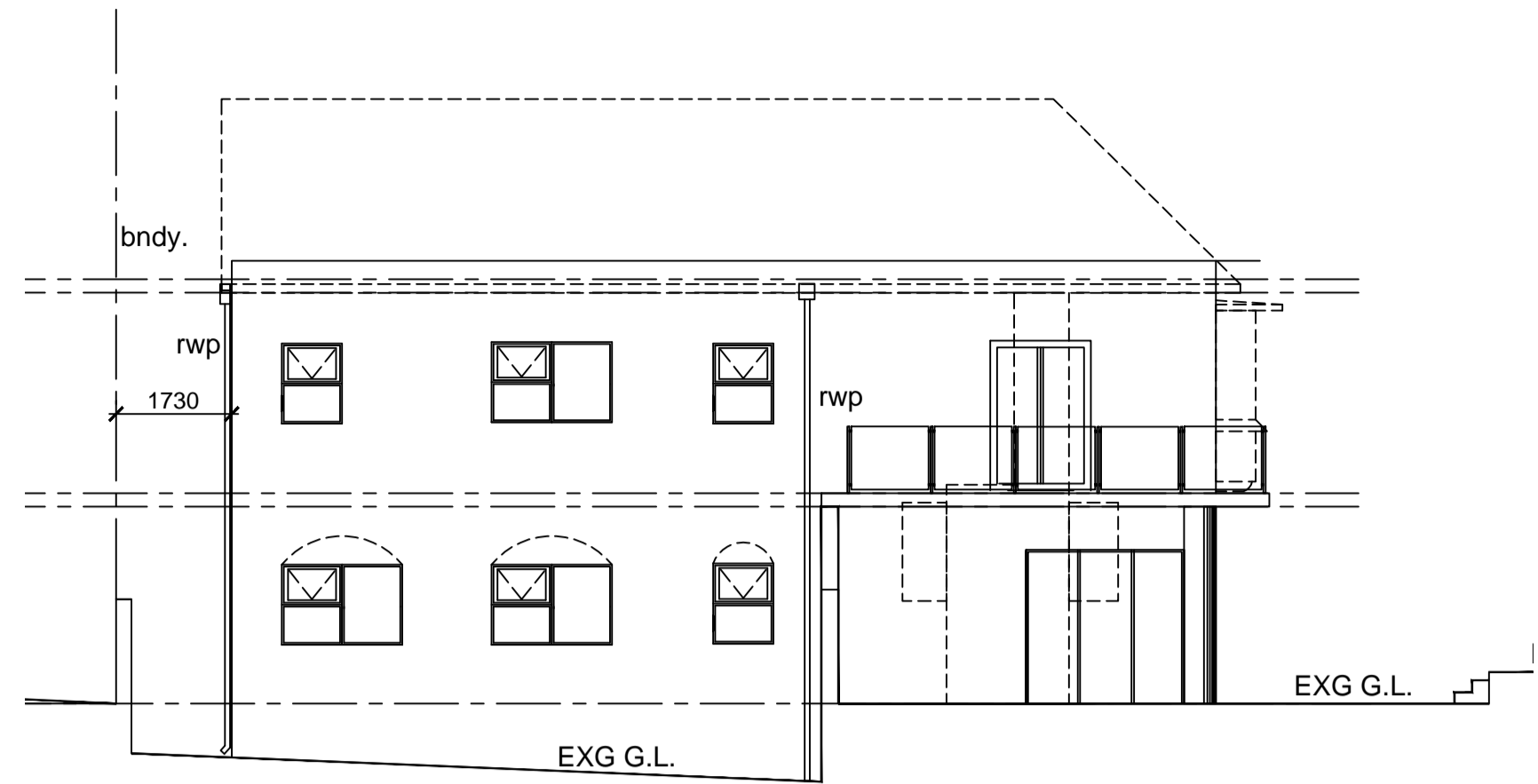
