

SITE PLAN
Scale 1:100

ROOFED AREA	(378.93m ²)
EXISTING PAVING	(68m ²)
EXISTING TAR AREA	(246m ²)
PROPOSED GRASS PAVERS	(259m ²)
GRASS AREA	(435m ²)

PARKING STANDARDS		
LAND USE	REQUIREMENT	
STUDENT ACCOMODATION	1 BAY PER BEDROOM	
CALCULATION		
NUMBER OF ROOMS	MAIN UNIT	ANCILLARY UNIT
	10	2
TOTAL PARKING REQUIRED	12	
PROVIDED	15	
SURPLUS	3	

AREA SCHEDULE:	
ZONING:	SPECIAL RESIDENTIAL 1
GROSS SITE AREA:	1431 m ²
ROAD SERVITUDE AREA:	149 m ²
NET SITE AREA EXCL. SERVITUDE :	1282 m ²

EXISTING DWELLING:	AREA	F.A.R	COVERAGE
GROUND STOREY	180.00 m ²	137.96 m ²	
FIRST STOREY	89.15 m ²	62.24 m ²	180.00 m ²
EX ANCILLARY UNIT	72.23 m ²	72.23 m ²	72.23 m ²
SUB TOTAL	341.38 m²	272.43 m²	252.23 m²

PROPOSED : MAIN DWELLING			
GROUND STOREY	46.70 m ²	18.14 m ²	
FIRST STOREY	159.36 m ²	85.24 m ²	46.70 m ²
NEW GARAGE & BRAAI AREA	80.00 m²		80.00 m²
SUB TOTAL	286.36 m²	103.38 m²	126.70 m²

PERMITTED F.A.R	(0.3)	384.60 m ²
EXISTING F.A.R		272.43 m ²
PROPOSED F.A.R		103.38 m ²
TOTAL F.A.R		375.81 m²
TOTAL F.A.R IN HAND		8.79 m ²

PERMITTED COVERAGE	(30%)	384.60 m ²
EXISTING COVERAGE		252.23 m ²
PROPOSED COVERAGE		126.70 m ²
TOTAL COVERAGE		378.93 m²
COVERAGE IN HAND		5.67 m ²

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signatures
owner
author

Owner:

Project Description:
PROPOSED ADDITIONS & ALTERATIONS TO EX. DWELLING AT NO: 26 THIRD AVENUE ASHLEY ON REM OF LOT 151 ASHLEY TOWNSHIP

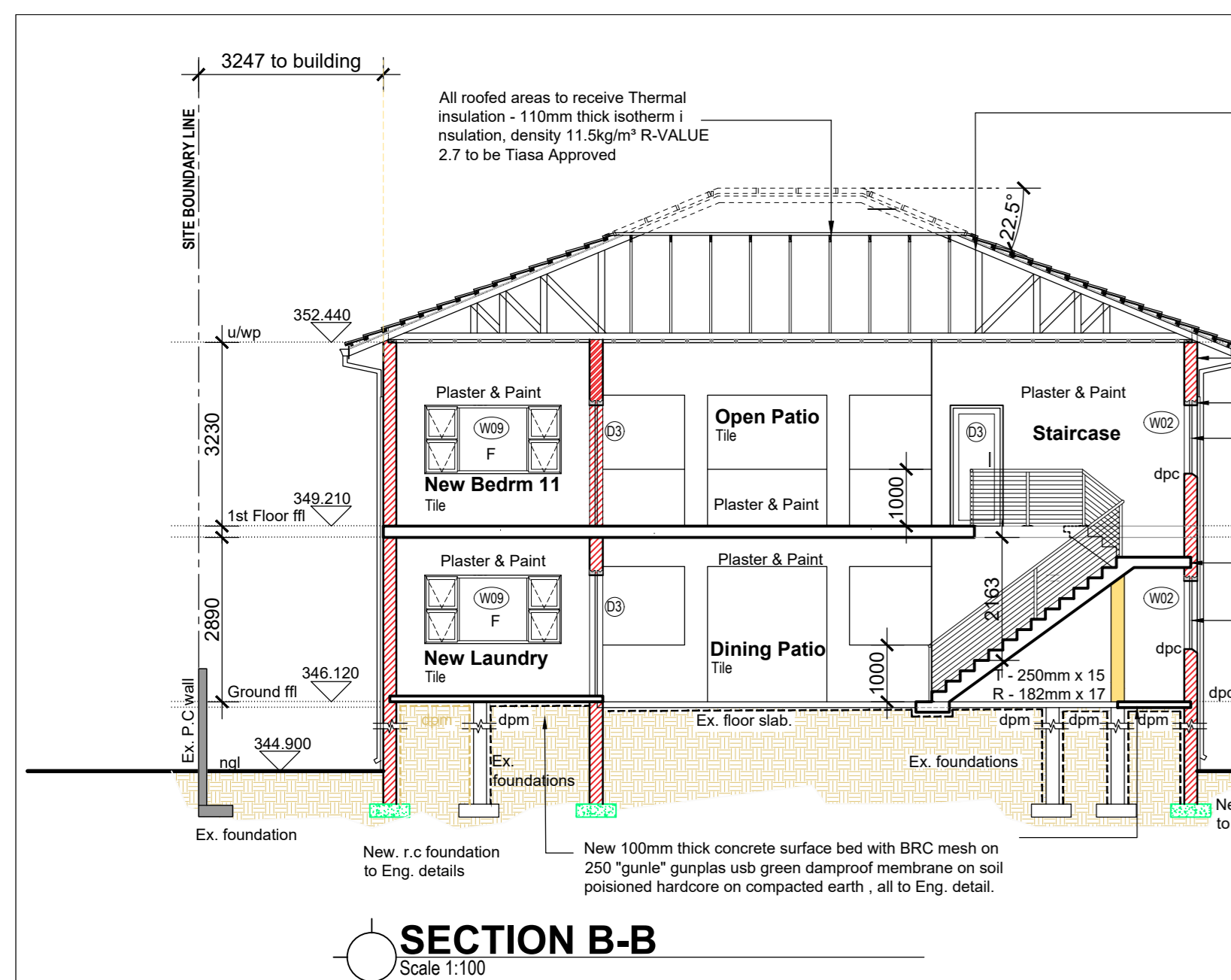
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SITE PLAN WITHOUT ROOF LINE

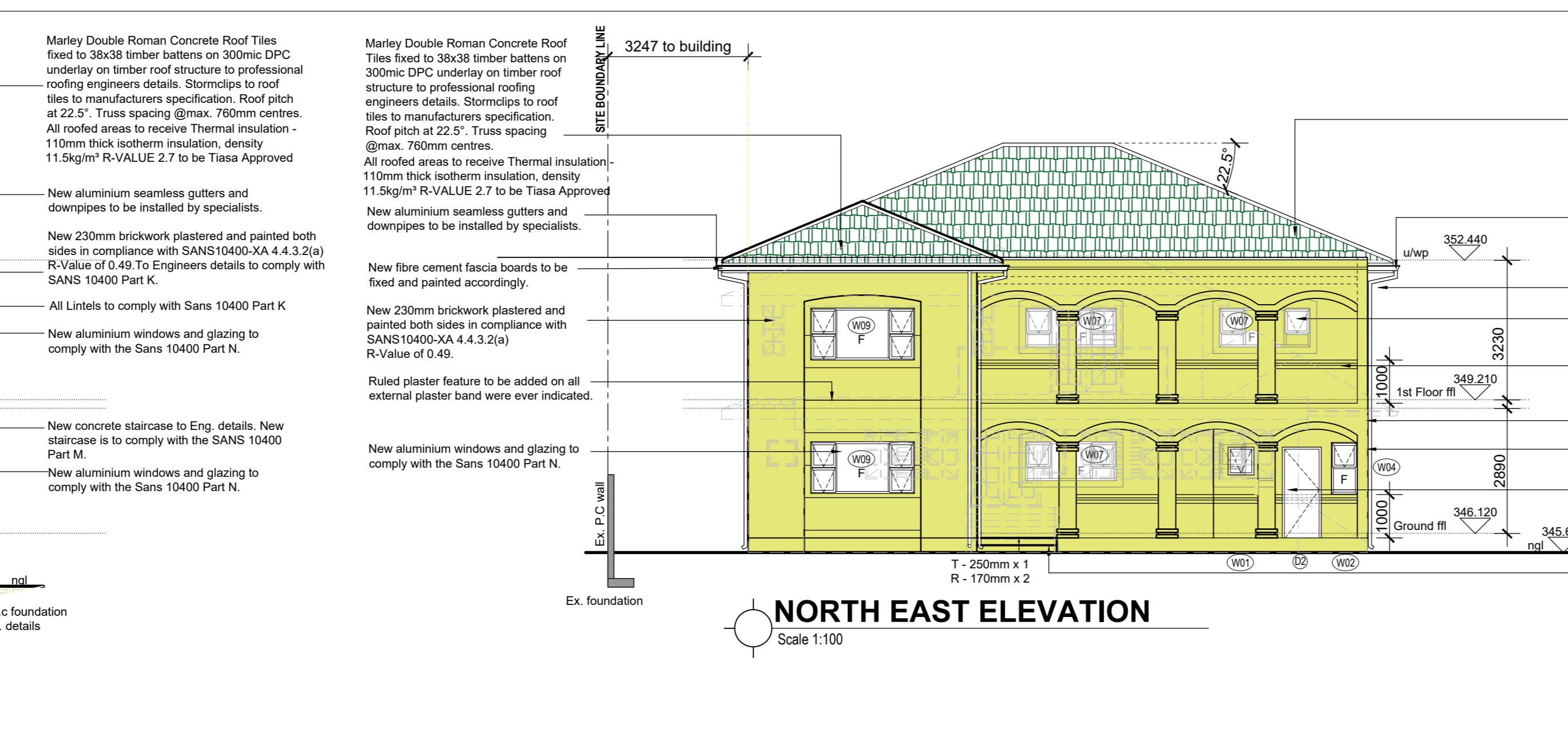
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Design: R.K. Drawn: M.K. Checked: T.M.

