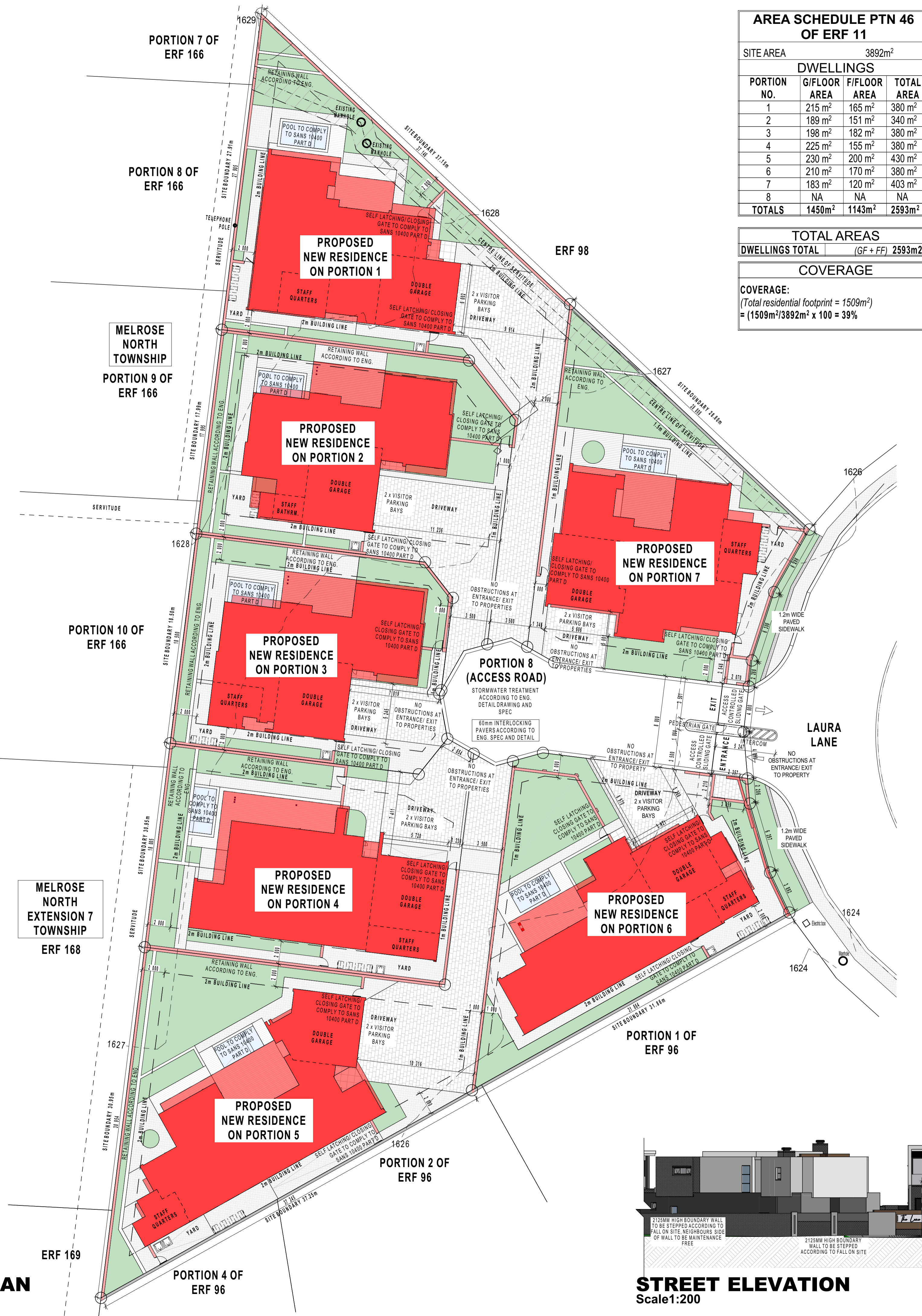


# CIRCULATION

Johannesburg Roads Agency (JRA)	Date: / /
Johannesburg Water (Pty) Ltd	Date: / /
City Parks & Urban Conservation	Date: / /
City Power	Date: / /
Fire Department	Date: / /
Pickup	Date: / /
Environmental Management	Date: / /
Transportation	Date: / /
Environmental Health	Date: / /
Other	Date: / /
Building Control	Date: / /
Land Use Management	Date: / /