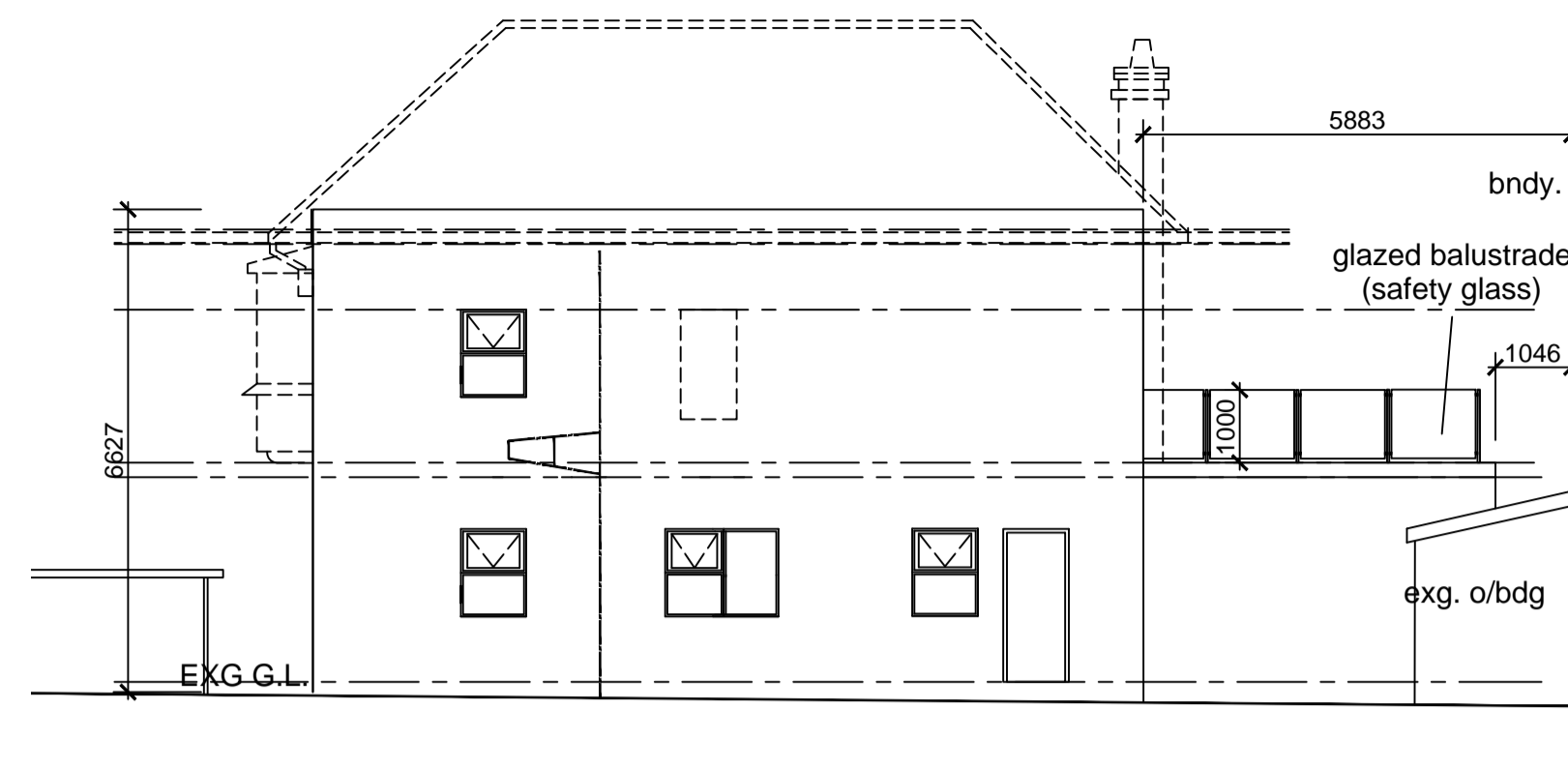