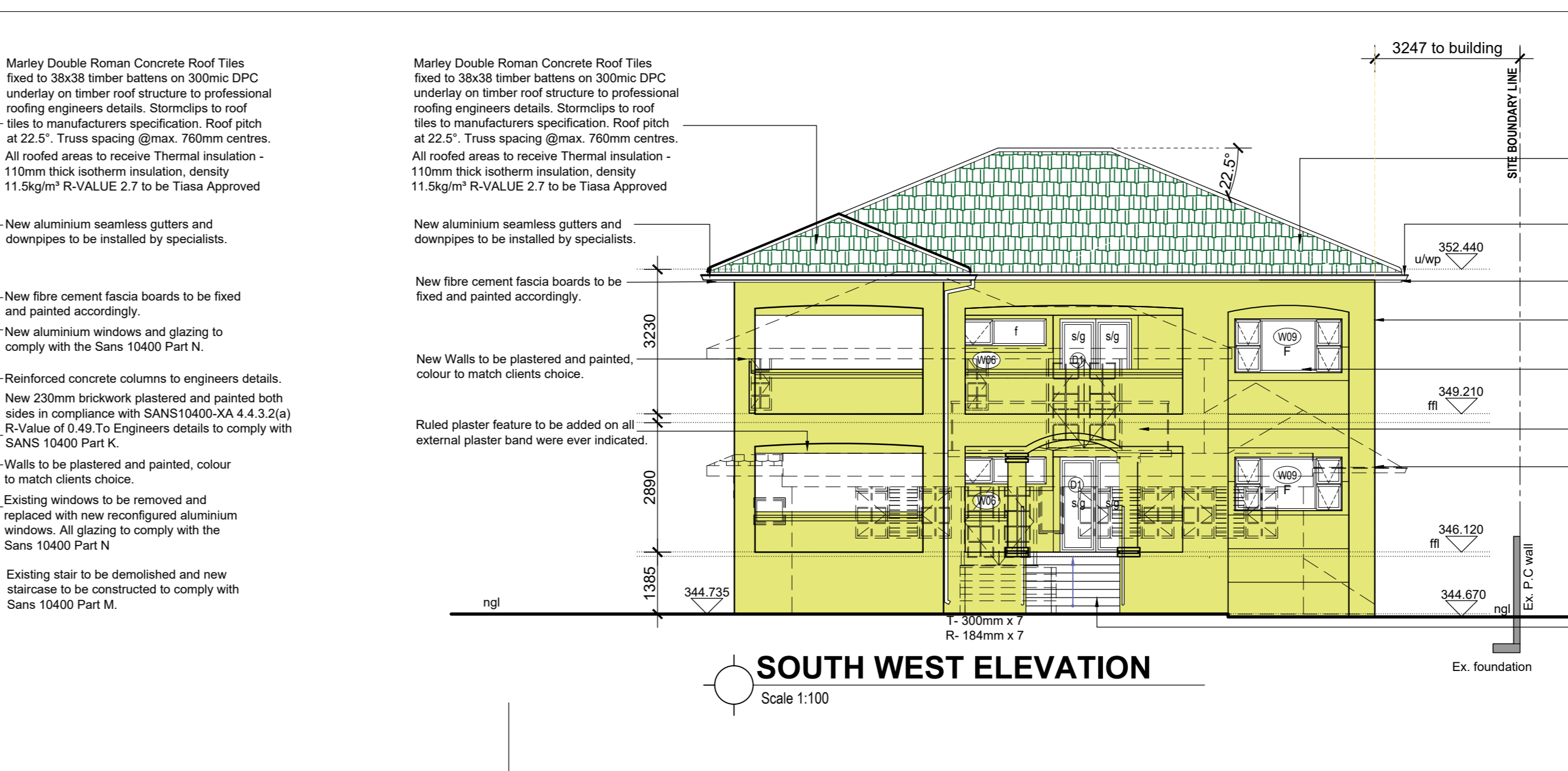
Drawing number: **1458-20- Submission Plan** revision: **03**



