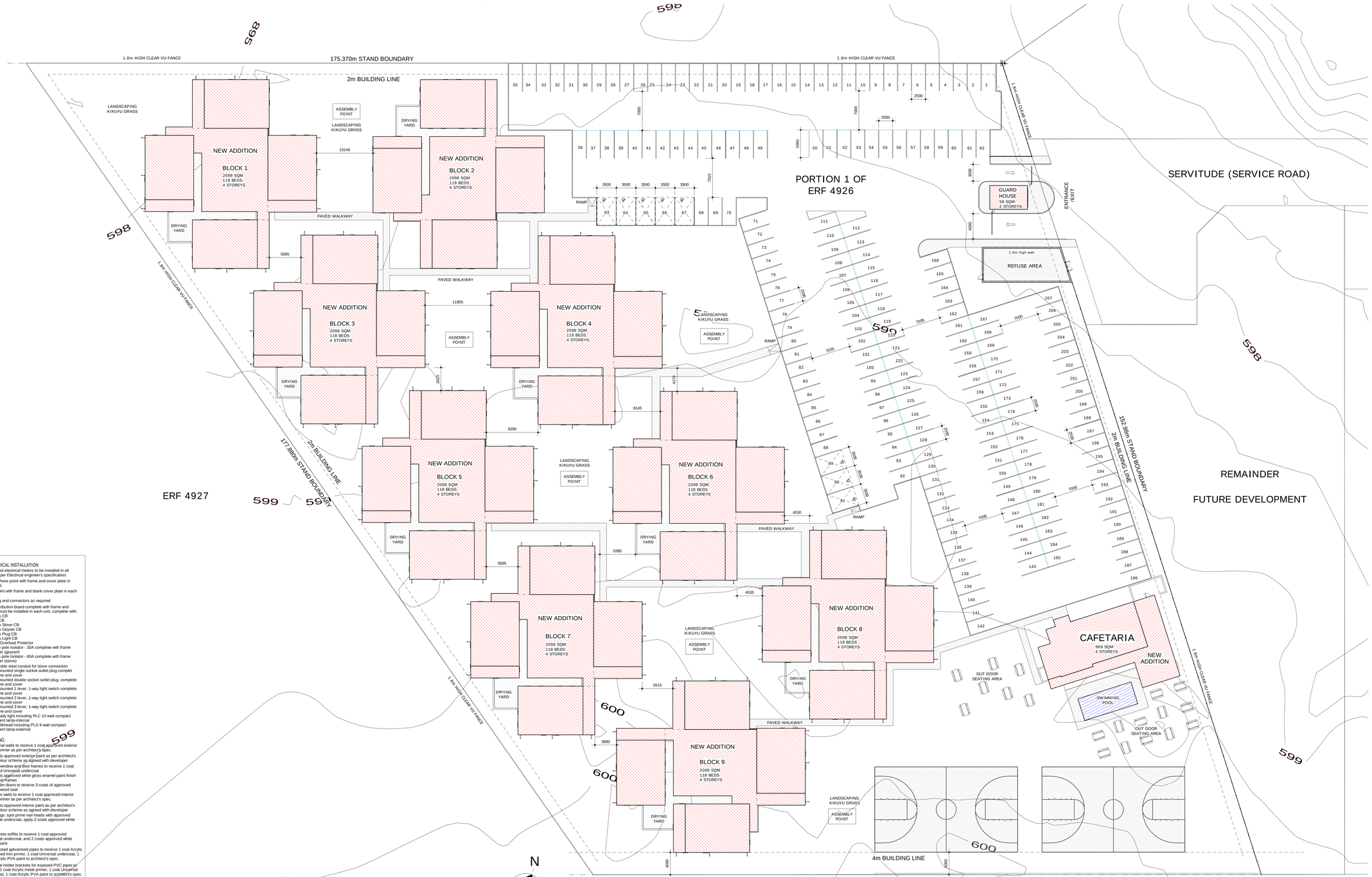
MBALENI GRAVEYARD
ERF 4925



SITE PLAN
SCALE: **1 : 250**

ELECTRICAL INSTALLATION:
1. Prepaid electrical meters to be installed in all units as per Electrical engineer's specification.
2. Telephone point with frame and cover plate in each unit.
3. TV point with frame and blank cover plate in each unit.
4. Wiring and connectors as required
5. A distribution board complete with frame and sleeve must be installed in each unit, complete with:
- 1X 60A CB
- 1X ELCB
- 1X 60A Stove CB
- 1X 30A Geyser CB
- 2X 20A Plug CB
- 2X 10A Light CB
- 1X 6A Overload Protector
- Double pole Isolator - 30A complete with frame and cover (geyser0
- Double pole Isolator - 60A complete with frame and cover (stove)
- 1m flexible steel conduit for stove connection
- flush mounted single socket outlet plug complet with frame and cover
- flush mounted double socket outlet plug, complete with frame and cover
- flush mounted 1 lever, 1-way light switch complete with frame and cover
- flush mounted 2 lever, 1-way light switch complete with frame and cover
- flush mounted 3 lever, 1-way light switch complete with frame and cover
- CFL ready light including PLC 10 watt compact fluorescent lamp-internal
- URO bilkhead including PLS 9 watt compact fluorescent lamp-external

PAINTING:
1. External walls to receive 1 coat approved exterior plaster primer as per architect's spec.
2. 2 coats approved exterior paint as per architect's spec, colour scheme as agreed with developer
3. Steel window and door frames to receive 1 coat approved Universal undercoat
4. 2 coats approved white gloss enamel paint finish to all steel frames
5. Wooden doors to receive 3 coats of approved exterior wood seal
6. Interior walls to receive 1 coat approved interior plaster primer as per architect's spec.
7. 2 coats approved interior paint as per architect's spec, colour scheme as agreed with developer
8. Ceilings: spot prime nail heads with approved Universal undercoat, apply 2 coats approved white PVA
