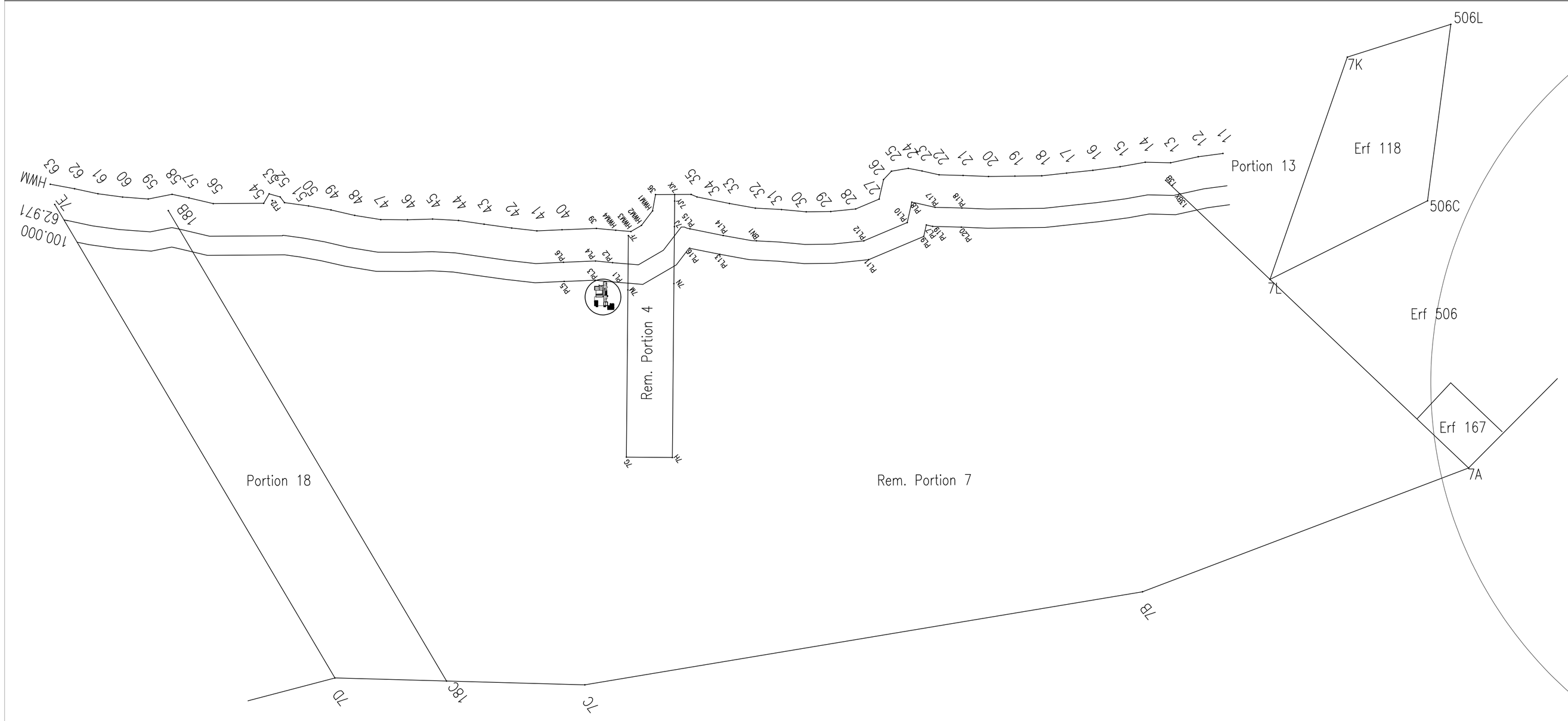
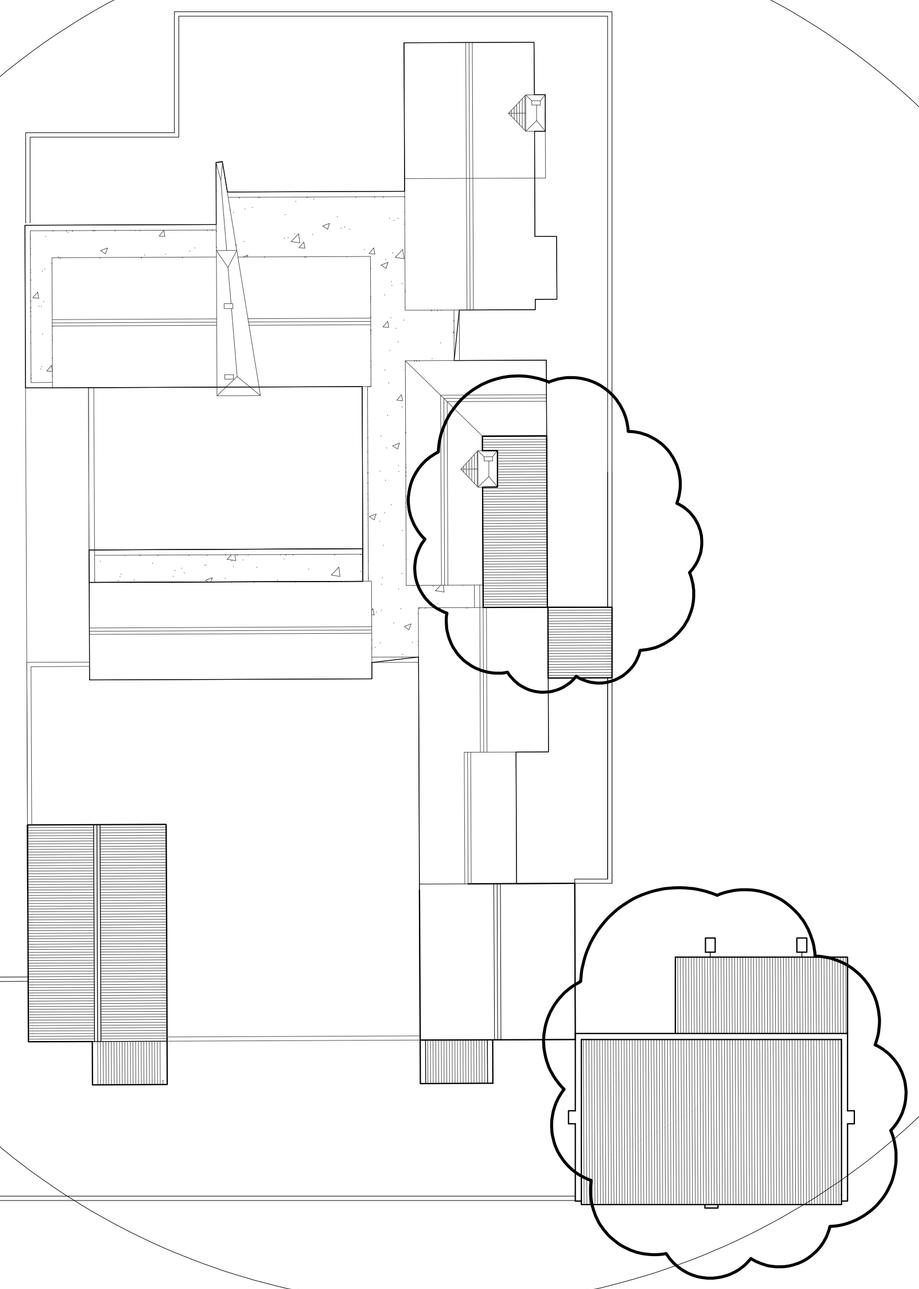