### AREA SCHEDULE PTN 46 OF ERF 11

SITE AREA	3892m <sup>2</sup>		
<b>DWELLINGS</b>			
PORTION NO.	G/FLOOR AREA	F/FLOOR AREA	TOTAL AREA
1	215 m <sup>2</sup>	165 m <sup>2</sup>	380 m <sup>2</sup>
2	189 m <sup>2</sup>	151 m <sup>2</sup>	340 m <sup>2</sup>
3	198 m <sup>2</sup>	182 m <sup>2</sup>	380 m <sup>2</sup>
4	225 m <sup>2</sup>	155 m <sup>2</sup>	380 m <sup>2</sup>
5	230 m <sup>2</sup>	200 m <sup>2</sup>	430 m <sup>2</sup>
6	210 m <sup>2</sup>	170 m <sup>2</sup>	380 m <sup>2</sup>
7	183 m <sup>2</sup>	120 m <sup>2</sup>	303 m <sup>2</sup>
8	NA	NA	NA
<b>TOTALS</b>	<b>1450m<sup>2</sup></b>	<b>1143m<sup>2</sup></b>	<b>2593m<sup>2</sup></b>

<b>TOTAL AREAS</b>	
DWELLINGS TOTAL	(GF + FF) 2593m <sup>2</sup>

<b>COVERAGE</b>	
COVERAGE:	(Total residential footprint = 1509m <sup>2</sup> )
	= (1509m <sup>2</sup> /3892m <sup>2</sup> x 100 = 39%)

### INDIVIDUAL UNIT AREA SCHEDULE

<b>PTN 1 OF ERF 97</b>	
SITE AREA	608m <sup>2</sup>
Ground Floor Plan	215m <sup>2</sup>
First Floor plan	165m <sup>2</sup>
Total Built Area	380m <sup>2</sup>
COVERAGE:	ALLOWED ACTUAL
=TOTAL GF (incl. Garage)	35%
ERF SIZE	35%
FAR: (Floor area ratio)	ALLOWED ACTUAL
=TOTAL BUILT AREA	0.46
ERF SIZE	0.46

<b>PTN 2 OF ERF 97</b>	
SITE AREA	497m <sup>2</sup>
Ground Floor Plan	189m <sup>2</sup>
First Floor plan	151m <sup>2</sup>
Total Built Area	340m <sup>2</sup>
COVERAGE:	ALLOWED ACTUAL
=TOTAL GF (incl. Garage)	40%
ERF SIZE	40%
FAR: (Floor area ratio)	ALLOWED ACTUAL
=TOTAL BUILT AREA	0.51
ERF SIZE	0.51

<b>PTN 3 OF ERF 97</b>	
SITE AREA	423m <sup>2</sup>
Ground Floor Plan	198m <sup>2</sup>
First Floor plan	182m <sup>2</sup>
Total Built Area	380m <sup>2</sup>
COVERAGE:	ALLOWED ACTUAL
=TOTAL GF (incl. Garage)	48%
ERF SIZE	48%
FAR: (Floor area ratio)	ALLOWED ACTUAL
=TOTAL BUILT AREA	0.66
ERF SIZE	0.66

<b>PTN 4 OF ERF 97</b>	
SITE AREA	488m <sup>2</sup>
Ground Floor Plan	225m <sup>2</sup>
First Floor plan	155m <sup>2</sup>
Total Built Area	380m <sup>2</sup>
COVERAGE:	ALLOWED ACTUAL
=TOTAL GF (incl. Garage)	46%
ERF SIZE	46%
FAR: (Floor area ratio)	ALLOWED ACTUAL
=TOTAL BUILT AREA	0.56
ERF SIZE	0.56

<b>PTN 5 OF ERF 97</b>	
SITE AREA	667m <sup>2</sup>
Ground Floor Plan	230m <sup>2</sup>
First Floor plan	200m <sup>2</sup>
Total Built Area	430m <sup>2</sup>
COVERAGE:	ALLOWED ACTUAL
=TOTAL GF (incl. Garage)	35%
ERF SIZE	35%
FAR: (Floor area ratio)	ALLOWED ACTUAL
=TOTAL BUILT AREA	0.47
ERF SIZE	0.47

<b>PTN 6 OF ERF 97</b>	
SITE AREA	495m <sup>2</sup>
Ground Floor Plan	210m <sup>2</sup>
First Floor plan	170m <sup>2</sup>
Total Built Area	380m <sup>2</sup>
COVERAGE:	ALLOWED ACTUAL
=TOTAL GF (incl. Garage)	42%
ERF SIZE	42%
FAR: (Floor area ratio)	ALLOWED ACTUAL
=TOTAL BUILT AREA	0.58
ERF SIZE	0.58