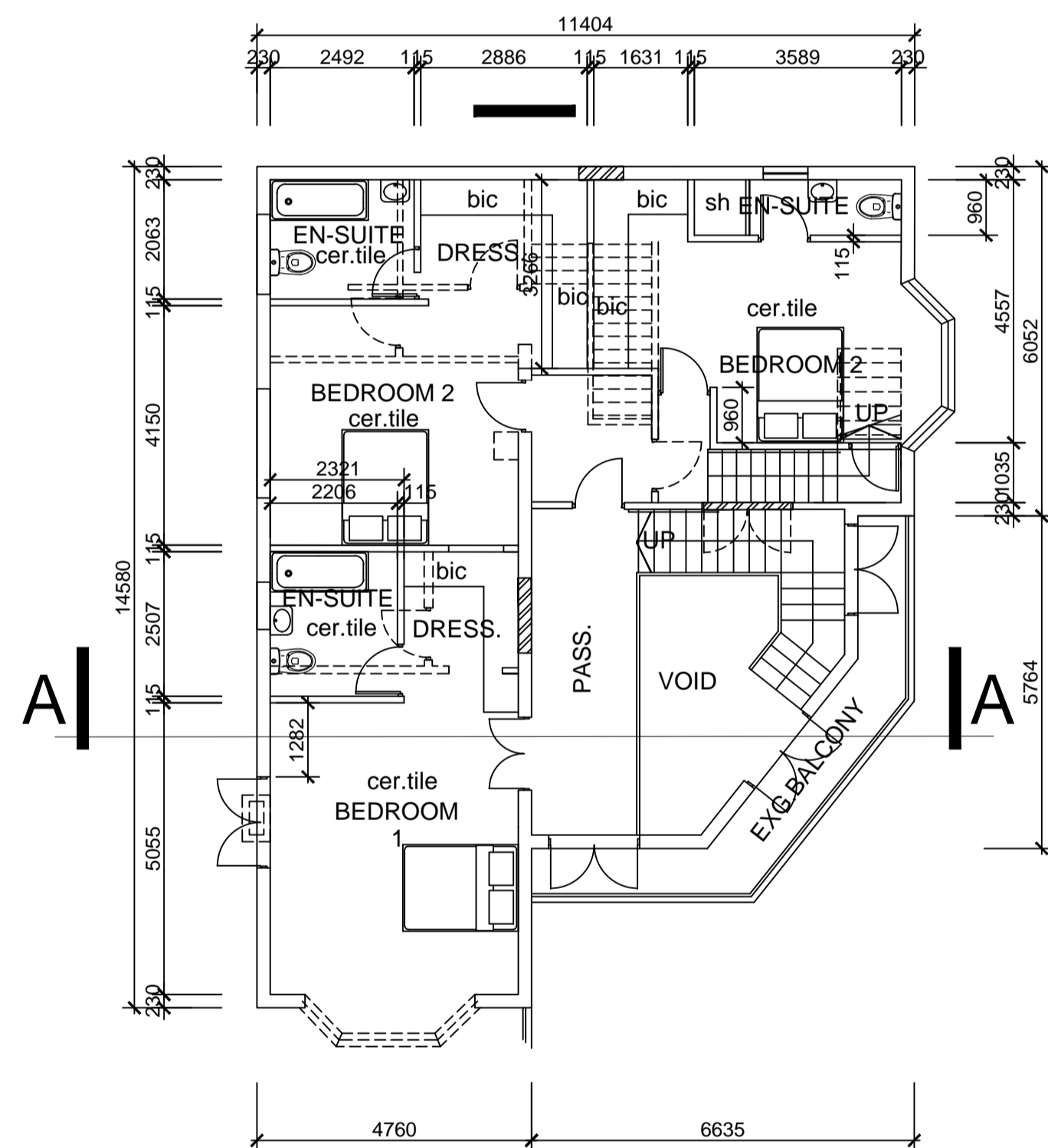
NORTH EAST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

