

HERITAGE STATEMENT

**PERMIT APPLICATION FOR RENOVATIONS TO A STRUCTURE OLDER
THAN 60 YEARS IN TERMS OF SECTION 34 OF THE NATIONAL
HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999):**

**ERVEN 3483, 5469 AND 13839 GEORGE
GEORGE MUSEUM PREMISES**



ON BEHALF OF: F.C HOLM ARCHITECTS CC GEORGE

OCTOBER 2009

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PERCEPTION

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2. Power of Attorney
3. Architectural Plans
4. Photographs of the current state of the George Museum
5. Brief Historical Background document

REFERENCES and AKNOWLEDGEMENTS:

1. George Museum Archives
2. Lynne Thompson, George Museum Volunteer Researcher

1. INTRODUCTION

PERCEPTION Heritage Planning was appointed by F C Holm Architects, George who in turn were appointed by Public Works Department Western Cape to submit to Heritage Western Cape (hereafter referred to as "HWC") a permit application for renovations to a structure older than 60 years in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) (hereafter referred to as the "NHRA"). An official form, completed by the applicant is attached as Annexure 1. A power of attorney, nominating us to lodge the said application is attached as Annexure 2.

2. SITE DESCRIPTION

Erven 3483, 5469 and 13839 comprise the site on which George Museum is situated, collectively measuring 6818 sq. metres being sub-divided portions of the original George Drostdy premises. The property is situated on the corner of Courtney and Caledon streets, George, Western Cape.

3. PROPOSED DEVELOPMENT / REFURBISHMENT

In 1989/1990 the George Museum underwent a full re-furbishing and at which time a new wing was added in order to house the P.W.Botha collection. Since then no routine maintenance has been undertaken to walls and outer timberwork. As a result the balconies have deteriorated to such an extent that they are now considered a potential hazard to the public. The outdoor back wooden staircase built at this time has completely collapsed and needs to be replaced.

Architectural plans have been drawn for the full restoration of:

- a. Timber balconies, including balustrades;
- b. Window frames;
- c. The construction of a new outer wooden staircase which collapsed after heavy winds and rain approximately three years ago;
- d. Guttering and down pipes are to be replaced where necessary;
- e. The outer/inner walls and roof are to be re- painted;

Plans of work to be completed and photographs of the current state of the building, compiled by F C Holm Architects CC, are attached as Annexure 3. Photographs of the current state of the timber work are attached as Annexure 4.

4. BRIEF HISTORICAL BACKGROUND

A brief historical background document is attached as Annexure 5. Very little remains of the original structure of the George Drostdy building. In 1826 a fire destroyed all but the flat roofed section of the hall way. Many alterations have been undertaken to the building in order to accommodate the purpose to which it was put to use during the 20th century, that is the Victoria Hotel. See Annexure 5 for the Historical Background document.

5. PUBLIC PARTICIPATION

A final decision on the paint colour scheme has not been made. Museum Services Cultural Affairs and Sport, graphic design artist Barbara Benjamin, has researched suitable and appropriate colours. These colours were chosen and approved three years ago by the then George Museum Management Committee. It was felt that new committees should be given an opportunity to comment on the colours. Therefore

Barbara will be making her presentation to the current George Museum Management Committee and the George Heritage Trust shortly, when a colour will be decided on. The colour range has been reduced to a variety of light stone and grey hues. The colour will also have to be approved by appropriate officials from Museum Services, Cultural Affairs and Sport.

6. HERITAGE ISSUES AND CONCERNS

6.1 *Land Use Planning Application*

Proposed works would not require an application in terms of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985).

6.2 *Built Environment*

We are of the view that proposed works would not alter, negatively affect or in any manner detract from the current architectural style of the building. There can be no doubt that that this maintenance work should commence as soon as possible in order to protect the building from further deterioration and in order to ensure public safety. The Department of Public Works (Provincial Administration: Western Cape) have been encouraged through this process to strongly consider the compilation of a 5 and 10 year maintenance programme for the George Museum which, would submitted to your offices for approval. It is however recommended that works currently proposed with this application be permitted without delay.

6.3 *Conclusion*

No threats or issues concerning heritage related issues were found during the research process of this application.

7. RECOMMENDATION

Having regard to the above assessment, it is recommended that the application to renovate the existing structure older than 60 years, located on Erven 3483, 5469 and 13839, (cnr Caledon Street, Courtenay Street) George District, be **granted** by Heritage Western Cape, subject to the following condition:

- That works to the structure be carried out as per architectural drawings attached as Annexure 3 to this report.

PERCEPTION Heritage Planning
15th October 2009



SE DE KOCK

B-Tech(TRP) MIPI TRP(IRL) EIA Mgmt (IRL) APHP

ANNEXURE 1

ANNEXURE A

APPLICATION FOR A PERMIT

TO DESTROY, DAMAGE, DEFACE, EXCAVATE, ALTER OR REMOVE FROM ITS ORIGINAL POSITION, SUBDIVIDE OR CHANGE THE PLANNING STATUS OF A PROVINCIAL HERITAGE SITE, OR A PROVISIONALLY PROTECTED PLACE,
OR
ALTER OR DEMOLISH ANY STRUCTURE OR PART OF A STRUCTURE OLDER THAN 60 YEARS

PROTECTED IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

FILL IN ALL SECTIONS RELATING TO YOUR APPLICATION

1. DETAILS OF SITE, PLACE OR STRUCTURE

- 1.1 Name of site: GEORGE MUSEUM
- 1.1.1 Physical address of site: CORNER: CALEDON / COURTENAY STREETS GEORGE
- 1.2 Erf/Stand/Farm name and number: ERF 3483, 5469 & 13830 GEORGE
- 1.3 Type of site, place or structure (indicate by means of a cross in the appropriate space(s) below):
- 1.3.1 Provincial heritage site (previously a declared national monument in terms of the National Monuments Act, 1969) or a provisionally protected place (previously a provisionally declared national monument in terms of the National Monuments Act, 1969 (section 27)) or a provisionally protected heritage site in terms of Section 29 of the National Heritage Resources Act (1999). If so, attach a photocopy of the gazette notice or provide the following information (if known):
N/A
- 1.3.1.1 Date of notice of declaration or provisional protection in the *Government Gazette* or *Provincial Gazette*: (dd/mm/yy) N/A
- 1.3.1.2 Number of notice of declaration or provisional protection in the *Government* or *Provincial Gazette*: N/A
- 1.3.1.3 Number of *Government Gazette* or *Provincial Gazette*: N/A
- 1.3.1.4 Statement of significance in the *Government Gazette* or *Provincial Gazette*: N/A
- 1.3.2 Structure older than 60 years (section 34)
- 1.3.3 N/A Please indicate if the property is in a Heritage Area (previously designated conservation area by the National Monuments Act, 1969) (section 31)
- 1.4 Details of the title deed and diagram of the site, place or structure:
- 1.4.1 Number of title deed: 25538 / 1972
- 1.4.2 Date of title deed: 20 / 04 / 1972
- 1.4.3 Number of Surveyor-General Diagram, where applicable:
- 1.4.4 Date of Surveyor-General Diagram, where applicable:
- 1.4.5 Registered servitude against title deed declaring the site a provincial heritage site or provisionally protected place, where applicable: N/A
- 1.5 Cadastral co-ordinates (if available) -
- 1.6 Current use of property: GEORGE MUSEUM / PUBLIC USE
- 1.7 Magisterial district in which the site, place or structure is situated: GEORGE
- 1.8 Planning authority in whose area of jurisdiction the site, place or structure is situated:
- 1.8.1 Name of planning authority: GEORGE MUNICIPALITY
- 1.8.2 Postal address: PO BOX 19
- 1.8.3 Postal code: GEORGE 6530
- 1.8.4 Telephone area code: (044) Telephone number: 801 9111 Facsimile number: 801 9196

2. **NAME AND ADDRESS OF APPLICANT**

2.1 Name: DAVID AITCHISON: MANAGER ARCHITECTURAL SERVICES, PROVINCIAL
 2.2 Address: PUBLIC WORKS GENERAL BUILDINGS
2 DORP STREET, CAPE TOWN
 2.3 Postal code: 8001
 2.4 Contact numbers
 2.4.1 Telephone area code: (021) Telephone number (h): Telephone number (w): 483 4605
 2.4.2 Facsimile area code: (021) Facsimile number (h): Facsimile number (w): 483 5403
 2.4.3 Cellular phone number: 083 641 5085
 2.4.4 E-mail: daitchi@pgwc.gov.za

2.5 Identity number of applicant: 5203315099080

2.6 Declaration: I, David Aitchison, pp PGWC PUBLIC WORKS herewith declare
 that I/we intend to undertake to the actions as proposed in this application.
 Signature: D. Aitchison Date: 19.10.2009

3. **REGISTERED OWNER OF PROPERTY:** (if the applicant is not the registered owner of the property, or if the application is made on behalf of the registered owner, a power of attorney must be attached)

3.1 Name: HENRY J ISAACS: ASSISTANT EXECUTIVE MANAGER PROPERTY MANAGEMENT
 3.2 Address: PROVINCIAL PUBLIC WORKS
4TH FLOOR, 2 DORP STREET CAPE TOWN
 3.3 Postal code: 8001
 3.4 Contact numbers
 3.4.1 Telephone area code: (021) Telephone number (h): Telephone number (w): 483 2200
 3.4.2 Facsimile area code: (021) Facsimile number (h): Facsimile number (w): 483 5403
 3.4.3 Cellular phone number: 083 518243
 3.4.4 E-mail: h.j.isaacs@pgwc.gov.za

3.5 Identity number of registered owner

3.6 Declaration: I, HENRY JOSEPH ISAACS am fully aware of this
 application and accept its contents.
 Owner Signature: HJ Isaacs Date: 2009/10/19

4. **NAME AND ADDRESS OF PRIMARY RESPONSIBLE AGENT (Architect/Designer/etc.)**

4.1 Name: Renier Prins for F.C Holm Architects CC
 4.2 Address: Suite 2C, Corporate Park, Varinglaan nr 3,
George 6530
 4.3 Postal code: 6530
 4.4 Contact numbers
 4.4.1 Telephone area code: (044) Telephone number (h): Telephone number (w): 874 1606
 4.4.2 Facsimile area code: (086) Facsimile number (h): Facsimile number (w): 680 7979
 4.4.3 Cellular phone number: 079 891 4588
 4.4.4 E-mail: renier@fholm.co.za

4.5 Identity number of primary responsible agent: 6806035263080
 4.6 Qualifications and/or relevant experience of primary responsible agent: Professional Architect
 4.7 Will this agent oversee the action to completion? Yes
 If not, who will then be responsible to oversee the completion of the proposed action?