<b>PTN 7 OF ERF 97</b>	
SITE AREA	495m <sup>2</sup>
Ground Floor Plan	216m <sup>2</sup>
First Floor plan	164m <sup>2</sup>
Total Built Area	380m <sup>2</sup>
COVERAGE:	ALLOWED ACTUAL
=TOTAL GF (incl. Garage)	45%
ERF SIZE	45%
FAR: (Floor area ratio)	ALLOWED ACTUAL
=TOTAL BUILT AREA	0.57
ERF SIZE	0.57

<b>PTN 8 OF ERF 97 (ACCESS ERF)</b>	
SITE AREA	224m <sup>2</sup>

### ZONING SCHEDULE

SITE AREA	3892 m <sup>2</sup>	
OCCUPANCY TYPE:	H4	
<b>ZONING:</b>		
INFO	PERMISSIBLE	ACHIEVED
COVERAGE	39%	(1509 m <sup>2</sup> )
FAR	0.50	(1924 m <sup>2</sup> )
HEIGHT	2 storeys	2 storeys
DENSITY	1 Dwelling per site	1 Dwelling per site
<b>BUILDING LINES</b>		
STREET	AS PER SCHEME	2m
SIDES	AS PER SCHEME	AS INDICATED
REAR BOUNDARY	AS PER SCHEME	AS INDICATED

### PORTION AREAS

PORTION NO.	TOTAL AREA	MAX UNIT SIZE
PORTION 1	603m <sup>2</sup>	380m <sup>2</sup>
PORTION 2	497m <sup>2</sup>	380m <sup>2</sup>
PORTION 3	423m <sup>2</sup>	380m <sup>2</sup>
PORTION 4	488m <sup>2</sup>	380m <sup>2</sup>
PORTION 5	667m <sup>2</sup>	430m <sup>2</sup>
PORTION 6	495m <sup>2</sup>	380m <sup>2</sup>
PORTION 7	495m <sup>2</sup>	380m <sup>2</sup>
PORTION 8 (ACCESS ERF)	224m <sup>2</sup>	N/A
<b>GRAND TOTAL</b>	<b>3 892m<sup>2</sup></b>	<b>2710m<sup>2</sup></b>

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1. All materials and workmanship to comply with the SANS 0400 & SANS 10400 and the NHRC Home Building Manual.

2. For expansive, compressible and potentially collapsible, compressible and variable soil, the complete structure is to be designed, inspected and approved by a registered professional engineer.

**ACCESS CONTROL SYSTEM**

- Sliding gates with gate motors to be installed at entrance.
- Gate motors to be industrial standard.
- Pedestrian swing gate with access control to be provided.

**FIRE HYDRANTS, EQUIPMENT AND SIGNAGE**

- To be provided and positioned in accordance with the specifications as set out by the Fire Engineer's rational fire design.

**SIGNAGE**

- 1 set of unit numbers to spec. for each unit and positioned as per Architect/client approval.
- Relevant road signage to be erected or fixed along the internal vehicular circulation routes as per Civil Engineer's instruction and design.
- Development signage to be erected according to Architect's specification and design.

**FOUNDATIONS**

- All foundations shall be in accordance with the Structural Engineer's specifications.
- Soil shall be compacted under and around the footprint of the building in accordance with the Structural Engineer's specifications.
- All other earthworks and construction work related to the foundations shall be in accordance with the Structural Engineer's specifications.
- Slump readings and concrete cube results on every 50m<sup>3</sup> to be represented to Structural Engineer.

**EXTERNAL AREAS**

- Retaining walls, where required, to Engineer's detail.
- 60mm grey interlocking paved road as per the site development plan including kerbs, painting of parking and road signs as per Client specification.
- 2.4m high Plastered brick perimeter wall to detail and as per structural engineer.
- Top of boundary wall to receive 6 strand electric fence.
- Storm water design to be according to Civil Engineer's details and specifications, specific provision to be made for corrosion proof, metal grids that conceal storm water culverts along the road edge.
- Speed bumps along vehicular routes according to Civil Engineer's design and specification.
- External, lockable taps to be strategically positioned in accordance with the Client's requirements.

**SITE WORK**

- Clear the site for an area extending 1.00m beyond the building perimeter of all refuse and identified vegetation.
- Top soil shall be separated and kept on site to use in site-scaping.
- Disturbed ground shall be compacted.
- The site should be shaped so that no water ponds within 1.5m of the building perimeter with the ground around the building to fall away.
- On completion the site shall be free of any building rubble and access topsoil shall be spread evenly over the site before final handover.
- The site shall be levelled in accordance with the landscape plan.
- The cost of rock excavation will be measured and paid for separately where required by the Design Engineer and Geological Specialist.

