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Site	Schedul		5 & 27, Orla Description	ndo Heights		GENERAL NOTES:
F/PORTION:	26 8	R 27	SITE AREA:	38782,97	73 m²	ALL MATERIALS AND CONSTRUCTION MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT NO 103 OF 1977) INCLUDING ALL
WNSHIP:	Orlando			Erf 26 = T04 Erf 27 = T04		AMMENDMENTS AS WELL AS THE BY-LAWS OF THE LOCAL AUTHORITIES.
		Zoning Information				ALL LEVELS DIMENSIONS AND STEPS ARE TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING WITH ANY
wn Planning Sch Zonin		Joh	-	Planning Scheme 20 ential 3	014	ANY INDISTINCTNESS OR INDISCREPANCIES MUST
Zonin	×	/elopment C	Resid			IMMEDIATELY BE POINTED OUT TO THE ARCHITECT FOR RECTIFICATION OR EXPLANATION BEFORE ANY
Permiss			ontrol	Actu	al	CONSTRUCTION CAN COMMENCE.
4 Store			of Buildings	4 Store		FOUNDATIONS TO ALL BOUNDARY WALLS ARE NOT TO ENCROACH BOUNDARY
			verage % 24% erage (m²) 9218 m²			ALL ELECTRICAL AND PLUMBING WORK IS TO BE CARRIED OUT
23269,78			Prage (m²)      9218 m²        Area Ratio      0,80			BY A REGISTERED TRADESMAN BRICKFORCE IS TO BE INSTALLED EVERY 5 COURSES OF
46539,56	76 m²		ea Ratio (m²) 31108,5 m²			BRICKWORK PROVIDE DPC TO WALL AT SLAB LEVEL, UNDER ALL CILLS
180 Unit			vensity 146 Units/Ha welling Units 568 Units			AND TO ALL CHANGES IN FLOOR LEVELS
698 Ur 3 Stre			welling Units	568 Ur 3 Stre		DRAINAGE NOTES:
2 Sid			-	2 Sid		ALL PLUMBING AND DRAINAGE WORK AND INSTALLATION OF SANITARY FITTINGS TO COMPLY WITH THE RELEVANT LOCAL AUTHORITY BYE-LAWS, REGULATIONS AND
2 Rea	ar			2 Sid	e	REQUIREMENTS.
Parkin	g Ration Per		rking Area / Use	Requi	red	PROVIDE I.E.'S TO ALL BENDS AND JUNCTIONS WITH SUITABLE MARKERS AT GROUND LEVEL.
1	-	ay per Unit	n/a	linequi		MINIMUM FALL TO ALL DRAIN PIPES TO BE 1:40. PROVIDE APPROVED RESEAL TRAPS TO ALL WASTE
				568 Parkin	g Bays	FITTINGS. PROVIDE A.E. TO FOOT OF ALL SOIL STACKS. I.E.'S TO WASTE PIPES TO BE FULLY ACCESSIBLE AT ALL
	TOTAL PARKIN			568 Parkin		TIMES. ALL DRAIN PIPES PASSING UNDER BUILDING OR FOOTINGS
		andard 2.6 x 5m		261 Parkin		TO BE ENCASED IN CONCRETE OF MINIMUM 100mm THICKNESS ALL ROUND PIPE.
	Covered S	standard 2.6 x 5	m parking bays	295 Parkin	g Bays	GLASS NOTES:
	-		Parkings Bays	0 Parking		0 - 0.75 SQM 3mm GLASS 0,75 - 1,5 SQM 4mm GLASS
1	Surplus / Defici		m Parkings Bays Bays	12 Parking 0 Parking		1,5 - SQM 6mm GLASS WINDOWS AND SIDELIGHTS LOWER THAN 300mm FROM
The info	rmation prov	ided is hereb	y certified to be	e correct and pred	cise	FLOOR 6MM SAFETY GLASS. SLIDING OR FRENCH DOORS 6MM
ME:	J Mellis (PR	ARCH 20947)	SIGNATURE:		this	SAFETY GLASS WITH SAFETY INDICATORS
						NOTES:
TE:	11 Au	g 2021	PLAN NO.:			
			1			
			igement Pla			
WASTE	REQUIREME	61n.		YARD REQUIREN		
be of Waste	Genera	l Waste	Gross Floor Area		31108,5 m <sup>2</sup>	
pected Waste		6125 m <sup>3</sup>	Generation Facto		0,1425	
prage Method		Bins Service	m <sup>2</sup> Internal Floor m <sup>3</sup> (Expected Wa		432,9613 m <sup>2</sup>	
pood wellod	rikitup	SOLAIOQ	m <sup>3</sup> (Expected Wa Bins per m <sup>3</sup> wast		4,329613 m <sup>3</sup> 4	
			Refuse Internal	Floor Area 1	77,31845 m <sup>2</sup>	
REF	USE YARD IN	FERNAL FLOO	R AREA PROVID	ED	342,036 m <sup>2</sup>	
	Land	scaped/P	ermeable A	reas		
Permiss	sible	·	0	Actu		
3878,297			en space	14917		
38782,97 10,00			TTAL	38782,97 38,46		
Comment	ad in Annil 00		Irs & SG		20)	
Surveye			nce to be instal	yors (Ref.No.R283	39)	
		,				
			e calculatio	-		
Permiss			ontrol Unit	Actus 568 Ur		
568 Ur 0,75 m pe			shing line	1,875 m p		
426n	n	т	OTAL	1065	m	
5 stran	d skirope 7mm	'3m Washing lir	nes with posts to b	e used in Dryingyard	l.	