4.8 Declaration: I, Renier Prins for FC Holm Architects CC herewith declare
 that I will be responsible for the proposed actions in accordance with the proposals in this application.
 Signature: RP Date: 19.10.2009

5. **PROPOSED TYPE OF ACTION** (indicate by means of a cross in the appropriate block(s) below):

- 5.1 Type of work:
Destroy, damage, deface, excavate, alter or remove from its original position:
 - 5.1.1 Total Demolition
 - 5.1.2 Partial Demolition
 - 5.1.3 Additions to existing structures
 - 5.1.4 New buildings
 - 5.1.5 Restoration ✕
 - 5.1.6 Alteration
 - 5.1.7 Excavation
 - 5.1.8 Landscaping
 - 5.1.9 Remove from its original or current position
- 5.1.10 Subdivide or change planning status: Consolidation Subdivision Rezoning *N/A*
- 5.1.11 Re-application for permit Date of previous permit: (dd/mm/yy):
- 5.2 Approximate cost of proposed action/Tender price: *+/- R 450 000*
- 5.3 Period for which permit is requested (maximum three years)/ Duration of proposed action:
From *20.10.2009* To: *20.04.2010*

6. **DETAIL OF THE ACTION PROPOSED** (Provide a short description of the proposed action which must be supported by the documentation provided as specified in 7 and 9 hereunder)

7. **DRAWING REFERENCE NUMBERS AND DATES** (Please list all drawing reference numbers, including revision numbers, and the dates of the drawings.)

Drawing reference number	Date of drawing	Version	Title of drawing
SEE ANNEXURE 3			

8. **MOTIVATION FOR PROPOSED ACTION** (Motivate fully, with reference to conservation policy and/or principles, where appropriate. This space may also be used for additional details required above.) *SEE HERITAGE STATEMENT*

9. **CONSULTATION**

9.1

Conservation bodies

Conservation bodies are interested parties in the management of our heritage resources. Heritage Western Cape is responsible for informing registered conservation bodies when applications are received for particular geographical areas or categories of heritage resources in terms of section 25(1) of the National Heritage Resources Act, 1999. Please indicate whether you have consulted any of your local conservation bodies regarding your proposal and submit any comments they might have on the impact of the intended actions on the cultural significance of the heritage resource to Heritage Western Cape as part of your application.

The following conservation bodies have been contacted, and their comments are attached

Name of registered conservation body	Contact details	Written comments on the proposed action attached
SEE HERITAGE STATEMENT.		

9.3 **Archaeological and/or palaeontological expertise**

Have you consulted an archaeologist or palaeontologist with regard to the impact of the proposed actions on the heritage values of the site? If so, provide a copy of the written report. *N/A*

ANNEXURE 2



FC HOLM ARCHITECTS CC

PO Box 9457, GEORGE, 6530 Tel: 044 8741606 Fax: 044 8741417 Email: info@fholm.co.za

13 October 2009

Our ref: 08039

Mr Stefan De Kock

PO Box 9995

George

6530

Email: perceptionenvplg@gmail.com

GEORGE MUSEUM

APPOINTMENT OF PERCEPTION HERITAGE PLANNING

Herewith we appoint Perception Heritage Planning to obtain the correct permit from the appropriate heritage institutions to allow for the limited additions, alterations and maintenance to the George Museum, as per architects drawings & specifications, and quotation received from Perception Heritage Planning on 2 October 2009 for the amount of R 7 500.00.

- 1.1. The architect's applicable drawings are:
 - 08039/3100 Floor plan of museum
 - 08039/3101 Floor plans of timber structure A & B
 - 08039/3200 Elevation and 3D views
 - 08039/3300 Section A & B of timber structure B
 - 08039/3301 Existing structure A & B section
- 1.2. Note that FC Holm Architects do NOT appoint Perception Heritage Planning to do any 5 year maintenance plan, as discussed during the meeting of 7 October 2009, that must be negotiated between Perception Heritage Planning and PAWC themselves at this stage.
- 1.3. Perception Heritage Planning may not do any additional work regarding the George Museum, without being explicitly requested to do so by FC Holm Architects in writing.

We trust that the above will meet with your approval and look forward to be involved with you on this project.

Yours faithfully,

FC HOLM ARCHITECTS CC

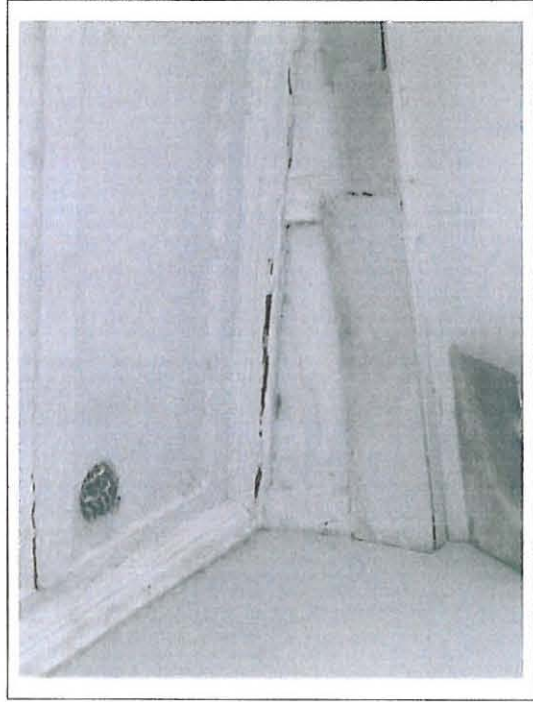
per: Renier Prins (Pr Arch SA)

ANNEXURE 3

ANNEXURE 4



Deteriorated state of brading boards west facing (front) balcony and surface cracks in wall.



Detail of above.



Deteriorated state of timber steps east facing (back) balcony.



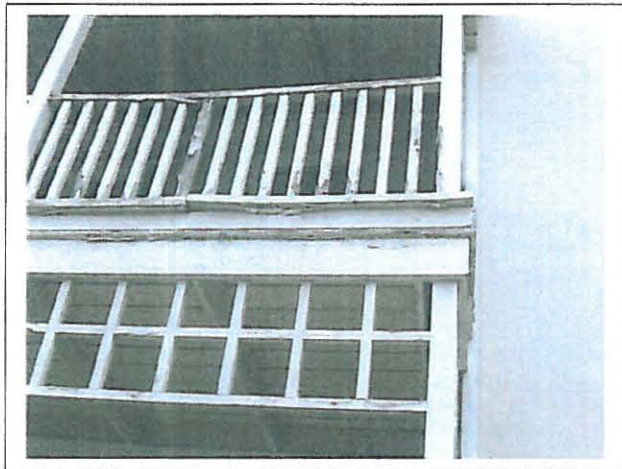
Deteriorated state of fascia board east facing (back) balcony.



Deteriorated state of timber balustrades east facing (back) balcony.



Deteriorated state of drainage down pipes and timber feature east facing (back) balcony.



Deteriorated state of east facing (back) upstairs timber balcony.



*Deteriorated state of east facing (back) balcony branding board.
Zinc balcony roof needs painting.*



Detail of above.

ANNEXURE 5

Kathleen Schulz
South Cape Social Heritage Researcher
George
Contact number : 082 5637 927

Stefan de Kock
Perception
George
6530
15th October 2009

Dear Stefan

BRIEF HISTORICAL BACKGROUND DOCUMENT
RENOVATIONS : GEORGE MUSEUM
PROVINCIAL GOVERNMENT WESTERN CAPE
ERVEN 3483, 5469 AND 13839 GEORGE

Historical Background

George Museum occupies the early Drostdy premises. The building is situated at the top end of what was once known as 'mile long York Street', the principal road linking George and Cape Town. Before the George Museum took occupation the building served the purposes of the Victoria Hotel which had been trading as such since the early part of the twentieth century.

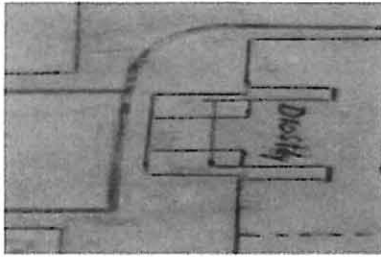
George was proclaimed a magisterial seat and town in April 1811 by Earl Caledon then British Governor of the Cape Province. Immediate instructions were given to Adriaan Van Kervel, the appointed judicial head, (Landdrost) to proceed with building a Drostdy which was completed in 1813. A double storied building was built.

Plans for the Drostdy building are presumed to have been destroyed during a devastating fire in 1826 which left only the walls and flat roofed section of the main entrance of the building standing. It was mentioned that all the furniture in the top floor was also destroyed. Apparently only one set of building plans were drawn up by land by surveyor Voorman of Swellendam, therefore we have no archival proof of what the building looked like when it was built¹. In 1836 the Drostdy premises were re-surveyed and sold as subdivided freehold portions. Captain William Hollett acquired the portion on which the Drostdy is situated. The diagram deed unfortunately does not indicate buildings. See Annexure 1, Surveyor General diagram.

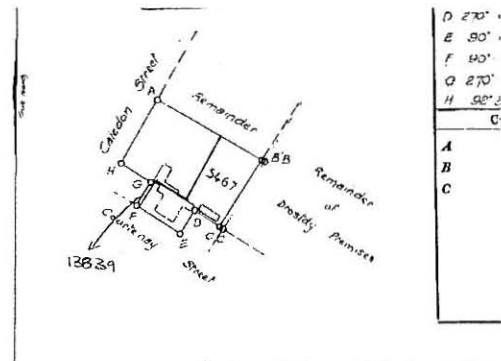
An undated George town plan depicts the Drostdy building as an unusual U shape, perhaps with two enclosed back courtyards. It may be presumed that this was the original shape of the building, as are other buildings in the town are also drawn with attention to detail of building shapes.

Another diagram framed in 1927 describes the building minus the one outer wing of the U shape, which was presumably damaged at the time of the fire in 1826, leaving only the flat roofed hallway. Extensions flanking the back and easterly walls appear to have taken place by 1927. See diagrams below.

¹ CTA : CO 2576 and 7



Drostdy building. Clipped from an early undated George town map.



Victoria Hotel ex Drostdy building dated 1927. Surveyor General

Research has not been completed that confirms the date when the Victoria Hotel opened its doors, but it is thought that Mr. A M A Fotheringham who bought the premises in 1903 upgraded the building from that of residential to that of an hotel. In 1908 the Victoria Hotel was advertised for sale under the heading "Insolvent Estate Fotheringham"². It is thought that a accommodation new wing was built during the 1930's. See Annexure 3 for Deeds Office ownership search.

