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GENERAL NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS, THE ELECTRICAL LAYOUT, THE KEY TO THE ELECTRICAL LAYOUT AND THE SCHEDULE OF FINISHES.

ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NATIONAL BUILDING REGULATION AND STANDARDS ACT (SABS 0400-1990 & SANS 10400)

ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE, PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE OF PRE-CONSTRUCTED COMPONENTS

ALL REINFORCED CONCRETE, SLABS, FOUNDATIONS, COLUMN DETAILS, BEAMS, STAIRS, STRUCTURAL STEEL WORK AND RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENGINEERS DETAIL AND UNDER HIS SUPERVISION.

ANY QUERIES TO BE REFERRED TO ARCHITECT, PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION

THE ATTENTION OF THE OWNER IS DRAWN TO THE FACT THAT CHANGES TO THE PLAN AND/OR SPECIFICATION AFTER OFFICIAL APPROVAL IS LIKELY TO INVALIDATE THAT APPROVAL.

LOCAL AUTHORITY:

- THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY FEES.
- THE OWNER IS REQUIRED TO OBTAIN ALL NECESSARY CONNECTIONS TO SERVICES.
- WHERE LOCAL AUTHORITY OR GOVERNMENT REGULATIONS REQUIRE MORE STRINGENT SPECIFICATION THAN SHOWN HEREIN, THEY ARE TO BE FOLLOWED WITH PRIOR CONSENT TO THE OWNER.
- THE CONTRACTOR IS TO INSPECT OFFICIAL APPROVED COPIES OF THE DRAWING TO ENSURE THAT ALL AMENDMENTS HAVE BEEN TAKEN INTO ACCOUNT.
- ALL SANS 10400 (2010) STANDARDS AND SPECIFICATIONS ARE TO BE ADHERED TO AS A MINIMUM STANDARD AND GOOD CONSTRUCTION PRINCIPLES.
- ALL LEVELS ARE APPROXIMATE.
- ALL WORK TO COMPLY WITH SANS 10400 (2010).

GENERAL SPECIFICATIONS

- WINDOWS, DOORS AND FRAMES:**
- EXTERNAL FRAMES TO BE HARDWOOD/ALUMINIUM
 - INTERNAL FRAMES TO BE HARDWOOD/ALUMINIUM

WINDOWS / GLAZING NOTE :

- WINDOWS BY SPECIALIST.
- ALL WINDOWS TO COMPLY WITH SANS 10400 SPECIFICATIONS.
- GLASS THICKNESS TO COMPLY WITH PART N.
- SAFETY GLASS TO COMPLY WITH PART N.
- MANUFACTURER TO PROVIDE NECESSARY COMPLIANCE CERTIFICATES.
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE
- ALL WINDOW SURROUNDS TO BE MADE WEATHER TIGHT WITH SILICON SEALANT BY SPECIALIST
- GLAZING TO BATHROOMS AND WC'S TO BE IN OBSCURE GLASS.

ROOF:

- SHURELOK 0.53mm THICK AZ200 ZINCAL CONCEALED FIX ROOF COVERING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS OR EQUAL AND APPROVED.
- ALL RAINWATER GOODS, FASCIAS AND BARGEBOARDS TO BE ALUMINIUM

SITE WORKS & EXCAVATION:

