



**Ground floor plan**  
Scale 1:100

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

**Drainage Legend**

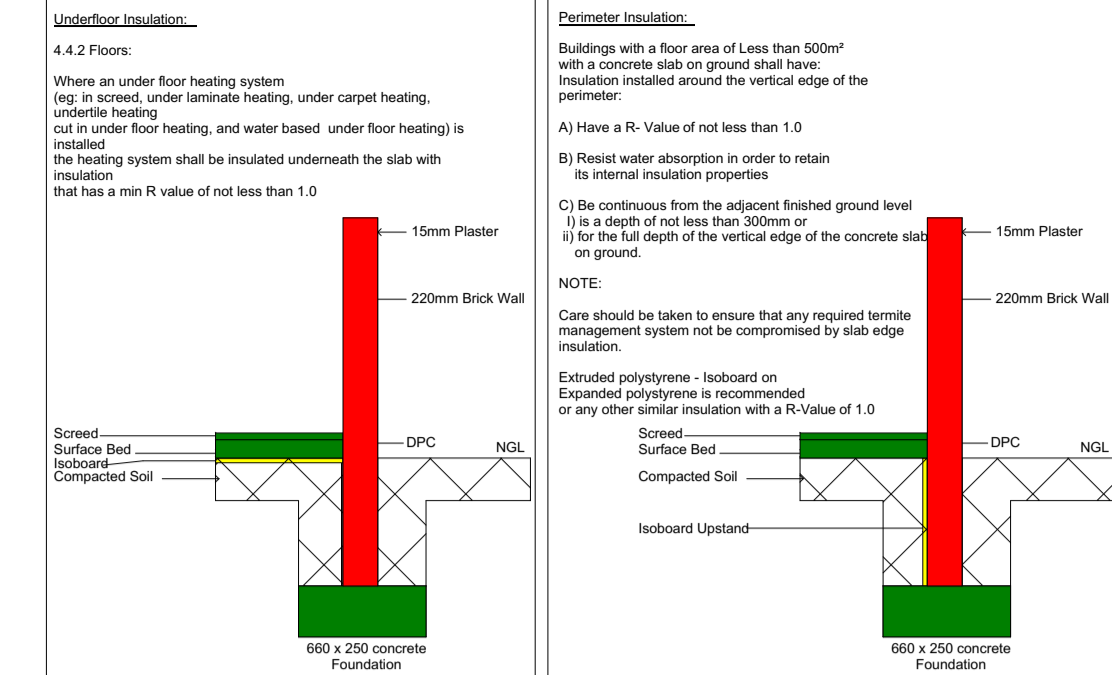
50mm Ø uPVC WP  
110mm Ø uPVC SP

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

**GENERAL NOTES**

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
2. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.B.S CODES.
3. ALL MECHANICAL AND ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND TO COMPLY WITH PART 'O'.
4. ALL INTERNAL BRICKWORK & PARTITION TO BE FULL HEIGHT.
5. CLEANING AND MAINTENANCE OF REFUSE YARD TO BE MAINTAINED AT ALL TIMES.
6. AIR CONDITIONING AND EXTRACTION SYSTEM AS DESIGNED BY CONSULTING ENGINEERS.



Typical underfloor/perimeter insulation detail  
Scale NTS

**SCHEDULE OF RIGHTS**

PROPERTY DESCRIPTION		
ERF NO	TOWNSHIP	ERF AREA
1615	WEIRDA PARK EXT 1	1982 sq.m

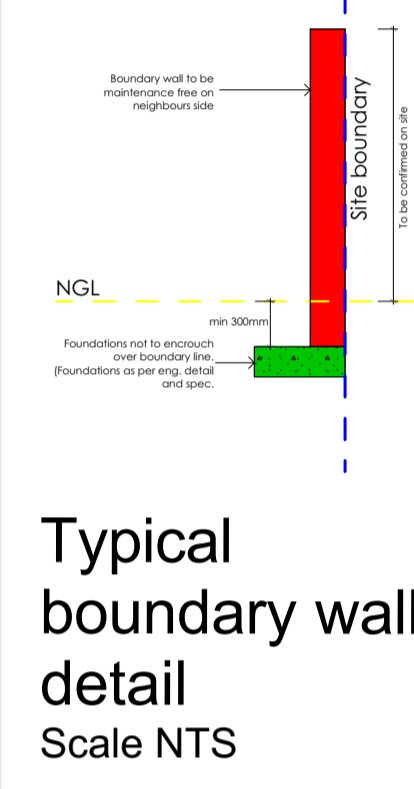
ZONING INFORMATION			
TOWN PLANNING SCHEME	TSHWANE TOWN PLANNING SCHEME 2008 REV. 2014	REVISED SCHEME	2014
USE ZONE	RESIDENTIAL 2	ANNEXURE NO	

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 Paved + 2 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