### CONCEPT

Drawing Issued:	Issue Description	Issue Date

**GENERAL NOTES:**

All requirements, laws and by-laws of the relevant authorities must be complied with. All dimensions and levels must be checked on site and confirmed correct prior to any further work by any relevant contractor or sub-contractor. Any discrepancies must immediately, upon discovery, be communicated to the architect for approval or resolution before work may commence. Drawings may not be scaled. Only figure dimensions to be used for construction. Large scale details supersede small scale details. All designs and illustrations on this document remains the intellectual property of JK Designs and may be prosecuted to the full extent of the law if copied or reproduced without prior written consent.

**All design, supply & install items:**

The subcontractor must provide a professional engineer's certificate on completion.

All shop drawings submitted for approval, need to be first signed off by the subcontractors professional engineer prior to submission.

Shop drawings to be aesthetically approved prior to manufacturing.

**SUBMIT SAMPLES OF ALL ARCHITECTURAL FINISHES FOR APPROVAL AS SPECIFIED.**

**DO NOT START PRODUCTION BEFORE SAMPLES HAVE BEEN APPROVED IN WRITING.**

ALL CONCRETE WORK & RETAINING WALLS AS PER STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS.

ALL COMPACTED BACKFILL AS PER ENGINEER'S SPECIFICATIONS

ALL MECHANICAL VENTILATION (COMPLETE BUILDING) AS PER MECHANICAL ENGINEERS DETAILS AND SPECIFICATIONS.

FIRE FIGHTING REGULATIONS - BUILDING TO COMPLY TO SANS 10400 PART 1

ALL BRICKWORK TO BE DONE FROM ARCHITECT'S DRAWINGS.

ANY LOAD BEARING BRICKWORK TO BE AS PER STRUCTURAL ENGINEERS SPEC.

TERMITE CONTROL

Position the soil against the inside of foundation walls and under floors with Chlorane soil insecticide to comply with SANS 1024.

**WATERPROOFING**

Waterproofing must be applied according to SANS 10021 and according to the manufacturer's instructions. Provide an insurance backed guarantee from the manufacturer for the waterproofed area including flashing's, skirtings, outlets, expansion joints and other details for a minimum period of 10 years on general surfaces, and 5 years on retaining walls and plant boxes.

If any finish installed over the waterproofing is to be removed due to leaks it shall be replaced by the guarantor at no charge.

**DAMP-PROOF COURSES AND MEMBRANES:**

Polyethylene damp proof course. 0.375 mm black expanded polyolefin damp proof course to comply with SANS 10522 type B.

For expansive, compressible and potentially collapsible, compressible and variable soil, the complete structure is to be designed, inspected and approved by a registered professional engineer.

Polyethylene damp-proof membrane. 0.25 mm smooth green polyolefin membrane to comply with SANS 10522 type C.

Under-slab-on-grade membrane. 0.25 mm white polyolefin membrane to comply with SANS 10522 type E, grade 1.

Dpc must be installed to all walls and window sills. All as per SANS 10400 Part K (SANS 248 & SANS 258).

**ROOF TRUSSES**

Prefabricated trusses and bracing must be designed by a competent professional engineer, to design as specified and according to SANS 0243, and be prefabricated under factory conditions by an approved specialist firm who must have a valid certificate of competence of the Institute for Timber.

**ROOF SHEETING**

Contractor to supply documentation after installation:

- \* Proof that sheeting installer is certified/approved by manufacturer.
- \* Manufacturers guarantee of sheeting installation.
- \* Finish material - Guarantee from manufacturer.

**HANDRAILS:**

ALL HANDRAILS TO BE DESIGNED AND SUPPLIED BY SPECIALIST AND TO BE APPROVED BY ARCHITECT.

HANDRAIL DESIGN TO BE IN ACCORDANCE WITH SANS 10400 Part D.4.M.

HANDRAIL DESIGN TO BE IN ACCORDANCE WITH SANS 10160.

**PLUMBING NOTES**

ALL DRAINAGE MUST COMPLY TO SANS 10400 PART P

All requirements laid down by the local authority and SANS 10252 and SANS 10254 codes of practice must be strictly adhered to.

PIPE RUNS ARE DIAGRAMMATICALLY INDICATED ON THE DRAWINGS.

THEIR EXACT POSITION SHOULD HOWEVER BE ESTABLISHED ON SITE.

