

No.	DATE	REVISION
01	23/01/2023	INCREASE DENSITY

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

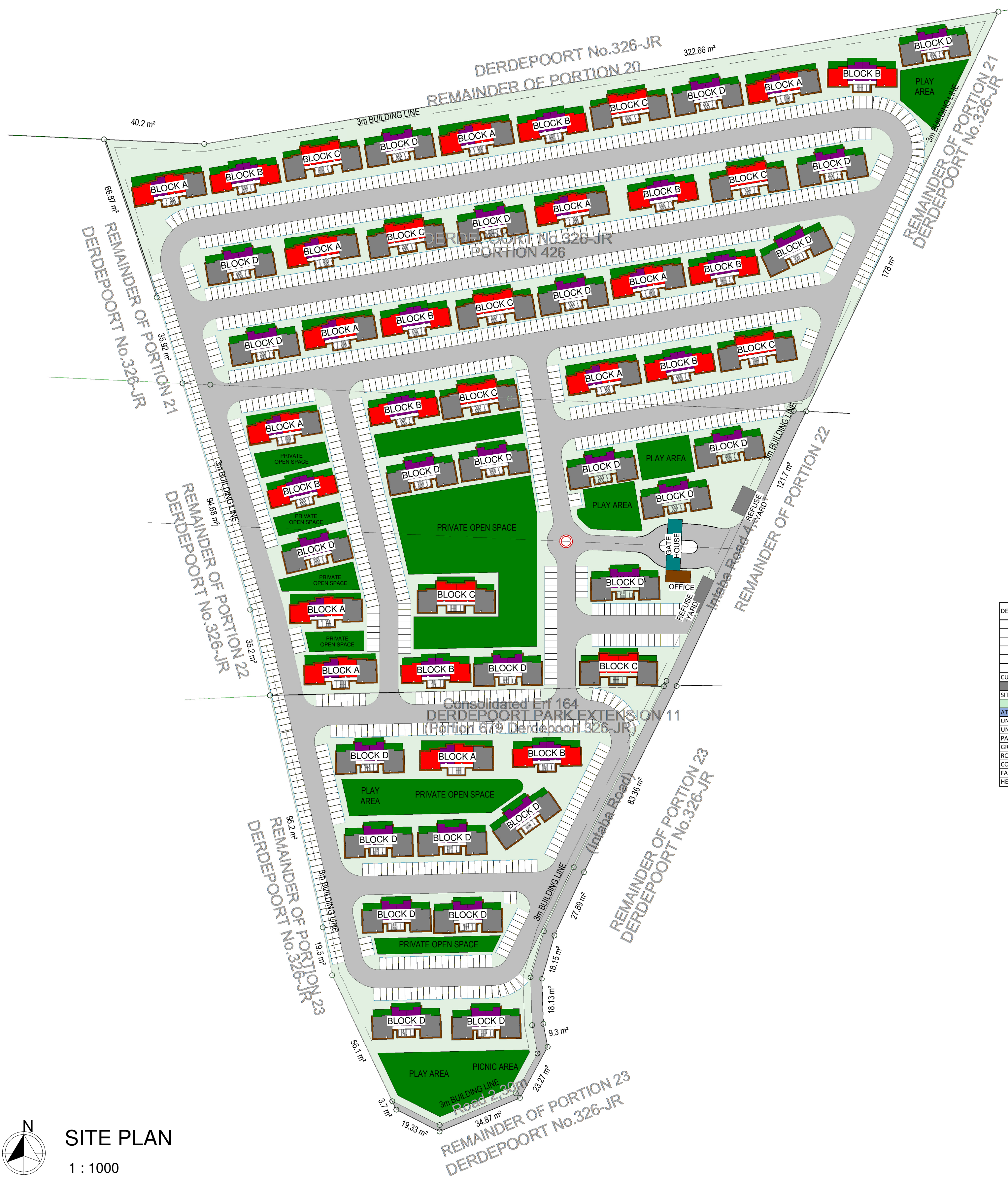
QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SANS, SANS, NBR AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JBCC) AND MODEL PREAMBLES FOR TRADES (2008-ASQS) AND WHERE APPLICABLE PROJECT SPECIFICATIONS. ALL CONSTRUCTION MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT NO 103 OF 1977) INCLUDING ALL AMENDMENTS AS WELL AS THE BYLAWS OF THE LOCAL AUTHORITIES.

