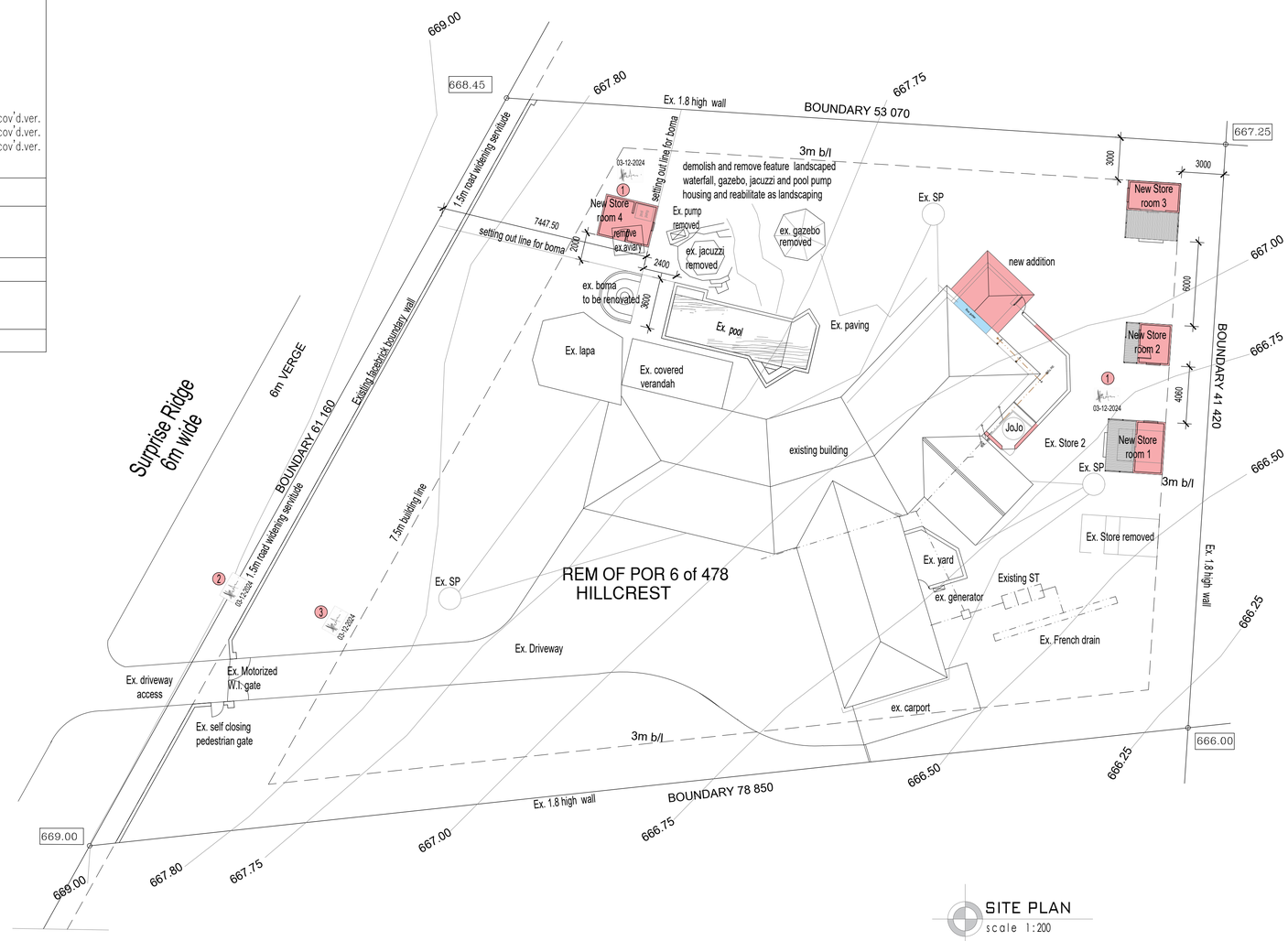
SCHEDULE OF AREAS			
	m^2	COV	F.A.R.
SITE AREA	3135.00		
Addition	13.00	13.00	13.00
Ex. HOUSE	285.21	285.21	285.21
Ex. GARAGE	44.19	44.19	
Ex. STAFF	17.73	17.73	17.73
Ex. cov. VERANDAH	29.46	29.46	
Ex. LAPA	30.44	30.44	
Ex. CARPORT	30.45	30.45	
New STORE 1 incl.cov'd.ver.	15.37	15.37	7.87 excl.cov'd.ver.
New STORE 2 incl.cov'd.ver.	9.45	9.45	6.67 excl.cov'd.ver.
New STORE 3 incl.cov'd.ver.	15.37	15.37	7.87 excl.cov'd.ver.
New STORE 4	11.40	11.40	11.40
TOTAL	502.07	502.07	349.75
PERMISSIBLE F.A.R 0.35	1097.25		
EXISTING F.A.R	302.94		
PROPOSED F.A.R	46.81		
TOTAL F.A.R.	349.75		
PERMISSIBLE COV. 30%	940.50		
EXISTING COVERAGE	437.48		
PROPOSED COVERAGE	64.59		
TOTAL COVERAGE	502.07		



