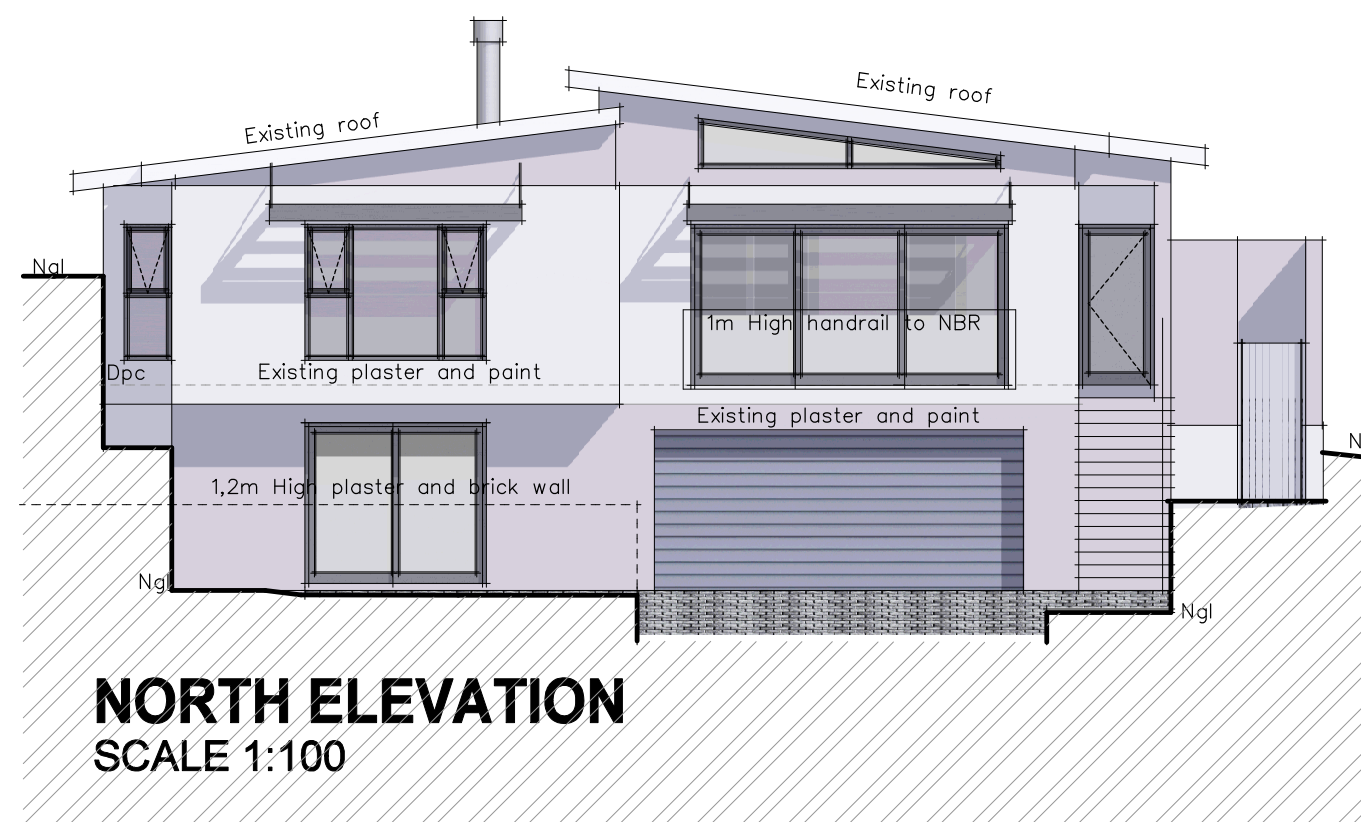
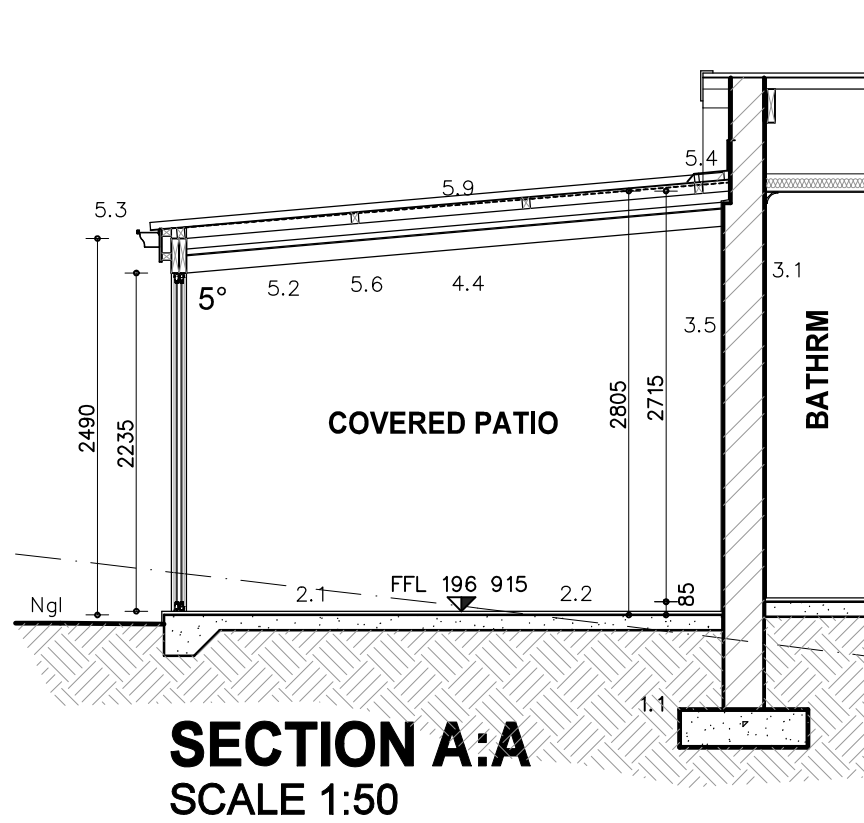