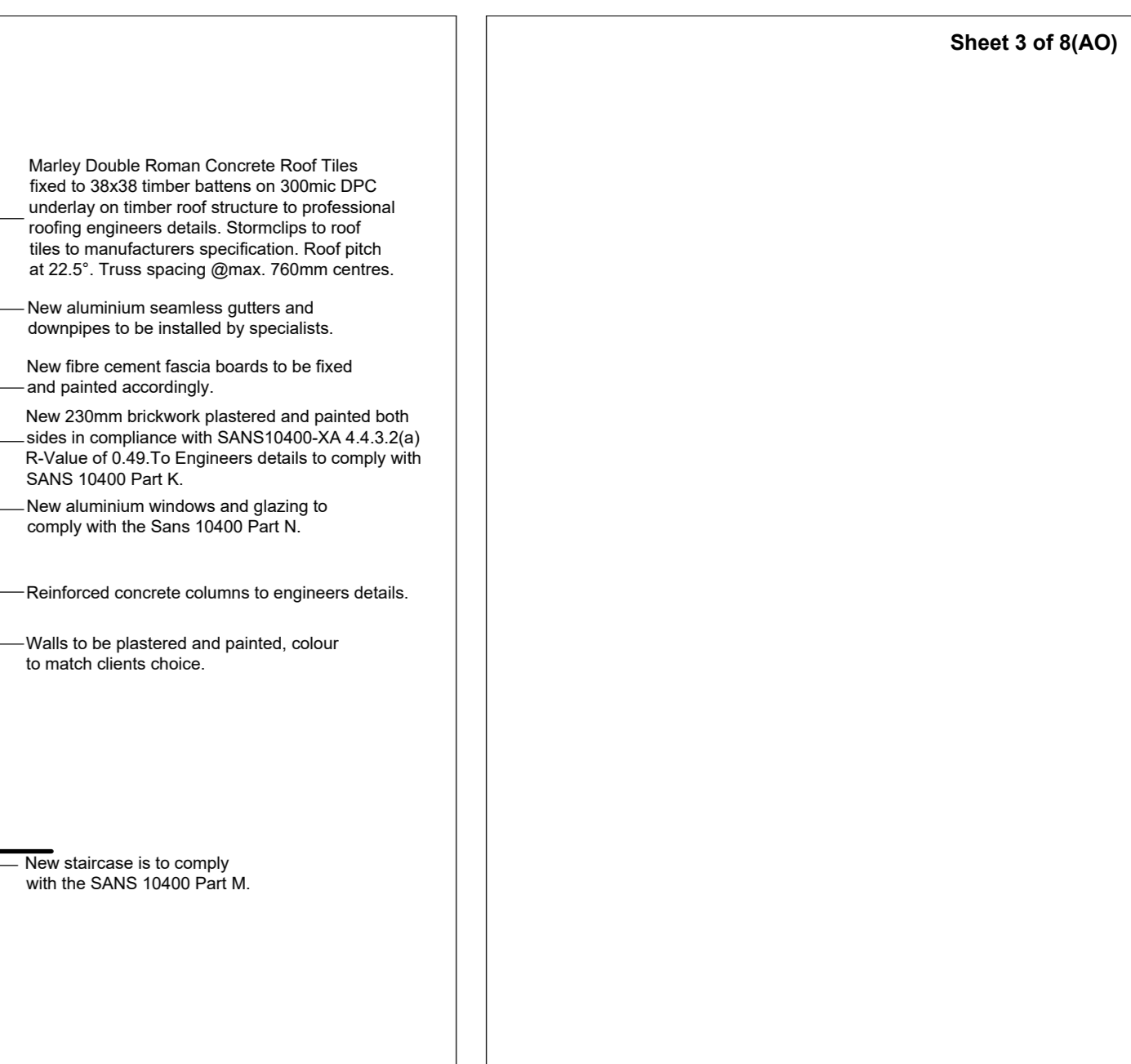
SECTION B-B
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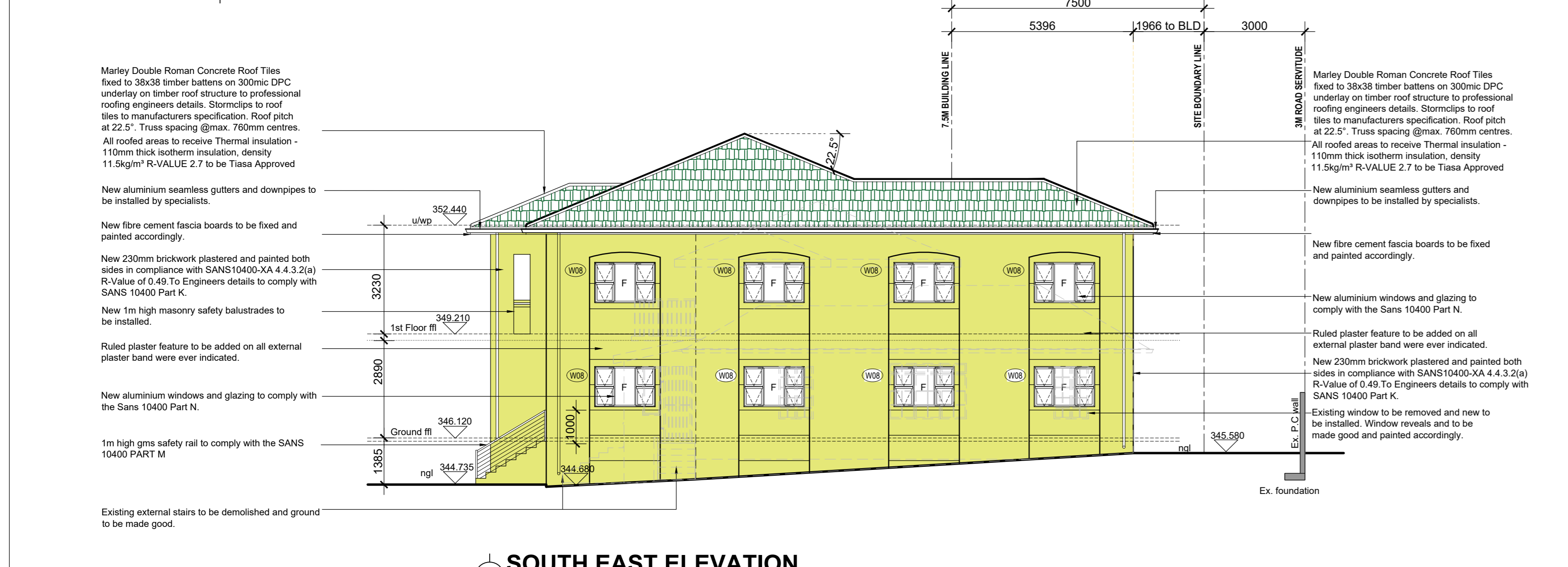
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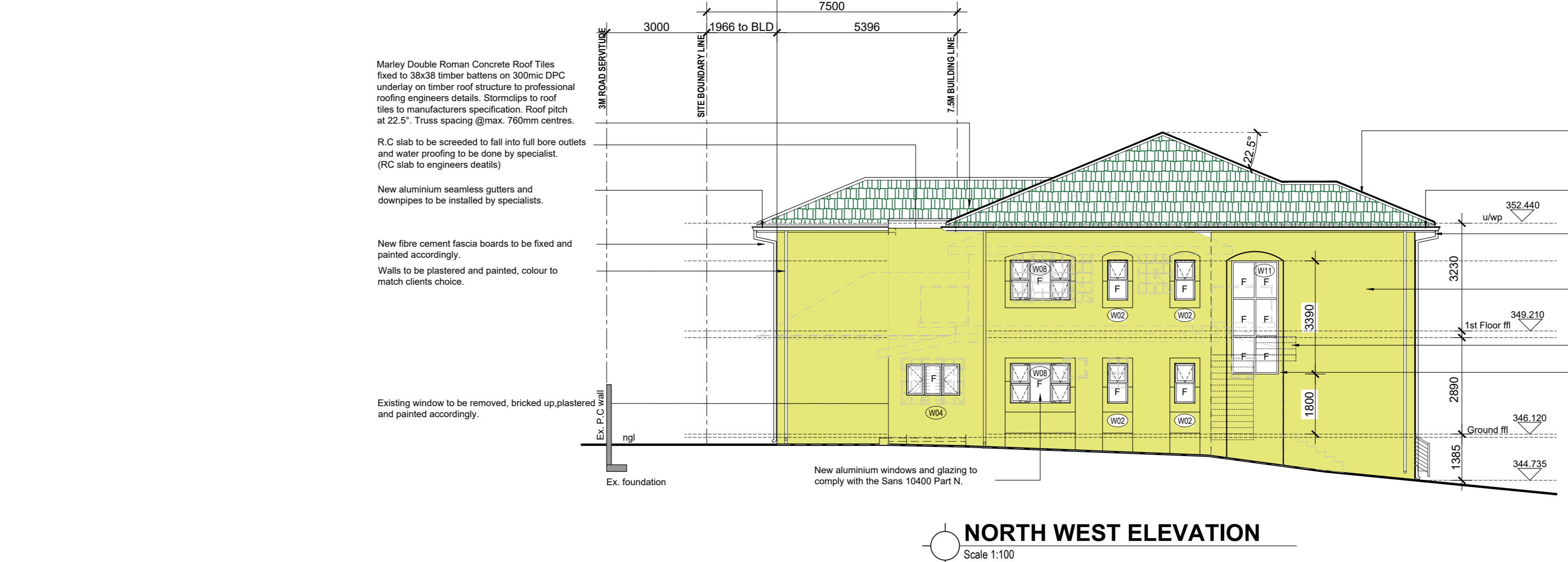