paint
9. Concrete soffits to receive 1 coat approved Universal undercoat, and 2 coats approved white Acrylic paint
10. Exposed galvanised pipes to receive 1 coat Acrylic galvanised iron primer, 1 coat Universal undercoat, 1 coat Acrylic PVA paint to architect's spec.
11. Metal holder brackets for exposed PVC pipes to receive 1 coat Acrylic metal primer, 1 coat Universal undercoat, 1 coat Acrylic PVA paint to architect's spec.

EXTERNAL AREAS:
1. 750mm wide paved apron around all blocks
2. Roads and parking must be provided as per approved SDP, parking areas to be paved as per engineer's spec. including kerbs and road markings.
3. Perimeter fencing to be 2000mm high Clearview fencing to approval
4. Washing lines and drying areas (T-pole 4X string washing lines) must be provided as per SDP
5. Refuse areas must be provided as per SDP.
6. Access control (tenants and visitors) - gate house with motorised gates, including turnstile pedestrian gates with biometric access control system
7. Play equipment - jungle gym for children in allocated play areas.

ALL WORKS TO COMPLY WITH THE BUILDING DESIGN CODE

1. All work to be in accordance with the national building regulations.
2. All dimensions and levels are to be checked on site by the contractor/ sub-contractor prior to construction.
3. Datum level to be established on site by contractor prior to construction.

FLOORS:
1. Concrete floor slab with BRC mesh on 250 micron GUNPLAS green underlay on well compacted and poisoned soil by specialist to local authority's requirements.
2. Concrete roof slab and all structural concrete to engineer's detail.
3. Foundations to comply with the SANS 10400, Part H, as per structural engineer's design and specification

WALLS:
1. External walls to comply with Part K of the SANS 10400. - external face to be smooth/ bagwashed plastered and painted to spec.
2. Internal walls to be plastered with 1ct smooth plaster and painted to architect's spec.