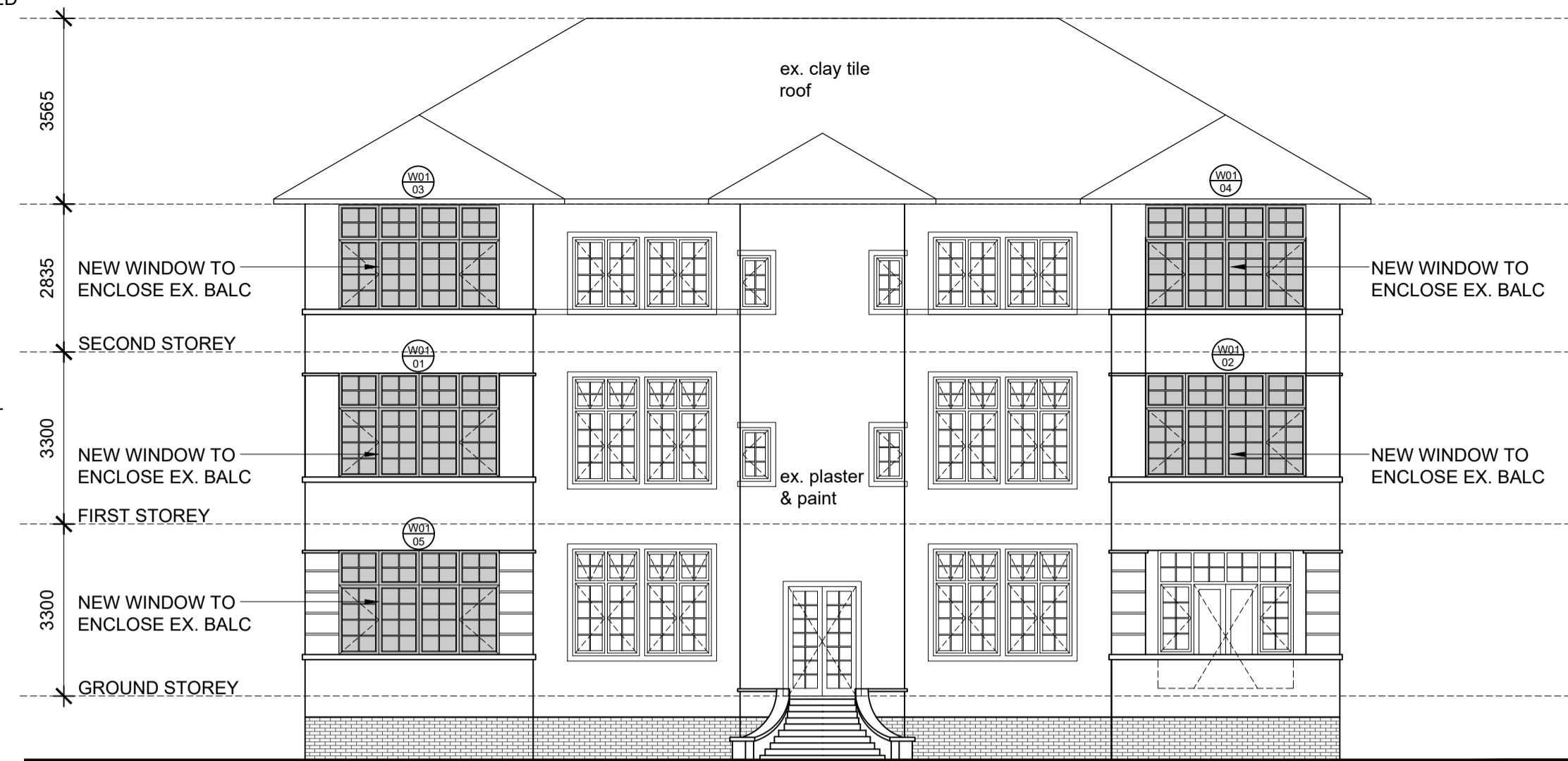
- ALL BOUNDARY BEACONS ARE TO BE FLAGGED BY A REGISTERED LAND SURVEYOR AND THE CONTRACTOR IS TO OBTAIN A CERTIFICATE STATING THAT THE WORK HAS BEEN CORRECTLY SET OUT BEFORE PROCEEDING WITH EXCAVATIONS
- CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO DRAWING SERVICE.
- CONTRACTOR IS TO CONFIRM AND ENSURE CORRECTNESS OF FLOOR AND ENTRANCE LEVELS PHYSICALLY ON SITE WITH LOCAL AUTHORITY INSPECTOR BEFORE COMMENCING WORK
- 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.
- ALL FOUNDATIONS TO BE TAKEN TO HARD VIRGIN GROUND, NO BACK FILLING OVER EXCAVATED AREAS WILL BE PERMITTED ON THE SITE REPORT AND DRAWINGS

