

10. SITE PLAN
1 : 200

EXISTING BOUNDARY WALL TO BE DEMOLISHED AND MADE GOOD.

NEW 2400mm HIGH X 230mm THICK BRICK WALL WITH PLASTER AND PAINT TO BOTH SIDES TO COMPLY WITH SANS 10400 K WITH MIN 80mm PRECAST RC SLAB ABOVE ALL TO ENG DET AND SPECIFICATIONS.

NEW GMS AUTOMATED PEDESTRIAN GATE BY SPECIALIST MANUFACTURERS

NEW PAVED WALKWAY TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS GUIDELINES AND RECOMMENDATIONS.

NEW RC STAIRS WITH 5 RISERS @ 185mm AND 4 TREADS @ 250mm TO COMPLY WITH SANS 10400 M.

NEW BRICK COLUMNS TO ENG DET WITH PLASTER AND PAINT TO BOTH SIDES.

EXISTING PIERS TO BE DEMOLISHED AND MADE GOOD TO MATCH EXG SHOWN DOTTED LINES.

EXG WINDOW TO BE BRICKED UP AND MADE GOOD TO MATCH EXG.

NEW RC STAIRS WITH 19 RISERS @ 160mm AND 18 TREADS @ 250mm WITH 1000mm HIGH ALUMINIUM BALUSTRADE TO COMPLY WITH SANS 10400 M AND TO ENG DET.

EXG FLOOR TO BE RAISED TO MAIN DWELLING FLOOR HEIGHT TO ENG SPECIFICATIONS.

EXG WINDOW TO BE DEMOLISHED AND REPLACED WITH NEW POWDER COATED ALUMINIUM WINDOW AND TO COMPLY WITH SANS 10400 N, O AND XA.

EXG WINDOW TO BE DEMOLISHED AND MADE GOOD AND REPLACED WITH 2 X POWDER COATED ALUMINIUM WINDOWS TO WINDOW SCHEDULE.

EXG OPENING TO BE ENCLOSED AND NEW TIMER DOOR TO BE INSTALLED.

EXISTING OPENING TO BE ENCLOSED WITH NEW 110mm THICK BRICK WALL WITH PLASTER AND PAINT TO BOTH SIDES AND MADE GOOD TO MATCH EXG.

EXG WALL TO BE DEMOLISHED WITH NEW RC BEAM ABOVE TO ENG DET AND SPECIFICATIONS.

NEW 500L STORMWATER HARVESTING TANK BY SPECIALIST MANUFACTURERS AND TO BE PLACED ON TOP OF NEW 80mm THICK RC SLAB TO ENG DET TO DRAIN INTO EXG SW SERVICES.

NEW 110mm THICK BRICK WALL WITH PLASTER AND PAINT TO BOTH SIDES WITH NEW SOLID HARDWOOD TIMBER DOOR BY SPEC. MAN.

EXG POOL PUMP WALL TO BE DEMOLISHED AND MADE GOOD TO MATCH EXG.

EXISTING VERTICAL 700mm HIGH RETAINING WALL TO REMAIN.

EXISTING POOL TO BE DEMOLISHED AND FILLED UP WITH WELL COMPACTED SOIL AND LEVELED WITH EXISTING LAWN.

EXISTING GARAGE DOOR TO BE REMOVED AND BRICKED UP TO MATCH EXISTING ALL TO ENGINEERS DETAILS AND SPECIFICATIONS.

NEW POWDER COATED ALUMINIUM WINDOWS TO BE IN ACCORDANCE WITH SANS 10400 N, O AND XA AND TO BE IN ACCORDANCE WITH AAAMSA GUIDELINES.

NEW SOLID HARDWOOD TIMBER DOOR BY SPEC. MAN.

EXISTING TIMBER DOOR AND WINDOW TO BE REPLACED WITH NEW POWDER COATED ALUMINIUM WINDOWS AND DOORS BY SPECIALIST MANUFACTURERS AND TO COMPLY WITH SANS 10400 N, O AND XA AND TO BE TO AAAMSA GUIDELINES.

EXISTING COVERED PORCH TO REMAIN.

EXG WINDOW TO BE REMOVED AND REPLACED WITH NEW POWDER COATED ALUMINIUM WINDOW TO WINDOW SCHEDULE.

