



SITE LAYOUT
Scale 1:200

CONSTRUCTION NOTES

- FOUNDATIONS**
Un-reinforced concrete strip footings or as specified by engineer.
- FLOORS**
100mm 150mm concrete reinforced with BRC mesh on min 250 micron dpc on compacted selected earthfill positioned with PCP.
- WALLS**
110mm & 220mm brickwork reinforced with brickbats every two courses, at window sill levels and above all openings. Top of all openings to be bridged with p.c lintels and min two course brickwork above p.c lintels.
- BRICKWORK**
Cement/sand bricks to foundation brickwork & structure.
- COLUMN BASES**
Reinforced concrete to engineers specifications.
- CEILING**
6.6m maximum on 38x38 bracing, fixed to truss tie beams. Ceilings to be skimmed and painted.
- WINDOWS / DOORS**
Anodised aluminium windows and doors with min 4mm glazing. Safety glazing to be installed if 300mm or less from FFL.
- FINISHES**
All masonry walls to be plastered & painted both sides to match existing.
All hardwood surfaces to be varnished/ painted. Soffits underside of suspended r.c slabs to be plastered & painted.
- DRAINAGE NOTES**
Min fall to drains to be 1:40
Min cover to drains to be 40mm
Provide anchor blocks to ends of
All drain pipes and fittings to be SANS 10400 approved
Any drain passing under or adjacent to a building shall not impair the structural stability of the building.
- Installation of the drains must satisfy SANS 10400 access to drainage to comply with part P.P.2.1.1 (d) of SANS 10400 (any access opening to a drain or discharge pipe installation within any building shall be covered by an adequate screened or locked airgap cover) access to sewer & stormwater mains to be min 1500 from boundary or servitude lines.
- BUILDERS NOTES**
25% spread on 75mm 15 Mpa conc. & mesh slab on pvc membrane on compacted hardcore bedfall
Provide 220mm wide 250 micron black P.V.C. d.p.c. sheeting under all ext. walls
6.110mm wide under int. walls
Dpc under all windows, sills & doors
Cladding to comply with part 11 of SANS 10400
All work to comply with SANS 10400 & to local authorities bylaws
Soil piling to SANS 10400 part F
Flashing required to roof/wall & vent pipe-roof connections to SANS 10400 L.L.5.2.
- GENERAL:**
1. Contractor is to check all dimensions and levels prior to any commencement of work and report any discrepancies to the author.
2. Use figured dimensions in preference to scaling.
3. Provide a minimum of two air bricks per room.
4. All cut and fill areas to be 2% sloped to the horizontal.
5. All foundations to be taken down to hard virgin ground.
6. All work to comply with the national building regulations and to be to the satisfaction of the local authority resident inspector.
7. Entrance level to be 270mm above edge of road directly opposite proposed entrance.
8. Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with local authority inspector before commencing work.
9. All reinforced concrete foundations, bases, columns, beams, slabs and retaining walls are to be built strictly in accordance with professional engineer's details and under his supervision.

SCHEDULE OF AREAS OF ENTIRE PROPERTY:-		
SITE AREA	12 360.00 sqm	
PERMITTED PAR	14 857.20 sqm	
PERMITTED COVERAGE	6 188.00 sqm	
EXISTING PAR	46.20 sqm	
EXISTING COVERAGE	76.20 sqm	
PROPOSED PAR BLOCK A+D	5560.00 sqm	
PROPOSED COVERAGE BLOCK A+D	1920.00 sqm	
PROPOSED PAR BLOCK B+I	79.72 sqm	
PROPOSED COVERAGE BLOCK B+I	20.00 sqm	
PROPOSED COVERAGE 3RD AREA 1+2	102.00 sqm	
ADDITIONAL PAR	652.72 sqm	
ADDITIONAL COVERAGE	120.68 sqm	
TOTAL PAR	6546.92 sqm	
TOTAL COVERAGE	2368.68 sqm	

MN ARCHITECTURAL DESIGNS
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Client Signature

Project Title
**PROPOSED NEW RESIDENCE ON
LOT 565 AT 258 WAKESLEIGH
ROAD, BELLAIR FOR DIVINE
INSPIRATION TRADING 564
(PTY) LTD**

Drawing Title
SITE PLAN LAYOUT

Scale AS SHOWN	Revision 3
Designed MN	Date 7/09/2021
Checked L.R	Drawn L.R

Drawing No. WR-IH-01	Sheet 1 OF 5
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