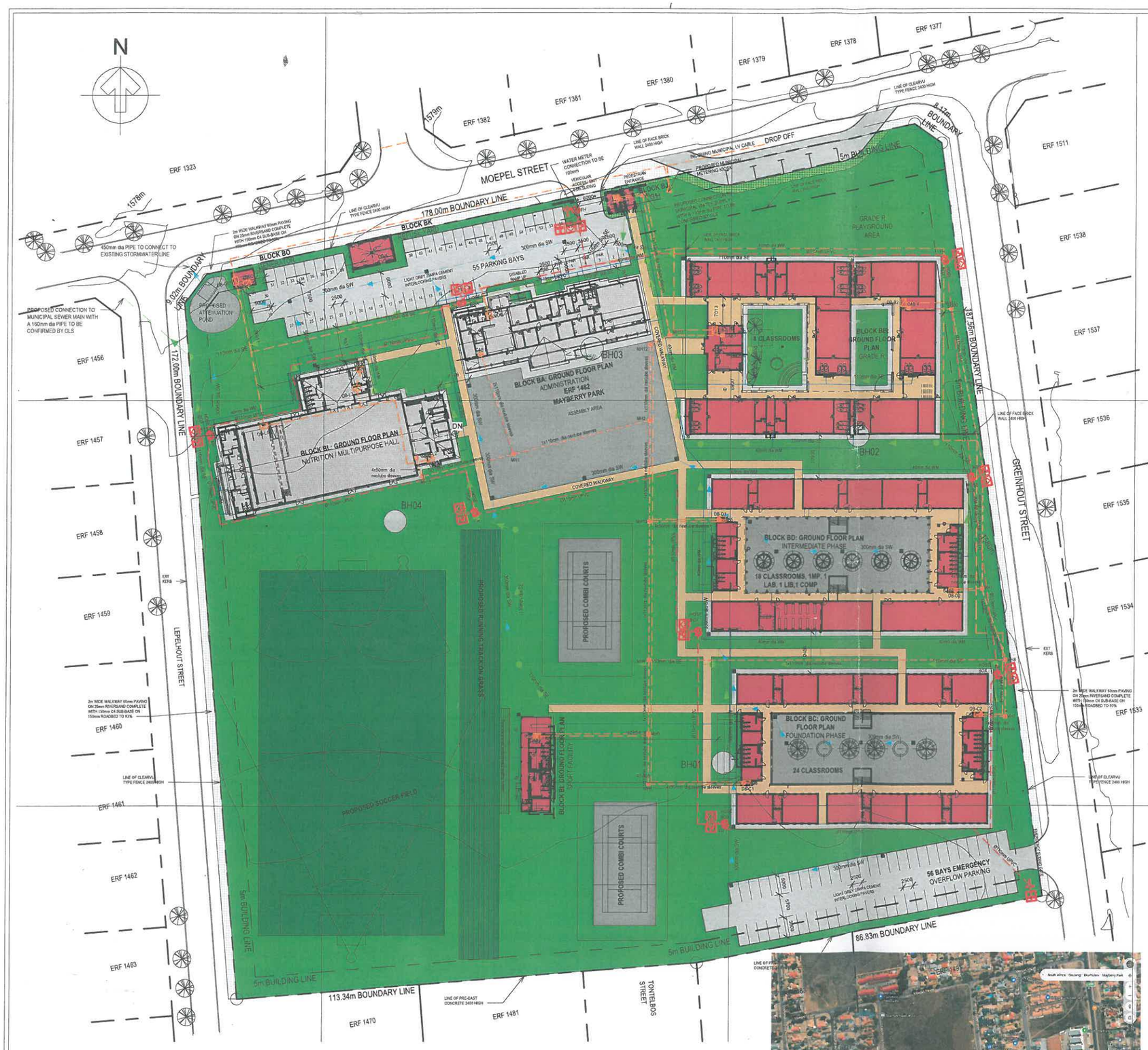

1 Site Development Plan
1 : 500

LANDSCAPING AREAS

LANDSCAPE	
GRASS SOFT LANDSCAPE	14 998 m²
EXTERNAL COVERED WAKWAY	2 734 m²
OPEN COURTYARD	2 598 m²
ROADS / PARKING	2 625 m²
HARD LANDSCAPING	0m²
COMBI-COURT	942 m²
SOCCER FIELD / TRACES	4 140 m²
TOTAL AREA	28 037 m²