In 1972 the George Municipality purchased the Victoria Hotel building in order to provide George with a much needed spacious Museum. The previous museum was housed in one room in the 'old Town Hall'. This Museum was run independent of Provincial funding by Mr Charles Sayers who was an avid collector of antiquities.

Mr Sayers soon filled the George Museum with collectables until his retirement some twelve years later.

Plans to upgrade the Museum began in 1985 and renovations and extensions were undertaken between the years 1989 and 1990. A new auditorium was built to house the P W Botha collection and the main building was partially renovated. Sections were also demolished in order to restore the building to something of its former look c1930-40.

The building has not received regular maintenance from the time renovations took place.

Conclusion

Research for this report has not included a detailed architectural analysis. The findings however have confirmed that the Drostdy building has undergone many alterations over the years. Only the central hallway was found to have original unbaked brick work during restoration work in 189/1990.

What is not understood is the shape of the building on diagrams which appear to be U and T shaped, when the photographs appear to be more along the lines of an H shaped building. It is due to this extensive re-shaping that the building has not been declared a National Monument.

The main section as seen in photographs below and the additional arched veranda wing are both older than 60 years and as such are protected under Section 34 of the National Heritage Resources Act (1999).

Regardless of the alterations the building has strong public memory and local historic value as being both the site of the Victoria Hotel and the George Drostdy.

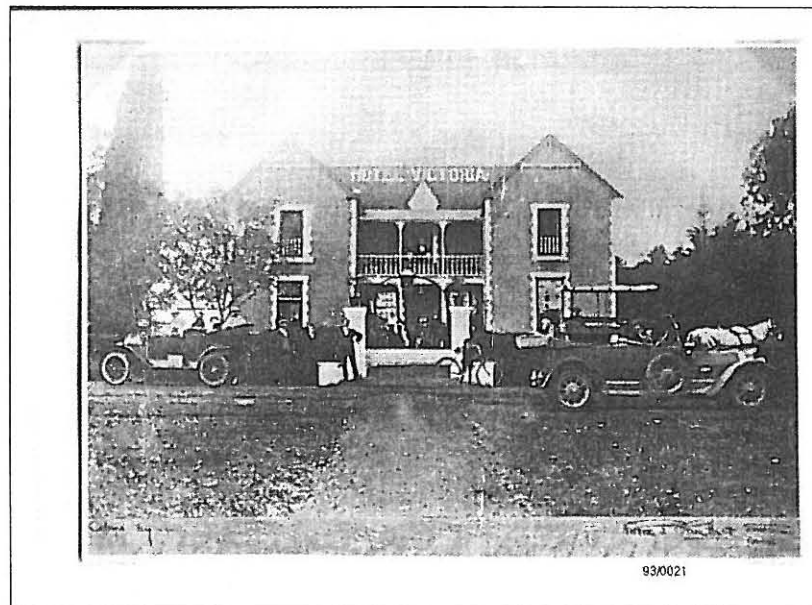
Recommendations

- It is recommended that the Department of Public Works Western Cape should be given approval to complete very necessary maintenance work on condition that only work stipulated by architects F C Holm is undertaken, which includes:-
 - 1) Preparation for paintwork.
 - 2) Sealing cracks in outer walls.
 - 3) Painting the roof, exterior and interior walls.
 - 4) All timber is to be replaced where defective.
 - 5) Down pipes and guttering are to be replaced where defective.

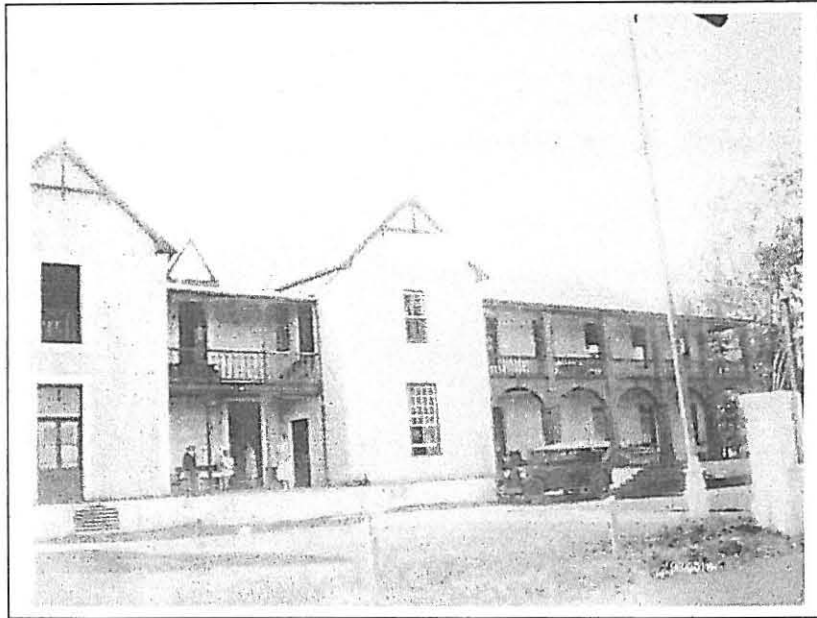
² George Herald Newspaper 19th November 1908.

- The colour paint used is approved by George Museum Management Board and George Heritage Trust members.

Photographs follow in what is thought to be architecturally sequential. Unfortunately none of the photographs are dated. Acknowledgement is due to the George Museum photographic collection.



The building was clearly not painted white and had white trim surrounding the balcony and veranda as well as window was accentuated. It is not clear whether cement relief work was present.



The easterly wing has 'small red-brick' arches and pillars plus a matching wooden balustrade balcony.



The top floor windows of the two forward-facing, two-storey wings have been altered from sash to cottage and the window area enlarged. The balcony above the main entrance has also been enclosed.

The Tudor style timber eave frames have been extended to a more elaborate style than seen in earlier pictures.



The George Museum street frontage view shortly after restoration work was completed in 1990. The sash windows have been replaced. New iron filigree veranda poles were put in place.

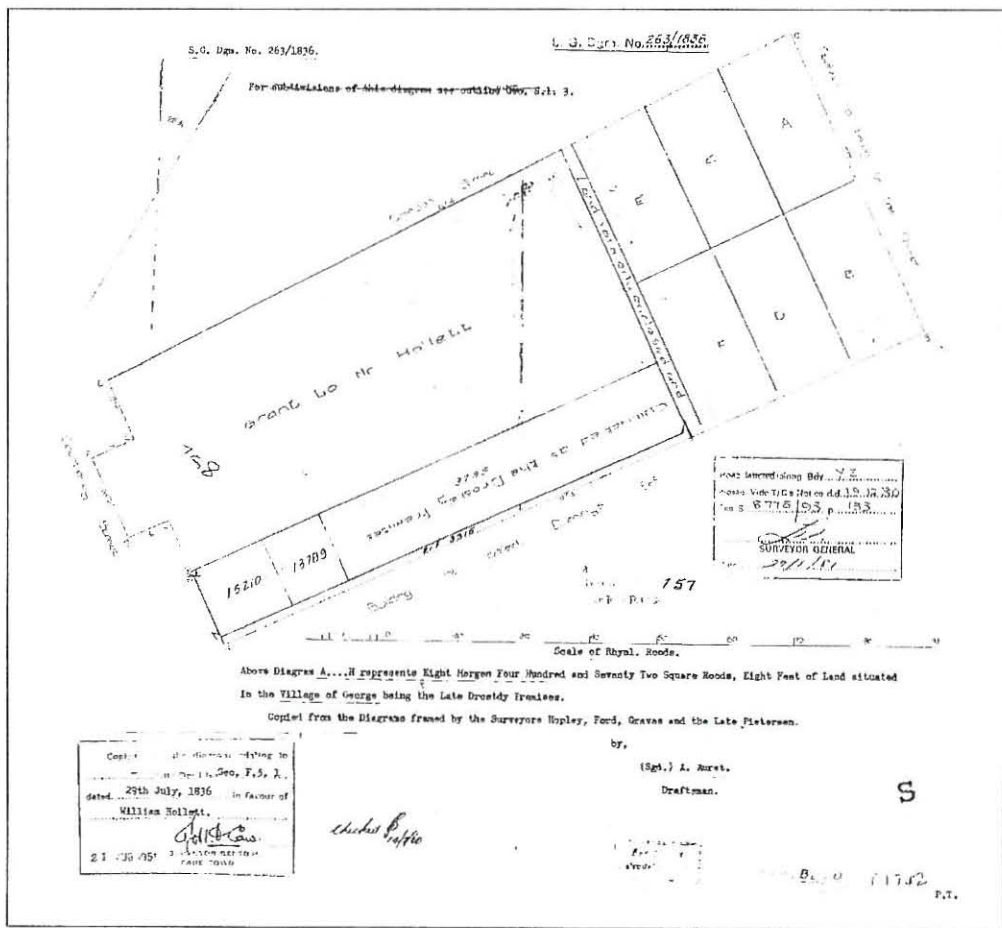


Photo taken of the back section of the museum before the 1989/90 restoration took place. The staircase was demolished as well as the small square building on the right, presumably built and upgraded during the 20th century during restoration work.



Photo of the east back section of the George Museum taken a few years after restoration, possibly in 1994/5. The shrubbery is well established.

ANNEXURES.



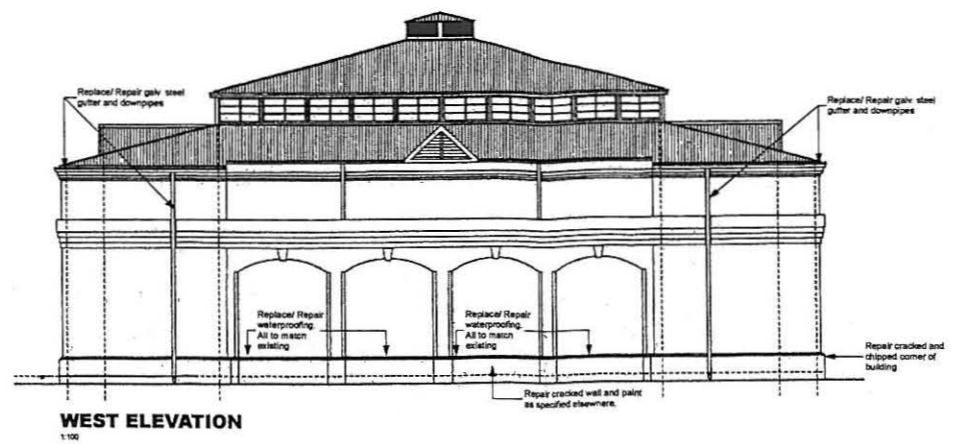
Annexure 1.

