

SITE PLAN SCALE 1:500

		SCHEDULE	OF RIGHTS		
		PROPERTY [	DESCRIPTION		
Erf / Portion	130/131		Site Area	36.261 m²	
Township	KENLEAF, BRAKPAN		Title Deed No		
		ZONING INI	FORMATION		
Town Planning Scheme	 Town Planning Scheme, 19		Amendment Scheme No	:	
Use Zone	:		Annexure No	:	
		DEVELOPMENT CO	NTROL MEASURES		
Permissable		Control		Actual	
		He	ight of buildings		
			Coverage		
		FI	oor Area Ratio		
			Floor Area		
		Density (Dw	velling Units per hectare)		
		No of Dw	relling Units on the erf		
	The inf	formation provided above is he	reby certified to be correct and p	recise	
NAME	SIGNATURE				
DATE	E / PLAN NO				

ar	id be installed in accordance with SABS 0400-1990.			
	e signage contractor will be required to submit a			
SA	ABS certificate of approval.			
	sign's should be framed with mitred corners and			
со	ncealed elbow joints. The type of frame to be confirmed			
by	the architect.			
3. All	wall mounted fire sign's to be concealed screwed to			
br	ick work. No double sided tape will be permitted for sign			
	ountings.			
	suspended fire sign's to be hung from metal chains or			
	eel cables.			
	equate light on emergency standby power to fall			
	all symbolic signs at all times. e minimum size of sign to be used is 190mm.			
	•			
	E EQUIPMENT LEGEND:			
QTY	EQUIPMENT DESCRIPTION			
	30m PVC HOSE FIRE HOSEREEL			
	30III VOTIOGETIKE HOGEREEE			
	⊗ 65mm RIGHT ANGLE FIRE HYDRANT			
	O TOSHIII NIGITI ANGLETIKE ITI DIKANT			
	OL DOD FIRE EVENOUED			
	9kg D.C.P. FIRE EXTINGUISHER			
	4 5kg D C D EIDE EYTINGLIISHED			
	6 4.5kg D.C.P. FIRE EXTINGUISHER			
	6.8kg C.O <sup>2</sup> FIRE EXTINGUISHER			
	0.0kg 0.0 FIRE EXTINGUISHER			
	♦ 5 kg C.O² FIRE EXTINGUISHER  • 1 cm =			
	TWIN BOOSTER CONNECTION			
	<u></u>			
	● WITH PRESSURE GAUGE			
	SMOKE DETECTOR			
	EXIT FIRE ESCAPE			

FIRE SIGNAGE SPECIFICATION:

#### **REFUSE AREA NOTES:**

- must be walled in by a 1.8m high wall;
- must be walled in by a 1.8m night
   must have a 1.2m wide door;
- the door must be solid so that the refuse is not visible;
  must have a tap and floor level gully (wash-down gully);
  the gully must drain to the sower and not to the storm
- the gully must drain to the sewer and not to the storm-water system or to the road;
  storm-water from outside the refuse area must not enter
- the gully.

## STORMWATER NOTES :

ALL STORMWATER TO BE LED AWAY FROM ALL
BUILDINGS STORMWATER
OUTLETS TO BE PROVIDED AT YARD/PARTY WALL
BASES AND TO
DISCHARGE ACROSS STAND ANDOUT ONTO MAIN
MOTOR
DRIVEWAYS AND TO STORMWATER CHANNELS

### WASTE MANAGEMENT CALCULATIONS

f(g) x FA / 100 = Volume (m<sup>3</sup>) / Week (0.1425 x 17994.4) / 100 = 24.642m3 24.642m<sup>3</sup> x 4 = 102.568m<sup>3</sup> (103 BINS)

#### **REFUSE NOTES**

1 X 240L BIN PER UNIT 103 m² REFUSE AREA

#### **AREA SCHEDULE**

PHASE 1 - 92 UNITS 55.2m<sup>2</sup> - 2 BEDROOM UNITS 55.2m<sup>2</sup> x 88 UNITS 4857.6m<sup>2</sup> = SUB-TOTAL

40.2m<sup>2</sup> - 1 BEDROOM UNITS 40.2m<sup>2</sup> x 4 UNITS 160.8m<sup>2</sup> = SUB-TOTAL

5018.4m<sup>2</sup> = TOTAL GSA

608.0m<sup>2</sup> = SUB-TOTAL

COMMON AREAS 40m<sup>2</sup> - STAIRS / 3 L. BLOCK 24m<sup>2</sup> - STAIRS / 2 L. BLOCK

