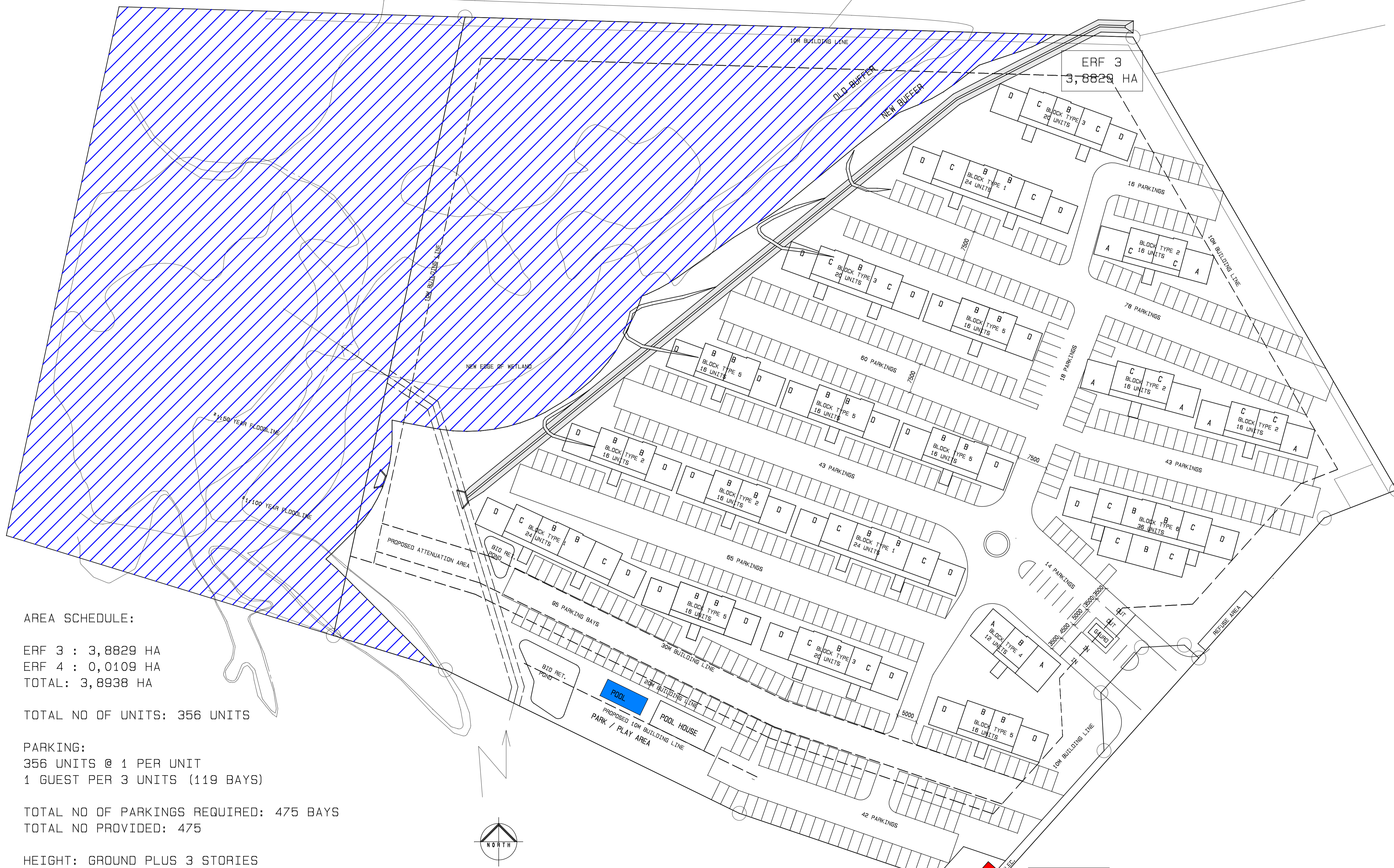


UNIT MIX:
 TYPE A: 2 BED 1 BATH : 32 X UNITS
 TYPE B: 1 BED 1 BATH : 116 X UNITS
 TYPE C: 2 BED 1 BATH : 88 X UNITS
 TYPE D: 2 BED 2 BATH : 120 X UNITS
 TOTAL: 356 UNITS



AREA SCHEDULE:
 ERF 3 : 3,8829 HA
 ERF 4 : 0,0109 HA
 TOTAL: 3,8938 HA

TOTAL NO OF UNITS: 356 UNITS

PARKING:
 356 UNITS @ 1 PER UNIT
 1 GUEST PER 3 UNITS (119 BAYS)

