

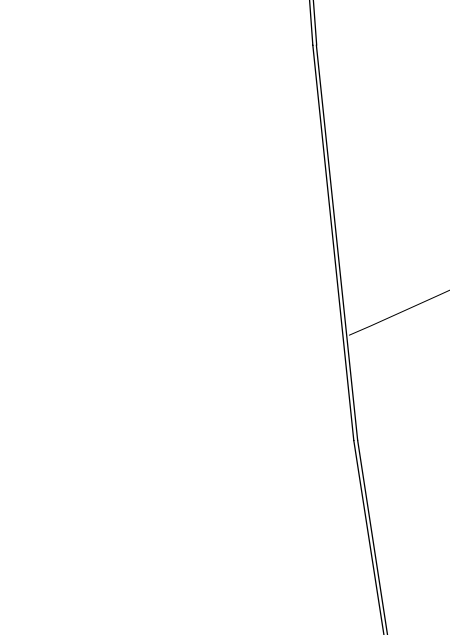


<b>GENERAL NOTES:</b>	<ol style="list-style-type: none"> <li>1. Figure dimensions to be taken in preference to text.</li> <li>2. All work to be executed in strict accordance to national building regulations and local authority By-Laws, relating out of the work, particularly boundaries, building lines, setbacks, etc.</li> <li>3. The contractor is to locate and identify any/all existing services, etc.</li> <li>4. Any discrepancies, errors, omissions etc. are to be reported immediately to the architect in writing at the start of the contract period.</li> <li>5. All materials to be used in strict accordance to manufacturers specs.</li> <li>6. All elevations to be of the highest standard throughout the project.</li> <li>7. All part of wall or ceiling is to enclose boundary.</li> <li>8. All glazing to comply with part 11 of sars 10400.</li> <li>9. No part of wall or ceiling is to enclose boundary.</li> </ol>
<b>FOUNDATIONS:</b>	All foundations strictly to engineer's detail.
<b>SURFACE BED:</b>	Concrete surface bed laid on approved gpm on the mesh on well compacted & positioned fill to engineers detail.
<b>RETAINING &amp; FOUNDATIONS WALLS:</b>	All retaining & foundation walls strictly to engineers details.
<b>REINFORCED CONC. SUSPENDED SLAB:</b>	All reinforced concrete suspended slab to engineers detail.
<b>WALLS:</b>	All walls to be constructed with clay or cement bricks.
<b>CEILING:</b>	Ribbed ceiling on 38 x 38mm bracing @ ± 600mm centres to be fully plastered and painted white. Cornice to Clients choice.
<b>RANWATER GOODS:</b>	Gutters - 120 x 100mm Powder coated stainless Rainwater downpipes - 100 x 100mm Powder coated seamless aluminium, Colour - grey
<b>ROOF:</b>	"Hardy Membrane" roof tiles on 38 x 38mm timber batten resting on 14 x 38mm wall plates & tied into m 3 concrete. All roof work using 200mm thick 1:2:4 concrete. 225mm x 150mm fibre cement fascia board.
<b>ACCESS PANELS:</b>	All access panels to be of a non-combustible material and to contain a 1100 pvc sewer vent pipe or as indicated on plan.
<b>WINDOWS:</b>	All windows to be 25 micron powder coated aluminium with 150mm single raised plastered surround to the external face. Colour - Oak Grey Finish. External - Refer to window schedule for further details. Colour - Oak Grey Finish
<b>DOORS:</b>	All aluminium doors to be 25 micron powder coated aluminium with 150mm single raised plastered surround to the external face. Colour - Oak Grey Finish. External - Refer to window schedule for further details. Colour - Oak Grey Finish
<b>FIRE NOTES:</b>	All fire doors to be 40 mm solid hardwood timber doors with 25mm rebate and fixed with self closer. All fire walls to contain 100mm of roof tiles / slab of slab.
<b>DRAINAGE NOTES:</b>	Any damaged fittings to be replaced. All gully surrounds and manhole covers to be 75 mm diameter. All drainage to be 150mm diameter. Sewer connection to be exposed before commencing work. Inspection gyes to all bends and junctions. All sewer pipes under buildings to be 150mm diameter pipes.