ISOTHERM 100MM THICK THERMALLY BONDED POLYESTER THERMAL INSULATION (DENSITY: 11.5 KG/M³), COMPLYING WITH SANS 1361-1:2013, LAID OVER CEILING BRANDING CLOSELY FITTED BETWEEN RAFTERS IN CLIMATIC ZONE 5.

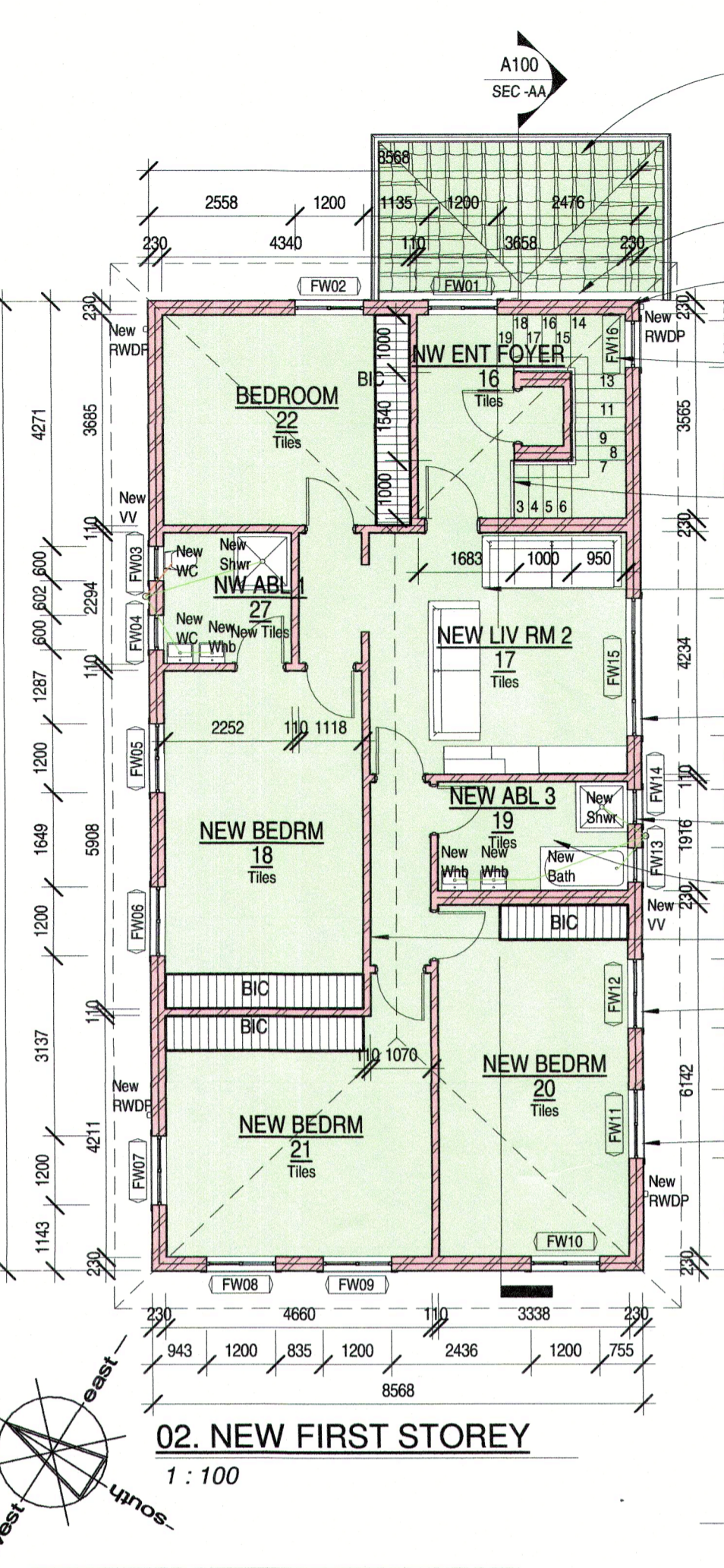
NEW 250MM WIDE COVERLAND EASYFLASH CONNECTION STRIPS TO ALL ABUTMENTS.

NEW 30DEG RED DOUBLE ROMAN CONCRETE ROOF TILES LAID ON 400 MICRON 2-PLY SPUNBOUND UNDERTILE MEMBRANE ALL TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS GUIDELINES AND TO ENG SPECIFICATIONS

NEW 230mm THICK BRICK WALL WITH PLASTER AND PAINT TO BOTH SIDES WITH 100mm THICK RC SLAB ABOVE TO ENG DETAILS AND SPECIFICATIONS WITH APPROVED WATERPROOFING ABOVE BY SPECIALIST DETAILS AND SPECIFICATIONS.