3. Brickforce @ every coarse for min. 5 courses above all lintels.
4. Continuous DPC @ slab level and @ window cills as required by local authority and in accordance with NBR and window systems.
5. Continuous DPC to be installed above all door and window openings as well as under parapet walls where applicable.
6. All mortar comprehensive strength and mix must be strictly as per engineer's specification.
7. Approved brick size to be 220X115X75mm
8. All internal brick work to comply with Part K of the SANS 10400, and all demising walls must be built up to underneath of roof material to act as fire walls where units are joined together

BALUSTRADING:
1. All balustrading to be mild steel balustrades as per architect's design and detail, to be painted black.

CONCRETE SLABS:
1, refer to Part B of the SANS 10400
2. In-situ or 120mm hollow core precast concrete slab including grouting of longitudinal lines and drilling of holes for fitting conduits, sleeves etc. as per structural engineer's spec.
3. 30mm levelling screed with grano finish or tiles where applicable.
4. Waterproofing details as per architect's specification and detail.

STAIRCASES:
1. All stairs to consist of foundations and a structural frame as per structural engineer's design, specification & approval.
2. To consist of continuous reinforced concrete in accordance to engineer's design & spec.
3. Quality control and approval of the staircases strictly by structural engineer.

ROOF:
1. Timber trusses, battens, wall plates, tilting battens and all fixing screws as per structural engineer's specification. Roof construction to comply with SABS 0400.
2. Trusses to be secured with galvanised hoop iron ties built into brickwork min. 5 coarses below, and exposed trusses to be painted with carbolineum.
3. All flashing to be painted acrylic flashing where necessary.
4.Roof pitch @ 6 degrees
5. All roofing to specialist installation.
6. Roof sheeting to be 0.5 CQ galvanised IBR to approval
7. Roof underlay must be incorporated in the roof structure in accordance with SANS 10400 XA.
8. Gang nailed roof trusses to be fabricated to engineer's or accredited roof specialist's design and erected in line with drawings provided and certified.
9. Concrete roof over walkways and staircases to be as per engineer's design and spec. Waterproofing to be applied as per manufacturer's specification.

CEILINGS:
1. Paint to exposed concrete soffits as per architect's specification.
2. 75mm cornices applied with rhinobed and painted.
3. 6.4mm rhinoboard panels on 38 x 38mm brandering. Joints to be covered with skim tape and entire ceiling to be skimmed with rhinolite and painted. (top floors only)

CILLS:
1. External cills to be precast concrete cills to falls as per architect's detail, waterproofed to SABS approval and painted.
2. Internal cills to be smooth plastered and painted or tiled to match wall finish.

EXTERNAL DOORS:
1. 813X2032X40mm SABS approved hardwood, framed,
ledged braced and battened solid door.
2. To be fire rated as per Fire Engineer's specification.
3. Hardwood weather bar to be fixed to all external doors

INTERNAL DOORS:
1. 813X2032X40mm Masonite hollow-core doors to be painted, complete with ironmongery.
2. Rubber door stops to all doors

WINDOW FRAMES:
1. Refer to Parts N, O and W of the SANS 10400
2. All window frames to be steel
3. Window frames to fit a plastered wall, complete with brass plated handles, catches and stays including burglar bars.

DOOR FRAMES:
1. Refer to Part W of the SANS 10400
2. All door frames to be steel with standard steel strike plate, must suit plastered walls with rebate and installed to suit floor finish.
3. Security gate to be installed to each walkway front door. (see manufacturer's specification)

GLAZING:
1. Refer to Part N and O of the SANS 10400
2. SABS approved 3mm thick Clear glass sheets
3. SABS approved 4mm thick Obscure glass sheets in all bathrooms
4. All glazing to be in accordance with NHBRC specifications.

