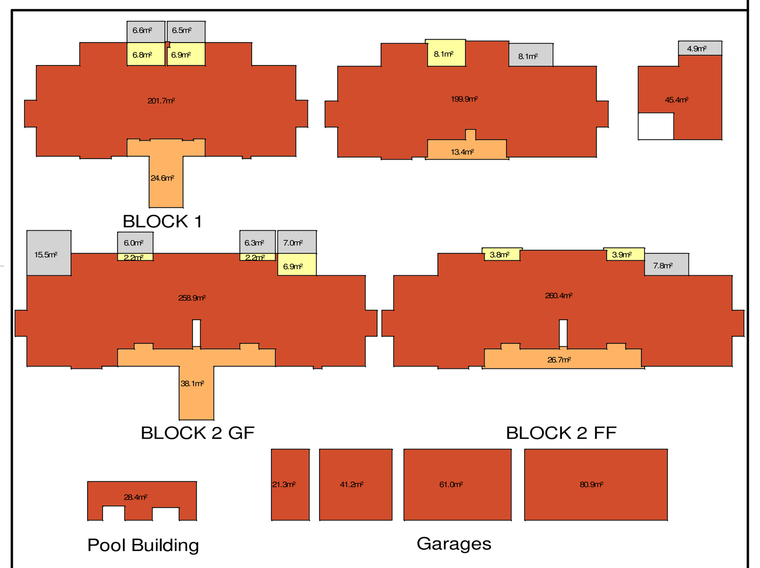
z:\2005\1438 -olive grove\council\100-site plan rev 2.drw printed 05 March 2007 at 10:56:07 AM



CARPORT = CP

Specifications:

General:

1. All dimensionsshould be confirmedon site prior to the commencement of any related work.
2. All trades shouldconform to therequirements of the Local Authority as well asSABS set standards.
3. Temporary ablutionfacilities should beerected and must conform to Local Authority requirements.
4. No measurements are to be scaled directly from the drawing.
5. Electrical - and plumbing works are to be performed by registered artisans.

Foundations:

a. 230mm Walls: 600 x 250mm Concrete strip foundations.
b. 115mm Walls: 450 x 250mm Concrete strip foundations.
c. Minimum strength: 20 MPa, Class 2 after 28 days.
d. Foundation walls: Minimum strength 7 MPa, Class 2.
e. Top of foundation not to be less than 300mm below NGL.
f. General foundation specifications to be read in conjunction with engineer's details where applicable.

Floors:

a. Foundation trenches & filling to be treated with ant-poison and conform to SABS 024.
b. 75mm Surface bed (15Mpa after 28 days, 19mm stone) on well compacted & watered backfill layers of not more than 150mm.
c. DPM underneath surface bed (USB Green).
d. 25mm Screed.
e. FFL to be at least 150mm above finished ground level.

Walls:

a. 230mm & 115mm Brickwalls (Minimum strength 7Mpa)
b. Stretcher course, Class 3 mortar (5Mpa)
c. DPC underneath all walls & windowsills.
d. Brickforce every four courses, each course for foundation walls & each course for four courses above openings in wall plane.
e. Interior: 15mm plaster and paint oras indicated.
f. Exterior: 15mm plaster and paint or as indicated.

Roofs:

a. Concrete roof tiles at angle as indicated.
b. 38mmX38mm Sa-pine roof battens at 340mm centres.
c. 152mmX38mm Grade 6 Sa-pine trusses to comply with SABS at 750mm centres min.
d. 114mmX38mm Wall plates.
e. Two strings 4mm diam. galvanised roof ties built six layers into walls with 10mm steel rod at end, fixed around truss endpoints.
f. ceiling heights as per NBR part c table 2

Glazing:

0 - 0.75msq = 3mm
0.75 - 1.5msq = 4mm
1.5 - 2.1msq = 5mm
3.2msq & larger = 6mm
All doors containing glass panes = 6mm safetyglass with eye level markers.
AS PER NBR PART N

LIST OF DRAWINGS:

100 - SITEPLAN
101 - BOUNDARY WALL
200 - BLOCK 1 PLAN
201 - BLOCK 1 ELEVATIONS
202 - BLOCK 1 SECTIONS & DETAILS
300 - BLOCK 2 PLAN
301 - BLOCK 2 ELEVATIONS
302 - BLOCK 2 SECTIONS & DETAILS
400 - BLOCKS 1&2 - WINDOW SCHEDULE
500 - BLOCKS 1&2 - DOOR SCHEDULE
600 - SINGLE GARAGES (X1) & (X3)
601 - SINGLE GARAGES (X2) & (X4)
602 - GARAGES - DOOR & WINDOW SCHEDULE
700 - CLUBHOUSE (PAVILLION)
800 - CARPORTS
900 - STEELWORK
901 - BLOCK 1 STEEL HANDRAILS
902 - BLOCK 1 & 2 STEEL HANDRAILS
903 - BLOCK 2 STEEL HANDRAILS