Freehold diagram indicating subdivisions. Portion 758, the previous George Drostdy premises was granted to Captain Hollett, (here described as Mr Hollett) in 1836.

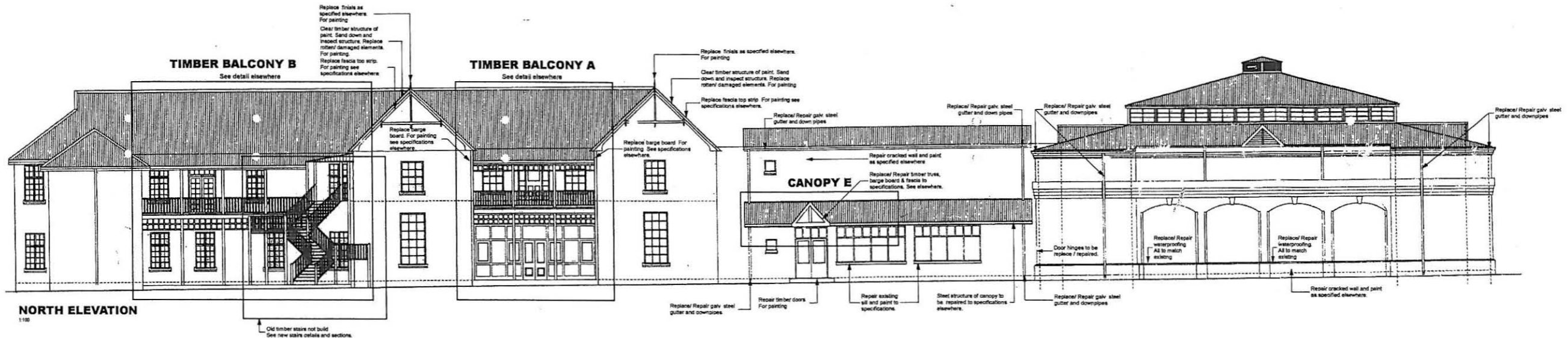
YEAR	TRANSFERRED TO	TITLE NO AND DATE
1836	William Hollett FREEHOLD DEED	George Freeholds 5/1 29 th July
1836	Thomas Adam	Title no. 58 20 th October
1849	Rev. Thomas Earle Welby (Later Bishop of St Helena)	Title no. 128 17 th September
1875	Jan Adriaan Oosthuizen married to Anna Petronella Janse van Rensburg	Title no. 58 3 rd November
1903	Anna Petronella Oosthuizen Johanna Elizabeth van Wyk (two daughters inherited)	Title no 12911 2 nd September
1903	Alexander MacDonald Arthur Fotheringham (Insolvent estate)	Title no. 12912 2 nd September
1912	Simeon Reeve Cornish S. R. Cornish died 1931 aged 78.	Title no. 931 Date not recorded.
1927	Alec John Cornwallis Browne	Title no. 9500 22 th October
1941	L E Neave	Title no. 9322 12 th September
1958	Deceased Estate Neave to Philmark Investments (Pty) Ltd (Hoteliers)	Title no. 9029 11 th April
1972	George Municipality	Title no. 25538 20 th June

Annexure 2.

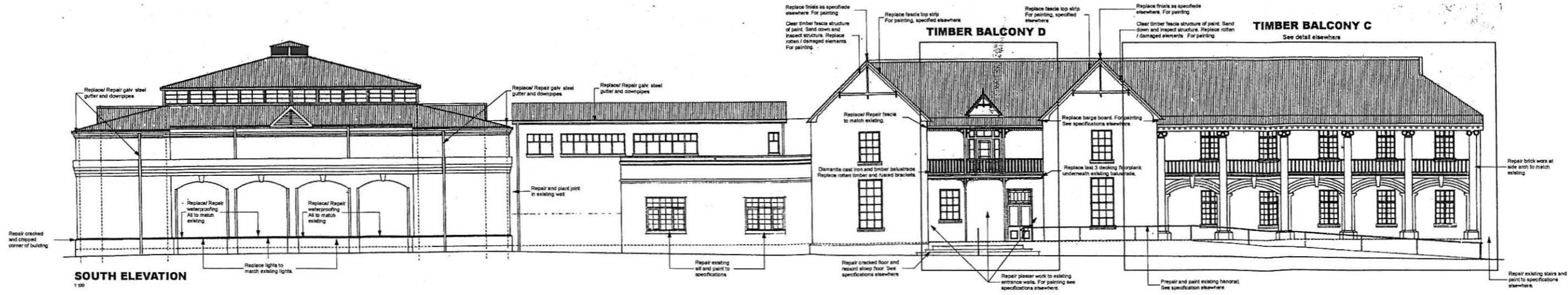
Brief Deeds Office Search relating to the private owners of the George Drostdy erf.



WEST ELEVATION
110

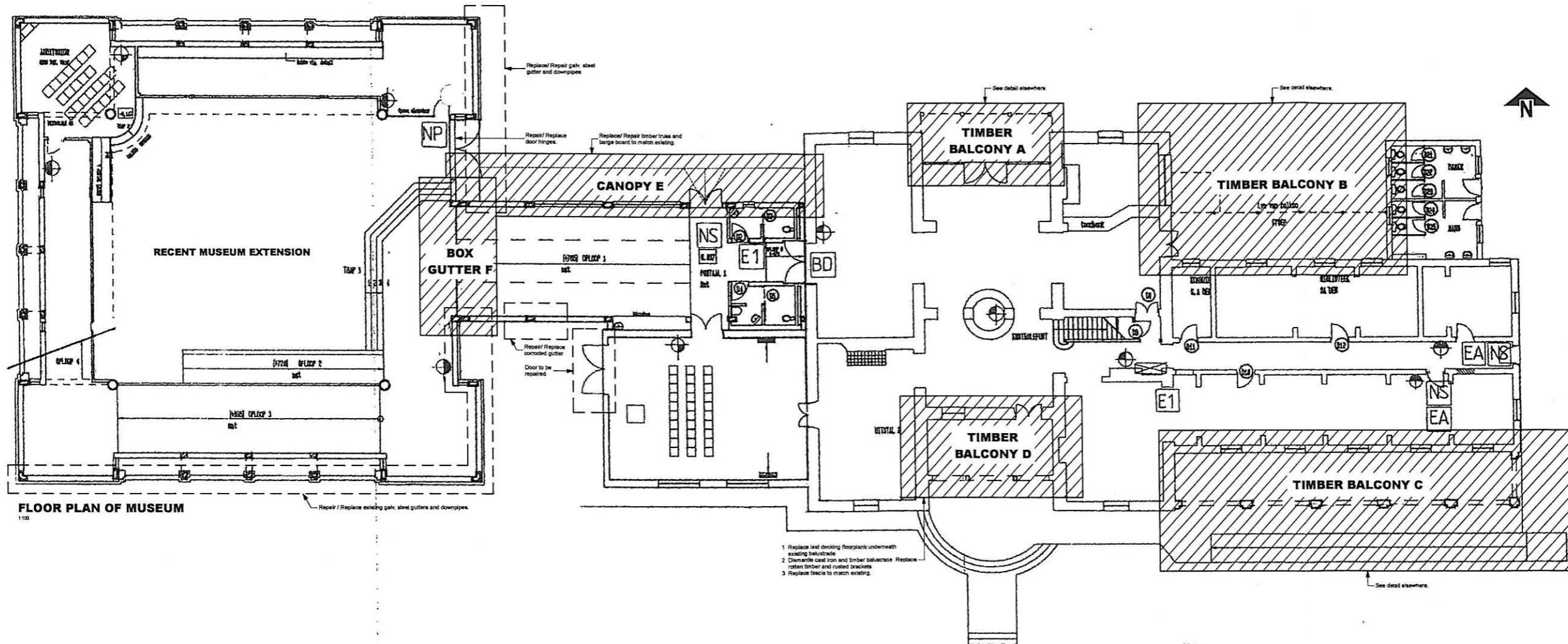


NORTH ELEVATION
110



SOUTH ELEVATION
110

NOTES	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS							<p>GENERAL NOTES</p> <p>The Architect is the primary authority for the project and shall be responsible for the accuracy and completeness of the contract documents. The Contractor shall be responsible for the accuracy and completeness of the construction documents.</p> <p>All work shall be done in accordance with the specifications and drawings. The Contractor shall be responsible for the accuracy and completeness of the construction documents.</p> <p>All work shall be done in accordance with the specifications and drawings. The Contractor shall be responsible for the accuracy and completeness of the construction documents.</p>	<p>RENOVATIONS OF GEORGE MUSEUM FOR PGWC DEPARTMENT OF PUBLIC WORKS</p> <p>NORTH, SOUTH & WEST ELEVATION</p> <p>FC HOLM ARCHITECTS CC</p> <p>PO Box 1487 Ottawa, ON K1P 4Y7 Tel: 416 594 8749 Fax: 416 594 8747 Email: info@fc-holm.com</p>
NO.	DATE	REVISIONS										



FLOOR PLAN OF MUSEUM

1:100

- 1) Replace last decking floorplank underneath existing balustrade
- 2) Dimension cast iron and timber balustrade. Replace rotten timber and rusted brackets
- 3) Replace fascia to match existing

Note
 1) All new timber to be CCA treated for condition H4, and to be SAP Grade 5.
 2) All galvanised steel repairs to be re-galvanised on site at the joints.

<p>NOTES</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">Date</th> <th style="width: 80%;">Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description				<p>GENERAL NOTES</p> <p>The Architect is to be consulted in all instances where the Contractor is in doubt as to the interpretation of the drawings or the specification. The Contractor shall be responsible for the coordination of all trades and for the provision of all necessary services. All dimensions shall be as shown on the drawings unless otherwise stated. The Contractor shall be responsible for the provision of all necessary services. All dimensions shall be as shown on the drawings unless otherwise stated. The Contractor shall be responsible for the provision of all necessary services.</p>	<p>RENOVATIONS OF GEORGE MUSEUM FOR PGWC DEPARTMENT OF PUBLIC WORKS</p> <p>FLOOR PLAN OF MUSEUM</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>Scale: as indicated</p> <p>Drawn: [Name]</p> <p>Checked: [Name]</p> <p>Date: 08/28/10</p> </td> <td style="width: 50%;"> <p>Project: [Name]</p> <p>Sheet: [Name]</p> <p>Date: 08/28/10</p> </td> </tr> </table>	<p>Scale: as indicated</p> <p>Drawn: [Name]</p> <p>Checked: [Name]</p> <p>Date: 08/28/10</p>	<p>Project: [Name]</p> <p>Sheet: [Name]</p> <p>Date: 08/28/10</p>
No.	Date	Description									
<p>Scale: as indicated</p> <p>Drawn: [Name]</p> <p>Checked: [Name]</p> <p>Date: 08/28/10</p>	<p>Project: [Name]</p> <p>Sheet: [Name]</p> <p>Date: 08/28/10</p>										
<p>FC HOLM ARCHITECTS CC</p> <p>PO Box 9457 Tel: +27 (0)41 87-4826 Durban Fax: +27 (0)41 87-4177 4000 Email: info@fcholm.co.za</p>											

GENERAL NOTES

The information in the drawings and notes may not be sufficient, based on use for any purpose other than the specific purpose for which it was originally intended.
 All construction and construction methods must comply with the National Building Regulations (Act No. 103 of 1977) including all amendments as well as the by-laws of the applicable Local Authority.
 All dimensions must be read and checked off in accordance with the specifications of the manufacturer of each material.
 All dimensions must be printed on site. Any differences or discrepancies must be pointed out in the written or verbal notes or discussions before work is commenced.
 Items work from the drawing.

