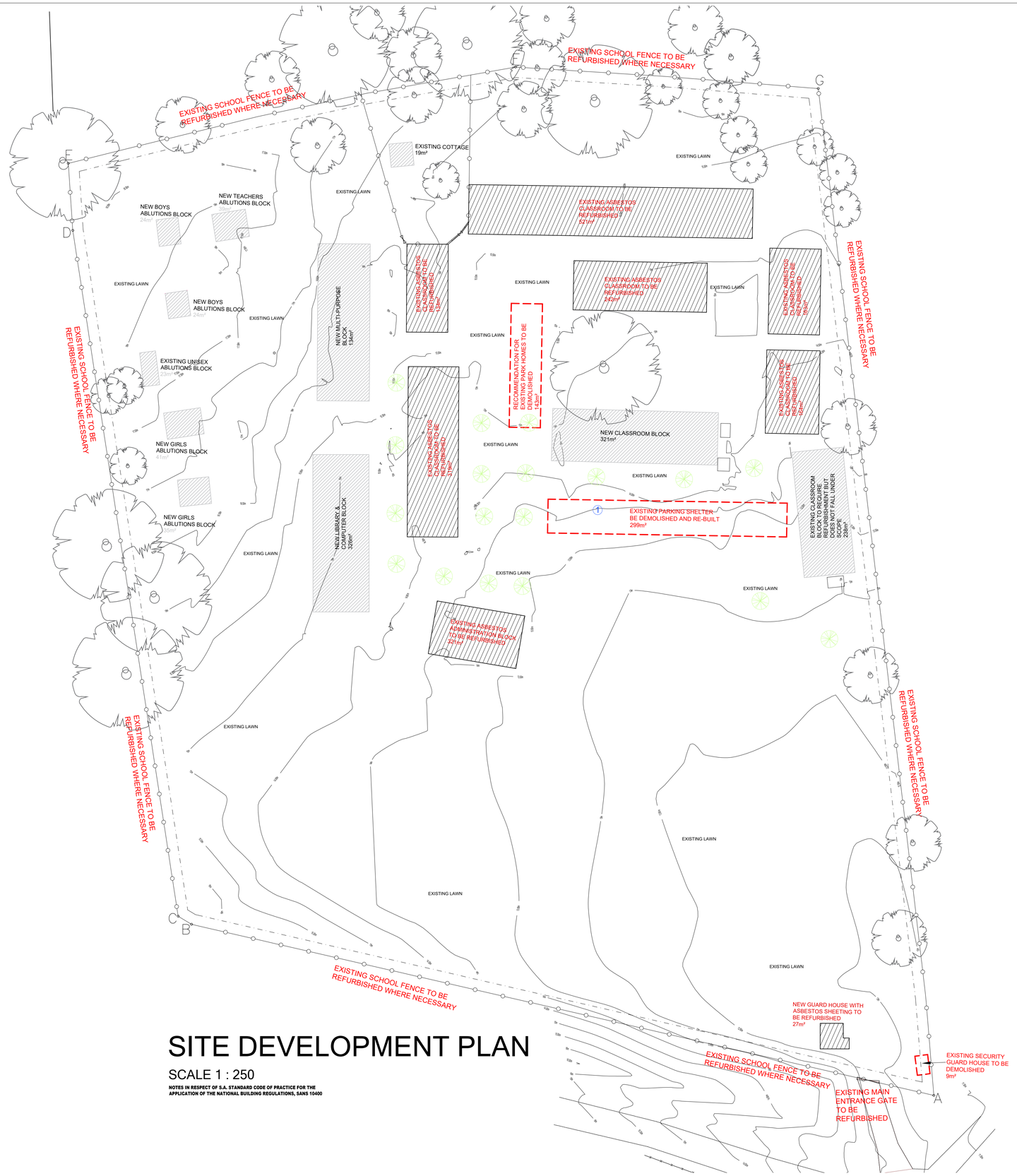


# SITE DEVELOPMENT PLAN

SCALE 1 : 250

**NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SANS 10400**

**RESTORATION SCHEDULE:**

DEMOLITION WORK
DEMOLITION OF INAPPROPRIATE STRUCTURES
REFURBISHMENT WORK

1. BREAKING UP OF CONCRETE FLOOR SCREEDS
2. BREAKING UP OF CONCRETE FLOOR SLABS WHERE APPLICABLE, PREPARE FOR NEW AND MAKE GOOD.
3. CONSTRUCTION OF NEW CONCRETE FLOOR SLABS & 20mm SCREED
4. HACK-OFF DAMAGED PLASTER, PREPARE FOR NEW AND MAKE GOOD
5. RE-PLASTERING OF WALLS
6. PREPARE WALLS FOR INTERNAL PAINT - REFER TO FINISHES SCHEDULE FOR APPLICATION AND PAINT SPECIFICATION
7. PREPARE WALLS FOR EXTERNAL PAINT - REFER TO FINISHES SCHEDULE FOR APPLICATION AND PAINT SPECIFICATION
8. REMOVAL AND REPLACEMENT OF DAMAGED CEILING AND CORNICES + PAINTWORK
9. REMOVAL OF DAMAGED ROOF AND REPLACEMENT WITH NEW SIMILAR / APPROVED ROOF TO COMPLY WITH SANS 10400 PART KK13
10. REMOVAL OF EXISTING GUTTERS AND DOWNPIPES (WHERE APPLICABLE) AND INSTALLATION OF NEW / REDRESSING OF GUTTERS AND DOWNPIPES
11. INSTALLATION OF NEW BARGE BOARDS AND FASCIA BOARDS + PAINTWORK
12. REMOVAL OF EXISTING DAMAGED FENCE AND INSTALLATION OF NEW FENCE ACCORDING TO MANUFACTURERS SPECIFICATION
13. REFURBISH ELEVATED TANKS
14. REMOVAL AND REPLACEMENT OF EXISTING BROKEN WINDOWS / GLASS
15. REMOVAL AND REPLACEMENT OF DOORS AND INSTALLATION OF NEW LOCKSETS.
16. REFURBISHMENT OF ABLUTIONS

## CONSTRUCTION NOTES

**A. FOUNDATIONS**

1. Foundation to be 700mm wide x 250 thick, 25 mpa concrete strip footing under all walls.
2. They are to sit on firm compacted ground (excavated trenches) with a minimum of 700mm below ground level and to engineers approval upon inspection.

**B. BACKFILL**

1. Fill & imported fill to be approved clean earth, well watered & rammed in layers not exceeding 150mm in depth and thoroughly consolidated to a density of 95% mod ashto.

**C. FLOORS**

1. All to Engineers detail and specification,

**D. WALLS**

1. All walls are to comply with "Part K" of the National Building Regulations.
2. COROBRICK COMMONS to be used where to recieve plaster. COROBRICK ENGINEERING Bricks to be used below ground level in foundation walls.