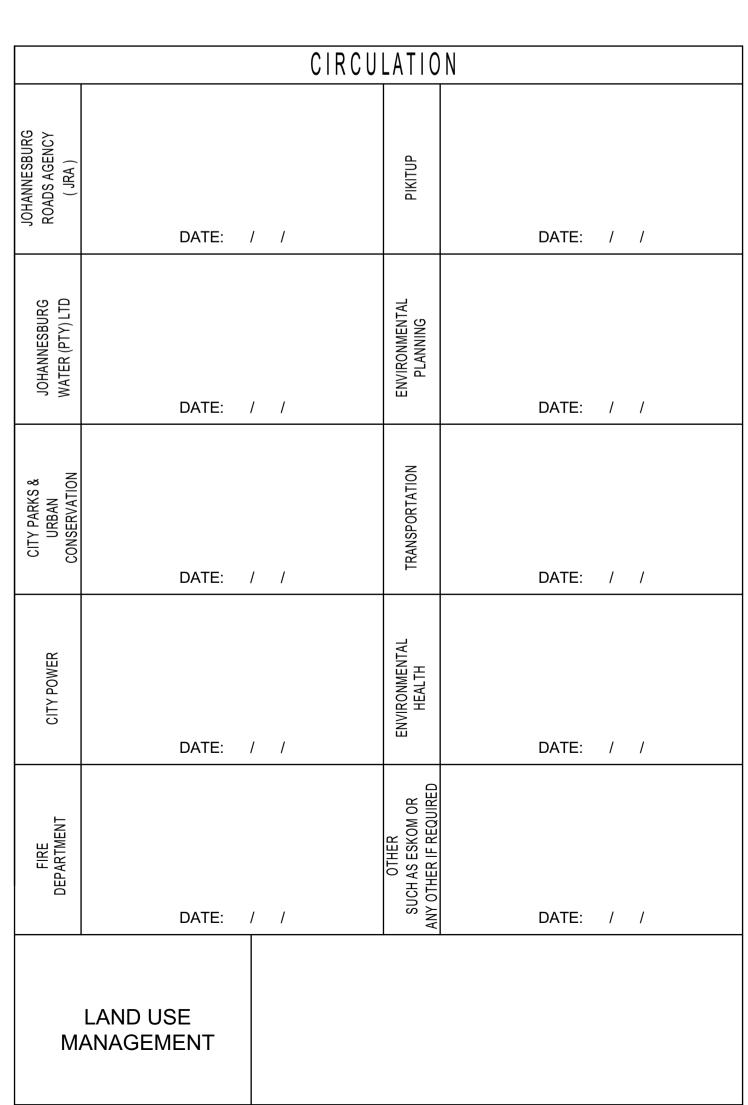
5626.4m<sup>2</sup> = TOTAL DEV AREA - PHASE 1

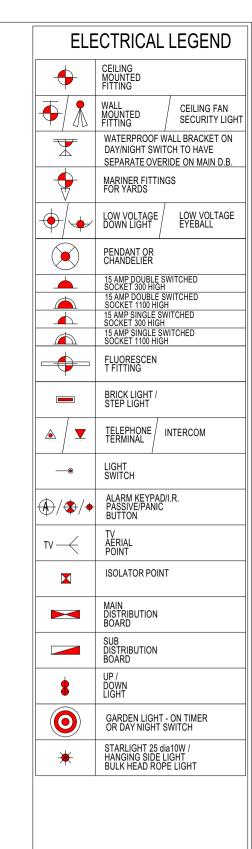
#### **AREA SCHEDULE**

PHASE 2 - 200 UNITS 55.2m<sup>2</sup> - 2 BEDROOM UNITS 55.2m<sup>2</sup> x 200 UNITS 11 040.0m<sup>2</sup> = SUB-TOTAL

COMMON AREAS 40m<sup>2</sup> - STAIRS / 3 L. BLOCK 24m<sup>2</sup> - STAIRS / 2 L. BLOCK 1 328.0m<sup>2</sup> = SUB-TOTAL

12 368.0m<sup>2</sup> = TOTAL DEV AREA - PHASE 2 17 994.4m<sup>2</sup> = TOTAL DEV AREA - ALL PHASES





# SITE DEVELOPMENT

PLAN

ALL WORK TO COMPLY WITH RELEVANT CLAUSES OF THE N
BUILDING REGULATIONS - SABS 0400/1990 & SANS 1400
ALL DIMENSIONS AND LEVELS GIVEN TO BE VERIFIED ON SIT
WHEN IN DOUBT, CONFIRM WITH ARCHITECT
OVERALL EXTERNAL DIMENSIONS ARE TO TAKE PRECEDENC
WORK FROM FIGURED DIMENSIONS ONLY- DO NOT SCALE FR
THE DRAWING.
ALL PLUMBING, INTERNAL AND EXTERNAL, TO BE IN ACCORD

WITH NATIONAL BUILDING REGULATIONS

6. DRAINS TO BE JOINME | PVC UNLESS OTHERWISE SPECIFIED, AT

1:50 MIN FALL.

