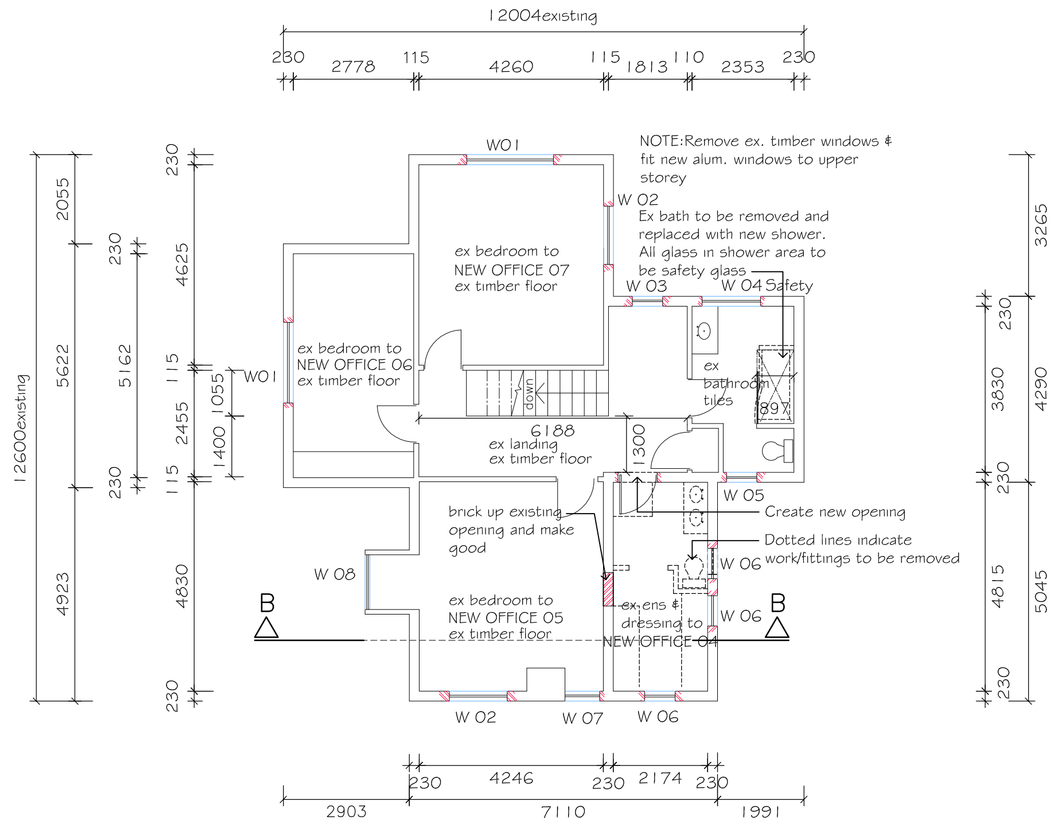