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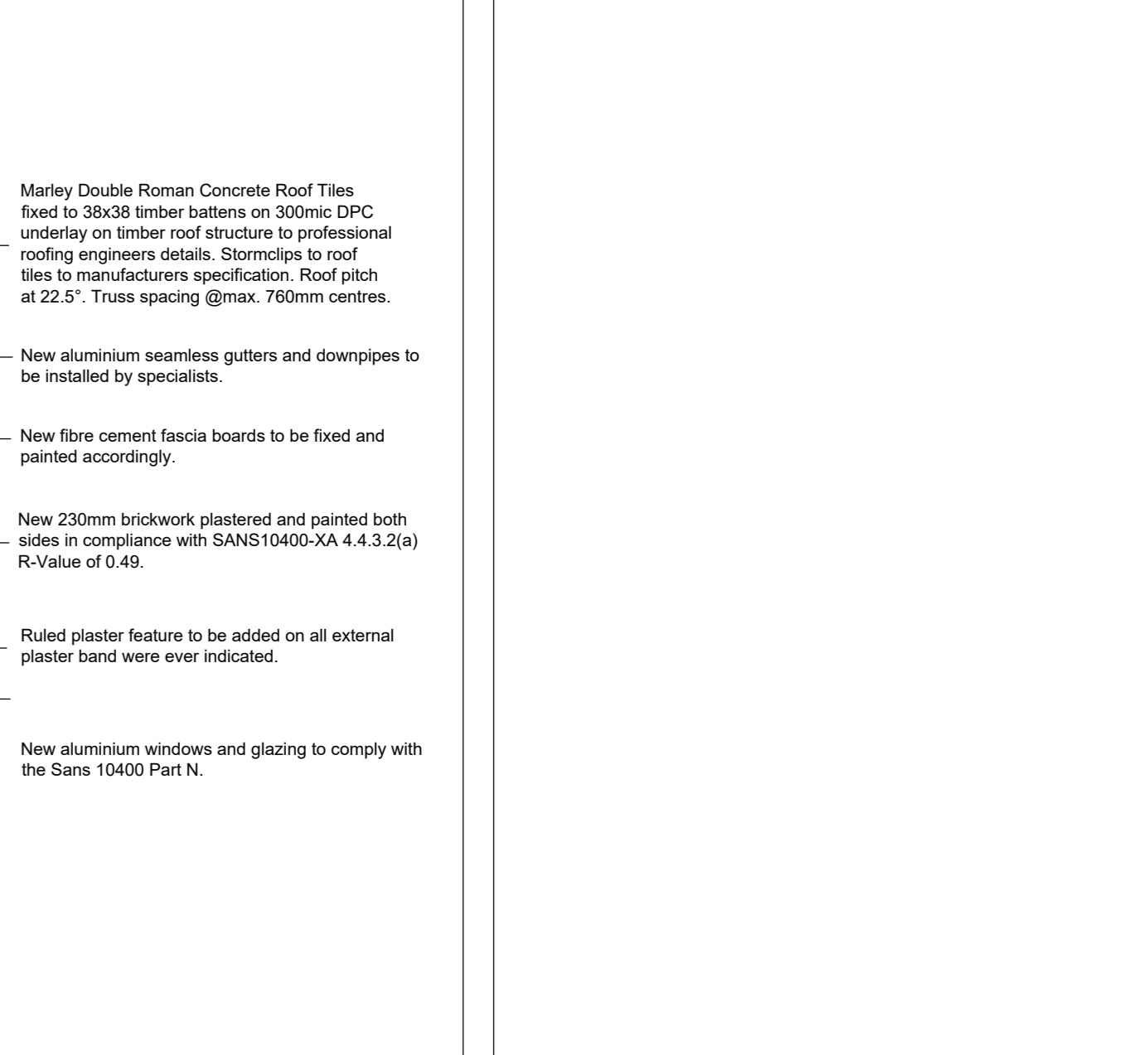
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SOUTH EAST ELEVATION
Scale 1:100