AREA SCHEDULE

BLOCK 1 (x7)

GROUND FLOOR AREA IN. COVERED PATIOS: 215.4 m (x7= 1507.8 m)
GROUND FLOOR AREA EX. COVERED PATIOS: 201.7m (x7= 1411.9 m)

FIRST FLOOR AREA IN. COVERED PATIOS: 208.0 m (x7= 1456.0 m)
FIRST FLOOR AREA EX. COVERED PATIOS: 199.9m (x7= 1399.3 m)

SECOND FLOOR AREA: 45.4 m (x7= 317.8 m)

BLOCK 2 (x6)

GROUND FLOOR AREA IN. PATIOS: 270.2 m (x6= 1621.2 m)
GROUND FLOOR AREA EX. PATIOS: 258.9 m (x6= 1553.4 m)

FIRST FLOOR AREA IN. COVERED PATIOS: 268.1 m (x6= 1608.6 m)
FIRST FLOOR AREA EX. COVERED PATIOS: 260.4m (x6= 1562.4 m)

TOTAL OPEN PATIOS BLOCK 1: 26.1m
TOTAL OPEN PATIOS BLOCK 2: 42.6m

WALKWAY & STAIRS BLOCK 1: 24.6m X 7 = 172.2m
WALKWAY & STAIRS BLOCK 2: 38.1m X 6 = 228.6m

SINGLE GARAGES : 21.3 m (x 3 =63.9 m)
DOUBLE GARAGES : 41.2 m (x 10 = 412.0 m)
TRIPLE GARAGES : 61.0 m (x 3 = 183.0 m)
QUADRUPLE GARAGES : 80.9 m (x 1 = 80.9 m)

CARPORTS: 12.5m (x83 = 1037.5m

SERVICE BUILDING: 28.4 m

TOTAL BUILDING AREA INCL PATIO, WALKWAYS, STAIRS, GARAGES & SERV. BUILDING: 7 680.4m
TOTAL BUILDING AREA EXCL PATIO, WALKWAYS, STAIRS, GARAGES & SERV. BUILDING: 6 244.8m

AREA OF ERF: 18 927 m =1,8927 ha

TOTAL COVERAGE USED: 5 335.5m = 28.2%

GRAND TOTAL FSR USED: 6 244.8m = 0,33

DENSITY USED: 46.1 units/ha

HEIGHT USED: 3 storeys

REFUSE AREA: 26.3m

PARKING SCHEDULE

PARKING REQUIRED:
1 COVERED/PAVED,
1 OPEN/PAVED PER LIVING UNIT AND
1 VISITORS PARKING PER 3 UNITS.

REQUIRED:	ACTUAL:
83 COVERED	119 COVERED
83 OPEN	76 OPEN
27.6 VISITORS	
TOTAL: 193.6 BAYS	TOTAL: 195 BAYS

DRAINAGE NOTES

a. bathroom wc:100dia swp; whb:50dia wwp bath:50dia wwp; shr:50dia wwp
b. kitchen sink:50dia wwp
- provide 100mm dia open vent pipe
- provide avt's for baths, sinks and whb's on upper floors
- provide one gulley per block il= min. 450mm deep
- waste pipes should connect 200mm apart
- geyser to comply with sabs 0254.
- drainage under buildings to be protected in 300x300 conc. box.
- provide brass traps at showers
- waterproofing to all showers on upper floors.
- sewer to comply with sabs.

FIRE REGULATION NOTES

all building work to comply with sabs 0400-1990 part t:
tt2 safety distances
tt9 fire walls
tt10 safety of openings
tt35 fire hydrants: 100 dia 90m reach
fhr for stack units: 30m reach

all fire walls to underside of rooftiles. wood penetrating fire wall to be treated on both sides

firewalls between all units and garages

GENERAL NOTES

1. all fire walls to underside of rooftiles. treat all wood penetrating fire wall on both sides 500mm. provide fire certificate.
2. provide 1m concrete apron around building
3. foundations over drainage to be reinforced.
4. all ducts to be covered with painted fibre glass panels
5. roof construction to engineer's specifications
6. stength and stability of walls to engineers design
7. balustrade to be non-mountabe, openings to be less than 100mm

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Project Information

Client: TYSOCON PROPERTIES

Project no: 2005-1438

Project description:
ERF 4370, THORNHILL VILLAGE
BENDOR X 87
POLOKWANE

Drawing Information

Drawing description:
OLIVE GROVE
SITE PLAN

Drawing no: 100 - SITE PLAN

Scale:	Date:	
1:200	09 Feb 2007	
Design:	Drawn:	Checked:
MARIUS / NIEL	YVONNE	YVONNE

Rev. 0

Note: Refer to the relevant revision indicator

Revisions

No.	Description.	Date.	BY.
-	-	-	-
-	-	-	-
-	-	-	-