IRONMONGERY:
1. SABS approved external 4-lever, 2 keyed mortice lock set to all D1
2. SABS approved internal 2-lever, 2 keyed mortice lock set to all D2
3. Single curtain track, including screws and plugs in kitchens and bathrooms
3. Double curtain track, including screws and plugs in living rooms and bedrooms

GUTTERS & DOWNPIPES:
1. Pre-coloured, seamless extruded aluminium gutters and downpipes as per architect's detail

PLASTERING:
1. External plaster to be a combination of smooth plaster, bagwashed plaster as per architect's drawings
2. Internal plaster to be 15mm smooth plaster
3. Plaster to be 1:5 cement sand mixture
4. Plaster bonding agents to be used where specified by engineer.

FLOOR FINISHES:
1. Tiles to be installed as per architect's finishes schedule.
2. Bathroom wall tiles to be installed to a height of 1200mm or nearest uncut tile, and isn showers to be 2100mm height or nearest uncut tile.
3. Splash back of 300mm above bath, wash hand basin and kitchen sink
4. All other areas in units, staircases and walkways to have a smooth grano finish.

CABINETRY:
1. No built in cupboards have been allowed.

PLUMBING & SANITARY WARE:
1. Refer to SANS 10400 - XA:2011 (as amended) and Part P of SANS 10400
2. Minimum 50% of hot water requirements must be provided by means of alternative energy efficient means such as solar water heaters or heat pumps.
3. Ceramic wash hand basin with pedestal fixed to wall and floor
4. Ceramic close couple WC with internal cistern mechanism complete with seat and flap with 2 level flush system.
5. 1700mm white fibreglass bath including waste, trap and overflow with SABS approved 20mm chrome plated hot and cold water supply. Side panel to be constructed of brick, plastered and tiled. Provide 300X300mm inspection panel to approval
6. Single bowl sink 0.7mm stainless steel with 38mm diameter chromed waste outlet and pilfer proof plug.
7. Washing machine points: water inlet and waste outlet
8. All pipes to be in walls, and must be SABS approved quality
9. UG and SV pipe sizing and types:
- UG pipes and fittings 110mm normal duty SABS uPVC
- SV pipes and fittings 110mm normal duty SABS uPVC
- SV pipes and fittings 50mm normal duty SABS uPVC
- Exposed water pipes 20mm galvanised piping fixed with appropriate holder bats
10. Water supply:
- mains must be 20mm class 10HDPE with brass fittings/uPVC as required
- supply and fit approved water meter complete with lockable plastic box and shut off valve as per Local Authority requirements
- 15mm piping to supply hot and cold water to wash hand basin and sink only
- External 15mm X heavy duty rough brass taps above gulley
- wash hand basin taps, bath mixer and sink mixer to be as per architect's specification

11. Prepaid water meters to be installed in all units
12. Towel rails, toilet roll holder and soap dish to be as per architect's specification

FIRE HOSE REEL:
1. FHR must be provided and positioned in accordance with specifications as set out by Fire engineer's rational fire design.

DRAINAGE NOTES:

PROVIDE IE's TO ALL BENDS AND JUNCTIONS WITH SUITABLE COVERS AT GROUND LEVEL.

ALL DRAIN PIPES PASSING UNDER BUILDINGS TO BE ENCASED IN CONCRETE OF SUITABLE DEPTH AND MUST BE NON-LOAD BEARING.

PROVIDE RE's AT EVERY CHANGE OF DIRECTION AND AT EVERY 20M OF STRAIGHT LENGTH PIPES.

PROVIDE 50MM DIA. ANTI-SYPHON PIPES WHERE REQUIRED AND ALL 38MM DIA. WASTE FITTINGS TO HAVE RESEAL TRAPS AND MUST BE ACCESSABLE.

SOIL AND WASTE WATER PIPES TO BE 100MM DIA. PVC PIPES LAID AT MIN. 1: 40 FALL.

ALL SPECIFICATIONS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.