**ZONING: GENERAL RESIDENTIAL 1
OCCUPANCY CLASSIFICATION: H1**

GROSS SITE AREA :	2049.00m²
COVERAGE	
PERMITTED (50%)	1024.50m ²
EXISTING COVERAGE	691.15m ²
PROPOSED COVERAGE	27.00m ²
COVERAGE ON HAND	306.35m ²
FLOOR AREA RATIO (FAR)	
PERMITTED (1.2)	2458.80m ²
EXISTING FAR	1759.95m ²
PROPOSED FAR	41.70m ²
TOTAL FAR	1801.65m ²
FAR ON HAND	657.15m ²

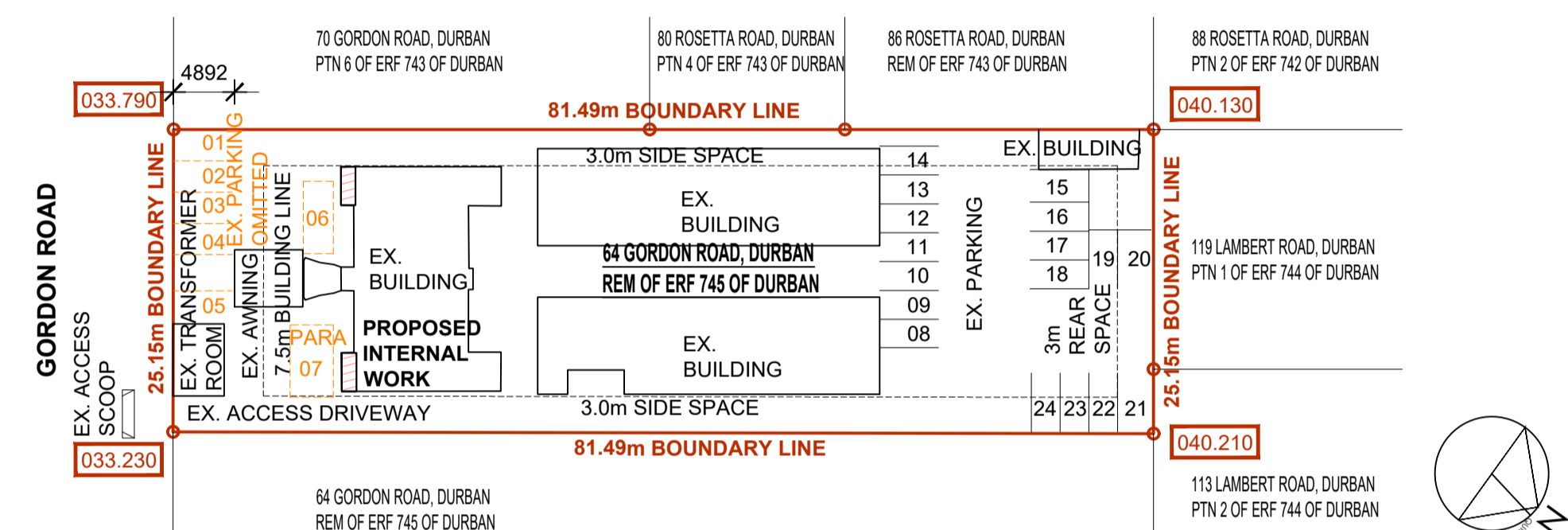
PARKING REQUIREMENTS

