

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT UNDER THE ATTENTION OF THE ARCHITECT IMMEDIATELY. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS.

NOTES & SPECS.

GENERAL:
THE BUILDER MUST COMPLY WITH ALL THE COND. & REGULATIONS OF THE LOCAL AUTHORITY AS WELL AS THE NATIONAL BUILDING REGULATIONS. ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS TAKEN IN HAND. ONLY WRITTEN DIMENSIONS TO BE USED. ALL MATERIALS USED TO BE S.A.B.S. APPROVED. ALL EXPOSED TIMBER TO BE WEATHER TREATED. REMOVE EXISTING WINDOWS & REPLACE WITH NEW POWDER COATED ALUMINIUM WINDOWS.

FOUNDATIONS:
ALL CONCRETE USED MUST BE MIN. 10 MPa COMP. STRENGTH AFTER 28 DAYS. 230 x 700mm CONCRETE STRIP FOUNDATIONS UNDER 220 & 270mm WALLS. BOTTOM OF FOUNDATIONS TO BE MIN. 600mm BELOW NATURAL GROUND LEVEL, OR 0/WISE BY ENGINEER. ALL REINFORCED CONCRETE COLUMNS, BEAMS, SLABS & RETAINING WALLS AS PER ENGINEERS DRAWINGS.

WALLS:
DEMOLISH WALLS AS SHOWN. ONLY HIGH QUALITY CEMENT BRICKS TO BE USED, AS PER EXISTING. PLASTER & PAINTED, INSIDE & OUTSIDE 2 COATS ACRYLIC P.V.A. TO MATCH EXISTING. CILLS PLASTERED INSIDE & OUTSIDE. R.C. LINTOLS OVER ALL WINDOW & DOOR OPENINGS. D.P.C. AROUND WINDOWS & EXTERNAL DOORS. BRICKWORK IN EVERY THIRD COURSE & EVERY COURSE ABOVE WINDOWS.

RAINWATER GOODS:
REMOVE EXISTING GUTTERS, DOWNPIPES & FASCIAS. REPLACE WITH NEW 100mm WATERTIGHT ALUMINIUM GUTTERS, CONCEALED BEHIND TO NEW 10x220mm HIGH DENSITY F.C. EVERITE FASCIAS NAILED TO TRUSS ENDS. 75mm ALUM. D.PIPES, RAINWATER TO DISCHARGE ABOVE GROUND LEVEL USING CONCRETE RAINWATER CHANNELS & LEAD TO ROAD SURFACE.

NO.	ADDITIONS	OMISSIONS	DATE	DRAWN

DESCRIPTION:	AREAS:
SITE	909.2
EXISTING LOWER GROUND FLOOR	77.7
RENOVATED EXISTING GROUND FLOOR	191.7
BALCONY	34.7
STAIR TRIANGLE	6.0
NEW WORKSHOP & SERVANTS ROOM	57.3
NEW FIRST FLOOR (LIVING AREAS)	151.0
BALCONY	21.3
GARAGES, ENTRANCE & KITCHEN YARD	108.3
EXISTING RENOVATION	272.1
NEW EXTENSIONS	343.9
FOOTPRINT	282.4
COVERAGE %	31.0 %

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CLIENT:	GB 2260 PROPERTIES CC
PROJECT TITLE:	PROPOSED EXTENSIONS & NEW FIRST FLOOR TO EXISTING HOUSE.
ERP NUMBER:	ERF 2260
STREET:	GOEIE HOOP STR. GORDONS BAY
DRAWING:	SITE PLAN EXIST. GROUND FL.
CLIENT APPROVAL:	

DRAWN:	KHALID BUCHIANARI.	CHECKED:	DAVE VENTER.
SCALE:	1:20, 1:50 & 1:100	DATE:	1999/09/20
CLIENT REFERENCE:			
DRAWING NUMBER:	AD 99/197/01	REVISION:	

