



### SERVICES LEGEND

SEWER	SEWER LINE	MANHOLE
WATER	WATER SUPPLY	VALVE
STORMWATER	STORMWATER PIPE	JUNCTION BOX
FIRE	FIRE PIPE	FIRE HYDRANT

ALL SERVICES TO ENDS DETAIL & AS PER ENDS DRAWINGS

### BLOCK COLOUR KEY

BLOCK TYPE A	BLOCK TYPE B
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### PARKING COLOUR KEY

COVERED BAY	OPEN BAY
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### PARKING CALCULATIONS

**REQUIREMENT:**

- 1 COVERED AND PAVED PARKING SPACE PER DWELLING UNIT OF 3 HABITABLE ROOMS OR LESS
- 1 COV. AND PAVED PARKING SPACE & 1 UNCOVERED PAVED PARKING SPACE PER DWELLING UNIT OF 4 HABITABLE ROOMS OR MORE
- 1 UNCOVERED PAVED PARKING SPACE PER 3 DWELLING UNITS FOR VISITORS
- 1 PARAPLEGIC PARKING BAY PER 25 PARKING BAYS

**THUS:**

- 1 COV. BAY & 1 OPEN BAY PER 3 BEDROOM UNIT (UNIT TYPE A, B, C)
- 1 COV. BAY PER 2 OR 1 BEDROOM UNIT (UNIT TYPE B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)
- 1 OPEN BAY PER EVERY 3 UNITS FOR VISITORS

**THUS:**

UNIT TYPE A	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE B	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE C	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE D	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE E	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE F	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE G	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE H	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE I	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE J	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE K	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE L	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE M	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE N	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE O	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE P	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE Q	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE R	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE S	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE T	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE U	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE V	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE W	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE X	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE Y	38 UNITS	x 1 COV. BAY	= 38 BAYS
UNIT TYPE Z	38 UNITS	x 1 COV. BAY	= 38 BAYS
<b>TOTAL COV. BAYS</b>			<b>300 BAYS</b>
<b>TOTAL OPEN BAYS</b>			<b>176 BAYS</b>
<b>TOTAL</b>			<b>476 BAYS</b>

**TOTAL PARKING BAYS REQUIRED:** 476 BAYS  
**COV. PARKING PROVIDED:** 300 BAYS  
**OPEN PARKING PROVIDED:** 176 BAYS  
**TOTAL PARKING BAYS PROVIDED:** 476 BAYS  
**PARAPLEGIC PARKING BAYS PROVIDED:** (19/2 REQUIRED) 20 BAYS

### NOTES

- ALL SEWER LAYOUTS TO ENGINEERS DETAILS AND SPECIFICATIONS - REFER TO ENGINEERS DRAWINGS
- STORMWATER DISPOSAL - REFER TO ENGINEERS DRAWINGS
- STORMWATER TO DISPERSE NATURALLY AROUND AND AWAY FROM BUILDINGS
- ALL ROADS TO BE ENGINEERS DRAWINGS & FULL DETAILS
- LEVELS OF EACH BUILDING TO BE COORDINATED WITH SURVEYOR & ENGINEER AND TO TAKE INTO ACCOUNT PIPE RUNS AND STORMWATER DISPOSAL
- SETTING OUT OF INTERNAL ROADS AND BUILDINGS TO BE COORDINATED WITH ENGINEERS DRAWINGS
- SETTING OUT TO BE BY LAND SURVEYOR

### HEALTH NOTES

- CONTRACTOR TO TAKE THE NECESSARY DUST AND NOISE CONTROL MEASURES DURING CONSTRUCTION
- CHEMICAL TOILETS TO BE PROVIDED DURING CONSTRUCTION
- REFUSE AREA TO BE PROVIDED WITH A CEMENT FLOOR AND SLOPED TO GULLY WITH WATER TRAP
- BUILDING RUBBLE TO BE TAKEN TO AN APPROVED DUMPING SITE
- THE MAKING OF OPEN FIRES AND THE BURNING OF REFUSE WILL NOT BE PERMITTED.

