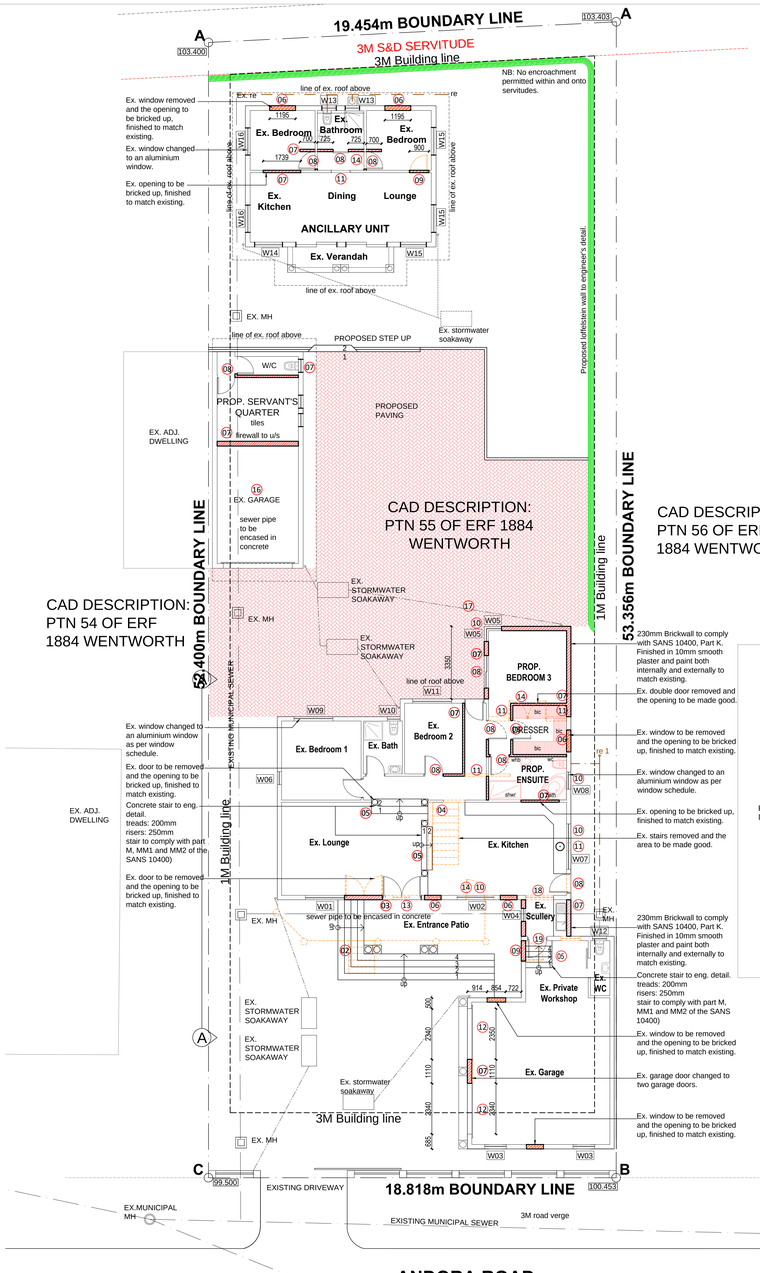


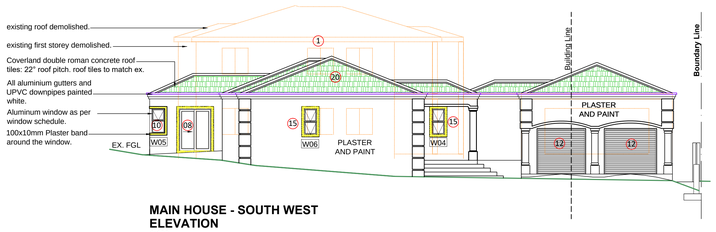

| | |
|---|---|
| 01 | FIRST STOREY OMITTED |
| 02 | MAIN ENTRANCE STAIRS REDESIGNED |
| 03 | DOOR REPOSITIONED |
| 04 | STAIRS TO FIRST FLOOR DEMOLISHED |
| 05 | NEW STAIRS |
| 06 | WINDOW REMOVED AND OPENING BRICKED UP |
| 07 | NEW BRICKWORK |
| 08 | NEW DOOR |
| 09 | DOORS REMOVED AND OPENING BRICKED UP |
| 10 | NEW WINDOW |
| 11 | BRICKWORK DEMOLISHED |
| 12 | GARAGE DOOR REVISED |
| 13 | WINDOW REMOVED |
| 14 | DOOR REMOVED |
| 15 | WINDOW REVISED |
| 16 | EXISTING GARAGE REDUCED IN SIZE |
| 17 | ROOF NOT DEMOLISHED |
| 18 | WINDOW REMOVED AND ARCHWAY CREATED |
| 19 | NEW MIN 40.mm THICK FIRE DOOR TO COMPLY WITH SANS10400 PART T4.9.3 |
| 20 | NEW ROOF |

