------------------------|
| UNIT TYPE                                           | FLOOR      | UNIT AREA           | PATIO AREA       | PARKING AREA              |
| 1BED1BATH                                           | ALL FLOORS | 40.2 m <sup>2</sup> | 0 m <sup>2</sup> | 12.5 m <sup>2</sup>       |
|                                                     |            |                     |                  | <b>TOTAL AREA</b>         |
|                                                     |            |                     |                  | <b>52.7 m<sup>2</sup></b> |

UNIT FLOOR LAYOUT  
1 : 50



| Revision Schedule |               |                      |
|-------------------|---------------|----------------------|
| Revision Number   | Revision Date | Revision Description |

| TOTAL CONSTRUCTION AREA<br>(PHASE 01) |                             |
|---------------------------------------|-----------------------------|
| AREA DESCRIPTION                      | AREA                        |
| BUILDING                              |                             |
| GROUND FLOOR BUILDING AREA            | 415.4 m <sup>2</sup>        |
| FIRST FLOOR BUILDING AREA             | 415.4 m <sup>2</sup>        |
| SECOND FLOOR BUILDING AREA            | 415.4 m <sup>2</sup>        |
| <b>SUBTOTAL</b>                       | <b>1246.2 m<sup>2</sup></b> |
| CIRCULATION                           |                             |
| WALKWAYS ALL FLOORS                   | 147 m <sup>2</sup>          |
| CONCRETE STAIRCASE ALL FLOORS         | 81.6 m <sup>2</sup>         |
| <b>SUBTOTAL</b>                       | <b>228.6 m<sup>2</sup></b>  |
| SITE FACILITIES                       |                             |
| BIN YARD                              | 22.6 m <sup>2</sup>         |
| GARDEN STORE UNDER STAIRCASE          | 18.6 m <sup>2</sup>         |
| <b>SUBTOTAL</b>                       | <b>41.2 m<sup>2</sup></b>   |
| <b>CARPLOTS</b>                       | <b>375 m<sup>2</sup></b>    |
| <b>TOTAL AREA EXCL. CARPLOTS</b>      | <b>1516 m<sup>2</sup></b>   |
| <b>TOTAL AREA INCL. CARPLOTS</b>      | <b>1891 m<sup>2</sup></b>   |

| TOWN PLANNING PARAMETERS           |                         |
|------------------------------------|-------------------------|
| ZONING 28 : SPECIAL                |                         |
| STAND                              |                         |
| DESCRIPTION                        | AREA (m <sup>2</sup> )  |
| STAND 248 EQUESTRIA X69            | 1971                    |
| COVERAGE                           |                         |
| MAXIMUM ALLOWED                    | PROVIDED                |
| %                                  | %                       |
| 50                                 | 1040.9                  |
| FLOOR AREA RATIO                   |                         |
| MAXIMUM ALLOWED                    | PROVIDED                |
| FACT.                              | 0.90                    |
| AREA (m <sup>2</sup> )             | 1338.3                  |
| HEIGHT                             |                         |
| MAXIMUM ALLOWED                    | PROVIDED                |
| TO MAP 3                           | COMPLIES WITH MAP 3     |
| STREET BUILDING SURVIVANCE         |                         |
| MINIMUM ALLOWED                    | PROVIDED                |
| 4.5 meter                          | 4.5 meter               |
| BUILDING RESTRICTION AREAS         |                         |
| MINIMUM ALLOWED                    | PROVIDED                |
| NORTHERN BOUNDARY                  |                         |
| 2.0 meter                          | 2.0 meter               |
| SOUTHERN BOUNDARY                  |                         |
| 3.0 meter                          | 2.35 meter              |
| WESTERN BOUNDARY                   |                         |
| 2.0 meter                          | 2.0 meter               |
| PARKING REQUIREMENTS               |                         |
| MINIMUM ALLOWED                    | PROVIDED                |
| BAYS                               | 40                      |
| OPEN SPACE - CHILDREN'S PLAY AREAS |                         |
| MINIMUM ALLOWED                    | PROVIDED                |
| RATIO                              | 4m <sup>2</sup> / UNIT  |
| AREA (m <sup>2</sup> )             | 120                     |
| OPEN SPACE - OPEN PUBLIC SPACE     |                         |
| MINIMUM ALLOWED                    | PROVIDED                |
| RATIO                              | 18m <sup>2</sup> / UNIT |
| AREA (m <sup>2</sup> )             | 540                     |

| SITE PLAN:                                                        |                                                               |
|-------------------------------------------------------------------|---------------------------------------------------------------|
| KEY                                                               |                                                               |
|                                                                   | NEW BUILT STRUCTURE                                           |
|                                                                   | NEW COVERED PARKING BAYS                                      |
|                                                                   | LANDSCAPED AREAS (TO LANDSCAPE PLAN)                          |
|                                                                   | CHILDREN'S PLAY AREA                                          |
|                                                                   | NEW TREES PER 2 PARKING BAYS AS PER LANDSCAPE ARCHITECTS PLAN |
|                                                                   | PAVING: internal roads: pavers to eng.                        |
|                                                                   | PAVING: walkways & aprons: 60mm Pavers                        |
|                                                                   | UPB UNCOVERED PARKING BAY                                     |
|                                                                   | CPB COVERED PARKING BAY                                       |
| ALL LANDSCAPED AREAS INCLUDING TREES TO LANDSCAPE ARCHITECTS PLAN |                                                               |

| SIGNATURES                      |  |
|---------------------------------|--|
| Company (Pty) Ltd               |  |
| Engineer                        |  |
| LindenBerg Architects (Pty) Ltd |  |
| Architect                       |  |
| Company (Pty) Ltd               |  |
| Owner                           |  |

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE. BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SANS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (SBC) AND MODEL PRELIMINARIES (SBS) (2008-2009) AND WERE APPLICABLE.