ANY DISCREPANCIES MUST IMMEDIATELY BE POINTED OUT TO THE ARCHITECT FOR RECTIFICATION OR EXPLANATION BEFORE ANY CONSTRUCTION CAN COMMENCE. FOUNDATION TO ALL BOUNDARY WALLS ARE NOT TO ENCRUSCH BOUNDARY. ALL ELECTRICAL AND PLUMBING WORK IS TO BE CARRIED OUT BY A REGISTERED TRADESMAN.

BRICKFORCE IS TO BE INSTALLED EVERY 5 COURSES OF BRICKWORK. PROVIDE DPC TO WALL AT SLAB LEVEL, UNDER ALL CILLS AND TO ALL CHANGES IN FLOOR LEVELS.

CONSTRUCTION NOTES IN COMPLIANCE WITH SANS 10400:

- B: STRUCTURAL DESIGN** - To be completed by registered, Professional Engineer with relevant experience in structural and civil engineering field. Proof of registration to be supplied when requested.
 - C: DIMENSIONS** - All rooms or spaces to be constructed in accordance with SANS 10400-C.
 - D: PUBLIC SAFETY** - Any change in level, design of ramps & driveways, access to swimming pools to be in accordance with SANS 10400-D.
 - F: SITE OPERATIONS** - Sanitary facilities to be provided for construction team in accordance with SANS 10400-F.
 - G: EXCAVATIONS** - Any excavation relating to a building less than 3m must be constructed with the detailed requirements of SANS 10400-G or must be subject to a rational design (or assessment or both) by an approved competent person. Any excavation more than 3m is subject to a rational design by an approved competent person.
 - H: FOUNDATIONS** - Foundations are to be designed in accordance with SANS 10400-H or the detailed requirements of SANS-H. Where this has not been done, an approved competent person will be appointed to do so as part of a rational design based on a geotechnical report.
 - J: FLOORS** - Floors in "WET" areas are to be constructed in accordance with SANS 10400-J. Suspended floors need to be constructed in accordance with the requirements of SANS 10400-B & 10400-T or SANS 10082 or the detailed requirements of SANS 10400-J. Slabs on grade need to be in accordance with SANS 10400-B or SANS 10400-H or detailed requirements of SANS 10400-J or rationally designed by approved competent person.
 - K: WALLS** - Strength and stability of walls needs to be in accordance with SANS 10400-B & 10400-T or the detailed requirements of SANS 10400-K. Roof fixing needs to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-K.
 - L: ROOFS** - Roof coverings & waterproofing need to be in accordance with SANS 10400-L. Flat roofs or related gutters need to be constructed in accordance with the detailed requirements of SANS 10400-L or rationally designed by an approved competent person. Roof assembly and ceiling installation must be constructed in accordance with SANS 10400-C as well as SANS 10400-L & 10400-K or SANS 10400-B & SANS 1400-L and SANS 10400-T in terms of fire resistance & combustibility. Gutters and downpipes must be sized in accordance with SANS 10400-R.
 - M: STAIRWAYS** - Stairways must be constructed in accordance with SANS 10400-B & SANS 10400-T and the detailed requirements of SANS 10400-M. Any items acting as a balustrade to such a stair needs to be in accordance with SANS 10400-B or 10400-K & 10400-T.
 - N: GLAZING** - Type and fixing of glazing to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-N. Glazing selection to be made in accordance to the detailed requirements of SANS 10400-N. See master glazing note on the window and door schedule.
 - O: LIGHTING & VENTILATION** - Lighting in any habitable room needs to comply with SANS 10400-T and the detailed requirements of SANS 10400-D. Ventilation shall be in accordance to the detailed requirements of SANS 10400-T and SANS 10400-D or rationally designed by an approved competent person.
 - P: DRAINAGE** - The drainage system must be in accordance with SANS 10400-P or rationally designed by an approved competent person or subject to an Agreement certificate.
 - Q: NON-WATERBORNE SANITARY DISPOSAL** - is subject to be requirements of SANS 10400-Q or is rationally designed by an approved competent person or is subject to an Agreement certificate or comprise of a closet emptied by local authority.
 - R: STORMWATER** - Implemented according to SANS 10400-R or rationally designed by an approved competent person. The latter applies to stormwater disposal between inter-connected complexes.
 - S: PERSONS WITH DISABILITIES** - Facilities to be provided in accordance with SANS 10400-S or rationally designed by approved competent person.
 - T: FIRE PROTECTION** - To be provided in accordance with the detailed requirements of SANS 10400-T or rationally designed by an approved competent person.
 - V: SPACE HEATING** - To be provided in accordance with SANS 10400-V.
 - W: FIRE INSTALLATION** - Installation to be done according to SANS 10400-W and water supply according to detailed requirements of SANS 10400-W or rationally designed by an approved competent person.
 - XA: ENERGY EFFICIENCY IN BUILDINGS** - The building shall comply to the following regulations:
 - Orientation and shading: SANS 204
 - External Walls: SANS 10400 XA
 - Fenestration: SANS 10400 XA
 - Roof Assemblies: SANS 10400 XA
 - Energy demanding services or control: SANS 204
 - Hot water systems: SANS 10400
- or, Certification of fenestration by approved competent person, Rational design (SANS 10400-XA) by approved competent person in terms of annual demand and consumption, Certification of annual energy demand and consumption equaling or less than reference building complying to SANS 10400-XA.
- COMPETENT PERSONS:** All 'competent' persons to supply proof of competency and complete required SANS 10400 documentation before acceptance on the project as described elsewhere on this sheet.