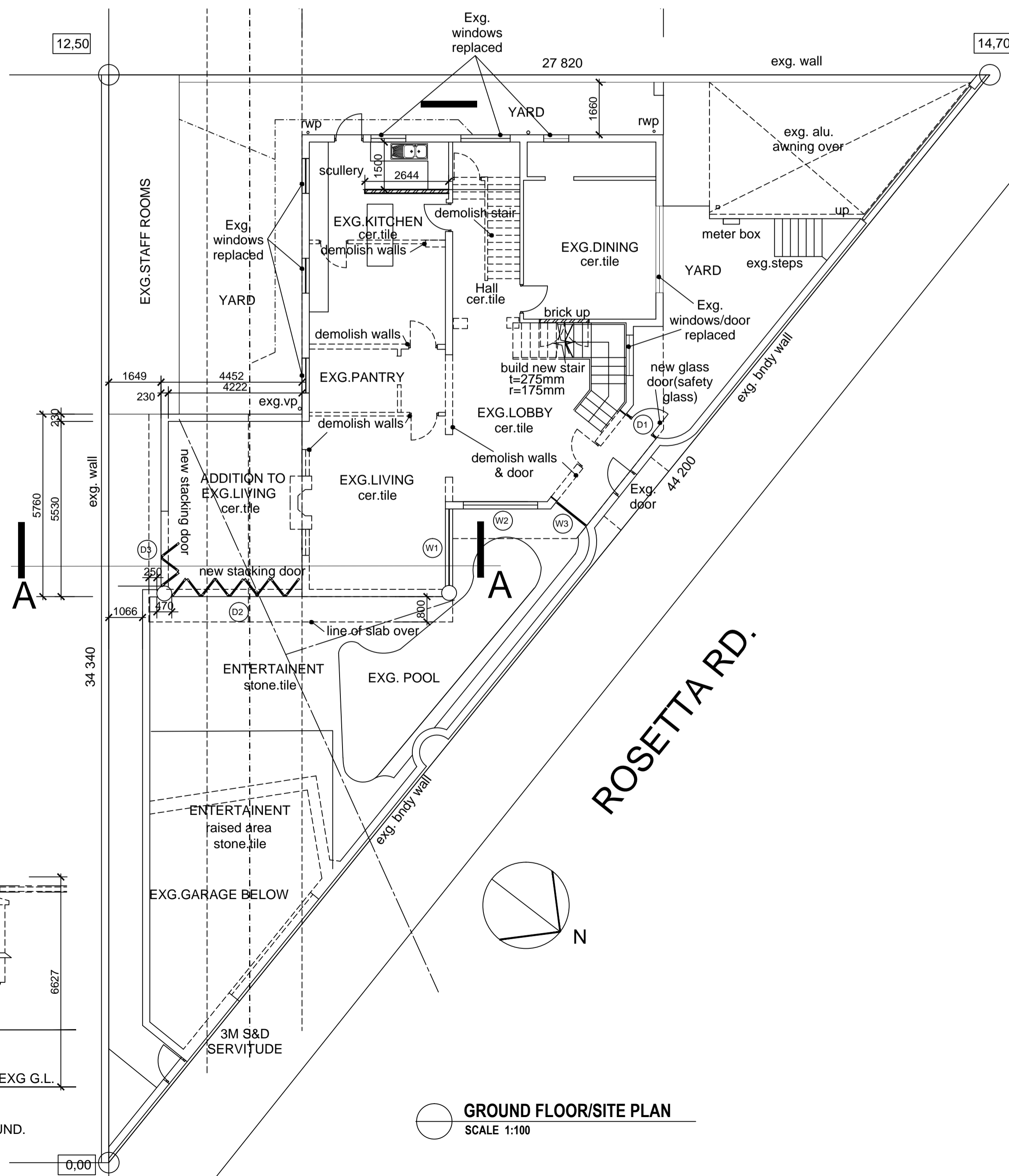
AREAS

SITE AREA = 478 m²

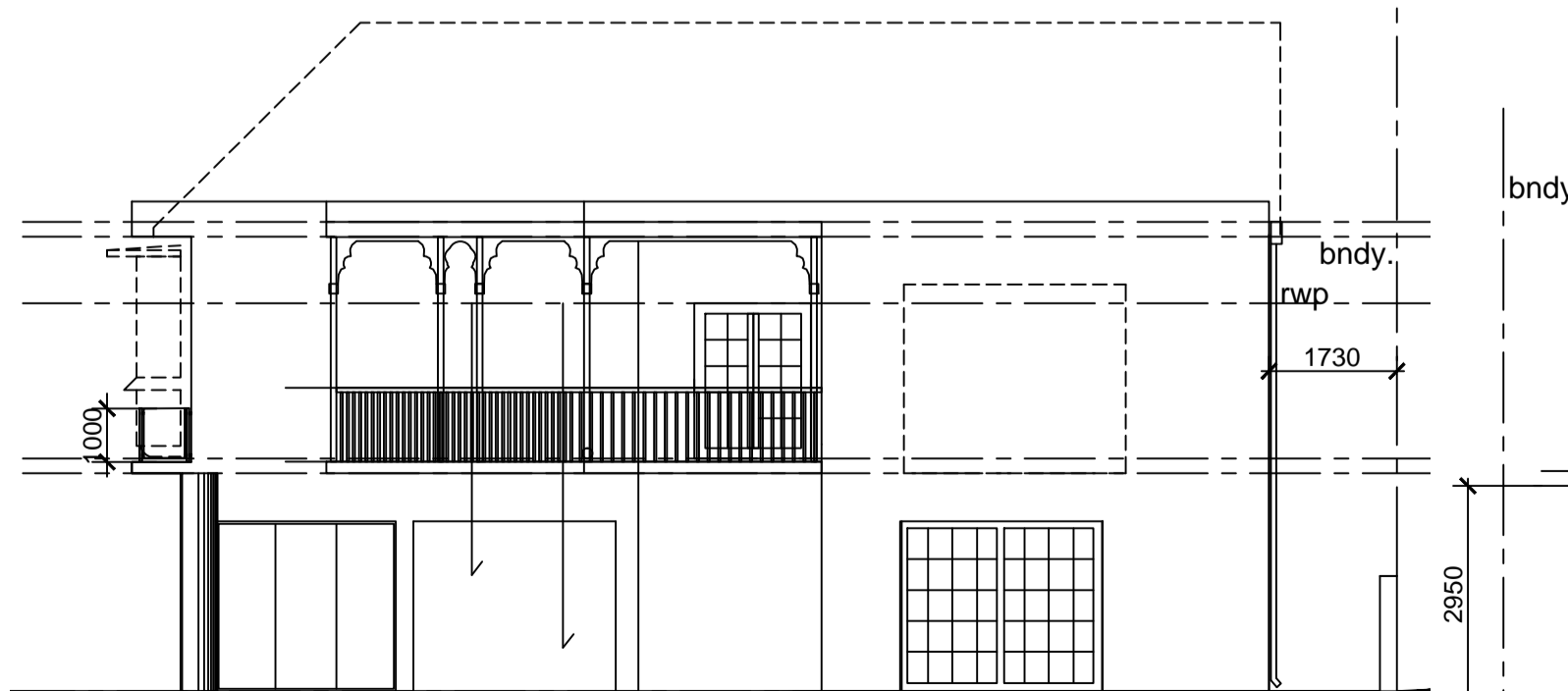
EXIST. GROUND FLOOR = 156,06m²
 EXIST. FIRST FLOOR = 149,4m²
 EXIST. TOTAL AREA = 305,06m²
 EXIST. GARAGE = 51,72m²
 EXIST. CARPORT & O/BLDG = 51m²
 EXIST. GRAND TOTAL = 407,78m²
 PERMITTED COV. = 191,2m² (49%)
 EXIST. COVERAGE = 258,78m²
 PROP. ADDITIONAL G. FLOOR = 35,5m²
 PROP. ADDITIONAL 1ST. FLOOR = 12,0m²
 PROP. ADDITIONAL AREA = 47,5m²
 NEW TOTAL COVERAGE = 306,28m²

