



SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
ERF NO	TOWNSHIP	ERF AREA	
1615	WEIRDA PARK EXT 1	1982 sq m	
ZONING INFORMATION			
TOWN PLANNING SCHEME	TSHWANE TOWN PLANNING SCHEME 2008 REV. 2014	REVISED SCHEME	2014
USE ZONE	RESIDENTIAL 2	ANNEXURE NO	
DEVELOPMENT CONTROL MEASURES			
PERMISSIBLE	CONTROL	ACTUAL	
2 STOREYS	HEIGHT ZONE	2 STOREYS	
50%	COVERAGE	42%	
0.3	FLOOR AREA RATIO	0.7	
9 DWELLING UNITS	DENSITY (DWELLING UNITS PER HECTARE)	AS PER SDP	
9 DWELLING UNITS	NO OF DWELLING UNITS ON ERF	9 DWELLING UNITS	
AS PER SCHEME	BUILDING LINES	AS PER SDP	
PARKING			
SECTIONAL TITLE BUILDING	1 Covered + 1 Habitable Rooms + 2 Covered + 2 Paved + 3 Habitable Rooms or more + 1 Units	26 bays required	
PARKING BAYS ACCORDING TO RATIO IN ANNEXURE T		26 parking bays provided	

GENERAL NOTES:

- ALL MATERIALS AND CONSTRUCTION MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT NO 103 OF 1977) INCLUDING ALL AMENDMENTS AS WELL AS THE BY-LAWS OF THE LOCAL AUTHORITIES.
- NO DIMENSIONS TO BE SCALED.
- DIMENSIONS TO BE CONFIRMED ON SITE.
- 3 DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
- THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.

DRAINAGE:

- ALL WORK TO BE CARRIED OUT BY LICENSED DRAIN LAYERS & PLUMBERS & ALL WORK TO COMPLY WITH LOCAL AUTHORITY BY LAWS.
- ALL WATER CONNECTIONS TO FIRE HOSE REELS ARE TO BE MINIMUM 25mm DIAM. ALL COLD WATER CONNECTIONS TO FIRE HOSE REELS ARE TO BE MINIMUM 15mm DIAM.
- ALL WASTE PIPES TO WHB & SINKS ARE TO BE MINIMUM 50mm UNLESS STIPULATED OTHERWISE ON PLANS.
- WHERE THE WASTE PIPES ARE CONNECTED TO THE WC'S SEWER PIPE AS PER PLAN, THESE CONNECTIONS MUST BE SUPPLIED WITH A 50mm VENT VALVE.
- ALL GEYSERS INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATION WITH A DRIP TRAY AND SABS 0254 & SANS 10400 204 & XA REGULATIONS.
- RODDING EYES ON THE SITE SEWER LINE ARE TO BE SUPPLIED AT MAXIMUM 25m INTERVALS.
- INSPECTION EYES AT ALL BENDS AND JUNCTIONS OF DRAINS, WITH MARKED ACCESS EYES TO DUCTS & IES TO BOTTOM OF STACKS.

MIN. FALL OF 100mm DRAINS TO BE 1:40 WITH MIN. OF 300mm COVER WHERE FALL EXCEEDS 1:10. BACK DROPS TO BE PROVIDED TO ENSURE MAX FALL ONLY.

TYPICAL GULLEY DETAIL:

GLASS NOTE:

- GLAZING TO COMPLY WITH SANS 10400 PART N
- GLASS AREA VS. THICKNESS:
 - 0 - 0.75m² 3mm THICK GLASS
 - 0.75 - 1.5m² 4mm THICK GLASS
 - 1.5 - 2.1m² 5mm THICK GLASS
 - 2.1 - 3.2m² 6mm THICK GLASS
- ALL GLASS PANES IN DOORS MUST BE SAFETY GLASS UNLESS SMALLER THAN 1m² AND 6mm THICK. MARKERS MUST BE PLACED ON GLASS ON GLASS PANELS WHERE THERE IS POSSIBILITY THAT A PERSON MAY NOT SEE THE GLASS.
- ALL GLASS PANELS 300mm AND LOWER TO FLOOR LEVEL SHOULD BE SAFETY GLASS UP TO THE FIRST HORIZONTAL MULLION.

ALL GLASS PANELS IN SHOPFRONTS 1m² AND BIGGER SHOULD BE SAFETY GLASS

FILLING / COMPACTION:

- ACCORDING TO ENGINEER
- ALL FILL UNDERNEATH FLOORS AND FOUNDATION SURFACES TO BE COMPACTED IN LAYERS OF 150mm MOD. ASHTO.
- ALL IN-SITU FOUNDATION SURFACES TO BE RIPPED AND SCARIFIED 150mm DEEP AND COMPACTED TO 95% MOD. ASHTO.