DERDEPOORT - 426 & 679	BLOCK TYPE	NUMBER OF BLOCKS	NUMBER OF UNITS / UNIT DESCRIPTION			TOTAL
			1-1-39,5	2-1-55,8	2-2-65,8	
BLOCK A	4	12	3	2	1	192
BLOCK B	4	11	2	2	0	176
BLOCK C	4	9	0	2	2	144
BLOCK D	4	25	2	0	2	400
CURRENT		57	336	256	320	912
			37%	28%	35%	
DEVELOPMENT CONTROL						
SITE SIZE		7,7894	77894			
ATTENUATION POND		0	0			
UNITS PER HECTARE	NETTO	7,7894	77894			117,08
UNITS PER HECTARE	GROSS	7,7894	77894			117,08
PARKING		1,33	1212,96			
GREEN AREA		7726,18m ²	10%			8,5m ² PER UNIT
ROAD AREA		16063m ²	21%			17,6m ² PER UNIT
COVERAGE		14295,64m ²	18%			
FAR		48972m ²	0,63			
HEIGHT			4			4 STOREY

SITE PLAN
1 : 1000

FOR ALL STRUCTURAL AND CIVIL ENGINEERING DESIGNS, REFER TO RELEVANT DISCIPLINE DRAWING SHEETS.

DEVELOPMENT RIGHTS: AREA SCHEDULE:

SHARED SERVICES:
BUILDING F
HERTFORD OFFICE PARK
90 BEKKER STREET
MIDRAND, 1685

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AUCKLAND PARK, 2006
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project name **DT0102** page type

FVDW

project description

PROPOSED NEW HIGH DENSITY RESIDENTIAL DEVELOPMENT FOR CENTRAL DEVELOPMENT PROPERTY GROUP - DERDEPOORT PART 426 & 679

drawing name **SITE PLAN**

phase **CONCEPT**

scale 1 : 1000 drawn FVDW

date 23/01/23 checked GDK

drawing number **100 REV.1**