DETAILED AREA SCHEDULE

		FAR	COVERAGE
BLOCK BA	ADMINISTRATION		657 m²
BLOCK BB	GRADE R CLASSROOMS		1568 m²
BLOCK BC	FOUNDATION (GRADE 1-3) CLASSROOMS		2258 m²
BLOCK BD	INTERMEDIATE (GRADE 4-7) CLASSROOMS		2258 m²
BLOCK BE	SPORTS FACILITY		175 m²
BLOCK BJ	GUARD HOUSE		14 m²
BLOCK BK	REFUSE AREA		68 m²
BLOCK BL	NUTRITION CENTER		1256.5 m²
BLOCK BO	GENERATOR ROOM		23 m²
	TOTAL AREAS		8 277 m²
	ALLOWED FAR and COVERAGE	n/a	50% = 36 610 m²
	ACTUAL FAR and COVERAGE	50%	0,22%

PARKING SCHEDULE and TREES

RATIO (As per Department of Infrastructure Development)		RATE	REQUIRED	PROVIDED
CLASSROOMS	1.5 BAYS PER CLASSROOM	42 classrooms	63 bays	55 bays
OFFICES	1 BAY PER OFFICE	6 offices	6 bays	8 bays
	TOTAL		73 bays	35 bays
DISABLE BAYS	5% of parking provided	5% of 55 bays	3 bays	7 bays
OVERFLOW	Overflow parking provided			56 bays

PROVISION OF TREES REFUSE AREA	
EXISTING TO BE FELLED	0
EXISTING AND REMAINING	0
NEW	100
TOTAL PROVIDED	100
RATIO OF TREES PER PARKING BAY	1.47 TREE /BAY

SANITARY WARE SCHEDULE

RATIO (As per Table 6 of SANS 10400 Part P)

(Classification As per SANS 10400 Part A) A1: OFFICES — PROVISION FOR MALE AND FEMALE

BLOCK	NAME	POPULATION (KNOWN)	REQUIRED WC	REQUIRED UR/WC	REQUIRED WHB	PROVIDED WC	PROVIDED UR/WC	PROVIDED WHB
BLOCK A	ADMINISTRATION	15	3	1	2	9	3	8

(Classification As per SANS 10400 Part A) A3: PLACE OF INSTRUCTION — PROVISION FOR MALE AND FEMALE

BLOCK	NAME	POPULATION (KNOWN)	REQUIRED WC	REQUIRED UR/WC	REQUIRED WHB	PROVIDED WC	PROVIDED UR/WC	PROVIDED WHB
BLOCK B	GRADE R	200	12	6	10	20	0	12
BLOCK C	FOUNDATION PHASE	480	16	7	13	20	6	14
BLOCK D	INTERMEDIATE PHASE	480	16	7	13	20	6	14

(Classification As per SANS 10400 Part A) A3: PLACE OF INSTRUCTION — PROVISION FOR MALE AND FEMALE

BLOCK	NAME	POPULATION (KNOWN)	REQUIRED WC	REQUIRED UR/WC	REQUIRED WHB	PROVIDED WC	PROVIDED UR/WC	PROVIDED WHB
BLOCK L	NUTRITIONAL CENTER	400	13	6	10	4	0	12
BLOCK L	SCHOOL HALL	1200	25	10	18	16	8	20

(Classification As per SANS 10400 Part A) A3: PLACE OF INSTRUCTION — PROVISION FOR MALE AND FEMALE

