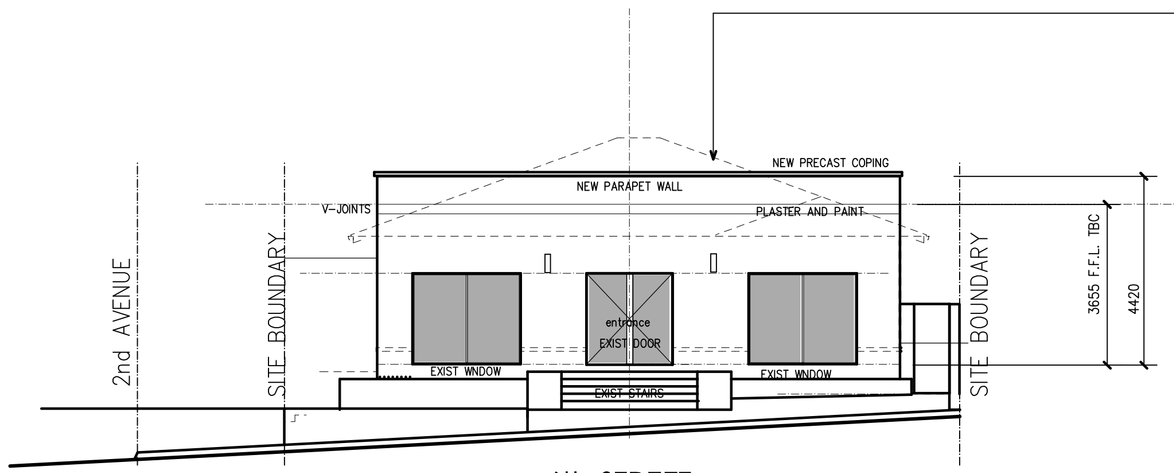
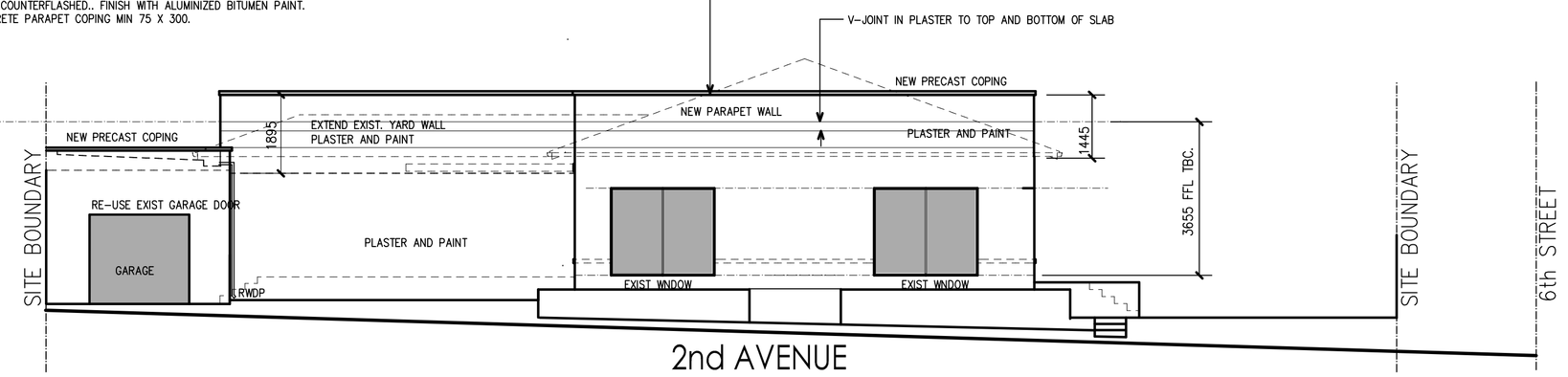
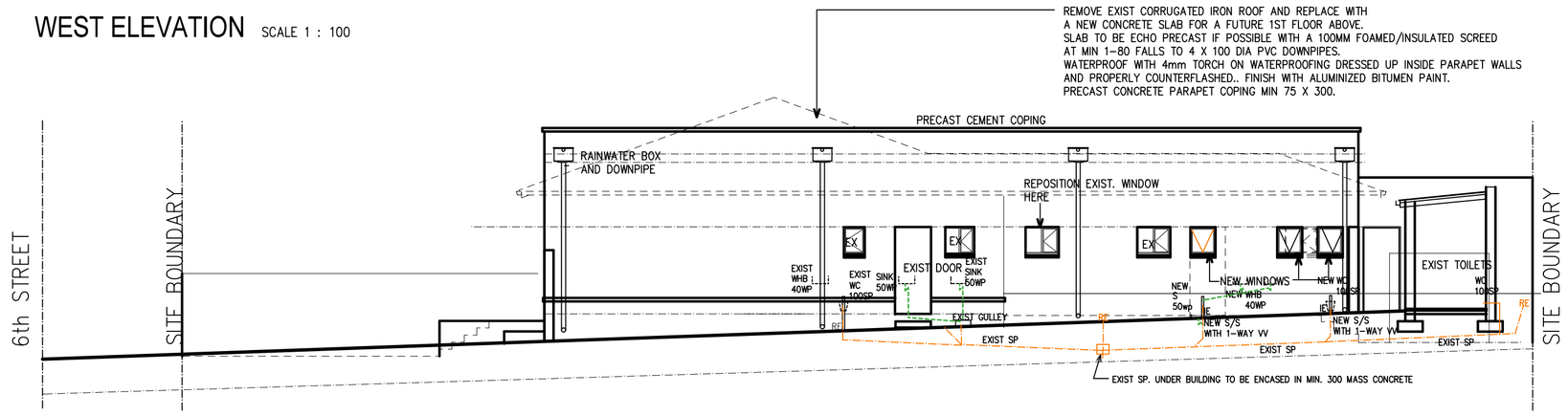