### FIRE NOTES

ALL FIRE SERVICES & MATERIALS TO CONFORM TO THE NATIONAL FIRE DESIGN

### FIRE

**HYDRANT:**  
 THE COMMUNICATION PIPE TO BE 65mm Ø CONNECTION

**IN ANY FIRE INSTALLATION:**  
 IF THE QUANTITY, PRESSURE AND RATE OF FLOW OF WATER BECOME INADEQUATE FOR THE SUPPLY OF ANY HOSE REEL, HYDRANT OR COMPARTMENT SYSTEM, THE OWNER SHALL FIRST MAKE SUITABLE ARRANGEMENTS TO COMPLY WITH PART W OF SANS 10400. FIRE DESIGN BY RATIONAL FIRE CONSULTANT.

### MATERIALS

**WALLING:**  
 ALONG BOUNDARIES:  
 2.3m HIGH BOUNDARY WALL WITH RETAINING WALLS WHERE NECESSARY  
 INTERIOR WALLS:  
 1.5m HIGH YARD WALLS

**NEW BUILDINGS:**  
 230mm BRICKWORK STRUCTURE  
 20° ROOF CONCRETE ROOF TILES

**INTERNAL ROADS:**  
 INTERLOCKING PAVING BLOCKS  
 IRRADIATED AND NON-SCOURABLE KERBS AS REQUIRED  
 ALL TO ENGINEERS SPECIFICATION

### LANDSCAPING

TYPES OF TREES TO BE PLANTED:

CELTIC APFICARIA	(White Sirookwood)
RINUS LANCEA	(White Bark)
RINUS VIMINALIS	(Paper Bark)
ACACIA SERRANA	(Wing Elm)
QUIL AFRICANA	(Cape Honey-suckle)
TRACHELOSPERMUM	(Star Jasmine)
OSELA GRANDIFLORA	(White Flower)
FLUMINOSA	(Wing Elm)
TECOMARIA CAPENSIS	(Cape Honey-suckle)
STRELTIZIA REGINA	(Cane Flower)

A variety of shrubs to be planted along the main entrance & along internal garden areas. Existing trees to be maintained if possible. Planting ground features walls at various points on site.

EXISTING TREES TO BE RETAINED WHERE POSSIBLE

### UNIT MIX

**BLOCK TYPE A (x 36)**

UNIT TYPE A	70.26m²	3 BED 2 BATH	x1 = 1
UNIT TYPE B	70.26m²	3 BED 2 BATH	x1 = 1
UNIT TYPE C	61.77m²	2 BED 2 BATH	x1 = 1
UNIT TYPE D	57.56m²	2 BED 1 BATH	x1 = 1
UNIT TYPE E	57.56m²	2 BED 1 BATH	x1 = 1
UNIT TYPE F	45.77m²	1 BED 1 BATH	x1 = 1

**BLOCK TYPE B (x 2)**

UNIT TYPE A	70.26m²	3 BED 2 BATH	x1 = 1
UNIT TYPE B	70.26m²	3 BED 2 BATH	x1 = 1
UNIT TYPE C	61.77m²	2 BED 2 BATH	x1 = 1
UNIT TYPE D	57.56m²	2 BED 1 BATH	x1 = 1
UNIT TYPE E	57.56m²	2 BED 1 BATH	x1 = 1
UNIT TYPE F	45.77m²	1 BED 1 BATH	x1 = 1

**TOTAL NUMBER OF UNITS PER BLOCK = 8 UNITS**  
**NUMBER OF BLOCK A = 36 x 8 = 288 UNITS**  
**NUMBER OF BLOCK B = 2 x 8 = 16 UNITS**  
**TOTAL NUMBER OF UNITS = 304 UNITS**

### DENSITY

**PERMISSIBLE:**

- MAX OF 300 DWELLING UNITS

**ACTUAL:**

- TOTAL OF 304 DWELLING UNITS

### COVERAGE

BLOCK A	5502.81 m²
BLOCK B	305.71 m²
CARPORT	3792.01 m²
GATEHOUSE	12.72 m²
GROUNDSMAN STORE	127.16 m²
<b>TOTAL COVERAGE (ACTUAL)</b>	<b>35.00% 9698.42 m²</b>
<b>TOTAL COVERAGE (PERMISSIBLE)</b>	<b>40.00% 11 135.60 m²</b>