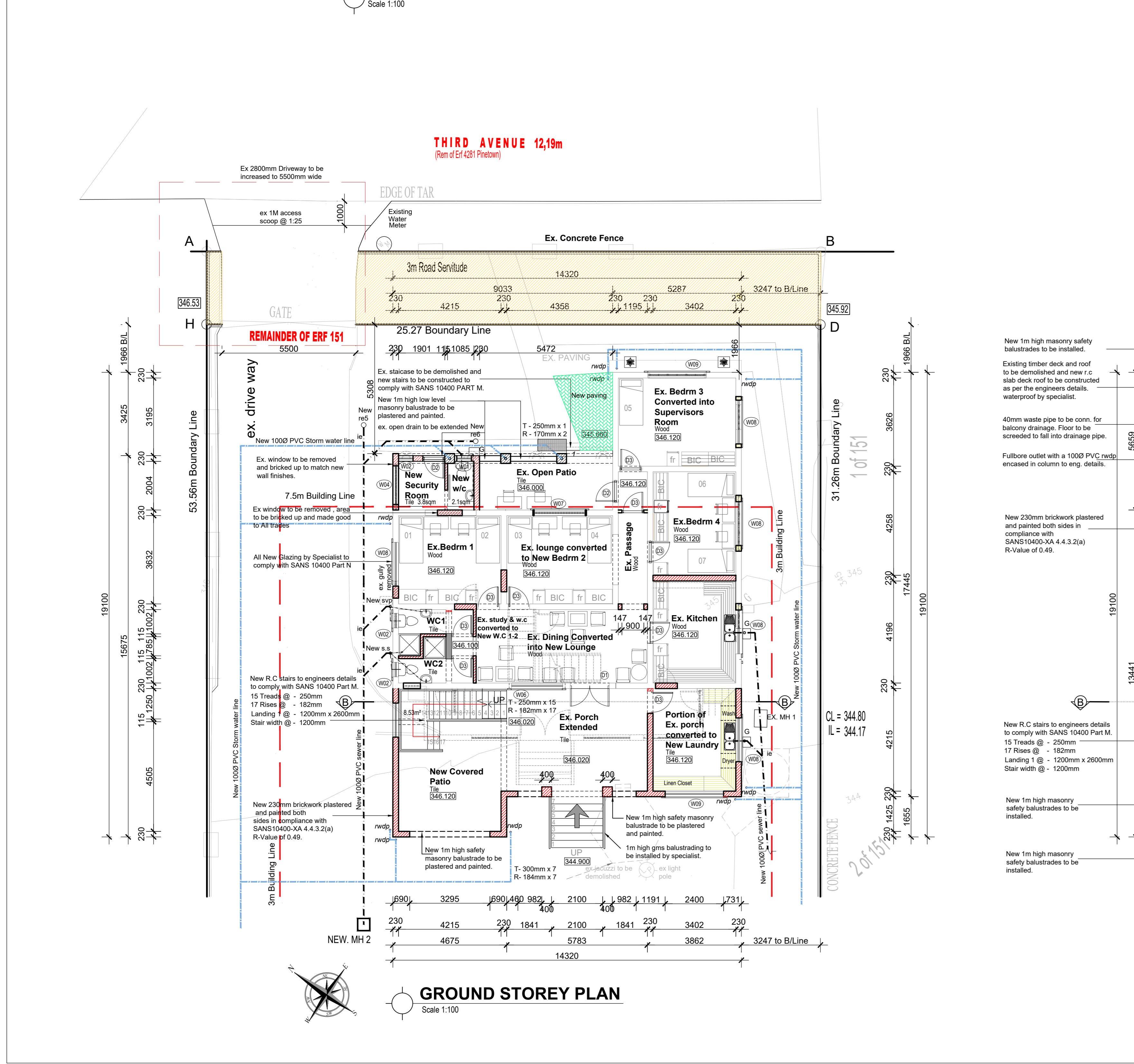


PLAN OF ROOF SLAB FALLS
Scale 1:100

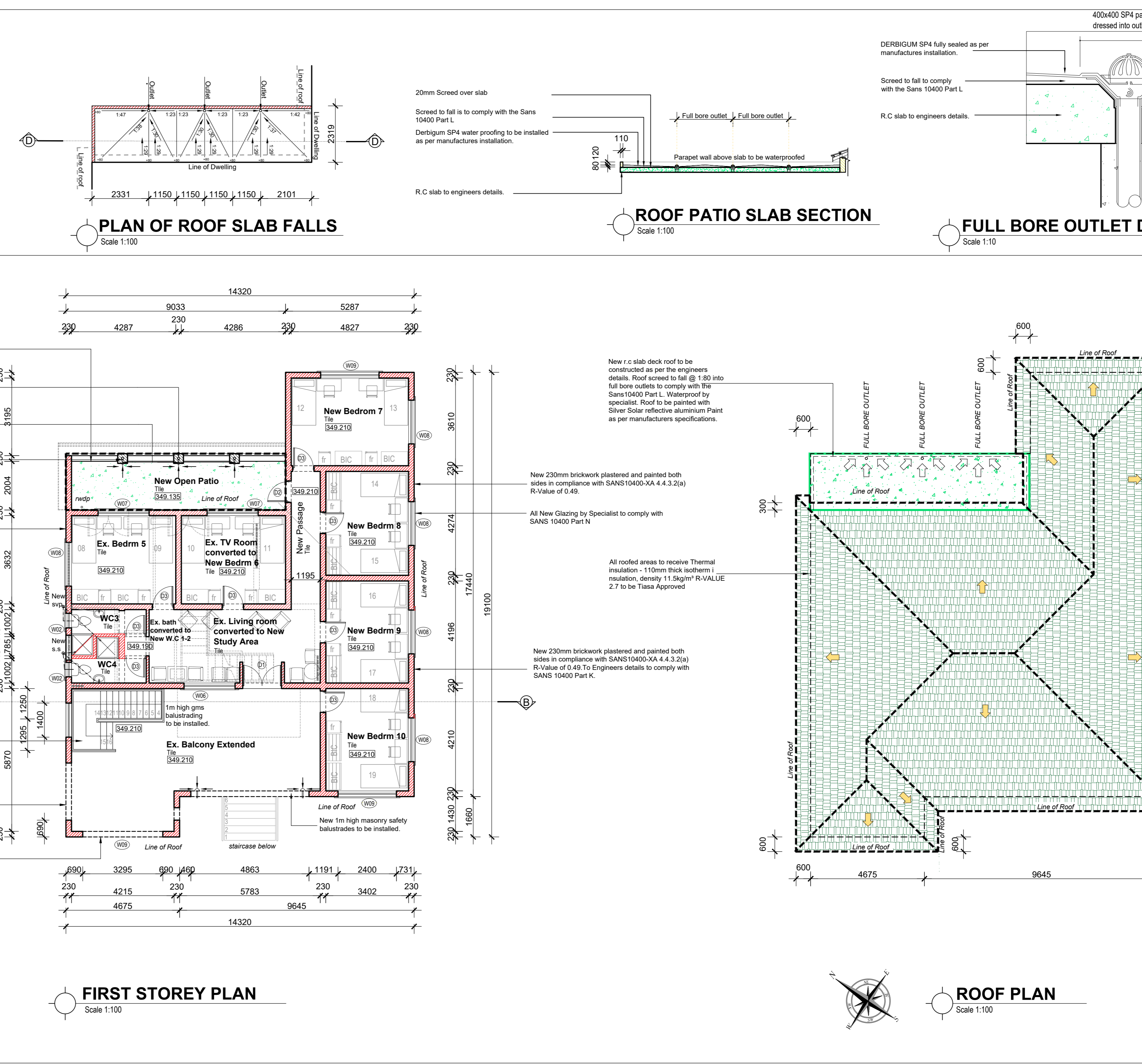


ROOF PATIO SLAB SECTION
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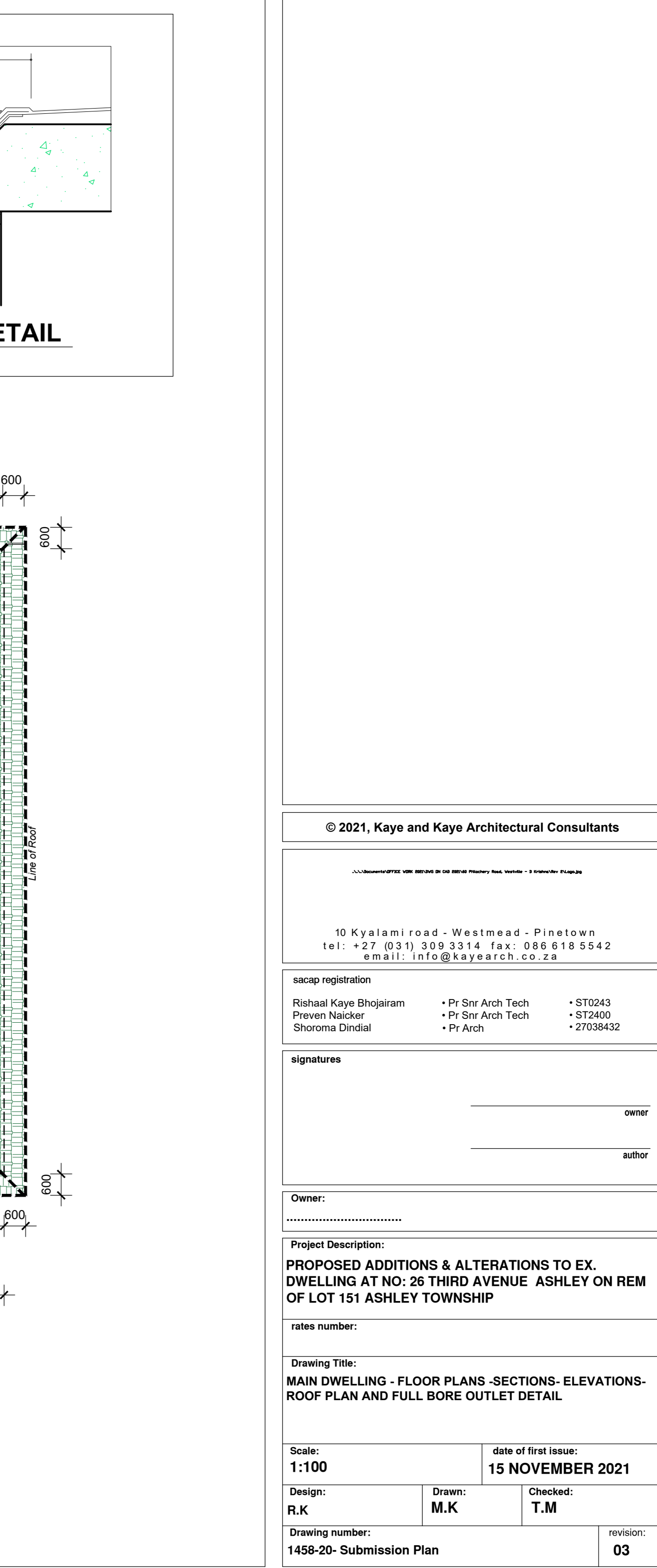
FULL BORE OUTLET DETAIL
Scale 1:10