Typical boundary wall detail  
Scale NTS

**GENERAL NOTES:**

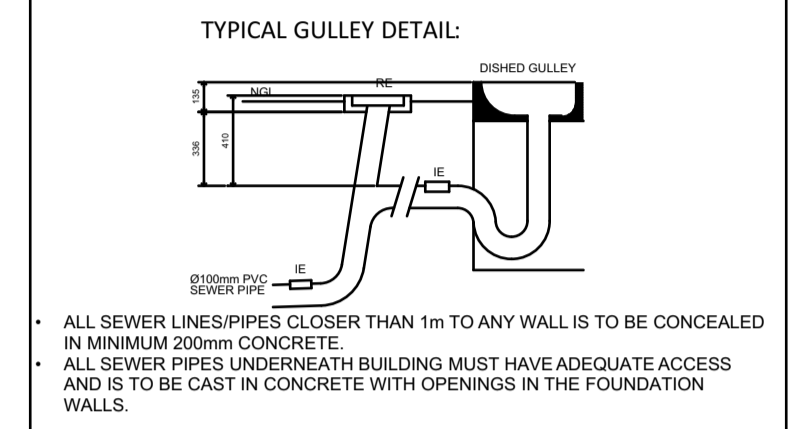
ALL MATERIALS AND CONSTRUCTION MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT NO 103 OF 1977) INCLUDING ALL AMENDMENTS AS WELL AS THE BY-LAWS OF THE LOCAL AUTHORITIES.

1. NO DIMENSIONS TO BE SCALED.  
2. DIMENSIONS TO BE CONFIRMED ON SITE.  
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OF STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.  
4. 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 0234 & SANS 10400 204 & XA REGULATIONS.
- RIDDING 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.



**GLASS NOTE:**

- GLAZING TO COMPLY WITH SANS 10400 PART N
- GLASS AREA VS. THICKNESS:  
0 - 0.75m<sup>2</sup> 3mm THICK GLASS  
0.75 - 1.5m<sup>2</sup> 4mm THICK GLASS  
1.5 - 2.2m<sup>2</sup> 5mm THICK GLASS  
2.2 - 3.2m<sup>2</sup> 6mm THICK GLASS
- ALL GLASS PANES IN DOORS MUST BE SAFETY GLASS UNLESS SMALLER THAN 1m<sup>2</sup> AND 6mm THICK. MARKERS MUST BE PLACED ON GLASS OR 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 1m<sup>2</sup> AND BIGGER SHOULD BE SAFETY GLASS

**FILLING / COMPACTION:**

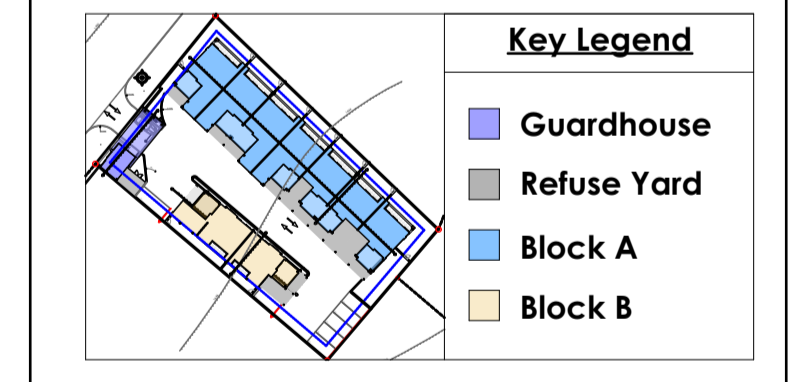
- ACCORDING TO ENGINEER
- ALL FILL UNDERNEATH FLOORS AND FOUNDATION SURFACES TO BE COMPACTED IN LAYERS OF 150mm TO 95% MOD AASHTO
- ALL IN-SITU FOUNDATION SURFACES TO BE RIPPED AND SCARIFIED 150mm DEEP AND COMPACTED TO 95% MOD AASHTO.

**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 BOUNDARY WALLS NOT TO ENCRUST OVER BOUNDARY LINES. ALL ELECTRICAL AND DRAINAGE WORK IS TO BE EXECUTED BY REGISTERED TRADESMAN
- 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 TRADESMAN
- ALL FOUNDING UNDER ALL SURFACE BEDS
- GEYSER TO COMPLY WITH SANS 0234



No. Revisions \_\_\_\_\_ Date \_\_\_\_\_

**PATTICHIDES & PARTNERS**  
architecture & design

130 Brookhurst street  
New Muckleneuk  
Pretoria  
South Africa

Tel: (012) 346 0440  
Fax: (012) 346 0441  
Cell: 082 444 8005  
E-mail: info@pattichides.co.za

Architect \_\_\_\_\_  
Engineer Sulayman Akoo  
Client \_\_\_\_\_  
Project Sulayman Akoo (X-Factor)  
Drawing title ERF 1615 Weirdapark ext 1 Willem Botha residential development

Drawing no.	Dwg file
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 reficulation
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

Scale 1:100  
Date 2016/04/13

Drawing no. \_\_\_\_\_ Revision \_\_\_\_\_  
17-178-P102 \_\_\_\_\_  
Drawn LM  
Checked SVT