3. Brickforce to every 3rd course up to window head height thereafter all courses from window head to underside of wallplate. Galvanised crimp wire wall ties (7 per square metre - laid staggered).
4. External face of inner skin to be painted bitumen paint. 375 micron embossed damp-proof membrane stepped below all window cills.
5. Where plaster is required internally (13 - 16mm thick) ratio must be 1:5 cement:sand mix. Beam filling to underside of roofing sheets.
6. Control joints to be provided in accordance with engineers specifications & must be seated with 12mm deep polysulphide sealant with backing strip and impregnated softboard.
7. All internal brickwork to have brickforce at every third course of brickwork.
8. All founding and / or retaining wall to Structural Engineers details.
9. P.C. lintols to be installed over all new openings wheres walls to be plastered and painted.
10. **All Facebrick on edge lintols strictly to eng. detail**

**D. ROOF**

1. Safintra 0,5mm thick AZ150ZincAl Widedek profile roof sheeting, fixed to intermediate steel purlins at 1600mm centres and to ridge and eaves purlins at 1350mm centres, 12x55mm long class3 metal self drilling screws at every second crest at intermediate purlins and every crest at eaves purlins all in accordance with the manufacturer's recommendations.
2. The sheeting shall be Widedek trapezoidal type profile as manufactured by Safintra Roofing.
3. The profile shall be roll-formed with 5 trapezoidal ribs at 191mm centres with a nett cover of 760mm.
4. The rib height shall be 29mm and shall be fixed in accordance with the manufacturer's recommendations
5. Widedek sheeting the recommended minimum pitch for slopes in excess of 15m is 10° and for slopes less than 15m is 7.5°
6. Widedek sheeting can be ordered in any length, subject to transport limitations up to 13,2m . Longer lengths require special transport arrangements.
7. Purlin spacings are dependant on both downward loading and negative suction loading caused by wind. The engineer should be consulted to calculate the load (kN/m²) for particular application

| CONCRETE MIX RATIO'S | | | |
|---|---|---|---|
| STRENTH | UNIT.CEM | UNIT SAND | UNIT STONE |
| 10MPa | 2 | 3.5 | 3.5 |
| 15MPa | 2 | 3 | 3 |
| 25MPa | 2 | 2.5 | 2.5 |
| 30MPa | 2 | 2 | 2 |

