



SCHEDULE OF RIGHTS	
PROPERTY DESCRIPTION	
ERF	498 PIETERMARITZBURG
TOTAL SITE AREA:	5147m ²
ZONING INFORMATION	
TOWN PLANNING SCHEME: PIETERMARITZBURG TOWN PLANNING SCHEME	
AMENDMENT SCHEME: USE ZONE: STUDENT VILLAGE	
ANNEXURE NO.:	
DEVELOPMENT CONTROL MEASURES	
HEIGHT:	Permissible: No restriction Actual: 4 Storeys
COVERAGE:	Permissible: 70% Actual: 63% (3243m ²)
FAR:	Permissible: 1.0 Actual: 1,4
GBA:	10 589m ²

PARKING SCHEDULE	
PARKING	42 Bays including 1 disabled @ 1/15.83 beds 5 Motorbike bays @ 1/42 Beds

BED COUNT	
BEDS PROVIDED	450

ROOMS	
SINGLE ROOMS	115
DOUBLE ROOMS	335
TOTAL ROOM COUNT	450

PODS (UNITS)	
8 BED PODS	55
5 BED PODS	1
TOTAL NUMBER OF PODS	56

LEGEND	
	NEW SEWER PIPE
	NEW WATER PIPE

NOTE : BUILDING LINES TO BE CONFIRMED BY LAND SURVEYOR

Area Schedule (FLOOR AREA RATIO (FAR))		
Level	Name	Area
Not Placed	HW Tank Room	0 m ²
00 Ground Level	DB	11 m ²
00 Ground Level	Duct	33 m ²
00 Ground Level	Electrical room	54 m ²
00 Ground Level	Ground Floor	1771 m ²
00 Ground Level	HW Tank Room	100 m ²
00 Ground Level	Lift Lobby	19 m ²
00 Ground Level	Lifts	14 m ²
00 Ground Level	Stairs	108 m ²
01 First Level	DB	11 m ²
01 First Level	Duct	13 m ²
01 First Level	First Floor	1857 m ²
01 First Level	Lift Lobby	21 m ²
02 Second Level	DB	11 m ²
02 Second Level	Duct	15 m ²
02 Second Level	Lift Lobby	21 m ²
02 Second Level	Second Floor	2034 m ²
03 Third Level	DB	11 m ²
03 Third Level	Duct	16 m ²
03 Third Level	Lift Lobby	21 m ²
03 Third Level	Third Floor	1933 m ²
Grand total		8074 m ²

NOTE : Total FAR = Total Floor Area subtract 10% (for service areas) = 7267m²



CIRCULATION			
Rev	Date	Issued by	Description
A	2020-10-05	TM	Issued for SDP Information

NOTES	
1. The design on this drawing is copyright and remains the property of SVA International (Pty) Ltd. No. 2011/137280/07.	
2. The design is to be carried out in accordance with the local authority requirements, National Building Regulations and the S.A.S. Standards.	
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4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the architect's office immediately.	