CONCRETE AND FORMWORK:

- ALL CONCRETE COLUMNS AND BEAMS SHOULD BE INSITU WITH A STANDARD 45° CHAMFER AS PER STRUCTURAL ENGINEER
- ALL CONCRETE SLABS AND SURFACE BEDS TO BE CAST WITH 25mm SOFT BOARD BETWEEN BRICKWORK AND CONCRETE WORK. STRICTLY TO ENGINEER'S SPECIFICATION
- ALL CONCRETE WORK ETC. TO STRUCTURAL ENGINEERS SIZES AND SPECIFICATIONS

GENERAL:

- ALL FINISHED FLOOR LEVELS (FFL) ARE TO BE MINIMUM 170mm ABOVE THE NATURAL GROUND LEVEL.
- FOUNDATIONS TO BOUNDARY WALLS NOT TO ENCRUST OVER BOUNDARY LINES. ALL ELECTRICAL AND DRAINAGE WORK IS TO BE EXECUTED BY REGISTERED TRADESMEN.
- ANTI POISSONING UNDER ALL SURFACE BEDS
- GEYSER TO COMPLY WITH SANS 0254

EXPANSION JOINTS:

- ALL EXPANSION JOINTS TO ENGINEERS DETAIL.
- STRUCTURAL MOVEMENT JOINTS TO ENGINEERS DETAIL.
- NO FLOOR, WALL OR OTHER COVERING MAY BE TAKEN OVER AN EXPANSION JOINT WITHOUT THE NECESSARY PROVISION FOR MOVEMENT JOINTS

WOOD NOTE:

- WOOD TO COMPLY WITH SANS 0163.
- ALL WOOD TO BE USED OF MINIMUM S.A. PINE GRADE 5 ACCORDING TO SABS STANDARDS UNLESS OTHERWISE STATED.

WORK BY OTHERS:

- SEE CIVIL ENGINEERS DRAWINGS FOR SITE SEWER, SEWER CONNECTION, STORM WATER HANDLING AND ALL SUB BASES TO PAVING, SURFACE BEDS AND PARKING AREAS.
- ALL PAVING 1 DEG. SLOPE AWAY FROM BUILDINGS.
- SEE STRUCTURAL ENGINEERS DRAWINGS FOR ALL FOOTINGS.
- FOUNDATIONS AND RETAINING WALL DETAILS, SIZE AND SPECIFICATIONS.
- SEE MECHANICAL ENGINEERS DRAWINGS FOR ALL MECHANICAL VENTILATION.
- ALL WORK TO BE EXECUTED IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS AND COUNCIL APPROVED DRAWINGS. ALL DISCREPANCY OR VARIATION IN DIMENSIONS, POSITIONS, OR SPECIFICATIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY, AS WELL AS ANY UNCLEAR OR UNREADABLE INFORMATION ON SCHEDULES OR DRAWINGS.

Key Legend

- Guardhouse
- Refuse Yard
- Block A
- Block B

Drawing Index

Dwg no.	Dwg title
17-178-P100	SDP
17-178-P101	Roof Plan
17-178-P102	Ground floor Plan
17-178-P103	First floor Plan
17-178-P200	Elevations Block A
17-178-P201	Elevations Block B
17-178-P202	Sections A,B,C,D
17-178-P300	Electrical layout GF
17-178-P301	Electrical layout FF
17-178-P302	HOT & COLD water reticulation
17-178-P400	Door Schedule 01
17-178-P401	Door Schedule 02
17-178-P402	Door Schedule 03
17-178-P403	Door Schedule 04
17-178-P500	Guardhouse

PLEASE NOTE:
All concrete work, all timber, all waterproofing as per Struct. Eng. specification
All Parapet walls to be waterproofed

Drainage Legend

- 50mmØ uPVC WP
- 110mmØ uPVC SP
- Access panels to ducts only at joints

Please Note:
Levels and steps to be determined on site by contractor to be approved by client and architect

No. Revisions _____ Date _____

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Architect _____
Engineer Sulayman Akoo
Client _____
Sulayman Akoo (X-Factor)
Project _____
ERF 1615 Weirdepark ext 1 Willem Botha residential development

Drawing title
First Floor Plan
Scale 1:100
Date 2016/04/13

Drawing no. 17-178-P103
Revision _____
Drawn LM
Checked SVT