

**A. GENERAL:-**  
1. This drawing is to read in conjunction with the engineer's drawings, the electrical layout, the key to the electrical layout and the schedule of finishes.

**B. BYLAW REQUIREMENTS**  
All building work and any plumbing and drainage installations must be carried out by the contractor in accordance with the National Building Regulations and Building Standards Act No 103 of 1977 and amendments.

**C. CODES OF PRACTICE AND MANUFACTURERS SPECIFICATIONS**  
All work shall be carried out in accordance with SANS and NBR standards and Codes of Practice and or manufacturers specifications or recommendations except in so far as such specifications etc do not conflict with any ByLaw.

**D. LIGHTING AND VENTILATION**  
to comply with Part O of SANS 10400.

**E. HEALTH**  
Rodent proofing to comply with public health regulations R1441 of 23/09/66.

**F. DRAINAGE:-**  
1. The contractor is required to ensure that the local authority installs necessary stormwater and/or sewer connections before drainage work commences. It is thereafter the contractor's responsibility to ensure adequate falls to these connections.  
2. Approval for the siting of septic tank and/or soakpits together with any percolation tests which may be required is to be obtained from the local authority by the contractor before commencing any building work.  
3. The contractor is responsible for ensuring that stormwater damage to the work in progress or the neighbouring properties does not occur during construction and that the surface water drainage is adequate.  
4. All sanitary fittings to be trapped and/or vented to local authority requirements.  
5. All bends and junctions in drains to be provided with inspection eyes at 26m centres.  
6. Adequate access panels to be fitted in all ducts over inspection eyes.  
7. All boundary walls to contain weepholes/ drainage grids.  
8. No roof run-off gutters is to be connected to the sewer system.

**G. DOORS AND FRAMES:-**  
1. External frames to be Aluminium. (Refer to Schedule)  
2. Internal frames to be hardwood. (Refer to Schedule)  
3. External doors to be Aluminium. (Refer to Schedule)  
4. Internal doors to be flush panel semi hollow core faced in.  
5. Doors in timber to be provided with 1 pair(internal) and 1.5 pairs(external) 100mm brass butt hinges and lockset.

**H. WINDOWS:-**  
1. Windows to be natural anodised 25's section aluminium and sealed.  
2. All glass exceeding 1 Sq.m in area on any door or window and any glass within 500mm of the floor shall be safety glass complying with NBR NNS.

**I. GLAZING:-**  
1. All glazing is comply with the SANS 10400 part 'N' and NBR  
2. Glazing to bathrooms and WC's to be in obscure glass.

**J. SITING AND EXCAVATIONS:-**  
1. All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.  
2. Contractor is to check all dimensions and levels before commencing work and report any discrepancies to drawing service.  
3. Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with local authority inspector before commencing work.  
4. If the site is found to contain clay, shale, ground water or any other suspect soil condition, then all foundations are to be to professional engineer's details and built under his supervision.  
5. All foundations to be taken to hard, virgin ground. No back filling over excavated areas will be permitted. Foundation depths to be determined on site.

**K. WALLS:-**  
1. Two courses of brickwork to be reinforced in with brick-force. Solid cement mortar joint below wallplate level, above window head level and below window cill level.  
2. Unplastered external walls to be bagged and bitumen painted between skins.  
3. All brickwork below ground level to be bricks recommended for the purpose by the manufacturer.  
4. Gundle 'brickgrip' DPC's to be provided over all slabs, under all cills, parapets and elsewhere as required by the local authority and in accordance with NBR and window systems.  
5. Galvanised steel coil outguards, lapped and soldered at joints to be to local authority requirements.  
6. Two vermin-proofed airbricks to be provided in the external walls of all habitable rooms.

**L. SURFACE BEDS:-**  
1. Surface beds to be 100mm concrete of mix not weaker than 1:3:6 by volume, reinforced with 6mm diameter GMS rods at 300 centres both directions or equal mesh.  
2. Surface beds to be laid on Gundle UFS green membrane on ground poisoned by specialist to SABS requirements.