GENERAL NOTES

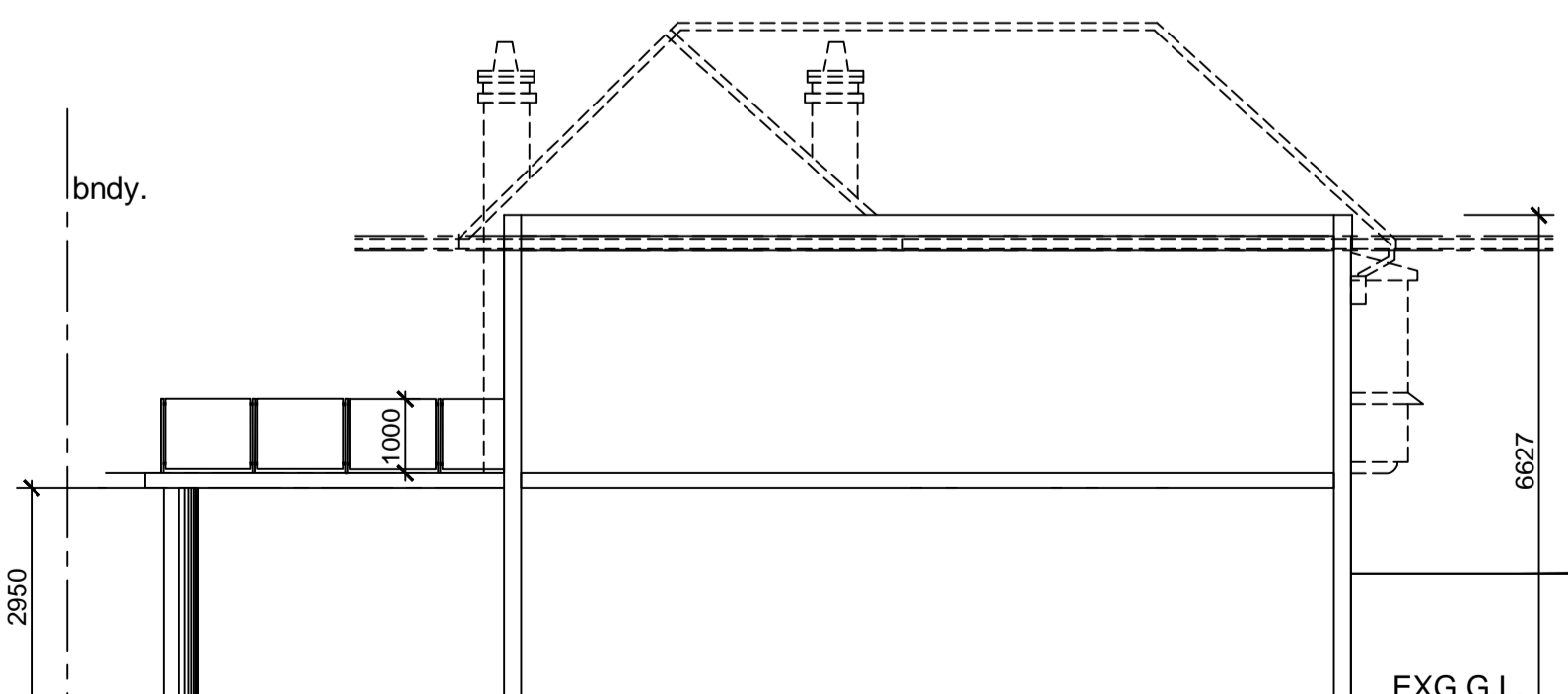
1. NO WORKS/STRUCTURE TO ENCOACH BEYOND BOUNDARY
2. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS ARE, UNLESS OTHERWISE SPECIFIED, MEASURED IN MILLIMETERS.
4. ALL DIMENSIONS, ANGLES AND LEVELS TO CHECKED ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
5. ENTIRE STRUCTURE TO ENGINEERS DETAILS AND APPROVAL
6. ALL BUILDING WORK IS TO COMPLY WITH SANS 0400 AND LOCAL MUNICIPAL BY-LAWS.
7. ALL BEAMS TO RC DETAILS TO ENGINEERS DESIGN/DETAILS
8. PLUMBER TO EXPOSE & CHECK LEVELS OF EXISTING SEWER PRIOR TO COMMENCEMENT OF WORKS.
9. ALL GLAZING THICKNESS TO COMPLY WITH SANS 10400 PART N12.
10. ALL SAFETY GLAZING IN ACCORDANCE WITH SANS 10400 N13.
11. PUBLIC SAFETY: ALL BALUSTRADING TO BE MINIMUM 1 METER HIGH AND TO COMPLY WITH THE REQUIREMENTS OF DD2 OF SANS 10400.
12. ALL STAIRS TO COMPLY WITH PART M OF SANS 10400.
13. GLAZING TO COMPLY WITH SANS 10400 PART N



GROUND FLOOR/SITE PLAN
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

REVISIONS			
NO.	DATE	REVISION DESCRIPTION	DRAWN

SCALES	AS SHOWN	ARCHITECT
DATE	JUNE 2013	
DRAWING NO.	02	
REVISION		
SHEET SIZE	A1	

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PROJECT INFORMATION

RECORD DRAWINGS OF
 129 ROSETTA ROAD
 MORNINGSIDE
 SUB 8 OF 700 DURBAN
 FOR RIC ARCHER

DRAWING INFORMATION

FLOOR PLANS
 SCHEDULES & NOTES