BLOCK	NAME	POPULATION (KNOWN)	REQUIRED WC	REQUIRED UR/WC	REQUIRED WHB	PROVIDED WC	PROVIDED UR/WC	PROVIDED WHB
BLOCK I	SPORTS FACILITY	60	4	2	4	4	3	7

WASTE CALCULATION

TOTAL POPULATION		1.851
WASTE GENERATION RATE	1L/ PERSON/ DAY	1 851L/DAY
COMPACTION FACTOR (0.5)		925.5 L/DAY
WEEKLY VOLUME (x 5 WORKING DAYS)		4 627.5 L/DAY
# OF 240L BINS REQUIRED		19 BINS (4 627.5/240)
SIZE OF REFUSE AREA PROVIDED		30sqm
COVERED REFUSE YARD OF A MINIMUM 20sqm STORAGE SPACE WITH WATER SUPPLY AND CONNECTION TO DRAINAGE SYSTEM		

2 SCHEDULE
1 : 100

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION			
ERF:	1482	USE ZONE:	EDUCATIONAL
TOWNSHIP:	MAYBERRY PARK	SITE AREA:	3,661 ha 36 610 sqm
TOWN PLANNING SCHEME -	COE SCHEME	TITLE DEED NO.	T 9244 / 1975

AREA SCHEDULE	
SITE AREA	3,661 ha 36 610 sqm
NEW BUILDINGS AREA	8 277 sqm
TOTAL BUILDINGS AREA	8 277 sqm

ZONING INFORMATION

DEVELOPMENT CONTROL MEASURES

PERMISSABLE	CONTROL	ACTUAL
3 STOREYS	BUILDING HEIGHT	2 STOREYS
COVERAGE 50%	COVERAGE	COVERAGE 0,18%
NO PARKING REQUIREMENTS	PARKING	35 BAYS PROVIDED

CONSTRUCTION NOTES

EXCAVATIONS/SURVEYS:
-ALL LEVELS ARE AS SHOWN ON THE DRAWINGS. GENERAL EXCAVATION WORK INCLUDING CUT AND FILL TO BE CARRIED OUT AS PER PLANNING. TO COMPLY WITH PART 'D' OF NBR.
-TREES NEAR FOUNDATIONS SHALL BE EXCAVATED TO ARBORICULTURAL GUIDELINES.
-TO THE FULL EXTENT OF THE AREA OF NEW BUILDING WORK BENEATH THE TOPSOIL TO A MAXIMUM DEPTH OF 300mm AS REQUIRED AND SET ASIDE FOR LATER USE.
-PRECAST KERB ALL PIPES, DRAINS, CABLES, ETC. SHALL BE SUCH AS TO BE IN DEPTH OF 450mm BELOW FINISHED GROUND LEVELS.

FOUNDATIONS:
-CONCRETE FOOTINGS OF A STRENGTH NOT LESS THAN 15MPA AT 28 DAYS (4 4).
-STRIP FOUNDATIONS TO HAVE A MINIMUM THICKNESS OF NOT LESS THAN 250mm AND A
-MINIMUM WIDTH OF 600MM TO COMPLY WITH PART 'H' AND 'SCOP' THE NBR.
-THE BOTTOM OF ANY STRIP FOUNDATION TO BE NOT LESS THAN 500MM BELOW THE LEVEL OF THE ADJOINING FINISHED GROUND.
-TOP OF FOUNDATIONS TO BE A MINIMUM 150MM BELOW NATURAL GROUND LEVELS.