SITE PLAN
scale 1:200

GENERAL CONSTRUCTION NOTES

ROOF:-
1. Marley Standard Slate tiles on 38x38 battens on SANS 10400 approved sisalation on 114x38 SA pine trusses. 220x50 Loose rafters to be SA pine and treated.
2. External overhangs to be treated with carbolinium.
3. All rainwater goods, fascias and bargeboards to be fibrecement, aluminium or PVC.
4. Ceilings to be 6.4mm gypsum board and painted with coved cornices.
5. Reinforced concrete roof to professional engineer's details and topped with insulating screed to falls and covered with waterproofing laid in accordance with manufacturers recommendations.

WALLS:-
1. Two courses of brickwork to be reinforced in with brickforce. Solid cement mortar joint below wallplate level, above window head level and below window cill level.
2. Unplastered external walls to be bagged and bitumen painted between skins.
3. All brickwork below ground level to be bricks recommended for the purpose by the manufacturer.
4. Galvanised wire ties to be built into all 230 cavity walls at 800 centres horizontally and every 6th course vertically
5. Gundle 'brickgrip' DPC's to be provided over all slabs, under all cills, parapets and elsewhere as required by the local authority and in accordance with NBR and window systems.
6. Galvanised steel coil outguards, lapped and soldered at joints to be to local authority requirements.
7. Two vermin-proofed airbricks to be provided in the external walls of all habitable rooms.
8. Joints in facebrick to be pointed square 'raked' unless otherwise specified on drawing.

SURFACE BEDS:-
1. Surface beds to be 100mm concrete of mix not weaker than 1:3:6 by volume, reinforced with BRC mesh at 300 centres both directions or
2. Surface beds to be laid on Gundle UFS green membrane on ground poisoned by specialist to SABS requirements..

SUSPENDED FLOORS AND R/CONCRETE:-
1. To be built strictly in accordance with professional structural engineer's details under his supervision.
2. Finish to be plastered unless otherwise noted.

RETAINING WALLS:-
1. To be built strictly in accordance with professional structural engineer's details.
2. Vertical tanking behind all retaining walls to be Gundle 'hyperlastic' 500micron membrane installed under manufacturers supervision.
3. All retaining walls to be provided with agricultural drains behind and below slab level, graded to fall to surface water disposal system.

BOUNDARY WALLS:-
1. No part of boundary walls or their foundations are to project beyond the property boundaries.
2. Walls spanning servitudes to be built on RC ground-beams to professional engineer's details.
3. Boundary wall footings parallel with servitude must not project more than 370mm into servitude.

DRAINAGE:-
1. The contractor is required to ensure that the local authority installs necessary stormwater and/or sewer connections before drainage work commences. It is thereafter the contractors responsibility to ensure adequate falls to these connections.
2. Approval for the siting of septic tank and/or soakpits together with any percolation tests which may be required is to be obtained from the local authority by the contractor before commencing any building work.
3. The contractor is responsible for ensuring that storm-water damage to the work in progress or the neigh-bouring properties does not occur during construction and that the surface water drainage is adequate.
4. All sanitary fittings to be trapped and/or vented to local authority requirements.
5. All bends and junctions in drains to be provided with inspection eyes at 25m centres.
6. Adequate access panels to be fitted in all ducts over inspection eyes.