NEW 230X690mm RC FOUNDATION TO ENG DET. EXG BOUNDARY WALL TO BE DEMOLISHED AND MADE GOOD SHOWN DOTTED LINES.

NEW RC STAIRS WITH 5 RISERS @ 185mm AND 4 TREADS @ 250mm TO COMPLY WITH SANS 10400 M.



02. NEW FIRST STOREY
1 : 100

ZONING CONTROLS
SPECIAL RESIDENTIAL 400

| AREAS: | | |
|-----------------------------|---------------------------|---------------------|
| SITE AREA: | 540m ² | |
| MAX COVERAGE: | 270m ² | |
| MAX FAR: | NA | |
| EXISTING COVERAGE: | 33.9% | 183.5m ² |
| EXISTING FAR: | | 183.5m ² |
| EXISTING OUT BUILDING: | 15.5m ² | |
| EXISTING MAIN BLDG: | 145m ² | |
| EXISTING GARAGE: | 23m ² | |
| EXISTING TOTAL FAR: | 183.5m ² | |
| NEW FIRST STOREY FAR | 137m² | |
| TOTAL FAR: | 320.5m² | |
| NEW COV PORCH | 10m² | |
| TOTAL COVERAGE: | 193.5m² | |

NEW RED DOUBLE ROMAN CONCRETE ROOF TILES LAID ON 400 MICRON 2-PLY SPUNBOUND UNDERTILE MEMBRANE ALL TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS GUIDELINES AND TO ENG SPECIFICATIONS

NEW 250MM WIDE COVERLAND EASYFLASH CONNECTION STRIPS TO ALL ABUTMENTS.

NEW RC STAIRS WITH 19 RISERS @ 160mm AND 18 TREADS @ 250mm WITH 1000mm HIGH ALUMINIUM BALUSTRADE TO COMPLY WITH SANS 10400 M AND TO ENG DET.

NEW 1000mm HIGH S/S BALUSTRADE TO COMPLY WITH SANS 10400 D 4.2

NEW 255mm THICK DOUBLE RIB PRECAST FLOOR SLAB BY NYATI SLABS OR EQUALLY APPROVED AND TO ENGINEERS DETAILS AND SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH SANS 10400 B AND T

NEW POWDER COATED ALUMINIUM WINDOWS TO COMPLY WITH SANS 10400 N, O AND XA AND TO AAAMSA GUIDELINES.