### FAR

BLOCK A	16826.63 m²
BLOCK B	752.77 m²
CARPORT	12.72 m²
GATEHOUSE	127.16 m²
GROUNDSMAN STORE	28.22 m²
<b>TOTAL FAR (ACTUAL)</b>	<b>0.64 17742.50 m²</b>
<b>TOTAL FAR (PERMISSIBLE)</b>	<b>0.65 18 095.30 m²</b>

### TOTAL BUILT AREA

BLOCK A	18854.85 m²
BLOCK B	830.90 m²
CARPORT	3792.01 m²
GATEHOUSE	12.72 m²
GROUNDSMAN STORE	63.58 m²
OFFICE	33.19 m²
REFUSE	147.80 m²
<b>TOTAL BUILT AREA</b>	<b>23695.16 m²</b>

### NOTES

- THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR IN ANY MANNER WHATSOEVER WITHOUT WRITTEN PERMISSION FROM A. PAPAGEORGIU ARCHITECTS & ASSOCIATES
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON DRAWINGS AND ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IN WRITING IMMEDIATELY BEFORE WORK BEGINS. PUT IN HAND DRY MATERIALS ARE ORDERED OR PURPOSE MADE ITEMS ARE PUT INTO PRODUCTION

### GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH THE N.B.S SANS 10400 OR RATIONAL DESIGN OF COMPETENT PERSONS AND TO THE ENTIRE SATISFACTION OF THE RELEVANT LOCAL AUTHORITIES
- NO WORK TO PROCEED UNTIL WORKING DRAWINGS HAVE BEEN APPROVED BY LOCAL AUTHORITIES
- DRAWINGS MAY NOT BE SCALED. ONLY DIMENSIONS MAY BE USED
- ANY CHANGES OR VARIATION FROM APPROVED WORKING DRAWINGS, BY ANY CONTRACTOR OR OWNER SHALL FIRST BE APPROVED BY THE ARCHITECT AND OR NOMINATED COMPETENT PERSON
- ALL CONTRACTORS WORKING ON THE PROJECT ARE TO BE FAMILIAR & COMPLIANT WITH THE LATEST SANS 10400
- BUILDER TO COORDINATE ALL DIMENSIONS, LEVELS, BUILDING LINES AND BUILDING RESTRICTION LINES BEFORE PROCEEDING WITH WORK
- ALL SETTING OUT TO BE BY BUILDERS ENTIRE RESPONSIBILITY
- ALL SERVICES TO BE COORDINATED BY THE BUILDER BEFORE COMMENCING ANY WORK
- ENGINEER TO COORDINATE ALL GROUND BEAM LEVELS, STEPS AND FLOOR LEVELS WITH ARCHITECTS DRAWINGS BEFORE ANY WORK IS COMMENCED
- FINISHES & SPECIFICATIONS TO BE CHECKED AND COORDINATED BY BUILDER BEFORE ORDERING OR PUTTING ANY WORK TO HAND
- ALL TIMBER USED IN BUILDING TO BE TREATED AGAINST TERMITES, WOOD BORER AND FUNGAL DECAY AS PER SANS 1005S AND SHALL BEAR CERTIFICATION MARK
- DUE TO DANGERS RELATING TO CONSTRUCTION THE OWNER IS TO ENSURE THAT ALL WORKERS ARE PROTECTED AND THAT A COMPETENT PERSON, CAPABLE OF APPLYING THE HEALTH & SAFETY REGULATIONS IS PRESENT AT ALL TIMES AND IS TO BE INCLUDED FOR IN THE CONSTRUCTION COSTS
- AFTER CONSTRUCTION OF PROJECT SAFETY DURING MAINTENANCE AND CLEANING WORK, ESPECIALLY AT HEIGHTS, REMAINS THE RESPONSIBILITY OF THE OWNER AND IS TO BE INCLUDED FOR IN THE CONSTRUCTION COSTS
- TENDERS FOR USING THESE DRAWINGS FOR PRICING PURPOSES WILL INCLUDE FOR ALL WORK AS PER NORMAL BUILDING PRACTICE. ANY INTERNAL LIMITATIONS OR RESTRICTIONS MUST BE ELUCIDATED IN TENDER
- THE CLIENT CONTRACTOR TO ENSURE THAT ALL WORKS TO BE BUILT IN ACCORDANCE TO ALL HEALTH & SAFETY STANDARDS AND TO THE FULL SPECIFICATION AND APPROVAL OF THE ENGINEERS AND OTHER COMPETENT PERSONS. SANS 10400-F IS TO BE COMPLIED WITH IN FULL. THIS ALSO APPLIES TO ALL SUB CONTRACTORS AND MUST BE ELUCIDATED IN TENDER