		CIRCULA	TION LIST			
<u>\$</u>			moval			
Roads			Refuse Removal			
		hato: ''	K		date: / /	
		date:/_/			date:/_/	CLIENT:
<u> </u>			ental			
Water			Enviromental Nanagement			SIGNATURE:  DATE:    ARCHITECT:  REG.NO:    Justin Mellis  PRARCH 20947
		date: / /	Ш 2		date: / /	Justin Mellis  PRARCH 20947    NAME:
		date:/_/			uale/_/	SIGNATURE:  DATE:    STRUCTURAL ENGINEER:  REG.NO:
ation			ation			NAME:
City Parks & Urban Conservation			Transportation			SIGNATURE: DATE:
Ö		date: / /	<b></b>		date: / /	Revision Schedule
		date:/_/			date:/_/	No. Description Date
Ver			I Health			A ISSUE FOR INFORMATION 2021/05/28 B ISSUE FOR INFORMATION 2021/06/14
City Power			Enviromental Health			C      ISSUE FOR INFORMATION      2021/07/21        D      BLOCK NO'S ADDED, GAS & MAIN      2021/07/28
		date://	E		date:/_/	REFUSE AREAS POSITION REVISED, PHASING SCHEDULE ADDED
						ADDED        E      ISSUED TO COUNCIL      2021/08/11        F      EXTERNAL ROADS UPDATED,      2021/08/26
artment			Control			G EXTERNAL ROADS UPDATED, 2021/09/01
Fire Department			Building Contro			STORMWATER UPDATED        H      ISSUED TO COUNCIL      2021/09/03
ш		date:/_/			date:/_/	
1						
Land Use						
Management						
					date:/_/	
		Fire note	s			
			ty distances conforms accordance to SANS	s to table 2. S 1128-1 and to comply v	with SANS	
35.		-				
energency	Comply	OANO 10400				NEWURBAN
			1	Con the second	-	Architects and Urban Designers
WETO	U		T.	A AN		5 GUILD HOUSE TEL: (012) 460 3226/
Soweto towers			1/4			239 BRONKHORST FÀX: (012) 346 4 STREET E-MAIL: admin@newurban.afr
	Jans					NIEW MUCLENEUK 0181 SOUTH AFRICA
						SOUTH AFRICA PO.BOX. 1852 GROENKLOOF, 0027
						CLIENT
					Course of	
T						DEV
						SITE DEVELOPMENT PLAN
A CO					TA	PROJECT DESCRIPTION
ocality F	Plan	STATE OF STATE			A Part	Orlando Towers New Residential
лашу Г						Development on Erf 26 & 27, Diepkloof, Soweto
- 6 strand Flact	ified feacing		· ۵۵۵۰۰۵۰۰۰۰ ۲	ick on Edge capping		Diepkloof, Soweto.
6 strand Electri	-	2450 60 330		ick on Edge capping		DRAWING DESCRIPTION
# 	 		/	₩ ₩ ₩		Site Development Plan
						SCALE DATE
					NGL	As indicated 2021/09/03
2.515mx1.8m (	ClearVu mesh panel		330x330mm Fa	cebrick column	<u>5</u> 2:20	
	Square post with ca to ClearVu specificat		Concrete found	ation to eng's specs	2021/09/03 12:52:20	SDP/1001 H
					21/09/C	PROJECT ARCHITECT DRAWN PROJECT NUMBER
					20	J.Mellis J.Botha 30 125