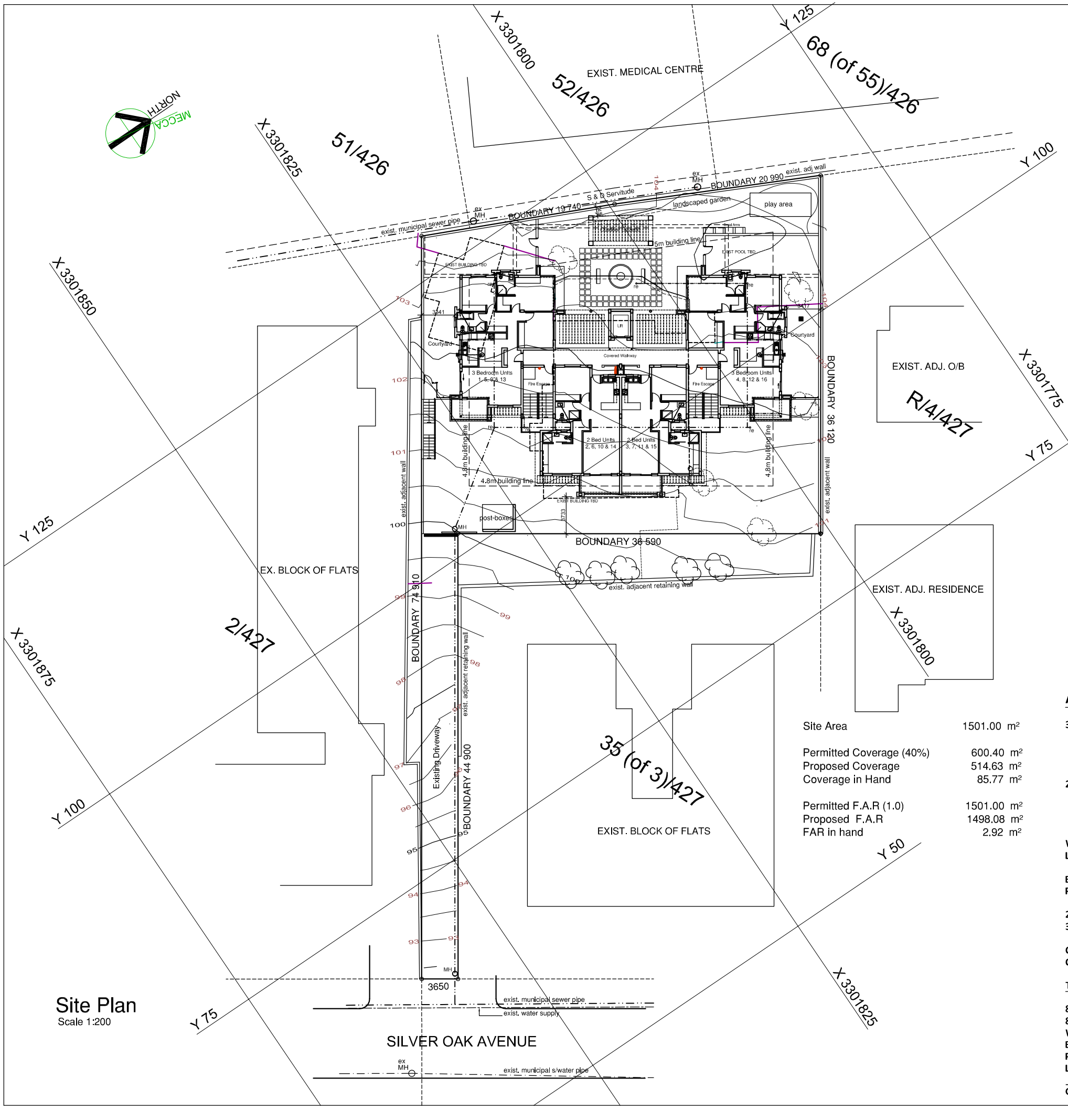

Site Plan
Scale 1:200

Site Area	1501.00 m²
Permitted Coverage (40%)	600.40 m²
Proposed Coverage	514.63 m²
Coverage in Hand	85.77 m²
Permitted F.A.R (1.0)	1501.00 m²
Proposed F.A.R	1498.08 m²
FAR in hand	2.92 m²

GENERAL NOTE
1. all dimensions to be checked on this drawing prior to commencement of work or manufacture of pre-constructed components, discrepancies are to be brought to the attention of the author of this drawing.

2. STRUCTURAL ENGINEER:
all reinforced concrete, foundations, retaining walls, columns, slabs & surface beds to be designed and supervised by a professional engineer. This drawing is to be read in-conjunction with necessary structural engineers details.