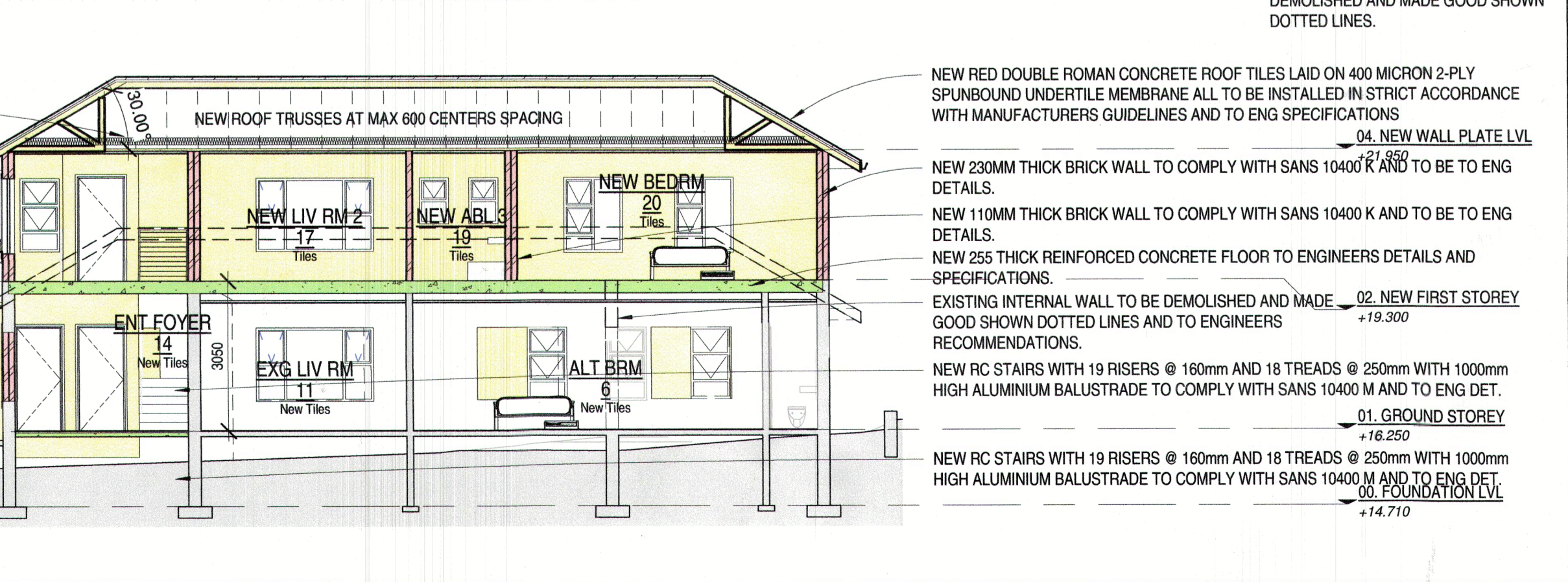
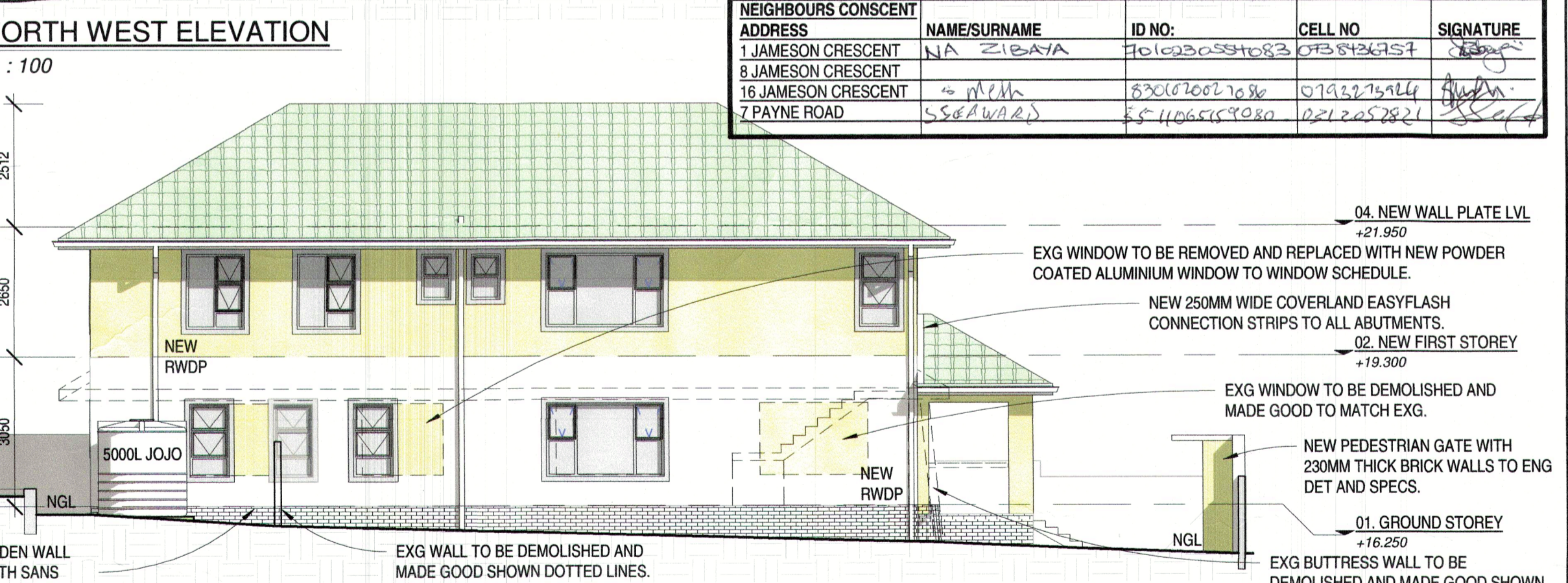
