1 SITE DEVELOPMENT PLAN
1 : 200

SCHEDULE OF RIGHTS PROPERTY DESCRIPTION			
Erf portion:		SITE AREA:	10256.3SQM
Township Planning Scheme:	Msunduzi Local Municipality	TITLE DEED NO:	
ZONING INFORMATION			
TOWN PLANNING SCHEME:	Msunduzi Local Municipality	Amendment to scheme no.	
Use Zone			

DEVELOPMENT CONTROL MEASURES		
Permissable	Control	Actual
	Height zone	
	Height of buildings	1 storeys (ground)
	Coverage	
	F.A.R	
	Total floor area	
	PARKING SCHEDULE	
	Building Line	
	POPULATION	

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

NAME ______ SIGNATURE ______

DATE __/__/__/ PLAN No ______

CIRCULATION			
Johannesburg Roads Agency (JRA)	DATE _/_/_/	Pikitup	DATE _/_/_/
Johannesburg Water (Pty) Ltd	DATE _/_/_/	Environmental Management	DATE _/_/_/
City Parks & Urban Conservation	DATE _/_/_/	Transportation	DATE _/_/_/
City Power	DATE _/_/_/	Environmental Health	DATE _/_/_/
Fire Department	DATE _/_/_/	Other (such as ESKOM or any other if required)	DATE _/_/_/
LAND USE MANAGEMENT			

GENERAL NOTES
This drawing is copyright reserved and remains the property of the architect.
All work to be executed in strict compliance with SABS 0400.
All dimensions to be checked on the site and any discrepancies to be reported to the Architect immediately before commencing any work.
Written dimensions to be used in preference to scaled dimensions.
Drawings may not be scaled from prints.
All electrical and drainage work to be executed by registered artisans.
Where required, Architect's drawings to be read in conjuction with Engineer's drawings and/or Manufacturer's specifications.
All specified or equal approved specifications to be used.
Finished floor levels to be a minimum of 150mm above natural ground level unless otherwise shown.
Firewalls to underside of roof covering. Minimum 150mm threshold plus fire door to the garage where interleading with house.
All inside of the door leaf, and those opening inward are to have a 15mm step up along the longitudinal centreline of the door leaf.
All concrete foundations to be a minimum of 600mm x 200mm unless shown otherwise.
Top of concrete foundation to be a minimim of 300mm below ground level unless otherwise shown.

DRAINAGE
All plumbing work to be carried out by licensed drainlayers and plumbers.
IEs to all bends and juctions to be easily accessible. IEs to have marked covers at ground level. Rodding eyes to be provided where necessary.
All soil pipes to be 100mm diameter glazed earthenware or PVC drains and to have a minimum fall of 1:60.
Top of drain to be at least 300mm below ground level.
All waste pipes to be 50mm internal diameter. All waste fittings to have deep "P" resealed traps and to be fully accessible for repairs and cleaning.
All vent pipes to extend minimum 900mm above roof level.
All waste pipes exceeding 6m to be vented. SVPs to all WCs having more than 1200mm vertical discharge. All soil and waste fittings to be accessible along their entire length for maintanance and repairs. All drains are to be accessible at 24m centres by means of MHs or cleaning eyes. A manhole to be provided within 12m of the stand boundary.
All drains under building to be straight runs, with IEs at the ends. The works to be encased in 100mm concrete. (15MPa minimum).
Stormwater to run naturally with slope.
All paving to be laid to falls.

WATREPROOFING AND DAMPPROOFING
375 micron thick brickgrippolythene DPC. DPCs under all walls and screens walls to be 150mm above finished ground level.
DPCs under cills, behind weather boards and under ridge tiles.
Vertical DPCs to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous sealed membrane with the DPCs under walls. Flashing to all changes of roof levels and to chimneys. Impervious coping to all parapets.
Remove stormwater from building and site.
Waterproofing to roof slabs: All waterproofing to roof slabs to be "Derbigum SP4" sheeting, all to be laid (including flashing and counter-flashing) strictly in accordance with manufacturer's instructions, with UB7 bituminous paint to all exposed surfaces and guaranteed unconditionally for ten years.

STAIRWAYS
Stairways to be in accordance with the detailed requirements of SANS 10400-L and SANS 10400-M.
Walls, screens, railings or balustrades to such stairways to be in accordance with
detailed requirements of SANS 10400-L and SANS 10400-B and SANS 10400-T;
SANS 10400-K and SANS 10400-T.
FIRE INSTALLATION
Fire installations to comply with national fire regulations.
The supply of water to be in accordance with the detailed requirements of SANS 10400-W and subject to a rational design.
FIRE PROTECTION
Fire protection measures to be in accordance with the detailed requirements of SANS 10400-T. The fire protection measure to be subject to rational design or rational assessment.
ENERGY EFFICIENCY
The design of the building envelope to be in accordance with detailed requirement of SANS-10400-XA or be subject of a rational design or rational assessment.
PEOPLE WITH DISABILITIES
To be in accordance with SANS 10400-S.
The fire installations to comply with national fire regulations.
PUBLIC SAFETY
Level changes, ramps, driveways and pools to comply with SANS 10400-D.
SPACE HEATING
The provision for space heating to comply with national regulations.
STORMWATER DISPOSAL
The means for the control and disposal to be in accordance with the detailed requirements of SANS 10400-XA or be subject to a rational design or rational assessment.
The means for the control and disposal in interconnected complexes subject to a rational design and rational assessment.

NATURAL LIGHT AND GLAZING
All habitable rooms to have a minimum of 10% natural light.
All glazing to comply with part N of the NBR and SABS 0137-2000 code of practice: safety and laminated glass to conform to SABS 1263.
Aluminium doors and windows to conform to A.A.M.S.A. standards.
Minimum thickness of glazing panes:
Panes not exceeding 0.75sq.m = 3mm thick;
Panes not exceeding 1.5sq.m = 4mm thick;
Panes exceeding 1,5sq.m = 6mm thick.
Safety glass to window panes lower than 300mm from finished floor level.
In a habitable room, bathroom, shower and WC to be in accordance with the detailed requirements of SANS 10400-R or subject to a rational design.
The ventilation to comply with SANS 10400-O and is subject to a rational design.

WOOD
All wood to comply with SANS 10163

AERIAL PHOTO
1 : 100

REV	DATE	DRAWN	DESCRIPTION
REVISIONS:			

Architect & Client Agent		
Architect	Signature	Registered Number
Engineer	Signature	Registered Number

CONSULTANT

GREENLEE BLVD, LINBRO ARK UNIT 177 BLOCK 5
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CLIENT:

PROJECT:

FUNDOKUHLE SECONDARY SCHOOL

DRAWING DESCRIPTION:

FUNDOKUHLE SECONDARY SCHOOL REFURBISHMENT

SCALE:

SCALE: As indicated @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
B7024	1	AR	A100	

DRAWING STATUS

DRAWN BY:	CHECKED BY:
Author	Checker
DATE:	SIGNED:
27-11-20	Checker