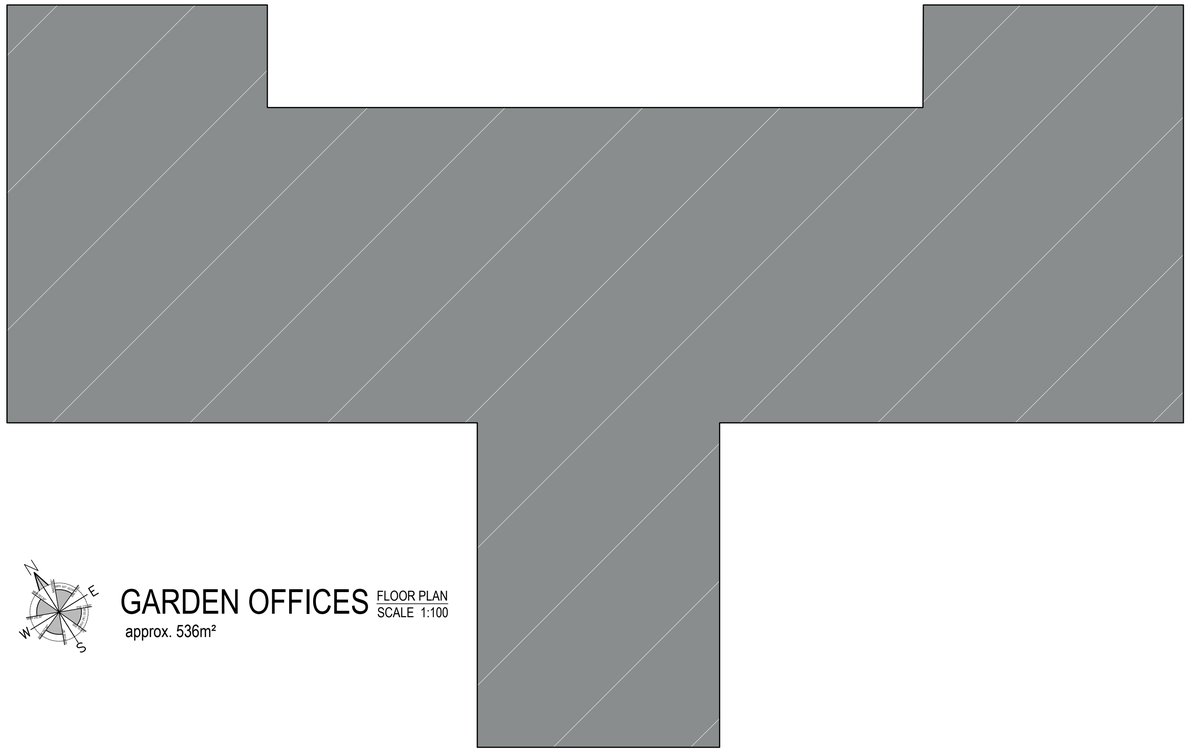


GARDEN OFFICES
FLOOR PLAN
SCALE 1:100

approx. 536m²



SITE LOCALITY PLAN

GENERAL NOTES

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1.The Contractor is responsible for the correct setting out of the buildings and allexternal and internal walls with particular reference to boundaries, building lines and setting out points.

2.The Contractor is to verify all levels, heights and dimensions on site and is to checkthese against the drawing before putting any work in hand.

3.The Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the contract.

4.The Contractor is referred to the Standard Guidelines for Quality Control issued by this office for all minimum requirements for workmanship and materials. This document is to be used in conjunction with this drawing.

5.Any errors, discrepancies or omissions are to be reported to the Architect immediately

6.Any errors, discrepancies or omissions are to be reported to the Architect immediately

7.Contractor is to build in Approved D.P.C.'s, whether or not these are shown on drawings, to all external walls at each floor, beam or parapet level and to all windows, doors, grilles or other opening in external walls. Cavity walls to have stepped D.P.C.'s.

