



# SITE PLAN

SCALE 1:200

AREA SCHEDULE
AREA OF ERF = 430m <sup>2</sup>
AREA OF NEW GROUND FL = 135.3m <sup>2</sup>
AREA OF NEW FIRST FL = 80m <sup>2</sup>
TOTAL NEW AREA = 25.3m <sup>2</sup>
COVERAGE = 135.3m <sup>2</sup> = 31.5%

**GENERAL NOTES:**  
ALL BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS SANS 10400  
ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY  
THIS DRAWING IS NOT TO BE SCALED

**FOUNDATIONS:**  
STANDARD 600x200mm (150pa) CONCRETE FOUNDATIONS UNDER WALLS FOR SINGLE STOREY & 700x200mm CONC FOUNDATIONS TO DOUBLE STOREY BUILDINGS WHERE STABLE GROUND OCCURS. ANY SPECIAL REQUIREMENTS TO ENGINEERS DETAILS ALL FOUNDATIONS MIN 300mm BELOW GROUND.  
FLOORS  
75mm WOOD FLOATED CONCRETE SURFACE BED ON MIN 70mm COMPACTED FILLING FLOORS TO BE MIN 150mm ABOVE NATURAL GROUND LEVEL AT ANY POINT.

**WALLS:**  
ALL WALLS TO BE BUILT WITH APPROVED BRICKS & TO HAVE BRICK FORCE EVERY 6th COURSE.  
D.P.C.  
REQUIRED UNDER ALL WALLS AT SLAB LEVEL & UNDER ALL WINDOW CILLS VERTICAL D.P.C. TO ANY CHANGE TO LEVELS & TO ANY FILLED OR GROUND CUT AREAS.  
BUILD IN LINTELS ABOVE ALL WINDOWS, DOORS & ARCHES.

**PLASTER:**  
SMOOTH PLASTER TO ALL INTERNAL WALLS & TO SPECIFIED ON PLAN TO EXTERNAL WALLS.  
ALL FRAMES & CILLS TO CLIENTS SPECIFICATION.  
GLASS  
TO ALL GLAZING TO N.B.R. PART N.

**DOORS:**  
ALL DOORS & FRAMES TO BE FINALISED BETWEEN CONTRACTOR & OWNER.  
CEILINGS  
STANDARD 6.4 tthk RHINO BOARD INTERNALLY & FIBRE CEMENT BOARD FOR OPEN PATIOS.  
PLUMBING  
380 Ø WASTE PIPES - SINGLE  
500 Ø DOUBLE WASTE  
1000 Ø PVC DRAINS TO 1:40 FALL

PROPOSED NEW RESIDENCE  
ON ON PORTION 1 OF ERF  
673 LYNNWOOD GLEN

CLIENT

OWNER SIGNATURE

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DATE APRIL 21

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DRAWING NO M4/315/7D

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