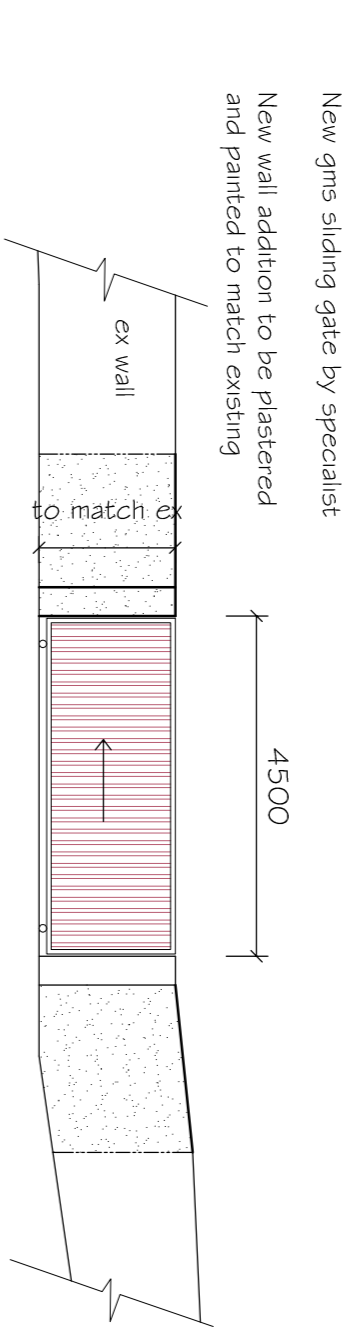
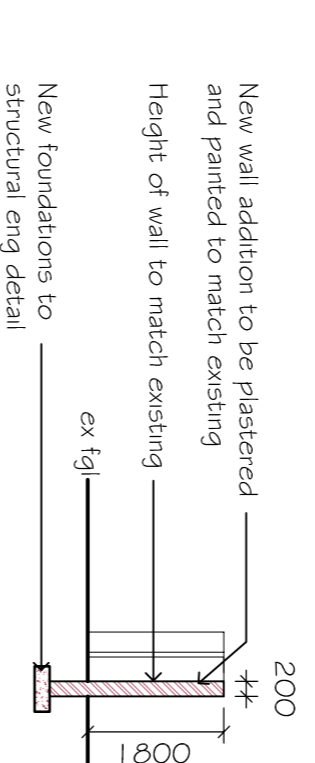


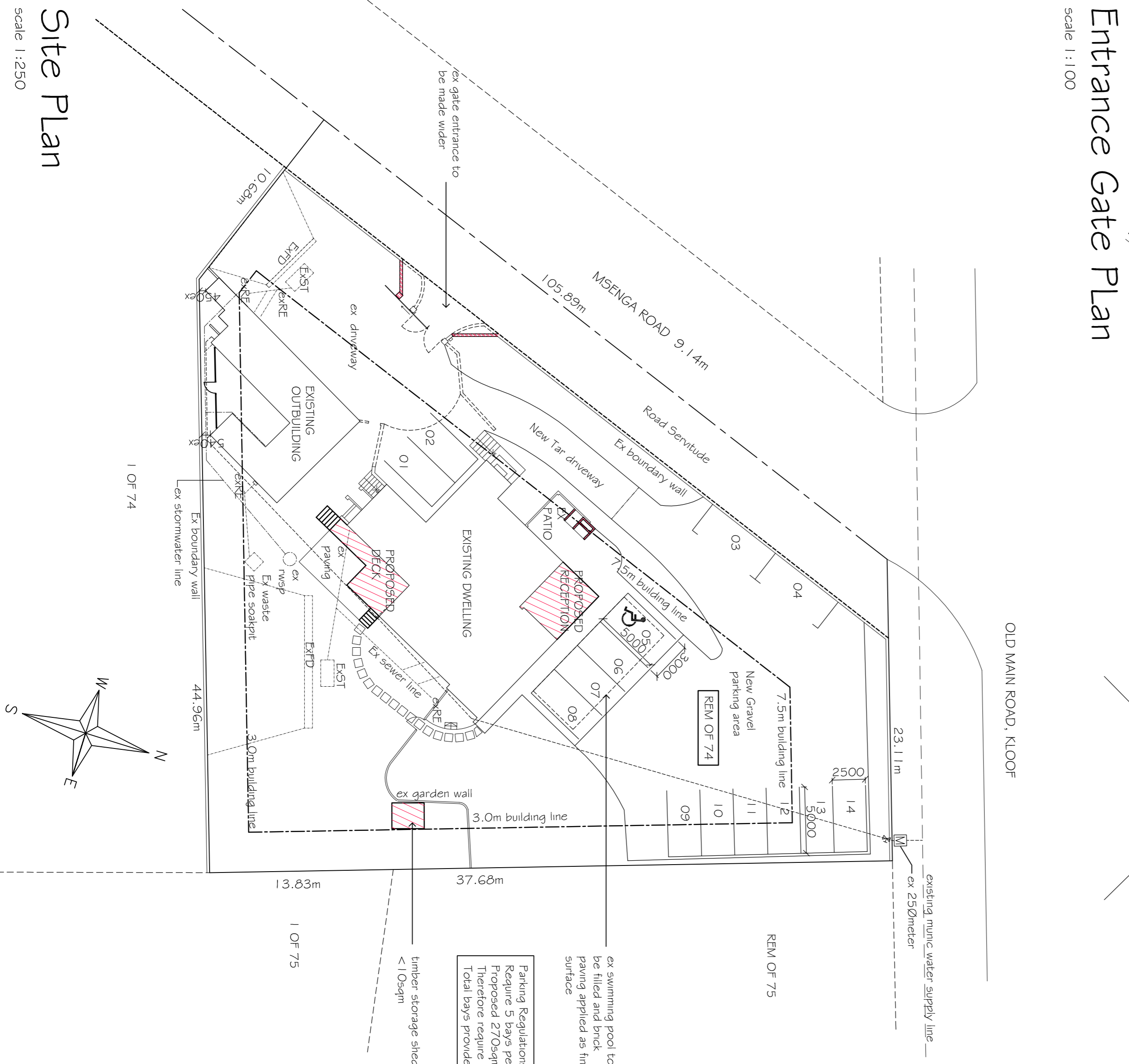
Entrance Gate - Road Elevation  
Scale 1 : 100