GROUND STOREY PLAN
Scale 1:100



FIRST STOREY PLAN
Scale 1:100



ROOF PLAN
Scale 1:100

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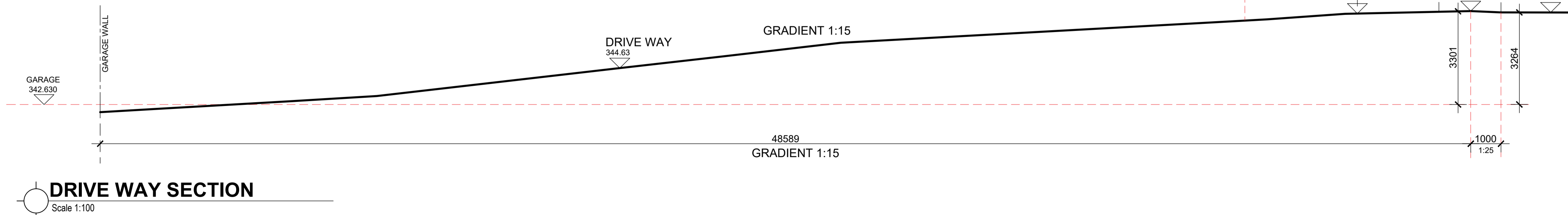
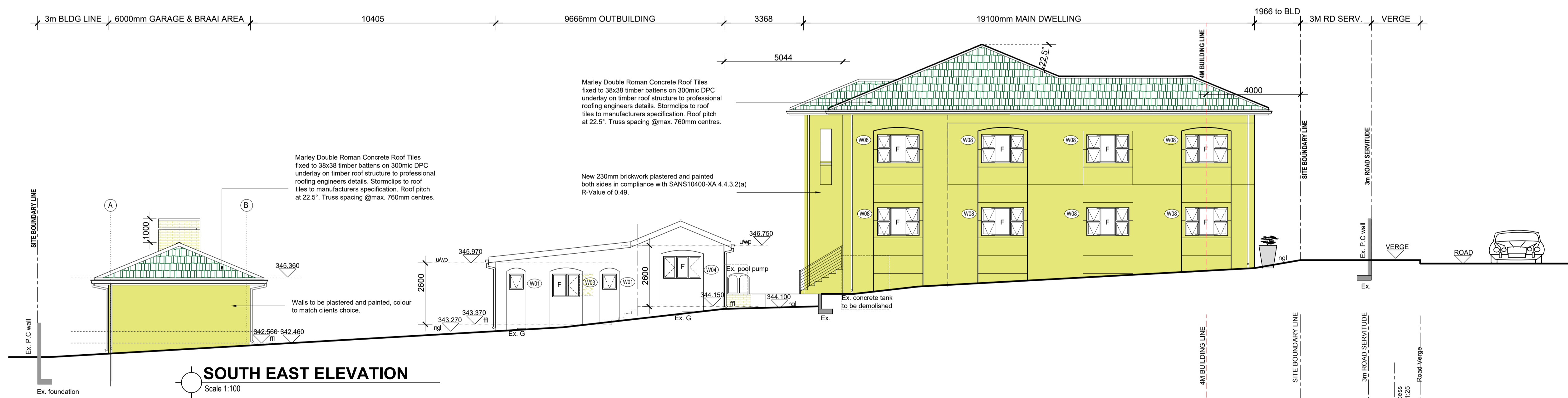
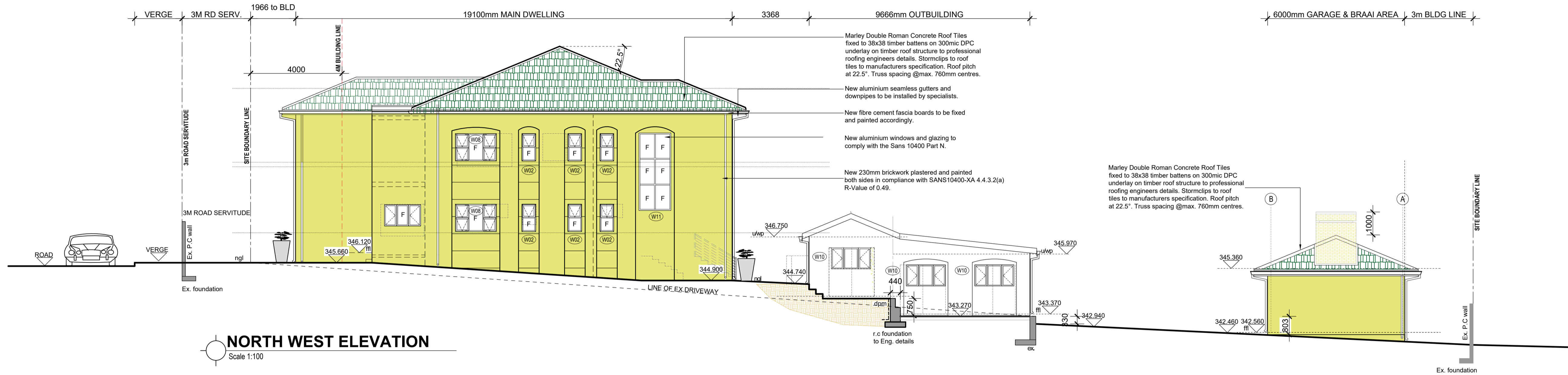
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R.K.
Drawn:
M.K.
Checked:
T.M.

Scale:
1:100
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rates number:

Drawing Title:

TYPICAL LONGITUDINAL ELEVATION AND DRIVEWAY SECTION

Scale:

1:100

date of first issue:

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Design:

R.K

Drawn:

M.K

Checked:

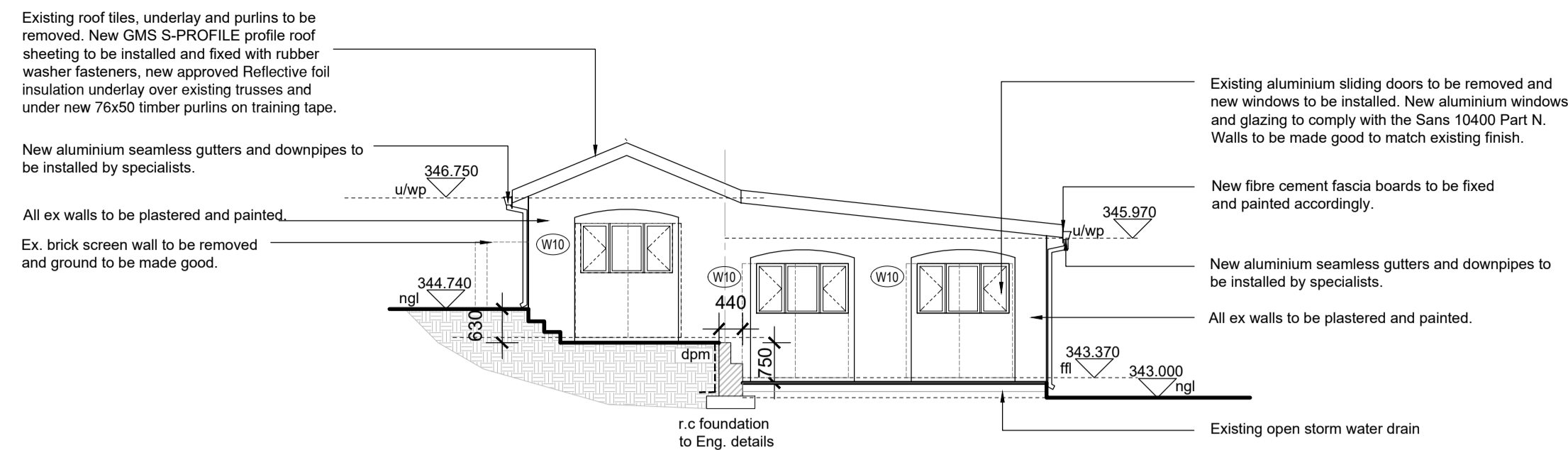
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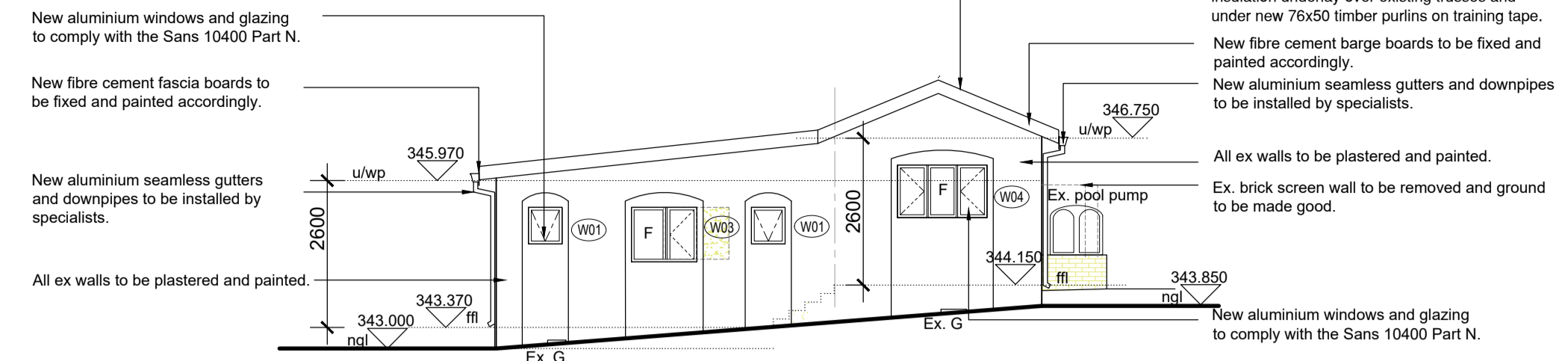
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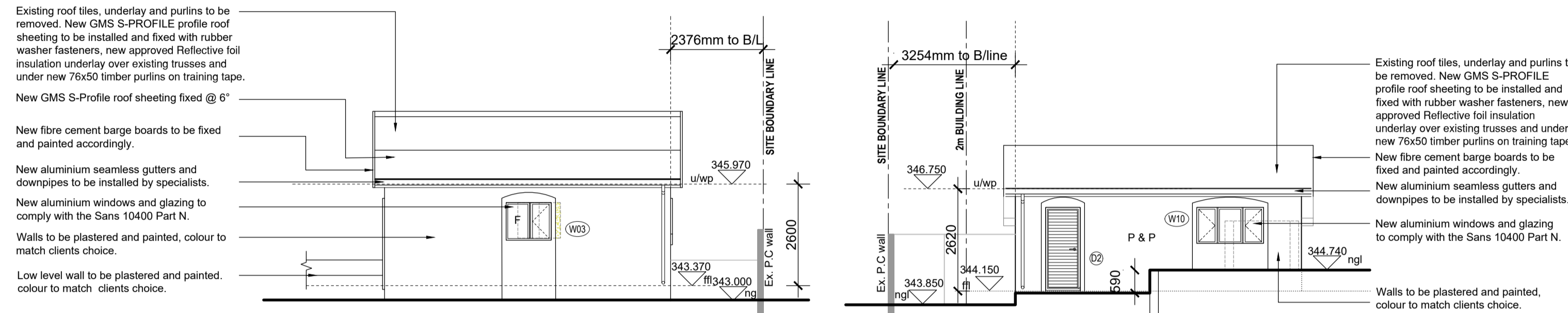
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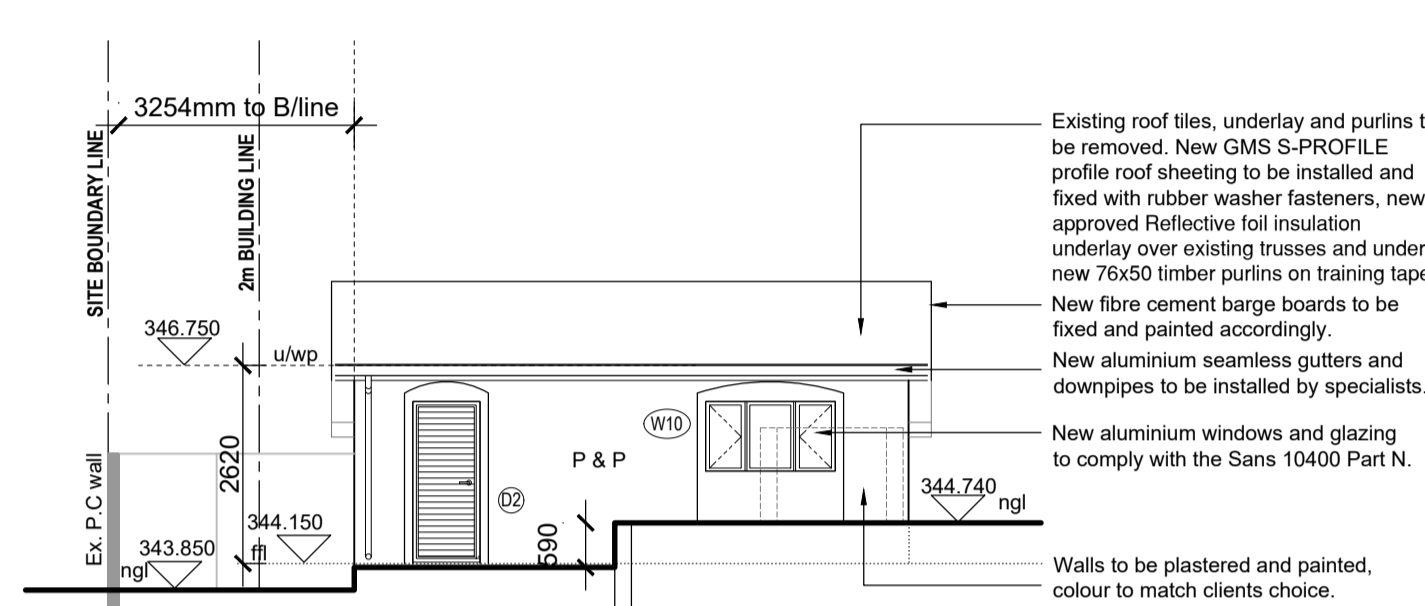
SOUTH WEST ELEVATION
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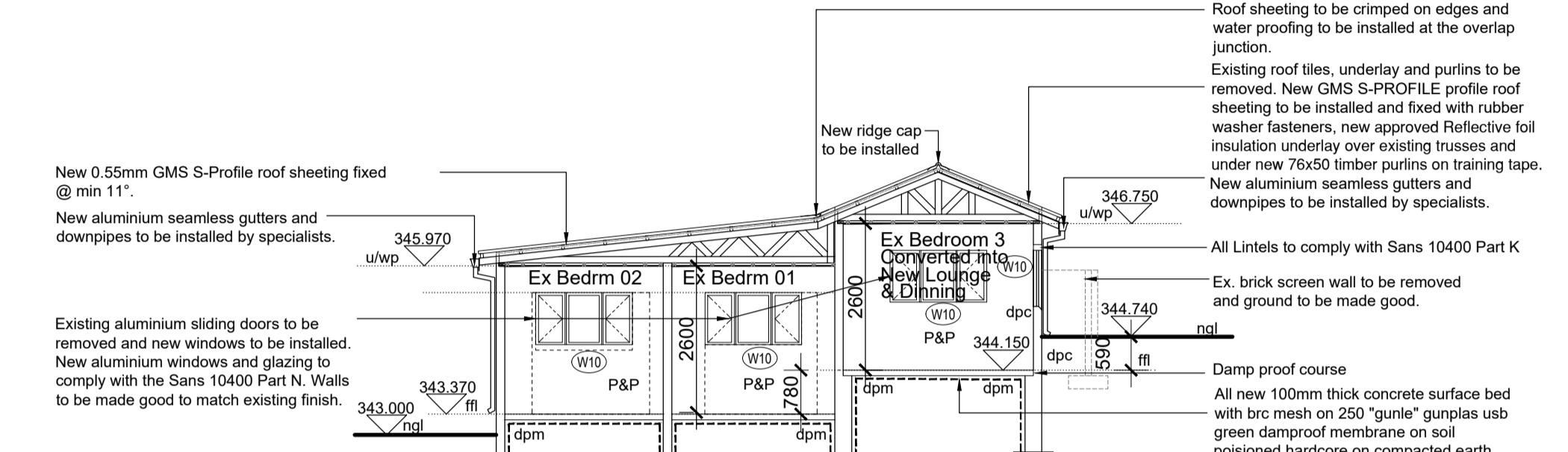
SOUTH EAST ELEVATION
Scale 1:100



SOUTH WEST ELEVATION
Scale 1:100



NORTH EAST ELEVATION
Scale 1:100



SECTION C-C
Scale 1:100

General Notes:

- Drawing not to be scaled, only written dimensions to be used. All dimensions are in mm's unless stated otherwise.
- All work to comply with National Building Regulations, SANS 10400 regulations and local authority bylaws.
- All site services to be exposed prior to commencement of any work.
- All levels and dimensions to be checked on site, any discrepancies to be brought to the authors attention.
- The contractor is responsible for the correct setting out of the works particularly boundaries, building lines, servitudes etc.
- The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site, throughout the contract period.
- All materials to be used in strict accordance with the manufacturers specification.
- All glazing to comply with part N of SANS 10400.
- No foundations or other building work to encroach boundaries.

New Walls:

Internal and External walls to comply with SANS 10400 part K

New Drainage:

- New drainage to comply with SANS 10400 part P.
- Any damaged fittings to be replaced
 - All gully surrounds and manhole covers to be 75mm above ground level
 - Sewer connection to be exposed before commencing work.
 - 1.e's to all bends and junctions
 - All wc's to have a dual flush function

Foundations:

- All foundations to be in accordance with structural Engineer's design and detail and to structural Engineer's approval.

Glazing:

1. All glazing to comply with SANS 10400 part N.

Rainwater Goods:

- 125 x 100mm seamless aluminium gutter
- 100 x 75mm seamless aluminium w/dp
- Aluminium hopper heads

Surface Bed:

- Concrete surface bed laid on approved dpm on brc mesh on well compacted & poisoned fill to Eng. detail

Lighting:

- All lighting to have low energy cfl light bulbs only.

