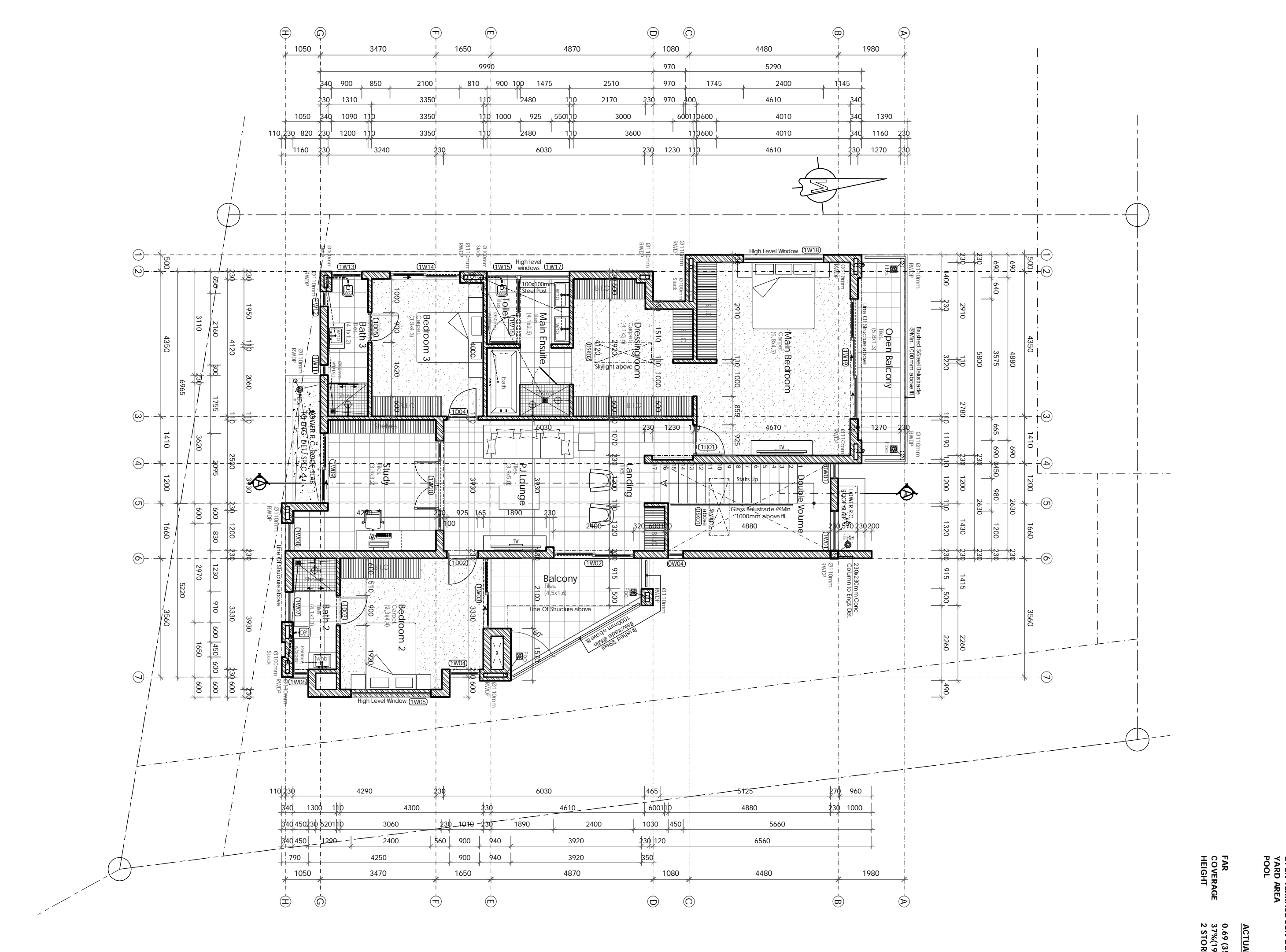


Ground Floor Plan Scale 1:100



First Floor Plan Scale 1:100

AREA SCHEDULE:

