PROPOSED SITE DEVELOPMENT PLAN LAYOUT
1 : 500

UNIT BREAKDOWN	AREA	QUANTITY
TYPE 1 - 3 BEDROOM DOUBLE GARAGE	214 m²	09
TYPE 2 - 3 BEDROOM DOUBLE GARAGE	214 m²	05
UNIT G - 3 BEDROOM DOUBLE STOREY	285 m²	01
UNIT M - 3 BEDROOM SINGLE STOREY	244 m²	01
UNIT N - 3 BEDROOM DOUBLE STOREY	285 m²	01
PROJECT TOTAL		17

It is hereby certified that this ~~subdivision~~ / ~~consolidation~~ / site development plan (Plan no: 2050-17-A1-00). has been approved in terms of Sections 60 and 15(2) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021).

File Reference: 16529 KNY
Authorised Official: J.H. Smit
Signature: P.P.
Delegation No: 34
Date: 29/21 2024

LOCALITY PLAN
1 : 15000

NOTE.
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and balustrades
Treads and risers as shown on plan and sections - Risers not to exceed 200mm, Treads to be 250 mm minimum. Handrails to be min. 2 250 mm. Balustrade walls and railings to be to a min 1000 mm high as illustrated on drawings. Coverage in bal. shades not to exceed 100 mm

Glazing
All glazing to be clear unless other wise specified. Glazing in bathrooms to be min 6 mm laminated safety glass. All glazing in door panels to be min 6mm laminated safety glass. All glazing to comply with NBR Part N and specified by glazing specialist

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour coloured. 0mm pipes to be painted as per walls, or building walls where shown using NRS system. All waste grading to be installed according to manufacturers instructions. Flashed counter-flashed and dressed up around walls and pipes. Gas pipes to be supplied by owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Retaining Walls
According to engineer's spec.

Brickwork
Brickbrick to be laid in stretcher bond with joints not exceeding 10mm. All external walls to be either 270mm cavity walls or 230mm cavity walls or as detailed on drawings. All internal walls to be 110 mm or as shown on plans.

Concrete Deck
Vibrated 25mm Mesh reinforced concrete surface bedded on 375 micron DPM on 50mm sand blinding on well compacted fill or as engineer's specification. All surface beds to be 25 mm 25mm high density polystyrene. All concrete to be to be in accordance with engineer's specification to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and retaining walls and terraces to have "Pennant" adhesive, the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Masonrwork
All external walls to be smooth plastered, unless otherwise and coloured to the drawings. Quality best plaster to architects instructions. All internal walls to be smooth plastered.

Waterproofing
375 micron UV8 green DPM to underside of all ground slabs and 375 brickplex DPC to all walls with min. 150 mm overlaps at all joints. Stepped DPC at slab level to standard building practice. Brickplex DPC to all window cills, reveals and soffits as per architects details. Waterproofing to all lintels / beams.

Drainage
PVC Drainage system, based on 110mm PVC external underground system. All external pipes to be connected to sewer system in the sewerage system. All waste and soil and waste pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on river sand and bedded. All work in accordance with local authority regulations. Drains and pipes under building to have flexible couplings joints. All drains to be placed min. 600mm in building. Depth of drain to be min. 450mm. No stormwater inc. drains, 110mm and 160mm stormwater pipes to ambient temp.

Roof Construction
All roof PC slabs as engineer's specification. Waterproofing as specified & guarantees to owner. DRAINS: UPVC roof trim & landscape detail. All flashing and fixing of roof accessories with roof as engineer's specification. Pressure feed gutters with galvanised hanger straps hold down brackets and square hollow wall plate. Fixed to architects detail. All chimneys minimum 350mm to finished level on top of the Gypsum ceiling. All as manufacturer's specifications.

Timber Deck
25 x 24 Tabs (or similar) decking fixed with screws screws to flat or unit grade KA Pine timber. Sub-structure at max 450 centres. Structural Grade KA Pine have as engineer specified in accordance detail.

REVISIONS:

DRAWING:
SITE DEVELOPMENT PLAN

SIMOLA GROUP HOUSING
ERF 16 529 | SIMOLA GOLF ESTATE | KNYSNA
FOR CLIENT

DWG NO:	2050-17-A1-00
SCALE:	As indicated
DATE:	28 JUNE 2023
DRAWN:	AD

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