



ERF 2333

STREET

ERF 2343
AUVERGNE

ERF 2331

STREET

ERF 2344

- GENERAL NOTES:**
1. ALL GENERAL NOTES APPLY TO ALL DRAWINGS, DETAILS, SPECIFICATIONS & ANY SUPPLEMENTARY INFORMATION. ALL CONTRACTUAL DOCUMENTATION.
 2. THIS DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE USED.
 3. ALL BUILDING WORK TO COMPLY WITH ALL APPLICABLE SABS 0400 STANDARDS, MANUFACTURER'S INSTALLATION INSTRUCTIONS, PROCEDURES & RECOMMENDATIONS & LOCAL AUTHORITY REGULATIONS. THIS REQUIREMENT SHALL NOT BE DEEMED TO BE SUPERSEDED BY THE PROVISIONS OF ANY OTHER CONTRACT DOCUMENT.
 4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS & DIMENSIONS ON SITE WHEN SETTING OUT, PRIOR TO COMMENCING CONSTRUCTION & CROSS CHECKING ALL BUILDING DIMENSIONS DURING THE CONSTRUCTION PROCESS.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES & METHODOLOGY BEING CARRIED OUT & IMPLEMENTED IN STRICT ACCORDANCE WITH THE LATEST OCCUPATIONAL HEALTH & SAFETY ACT & REGULATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL OPENING SIZES & VERTICAL & HORIZONTAL POSITION PRIOR TO THE CONSTRUCTION, MANUFACTURE & INSTALLATION OF FITTED ITEMS. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE ARCHITECT PRIOR TO CONTINUATION OF WORK.
7. ALL STRUCTURAL WORK IS TO BE DESIGNED, DETAILED, SPECIFIED & SUPERVISED BY THE STRUCTURAL ENGINEER & IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THIS. ALL STRUCTURAL WORK IS TO BE BUILT FROM THE ENGINEER'S DRAWINGS AND THE STABILITY IS TO BE CERTIFIED BY THE STRUCTURAL ENGINEER ON COMPLETION OF THE WORKS.

SCHEDULE OF AREAS

HOUSE FLOOR AREA	130m ²
GARAGE	37m ²
TOTAL AREA	167m²
NORTH PERGOLA	6m ²
SOUTH PERGOLA	21m ²
TOTAL COVERAGE (FOOTPRINT):	167m²
TOTAL AREA OF SITE:	406m²
PROPOSED COVERAGE:	41%

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**NEW BUILDING
AUVERGNE**

ERF NO: 2343
STREET | VERMONT
CLIENT: AUVERGNE

STATUS: **SKETCH PROPOSAL 01**

DESCRIPTION: **GROUND FLOOR**

DRAWN:
L NEETHLING [PSAT 2475 0719]

DATE:
2014 | 10 | 31

SCALE:
AS INDICATED

DRAWING NO:
2343_002

detail
CONSTRUCTION

