



**NOTES:**

- ROOFING:**  
Pitch 10°  
Chromadek roof sheeting, 0.52 corrugated slate colour on 50 x 75 purlins on plastic underlay / insulation on Gargnall trusses at max. 7600cs on 114 x 36 wallplates. Roof trusses inspected and certified by Gargnall manufacturers Prod. Engineer  
Purpose bent GMS roof trims painted to match roof sheeting. Alum. gutters & down pipes painted to match roof sheeting. Colour of roof sheeting is match the roof over ex office building
- CEILING:** Plaster board, slum plastered.
- External walls**  
Existing brick work, plastered and painted. New single skin brick work placed internally to ensure external walls comply with sams regulations part K.  
New external walls to be 230 brickwork, plastered and painted to match existing. Brick force every 4 courses.  
Internal walls  
To be 115 common brick, plastered and painted to match existing.
- Windows :**  
New windows to be White anodized 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 with 20mm cement screed on BRC mesh reinforced concrete slab, portion of floor slab to be raised to match existing finished floor level, new slab work to eng detail.

**FOUNDATIONS**

- All ex foundations are to be inspected and certified by structural engineer. All new foundations are to be to structural engineers specifications.
- Drainage**  
Soil and waste drainage  
Proposed 150mm dia (63) to be fitted at all berths and junctions in drains  
10000 mrc soil and vent pipes and 400 waste pipes.  
All new sewer lines to connect into existing system.  
Minimum fall of drains no less than 1:40 gradient.  
Ex 3 compartment, septic tanks and french drain designed by engineer.

**SPECIAL NOTES TO CONTRACTOR**

- All levels, dimensions and heights to be checked on site prior to commencement of work. If any 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 r.f.r codes of building practice and s.a.b.s standards are to be complied with where applicable.

|                                                         |                                 |
|---------------------------------------------------------|---------------------------------|
| OWNERS SIGNATURE: POA                                   |                                 |
| ENGINEER'S SIGNATURE: <i>[Signature]</i>                |                                 |
| FULL COPYRIGHT RESERVED TO HABITAT ARCHITECTURAL DESIGN |                                 |
| SITE AREA: 2781 m <sup>2</sup>                          | Coverage: F.A.R                 |
| FLOOR AREAS:                                            |                                 |
| Ex. Offices                                             | -G/Storey: 181.86m <sup>2</sup> |
|                                                         | -F/Storey: 104.70m <sup>2</sup> |
|                                                         | Total : 286.56 m <sup>2</sup>   |
| Ex. Covered Deck                                        | 11.0 m <sup>2</sup>             |
| Ex. basement store:                                     | 3.36m <sup>2</sup>              |
| Ex. Outbuilding:                                        | 66.12m <sup>2</sup>             |
| Ex. Store(to be demolished)                             | 6.3m <sup>2</sup>               |
| Ex. Abutments:                                          | 5.1m <sup>2</sup>               |
| Total Ex.Areas                                          | 381.24m <sup>2</sup>            |
| Total Ex.Cov                                            | 273.16m <sup>2</sup>            |
| Total Ex.Far                                            | 352.60m <sup>2</sup>            |
| PROPOSED ADDITION:                                      |                                 |
| New Office extension                                    | 3.39m <sup>2</sup>              |
| New Entrance Awing                                      | 5.26m <sup>2</sup>              |
| Total New Work                                          | 8.65m <sup>2</sup>              |
| Permissible Coverage:                                   | 30%                             |
| Proposed Coverage:                                      | 0.312%                          |
| Proposed FAR:                                           | 0.0012                          |
| TOTAL COV/FAR/AGE:                                      | 9.83%                           |
| TOTAL FAR:                                              | 0.127                           |

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

**HABITAT ARCHITECTURAL DESIGN**  
Est. 1981  
Leigh Watson  
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**SUBMISSION**  
Issued For: Floor Plans, Sections & Elevations  
Scales: 1:100  
Date: April 2023  
Drawn: EK  
Designed: LEIGH WATSON  
2343  
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