### DEVELOPERS SPECIFICATION TAKES PRECEDENCE OVER ALL DOCUMENTATION

### RENUCO CONSTRUCTION (PTY) LTD

### FIRE DEPT COPY

### CLIENT/ARCH COPY

### MDB COPY

### SITE COPY

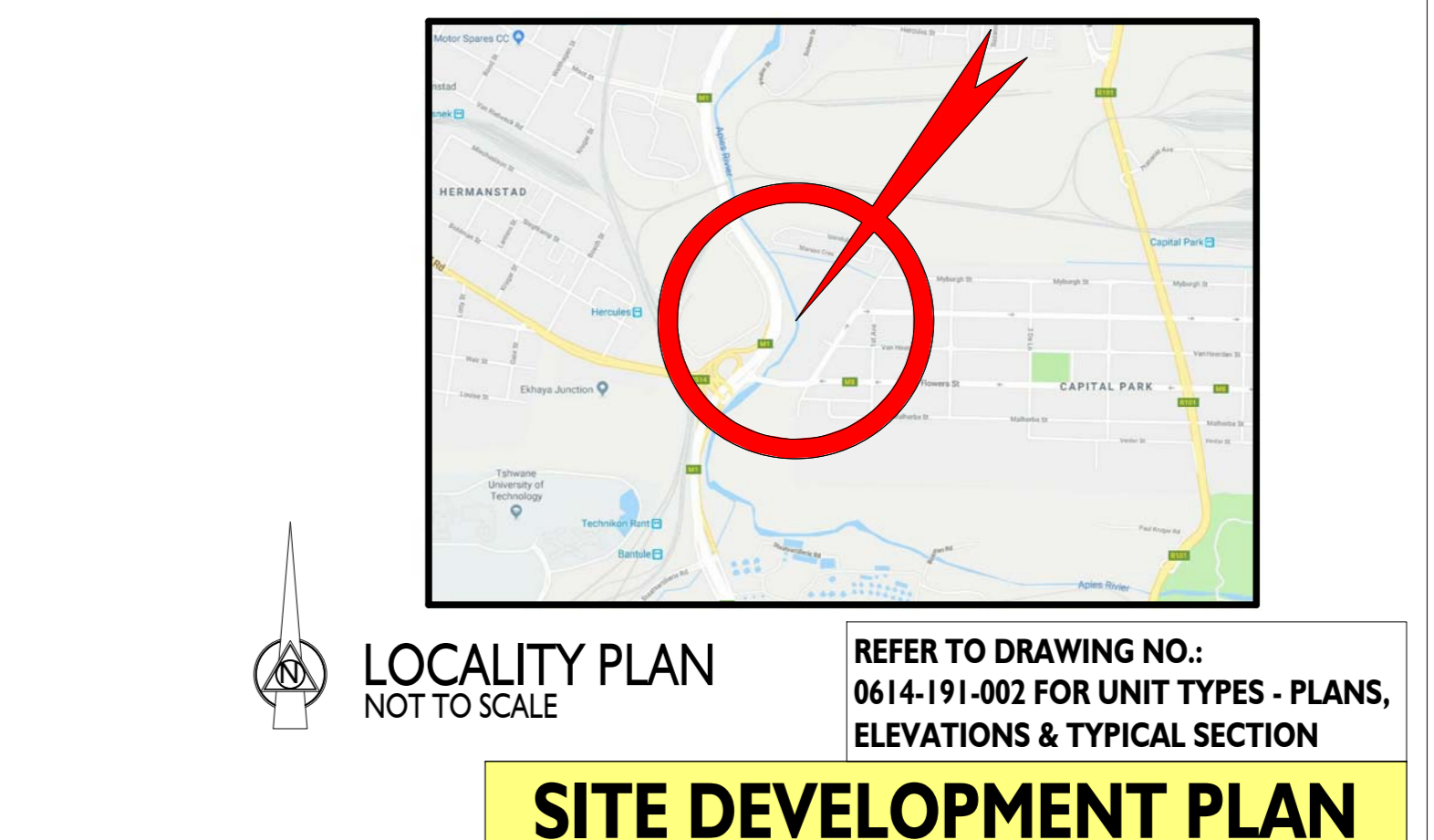
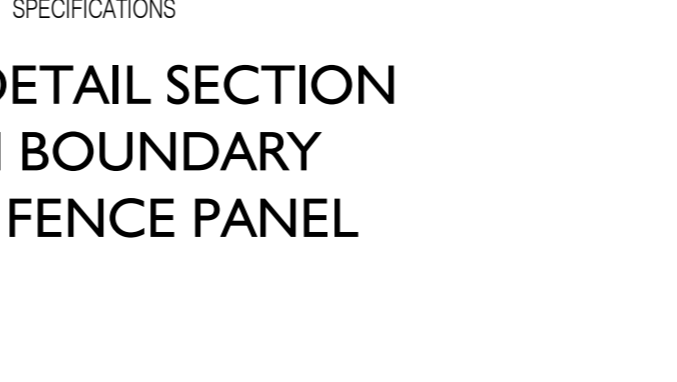
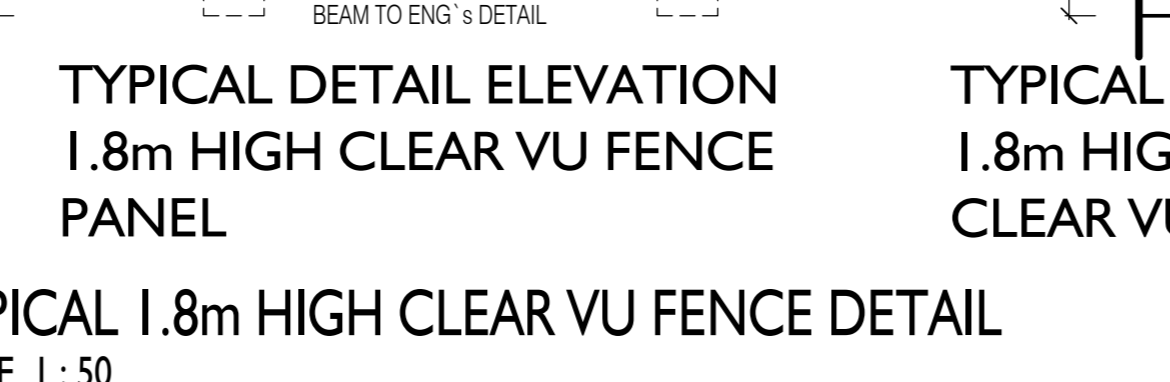
### CIRCULATION

ROADS AGENCY	DATE	PROFIT	DATE
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WATER (PTY) LTD	DATE	ENVIRONMENTAL MANAGEMENT	DATE
CITY PARKS & URBAN CONSERVATION	DATE	TRANSPORTATION	DATE
CITY POWER	DATE	ENVIRONMENTAL HEALTH	DATE
FIRE DEPARTMENT	DATE	OTHER SERVICES (SOUND OR ANY OTHER IF REQUIRED)	DATE
LAND USE MANAGEMENT	DATE	BUILDING CONTROL	DATE



**SITE PLAN**  
 SCALE 1:500

**SITE PLAN 1:500 ON A0 PAGE**



**REFER TO DRAWING NO.:**  
 0614-191-002 FOR UNIT TYPES - PLANS, ELEVATIONS & TYPICAL SECTION

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ALPHABETIC REVISIONS ARE FOR INFORMATION ONLY (eg. REV A, REV B)  
 NUMERIC REVISIONS ARE FOR CONSTRUCTION ONLY (eg. REV 1, REV 2)

PROJECT NO.	0614-191	DATE	001
REV. NO.	L	DATE	001
REV. NO.	M	DATE	