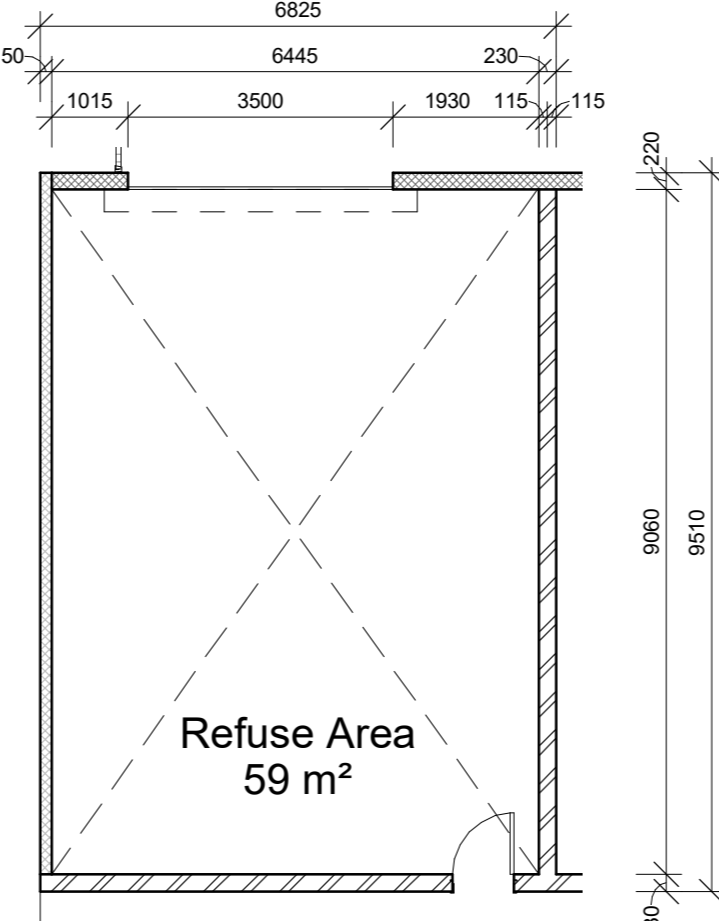
REVISIONS			
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GENERAL	
ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400	
2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B. SANS 10400: FORM 1	
3. DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.	
4. ALL LEVELS, DIMENSIONS, GRADIENTS AND STAIRS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
STRUCTURAL DESIGN	
1. STRUCTURAL SYSTEM ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1	
2. ALL CONCRETE COLUMNS, FOUNDATIONS, BEAMS, LINTELS, WALLS, FLAT-CORNERED, OR POST-TENSIONED SLABS, STRUCTURAL STEEL AND/OR TIMBER STRUCTURE, AND ALL SUSPENDED STAIRWAYS AND CHEVIER MAY BE APPLICABLE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN.	
3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 4, 5, 6, 7, 8, 9 AND 10 IN THE CASE OF TIMBER BUILDINGS WITH SANS 1002: 2012 SPECIFICATIONS.	
4. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400: SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.	
FOUNDATION	
ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1	
ALL DEEP FOOTING, SOIL RAFTS, COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.	
FLOORS	
1. FLOORS TO COMPLY WITH SANS 10400 UNLESS OTHERWISE SPECIFIED IN FORM 1.	
2. SLABS AND FLOORS IN STRUCTURAL CONCRETE (MIN 75mm DEEP) UNLESS OTHERWISE SPECIFIED IN FORM 1.	
3. DAMP PROOF MEMBRANES OF 250 MICRON UNDER ALL EARTH-SUPPORTED FLOORS UNLESS OTHERWISE SPECIFIED ELSEWHERE.	
WALLS	
1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1.	
2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.	
3. WATER PENETRATION THROUGH WALLS TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400: PARTS 4, 5, 6, 7, 8, 9 AND 10.	
4. WALL THICKNESS OF 100mm INTERNALLY OR 200mm EXTERNALLY UNLESS OTHERWISE FIGURED.	
ROOFS	
1. ROOF COVERINGS WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWNPIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400: PARTS 4, 5, 6, 7, 8, 9 AND 10 UNLESS OTHERWISE SPECIFIED IN FORM 1.	
2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.	
GLAZING	
1. GLAZING TO COMPLY WITH SANS 10400.	
2. GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1 METER SQUARE OR LESS THAN 500mm ABOVE FFL TO BE SAFETY GLAZING IN ACCORDANCE WITH BUILDING REGULATIONS.	
HEALTH AND SAFETY	
1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS 10400: PARTS 4, 5, 6, 7, 8, 9 AND 10 UNLESS OTHERWISE SPECIFIED IN FORM 1.	
2. STAIRWAYS AND ESCAPE ROUTES TO ALL TOILETS TO BE REQUIREMENT AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400: 0.	
3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH SANS 10400: PARTS 4, 5, 6, 7, 8, 9 AND 10 UNLESS OTHERWISE SPECIFIED IN FORM 1.	
DRAINAGE & UTILITIES	
1. DRAINAGE SYSTEMS TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400: PARTS 4, 5, 6, 7, 8, 9 AND 10 UNLESS OTHERWISE SPECIFIED IN FORM 1.	
2. STORMWATER DISPOSAL, TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400: PARTS 4, 5, 6, 7, 8, 9 AND 10 UNLESS OTHERWISE SPECIFIED IN FORM 1.	
UTILITIES	
1. ALL FIRE EQUIPMENT, POSITIONING AND PROTECTION TO BE IN ACCORDANCE WITH THE FIRE ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.	
2. ACCESS AND ESCAPE DOORS ON ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES APPROVED BY LOCAL AUTHORITY.	
3. STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7 MATERIALS AND FINISHES	
4. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS. MATERIAL NOTES AND/OR FINISHES SCHEDULES.	
5. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.	

SDP

1 Site Plan - SDP
1 : 200

REFUSE AREA CALCULATION / Flats	
Refuse Volume = f(g) x FA/100m ² m ³ /week	
f(g) = generation factor for Shells-m ³ /100m ² /Week	
FA = Floor Area	
Refuse Volume = 0.1425m ³ x 7267 m ² /100m ² = 10.355475	
x 4 240 litre bins = 1m ³	
RGR-240 Litre wheeled bins = 0.24m ³ 10.355475m ³ /week x 4 bins/m ³ = 41 Bins/Week	
Area required for refuse (Bins only) = 41 m ²	
Provision of Refuse Compactor-Disposal cost factor-17% (1/6 = 0.166666)	
Bins/Week x 17% = Area required for refuse	
Area required for refuse (With compactor) = 7 m ²	
Area provided for refuse = 59 m ²	



2 Refuse Area - SDP
1 : 100

3 Micro Site Plan - SDP
1 : 1000