**M. WALLS:-**  
1. To be built strictly in accordance with professional structural engineer's details under his supervision.  
2. Finish to be plastered unless otherwise noted.

**N. SWIMMING POOL:-**  
1. Pool to comply with SANS 10400 Part 'D'  
2. Property to be fully fenced and installed with fully automatic gate

All levels and dimensions to be checked on site before work commences natural ground level in approx. position only. Written dimensions to be taken in preference to scaling. All structural requirements, slabs and staircases to engineers specs. No walls or foundations to encroach over boundary. Three course brickwork to provide with brickforce. PC lintols to be provided over all doors and windows AG and DPC where necessary. 5% soil poison under all surface bed and driveways  
0. minimum 2 air bricks per room.

1. Cut banks as required on drawing to be in level with FFI.  
2. Firedoor to be 40mm solid hardwood with 25mm rebate self closer.  
3. handrails to be provided where vertical drop exceeds 1m  
4. Indicate size and position of water meter and connection.  
5. All finishes to match existing.  
6. Cold water supply 20mm o polycop cold water pipe to dwelling.  
7. All materials should be of quality as well a stamp of SABS stamp of approval.  
8. Duct surface must be finished of with vinyl tiling (150x150).

**DPC.ANTGUARD.SOIL POISONING**  
\*Soil under all covered areas including foundation trenches to be poisoned, chlordan poison by specialist applicator. dpc to be gunplas brickgrip minimum 150mm above ground.

**FLOOR CONTRUCTION. AND FOUNDATIONS**  
foundations taken down to solid founding all to engineers detail. surface mesh: mesh reinforced concrete on 250 microns gunplas usb sabs damp proof membrane underlay, membrane to be turned around the perimeter for full thickness of slab. 25mm screed required for floor finish.

**STAIRS AND BALUSTRADING**  
- all stairs minimum 250 tread and risers maximum 200  
- 1m high balustrading to comply with part 'D' sabs 0400/NRB.

**WATER RETICULATION**  
- all underground piping HDPE  
- all surface and internal piping copper, water supply to comply with TT33

#### AREA SCHEDULE

CLASSIFICATION: WORSHIP

SITE AREA 800m²  
PERMITTED COVERAGE (60%) 480m²  
PERMITTED FAR 1  
ROAD FRONTAGE 18m  
FRONT BUILDING LINE 5m  
SIDE & REAR BUILD LINE 2m

PROPOSED  
CHAPEL MASS 169m²  
PULPIT/ STAGE AREA 36m²  
OFFICE 9m²  
KIDS AREA 8m²  
WASH AREA 3.4m²  
ENTRANCE FOYER 43m²  
PWD TOILET 2.3m²  
MALE ABLUTIONS 9m²  
FEMALE ABLUTIONS 8m²  
TOTAL = 287.7m²

PROPOSED COVERAGE (35%)  
PROPOSED FAR (0.35)

