



GENERAL NOTES:

- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.
- ALL MATES MOET OP TERREIN NAGEGAAN WORD
- AL VORENS WERK IN AANVANG NIEEM
- ALL WORK TO COMPLY TO LOCAL MUNICIPAL BY-LAWS.
- ALLE WERK MOET VOLDOEN AAN PLAASLIKE STADSRAADS-REGULASIES
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FIRE PROTECTION PLAN
(to read with Rational Design) (in terms of Reg. T1 (2)(a))

FIRE PROTECTION NOTES:

1. ALL WORK TO COMPLY WITH ACT 103/97.
2. OCCUPANCY CLASS: G1/2.
3. EXTINGUISHERS, HOSE REELS AND HYDRANT TO COMPLY WITH THE FIRE PROTECTION DESIGN.
4. ALL WORKING AND DEPARTING TO COMPLY WITH SABS 118.
5. ALL ESCAPE DOORS TO BE MAINTAINED TO ALLOW FOR EGRESS.
6. SMOKE VENTILATION TO RATIONAL DESIGN.
7. FLOOR COVERAGE TO G1 TO BE CLASS 4 IN TERMS OF SABS 9177.
8. SPREAD OF FLAME: 1.3
9. HEAT CONTRIBUTION: 1.3
10. SMOKE ENDSION: 1.3
11. SURFACE FIRE: 1.3
12. HYDRAULIC EQUIPMENT IN TERMS OF FIRE PROTECTION DESIGN TO WA OF ACT 103/97.
13. EVACUATION AND ALARM SYSTEM TO FIRE PROTECTION DESIGN.
14. OCCUPANT EGRESS TO FIRE PROTECTION DESIGN.

DRAINAGE RETICULATION

- All drainage to comply with SABS 0400.
- Drainage as shown on drawings to be easily accessible for maintenance and inspection
- IE's at all bends and junctions
- RE's at all direction changes
- 100mm dia. uPVC soil pipes with RE's every 25M
- All soil pipes from WC's to be 100mm dia. uPVC
- All waste pipes from W.H.B's, sinks and showers to be 50mm dia. uPVC pipes
- 50mm dia. uPVC pipes from urinals
- Reseal traps at all waste fittings
- SS = Substack / SP = Sewer pipe / VP = Vent pipe
- Kitchen and toilets to be mechanically ventilated
- All internal walls to toilet areas to be 2125mm high

CLASS OF OCCUPATION		POPULATION		REQUIRED	
		TOTAL NO. OF PERSONS	NO. OF PERSONS	MALE	FEMALE
H1 - HOTEL		145	4	7	145
A1 ENTERTAINMENT & PUBLIC ASSEMBLY		290	4	7	10
			MALE		FEMALE
			4	7	10

PROPERTY DESCRIPTION	
Ext / Portion	Site Area
ERVEN 445	18 959 m²
Township	RANDPARK EXT 6
Title Deed No.	
ZONING INFORMATION	
Town Planning Scheme	Caj Lands Use Scheme, 2018
Amendment Scheme No.	04-0791
Annexure No.	04-0791
Use zone	RESIDENTIAL 3
Primary rights	HOTEL, CONFERENCE FACILITY & RELATED USES

DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
2 STOREYS	HEIGHT OF BUILDINGS	2 STOREYS
40% (17 583.6 m²)	COVERAGE	30% (18 926.4 m²)
0.5 (19 479.5 m²)	FLOOR AREA RATIO	0.48 (19 231.48 m²)
FAR = 0.4 + (0.1 SPECIAL CONSENT)		
AREA CALCULATIONS:		
AREA USE	GROUND FLOOR	FIRST FLOOR TOTAL
HEALTH SPA	630.8 m²	147.8 m²
HOTEL CONFERENCE	885.2 m²	1 433.7 m²
HOTEL ROOMS	1 225.9 m²	1 748.4 m²
14 GOLF LODGES	1 358.0 m²	858.0 m²
RESTAURANT	1 219.7 m²	1 219.7 m²
TOTAL	5 820.4 m²	4 187.7 m²
NEW HOSPITALITY DECK		249.1 m²
NEW TOTAL	5 820.4 m²	4 436.8 m²
10% B.O.H. EXCLUSION		- 1 025.72m²
TOTAL FAR		9 231.48 m²

PARKING		
Parking Ratio per Use	Area per Use	Parking Bays Required
1. Parking bay per Room - HOTEL COMPLEX	floor area	62 Rooms
1. Parking bay per Room - GOLF LODGES	floor area	28 Rooms
3. Parking bay per 100 m² - RESTAURANT	floor area	1 219.7 m²
0.4 Parking bay per 100 m² - CONFERENCE CENTRE	floor area	93 Seats
6. Parking bay per 100 m² - HEALTH SPA	floor area	778.2 m²
0.4 Parking bay per 100 m² - CHAPEL	floor area	160 Seats
TOTAL PARKING BAYS REQUIRED		274 parking bays
TOTAL PARKING BAYS PROVIDED 168 + (75)		243 parking bays
Deficit No of Parking Bays		-31 parking bays

The information provided above is hereby certified to be correct and precise.

NAME _____

SIGNATURE _____ DATE _____

REVISION RECORD / WYSIGINGSREKORD	
REV. NO.	DESCRIPTION
0	05/01/2020 BUILDING PLANS
1	05/01/2021 BUILDING PLANS & ESP

PROJECT TITLE:
PROPOSED NEW DEVELOPMENT
ON STAND RE 445 RANDPARK
EXT. 6



DRAWING TITLE:	
SITE PLAN - MASTER PLAN (PARKING)	
SCALE:	
SCALE 1:500	
PROJECT ARCHITECT:	DRAWN BY:
RYNO NIEHAUS	VIC
DATE:	15/01/2009
PROJECT NO.	DRAWING NO.
04.38	C-002