Entrance Gate - Inside Property Elevation  
Scale 1 : 100



Entrance Gate - Section C-C  
Scale 1 : 100



Site Plan  
Scale 1 : 250

- NOTES:**
- ROOFING:** Pitch Varies between 55° and 35° New roof sheeting to be fitted over existing roof structure
  - Chromadek roof sheeting 0.52 corrugated slate colour on 50 x 75 purlins on plastic underlty / insulation on ex Ganganall trusses at max. 7600cs on 114 x 38 wallplates. Roof trusses inspected and certified by Ganganall manufacturer Prot. Engineer
  - Purpose built GMS roof trms painted to match roof sheeting. Alum. gutters & down pipes painted to match roof sheeting.
  - CEILING:** Plaster board, skim plastered.
  - External walls** Double frame work drywall panels. Exterior cladding to be 12mm dry wall with exterior waterproofed imbedded membrane applied as per manufacturer's specifications
  - Internal cladding to be 12mm dry walling anchored to frame work with 75mm brass screws.
  - 100mm thick Isotherm insulation between panels.
  - All panels to be skimmed and painted.
  - Windows :** New windows to be White anodised aluminum full pane 375 micron plastic damp proof course at min. 150mm above ground level, window head and sill height.
  - Doors:** New doors to be White anodized aluminum french doors safety glazed.
  - FLOORS:** Ex floor slab 20mm cement screed on BRC mesh reinforced concrete slab, all to eng detail.
  - TIMBER DECK:** Balu timber decking by specialist.
  - FOUNDATIONS:** All ex foundations are to be inspected and certified by structural engineer. New pad foundations to decking pole supports are to be as per structural engineers detail
  - DRAINAGE** Silt and waste drainage from roof gyps (1657) to be fitted at all bends and junctions in drains and sewer lines
  - 1000 pvc soil and vent pipes and 400 waste pipes.
  - Kitchen waste outlets to discharge to a grease trap
  - Rodding eyes ( 're's ) installed at head of drain runs and at bends and junctions.
  - Minimum fall of drains no less than 1:40 gradient.
  - All drippings under floor slabs to be 1000' corfilo' pvc pipe.
  - 3 compartment septic tanks and french drain designed by engineer.
  - Stormwater drainage Stormwater to discharge away from building(s) by means of precast concrete channels , surface drains or underground pvc pipes to soakpits.
  - SPECIAL NOTES TO CONTRACTOR** All levels dimensions and heights to be checked on site prior to commencement of work.
  - If on excavation this site is found to contain expansive clay , excessive ground water or other poor soil conditions , then all foundations are to be built to engineer's details and under his supervision.
  - All foundations to be taken down to hard virgin ground.
  - All reinforced concrete , foundations , column bases , columns , beams , slabs and retaining walls are to be built strictly to engineer's details and under his supervision.
  - All n.b.r. codes of building practise and s.a.s standards are to be complied with where applicable.

OWNERS SIGNATURE:  POA

ENGINEERS SIGNATURE: \_\_\_\_\_  
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HABITAT ARCHITECTURAL DESIGN

SITE AREA:	2781 m <sup>2</sup>	Coverage	F.A.R
FLOOR AREAS:			
Ex. House to Offices-5Storey: 165m <sup>2</sup>			
-75Storey: 104.70m <sup>2</sup>			
Total : 269.70 m <sup>2</sup>			
Ex. basement store:	3.36m <sup>2</sup>		
Ex. Outbuilding:	66.12m <sup>2</sup>		
Ex. Store:	5.3m <sup>2</sup>		
Ex. Additions:	349.22m <sup>2</sup>		
Total Ex.Areas	244.52m <sup>2</sup>	8.79%	0.12
Total Ex.Tr	335.82m <sup>2</sup>		
ADDITION:			
New Reception	116.86m <sup>2</sup>	1.03%	0.006
New Covered Deck	11.8 m <sup>2</sup>	30%	
Total New Work	28.66 m <sup>2</sup>		
PERMISSABLE COVERAGE:			
PERMISSIBLE F.A.R:		30%	0.3
TOTAL COVERAGE:		9.82%	0.126
TOTAL F.A.R:			0.126

**Proposed Additions and Alterations & Conversion of Dwelling to Offices (G1)**  
**KHALIPA BUSINESS TRUST**  
Rem of Erf 74 Glenholm  
65 Old Main Road , Kloof

**HABITAT ARCHITECTURAL DESIGN**  
Est. 1981

Leigh Watson  
N.D.P. Arch.

Tel: (031) 765 3705  
Cell: 082 488 4534

Issued For: **SUBMISSION**  
Site Plan & Entrance Gate Info

Scales: 1:100  
Date: 2023  
Drawn: EK

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