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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 ALUMINUM WINDOWS.

FOUNDATIONS:

ALL CONCRETE USED MUST BE MIN. 10 MPa COMP. STRENGTH AFTER 28 DAYS. 250 x 700mm CONCRETE STRIP FOUNDATIONS UNDER 220 & 270mm WALLS. BOTTOM OF FOUNDATIONS TO BE MIN. 600mm BELOW NATURAL GROUND LEVEL, OR 0/150 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. BRICKFORCE IN EVERY THIRD COURSE & EVERY COURSE ABOVE WINDOWS.

RAINWATER GOODS:

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

NO.	ADDITIONS	DATE	DRAWN
A	SERVANTS ROOM ENLARGED	3/12/99	K-B
B	RETAINING WALL MOVED	4/2/00	K-B

DESCRIPTION:	AREAS:
SITE	909.2
EXISTING LOWER GROUND FLOOR	77.7
RENOVATED EXISTING GROUND FLOOR	159.7
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	106.3
EXISTING RENOVATION	272.1
NEW EXTENSIONS	343.9
FOOTPRINT	282.4
COVERAGE %	31.0 %

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Reg. No. CK 88/09/18

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

DRAWN: KHALID BUCCHIANARI.	CHECKED: DAVE VENTER.
SCALE: 1:50	DATE: 1999/09/20
CLIENT REFERENCE:	
DRAWING NUMBER: AD 99/197/02	REVISION: B