

22/504

604.436m BOUNDARY LINE

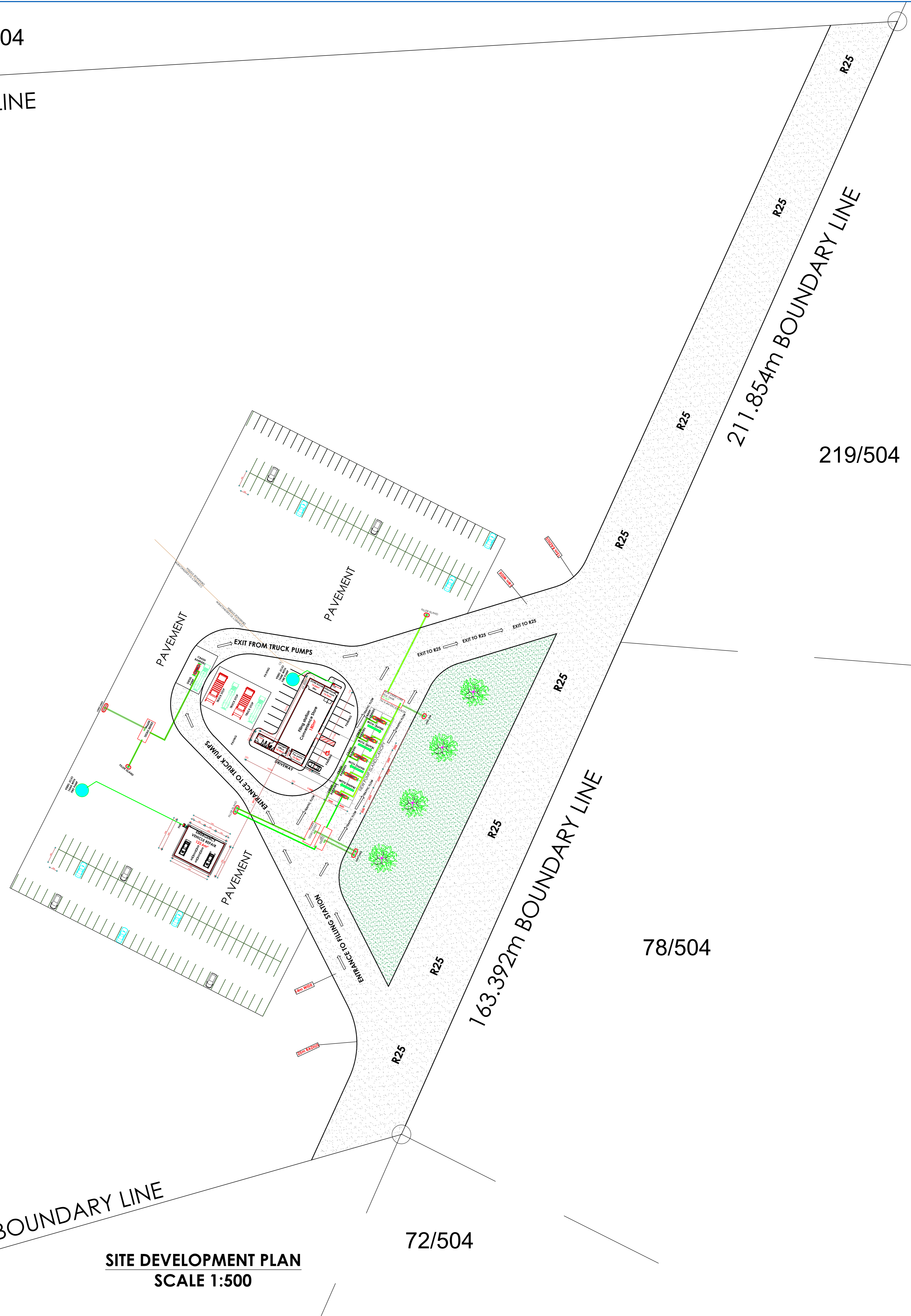
219/504

78/504

72/504

771.014m BOUNDARY LINE

SITE DEVELOPMENT PLAN
SCALE 1:500



Notes:

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DRAINAGE NOTES

- Waste fittings to have reset traps with waste pipes to be fully accessible along its entire length for attention and repair.
- Drains to have IE's at all bends and junctions with marked covers at ground level.
- Drains under floor to be protected from loads with IE's at both ends of the building.
- OVP's to be Ø110mm PVC
- ASVP's to be Ø50mm PVC
- Soil and sewerage pipes to be Ø110mm PVC at 1:60 minimum fall
- Bath, sink and shower drain pipes to be Ø50mm
- Basin and bidet drain pipes to be Ø32mm
- Vent valves to be fitted to all waste pipes.

CONSTRUCTION NOTES

- Foundation: SABS 0400 Part H
- Strip foundations unless otherwise specified on the drawing.
- Filling: SABS 0400 Part J
- Fill to be well compacted in wet layers of 150 and according to Engineer's Specs. and recommendations.
- Damp-Proofing: SABS 0400 Part J (JJ3) and Part (KK15).
- Ground Slabs:
 - 75mm thick concrete ground slabs on fill with damp-proofing as described above.
 - Reinforce ground slabs according to engineer's details and specifications.
 - All expansion joints to be placed according to engineer's specifications.
- Glazing: SABS 0400 Part N
- All glazing to be clear unless otherwise specified in Architect's details, schedules and thickness all according to the following:
 - 0.75m² - 3mm
 - 1.5m² - 4mm
 - 2.1m² - 5mm
 - 3.2m² - 6mm
- Glazing in sliding and folding doors to be 6mm laminated safety glass.
- Glazing in bathrooms to be opaque unless otherwise specified.
- All glazing in door panels to be 6mm laminated safety glass.
- All sliding doors to have safety markers.

SCHEDULE OF RIGHTS		
SITE AREA	PERMISSIBLE	PROVIDED
39.2907Ha	FARM PORTION	
	(undetermined)	
HEIGHT ZONE	3 STOREYS	1 STOREY
FAR	N/A	
COVERAGE	N/A	0.05%
Filling station store		180m ²
Storeroom		15,05m ²
P/A cloak room		13,76m ²
Tiles/Pav. points		13,78m ²
Manager Office		10,70m ²
Abution Facilities		17,35m ²
TOTAL		250m²
Emergency vehicle repair		122,6
TOTAL		250m²
PARKING SPACE		202 BAYS

FUWELA CONSULTING (PTY) LTD & PLACE MAKING Urban Planners

REV.	DESCRIPTION	BY:	DATE:
B	PROPOSED F-STATION REPOSITIONED	ST	10/01/2022
A	REMOVED PUBLIC GARAGE AMENITIES	ST	10/10/2022

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NOORDWYK EXT 3
1687

DATE: 27/01/2022

PROJECT NAME: PROPOSED FILLING STATION

DRAWING TITLE: SITE DEVELOPMENT PLAN

SCALE: 1:50, 1:100

PROJECT NO: MTS/28

DRAWING NO: MTS/28/01/2022