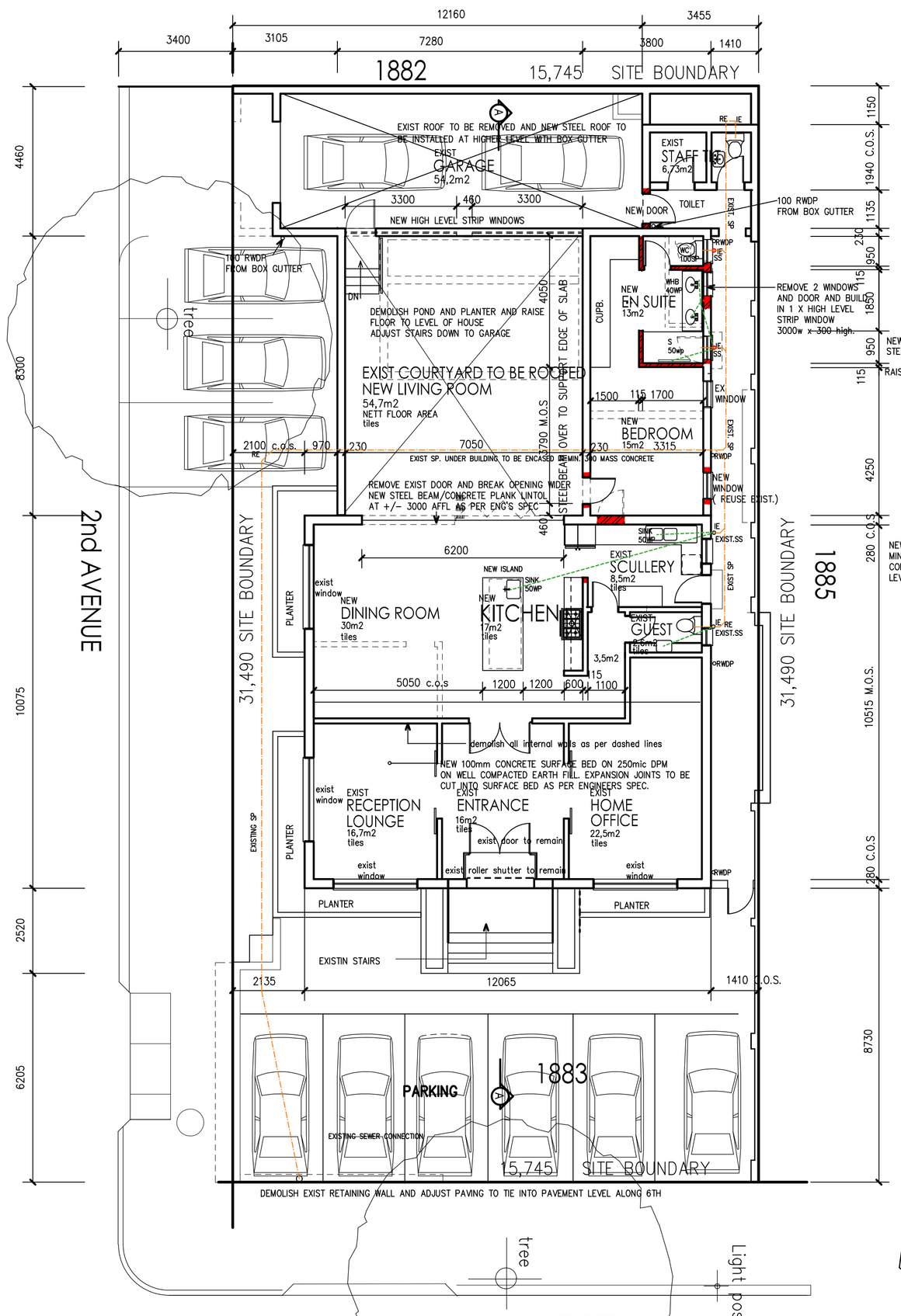
SOUTH ELEVATION SCALE 1 : 100



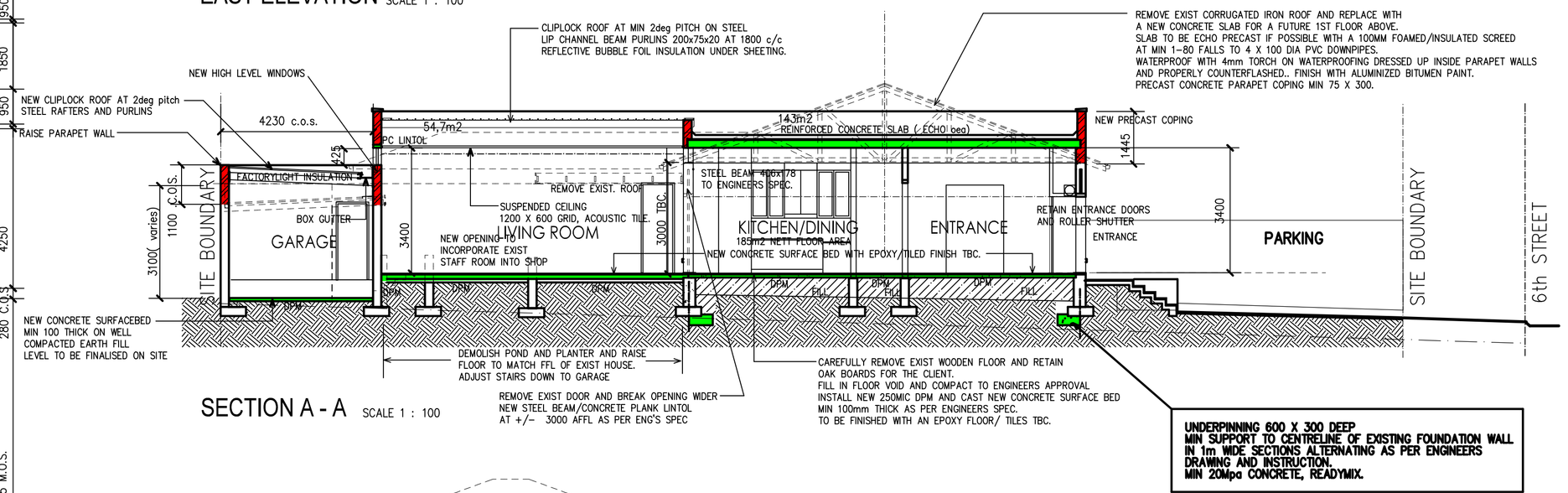
WEST ELEVATION SCALE 1 : 100



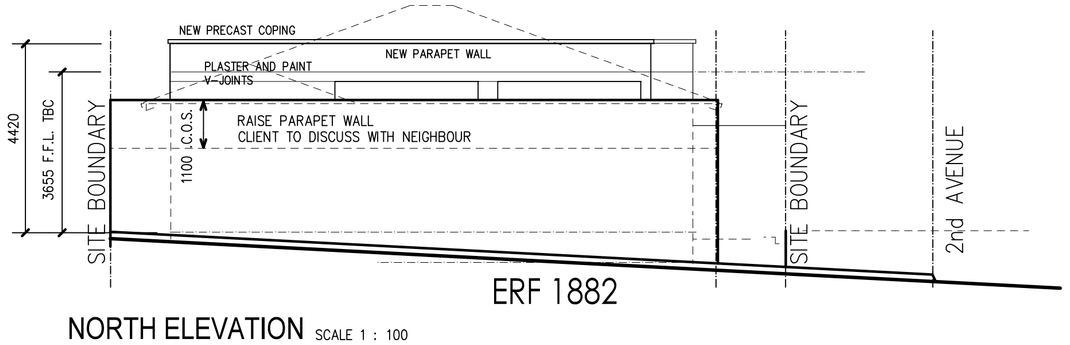
EAST ELEVATION SCALE 1 : 100



GROUND FLOOR PLAN SCALE 1 : 100
TOTAL FLOOR AREA 287m2

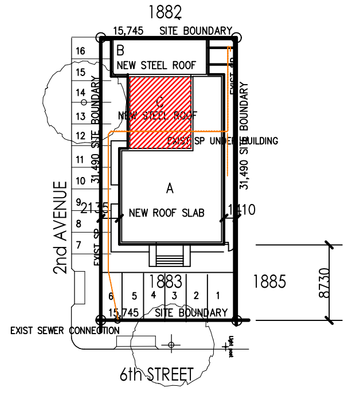


SECTION A - A SCALE 1 : 100



NORTH ELEVATION SCALE 1 : 100

LOCALITY



SITE PLAN SCALE 1 : 50

NOTE :

DRAWINGS ARE NOT TO BE SCALED , DIMENSIONS ARE TO BE CHECKED , INFORMATION RELATING TO SITE CONDITIONS IS TO BE VERIFIED & DISCREPANCIES ARE TO REPORTED TO THE ARCHITECT BY THE USER WITHOUT DELAY , PRIOR TO THE EXECUTION OF ANY WORK.