## ACCOMMODATION SCHEDULE

EXISTING BUILDINGS TO BE RETAINED & REFURBISHED
CONCRETE WALKWAY
EXISTING BUILDINGS TO BE DEMOLISHED

SITE AREA:28364.3m² / 2.83Ha

## PROJECTED HUMAN CAPITAL TABLE (new school)

| | total | female | male |
|---|---|---|---|
| GRADE 8 | | | |
| GRADE 9 | | | |
| GRADE 10 | | | |
| GRADE 11 | | | |
| GRADE 12 | | | |
| TOTAL | 1324 | 667 | 657 |
| STAFF | | | |

## CURRENT HUMAN CAPITAL TABLE

| | total | female | male |
|---|---|---|---|
| GRADE 8 | 283 | 127 | 156 |
| GRADE 9 | 226 | 117 | 109 |
| GRADE 10 | 278 | 144 | 134 |
| GRADE 11 | 154 | 95 | 59 |
| GRADE 12 | 141 | 63 | 78 |
| TOTAL | 1082 | 546 | 536 |
| STAFF | | | |

NOTES:

**GENERAL DRAWING NOTES**

- THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECTS.
- ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL REGULATIONS.
- DRAWINGS NOT TO BE SCALED, ONLY ANNOTATED DIMENSIONS TO BE USED.
- ALL RELEVANT DATUM LEVELS, DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED BY THE MAIN CONTRACTOR AND ANY DISCREPANCIES ON THE DRAWINGS OR BETWEEN THE DRAWINGS ARE TO BE REFERRED TO THE ARCHITECT.
- CONTRACTOR TO CHECK ALL QUANTITIES PRIOR TO ORDERING AND MANUFACTURE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.

**NOTES FOR ELECTRONIC DRAWINGS**

- THIS DRAWING MAY BE ISSUED ELECTRONICALLY.
- THIS DRAWING CONTAINS EXTERNAL REFERENCES (XREFS) WHICH SHOULD BE BOUND INTO THE DRAWING PRIOR TO ISSUE. PLEASE REFER ALSO TO REVISION NOTES ON THESE DRAWINGS.

**REFERENCE DRAWING**

| NO. | DRAWING NUMBER | DESCRIPTION |
|---|---|---|
| 01 | 1013-023-0100 | CL4 & CL2 FLOOR PLANS & ROOF PLANS |
| 02 | 1013-023-0101 | 2x CL2 FLOOR PLANS & ROOF PLANS |
| 03 | 1013-023-0102 | CL3 & ADMIN FLOOR PLAN & ROOF PLANS |
| 04 | 1013-023-0103 | CL6 & HALL FLOOR PLANS & ROOF PLANS |
| 05 | 1013-023-0104 | GUARD HOUSE ROOF PLAN |

**REVISION**

| NO. | DATE | REVISION | REV. BY |
|---|---|---|---|
| 04 | 15/09/2022 | FOR TENDER | M. BHENGU |
| 03 | 30/07/2019 | ADDED SECURITY GUARD HOUSE | S.MCHUNU |
| 02 | 28/06/2019 | FOR TENDER | S.DLAMINI |
| 01 | 13/06/2019 | FOR APPROVAL | S.DLAMINI |

**SIGPRO SIGNATURES**

| | NAME | SIGNATURE | DATE |
|---|---|---|---|
| DESIGNED | M. MADIBA | | 23/05/2019 |
| DRAWN BY | M. BHENGU | | 15/09/2022 |
| ENGINEER | | | |
| PROJECT MANAGER | S.SHAZI | | 23/05/2019 |

**CLIENT DEPARTMENT SIGNATURES**

FACILITY STAMP

FACILITY MANAGER

INFRASTRUCTURE MANAGER

GENERAL MANAGER

**Checked by Professional Consultant**

Name

Signature Date

SIGPRO
ENGINEERING AND PROJECT MANAGEMENT

DBSA Development Bank of Southern Africa

**NORTHERN REGION**

Project
KZN DOE INFRASTRUCTURE DEVELOPMENT AND MAINTENANCE PROGRAMME

Drawing Description
**MATAMZANE DUBE SECONDARY SCHOOL - SITE DEVELOPMENT PLAN**

Drawn: SIGPRO Date: 13/06/2019

Scale/s:
**AS SHOWN**

Consultant Drawing Number:
1013-023-0001-REV 4

DBSA Drawing number
500124283

**Stamped by Plans Approval Committee**

FOR TENDER