HOUSE 5 Portion 5
SITE AREA 509.00 m²

GROUND FLOOR:	GROUND FLOOR AREA	GROUND FLOOR AREA
DOUBLE VOLUME	113.80 m ²	113.80 m ²
OPEN BALCONIES	13.74 m ²	13.74 m ²
OPEN TERRACE SUN DECK	13.13 m ²	13.13 m ²
GARAGE	39.46 m ²	39.46 m ²
WALKWAY	0.43 m ²	0.43 m ²
POOL	12.80 m ²	12.80 m ²
SUB-TOTAL	192.01 m²	192.01 m²
FIRST FLOOR:	152.88 m²	152.88 m²
FIRST FLOOR AREA	07.11 m²	07.11 m²
COVERED BALCONY		
SUB-TOTAL	159.99 m²	159.99 m²
TOTAL	352.00 m²	352.00 m²

ACTUAL	REQ / ALLOWED
FAR COVERAGE 0.49 (332.0 m ²)	0.84 (509.00 m ²)
FAR COVERAGE 37% (220.0 m ²)	40% (204.0 m ²)
FAR RATIO 2.3 (20.0 m)	2.3 (20.0 m)

ALL WORK TO COMPLY WITH N.B.R. AND VERIFIED WITH THE ARCHITECT PRIOR TO ANY DISCREPANCIES TO BE CONFIRMED WITH THE ARCHITECT / TECHNOLOGIST PRIOR TO COMMENCING OF ANY BUILDING WORK. CHANGES BUT WORK FROM NO PART OF ANY STRUCTURE TO ENBROACH ANY BOUNDARY LINE. ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.

THIS PLAN IS PROTECTED BY COPYRIGHT & REMAINS THE PROPERTY OF THE REGISTERED ARCHITECT/TECHNOLOGIST AS APPOINTED.