SITE PLAN
SCALE 1:100

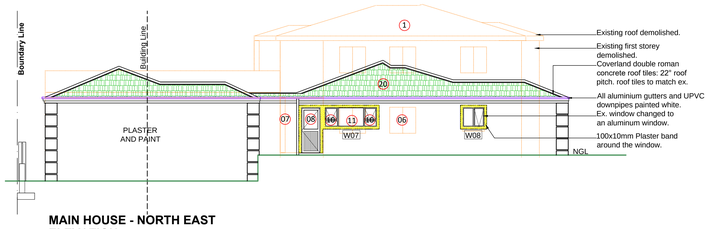
**GROUND/SITE PLAN**
**1:100**



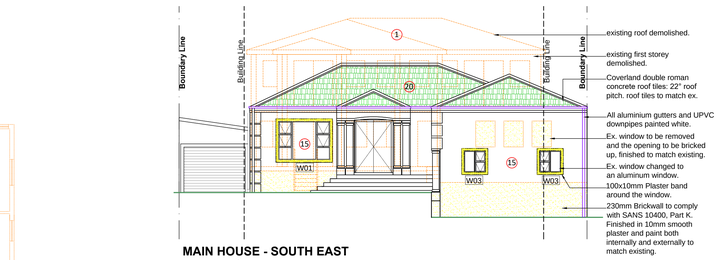

FIRST STOREY
SCALE 1:100



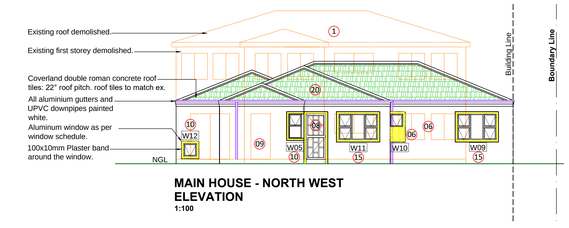

**MAIN HOUSE - SOUTH WEST ELEVATION**
**1:100**



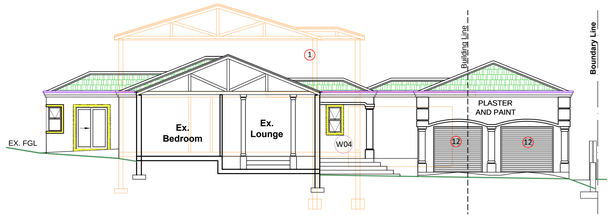

**MAIN HOUSE - NORTH EAST ELEVATION**
**1:100**



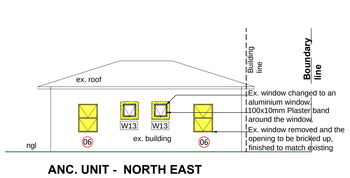

**MAIN HOUSE - SOUTH EAST ELEVATION**
**1:100**



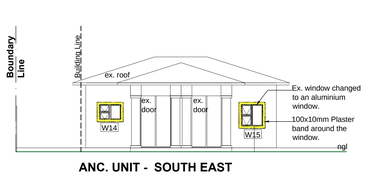

**MAIN HOUSE - NORTH WEST ELEVATION**
**1:100**



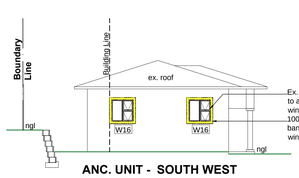

SECTION A-A
SCALE 1:100



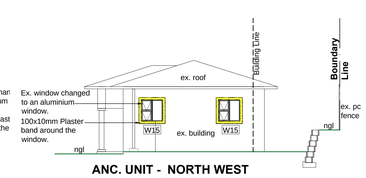

**ANC. UNIT - NORTH EAST ELEVATION**
**1:100**




**ANC. UNIT - SOUTH EAST ELEVATION**
**1:100**




**ANC. UNIT - SOUTH WEST ELEVATION**
**1:100**




**ANC. UNIT - NORTH WEST ELEVATION**
**1:100**

A. ROOF:- 1. Refer to sections
2. External overhangs to be treated with carbolinium.
3. Ceilings to be 6.4mm gypsum board and painted with coved cornices.
4. 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. 5. Waterproofing to be covered with
50mm layer of 20mm white gravel.

B. 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 SANS 10400 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.

C. 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
2. Surface beds to be laid on Gundle UFS green membrane on ground
poisoned by specialist to SABS requirements.

D. 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.
3. ALL BEAM WORKS TO ENGINEERS DETAILS.

E. 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 membran
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.

F. 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.

G. DRAINAGE:-
1. The contractor is required to ensure that he 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 stormwater damage
to the work in progress or the neighbouring 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

H. DOORS AND FRAMES:-
1.Aluminum, glass and ceiling must adhered KMA codes and regulations as wells A.A.A.M.S.A. and its bodies.
2.Safety glass to windows and doors to comply with PART N of SANS 10400 .Fire doors to be 2hr 44mm solid hardwood timber rated door
and self closing from Garage to interior.Roll up garage doors to be horizontal panel door.
3.Please refer to PGA note on window and door materials. Contractor to refer to schedules as provided by P.G.A

I. WINDOWS:-
1.Windows to be white epoxy 36's section aluminium with 25 micron cover and sealed.
2. All new windows to be taped for protection

J. GLAZING:-
1. All glazing is to be accordance with SANS 10400 0400.
2. Glazing to bathrooms and WC's to be in cool grey glass.