EXISTING PARKING (PER PREVIOUSLY APPROVED PLAN) = 24 BAYS TOTAL



SOUTH EAST ELEVATION

SCALE 1:100



SITE PLAN

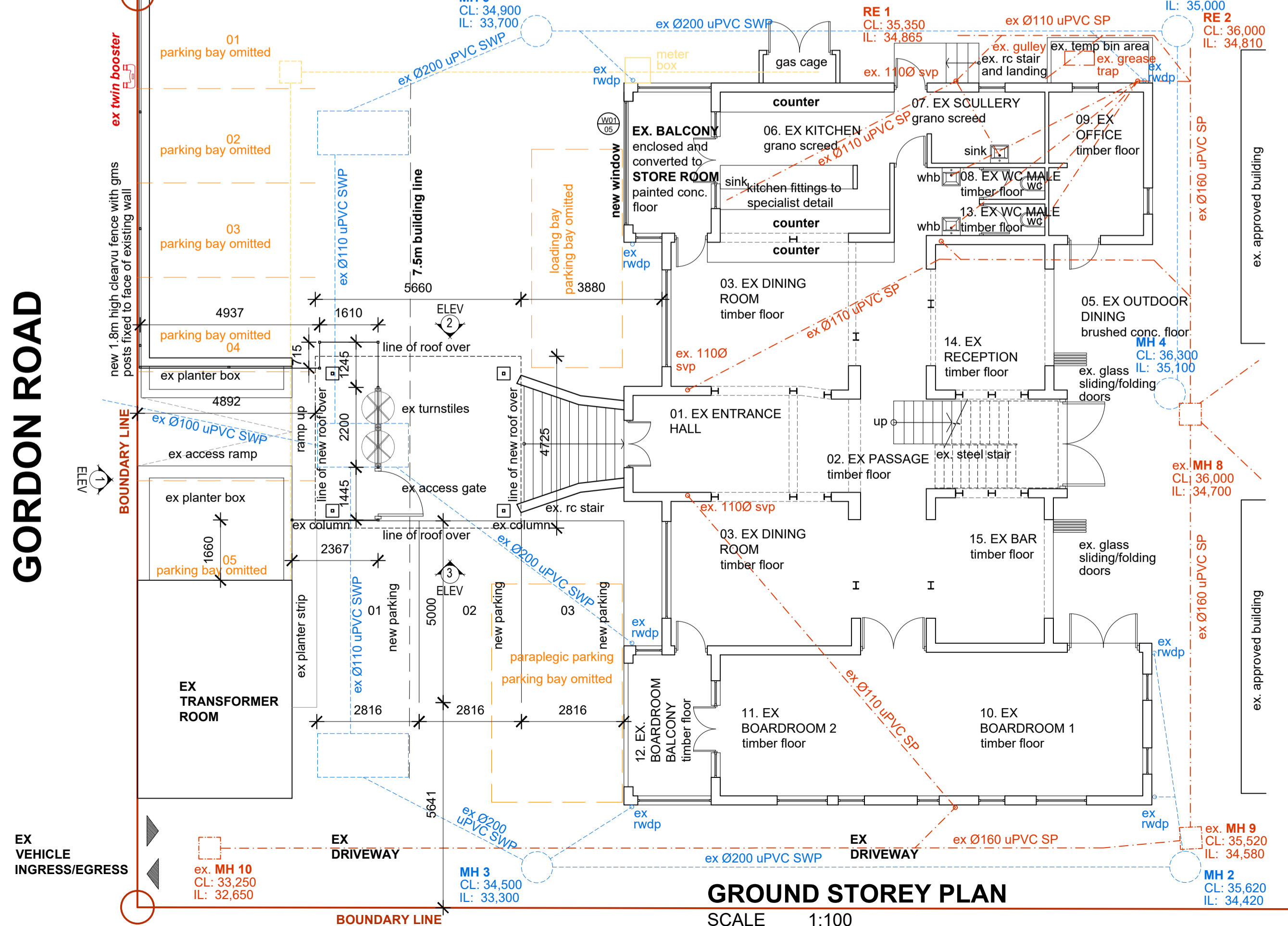
SCALE 1:500

WINDOW ELEVATION

WINDOW NO.	W 01	
AREA	6.14m ²	
TYPE	NATURAL ANNOIDISED ALUMINIUM	
ORIENTATION		
GLAZING	PANEL 1	0.51m ² 4mm TOUGHENED SAFETY GLASS
	PANEL 2	0.99m ² 4mm TOUGHENED SAFETY GLASS
	PANEL 3	NA
	PANEL 4	NA
QUANTITY	5	