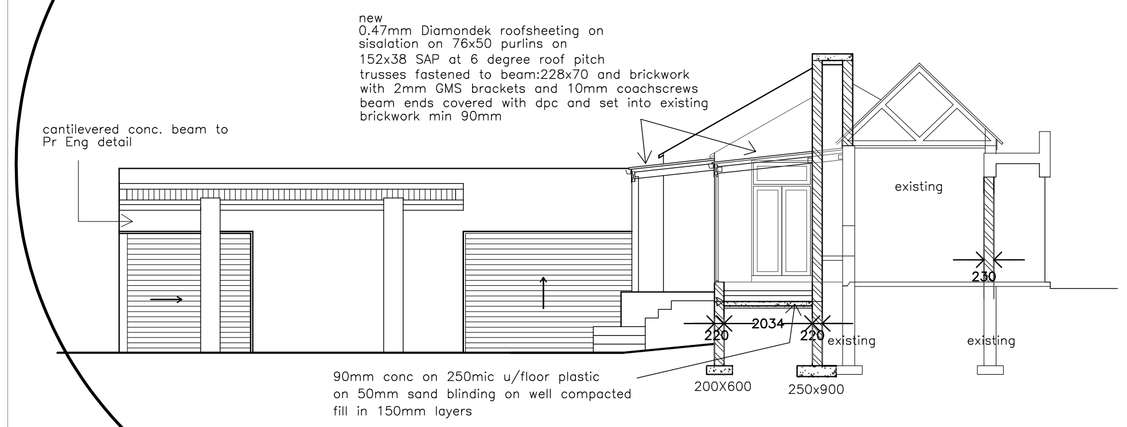