PROJECT NUMBER	DRAWING NUMBER	REVISION
INST-013	INST-013-ARCH-001	B

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GENERAL NOTES

1. The Contractor is responsible for the correct setting out of the buildings and all external and internal walls with particular reference to boundaries, building lines and setting out points.
2. The Contractor is to verify all levels, heights and dimensions on site and is to check these against the drawing before putting any work in hand.
3. The Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the contract
4. The Contractor is referred to the Standard Guidelines for Quality Control issued by this office for all minimum requirements for workmanship and materials. This document is to be used in conjunction with this drawing.
5. Any errors, discrepancies or omissions are to be reported to the Architect immediately
6. Contractor is to build in Approved D.P.C.'s, whether or not these are shown on drawings, to all external walls at each floor, beam or parapet level and to all windows, doors, grilles or other opening in external walls. Cavity walls to have stepped D.P.C.'s.
7. Any queries arising from all the above must be reported to the Architects for clarification before any work is put in hand.
8. Do not scale this drawing; refer to figured dimensions only

No.	Description	Date
A	ISSUED FOR COUNCIL SUBMISSION	27.06.2018
B	ISSUED FOR COUNCIL SUBMISSION	26.07.2018

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION			
LAND ERF / PORTION: 1/4926		SITE AREA : 21 530 m²	
TOWNSHIP: MAKWARELA EXT 3		TITLE DEED No:	
ZONING INFORMATION			
TOWN PLANNING SCHEME		AMENDMENT SCHEME No:	
USE ZONE	RESIDENTIAL: 2	ANNEXURE No:	
CLASS OF OCCUPANCY	H3	DOMESTIC RESIDENCE	

NEW AREAS			
CLUSTERS		CAFETARIA	
GROUND FLOOR	676.0 m²	GROUND FLOOR	273.0 m²
FIRST FLOOR	563.0 m²	FIRST FLOOR	232.0 m²
SECOND FLOOR	563.0 m²	SECOND FLOOR	232.0 m²
THIRD FLOOR	563.0 m²	THIRD FLOOR	232.0 m²
TOTAL	2 365.0 m²	TOTAL	969.0 m²
TOTAL x 9 CLUSTERS	21 285.0 m²	TOTAL AREAS	
GUARD HOUSE		GUARD HOUSE	58.0 m²
GROUND FLOOR	29.0 m²	CLUSTERS	21 285.0 m²
FIRST FLOOR	29.0 m²	CAFETARIA	969.0 m²
TOTAL	58.0 m²	GRAND TOTAL	22 312.0 m²

DEVELOPMENT CONTROL MEASURES			
PERMISSIBLE	CONTROL	ACTUAL	
	HEIGHT ZONE	OLD	NEW
4 STOREY	HEIGHT OF BUILDINGS	4 STOREY	
60%	COVERAGE	22.5%	29.6%
1.4	FLOOR AREA RATIO	0.92	1.04
-	FLOOR AREA	19 755 m²	22 312 m²
- UNITS/ HA	DENSITY	- UNITS/ HA	2 557 m² Diff
-	No. OF DWELLINGS ON ERF	621 UNITS - (1062 BEDS)	

PARKING REQUIREMENTS		
PARKING RATIO/ USE	AREA/ USE	PARKING BAYS REQ:
1.0 PARKING BAYS/ 3 dwelling units	621 units / 3	207 PARKING BAYS
TOTAL PARKING BAYS REQUIRED		207 PARKING BAYS
TOTAL PARKING BAYS PROVIDED		207 PARKING BAYS
SURPLUS / DIFICIT No. of parking bays		0 PARKING BAYS

CLIENT/OWNER	P & L MULIGWE
ARCHITECT	
ENGINEER	

PROJECT TITLE

MAKWARELA STUDENT ACCOMODATION

PROJECT DESCRIPTION

PROPOSED STUDENT ACCOMODATION ON PORTION 1 OF 4926, MAKWARELA EXT 3.

DRAWING DESCRIPTION

SITE PLAN

SCALE	1 : 250
DATE	05.04.2018
DRAWN BY	NM
CHECKED BY	NM
ISSUED	

MUTESAL CONSULTING (PTY) LTD

PROJECT NUMBER	DRAWING NUMBER	REVISION
INST-013	INST-013-ARCH-001	B