PROJECT SPECIFICATIONS:

IF IN DOUBT ASK.

CONSTRUCTION NOTES IN COMPLIANCE WITH SANS 10400:

B: STRUCTURAL DESIGN - To be completed by Registered, Professional Engineer with relevant experience in structural and civil engineering field. Proof of registration to be supplied when requested.

C: DIMENSIONS - All rooms or spaces to be constructed in accordance with SANS 10400-C.

D: PUBLIC SAFETY - Any change in level, design of ramps & driveways, access to swimming pools to be in accordance with SANS 10400-D.

F: SITE OPERATIONS - Sanitary facilities to be provided for construction team in accordance with SANS 10400-F.

G: EXCAVATIONS - Any excavation relating to a building less than 3m must be constructed with the detailed requirements of SANS 10400-G or must be subject to a rational design (or assessment or both) by an approved competent person. Any excavation in excess of 3m is subject to a rational design by an approved competent person.

H: FOUNDATIONS - Foundations are to be designed in accordance with SANS 10400-H or the detailed requirements of SANS 10400-H. Where this has not been done, an approved competent person will be appointed to do so as part of a rational design based on a geotechnical report.

J: FLOORS - Floors in "WET" areas are to be constructed in accordance with SANS 10400-J. Suspended floors need to be constructed in accordance with the requirements of SANS 10400-B & 10400-T or SANS 10082 or the detailed requirements of SANS 10400-J. Slabs on grade need to be in accordance with SANS 10400-B or SANS 10400-H or detailed requirements of SANS 10400-J or rationally designed by approved competent person.

K: WALLS - Strength and stability of walls needs to be in accordance with SANS 10400-B & 10400-T or the detailed requirements of SANS 10400-K. Roof fixing needs to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-K.

L: ROOFS - Roof coverings & waterproofing need to be in accordance with SANS 10400-L or rationally designed by an approved competent person. Roof assembly and ceiling installation must be constructed in accordance to SANS 10400-C as well as SANS 10400-L & 10400-K or SANS 10400-B & SANS 10400-L and SANS 10400-L or SANS 10400-T in terms of fire resistance & combustibility. Gutters & downpipes must be sized in accordance with SANS 10400-R.

M: STAIRWAYS - Stairways must be constructed in accordance with SANS 10400-B & SANS 10400-T or the detailed requirements of SANS 10400-M. Any (item(s) acting as a balustrade to such a stair needs to be in accordance with SANS 10400-B or 10400-K & 10400-T.

N: GLAZING - Type and fixing of glazing to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-N. Glazing selection to be made in accordance to the detailed requirements of SANS 10400-N. SEE MASTER GLAZING NOTE ON THE WINDOW AND DOOR SCHEDULE.

O: LIGHTING & VENTILATION - Lighting in any habitable room needs to comply with SANS 10400-T and the detailed requirements of SANS 10400-C. Ventilation shall be in accordance to the detailed requirements of SANS 10400-T and SANS 10400-O or rationally designed by an approved competent person.

P: DRAINAGE - The drainage system must be in accordance with SANS 10400-Q or rationally designed by an approved competent person or subject to an Agreement certificate.

Q: NON-WATERBORNE SANITARY DISPOSAL - is subject to the requirements of SANS 10400-Q or is rationally designed by an approved competent person or is subject to an Agreement certificate or comprise pit closets emptied by local authority.

R: STORMWATER - Implemented according to SANS 10400-R or rationally designed by an approved competent person. The latter applies to stormwater disposal between inter-connected complexes.

S: PERSONS WITH DISABILITIES - Facilities to be provided in accordance with SANS 10400-S or rationally designed by approved competent person.

T: FIRE PROTECTION - To be provided in accordance with the detailed requirements of SANS 10400-T or rationally designed by an approved competent person.

V: SPACE HEATING - To be provided in accordance with SANS 10400-V.

W: FIRE INSTALLATION - Installation to be done according to SANS 10400-W and Water supply according to detailed requirements of SANS 10400-W or rationally designed by an approved competent person.

XA: ENERGY EFFICIENCY IN BUILDINGS - The building shall comply to the following regulations: Orientation and shading: SANS 1034 External Walls: SANS 10400 XA Fenestration: SANS 10400 XA Roof Assemblies: SANS 10400 XA Floors with in slab heating: SANS 10400 XA Energy demanding services or control: SANS 204 Hot water systems: SANS 10400 or Certification of fenestration by approved competent person Rational design (SANS 10400-XA) by approved competent person in terms of annual demand and consumption. Certification of annual energy demand and consumption equaling or less than reference building complying to SANS 10400-XA.

COMPETENT PERSONS: All "competent" persons to supply proof of competency and complete required SANS 10400 documentation before acceptance on the project as described elsewhere on this sheet.

ARCHITECT: WARREN LINDEN SACAP: 43465889

Project: ERF 248 EQUESTRIA X69, 130 GALOP ROAD

Drawings: SITE DEVELOPMENT PLAN

Date: 14/05/25 Drawn by: WJ LINDEN Scale: As indicated

Purpose of drawing: COUNCIL APPROVAL STAGE 4.1

Project No.: 008-24 Sheet No.: 1000 Revision:

Document No.: 002.1.2000\_A1 Revision No.: 0 Date: 2022-06-26