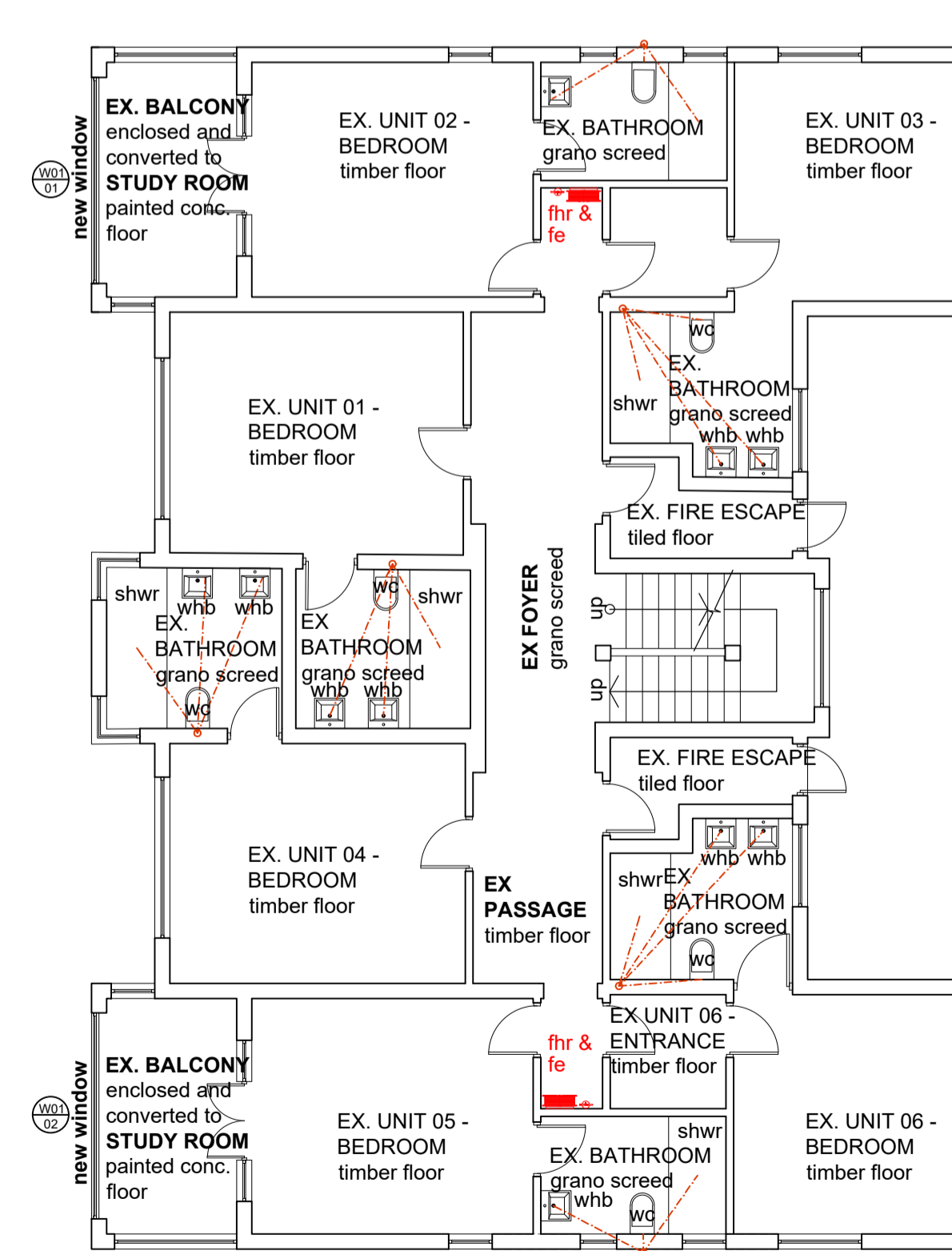
WINDOW SCHEDULE

SCALE 1:50



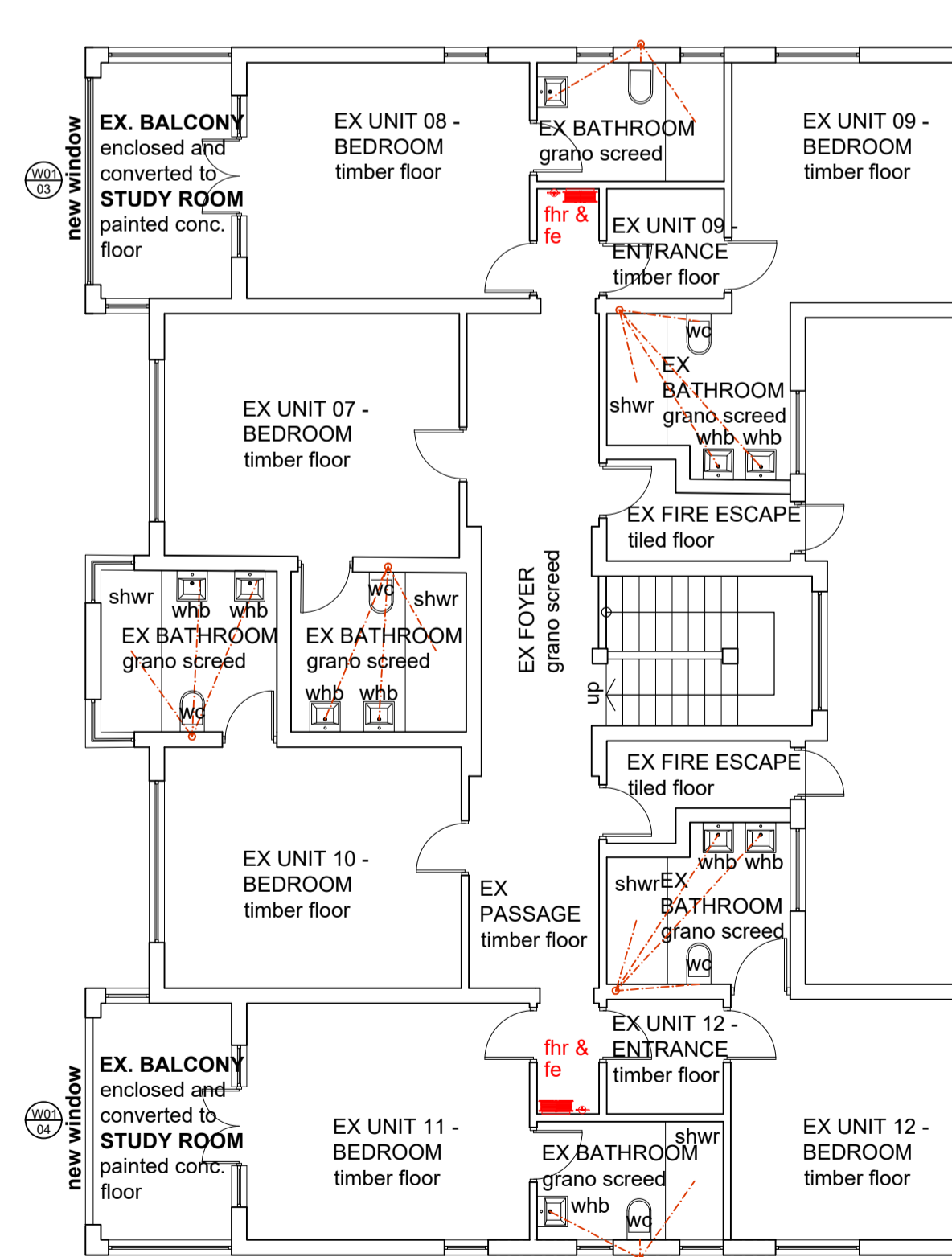
GROUND STOREY PLAN

SCALE 1:100



FIRST STOREY PLAN

SCALE 1:100



SECOND STOREY PLAN

SCALE 1:100

Local Authority Stamps

Project Description
PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING BUILDING AND CONVERSION FROM HOTEL TO ACCOMMODATION FOR EDUCATION PURPOSES

Street Address
64 GORDON ROAD, WINDERMERE

Site Description
REM OF ERF 745 OF DURBAN

Number	Rate	Volume	Sub.
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Client / Company Name
The Montrose Trust - IT789/2011

Member Zaakier Seedat Signature
ID No. 8704015242083
Tel. 082 972 7860

Drawing Title
SUBMISSION DRAWING

Project Number	Drawing Number	Status	Revision
2020-58	001	SP	01

P= Preliminary SK= Sketch Design SP= Submission Plans
DP= Deviation Plan CD= Construction Drawing AB= As Built

Drawn	Responsible Person	Date	Scale
RP		2021.08.05	AS SHOWN
AO		2022.06.15	Sheet Size
AO		2022.06.15	A1

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