#### PARKING SCHEDULE

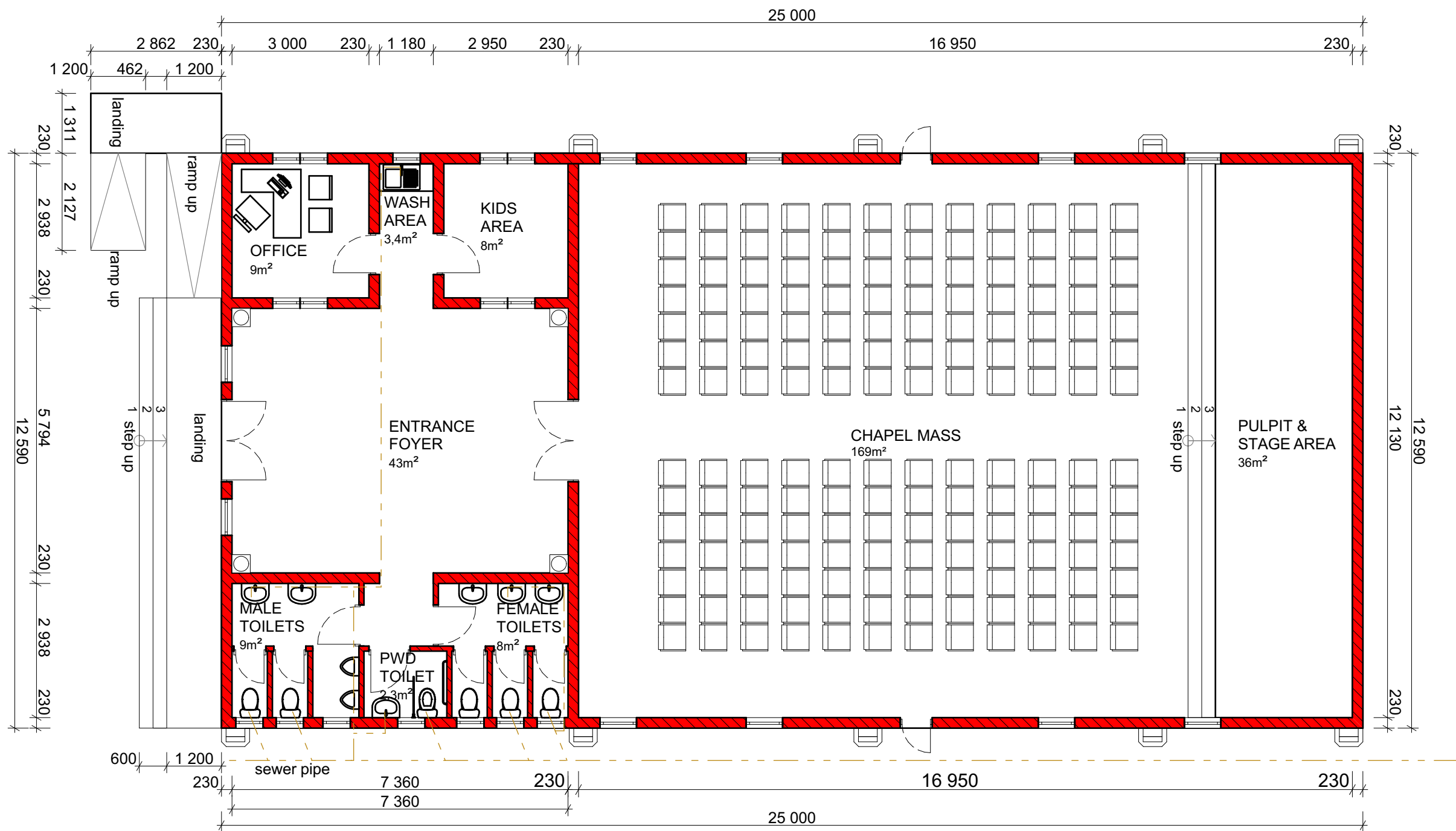
CLASSIFICATION: WORSHIP

1 Parking area, per 25m² (not fixed seats).  
Thus,  
for Chapel mass area= 7parking bays,  
for Office area = 1parking bay.

