

REMAINDER of HOLDING 54 of WILLOWGLEN
AGRICULTURAL HOLDINGS



SITE DEVELOPMENT PLAN Copy 3
1 : 100

PARKING CALCULATIONS			
UNIT DESCRIPTION	QUANTITY	PARKING RATIO	PARKING
1 Bed 1 Bath	30	1 parking/unit	30
Units - Nett Parking Total:			
Visitors - Nett Parking Total:			
Parking Total Required:			
Parking Total Achieved:			
1 Cells Africana provided per 2 open parkings			

PARKING ALLOCATION KEY:							
UNIT TYPE	UNIT TYPE	PARKING BAY NR	UNIT TYPE	UNIT TYPE	PARKING BAY NR	UNIT TYPE	PARKING BAY NR
1	1Bed 1Bath	6	11	1Bed 1Bath	2	21	1Bed 1Bath
2	1Bed 1Bath	7	12	1Bed 1Bath	3	22	1Bed 1Bath
3	1Bed 1Bath	8	13	1Bed 1Bath	4	23	1Bed 1Bath
4	1Bed 1Bath	16	14	1Bed 1Bath	11	24	1Bed 1Bath
5	1Bed 1Bath	17	15	1Bed 1Bath	12	25	1Bed 1Bath
6	1Bed 1Bath	18	16	1Bed 1Bath	13	26	1Bed 1Bath
7	1Bed 1Bath	9	17	1Bed 1Bath	14	27	1Bed 1Bath
8	1Bed 1Bath	10	18	1Bed 1Bath	38	28	1Bed 1Bath
9	1Bed 1Bath	19	19	1Bed 1Bath	37	29	1Bed 1Bath
10	1Bed 1Bath	20	20	1Bed 1Bath	24	30	1Bed 1Bath

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

Drawings: PARKING ALLOCATION 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.: 1002	Revision:
Document No.: 002.1.2000_A1	Revision No.: 0	Date: 2022-06-26

Revision Schedule		
Revision Number	Revision Date	Revision Description
TOTAL CONSTRUCTION AREA (PHASE 01)		
AREA DESCRIPTION		AREA
BUILDING		
GROUND FLOOR BUILDING AREA		415.4 m²
FIRST FLOOR BUILDING AREA		415.4 m²
SECOND FLOOR BUILDING AREA		415.4 m²
SUBTOTAL		1246.2 m²
CIRCULATION		
WALKWAYS ALL FLOORS		147 m²
CONCRETE STAIRCASE ALL FLOORS		81.6 m²
SUBTOTAL		228.6 m²
SITE FACILITIES		
BIN YARD		22.6 m²
GARDEN STORE UNDER STAIRCASE		18.6 m²
SUBTOTAL		41.2 m²
CARPORTS		375 m²
TOTAL AREA EXCL. CARPORTS		1516 m²
TOTAL AREA INCL. CARPORTS		1891 m²
TOWN PLANNING PARAMETERS		
ZONING 28 - SPECIAL		
STAND		AREA (m²)
DESCRIPTION		
STAND 248 EQUESTRIA X69		1971
COVERAGE		
MAXIMUM ALLOWED		PROVIDED
% AREA (m²)		%
50		625
1040.9		42
EXCLUDING CARPORTS		32
FLOOR AREA RATIO		
MAXIMUM ALLOWED		PROVIDED
FACT. 0.90		0.52
AREA (m²)		1338.3
775.7		AREA (m²)
HEIGHT		
MAXIMUM ALLOWED		PROVIDED
TO MAP 3		COMPLIES WITH MAP 3
STOREYS 3		2
m 12.4		8.5
STREET BUILDING SURVIVUTE		
MINIMUM ALLOWED		PROVIDED
4.5 meter		4.5 meter
BUILDING RESTRICTION AREAS		
MINIMUM ALLOWED		PROVIDED
NORTHERN BOUNDARY		2.0 meter
SOUTHERN BOUNDARY		2.0 meter
WESTERN BOUNDARY		2.35 meter
EASTERN BOUNDARY		2.0 meter
PARKING REQUIREMENTS		
MINIMUM ALLOWED		PROVIDED
BAYS 40		40
OPEN SPACE - CHILDREN'S PLAY AREAS		
MINIMUM ALLOWED		PROVIDED
RATIO 4m² / UNIT		7.6m² / UNIT
AREA (m²)		120
235.6		AREA (m²)
OPEN SPACE - OPEN PUBLIC SPACE		
MINIMUM ALLOWED		PROVIDED
RATIO 18m² / UNIT		18m² / UNIT
AREA (m²)		540
XX		AREA (m²)

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	

GENERAL NOTES:

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 FOR TRADES (2008-2020) 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 FACILITIES - 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-J 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. Flat roofs or related gutters need to be constructed in accordance with the detailed requirements of 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 to 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 or 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-P 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 204 - External Walls: SANS 10400 XA - Fenestration: SANS 10400 XA - Roof Assemblies: SANS 10400 XA - Floors with in slab heating: SANS 10400 XA - 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