IES TO ALL BENDS AND JUNCTIONS, AND TO HAVE
MARKED COVERS AT FINISHED GROUND LEVEL.

RES TO ALL CHANGES IN GRADIENT.

RESEAL TRAPS TO ALL WASTE FITTINGS AND SUCH PIPES TO
BE ACCESSIBLE FOR CLEANING AND MAINTENANCE.
WASTE PIPES TO BE VENTED
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SP'S PASSING UNDER FLOOR SLAB TO BE PROTECTED FROM

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SP'S PASSING UNDER FLOOR SLAB TO BE PROTECTED FROM
ALL LOADS
7. W.Cs HAVING MORE THAN 1.22m VERTICAL DROP DISCHARGE
ARE TO BE ANTI-SYPHONAGE VENTED TO MUNICIPAL APPROVAL.
8. DPC TO BE min 150mm ABOVE EXTERNAL FINISHED GROUND
LEVEL. DPCs TO ALL WINDOW SILLS, BEHIND WEATHERBOARDING
UNDER RIDGE TILES, AND VERTICAL DPCs TO ALL CHANGES IN
GROUND FLOOR LEVEL.
9. STORM WATER TO BE DIRECTED AWAYFROM BUILDINGS AND
FROM SITE.
10. STAIRS: TREAD TO BE 250mm min.
RISER TO BE 180mm max.

9. STORM WATER TO BE DIRECTED AWAYFROM BUILDINGS AND FROM SITE.

10.STAIRS: TREAD TO BE 250mm min.
RISER TO BE 180mm max.
BALUSTRADE 1000 min hgt.
BALUSTER 100mm MAX APART
PED. RAMP 1:8 MAX GRADIENT

11.GLAZING TO COMPLY WITH ALL RELEVANT CLAUSES OF PART
'N' OF SABS 004001990 & SANS 10400 PART XA.

12.POSITION OF SITE BOUNDARY PEGS TO BE POINTED OUT TO CONTRACTOR AND ARCHITECT BY OWNER BEFORE WORK BEGIN ON SITE. OWNER RESPONSIBLE FOR LANDSURVEYOR'S FEES.

13.PRE-CAST REINFORCED CONCRETE LINTOLS (PRCL) OVER ALL DOORS. WINDOWS. AND OPENINGS UNLESS OTHERWISE SPECIF

DOORS, WINDOWS, AND OPENINGS UNLESS OTHERWISE SPECIFIE

14.V-JOINTS TO BE MADE IN ANY PLASTER WORK AT ELOOR OR SLAB

LEVELS, AND AT JUNCTIONS BETWEEN BRICKWORK AND CONCRET

15.FOUNDATIONS AND SOIL CONDITIONS TO ENGINEER'S APPROVAL

ENGINEER'S INSPECTION FEES TO OWNER'S ACCOUNT.

16.ALL STRUCTURAL WORK TO ENGINEER'S APPROVAL.

10.FUNDATIONS AND SOLIC CONDITIONS TO REGINEER'S APPROVAL
ENGINEER'S INSPECTION FEES TO OWNER'S ACCOUNT.
16.ALL STRUCTURAL WORK TO ENGINEER'S APPROVAL
ENGINEER'S INSPECTION FEES TO OWNER'S ACCOUNT.
17.FINISHES TO MATCH EXACTLY EXISTING UNLESS OTHERWISE
SPECIFIED.
18.NEW FLOOR LEVELS TO MATCH EXISTING UNLESS OTHERWISE
SPECIFIED.

REGISTRATION NO. DATE

ARCHITECT SIGNATUR

SEAN BRUNKE

SEAN BRUNKE

SACAP NUMBER DATE
/ /2018

CLIENT SIGNATURE

CLIENT SIGNAT
TEL NO DATE



TWP DEVELOPERS
NEW RESIDENTIAL
DEVELOPMENT
ERF

ERF KENLEAF EXT 16

SITE PLAN

Drawing Status

COUNCIL SUBMISSION

Drawn by Start Da
B.M 012/20

Checked by Revisio
S.B 01/2019

Drawing Scale

AS SHOWN

Project ID Status

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COUNCIL SUBMISSION
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