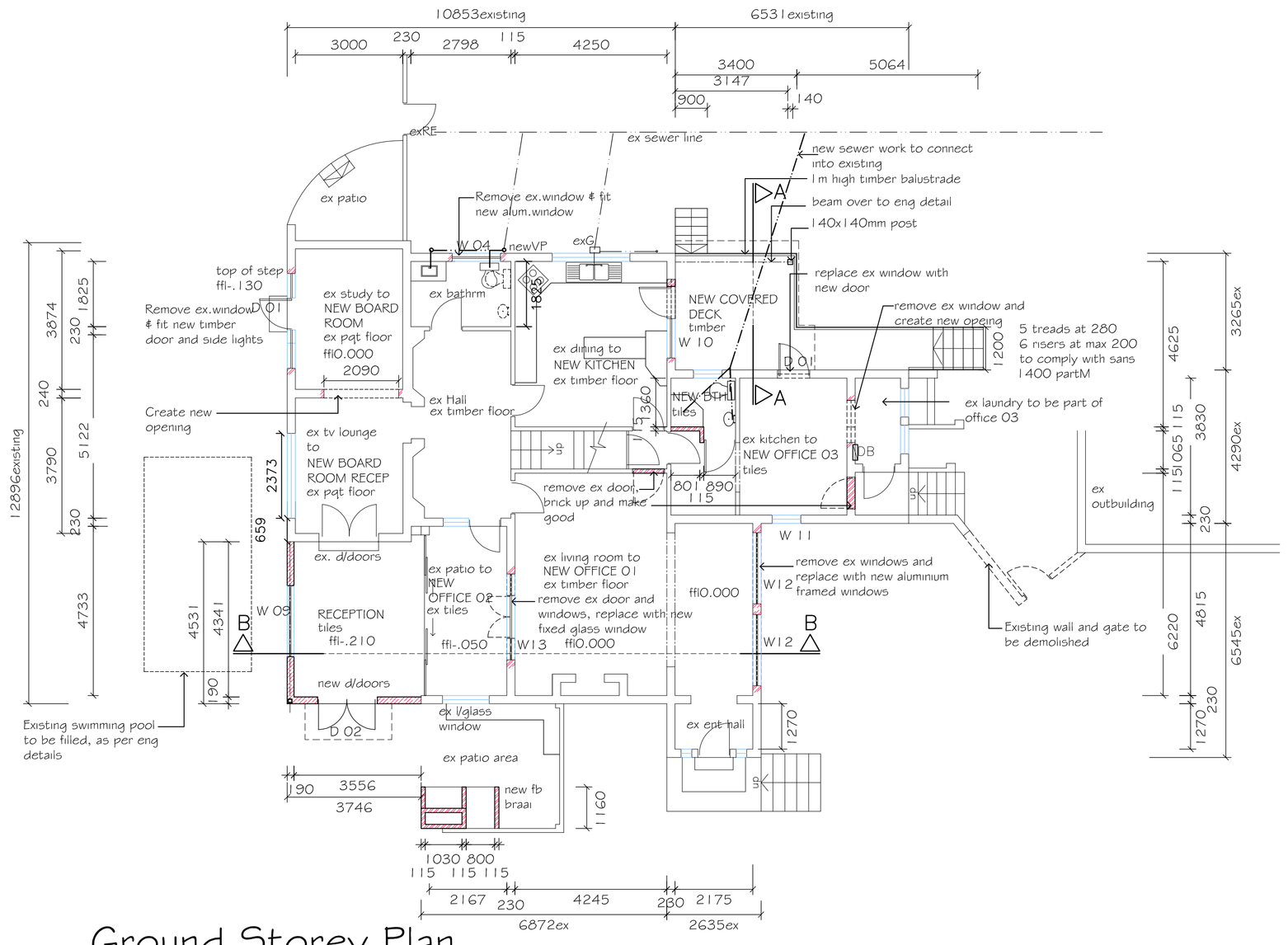