K. 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 drawings.
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
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.
6. The owner is responsible for all local authority expenses.
7. Where local authority or government regulations require more stringent specification than shown herein, they are to be
followed with prior consent of the owner.
8. The contractor is to inspect the official approve
d copies of the drawing to ensure that all amendments have been approved
9. All SANS 10400l and SANS 10400 standards and specifications are to be adhered to as a
minimum standard and good construction principles
10. All levels are approximate.

M. GENERAL:-
1. This drawing is to read in conjunction with the engineer's drawings, the electrical layout,
the key to the electrical layout and the schedule of finishes.

N. NOTES TO OWNER:-
1. The attention of the owner is drawn to the fact that changes to the plan and/or specifications after official approval
are likely to invalidate that approval.

O. ARCHITECTS ADDITIONAL STAN/D RECOMD SPEC :-
1. All foundations reinforced and compacted hardcore to 99% modashto.
2. All brickwork to be cross-bonded every 4 courses vertically, namely Plastered and painted houses.
3. Skirting to be 100mm Meranti with quadrant.
4. External cills to be NUTEC cill with drip (250 Micron DPC under).
5. Internal cills must be plastered and painted 6. All aluminium windows to be sealed around edges with Polysulphide sealant.
7. All window heads to have drip groove. 8. All parapets walls to have coping with drip groove with 250 micron DPC under.
(coping to be impervious to water)
and water proofed where applicable.
9. All flashing to be guaranteed for 10 years.
10. All flat roof parapets to have build-on Aluminium edge
11. All walls to have coping with drip fall away from face with drip mould on soffit.
12. Outer face of innerskin to be bagged and sealed, if not 50mm cavity to used.

P. PAINT SPEC. FOR PLASTER AND PAINT:-
1. All plaster work to be done in a 3 to1 plaster mix in accordance to CSIR standards.
2. Plaster to have a water proof agent.
3. Fresh plastered wall to have Sillseal or equal with sealant sprayed on.
4. Undercoat to be Plascon plaster primer 2 coat final to be 'Plascon Wall&All' or equiv.
5. Exterior walls to be plastered smooth.

| AREA SCHEDULE | |
|---|---|
| SITE AREA: | 995.05 sqm |
| PERMITTED AREAS: | |
| F.A.R | N/A |
| COVERAGE | 50% 497.525sqm |
| EXISTING AREAS: | |
| GROUND FLOOR: | 204.64sqm |
| FIRST FLOOR: | 215.9sqm |
| OUTBUILDING 1: | 63.13sqm |
| TOTAL EXISTING F.A.R.: | 483.67sqm |
| PROPOSED AREAS: | |
| GROUND FLOOR: | +16.52sqm |
| FIRST FLOOR: | -215.9sqm |
| OUTBUILDING 1: | 0sqm |
| OUTBUILDING 2 (NOT DEMOLISHED): | +18.25sqm |
| TOTAL NEW AREA: | 16.52sqm |
| TOTAL COVERAGE: | 316.24sqm |

## LOCAL AUTHORITY STAMP

**IMPORTANT:**

1. All architectural drawings to be read in conjunction with Engineers drawings.
2. Architectural drawings to take precedence over Consultants drawings during construction.
3. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect.
4. Partial Service: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.
6. Any discrepancies MUST be reported to the ARCHITECT immediately prior to any commencement of work. P.G.A. will not be responsible for work carried out without the ARCHITECT's consent as well as deviations from the approved plans.
7. Any plans removed from ARCHITECT'S office without his prior authorization will be deemed unchecked and thereafter invalid.
8. The attention of the Owner is drawn to the fact that changes to the plan and/or specifications after official approval are likely to invalidate that approval.
9. No construction is to be carried out on site prior to approval of submissions from relevant authorities.
10. Do not scale this drawing.
11. All Revisions made by engineer must be indicated in a revision cloud and the date the revision was made.

| No. | Revision | Date |
|---|---|---|
| 0 | ISSUED FOR SUBMISSION | 03.06.2021 |
| 1 | Referral: amended terminology | 26.07.2021 |
| 2 | Referral: amended terminology, corrected lineweights. | 14.09.2021 |

*Owner's Signature:*

*Contact No:*

PGA ARCHITECTS
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SACAP REG. NO. 5278

| | |
|---|---|
| **Client:** | **S GOUNDEN** |
| **Project:** | **PROPOSED DEVIATIONS TO APPROVED PLAN 43 04 07 AT 200 ANDORA ROAD, BLUFF on ptn 55 of Erf 1884 Wentworth** |
| **Drawing:** | **SITE PLAN, GROUND STOREY, ELEVATIONS** |
| **Date:** 2021-04-11 | **Project Number:** 0962 |
| **Scale:** AS SHOWN | **Drawing Number:** 001 |
| **Drawn:** PP | **Revision:** 2 |
| **Checked:** PY | **Status:** SUBMISSION |