<b>ELECTRICAL KEY</b>	<ul style="list-style-type: none"> <li>DISTRIBUTION BOARD 1500mm ABOVE FLOOR LEVEL</li> <li>DOUBLE TUBE FLUORESCENT LIGHT FITTING 1500mm LONG COMPLETE</li> <li>CEILING MOUNTED LIGHT FITTING</li> <li>RECESSED CEILING MOUNTED DOWNLIGHTER</li> <li>SPOT LIGHT - WALL MOUNTED 2100mm ABOVE FLOOR LEVEL (UNLESS SHOWN OTHERWISE ON PLAN)</li> <li>WALL MOUNTED LIGHT FITTING 2100mm ABOVE FLOOR LEVEL (UNLESS SHOWN OTHERWISE ON PLAN)</li> <li>WALL MOUNTED WATERPROOF LIGHT FITTING 2100mm ABOVE FLOOR LEVEL (UNLESS SHOWN OTHERWISE ON PLAN)</li> <li>WALL MOUNTED LIGHT FITTING WITH SWITCH (UNLESS SHOWN OTHERWISE ON SITE)</li> <li>TRACK WITH ADJUSTABLE SPOT LIGHTS</li> <li>WATERPROOF GARDEN LIGHT FITTING - FINAL POSITION TO BE DETERMINED ON SITE</li> <li>LIGHT SWITCH 1200mm ABOVE FLOOR LEVEL</li> <li>TWO-WAY LIGHT SWITCH 1200mm ABOVE FLOOR LEVEL</li> <li>LIGHT SWITCH WITH DIMMER SWITCH 1200mm ABOVE FLOOR LEVEL</li> <li>CONNECTION TO STOVE WITH 15 AMP PLUG POINT 1800mm ABOVE FLOOR LEVEL FOR COOKER HOOD UNIT</li> <li>INTERNET POINT</li> <li>TELEPHONE CONNECTION 340mm ABOVE FLOOR LEVEL</li> <li>TELEPHONE CONNECTION 950mm ABOVE FLOOR LEVEL</li> <li>TV CONNECTION 340mm ABOVE FLOOR LEVEL</li> <li>50 LITER HW GESSER CONNECTION</li> <li>100 LITER 2KW GESSER CONNECTION</li> <li>150 LITER 3KW GESSER CONNECTION</li> <li>SINGLE 15 AMP PLUGPOINT 250mm ABOVE FLOOR LEVEL</li> <li>SINGLE 15 AMP PLUGPOINT 1020mm ABOVE FLOOR LEVEL</li> <li>DOUBLE 15 AMP PLUGPOINT 750mm ABOVE FLOOR LEVEL</li> <li>DOUBLE 15 AMP PLUGPOINT 1020mm ABOVE FLOOR LEVEL</li> <li>SINGLE 15 AMP WATERPROOF PLUGPOINT AT LEVEL AS SHOWN ON PLAN</li> <li>PLUGPOINT FOR AIR CONDITIONING UNIT (LEVEL AS SHOWN ON PLAN)</li> </ul>
<b>SIGNATURES</b>	OWNER: _____ AUTHOR: _____
<b>OWNERS TEL:</b>	
<b>PROJECT DESCRIPTION:</b>	House Kistan Proposed New Dwelling on Lot 171 Breitenwood.
<b>BATHS NUMBER:</b>	
<b>DRAWING TITLE:</b>	Submission Drawings Site Plan: Ground Floor Plan.
<b>SCALE:</b>	1:100
<b>DATE OF FIRST ISSUE:</b>	2015-01-20
<b>DESIGNER:</b>	P.K
<b>DRAWN:</b>	P.K
<b>CHECKED:</b>	
<b>REVISION:</b>	

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 PRAVESH KUSSIAL – PR SNR ARCH TECH

Site Plan / Ground Floor Plan  
 Scale 1:100



<b>AREA SCHEDULE</b>	Site Area: 703.00 sqm.
<b>Ground Floor Storey</b>	Garage: 44.00 sqm. Dwelling: 212.00 sqm. Patio: 24.00 sqm. Sub Total: 280.00 sqm.
<b>Permitted F.A.R.</b>	N/A
<b>Permitted Coverage 201.20 sqm</b>	40.00 %
<b>Proposed F.A.R.</b>	212.00 sqm.
<b>Proposed Coverage 280.00 sqm</b>	39.82%