DOOR SCHEDULE	
D1	Overall 4730 EQ EQ EQ EQ Door
DOOR	Aluminium double sliding door to indicated dimensions all to manufacture specifications.
FRAME	To manufacturer specifications.
GLAZING	Obscure glass to all bathrooms and wc's. All glazing including safety glass as per National Building Regulations & SABS O137. Safety glass stamp required on glazing. AAAMSA compliance certificate to be issued to client for occupation.
IRONMONGERY	To Specialist schedule.
FINISH	Aluminium Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.



GENERAL NOTES

FOUNDATIONS

- 1.1 Existing Concrete foundation to engineer design and specifications

FLOORS

- 2.1 Existing 25mm smooth floated screed on 85mm 1:3:6 concrete slab USB 250 micron damp proof membrane on 50mm sand blinding layer on minimum 150mm well tamped hardcore.
- 2.2 Existing tile finish to fall
- 2.3 Existing floor finish to client
- 2.4 Existing paving to Welgelegen Estate specifications

WALLS

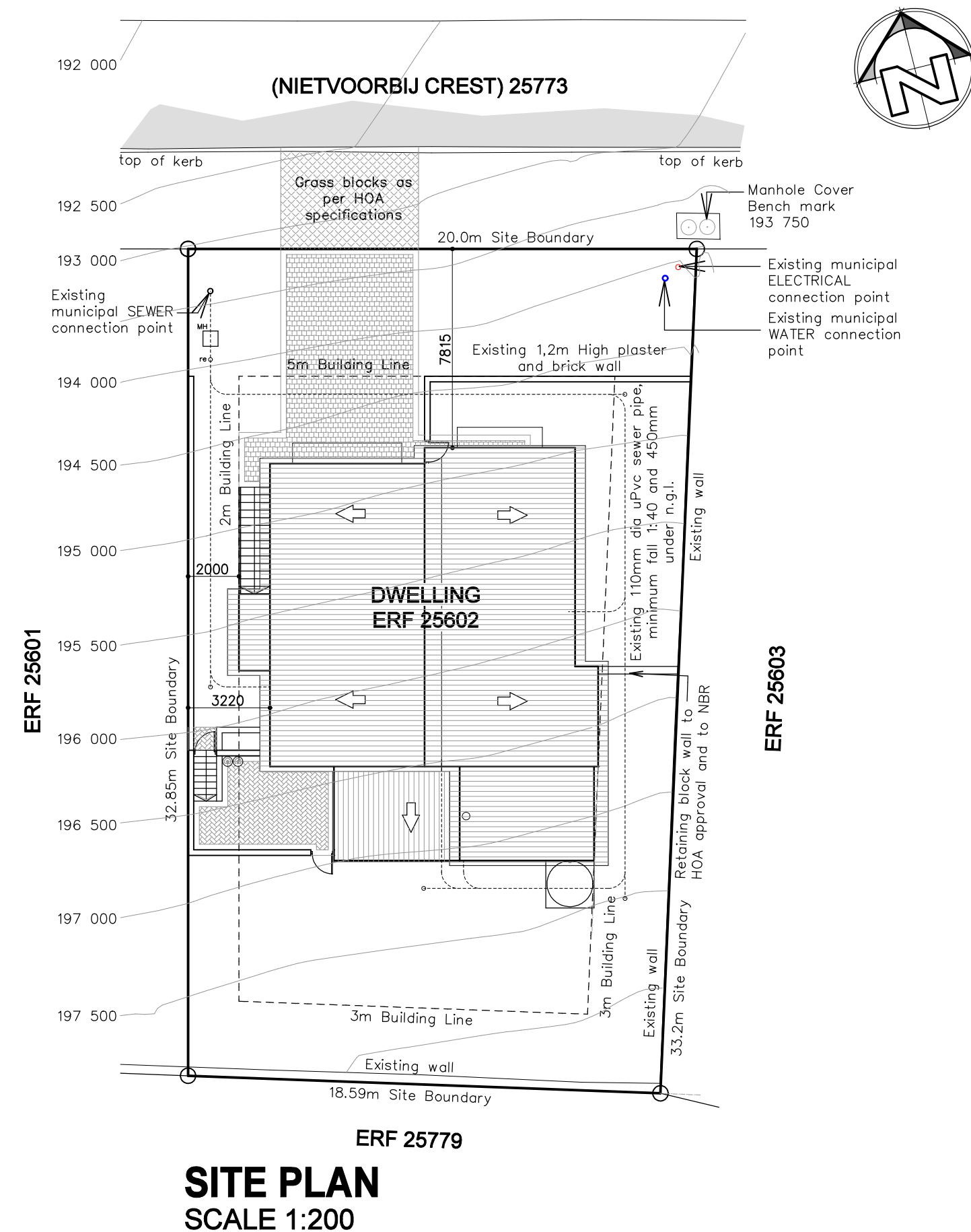
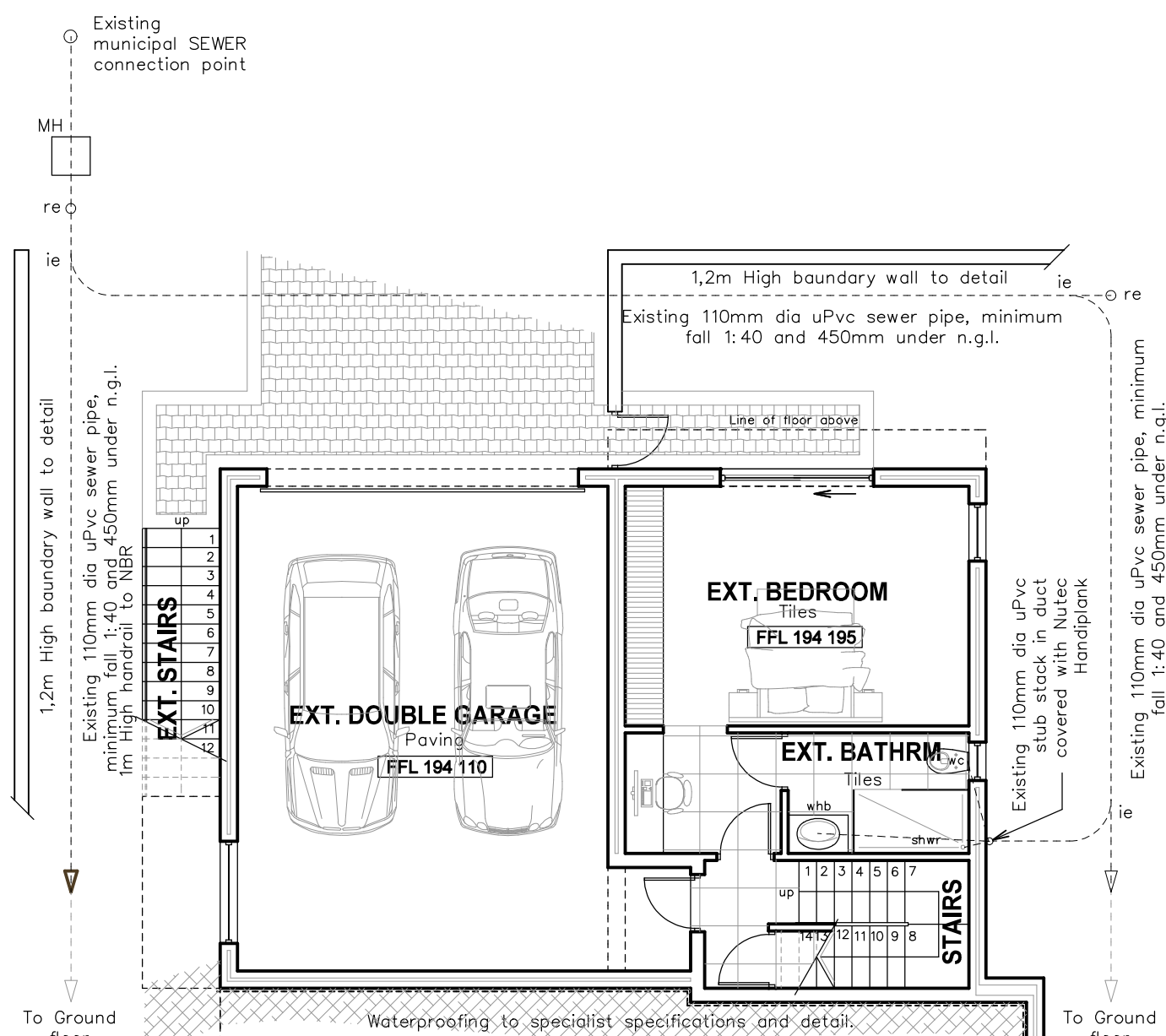
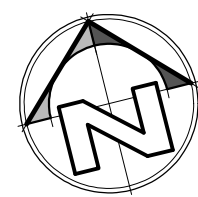
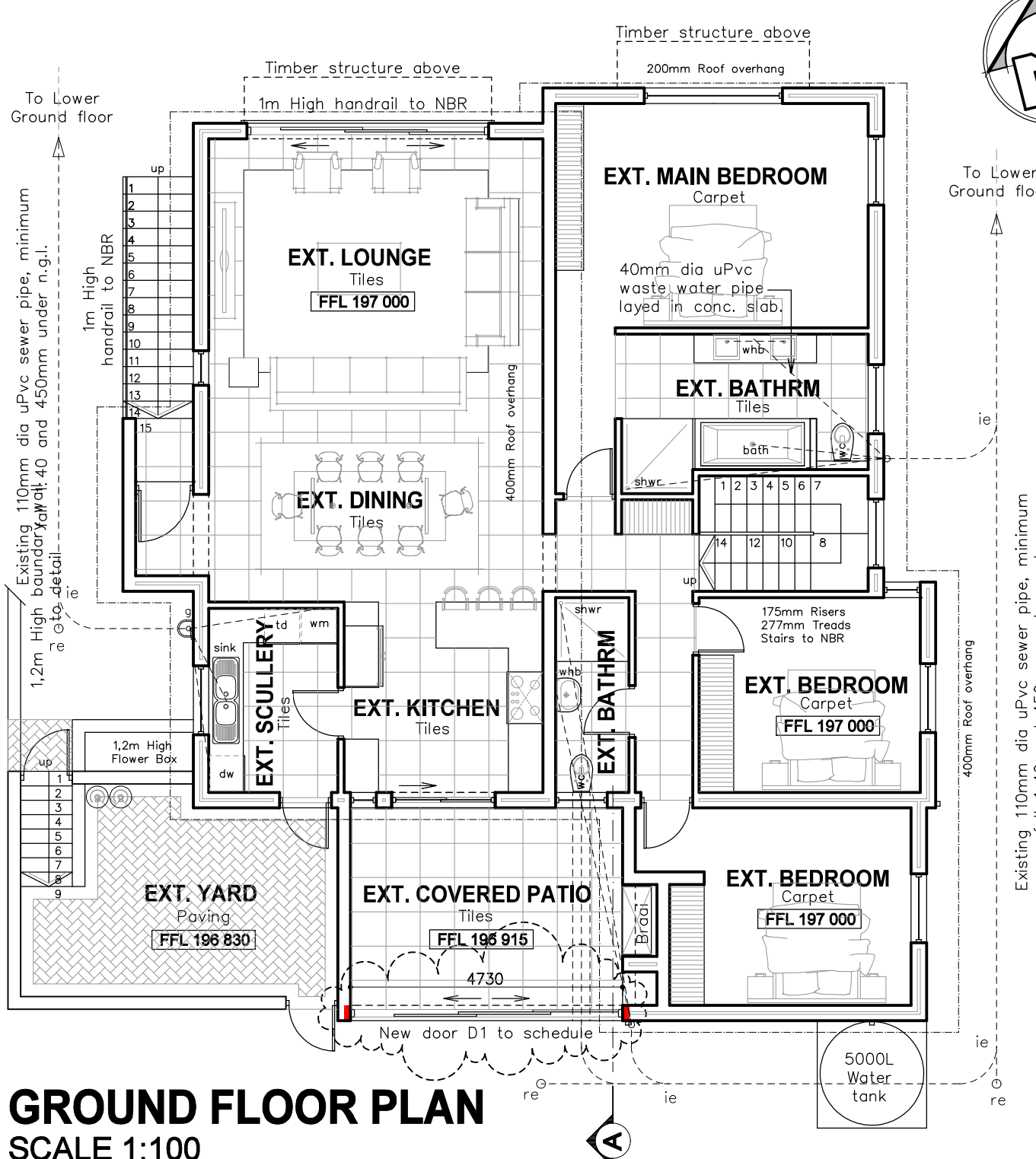
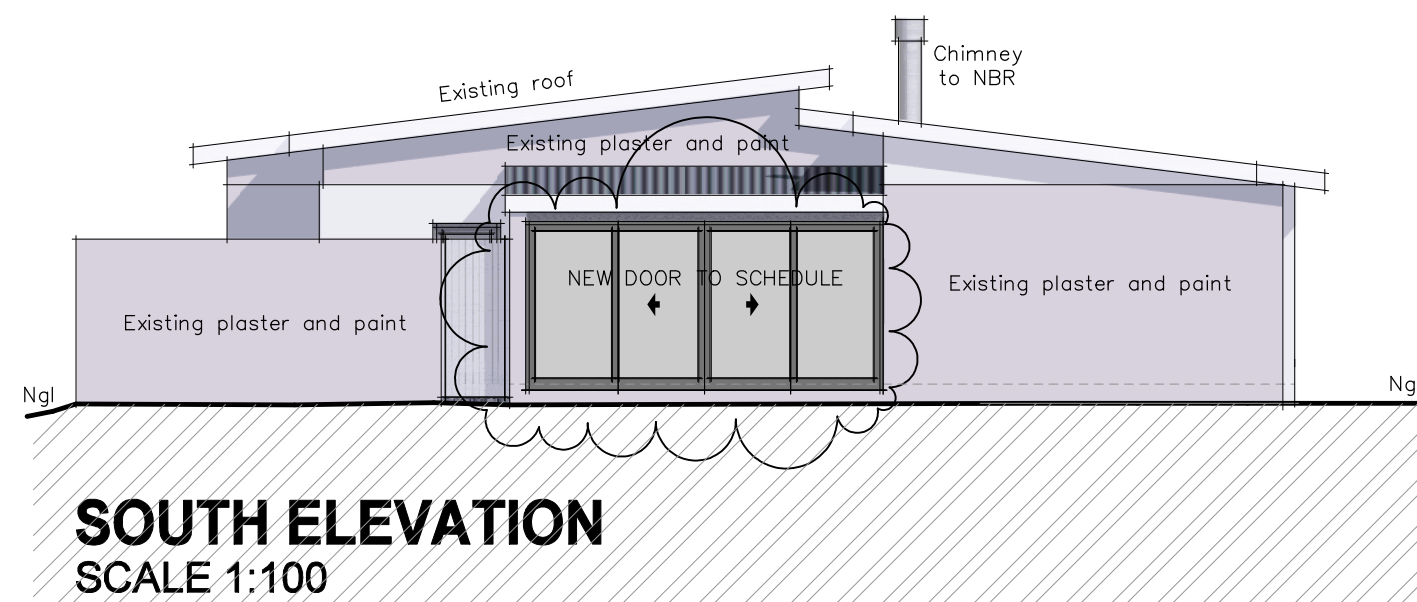
- 3.1 Existing internal walls to be smooth plastered, skimmed and painted. All to Plascon specifications. Colour to be confirmed.
- 3.2 Existing 25 Degree down-tilted plastered external sill Waterproofing of sill to Plascon specifications
- 3.3 Existing stepped approved DPC to all cavity walls, leave a vertical joint open after every 4th joint as weepholes.
- 3.4 Existing Door / Window to schedule.
- 3.5 Existing plaster and point to WELGELEGEN