ALL PIPING TO BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S SPEC.

AFTER ALL SERVICES INSTALLATION - ALL SLEEVES TO BE FIRE STOPPED. ALL JOINTS IN SLAB TO BE WRAPPED WITH A LAYER OF BUILDING PAPER AND BACK FILLED WITH CONCRETE.

Main contractor to provide complete set of water reticulation and drainage as-built drawings after installation is complete.

**DEMOLISHING OF ANY STRUCTURAL STEEL, CONCRETE SLABS OR COLUMNS**

STRICTLY AS PER STRUCTURAL ENGINEER'S DRAWINGS OR INSTRUCTIONS.

ALL DISABILITY FACILITIES/PARKING TO COMPLY TO SANS 10400 PART S

Windows and doors as per schedules, to comply with AAASAA regulations & SANS 10400 requirements.

All glass to comply with the SANS 10400 & AAASAA standards. Frost/obscured glass to be used on all bathroom windows as indicated on schedule. Glazing to comply with SANS Part B and glazing exposed to wind to comply with clause 4.3 of SANS 0137.

**ALL GLAZING MUST COMPLY:**

NATIONAL BUILDING REGULATIONS SANS 10400 PART 1 (GLAZING)

SANS 1263 PART 1, 2 & 3 (SAFETY & SECURITY GLAZING)

SANS 10137 (GLAZING)

SANS 10400 PART X (ENERGY EFFICIENCY)

SANS 10160 (STRUCTURAL DESIGN)

SANS 10400 PART Y (ENERGY EFFICIENCY)

SANS 204 (ENERGY EFFICIENCY)

SANS 613 (WATER & AIR INFILTRATION)

SAFETY GLAZING (INSTALLER TO PROVIDE SAGGA CERTIFICATE OF CONFORMANCE CONFIRMING COMPLIANCE)

**DISCLAIMER**

"JK Designs will not be held liable or accountable for any discrepancies or deviations caused by outstanding, withheld or neglected fundamental information from the client or any consultants or contractors appointed by them including but not limited to any deviation in construction cost, any applicable penalties, additional costs, time delays or unsuccessful submission or approval by any required governing entity or institute. The onus remains with the client to ensure that JK Designs is fully furnished with all information that may be required for the success of a project and a list of this information may be requested from JK Designs. Failure to provide same will not imply ignorance from the client, but neglect."

**Council Approval Stamp:**

Professionals' Signature Box

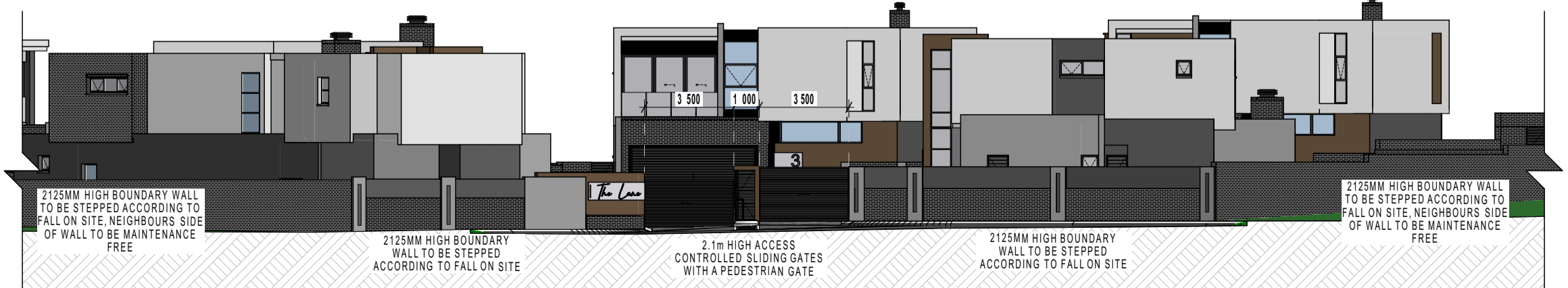
Architect: LEE MEELING #Contact ID

Client: [Signature]

Structural Engineer: [Signature]



**STREET VIEW (ARTIST'S IMPRESSION)**



**STREET ELEVATION Scale 1:200**

**SITE DEVELOPMENT PLAN Scale 1:200**

<b>Drawing Title</b>	
SITE DEVELOPMENT PLAN	
Project no.	22_076
Drawing no.	001
Scale:	as shown on A1
Date:	2023/07/28
Designed:	LEE MEELING
Drawn:	LEE MEELING
Checked:	JOHANN KOCH

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