

GENERAL NOTES

All work to comply with SABS O400.

All work to comply with the design and development guidelines as laid down by STONEFORD EQUESTRIAN ESTATE HOME OWNERS ASSOCIATION

Architectural drawings are to be read in conjunction with engineers drawings.

Corner beacons to be located and exposed before work on site commences.

Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the DESIGNER/OWNER.

All written dimensions to be taken in preference to scaling.

All reinforced concrete, slabs, foundations, column details, beams, stairs, and retaining walls are to be built strictly in accordance with professional engineers detail and under his supervision.

Contractor to ensure that no changes in levels are made over local authority servitudes or underground services unless permission has been given in writing by the local authority.

Any discrepancies and omissions are to be brought to the DESIGNERS/OWNERS attention immediately.

Banks to be cut to a maximum of 26°

Cleaning eyes to be provided to storm water pipes to comply with part RR4

Soak pits to be 1m³ for every 40m² of roof & hardened surface

Flashing to comply with part LL5-2

The contractor is to inspect the official approved copies of the drawings to ensure that all amendments have been taken into account.

The attention of the owner is drawn to the fact that changes to the plan and/or specification after official approval is likely to invalidate that approval.

If on excavation the site is found to contain expansive clay, shale, ground water or other suspect soil conditions, then all foundations are to be built to professional engineers details & under his supervision

All foundations to be taken down below natural ground level

Natural ground line in approximate position only and no claim can be made for any discrepancies on site