NO AMENDMENTS SHALL BE MADE TO THIS DRAWING OR THE EXECUTION OF THE INSTRUCTIONS AS DESCRIBED THERIN WITHOUT REFERENCE TO THE ARCHITECT.

ALL WORK TO BE COMPLETED IN COMPLIANCE WITH SABS 0400 THE NATIONAL BUILDING REGULATIONS .

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F.J. & Associates

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1 BUILDING NOTES

1.1 ALL WORK TO COMPLY WITH MUNICIPAL AND NATIONAL BUILDING REGULATIONS SABS CODE 0400 SANS 10400 – 2010
1.2 ALL STRUCTURAL WORK TO BE CARRIED OUT TO REGISTERED ENGINEER'S SPECIFICATIONS.
1.3 ALL LEVELS AND DIMENSIONS SHOWN ON THIS DRAWING TO ARE TO BE CHECKED ON SITE PRIOR TO EXECUTION OF WORKS.
1.4 THIS DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE USED.
1.5 ANY DISCREPENCIES TO BE REPORTED TO THE ARCHITECTS IMMEDIATELY.
1.6 IF IN DOUBT PLEASE ASK

2 BRICKWORK:

2.1 ALL FOUNDATION TO BE TO MUNICIPAL & STRUCTURAL ENGINEER'S APPROVAL.
2.2 HARD BURNT STOCK BRICK FOUNDATION WALLS 230mm WIDE UP TO U/S & LEVEL WITH SURFACE BED UNLESS OTHERWISE SPECIFIED.
2.3 SURFACE BEDS TO BE 85mm CONCRETE ON 250 MICRON DAMP PROOF MEMBRANE, ON FILL COMPACTED IN LAYERS OF 150mm TO 95%
2.4. D.P.C. (GUNDLE BRIKGRIP) TO ALL WALLS, MIN 150mm ABOVE FINISHED FLOOR LEVEL WHERE F.F.L. LIES BELOW GROUND LEVEL (500 MICRON HYPERLASTIC ORANGE TAPED JOINTS) PROTECTED BY 110 BRICK SKIN TO TUCK INTO D.P.C.'S.
2.6 BRICKFORCE OR FABCON LINTOLS OVER ALL DOORS AND WINDOWS UNLESS OTHERWISE SPECIFIED BY ENGINEER.