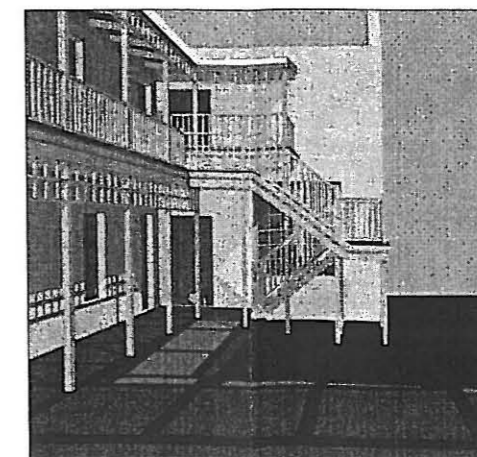
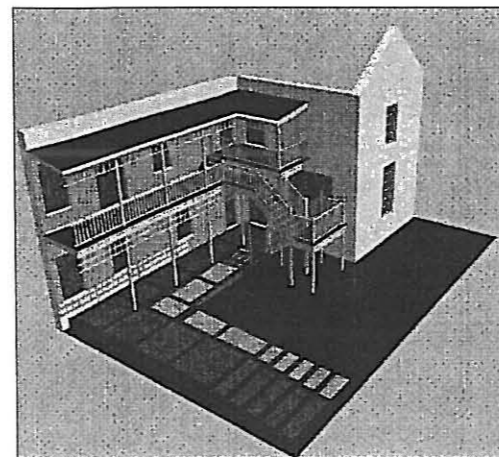
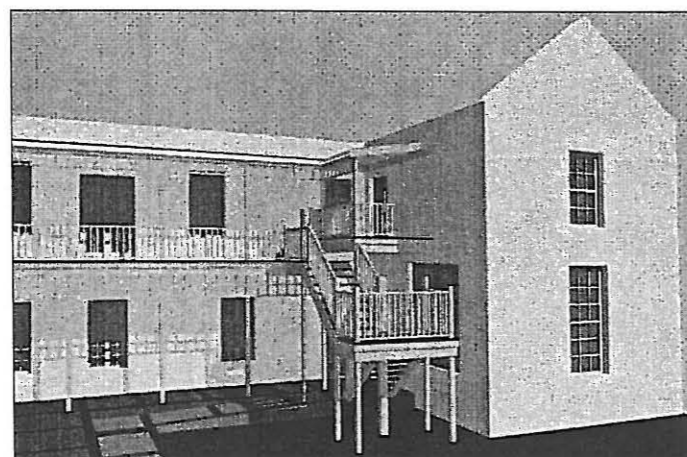
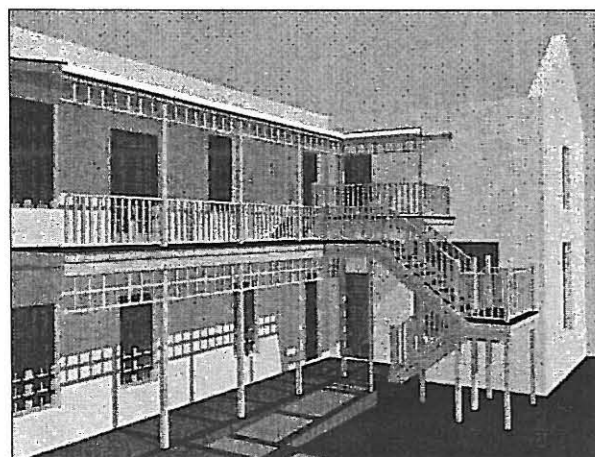


FRONT ELEVATION OF TIMBER STRUCTURE A & B

1:50

REVISIONS

REV. NO.	DATE	DESCRIPTION



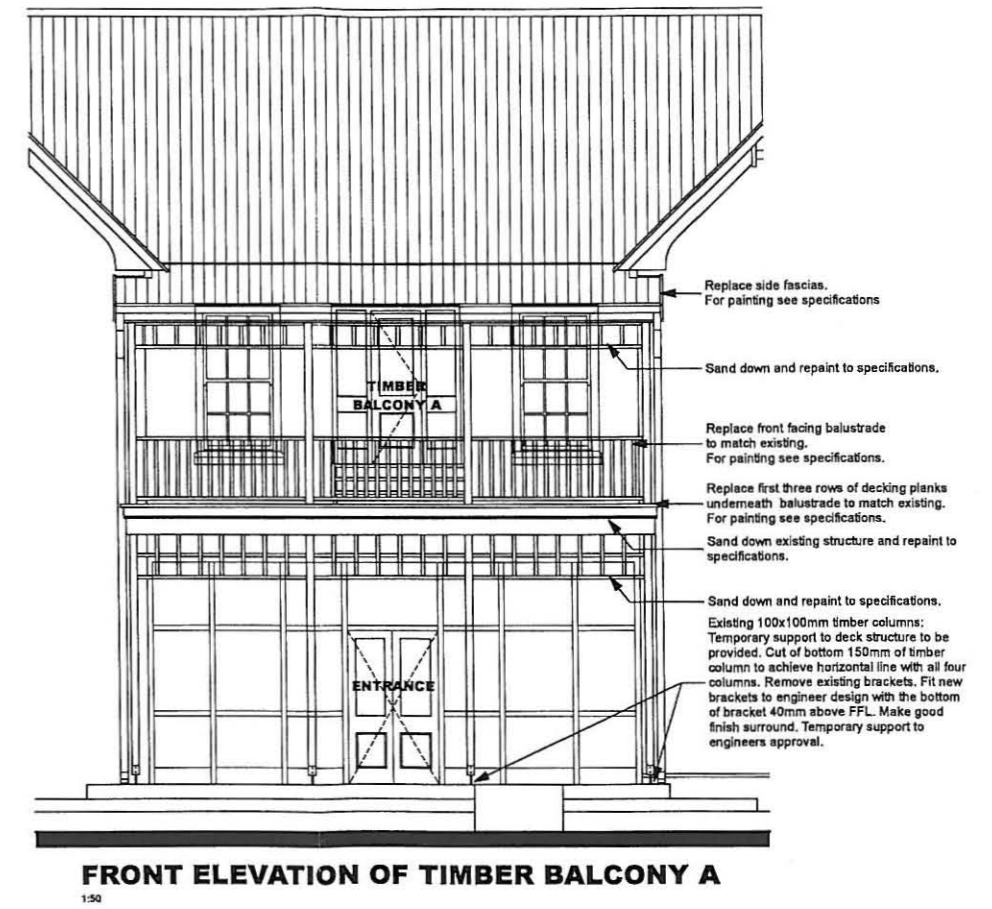
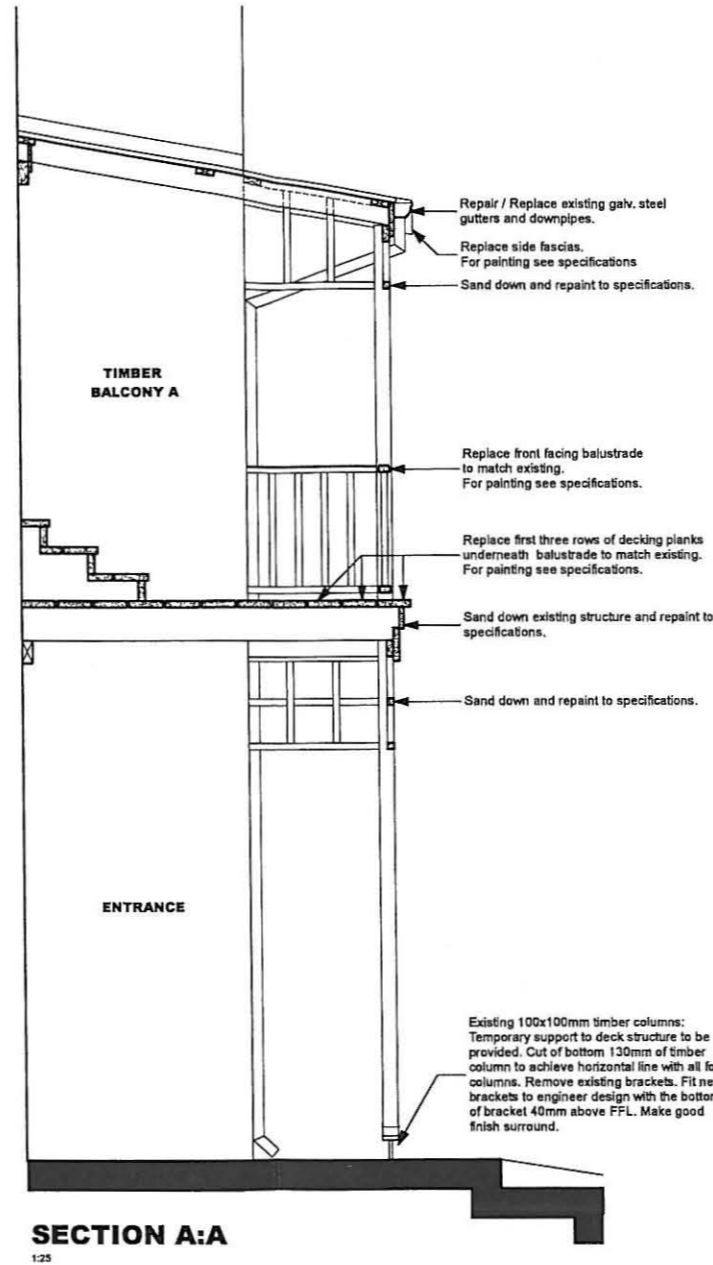
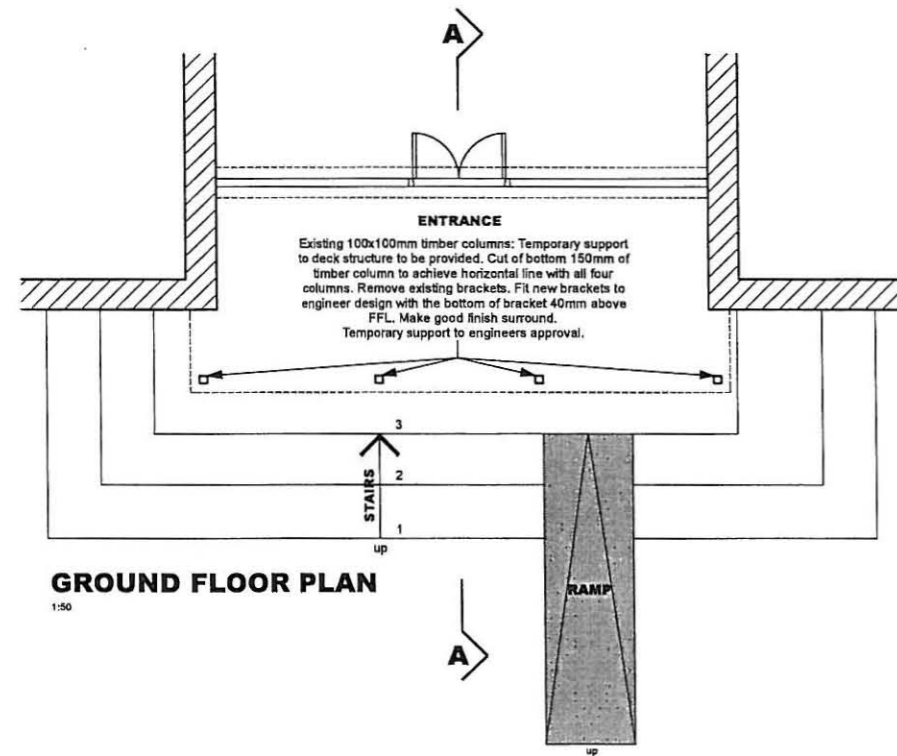
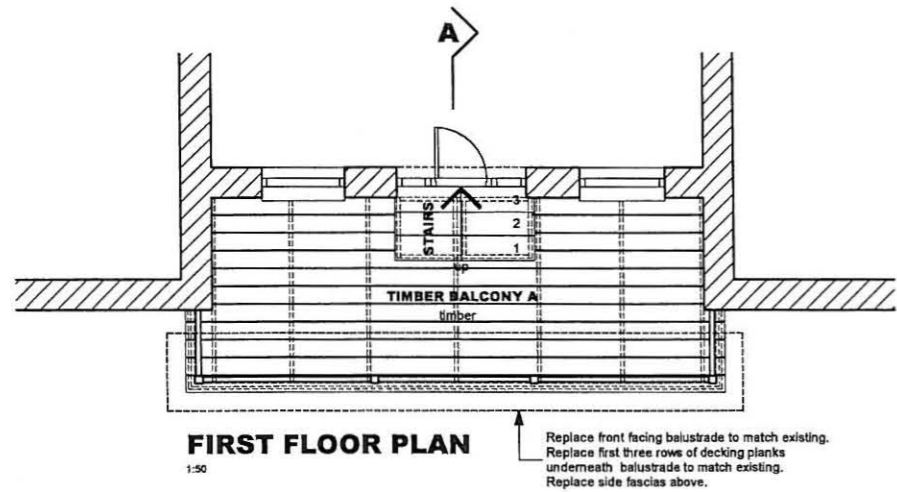
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**RENOVATIONS OF
 GEORGE MUSEUM FOR
 PGWC; DEPARTMENT
 OF PUBLIC WORKS**

