

SITE & GROUND FLOOR PLAN
SCALE 1:200

- NOTES**
- 1 THE DESIGN OF THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT
 - 2 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH MUNICIPAL REGULATIONS
 - 3 FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
 - 4 ALL RELEVANT DETAILS LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK

ROOF: CARPORT
IBR profile GMS 0,5mm chromadeck roof sheeting. on Sisalation 420 on 228X50mm timber purlins rafters at 900mm centres fixed to wall with 32X2mm galv. m.s. hoop iron straps embedded into 7 courses of brickwork.
All timber to be class 'A' - grade 4 as per N.B.R.
PITCH = 3 deg.
All joints to be well flashed with galv. m.s. head and side wall flashing. Also galv. m.s. counter flashings with acrylic waterproofing membranes.
Box gutter to architects detail.

RAINWATER GOODS:
Watertite aluminium gutters and pvc downpipes to catchpits & surface water channels to road. Fascia and barge boards to be timber.

WALLS:
External & internal walls to be plastered & painted to match existing.

FOUNDATIONS:
230mm cavity walls on 750x230mm foundations.
350mm piers on 850x850x230mm foundations.
Concrete strength : 25 MPA.

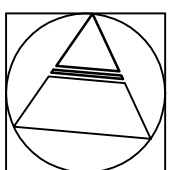
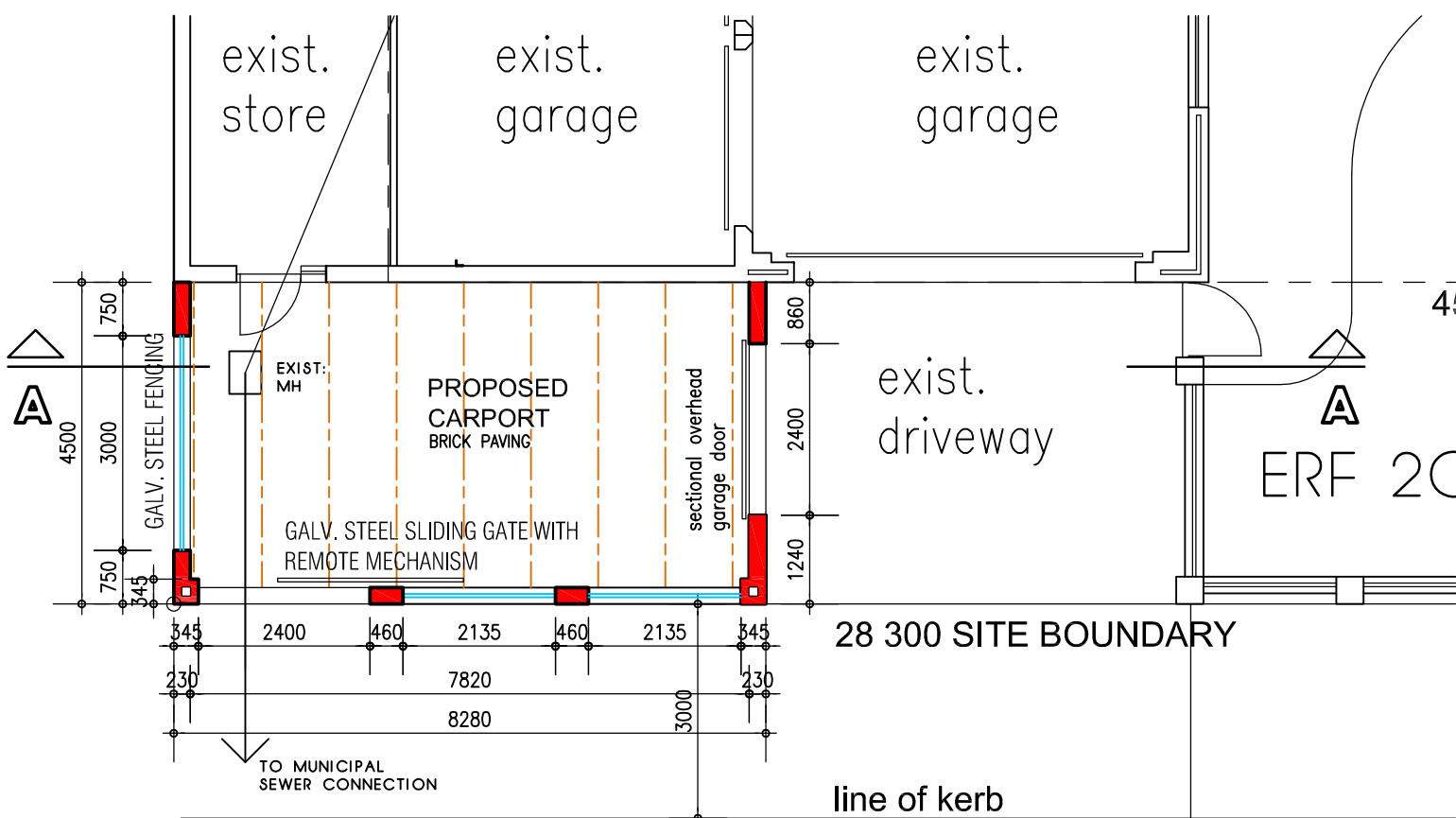
WINDOWS & DOORS:
Aluminium windows and doors as per WISPECO or equal approved.
Timber doors as per SWARTLAND BOUDIENSTE or equal approved.

GENERAL:

1. Min. of 2 airbricks per room.
2. Dpc around all external windows and doors.
3. Stepped dpc to all external cavity walls to be 150mm above NGL.
4. Precast concrete lintols with 3 courses of brickforce above all window and door openings of 3,0m max. to manufacturers spec.
5. No concrete foundations to project beyond site boundary lines.
6. Safety glass to glazed areas 1m² or larger and areas lower than 500mm from FGL.
7. Window area minimum of 10% of floor area and minimum 5% openable.
8. Finished floor level to be a minimum 230mm above the back of footway level at the sewer connection.

SITE AREA	1005 sqm
AREA OF EX. COVERAGE	427 sqm
AREA OF PROPOSED CARPORT	36 sqm
TOTAL GROUND FLOOR COVERAGE	463 sqm
PERCENTAGE COVERED	46%

COVERAGE CALCULATIONS



SITE & GROUND FLOOR PLAN
SCALE 1:100

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CLIENT ARCHITECT

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DRAWING
COUNCIL SUBMISSION
SITE & GROUND FLOORPLAN

DATE FEB 2016 SCALE 1:100

REVISION DRAWN RUSTEM

PROJECT NO. **16/200** DRAWING NO. **A01A**