CONSTRUCTION NOTES

- 1.1 FOOTINGS:
 - 1.1.1 All F100 (lean) bearing walls on Mass Concrete Strip Foundations
 - 1.1.2 All F150mm lean bearing walls shall be reinforced to S10.
 - 1.1.3 Mass Concrete walls shall be S10.
 - 1.1.4 Reinforcing Walls & Floor by Engineer's Detail Drawings.
 - 1.1.5 All Footings to level spec. on Main 170mm thick mass concrete on compacted fill.
- 2.2.1 Reinforce @ 300mm typical compacted fill material with 2.3. All Reinforced & finished accordingly to Eng. Det. & Specification.
- 2.3. All finishes to have Sample Approved on site to Self Finishing BRICKWORK every work Commences.
- 3.1. Always 'Start' Brickwork before any Masonry Commences
- 3.2. Imperial heights as per Arch. Design by Eng. Det.
- 3.3. Imperial if included, (to Spec) works to be in Standard bond - unless specified for all walls to Slab, to Window, to level & to level.
- 4.1. All Windows, doors, etc. to be in 150 mm above DCL.
- 4.2. All Windows, doors, etc. to be in 150 mm above DCL.
- 4.3. All Windows, doors, etc. to be in 150 mm above DCL.
- 4.4. All Windows, doors, etc. to be in 150 mm above DCL.
- 4.5. All Windows, doors, etc. to be in 150 mm above DCL.
- 5.1. PLASTER:
 - 5.1.1 Plaster to be applied to Speed Structure
 - 5.1.2 Plaster to be applied to Speed Structure
 - 5.1.3 Plaster to be applied to Speed Structure
 - 5.1.4 Plaster to be applied to Speed Structure
 - 5.1.5 Plaster to be applied to Speed Structure
- 6.1. WINDOWS:
 - 6.1.1 Windows to comply with part 7, table 010.
 - 6.1.2 Manufacturer to Comply with Eng. Det. & Specification.
 - 6.1.3 As per Spec. & Schedule to Arch. Drawings.
 - 6.1.4 All Windows, doors, etc. to be in 150 mm above DCL.
 - 6.1.5 All Windows, doors, etc. to be in 150 mm above DCL.
- 7.1. TO BE PROVIDED AS PER SPEC.
- 8.1. CEILING:
 - 8.1.1 Ceilings to be in accordance with Manufacturer's Spec.
 - 8.1.2 Ceilings to be in accordance with Manufacturer's Spec.
 - 8.1.3 Ceilings to be in accordance with Manufacturer's Spec.
 - 8.1.4 Ceilings to be in accordance with Manufacturer's Spec.
 - 8.1.5 Ceilings to be in accordance with Manufacturer's Spec.
- 9.2. FLOORING:
 - 9.2.1 Floorings to be in accordance with Manufacturer's Spec.
 - 9.2.2 Floorings to be in accordance with Manufacturer's Spec.
 - 9.2.3 Floorings to be in accordance with Manufacturer's Spec.
 - 9.2.4 Floorings to be in accordance with Manufacturer's Spec.
 - 9.2.5 Floorings to be in accordance with Manufacturer's Spec.
10. MAIN ROOF CONSTRUCTION:
 - 10.1 Main Roof to be in accordance with Manufacturer's Spec.
 - 10.2 Main Roof to be in accordance with Manufacturer's Spec.
 - 10.3 Main Roof to be in accordance with Manufacturer's Spec.
 - 10.4 Main Roof to be in accordance with Manufacturer's Spec.
 - 10.5 Main Roof to be in accordance with Manufacturer's Spec.
- 11.1. ROOF/WATER GOODS:
 - 11.1.1 Roof/Water Goods to be in accordance with Manufacturer's Spec.
 - 11.1.2 Roof/Water Goods to be in accordance with Manufacturer's Spec.
 - 11.1.3 Roof/Water Goods to be in accordance with Manufacturer's Spec.
 - 11.1.4 Roof/Water Goods to be in accordance with Manufacturer's Spec.
 - 11.1.5 Roof/Water Goods to be in accordance with Manufacturer's Spec.
12. DRAINAGE:
 - 12.1 Drainage to be in accordance with Manufacturer's Spec.
 - 12.2 Drainage to be in accordance with Manufacturer's Spec.
 - 12.3 Drainage to be in accordance with Manufacturer's Spec.
 - 12.4 Drainage to be in accordance with Manufacturer's Spec.
 - 12.5 Drainage to be in accordance with Manufacturer's Spec.
- 13.1. BALUSTRADE:
 - 13.1.1 Balustrade to be in accordance with Manufacturer's Spec.
 - 13.1.2 Balustrade to be in accordance with Manufacturer's Spec.
 - 13.1.3 Balustrade to be in accordance with Manufacturer's Spec.
 - 13.1.4 Balustrade to be in accordance with Manufacturer's Spec.
 - 13.1.5 Balustrade to be in accordance with Manufacturer's Spec.
- 14.1. FIREPLACE & BURNAL:
 - 14.1.1 Fireplace & Burnal to be in accordance with Manufacturer's Spec.
 - 14.1.2 Fireplace & Burnal to be in accordance with Manufacturer's Spec.
 - 14.1.3 Fireplace & Burnal to be in accordance with Manufacturer's Spec.
 - 14.1.4 Fireplace & Burnal to be in accordance with Manufacturer's Spec.
 - 14.1.5 Fireplace & Burnal to be in accordance with Manufacturer's Spec.

REV: DESCRIPTION: DATE:

REV:	DESCRIPTION:	DATE:

PROJECT:
Development - ASTON ROAD
228 SANDOWN EXT 24

Description:
Ground & First Floor Plan

Part:
Portion 5 Erf 228
Sandown EXT 24

DATE:
Feb 2017

DESIGNER:
PTZ

SCALE:
1:100

DRAWING NO:
AST-HS-228-2016-2011-C

REV. CODE:
C

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