ELEVATION & 3D VIEWS

DATE	BY
2009/03/12	HYD



NOTES

REVISIONS

REV. NO.	DATE	DESCRIPTION

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All materials and construction methods must comply with the National Building Regulations (act no. 103 of 1977) including all amendments as well as the by-laws of the applicable Local Authority.

All materials must be fixed and finished off in accordance with the specifications of the manufacturer of such material.

All dimensions must be checked on site. Any indications of discrepancies must be pointed out to the architect for rectification or clarification before work is taken into hand.

Never scale from the drawing.

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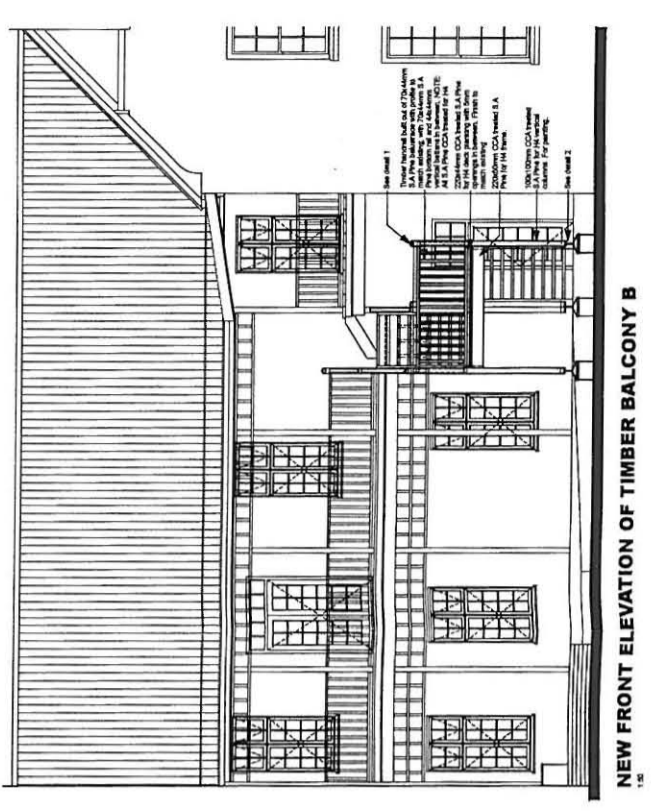
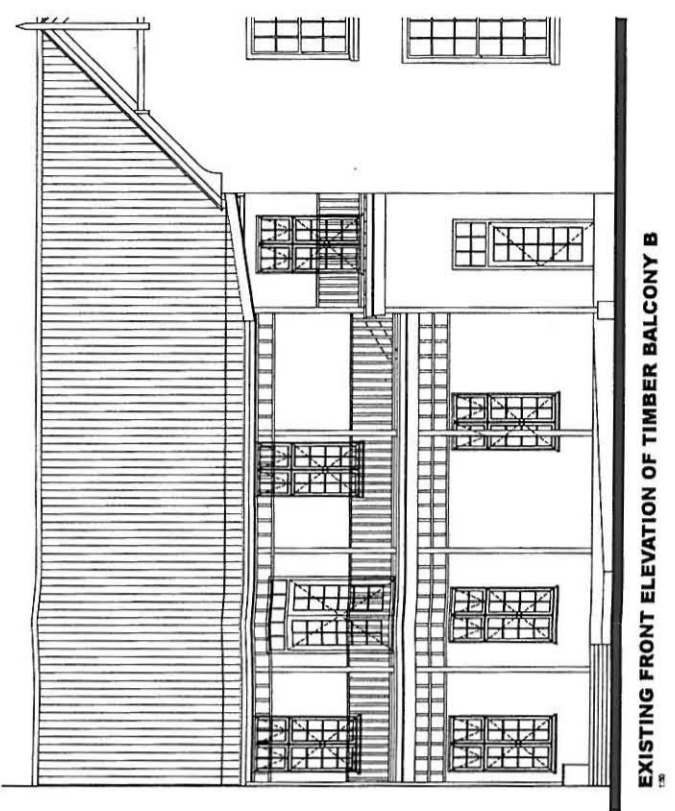
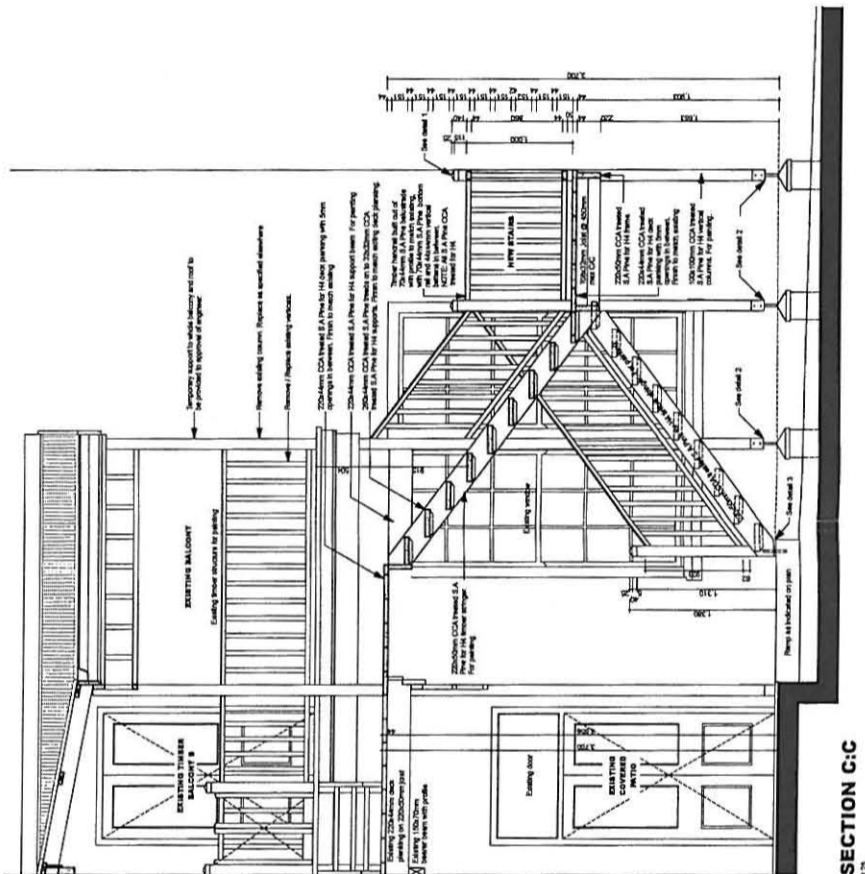
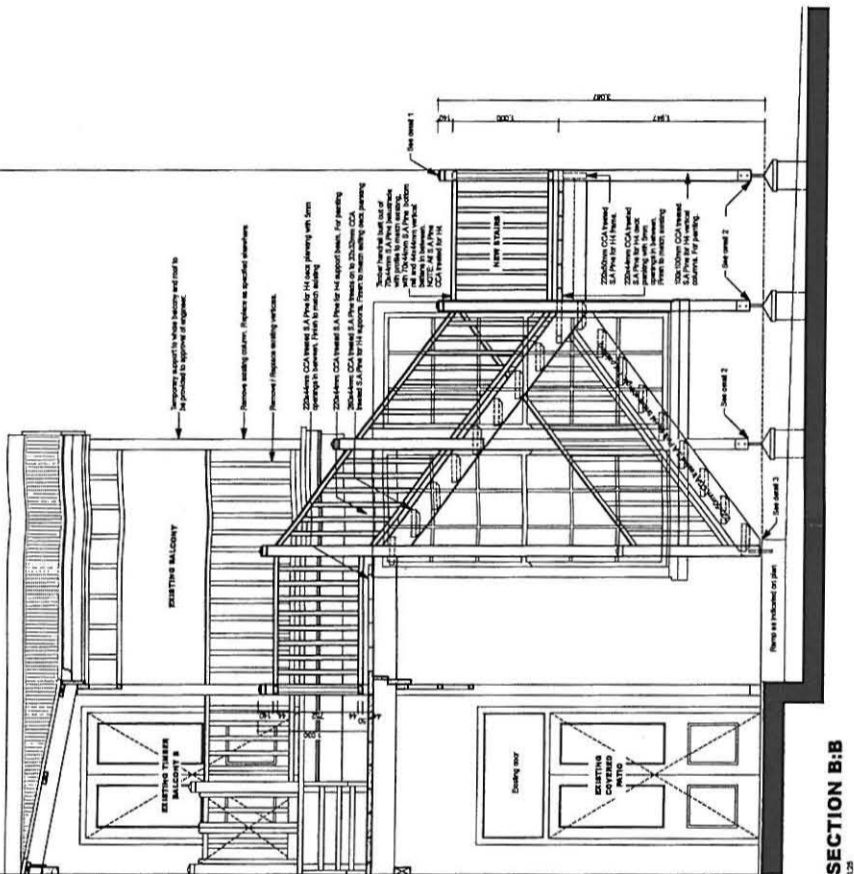
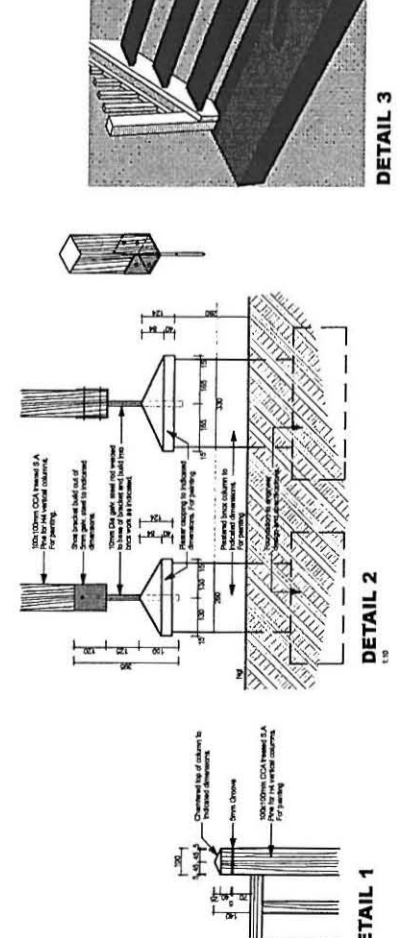
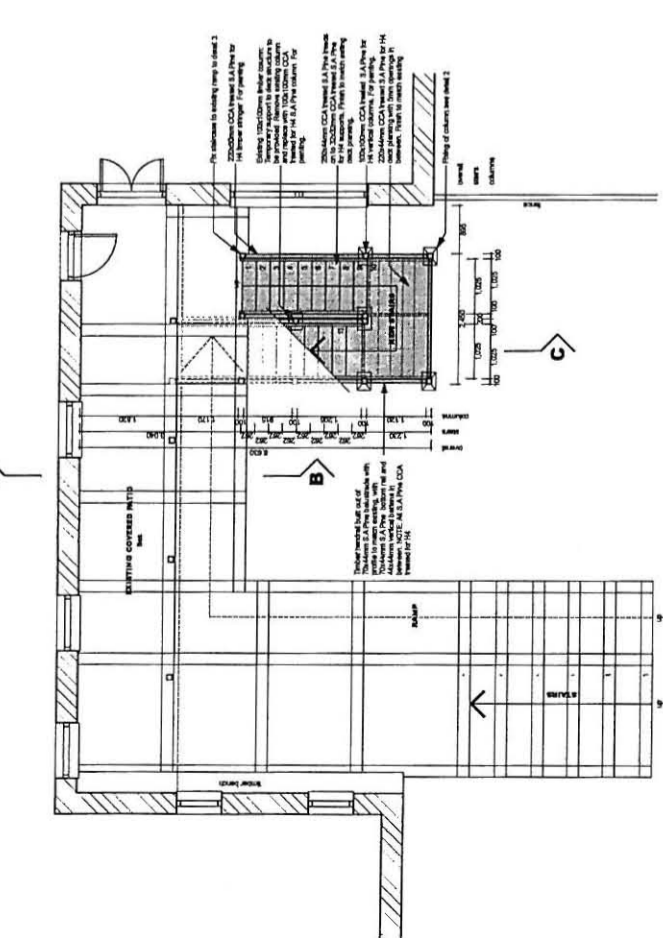
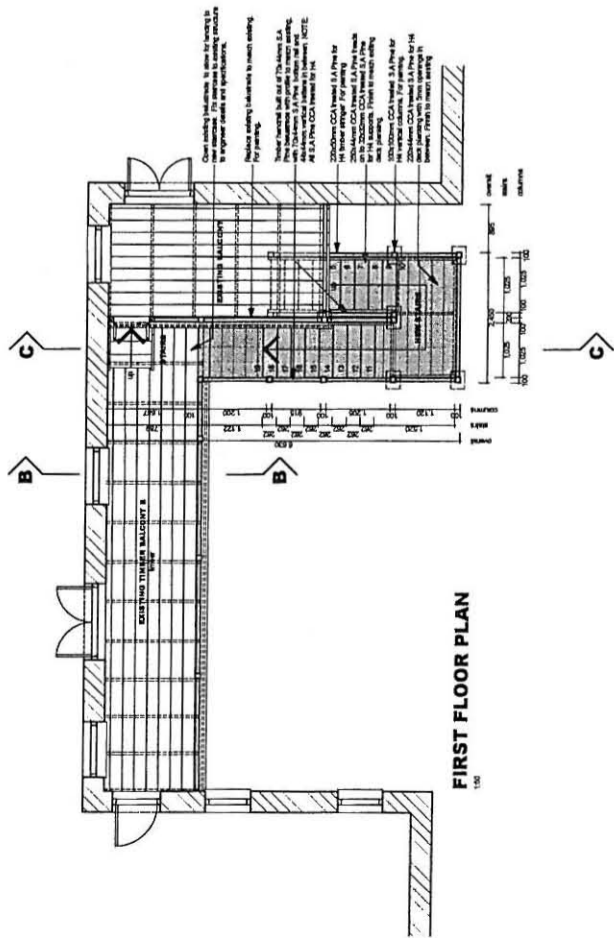
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Email: info@fcholm.co.za
cc 2009/07/03

RENOVATIONS OF GEORGE MUSEUM FOR PGWC DEPARTMENT OF PUBLIC WORKS

TIMBER BALCONY A PLAN, SECTION A:A & ELEVATION

DATE	BY
2009/07/03	
DATE	BY
08/03/13/00	
DATE	BY
DATE	BY



REVISIONS

NO.	DATE	DESCRIPTION

GENERAL NOTES

All work to be in accordance with the specifications and drawings. All materials to be of the highest quality and suitable for the intended use. All work to be completed in accordance with the current building codes and regulations. All work to be completed in accordance with the current industry practices. All work to be completed in accordance with the current industry standards. All work to be completed in accordance with the current industry best practices. All work to be completed in accordance with the current industry state-of-the-art. All work to be completed in accordance with the current industry leading-edge. All work to be completed in accordance with the current industry cutting-edge. All work to be completed in accordance with the current industry state-of-the-art. All work to be completed in accordance with the current industry leading-edge. All work to be completed in accordance with the current industry cutting-edge.

