

Schedule of Rights		
Township	Pedestrian Use	
Use	1010	
Address	Sutcliffe Rd, Pedestrian Use, 1010	
zoning	CURRENT	PROPOSED
General Residential Zone (General House) As per use		
Site Area	2852.01 m²	
Building Lines	An building line on all street boundaries, 2m all other boundaries	
Site Area	2852.01 m²	
Parking	REQUIRED	PROPOSED
1.25 bays/bedrooms 21 bays + 27 bays 1 bay/100m² restaurant 100m² restaurant = 2 bays TOTAL = 31 bays		
8 bays on site 27 off site TOTAL = 35 bays		
Height Zone	REQUIRED	PROPOSED
E10		

Schedule of Areas		
Township Name	Ex Ground Floor	4800
SubTOTAL Ground Floor	SubTOTAL Ground Floor	3392
Ex First Floor	Ex First Floor	2410
SubTOTAL First Floor	SubTOTAL First Floor	3731
TOTALS	TOTAL OF ALL FLOOR AREAS	19101
	TOTAL OF FLOOR AREAS	19101
	TOTAL OUTLINE OF ALL COVERED AREAS	1029 m²
	ALLOWED	ACTUAL
Coverage	60%	35.91%
FAR	1	0.67

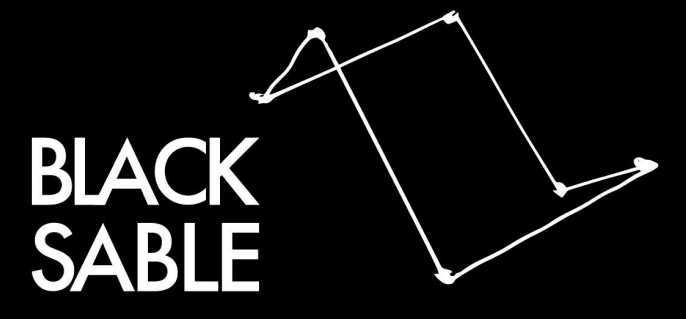
Parking		
Parking	REQUIRED	PROPOSED
1.25 bays/bedrooms 21 rooms + 27 bays 1 bay/100m² restaurant 100m² restaurant = 2 bays TOTAL = 31 bays		
6 bays on site 27 off site TOTAL = 33 bays		
TOTAL = 31 bays		
TOTAL = 33 bays		

Public Parking		
Public Parking	Existing Public Parking = 55 bays NEW Public Parking = 27 bays New Hotel Parking = 0 bays	
TOTAL = 87 bays (33 New Bays)		

KEY		
■	New Parking Bays	
■	New Infrastructure	

General Notes		
All measurements of municipal and other authorities concerned must be achieved to Contractors and subcontractors are to check all dimensions and levels on the building site before commencing with any work. Figure dimensions to be taken in preference to scaled measurements and large-scale details supersede small scale drawings. The design and content of this drawing is the property of Black Sable Design (Pty) Ltd and the copyright thereof is reserved by it.		
Plumbing and drainage:		
1.	All plumbing in accordance with NBR SANS 10400	
2.	All drainage runs to be accessible along their entire length	
3.	KPI to be carried out 2m above any window or door opening in the building or on any other building within a distance of 1m	
4.	Insulating pipes (IE's) to be provided at all levels & junctions of soil & waste pipes	
5.	Flooring over IE's to be provided at heads of drains & at a maximum 20m spacing along runs of drains	
6.	Marked covers to be provided at ground level for all IE's	
7.	Roof drains to be fitted to all waste fittings	
8.	Soil drains under buildings to be protected from all vertical settlement	
9.	Waste water pipes having a vertical drop exceeding 1200mm to the main drain to be air-primed	
10.	All branch drains exceeding 6m in length to be vented	
11.	All materials used are to be in accordance with the manufacturer's technical specifications	
12.	Waste water pipes to be min 100	
13.	Drainpipes to be min 1000	
14.	Pipe sizes	
	baths	50mmØ PVC wastepipe
	showers	50mmØ PVC wastepipe
	sew's	100mmØ PVC soil pipe
	urinals	50mmØ PVC soil pipe
15.	All drainage to min. fall of 1:40	
Compliance certificate to be provided at the end of the installation.		
Brickwork notes:		
1.	Foundation brickwork to have brickface every course. Other brickwork generally to have brickface every 5 courses unless otherwise indicated/specified by engineer	
2.	Parapets to have other course/brick coping unless otherwise indicated/specified	
3.	300 minimum (top) (brickwork) stepped down at floor level	
Structural notes:		
1.	All structural work and setting of members by engineer and/or design and supply manufacturer	
2.	Precast concrete lintels over door and window openings as necessary to engineer specifications with 4 courses of brickwork over. Lintels to have and bearing of min 150mm on each side	
Fire codes:		
All building to be in accordance with n.b.r/sans 10400 for the relevant class of occupancy		
Glazing notes:		
All glazing of windows and doors to comply with n.b.r/sans 10400		
Special notes:		
All work to comply with n.b.r/sans 10400, and be carried out by registered professional. Compliance certificate to be provided at end of the installation.		
References to comply with the Trade Practices for trades (SANS 10400) and contract documents (incl. Brickwork, reinforcement, etc. limits, etc.) Terms prevailing beneath floor slabs to comply with n.b.r/sans 10400		

No.	Description	Date
1	Issued For Information	26.07.2024
2	Issued For Information	02.08.2024
3	Issued For Information	11.11.2024
4	Issued For Information	10.01.2025
5	Issued For Information	16.02.2025
6	Issued For Information	16.02.2025
7	Issued For Information	16.02.2025
8	Issued For Information	16.03.2025



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Jacobus J. Uys Principal P1 Arch-A1759177

MORE family Collection

Milkwood Manor

Site Development Plan

Project number	073_Milkwood Manor
Date	2025/03/10 16:55:06
Drawn by	JR
Checked by	JU
Drawing No.	073_SDP_A-02
As indicated	Revision No: 8

0_Site Development Plan
1:200