



SITE PLAN
SCALE 1:500

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion	130131	Site Area	36 261 m ²
Township	KENLEAF, BRAKPAN	Title Deed No	
ZONING INFORMATION			
Town Planning Scheme	Town Planning Scheme 19	Amendment Scheme No	1
Use Zone		Amendment No	
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Actual	
	Height of buildings		
	Coverage		
	Floor Area Ratio		
	Floor Area		
	Density (Dwelling Units per hectare)		
	No of Dwelling Units on the erf		
The information provided above is hereby certified to be correct and precise			
NAME		SIGNATURE	
DATE	/ /	PLAN No	

FIRE SIGNAGE SPECIFICATION:	
1. All photoluminescent symbolic signs must comply with SABS 1186 and be installed in accordance with SABS 0400:1990. The signage contractor will be required to submit a SABS certificate of approval.	
2. All signs should be framed with milled corners and concealed elbow joints. The type of frame to be confirmed by the architect.	
3. All wall mounted fire sign's to be concealed screwed to brick work. No double sided tape will be permitted for sign mountings.	
4. All suspended fire sign's to be hung from metal chains or steel cables.	
5. Adequate light on emergency standby power to fall on all symbolic signs at all times.	
6. The minimum size of sign to be used is 150mm.	
FIRE EQUIPMENT LEGEND	
FIRE EQUIPMENT DESCRIPTION	
	30m PVC HOSE FIRE HOSE REEL
	65mm RIGHT ANGLE FIRE HYDRANT
	100mm HI EFFICIENCY FIRE HYDRANT
	9kg D.C.P. FIRE EXTINGUISHER
	4.5kg D.C.P. FIRE EXTINGUISHER
	6.8kg C.O ₂ FIRE EXTINGUISHER
	5 kg C.O ₂ FIRE EXTINGUISHER
	TWIN BOOSTER CONNECTION WITH PRESSURE GAUGE
	SMOKE DETECTOR
	FIRE ESCAPE

AREA SCHEDULE

PHASE 1 - 92 UNITS
55.2m² - 2 BEDROOM UNITS
55.2m² x 88 UNITS
4857.6m² = SUB-TOTAL

40.2m² - 1 BEDROOM UNITS
40.2m² x 4 UNITS
160.8m² = SUB-TOTAL

5018.4m² = TOTAL GSA

COMMON AREAS
40m² - STAIRS / 3 L. BLOCK
24m² - STAIRS / 2 L. BLOCK
608.0m² = SUB-TOTAL

5626.4m² = TOTAL DEV AREA - PHASE 1

AREA SCHEDULE

PHASE 2 - 200 UNITS
55.2m² - 2 BEDROOM UNITS
55.2m² x 200 UNITS
11 040.0m² = SUB-TOTAL

COMMON AREAS
40m² - STAIRS / 3 L. BLOCK
24m² - STAIRS / 2 L. BLOCK
1 328.0m² = SUB-TOTAL

12 368.0m² = TOTAL DEV AREA - PHASE 2
17 994.4m² = TOTAL DEV AREA - ALL PHASES

ELECTRICAL LEGEND

	CEILING MOUNTED FITTING
	WALL MOUNTED SECURITY LIGHT
	CEILING FAN
	WATERPROOF WALL BRACKET ON DAY/NIGHT SWITCH TO HAVE SEPARATE OVERRIDE ON MAIN D.B.
	MARINER FITTINGS FOR YARDS
	LOW VOLTAGE DOWN LIGHT
	LOW VOLTAGE EYEBALL
	PENDANT OR CHANDELER
	15 AMP DOUBLE SWITCHED SOCKET 100 HIGH
	15 AMP SINGLE SWITCHED SOCKET 100 HIGH
	15 AMP SINGLE SWITCHED SOCKET 1100 HIGH
	FLUORESCENT FITTING
	BRICK LIGHT / STEP LIGHT
	TELEPHONE TERMINAL
	INTERCOM
	LIGHT SWITCH
	ALARM KEYPAD/IR PIR/SMOKE DETECTOR
	TV AERIAL POINT
	ISOLATOR POINT
	MAIN DISTRIBUTION BOARD
	SUB DISTRIBUTION BOARD
	UP / DOWN LIGHT
	GARDEN LIGHT - ON TOWER OR DAY/NIGHT SWITCH
	STARLIGHT 25-40-100 / HANGING SIDE LIGHT BULK HEAD ROPE LIGHT

SITE DEVELOPMENT PLAN

NOTES:

1. ALL WORK TO COMPLY WITH RELEVANT CLAUSES OF THE NATIONAL BUILDING REGULATIONS - BASE BUILDINGS & BASE SHED PART A.
2. ALL DIMENSIONS AND LEVELS GIVEN TO BE SHOWN AND ON SITE. WHEN IN DOUBT, CONFIRM WITH ARCHITECT.
3. ALL DIMENSIONS AND LEVELS GIVEN TO BE SHOWN AND ON SITE. WHEN IN DOUBT, CONFIRM WITH ARCHITECT.
4. WORK FROM FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM THE DRAWING.
5. ALL PLUMBING, INTERNAL AND EXTERNAL, TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS.
6. DRAWING TO BE 100mm (1:100) UNLESS OTHERWISE SPECIFIED. AT 100mm (1:100) UNLESS OTHERWISE SPECIFIED.
7. ALL TO BE BUILT AND CONSTRUCTED IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS. ALL TO BE BUILT AND CONSTRUCTED IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS.
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ENGINEER	SIGNATURE
REGISTRATION NO.	DATE
ARCHITECT	SIGNATURE
SEAN BRUNKE	DATE
SACAP NUMBER	/ / 2018
CLIENT	SIGNATURE
TEL NO	DATE



ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
Sean Brunke Architect Pty Ltd
BRAKPAN DEVELOPMENT
TWP DEVELOPERS
NEW RESIDENTIAL
DEVELOPMENT
ERF
KENLEAF EXT 16

DRAWINGS		
SITE PLAN		
COUNCIL SUBMISSION		
Drawn by B.M.	Start Date 01/2018	
Checked by S.B.	Revision Date 01/2019	
Drawing Scale AS SHOWN		
Project ID	Status	Revision
COUNCIL SUBMISSION		1
FULL COPYRIGHT RESERVE		

REFUSE AREA NOTES:

- must be walled in by a 1.8m high wall;
- 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 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 AND OUT ONTO MAIN MOTOR DRIVEWAYS AND TO STORMWATER CHANNELS

WASTE MANAGEMENT CALCULATIONS

f(g) x FA / 100 = Volume (m³) / Week
(0.1425 x 17994.4) / 100 = 24.642m³
24.642m³ x 4 = 102.568m³ (103 BINS)

REFUSE NOTES

1 X 240L BIN PER UNIT
103 m² REFUSE AREA