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RENOVATIONS OF GEORGE MUSEUM FOR PCMC DEPARTMENT OF PUBLIC WORKS

TIMBER BALCONY B

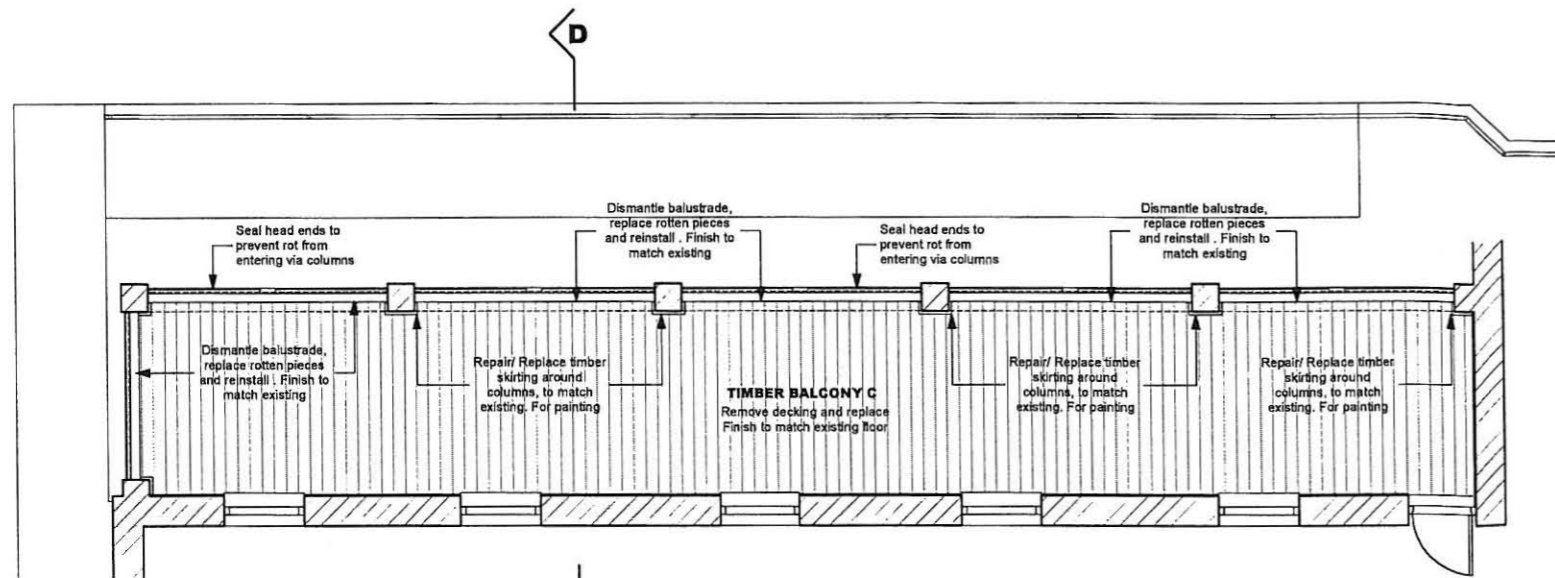
PLAN, SECTIONS & ELEVATION

PROJECT NO. 2023/03/01

DATE: 2023/03/01

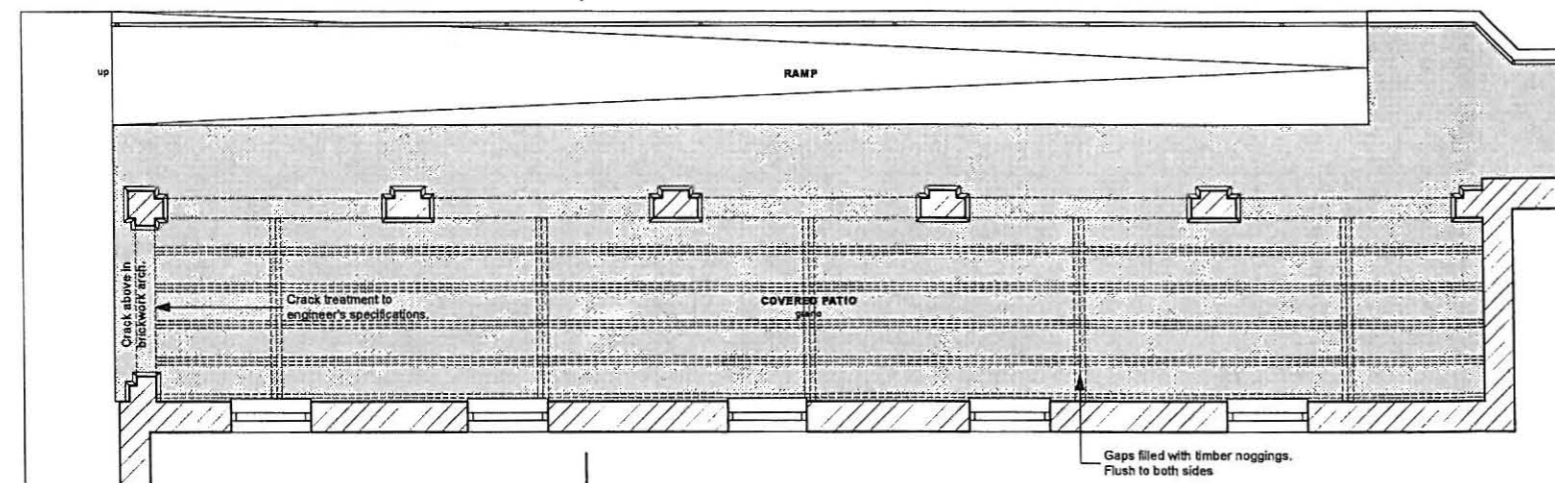
NOTES

1. The proposed timber balcony is to be constructed in accordance with the current building codes and regulations. All materials to be of the highest quality and suitable for the intended use. All work to be completed in accordance with the current industry practices. All work to be completed in accordance with the current industry standards. All work to be completed in accordance with the current industry best practices. All work to be completed in accordance with the current industry state-of-the-art. All work to be completed in accordance with the current industry leading-edge. All work to be completed in accordance with the current industry cutting-edge.



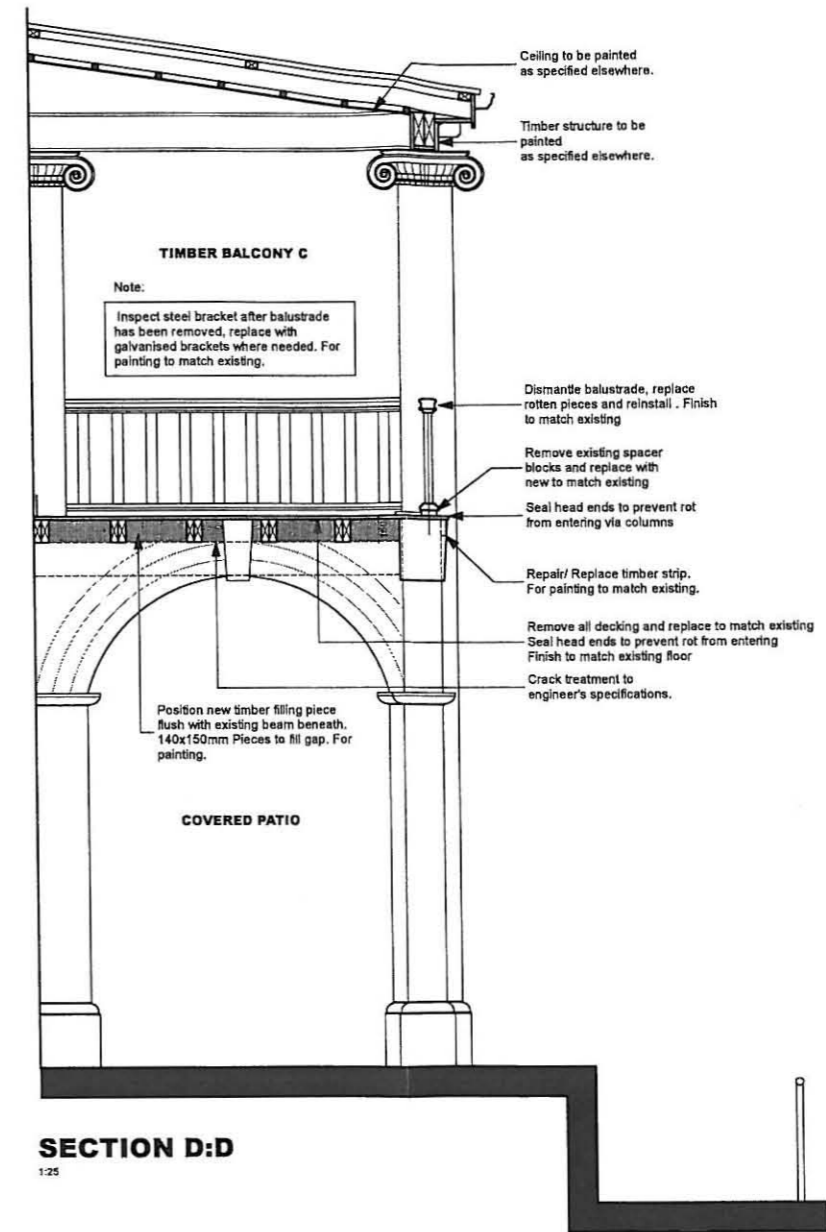
FIRST FLOOR PLAN

1:50



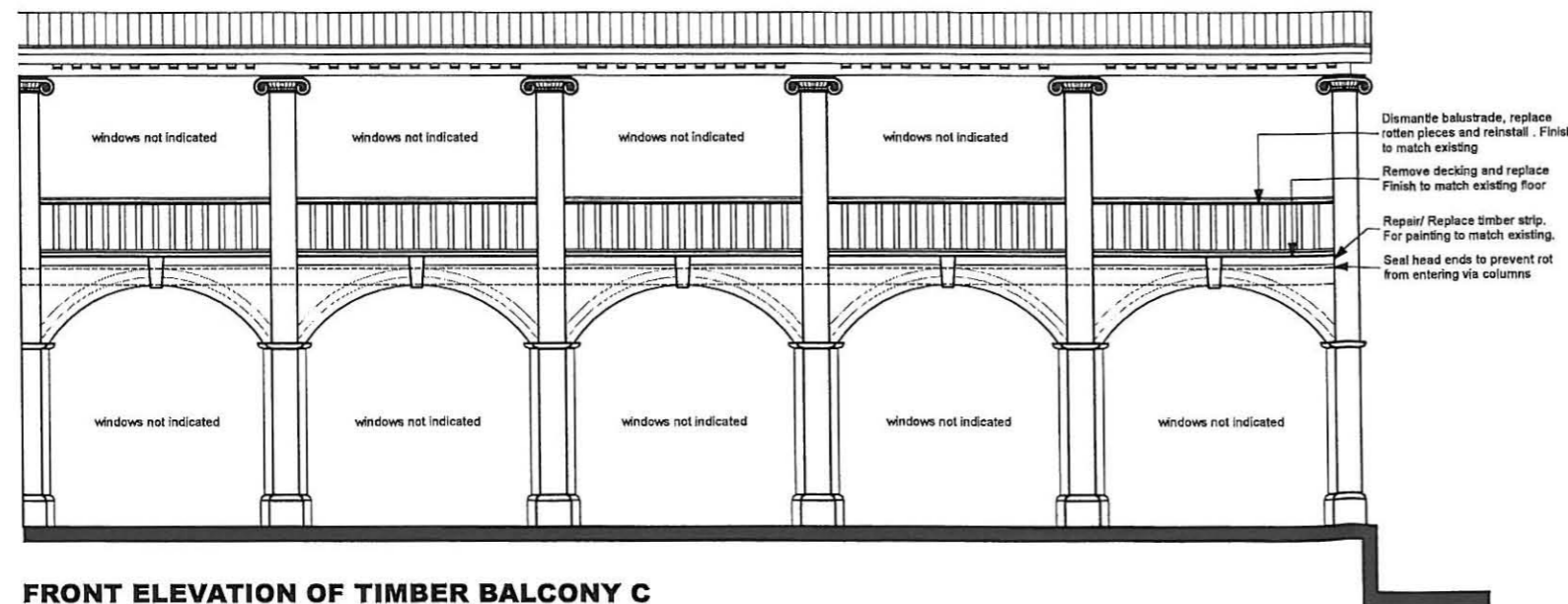
GROUND FLOOR PLAN

1:50



SECTION D:D

1:25



FRONT ELEVATION OF TIMBER BALCONY C

1:50

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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All materials must be fixed and finished off in accordance with the specifications of the manufacturer of such materials.

All dimensions must be checked on site. Any reductions or discrepancies must be pointed out to the architect for modification or clarification before work is taken into hand.

Never scale from this drawing.

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RENOVATIONS OF GEORGE MUSEUM FOR PGWC DEPARTMENT OF PUBLIC WORKS

TIMBER BALCONY C
PLAN, SECTION D:D & ELEVATION

DATE	2009/07/03
SCALE	AS INDICATED
PROJECT NO.	080394302
REVISION	Rev 1