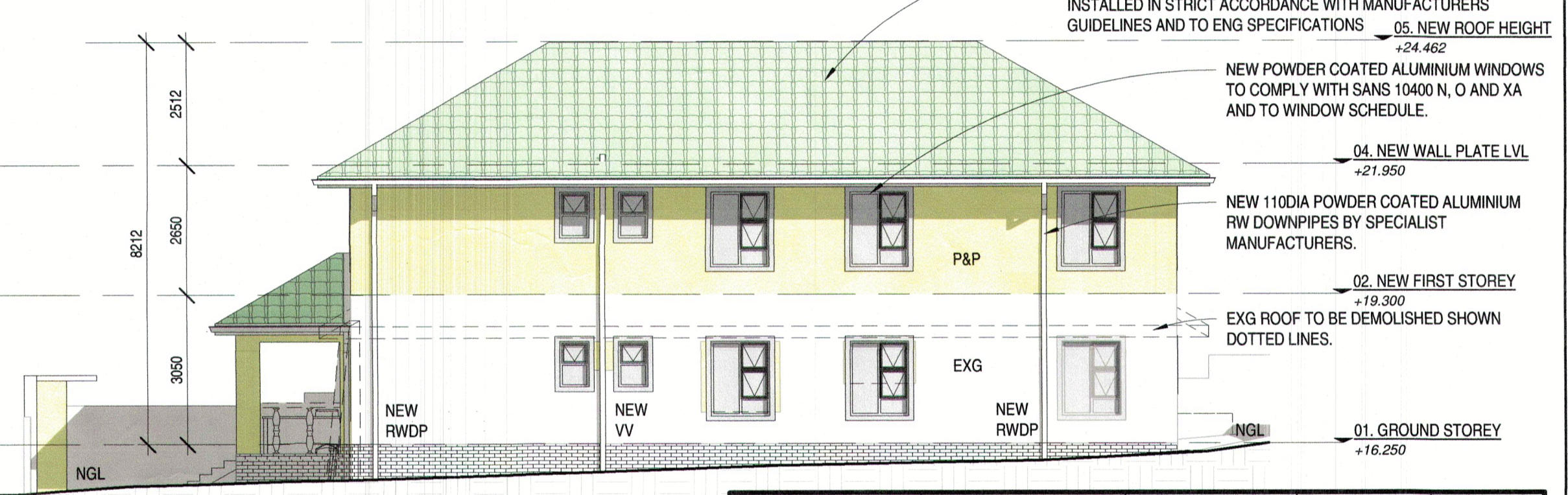
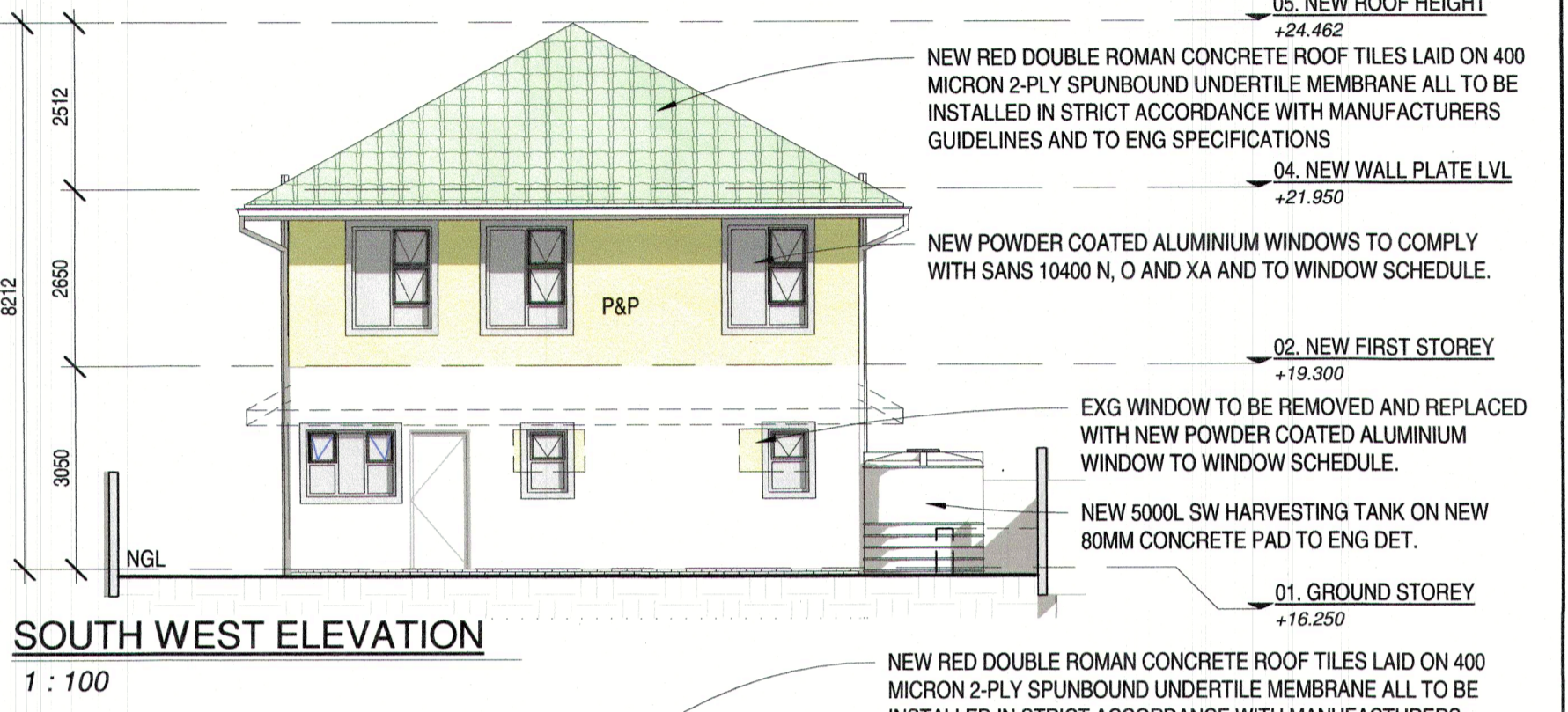