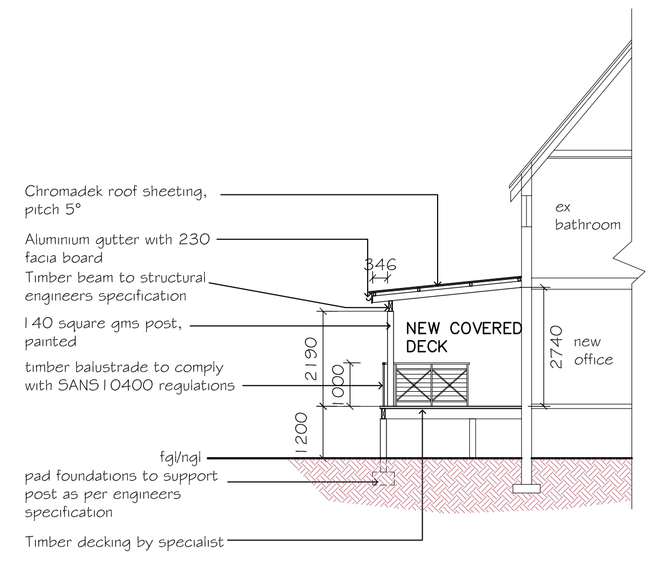
Upper Storey Plan

scale 1:100



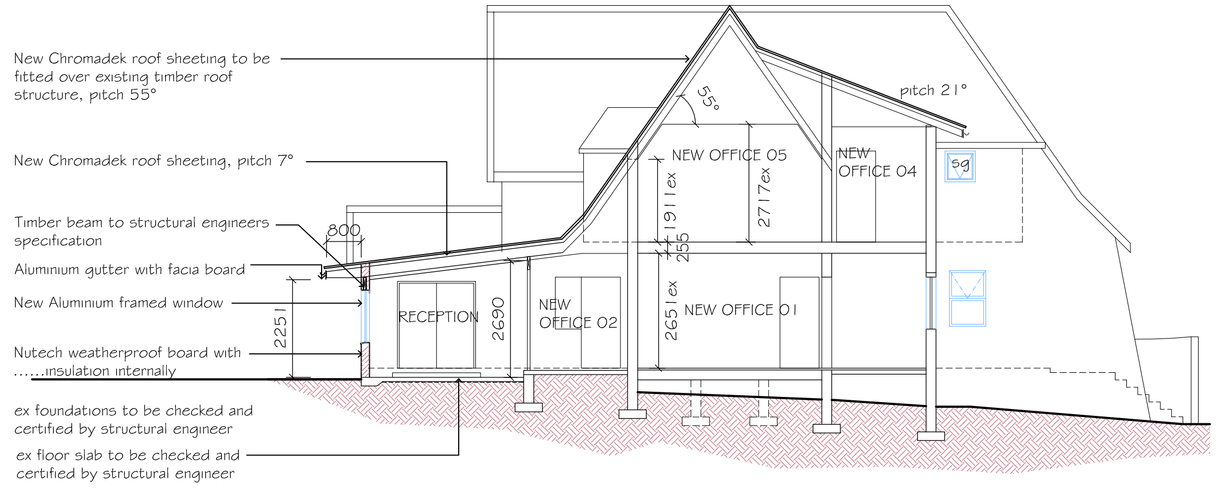
Ground Storey Plan

scale 1:100



Section A-A

scale 1:100



Section B-B

scale 1:100

NOTES:

ROOFING:
Pitch Vanes between 55° and 35° New roof sheeting to be fitted over existing roof structure
Chromodek roof sheeting 0.52 corrugated slate colour on 50 x 75 purlins on plastic underlay / sisalation on ex 'Gangnail' trusses at max. 760ccs on 114 x 38 wallplates. Roof trusses inspected and certified by 'Gangnail' manufacturers Prof. Engineer
Purpose bent GM5 roof trims painted to match roof sheeting. Alum. gutters & down pipes painted to match roof sheeting.

CEILINGS: Plaster board, skim plastered.

External walls
Double frame work drywall panels. Exterior cladding to b e 12mm dry wall with exterior waterproofed imbedded membrane applied as per manufacturers 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 aluminium 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 aluminium 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
Soil and waste drainage
Inspection eyes (ie's) to be fitted at all bends and junctions in drains and sewer lines .
100Ø pvc soil and vent pipes and 40Ø 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 drainpipes under floor slabs to be 100Ø "corflo" 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.1 codes of building practise and s.a.b.s standards are to be complied with where applicable.

SHEET 1 OF 3

OWNER'S SIGNATURE: POA

ENGINEER'S SIGNATURE:

FULL COPYRIGHT RESERVED TO
HABITAT ARCHITECTURAL DESIGN

SITE AREA: 2781m²

FLOOR AREAS:		Coverage	F.A.R
Ex. House to Offices-G/Storey:	165m²		
-F/Storey:	104.70m²		
Total :	269.70 m²		
Ex. basement store:	3.36m²		
Ex. Outbuilding:	66.12m²		
Ex. Store:	8.3m²		
Ex. Ablutions:	5.1m²		
Total Ex.Areas	349.22m²		
Total Ex.Cov	244.52m²	8.79%	
Total Ex.Far	335.82m²		0.12
ADDITION:			
New Reception	16.86m²		
New Covered Deck	11.8 m²		
Total New Work	28.66 m²	1.03%	0.006
PERMISSABLE COVERAGE:		30%	
PERMISSABLE FAR:			0.3
TOTAL COVERAGE:		9.82%	
TOTAL FAR:			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
Floor Plans & Sections

Scales:	1:100
Date:	March 2023
Drawn:	EK
Designed:	LEIGH WATSON

2343/01