FLOORS:
-FILLING UNDER CONCRETE SURFACE BEDS AND/OR PAVING SHALL CONSIST OF EARTH, SAND OR OTHER ACCEPTABLE MATERIAL FREE OF CLAY AND ORGANIC MATTER, WELL RAMMED AND WATERED, WITH A MIN. OF 90% MOD.AASHTO. IN LAYERS OF NOT MORE THAN 150MM.
-ANY PROPOSING A SOIL FOUNDING OF SUBSURFACE BED FILL SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY. THE GUARANTEE SHALL BE FOR 10 YEARS.
-CONCRETE SURFACE BEDS SHALL HAVE A MIN. THICKNESS OF 75MM, STRENGTH NOT LESS THAN 15MPA AT 28 DAYS (4 5). WOOD FLOATED POWDERED TO THE SPECIFIED FINISH. SURFACE BEDS SHALL BE STEPPED DOWN AT THRESHOLDS AND WOOD GRANOLITHIC BLOCK FLOATING SHEETING LAID IN THE INSIDE PARTITIONS. STEPPED TO ABUT UP AND CROSSED INTO EXTERNAL WALLS UNDER BRICKSTOP DPC. TO COMPLY WITH PART 'J' OF THE NBR.
-FLOOR LEVELS TO BE A MINIMUM OF 150MM ABOVE GROUND LEVEL.

WALLS:
-EXTERNAL WALLS AND THE ASSOCIATED WATERPROOFING SHALL COMPLY WITH SCHEDULE No. 15 OF PART 'K' AND SCHEDULE 19 OF THE NBR. TO DIMENSIONS DETAIL.
-EMBEDDED 25MM BRICKSTOP DPC SHALL BE PLACED IN ALL WALLS AT A MIN. HEIGHT OF 150mm ABOVE GROUND LEVELS, UNDER WINDOW SILLS AND AT WINDOW HEAD LAID TO FALL WITH AND APPLIED AT ENDS, AND SLEEVED JUNCTIONS BY A MINIMUM OF 150MM.
-ALL BRICKWORK SHALL BE PLUMB AND TRUE, CORRECTLY BONDED, AT LEAST 230 OR 200MM EXTERNAL AND 110mm INTERNAL. TO COMPLY WITH PART 'K' OF THE NBR.
-ROOF TIMBERING SHALL BE SECURELY ANCHORED TO SUPPORTING WALLS WITH 30MM DIA WIRES HOOPED OR TIED DOWN 3 COURSES OF BRICKWORK OR TO ELEMENTS DETAIL.
-EXTERNAL COLLS ARE TO BE PLASTERED WITH 20mm WATERPROOF RENDERING.
-VERTICAL DRAINCPIPES, ROOF PIPE AND SHEETING SHALL CHANGES BUT COLOR LEVEL.

ROOFS:
-ALL ROOF CONSTRUCTION SHALL COMPLY WITH SCHEDULE No. 1 AND 3 OF PART 'L' OF NBR.
-PRINCIPAL RAFTERS, TIE BEAMS, AND PURLINS SHALL BE TO SPECIALIST MANUFACTURERS DETAILS. SHALL BEAR THE SABS MARK, AND SHALL BE MADE FROM KWK, MS STRUCTURAL TIMBER.
-ROOF CONSTRUCTION SHALL HAVE ADEQUATE CROSSBRACING, AND SHALL BEAR ON TRIANGULAR WALL PLATES.
-CEMENT ROOF TILES- ROOF TILES TO BE LAID AT A MIN. OF 10 DEGREES WITHOUT AN APPROVED UNDERLAY. RAFTERS SHALL BE SPACED AT MAX. 750MM CCS. BATTENS SHALL BE 50X38MM SPACED AT MAX. OF 350MM CCS. OR AS SPECIFIED BY MANUFACTURER.
-ROOF SHEETING- ROOF SHEETING TO BE LAID AT A MIN. OF 5 DEGREES WITHOUT AN APPROVED UNDERLAY. RAFTERS SHALL BE SPACED AT MAX. 1400MM CCS. BATTENS SHALL BE 76x38MM SPACED AT A MAX. OF 1200MM CCS. OR AS SPECIFIED BY MANUFACTURER.
-GENERALLY ADHERE TO ALL CHANGES IN ROOF LEVEL, AND JUNCTIONS BETWEEN ROOFS AND WALLS. FLASHINGS, COVERINGS AND EAVES SHALL BE INSTALLED TO MANUFACTURER SPECIALIST DETAILS.