TOTAL NO OF PARKINGS REQUIRED: 475 BAYS
 TOTAL NO PROVIDED: 475

HEIGHT: GROUND PLUS 3 STORIES

COVERAGE: 5300 SQM / 14% . ALLOWABLE: 30%
 FSR: 17000 SQM / 0,43 . ALLOWABLE 0.3
 AREA OF CARPORTS: 4300 SQM

OPEN / PARK AREAS : 22 SQM / UNIT

PROPOSED SITE DEVELOPMENT PLAN:
 SCALE 1:500

TOTAL NO OF UNITS : 356

GENERAL NOTES:
 ALL WORK TO BE DONE STRICTLY ACCORDING TO ARCHITECT'S SPECIFICATIONS.
 ANY CONTRACTOR NOT AWARE OF SUCH SPECIFICATIONS, PLEASE CONTACT OUR OFFICES FOR A COPY THEREOF.

GENERAL:
 Boundary page to be indicated on site by owner should the stand not be surveyed.
 Contractor must check all levels, dimensions, slopes, etc. etc. etc. and to report any discrepancies to architect prior to commencement of work.
 All materials to be SABS or Agreement Board approved.
 All work to comply with NBS SABS 0400 and Building Society Regulations.
 FIRE RESISTANCE (SANS 10400 - 1, Fire protection):
 All roof spaces between garage and habitable areas shall be divided by a wall with a 30 minute fire rating.
 All doors between garage and habitable areas to be solid timber core, 40mm thick.
 MIBS: GENERAL NOTES (SANS 10400 - 1, Roofs):
 All wall members to be min. 38 x 114, BR 4 with equal legs smaller than 1,5m.
 Approved bracing must prevent buckling and keep trusses upright.
 SABS approved flashing to all changes in roof levels, chimneys, parapets and any projections.
 Ceiling's and hip rafters to be BR 8, 50 x 230mm S.I. pine.
 Laminated lumber to comply with SABS 816.
 100mm thick glass fibre insulation to be installed above ceiling.
 FLOORS & WATERPROOFING (SANS 10400 - 4, Floors):
 Ground floor slabs 100mm thick, 20 mpa concrete perfectly level, min. 150mm above GR. L. on properly compacted hardcore: 25mm thick screed with finishes as indicated.
 Where GRK under floor heating is shown on plan, slab to 100mm thick, 20 mpa concrete with ref. 100mm at the bottom. These floors must be cast on min 50mm thick high density polystyrene foam. Foam is also to be installed around the room to insulate the floor from the wall.
 Suspended floor slab to engineer's details.
 DPC under all walls (except free standing), floors and window sills and to all vertical changes in floor levels.
 Airbrims and courtyards to be fitted with at least 1 x 150mm dia. outlet pipe from concrete floor with grating and 40mm trap.
 Partitions to be waterproofed and drainage installed.
 FOUNDATIONS, BRICKWORK & PARTITIONS (SANS 10400 - 6, Foundations; K, Wall):
 All foundations to be 10 mpa concrete 200mm concrete 4 wheelbarrow river sand & well-sorted 20mm stone at least 200 x 400mm. min 200mm under ground level or to Eng. details.
 Boundary walls foundation must not encroach on boundary and walls are to be staggered and plumb on both sides.
 Parapet walls to be at least 200mm high and max 500mm, with brick face in every course.
 All screen walls to be at least 1,5m high above GR. L.
 Lintels to be supported min 150mm for opening up to 3m and at least 220mm for opening up to 4,5m. Brick force to be built in every 4th course between, in continuous course.
 No latching / block bonding will be allowed for any reason.
 All partitions to be rot proof.

STAIRS AND BALUSTRADES (SANS 10400 - 4, Stairways):
 Stairs to be min. 700mm wide tread min 200mm wide, risers max. 170mm, with max. 8mm deviation.
 Min high balustrades to all stairs and balconies.
 Max. 20 vertical risers per flight, windows where shown to be at least 250mm wide, 450mm from narrow end and angles between the risers to be constant.
 Min nosing to be 25mm measured from pitch line.
 Glass balustrades (if shown) to be safety glass.

