

GENERAL NOTES:

- ADJUST ALL LEVELS ON SITE & CONFER ALL DISCREPANCIES WITH ARCHITECT / DESIGN OFFICE.
- USE DIMENSIONS IN PREFERENCE TO SCALING.
- DIMENSIONS MAY BE SCALED FROM THE PLANS RELEVANT TO SCALING.
- LARGE SCALE DRAWING DETAIL SUPERCEDES SMALL SCALE DRAWING DETAIL IF APPLICABLE.
- REFER ALL DISCREPANCIES ON PLANS TO ARCHITECT / DESIGN OFFICE.
- ADJUST ALL LEVELS, DIMENSIONS, MEASUREMENTS AND GRADIENTS ON SITE TO LINE UP AND MATCH EXISTING.
- VERIFICATION OF SITE BOUNDARIES, SERVITUDES PRIOR TO CONSTRUCTION.
- ELECTRICAL LAYOUT IN COLLABORATION WITH PLANS PROVIDED.
- ALL WORK OR MATERIALS USED TO COMPLY TO SABS 0400 STDs.
- THE SPECIFICATIONS OF THE NATIONAL BUILDING REGULATIONS (SABS 0400), STD BUILDING LAW (1977/REV 1989) AND THE LOCAL AUTHORITY TO APPLY.
- ALL CONCRETE FLOOR-, ROOFSLABS & FOUNDATIONS TO BE AS PER ENGINEER'S SPECIFICATION & DESIGN.
- ELECTRICAL & PLUMBING TO BE DONE BY A REGISTERED SPECIALIST.
- FINAL MEASUREMENTS / HEIGHTS / GROUND LEVELS / HEIGHT OF FOOTINGS OR FIRE WALLS / ROOF HEIGHTS / DEPTH OF EXCAVATIONS AND NUMBER OF STEPS MUST BE DETERMINED BY THE BUILDING CONTRACTOR IN COLLABORATION WITH THE ARCHITECT ON SITE.
- GEYSER INSTALLATION TO SANS 10254 STANDARDS.
- TIMBER TO COMPLY TO SANS 10163 STANDARDS.
- ALL DESIGNS & DRAWINGS IS COPY RIGHT OF G+ROCH DESIGNS ARCHITECTURE & NO UNLAWFULL COPY OF PLANS ARE ALLOWED.
- DRAWINGS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DESIGNS.

- FOUNDATIONS:**
- EXCAVATION TO 450 mm BELOW NGL & CONCRETE TO HAVE COMPRESSED STRENGTH TO APPOINTED ENGINEER'S SPECIFICATION.

- DAMP PROOFING:**
- HORIZONTAL DPC WITH MALTHOID OR SIMILAR - MAY NOT BE USED LOWER THAN 150mm ABOVE NATURAL GROUND LEVEL.

- FLOORS:**
- 85mm THICKNESS CONCRETE STRENGTH TO ENGINEER'S SPEC. ON HARD CORE FILLING OF 150mm COMPRESSED LAYERS.

- GLAZING:**
- WINDOWS & SLIDING DOORS ON FIRST FLOOR TO BE FITTED WITH 6mm CLEARLY MARKED SAFETY GLASS, GLAZING AS PER PART 'N' OF N.B.R. & SANS 10137 STANDARDS, SANS 10400-XA:2021 STANDARDS AS PER ENERGY EFFICIENCY PLANS.

- 0 - 0,75mm : 3 mm GLASS  
0,75 mm - 1,5 mm : 4 mm GLASS  
1,5 mm - 2 m : 6 mm GLASS  
SAFETY GLASS IN WINDOWS LOWER THAN 500mm FROM GROUND LEVEL AND LARGER THAN 1m2.

- MORTAR UNITS:**
- MATERIAL COMPRESSIVE STRENGTH TO ENGINEER'S SPECIFICATION AND CLASS II MORTAR MIXTURE OF 3:1.

- TRUSSING:**
- ROOF TIES OF 2 STRANDS 4mm WIRE: 600mm BUILT-IN FOR SHEET ROOFING AND 300mm FOR ROOF TIMBER TO ENGINEER'S SPEC.

- STEPS / BALUSTRADES:**
- RISE OF STEP NOT TO EXCEED 200mm AND TREAD NO LESS THAN 250mm.
  - BALUSTRADE NOT MORE THAN 1m AND LESS THAN 850mm FROM THE PITCH LINE OF STEPS.
  - OPENINGS NOT TO EXCEED 100mm C/C MAX.
  - RAIL FIXED TO WALL MUST ALLOW FREEDOM OF HAND MOVEMENT.