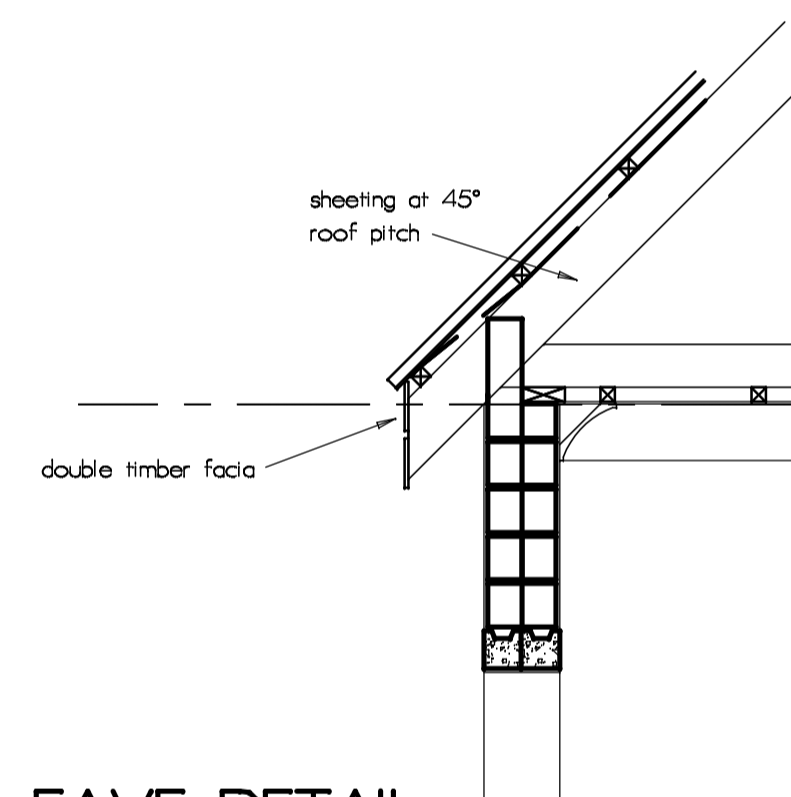
AREAS

UPPER FLOOR HOUSE	219,91
GARAGE	58,88
PORCH	16,50
O/WALKWAYS	14,24
C/BALCONY	30,40
O/BALCONY	25,77

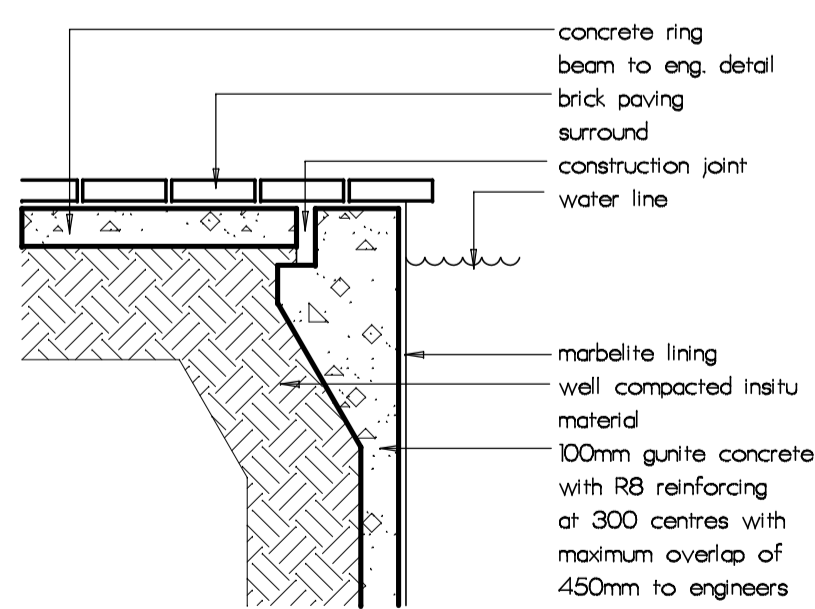
LOWER FLOOR HOUSE	238,79
C/VERANDAS	55,57
C/WALKWAYS	29,42

TOTAL 689,48

SITE AREA	3639m ²
PERMITTED F.A.R (0,4)	1455,60m ²
PERMITTED COVERAGE (40%)	1455,60m ²
PROPOSED F.A.R	458,70m ²
PROPOSED COVERAGE	365,70m ²



EAVE DETAIL
scale 1/20



POOL DETAIL
scale 1/20

POOL NOTES

pump chamber to be adequately drained

precautions to be taken against flooding, seepage & rainwater in pump chamber

earth leakage unit to be fitted & plant arrangement to manufacturers requirements