POOL DETAILS:
 A wall or fence to be erected to prevent access to pool area from adjoining stands and public areas except through self / locking or self / locking gates or directly from entrance of any building on the same site.
 Screen walls / fences shall be min 1,2m above GR. L. openings no bigger than 100mm dia. and not climbable by a small child.
 Screen from pools and spa to connect to sewer.

DRAINAGE: SINGLE STACK SYSTEM (SANS 10400 - 7, Drainage):
 MIN. NO. BACK VENTING REQUIRED:
 Provide a critical temporary collect before inspection of foundation (excavational) in an inoffensive position to be kept in a hygienic and odorless condition.
 All sewers are 100mm dia. PVC min. 100mm, see fall 1:10.
 Open end of vent pipe to be min. 2m above any opening into building within a 5m radius. Sub vents to be fitted with an approved 2 way vent valve. All vent pipes, stacks, downpipes, down pipes to be concealed. Stack in duct to be accessible for cleaning purposes.
 All bends and junctions in down pipes to be fitted with 25mm dia. all PVC's under paving to be fitted with marked covers. Protect drain under foundations in accordance with PPR4 of SABS 0400.
 All waste fittings to have reveal traps & pipe to be fully accessible 1/ under floor 25mm dia. either end or slung to wall.
 All sewer pipes less than 200mm under GR. L. to be covered with a concrete slab, 40mm and strong enough to protect sewer with min 100mm dia. soil pipe between pipe and concrete.
 The radius at the centre line of bend at the foot of discharge stack shall not be less than 200mm and other bends 100mm.
 The vertical distance between the invert of the lowest branch discharge pipe connected to C the invert of the drain at the point of connection of the stack & the drain to be min 100mm.
 Where any vent or soil branches are connected to a stack the centre line of the waste branch shall not intersect the stack within 200mm below the centre line of the soil branch. All waste branches to connect separately to stack.
 Where a French drain is required, a percolation test shall be conducted complying with section PPR4 of SABS 0400, and the French drain shall run parallel to the centre line of the pipe.
 Sewer connections as shown with roosting eye or manhole within 1,5m from connection.

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 Pretoria
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 Fax: 086 473 6346
 e-mail: wood@woodpoko.co.za

WOD ASSOCIATED ARCHITECTS
 WILCOUS OLIVER (SACAP 310525)

SIGNED: _____ DATE: _____

PROJECT TITLE	PROJECT TITLE
PROPOSED NEW DEVELOPMENT : RANDJESPARK X 1	
DESCRIPTION	BESKRYWING
CONCEPT DRAWINGS SITEPLAN	

1. THE CONTRACTOR MUST REPORT TO THE ARCHITECT ANY CONTRADICTION INFORMATION BEFORE ANY WORK COMMENCES CHECK ALL DIMENSIONS ON SITE DO NOT SCALE - USE DIMENSIONS SHOWN. IT IS ASSUMED THAT ALL CONTRACT DOCUMENTS ARE IN THE POSSESSION OF THE CONTRACTOR ALSO REFER TO GENERAL SPECIFICATION THAT WILL OVERRIDE DRAWINGS
2. PLAN TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS
3. FIRE CONSULTANT REPORTS AND SUBCONTRACTORS SHOP DRAWINGS.
3. NB: PRINCIPAL AGENT TO COORDINATE ALL DETAIL AND NOTIFY THE ARCHITECT PRIOR TO ANY WORK BEING DONE ON SITE.
4. ALL LEVELS TO BE CHECKED ON SITE AND DIFFERENCES IN LEVEL TO BE ADDRESSED PRIOR TO CONSTRUCTION. ALL LEVELS AND EXCAVATIONS TO BE ACCORDING TO ENGINEERS DRAWINGS.
5. SETTING OUT TO BE DONE ACCORDING TO LAND SURVEYOR AND REFERENCE BEACONS AND DATUM LEVELS RELATED TO THE ARCHITECT PRIOR TO SETTING OUT.
6. ALL FIRE REQUIREMENTS TO BE ACCORDING TO SANS10400 AND ACCORDING TO FIRE CONSULTANT. REPORT CHANGES TO ARCHITECT PRIOR TO CONSTRUCTION

VARIATIONS		WYSIGINGS
NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		

PROJECT No. PROJLEK No.	CAD STORE No. CAD STOR No.	SCALE SKAAL AS SHOWN
DOCUMENTATION DOKUMENTASIE	CHECKED NAGESTEN	DRAWING No. TEKENING No.
DATE ISSUED DATUM UITGEGEIK	DRAWINGS IN SET TEKENINGE IN SET	001