



**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.

ALL DIMENSIONS TO BE CHECKED ON SITE AND DRAWINGS MUST NOT BE SCALED.

ANY INDETERMINATE OR DISCREPANCIES MUST IMMEDIATELY BE POINTED OUT TO THE ARCHITECT FOR RECTIFICATION OR EXPLANATION BEFORE ANY CONSTRUCTION CAN COMMENCE.

GLAZING TO COMPLY WITH NBR PART N, GLASSERS TO COMPLY WITH SANS 0254. WOOD TO COMPLY WITH SANS 0163.

LEVELS AND STEPS TO BE DETERMINED ON SITE BY CONTRACTOR. TO BE APPROVED BY CLIENT AND ARCHITECT.

WHERE DRAINAGE OCCURS UNDER ANY PART OF A BUILDING, FOUNDATIONS MUST BE REINFORCED ACCORDING TO ENGINEER'S SPEC AND TO NBR REGULATIONS.

1. GENERAL PRINCIPLES & REQUIREMENTS TO COMPLY WITH:	SANS 10400-A
2. STRUCTURAL DESIGN TO COMPLY WITH:	SANS 10400-B
3. DIMENSIONS TO COMPLY WITH:	SANS 10400-C
4. PUBLIC SAFETY TO COMPLY WITH:	SANS 10400-D
5. SITE OPERATIONS TO COMPLY WITH:	SANS 10400-E
6. EXCAVATIONS TO COMPLY WITH:	SANS 10400-F
7. FOUNDATIONS TO COMPLY WITH:	SANS 10400-G
8. FLOORS TO COMPLY WITH:	SANS 10400-H
9. WALLS TO COMPLY WITH:	SANS 10400-I
10. ROOFS TO COMPLY WITH:	SANS 10400-J
11. STAIRWAYS TO COMPLY WITH:	SANS 10400-K
12. GLAZING TO COMPLY WITH:	SANS 10400-L
13. LIGHTING AND VENTILATION TO COMPLY WITH:	SANS 10400-M
14. DRAINAGE TO COMPLY WITH:	SANS 10400-N
15. NON-WATER BORNE MEANS OF SANITARY DISPOSAL TO COMPLY WITH:	SANS 10400-O
16. STORMWATER DISPOSAL TO COMPLY WITH:	SANS 10400-P
17. FACILITIES FOR PERSONS WITH DISABILITIES TO COMPLY WITH:	SANS 10400-Q
18. FIRE PROTECTION TO COMPLY WITH:	SANS 10400-R
19. SPACE HEATING TO COMPLY WITH:	SANS 10400-S
20. FIRE INSTALLATION TO COMPLY WITH:	SANS 10400-T
21. ENERGY USAGE IN BUILDINGS TO COMPLY WITH:	SANS 10400-U

**Area schedule:**

<b>Site area</b>	
<b>Ground floor</b>	<b>:623 sqm</b>
Main house	:129 sqm
Double garage	: 52 sqm
Covered entrance patio:	5 sqm
Covered Scullery Patio :	4 sqm
Covered Enter. Patio :	25 sqm
<b>Sub-Total (GF Covered Area) :</b>	<b>215sqm</b>
<b>First floor</b>	
Main house:	118 sqm
<b>Sub-Total (FF Covered Area) :</b>	<b>118sqm</b>
<b>Total Covered Area's :</b>	<b>333sqm</b>
<b>Total Covered Area's (Excl. Patios) :</b>	<b>299sqm</b>
<b>Uncovered area's</b>	
<b>Ground floor</b>	
Open Entertainment Patio :	11 sqm
<b>Sub-Total (GF Area) :</b>	<b>11sqm</b>
<b>First floor</b>	
Main Open Patio :	31 sqm
Open Outside shower Patio :	12 sqm
Open Patio 2 :	7 sqm
Open Patio 3 :	15 sqm
<b>Sub-Total (GF Area) :</b>	<b>65sqm</b>
<b>Total Uncovered Areas :</b>	<b>76 sqm</b>
<b>Coverage :</b>	<b>35%</b>
<b>FAR :</b>	<b>0.54</b>

Professional: **JULENE BOSMAN**

Registration Number: **PAT20754**

Signature: \_\_\_\_\_

**COSTING PURPOSE ONLY**

No	Revision	Date
<p><b>PATTICHIDES &amp; PARTNERS</b> architecture &amp; design</p> <p>PTY LTD Reg. 2008/029086/07</p> <p>130 Bronkhorst street New Muckleneuk Pretoria South Africa</p> <p>Tel: (012) 346 0440 Fax: (012) 346 0441 Cell: 082 440 8005 E-mail: cp@cparch.co.za</p>		
Client:	Client Signature	
BRETT PETZER		
Project: GREENHILL RESIDENTIAL ESTATE - (PORTION 15, ERF 568, WATERKLOOF EXTENSION 14)		
Drawing title:	Scale on A1 As indicated	
FLOOR PLAN - GENERAL	Date:	2017-12-05
Drawing no.:	Revision:	Drawn: RVN/JPD
049-16_100	REV C	Checked: SVT

**GROUND FLOOR - UNIT TYPE A - DIMENSION**

Scale: 1:100

**FIRST FLOOR - UNIT TYPE A - DIMENSION**

Scale: 1:100