8.Any queries arising from all the above must be reported to the Architects for clarification before any work is put in hand.

9.Do not scale this drawing; refer to figured dimensions only

GENERAL NOTES
Laundry lines may not be visible from the street or any common area.
Refuse storage areas to remain fully concealed.
Areas for storage of boats, trailers, caravans etc. to be screened from public view.
No Wendy Houses or freestanding storage units will be allowed.
Aerials and satellite dishes are to be below the roof overhang and unobtrusive in position and colour.
Satellite dishes may not be fixed against any projecting architecture
A feature of the house e.g. the chimney, and may not interfere with the aesthetics of the house.
Solar panels will be allowed. A data or specification sheet of the units must be provided for aesthetical approval by the design review committee
Solar panels to lie flush with the roof with all pipes concealed. The frame and fittings to be the same colour as the roof.
Air conditioning units must be hidden at lower level or demarcated areas.
No visible air conditioning units are allowed. The piping used should be the same colour as the wall. If air conditioning units can¨t be installed as per above, new plans must be submitted to the design review committee, for approval
No radio masts to be erected.
Generators must be installed in such a way that it does not create a nuisance to neighbours. Generators must be visibly screened and indicated on plans.
External waste or water pipes are not allowed above one metre from ground level or in an unscreened area visible from the street, waterway or park.
Stub vent stacks and auto vents are encouraged to achieve the above result.
Internal sewerage ducts to be min. 220mm deep and min. 440mm wide. No external ducts will be allowed.
Gas bottle installations, including roof covering are to be obscured from public view and behind a min. 1,8m screen wall.



CONCRETE ROOF TILES:
- Scrape existing paint.
- Smooth and prepare surfaces
- Remove all loose material.
- Apply one coat primer
- Finish with 2 coats.
- Colour to Match existing

Replace broken windows sheets and repaint all frames
Replace broken ironmongery

PLASTERED AND PAINTED WALLS:
- Scrap existing painting
- Fill in visible hairline cracks and make good.
- Major cracks to be dealt according to Engineer's specifications and made good
- Paint with one coat alkaline resistant primer,
- Finish with two coats paint. Colour to match existing.





Replace existing downpipes.
with same size Chromadek seamless gutter
with same size Chromadek downpipe fixed to wall with straps at 1500mm centres using nail plugs. Painted matching to existing white

TIMBER WINDOW FRAMES:
- Scrap existing painting
- Fill in visible hairline cracks and make good.
- Apply a pre-treatment
- Sand off nibs and whiskers
- Prime all the surfaces of the sash except the side edges (that run in the tracks) and the face margins. Do not prime the glazing rabbets if they were pre-treated with an oil-resin. Allow to dry thoroughly
- Brush two topcoats of paint onto the entire sash (except the side, top, and bottom edges if they're not being painted), lapping paint 1/16" onto the glass, which seals out rainwater and extends the putty's service life. Use high-quality enamel or exterior house paint. Waterborne 100-percent acrylic paint is good, as are oil-based alkyd resin or linseed oil paints. Colour to match existing.

FOR INFORMATION

TECHI Engineers

Drawing No. SD01

Pr. Eng. Approved | Date

REVISIONS				REFERENCE DRAWINGS		CLIENT APPROVAL			
REV No.	DESCRIPTION	DATE	APPROVED	DRG No.	DESCRIPTION	NAME	DESIGNATION	SIGN	DATE
1	ISSUED FOR INFORMATION	2023.10.10							

Client: SANBI — South African National Biodiversity Institute

Signature:

Date:

PROJECT DESCRIPTION: INFORMATION DRAWING
SANBI KIRSTENBOSCH MAINTENANCE WORKS
ERF 178088 CAPE TOWN

TITLE: GARDEN OFFICES

A1

DRAWN:	DATE:	CHECKED:	DATE:	APPROVED:	DATE:	SCALE:	SECTION:	DRG No:	REV:
EM	2023.10.10					AS SHOWN		2313 Q9347-2023 SD01	A