- STORMWATER / SEWERAGE:**
- CONTRACTOR MUST ENSURE THAT STORMWATER DOES NOT DAMAGE PRESENT BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER IS SUFFICIENTLY DEALT WITH.
  - ALL SANITARY APPLIANCES TO BE SUPPLIED WITH ANTI-SUCTION TRAPS AND/OR VENTILATED ACC. TO NBR REQUIREMENTS AND EASILY ACCESSABLE.
  - I.E.'S AT ALL BENDS, CONNECTIONS AND CHANGES OF GRADIENT WITH MARKED COVERS ON GROUND LEVEL.
  - SUFFICIENT ACCESS PANELS INSTALLED IN ALL SHAFTS OVER I.E.'S

- SWIMMING POOLS:**
- SAFETY TO BE ENSURED BY MEANS OF FENCE OR WALL OF AT LEAST 1200mm HIGH AND NO OPENINGS LARGER THAN 100mm.
  - ENTRY ONLY BY MEANS OF SELF-CLOSING AND SELF LOCKING SAFETY GATE, OR DIRECTLY FROM THE INSIDE OF THE BUILDING ON THE PREMISES. TO COMPLY TO SABS 1390 & SANS 10400-D4:2011

|                            |   |        |  |
|----------------------------|---|--------|--|
| <b>AREA SCHEDULE:</b>      |   |        |  |
| <b>EXISTING RESIDENCE:</b> |   |        |  |
| GROUND FLOOR               | = | 250 m2 |  |

|                                   |          |               |          |   |        |
|-----------------------------------|----------|---------------|----------|---|--------|
| <b><u>NEW ADDITIONS:</u></b>      |          |               | SITE     | = | 810 m2 |
| FIRST FLOOR                       | =        | 129 m2        | F.A.R.   | = | 0,67   |
| COV. BALCONIES                    | =        | 8 m2          | COVERAGE | = | 50 %   |
| COV. SLABS                        | =        | 16 m2         |          |   |        |
| COV. PATIO                        | =        | 20 m2         |          |   |        |
| GF RESIDENCE                      | =        | 74 m2         |          |   |        |
| GARAGE                            | =        | 40 m2         |          |   |        |
| ENTRANCE                          | =        | 5 m2          |          |   |        |
| <b><u>total new additions</u></b> | <b>=</b> | <b>292 m2</b> |          |   |        |
| <b>total residence</b>            | <b>=</b> | <b>542m2</b>  |          |   |        |

PROJECT: ADDITIONS TO EX. RESIDENCE FOR:

CLIENT: PEACH TREE x 02  
ADDRESS: COPPERLEAF GOLF ESTATE

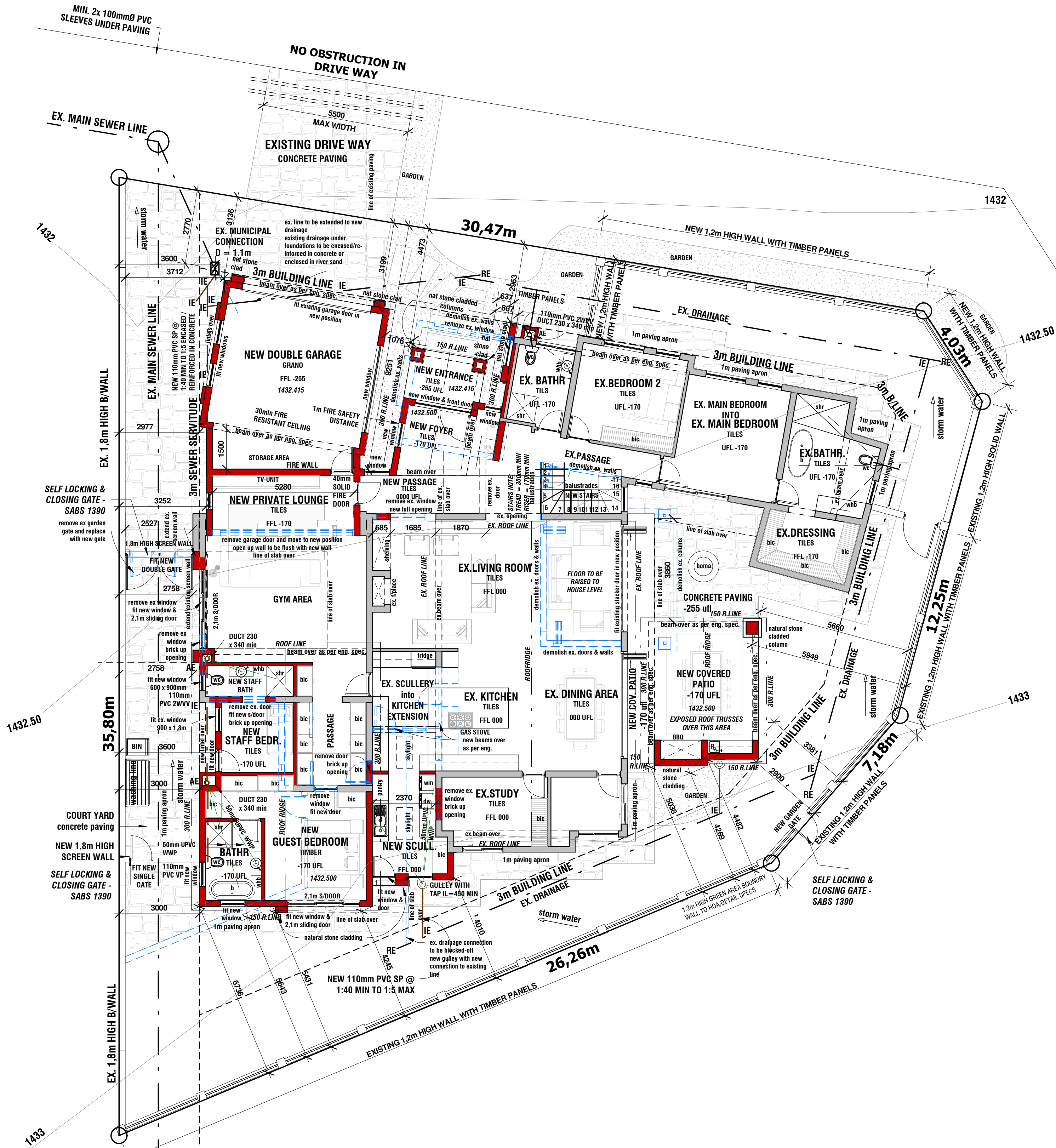
ERF NO:

SITE LAYOUT  
3D VIEWS



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|            |             |      |
|------------|-------------|------|
| DATE:      | DWG NO:     | REV: |
| 2023/04/01 | 100-RS-2022 | 1    |



SITE LAYOUT PLAN  
scale 1:100

AREA SCHEDULE:

|                            |          |
|----------------------------|----------|
| <b>EXISTING RESIDENCE:</b> |          |
| GROUND FLOOR               | = 250 m2 |

|                       |          |
|-----------------------|----------|
| <b>NEW ADDITIONS:</b> |          |
| FIRST FLOOR           | = 129 m2 |
| COV. BALCONIES        | = 8 m2   |
| COV. SLABS            | = 16 m2  |
| COV. PATIO            | = 20 m2  |
| GF RESIDENCE          | = 74 m2  |
| GARAGE                | = 40 m2  |
| ENTRANCE              | = 5 m2   |
| total new additions   | = 292 m2 |

|                 |          |
|-----------------|----------|
| total residence | = 542m2  |
| total cov. area | = 405 m2 |

|          |        |
|----------|--------|
| SITE     | 810 m2 |
| F.A.R.   | 0,67   |
| COVERAGE | 50 %   |

DWG LEGEND

|                                                                                                          |
|----------------------------------------------------------------------------------------------------------|
| 100 - SITE LAYOUT PLAN                                                                                   |
| 101 - 3D VIEWS                                                                                           |
| 200 - ELEVATIONS & FINISHING SCHEDULE                                                                    |
| 201 - FLOOR PLANS                                                                                        |
| 202 - ROOF PLAN / BOUNDARY WALLS & DETAILS                                                               |
| 203 - SECTION B-B / SECTION C-C                                                                          |
| 204 - SECTION A-A / SECTION D-D                                                                          |
| 300 - ELECTRICAL - plugs & points / lights & switches                                                    |
| 500a & 500b - ENERGY EFFICIENCY - fenestration                                                           |
| 501 - ENERGY EFFICIENCY - hot water / roof assembly / electrical consumption / externa wall calculations |