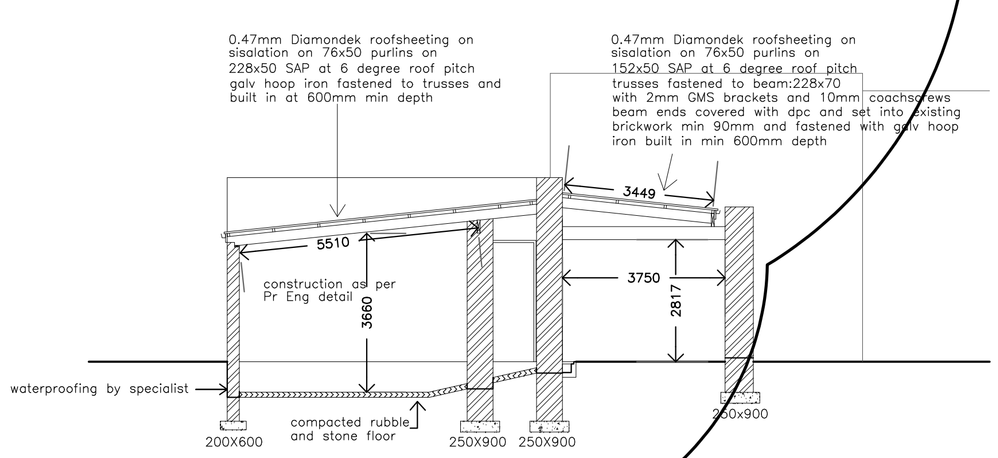
SITE PLAN 1 : 5000



SOUTH ELEVATION



SECTION C AND EAST ELEVATION



SECTION D

SITE AREA	1.51 Km^2	ADDITIONS	
		Garage, laundry, bathr	71.0 m^2
EXISTING		En-suite	7.5 m^2
Dwelling	483 m^2	Scullery	12.3 m^2
Covered stoep	23 m^2	Farm Store/Garage	97 m^2
	506 m^2	Carport	28 m^2
			215.8 m^2
		TOTAL DWELLING AREA	596.8 m^2
		COVERAGE	0 %

ALL WORK TO COMPLY WITH N.B.R.
ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING OF ANY WORK.
DO NOT SCALE OFF DRAWINGS BUT WORK FROM FIGURED DIMENSIONS ONLY.
NO PART OF ANY STRUCTURE TO ENCROACH ANY BOUNDARY LINE.

ANY DESCREPANCIES TO BE CONFIRMED WITH THE ARCHITECT/TECHNOLOGIST PRIOR TO COMMENCING OF ANY BUILDING WORK.

THIS PLAN IS PROTECTED BY COPYRIGHT & REMAINS THE PROPERTY OF THE REGISTERED ARCHITECT/TECHNOLOGIST AS APPOINTED.

CONSTRUCTION NOTES

NOTES AND SPECIFICATION:
ALL BUILDING WORK AND DRAINAGE TO BE IN STRICT ACCORDANCE WITH STATUTORY AUTHORITY AND S.A.B.S. CODE 082/90 AND 0400 REQUIREMENTS

DEMOLISH EXISTING AS PER INDICATED ON PLAN.

BRICKLAYER/MASON/PLASTERER
DEMOLISH WALLS AND ALTER OPENINGS ETC. AS SHOWN ON THE DRAWINGS.
BUILD IN NEW DOORS AND WINDOWS, GENERALLY WITH RC LINTOLS OVER. 375um BRICKGRIP TO ALL WINDOWS AND DOORS, CILLS AND REVEALS.
PRECAST PRESTRESSED LINTOLS INTERNALLY TO EXTEND MIN. 230mm BEYOND OPENINGS. STEEL ANGLE LINTOLS AND REINFORCED BRICKWORK LINTOLS TO ENGINEERS SPECIFICATION. ALL PLASTERED AND PAINTED TO DETAIL AS SHOWN.

GALVANIZED WIRE TIES IN 280mm WALLS @4/sq.m. BRICKWORK, AS SHOWN, IS BAGGED AND PAINTED EXTERNALLY TO MATCH EXISTING. BRICK TYPE AND HARDNESS, AND MORTAR MIXES TO TO BE CONFIRMED WITH ARCHITECT.

RAIN-WATER GOODS:
SEAMLESS ALUMINIUM BY SPECIALIST

GLAZING:
6.5mm FADEBAN SAFETY GLAZING TO ALL NEW WINDOWS & GLAZED DOORS UNLESS OTHERWISE SPECIFIED.

LIGHTING AND VENTILATION:
ALL HABITABLE AREAS HAVE GLAZED LIGHT AREAS OF MORE THAN 10% OF FLOOR AREA; ALL HABITABLE AREAS HAVE NATURAL VENTILATION AREAS OF MORE THAN 5% OF FLOOR AREA.

FLOOR FINISHES AS PER PLAN.

JWS TRUST -JAN SUMMS

PROJECT:
New garage, laundry, wc, and en-suite

FARM 264-7, ST MARCUS BAY, DOLLAS DOWNS

DESCRIPTION:
Council Submission

ADDRESS:
FARM 264-7, ST MARCUS BAY, DOLLAS DOWNS

DATE:	SCALE:
12 Feb 2013	1:100, 1:200, 1:5000

DRAWN BY:	DRAWING NO.:	Rev:
S.P.B	summs.2011.rev.cc	-