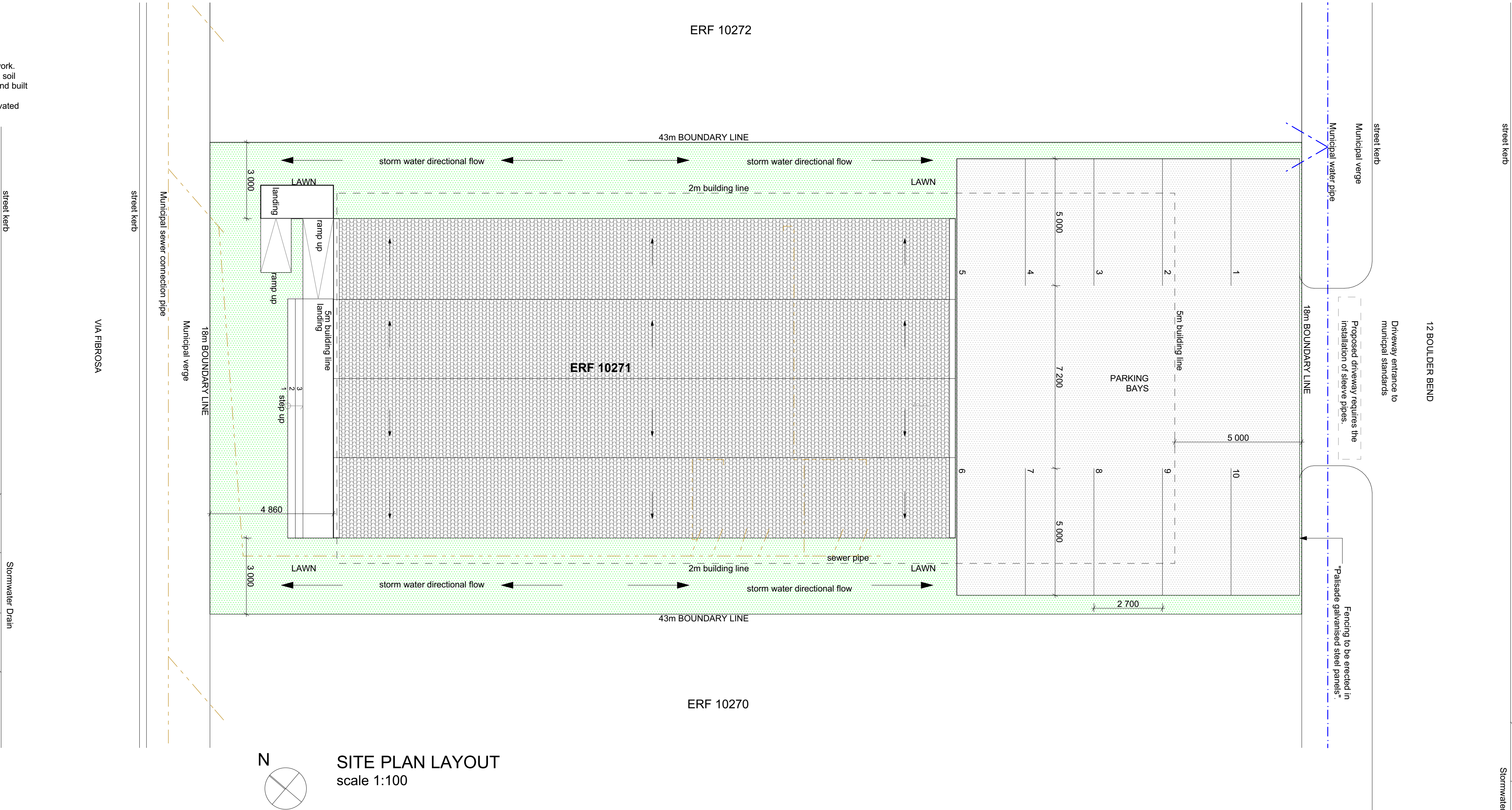
8 PARKING BAYS REQUIRED  
10 PARKING BAYS PROVIDED

#### LANDSCAPE SCHEDULE

HARDEND SURFACE 336m² = 42%  
(CONC. ROOF & CONC. STEPS)  
SOFT SURFACE 464m² = 58%  
(19mm RAW STONE LAYED ON LAWN @ PARKING BAYS & LAWN THROUGHOUT SITE)



GROUND STOREY PLAN LAYOUT  
scale 1:100



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Project description:

Proposed new Worship Chapel.

Clients Name : Mr & Mrs Govender  
Clients contact : 083 334 7120  
Street address : 12 Boulder Bend  
Cadastral : ERF 10271

Clients signature:.....

Drawing title:  
Site Development Plan

Drawing status:  
For Submission

Drawn by : M.S Langa  
Checked by: M.S Langa  
SACAP reg: PSAT 24741557

Architects signature:.....

Drawing scale:  
As shown

Drawing #  
DN\_20/100  
Date:  
26 May 2020

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