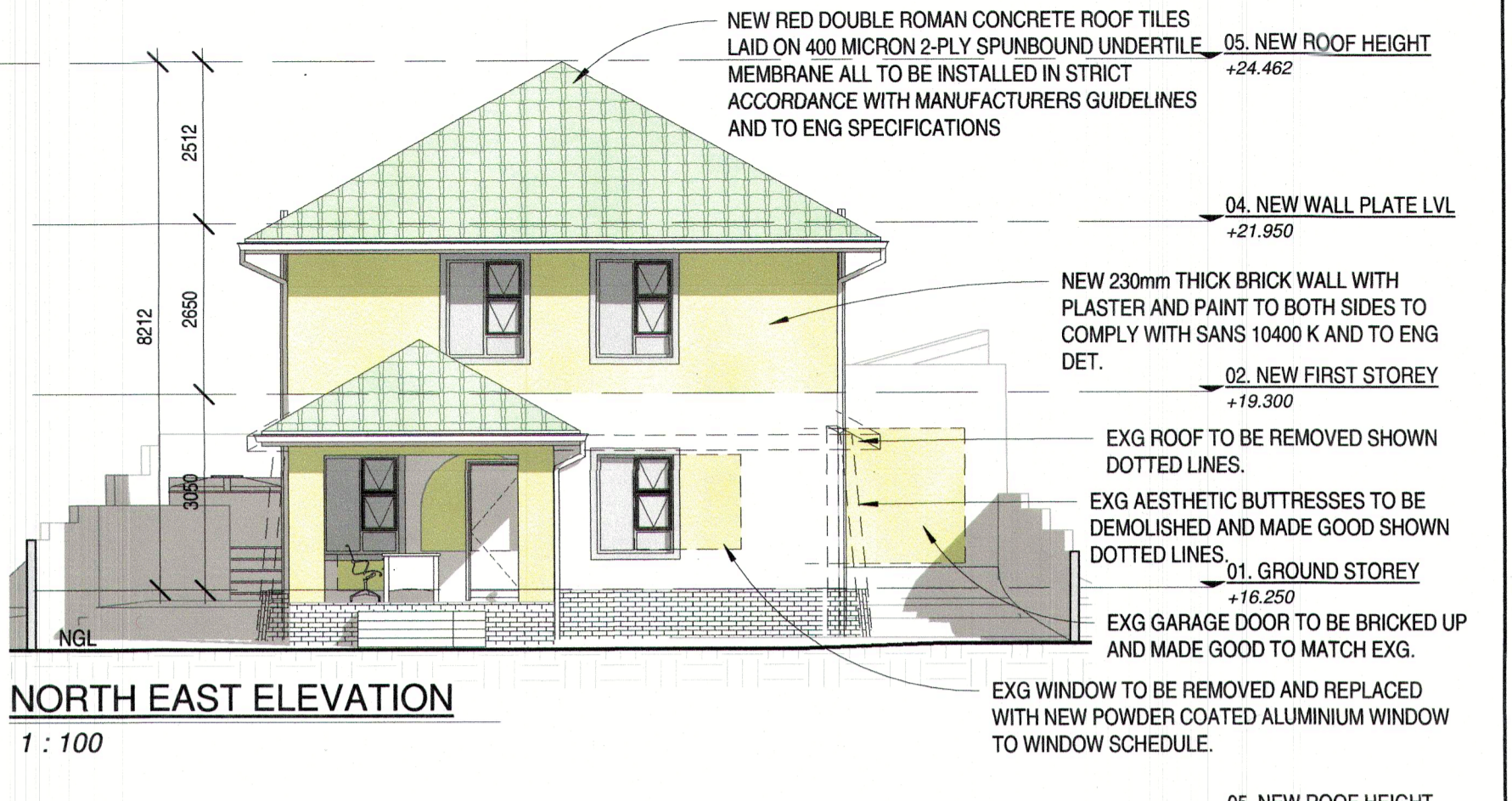
NEW OBSURED POWDER COATED ALUMINIUM WINDOWS TO WINDOW SCHEDULES.