DOORS AND FRAMES:-
1. External frames to be hardwood.
2. Internal frames to be hardwood.
3. External doors to be hardwood.
4. Internal doors to be flush panel semi hollow core faced in
5. Doors in timber to be provided with 1 pair(internal) and 1.5 pairs(external) 100mm brass butt hinges and lockset.

WINDOWS:-
1. Windows to be powder coated aluminium and silicone sealed
2. Timber to be primed and painted.

GLAZING:-
1. All glazing is to be accordance with NBR 0400.
2. Clear float/safety glazing to be used throughout residence.
3. Glazing to bathrooms and WC's to be in obscure glass.
4. Glazing to conform to SANS 10400, all AAAMSA and SAGGA requirements.

SITING AND EXCAVATIONS:-
1. All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
2. Contractor is to check all dimensions and levels before commencing work and report any discrepancies to drawing service.
3. Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with local authority inspector before commencing work.
4. If the site is found to contain clay, shale, ground water or any other suspect soil condition, then all foundations are to be to professional engineer's details and built under his supervision.
5. All foundations to be taken to hard, virgin ground. No back filling over excavated areas will be permitted. Foundation depths to be determined on site.

FIRE NOTES:-
1. Building to comply with sans 10400- part t
2. Structure to comply with part t. 4.7
3. Fire extinguishers to comply with t. 4.37
4. hand rails to comply with t. 4.23
5. hose reels to comply with t.4.33 & 4.34
6. signage to comply with t.4.29 & 4.32
7. water reticulation for fire fighting equipment to comply with t. 4.33
8. Escape routes to comply with t.4.16
9. Locking devices to escape routes to comply with t.4.16.9
10. Nutec temporary structures and wendy-houses to have 30mim fire rating

LOCAL AUTHORITY:-
1. The owner is responsible for all local authority notices and fees.
2. The owner is required to obtain all necessary connections to services.
3. Where local authority or government regulations require more stringent specification than shown herein, they are to be followed with prior consent of the owner.
4. The contractor is to inspect the official approved copies of the drawing to ensure that all amendments have been taken into account.
5. All NBR, SANS 10400 standards and specifications are to be adhered to as a minimum standard and good construction principles.
6. All levels are approximate.

STRUCTURE
1. All retaining walls and structural detail work to prof. eng
2. All soil excavation and filling to prof. eng. detail
3. RC floor slabs and beams to prof. eng. detail
4. PC lintels to all non beam openings
5. Off shutter conc. to be cleaned and rubbed down

GENERAL:
1. All work to comply with n.b.r. and standard acts SABS 0400
2. All dimensions and levels to be checked
3. Safety glass to be used within 300mm of FFL
4. Balustrades and handrails to be NBR, Part M
5. Stairways to be SABS 0400 Part M

NOTE: This drawing to be read in conjunction with the Engineers drawings

REVISIONS

No.	DESCRIPTION	DATE
1.	GARDEN STORE ROOMS ADDED TO COV & F.A.R.	03-12-2024
2	1.5M ROAD SERVITUDE SHOWN	03-12-2024
3	7.5M BUILDING LINE MOVED TO COMMENCE FROM INNER EDGE OF ROAD SERVITUDE	03-12-2024

clients signature

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ARCHITECTURE & INTERIOR DESIGN

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architects signature

R.A. WATSON pr.arch architect SACAP 6675

project title: ADDITIONS & ALTERATIONS

occupancy: H3

project description: PROPOSED ADDITIONS & ALTERATIONS MR AND MRS. LIMMER ON REMAINDER OF PORTION 6 OF 478 HILLCREST AT NO. 4 SURPRISE RIDGE

drawing description: SITE PLAN

drawn	date	scale	designed
JF	17-09-2024	1:200 (a1)	RW

project no.	drawing number	revision
24_001	Des_04 / 01	00