CEILINGS:
-ANY CEILING HEIGHT OF ANY WHICH IS LESS THAN SHALL BE AT LEAST 2400MM EXCEPT FOR PASSAGES, BATHROOMS, SHOWERROOMS, LAUNDRY, WCS OR MEZZANINE FLOORS IN ACCORDANCE WITH PART 'D' SCHEDULE No. 1 OF THE NBR.
-6.5MM FLOAT PLASTERED 2X PVA PLASTERBOARD CEILING TO BE VERIFIED FIXED TO UNDERSIDE OF ROOF STRUCTURE AT MAX. 400mm CCS.
-INSULATION SHALL BE 10mm "RIPPLE" OF SMALL RIP FIBREGLASS WITH WOOL BLANKET. AS SPECIFIED BY ARCHITECT.

PLASTERING:
-INTERNAL 1.5MM LIGHT PLASTER IN ALL BE 1.5 PARTS SAND AND 1 PART CEMENT LAID TO A MAX. THICKNESS OF 19MM STRIPPED OFF WITH A TIMBER FLOAT. CONTRACTOR TO PROVIDE A FINISH SAMPLE INCLUDED PART FINISH OF ARCHITECTS APPROVAL.
-EXTERNAL 10MMES EXTRA LIGHT PLASTER SHALL BE 1.5 PARTS SAND AND 1 PART CEMENT LAID TO A MAX. THICKNESS OF 15MM STRIPPED OFF WITH A TIMBER FLOAT. CONTRACTOR TO PROVIDE A FINISH SAMPLE INCLUDED PART FINISH OF ARCHITECTS APPROVAL.
-EXTERNAL 6.5MM FINAL PLASTER FINISH TO MATCH EXISTING OR IN THE CASE OF AN ALTERATION AND ADDITION.

ELECTRICAL:
-ALL ELECTRICAL INSTALLATION SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH SABS 0142- THE WIRING OF PREMISES, PART V OF THE NBR AND AS PER DRAWINGS.
-SWITCH, PLUG, AND LIGHT FITTINGS TO COMPLY WITH SANS TO ARCHITECTS DRAWINGS SPEC.
-UNLESS OTHERWISE SHOWN, ALL PLUG SHALL BE ALLOT AT 300MM ABOVE FFL TO THE CCS OF THE COVER PLATE, UNLESS OTHERWISE SHOWN. ALL LIGHT SWITCHES SHALL BE FIXED AT 1100MM ABOVE FFL TO THE CCS OF THE COVER PLATE.

GENERAL:
-ADEQUATE PARKING TO SPECIALIST DETAILS/SPECIAL TO BE LAID TO FALLS AS SHOWN ON DRAWINGS.
-ALL SHADE WALLS TO BE PROVIDED WITH A SPLASH SCREEN TO A MIN. HEIGHT OF 150MM.
-MIN. HEIGHT OF A BALUSTRADE TO BE 1000MM TO COMPLY WITH PART 'K' OF THE NBR.

REVISION No:	DATE :	DESCRIPTION:

DISCIPLINE
ARCHITECTURE

EMIS No.
TBC

RESPONSIBLE PROFESSIONAL - DESIGN

NAME & SURNAME	SIGNATURE	PR. NUMBER
Andile Ngaka		

CLIENT NAME

GAUTENG PROVINCE
EDUCATION
REPUBLIC OF SOUTH AFRICA

PROJECT CONTRACTOR:
MOTHEO CONSTRUCTION GROUP
CONSTRUCTION • CIVILS • WATER • ELECTRICAL • ACADEMY
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PROJECT NAME
PROPOSED MASTERPLAN MAYBERRY PRIMARY SCHOOL, ERF 1482 MAYBERRY PARK

DRAWING DESCRIPTION
SITE DEVELOPMENT PLAN

SCALE	DRAWN	DESIGNED
As indicated	Andile Ngaka	Andile Ngaka

PROJECT No.	DRAWING NO.	REV NO.
255	255-MAY-A-S2-NDS-001	