3. DRAINAGE:
where drains pass under buildings they are to be protected to the satisfaction of the senior drainage inspector.
existing municipal drain & connection levels to be confirmed prior to commencement of new drainage installation.
rodding eyes to all changes of direction / gradient
inspection eyes at all junctions
all drainage to comply with sans 10400 part p
for stormwater drainage refer to engineers drawings.

4. GLAZING:
all glazing to comply with sans 10400 part n, sabs 0137 & aaamsa regulations

5. ARTIFICIAL VENTILATION:
internal bathrooms to be supplied with outside air at a rate of 25 litres per second

6. NATURAL LIGHTING:
all habitable rooms to be provided with glazed openings with a total area not less than 10% of the floor area of the room in compliance with sans 10400 part o

7. NATURAL VENTILATION:
all habitable rooms to be provided with opening windows or doors in an external wall with a total area not less than 5% of the floor area of the room in compliance with sans 10400 part o

8. PLUMBING:
all plumbing to comply with th local municipal by-laws
all wc flushing cisterns to be provided with overflows to external walls, end of overflow pipe to be visible

9. Boundary beacons to be flagged by a registered land surveyor

10. the contractor is to inspect the official approved copies of the drawing for any amendments or imposed conditions of approval and where local authority or government building regulations require more stringent requirements than shown on this drawing they are to be complied with after obtaining the owners consent.

11. the omission of any information on this drawing does not prepose the omission by the contractor.

12. compliance of all requirements of sans 10400 to be to consultants detail

Fire notes:
Building Classification = H4
- Fire protection and installation to comply with SANS 10400:2011 Part T.
- Floor covering to comply with SANS 10400:2011 Part T4.14.
- The provision of escape routes to comply with SANS 10400:2011 Part T4.16. The travel distance to the nearest escape door is not to be more than 45m.
- The exit door to comply with SANS10400:2011 Part T4.17.
- Fire hose reels shall comply with the requirements of SANS 10400 Part T. 4. 33 & T. 4.34 and shall be maintained in accordance with the requirements in SANS 1475-2.
- Fire hose reel water supply to be connected solely from the fire reticulation water supply pipe. FHR water supply to comply with SANS 10400:2011 Part T4.33 and SANS 10400:2011-W.
- Contractor & Owner to make sure that all new fire hose reels that are installed, shall comply with the requirements in SANS 543, shall be installed in accordance with SANS 10105-1 and SANS 10400:2011-W, and shall be maintained in accordance with the requirements in SANS 1475-2.
- Fire extinguishers to be installed to comply with SANS 10400:2011 Part T4.37. 1 x 9kg for every 200m².
- Fire signage (escapes & fire fighting equipment) to be installed and maintained by the owner in accordance with SANS 10400:2011 Part T4.29.
- Handrails to comply with SANS 10400:2011 Part T 4. 23

AREA SCHEDULE

3 Bedroom Unit (per unit)			**127.68 m²**
Residence	109.68 m²		
Balconies	14.37 m²		
Store	3.63 m²		
2 Bedroom Unit (per unit)			**89.19 m²**
Residence	77.58 m²		
Balcony	7.98 m²		
Store	3.63 m²		
Walkway + Stairs (per floor)			**79.60 m²**
Lift			**7.44 m²**
Basement Store, Change, Bins & Elect.			**31.43 m²**
Post Boxes			**8.98 m²**
2 Bedroom Roof Terrace			**93.00 m²**
3 bedroom Roof Terrace			**108.00 m²**
Courtyard 1			**92.22 m²**
Courtyard 2			**88.28 m²**

TOTAL AREAS:

8 X 3 bedroom unit	**127.68 x 8**	=	**1021.44 m²**
8 x 2 bedroom unit	**89.19 x 8**	=	**713.52 m²**
Walkways x 4 (floor)	**79.60 x 4**	=	**318.40 m²**
Basement Store, etc.		=	**31.43 m²**
Post Boxes		=	**8.98 m²**
Lift		=	**7.44 m²**
GRAND TOTAL AREA		=	**2100.81 m²**

Occupancy : H4

CONSULTANT:
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sacap : Pr S Arch T st00327

CLIENT / OWNER DETAILS:
AH Trading

CLIENT'S / OWNER'S SIGNATURE:

PROJECT TITLE:
Proposed Multi Unit Development on Ptn 34 (of 3) of Erf 427 Brickfield at 49 Silver Oaks Avenue

DRAWING TITLE:
Submission Drawing

DRAWING DESCRIPTION: Site Plan

SCALE:	REVISION:	DRAWN BY:
1:200 (A1)		HK.

DRAWING NO.	ISSUED DATE:
17-044_SUB_01	11-10-2017