3. DRAINAGE:

3.1 ALL NEW WORK TO DRAINAGE AND PLUMBING TO COMPLY WITH CURRENT DRAINAGE REGULATIONS AND BY-LAWS. AS PER SANS 10400 P
3.2 R.E.'s OR MANHOLES TO BE PROVIDED ON ALL BENDS, JUNCTIONS AND STRAIGHT PIPE RUNS EVERY 25m.
3.3 ALL I.E.'s TO BE MARKED CLEARLY AT GROUND LEVELS WITH APPROVED CONCRETE MARKERS AND ACCESS TO DRAINS TO BE PROVIDED AT EVERY CHANGE OF DIRECTION OR GRADIENT AND AT JUNCTIONS WITH OTHER DRAINS.
3.4 ALL NEW SOIL PIPES UNDER BUILDINGS TO BE FITTED INTO APPROVED SLEEVE AND ENCASED IN CONCRETE 150mm TO LOCAL AUTHORITY's APPROVAL.
3.5 WHERE DRAINS RUN THROUGH WALLS, BRICKWORK TO BE BRIDGED WITH R.C. LINTOL / BEAM TO MUNICIPAL AUTHORITY's APPROVAL.
3.6. ALL WASTE FITTINGS, FLOOR OUTLETS AND GULLEYS TO HAVE DEEP RE-SEAL TRAPS.
3.7 ALL WASTE PIPES AND JUNCTION TO BE FULLY ACCESSIBLE FOR CLEANING PURPOSES.
3.8 ALL O.V.P.'s TO EXTEND MIN. 2m ABOVE WINDOW HEADS.
WC
3.9. NEW MANHOLES TO BE 900 x 900mm WITH 220 HARD BURNT STOCK BRICK WALLS WITH DOUBLE SEAL CAST IRON COVERS.

REV E . JULY 2017 – INTERNAL WALLS CHANGED.
REV E . JUNE 2017 – AS PER CLIENT, TOILETS REPOS.
REV D . MAY 2017 – SLAB HEIGHT INCREASED.
REV C . MAY 2017 – UNDERPINNING INDICATED AS PER ENGINEER.

ENGINEER'S SIGNATURE
SCOPE : ALL STRUCTURAL WORK & ROOF
.....
REG NO .....
.....
OWNERS SIGNATURE
.....

AREA SCHEDULE

AREA OF ERF 1883 ,PARKHURST		495m2
EXISTING STRUCTURES		TOTAL
A – EXIST DWELLING	166,08m2	
B – GARAGE AND TOILETS	60,93m2	
TOTAL EXISTING AREAS	227.01m2	227,01m2
ADDITIONS		
C – COVERED COURTYARD		60,0m2
TOTAL NEW AREA		287,0m2
TOTAL FLOOR AREA (BULK)		0,57
FAR	TBC	
	TBC	
PARKING PROVIDED – 8 BAYS – ON SITE(INCL.GARAGE)		
COVERAGE :		58%

RIGHTS	EXISTING	PROPOSED
ZONING	RESIDENTIAL 1	SPECIAL
FAR	–	
HEIGHT	HO – 3 STOREYS	
COVERAGE	60%	
DENSITY	1 DWELLING/ERF	
BUILDING LINE	3m street	

GREEN BUILDING COUNCIL SA
MEMBER ORGANISATION - 2012

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& ASSOCIATES
ARCHITECTURE AND PROJECT MANAGEMENT

CLIENT 1883 PARKHURST

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING ON STAND 1883, PARKHURST

DRAWING
PLAN, SECTION AND ELEVATIONS

DATE	JUNE 2015	DRAWING No	REV
SCALE	1: 100 / 250	3940/02	F
DRAWN	FJ/NC		

SACAP 2679 PrArch
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