CEILING

- 4.1 Existing 6mm Gypsumboard on 38 x 38mm battens at max 400mm centers worked off with Rhinolit lightweight finishing plaster Nail 63mm wire scrim over all joints and plaster surface finish and painting to Kroonbosch Residential Estate Pty specifications. Cornice to finishing schedule.
- 4.2 Existing 130mm Glasswool insulation to comply with the requirements in SANS 10400
- 4.3 Existing Plaster and point under side of concrete slab
- 4.4 Existing Nuteac ceiling with isolation to specialist specifications

ROOFS

- 5.1 Existing 0.6mm Corrugated pre-coloured galvanised steel roof sheeting fixed to 50x76mm S.A pine battens on timber roof trusses to engineer design and specifications. Roof colour to confirmed and to guidelines of Welgelegen.
- 5.2 Existing Roof structure to Engineers.
- 5.3 Existing Seamless ogee profile aluminium gutter with a 80mm dia round down pipe. Gutter fixed against 15x225mm Nuteac fascia board.
- 5.4 Existing Galvanised steel flashing to roof manufacturer specifications
- 5.5 Existing RC beam to engineer
- 5.6 Existing Nuteac 80x150mm barge board.
- 5.7 Existing Timber pergola
- 5.8 Existing Roof construction and open beams to engineer specifications (Double volume)
- 5.9 Existing Concealed clip soffak or similar approved pre-coloured galvanised steel roof sheeting fixed to 50x76mm S.A pine battens on timber roof trusses to engineer design and specifications. Roof colour to WELGELEGEN guidelines and finishing shedule



GENERAL NOTES
All drawings and measurements must be checked and verified before the building is started or before any building work starts. Otherwise, the building may be in breach of the National Building Regulations. The copyright in all drawings and designs are reserved. This drawing is to be used in conjunction with all relevant conditions, drawings and specifications. Only the latest signed and approved drawing to be used. Never scale from this drawing.

STATUTORY NOTES	AREA
Ground Floor	172m²
Covered Patio	20m²
Lower Ground Floor	45.8m²
Total Area	280m²

Open Stairs	5m²
Yard	22m²
Erf size	633m²
Coverage	30.3%
Height	8.5m
Stores	Ground
Bldg Lines	As Indicated
Servitudes	N/A

	AREA	COVERAGE
New Dwelling	192m²	30.3%
Hard Landscaping	73m²	11.5%
Soft Landscaping	368m²	58.2%

House Welgelegen 25602

Alteration for owner on Erf 25602, in the Township of George, Welgelegen Estate



Site Plan, Floor Plan, Elevations & Section

SCALE: As indicated DATE: 2020/06/24

DRAWING NUMBER: 25602-1000