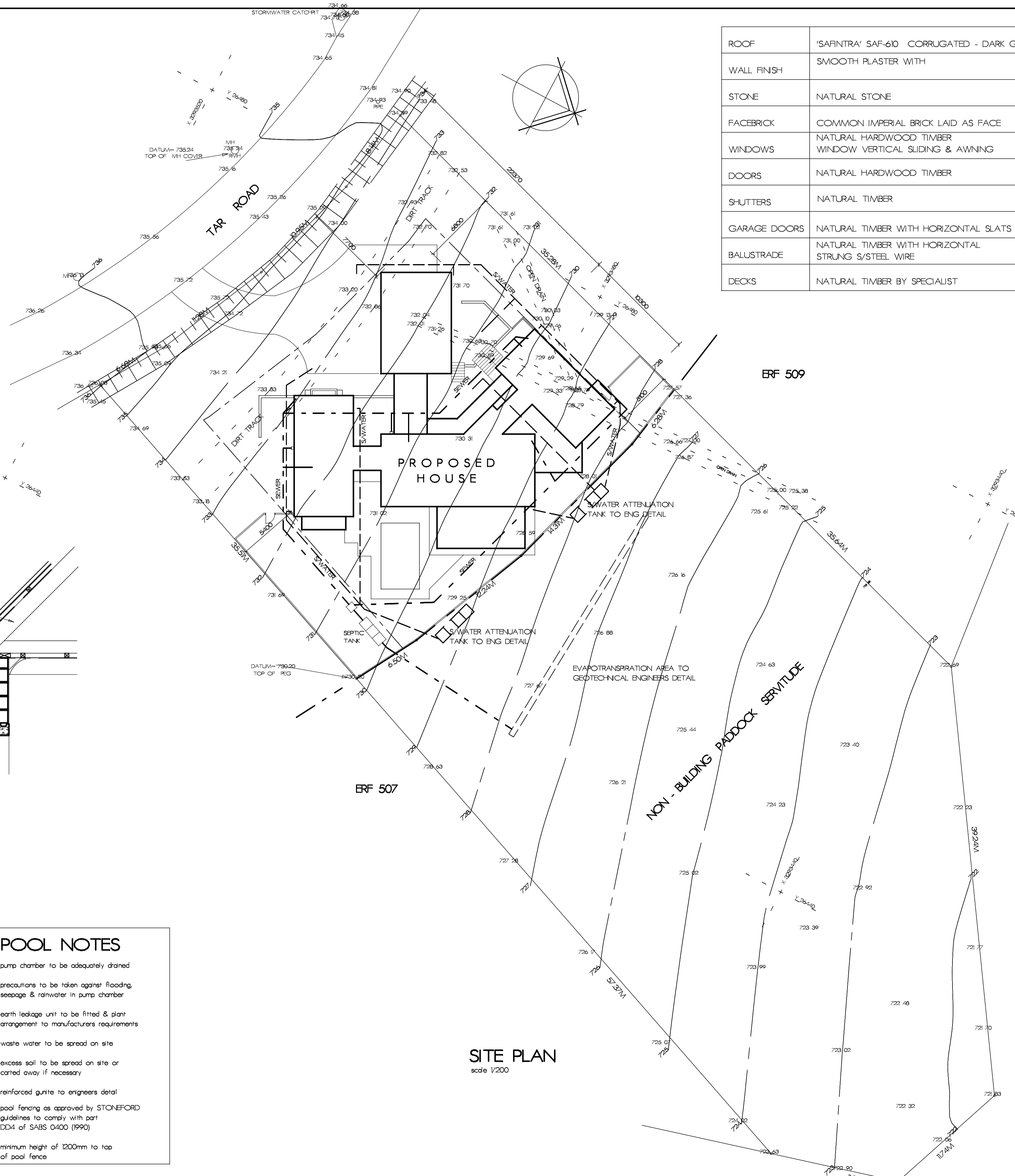
waste water to be spread on site

excess soil to be spread on site or carted away if necessary

reinforced gunite to engineers detail

pool fencing as approved by STONEFORD guidelines to comply with part DD4 of SABS O400 (1990)

minimum height of 1200mm to top of pool fence



SITE PLAN
scale 1/200

ROOF	'SAFINTRA' SAF-610 CORRUGATED - DARK GREY
WALL FINISH	SMOOTH PLASTER WITH
STONE	NATURAL STONE
FACEBRICK	COMMON IMPERIAL BRICK LAID AS FACE
WINDOWS	NATURAL HARDWOOD TIMBER WINDOW VERTICAL SLIDING & AWNING
DOORS	NATURAL HARDWOOD TIMBER
SHUTTERS	NATURAL TIMBER
GARAGE DOORS	NATURAL TIMBER WITH HORIZONTAL SLATS
BALUSTRADE	NATURAL TIMBER WITH HORIZONTAL STRUNG S/STEEL WIRE
DECKS	NATURAL TIMBER BY SPECIALIST

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- 1 GUTTERS & RWDRS RE-INSTATED TO MAIN HOUSE BUILDING ONLY
- CHANGES AS REQUIRED BY STONEFORD ARCHITECTURAL REVIEW COMMITTEE done: 12/03/2010 SLK
- 5 EAVE DETAIL ADDED
- 4 NO GUTTERS OR RWDRS, CONCRETE APRON TO BUILDING LAID TO FALL TO STORM WATER SWMPS, RPPED TO ATTENUATION TANKS
- 3 ROOF SHEETING CHANGED TO 'SAFINTRA' S- PROFILE
- 2 FACEBRICK ON SOUTH WEST ELEVATION TO EXTEND UP TO WALL PLATE & TIMBER SHUTTERS TO BE SAVE WIDTH AS BRICK PANELS
- 1 PAINT COLOURS TO BE LISTED
- CHANGES AS REQUIRED BY STONEFORD ARCHITECTURAL REVIEW COMMITTEE done: 12/01/2010 SLK

owner's signature

Hewitt
Vellisariou
architecture cc

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project description

PROPOSED NEW DWELLING on ERF 508 ASSAGAY at STONEFORD EQUESTRIAN ESTATE, ROAD for LLOYD-WARREN

drawing description

SITE PLAN & NOTES SHEET 3 OF 6

date	20 NOVEMBER 2009	scale	1 : 200
drawn by	SLK	drawing no.	R O