NEW BATHROOM FLOOR TILES TO COMPLY WITH SANS 10400 J 4.2.

NEW 110mm THICK BRICK WALL WITH PLASTER AND PAINT TO BOTH SIDES.

NEW POWDER COATED ALUMINIUM WINDOWS TO COMPLY WITH SANS 10400 N, O AND XA AND TO AAAMSA GUIDELINES.

NEW POWDER COATED ALUMINIUM WINDOWS TO COMPLY WITH SANS 10400 N, O AND XA AND TO AAAMSA GUIDELINES.



IMPORTANT NOTES:
Any discrepancies must be reported to the architect immediately prior to commencement of any work. GB Concept Designs will not be responsible for work carried out without the architect's consent, as well as deviations from the approved plans. Any plans removed from architect's office without his prior authorization will be deemed unchecked and therefore invalid. 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. These drawings are to be read in conjunction with other consultants drawings, specifications and the keys and the schedules of finishes. All work to be carried out in accordance with the national building regulations and SANS codes. All retaining walls, piles, footings, slabs, beams, columns, structural drains and other structural work to engineers details. The contractor is to inspect the official approved copies of the drawings to ensure that all amendments have been taken into account. Drawings are not to be scaled. Only dimensions on drawings are to be followed. A datum level to be established on site by contractor prior to construction. Contractor is to ensure proper safety requirements are carried out on site at all times for public safety all site operations are to be in accordance with Parts D, E and F of the SANS 10400 codes. Any discrepancies are to be brought to the attention of the Architect immediately prior to commencement of task. NOTE: ALL SPECIFICATIONS ARE DEEMED "OR EQUALLY APPROVED".

Revision Schedule

| Rev No. | Rev Date | Description |
|---------|----------|-------------|
| | | |

2022-05-18
PRIVATE BAG X1
CONGELLA
4018

FOR COUNCIL SUBMISSION PURPOSES ONLY

CLIENT: **Mr. P Zikonjwa**
Cell No: _____
Date: **2022/05/05 10:37:41**
Signature: _____

GB CONCEPT DESIGNS (Pty) Ltd
2017/24652/07
60 Forest Drive
Kloof
3610
Tel: 083 402 1211

ARCHITECT: **Gert Bester**
Date: **2022/05/05 10:37:41**
Professional Registration No.: **PAT 247 05 752**
Signature: _____

PROJECT NAME
ALTERATIONS AND ADDITIONS TO 12 JAMESON CRESCENT, GLENWOOD, LOT 8361.

PROJECT NUMBER
21-10

DRAWING TITLE
PROPOSED GROUND AND FIRST STOREY, ELEVATIONS, 3D AND SITE PLAN

| Rev. No. | Drawn | GB |
|----------|-------|----|
| | | |

Scale: **As indicated** Checked: **GB**
Date of print: **2022/05/05 10:37:41**
Drawing Number: _____

A100