Lintels:

- Concrete lintol to Eng. detail

Roof Slab:

- R.C roof slab to Eng. detail

Retaining walls:

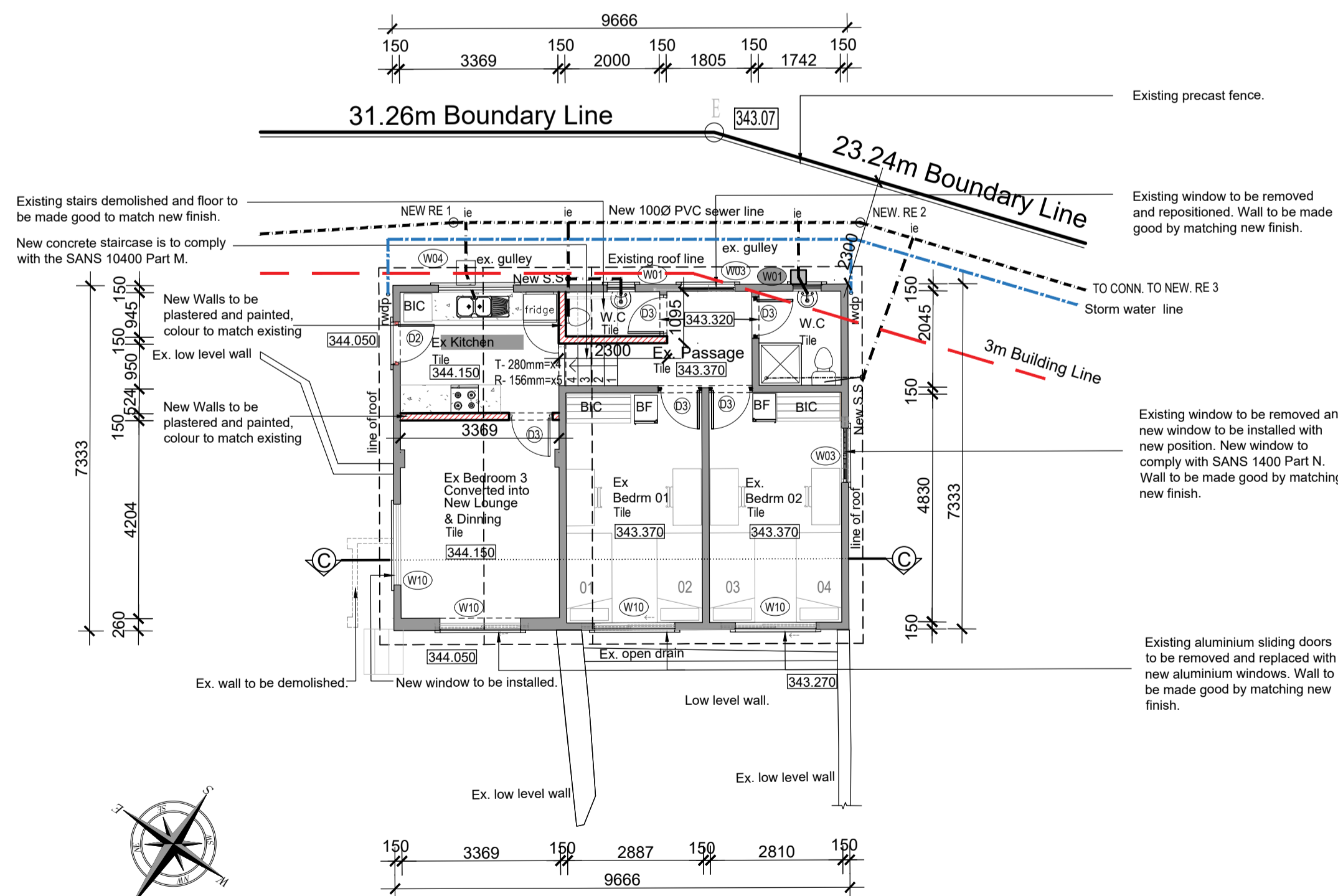
- New dry stack retaining walls to Eng. detail

Stairs:

- New stairs to comply with SANS 10400 part M

WATER PROOFING SYSTEMS NOTES:

- Delineation of the waterproofing system from dense substrates, such as concrete, can occur due to inability of the substrates to dissipate retained moisture vapour. A less dense sand-cement screed permits the dissipation of any retained moisture vapour and, as a result, delamination is avoided.
 - A 20mm thick sand-cement screed should be laid on top of all lightweight screeds to receive waterproofing as such screeds can be porous and friable for good adhesion of some waterproofing systems.
 - All concrete and screeded surfaces should be left to dry before applying any waterproofing system. Concrete should not contain more than 1% moisture weight. Sand-cement or lightweight screeds should not contain more than 10% moisture by weight.
- BIN AREA:**
- It shall be kerbed (not less than 100mm and at least 100mm above the surrounding surface), paved (approved impervious material) and graded to gully (fitted with a removable grate) with a standpipe over. No stormwater shall be discharged into a bin area and no bin area shall drain into the stormwater system.
 - Should a refuse bin area be constructed within the building or in the form of a room.
 - Apart from the minimum area requirements as mentioned above, drained to gully with standpipe.
 - It shall have a minimum width of 2.15m and ceiling height of 2.4m.
 - Be adequately rodent proofed.
 - Be suitably lit and ventilated (air bricks).
 - Smoothly plastered internally to a height of 1.8m.



GROUND STOREY PLAN (EX ANCILLARY UNIT)
Scale 1:100

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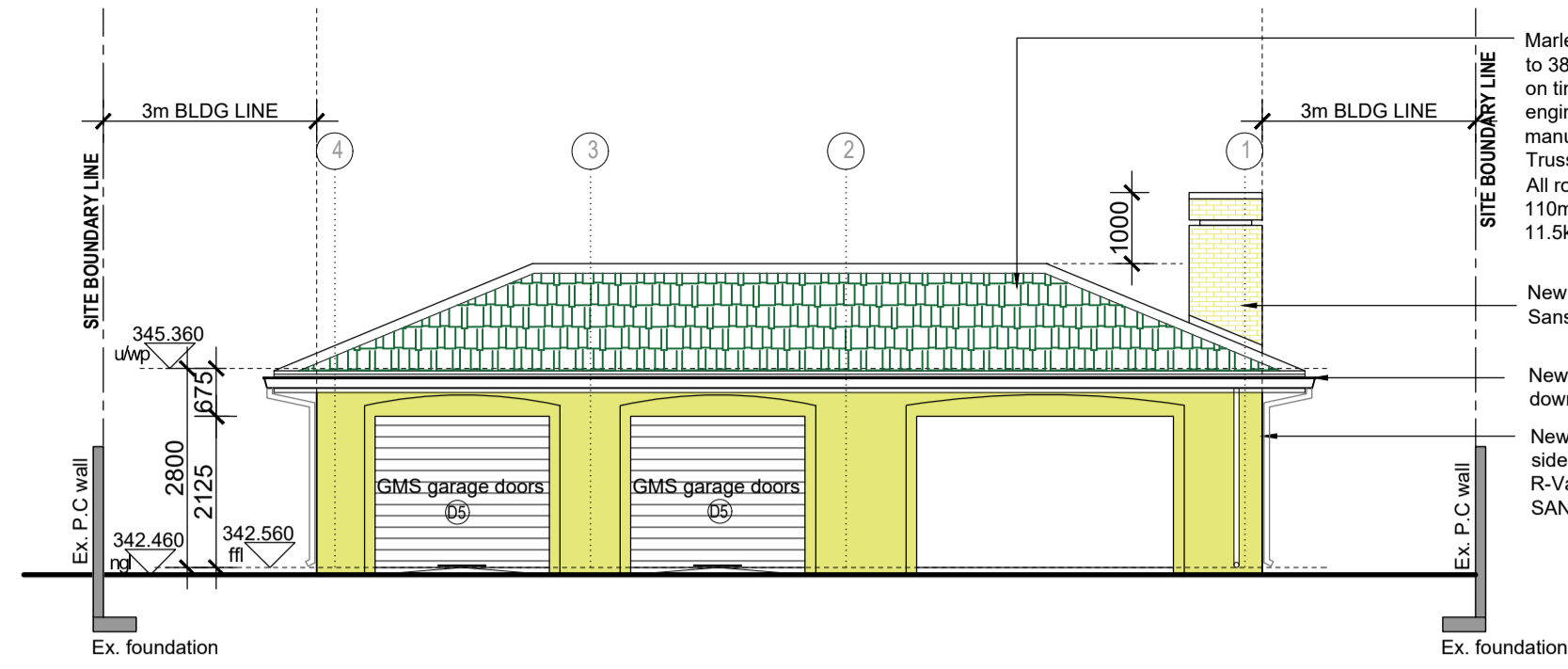
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EX ANCILLARY UNIT - PLANS -SECTIONS- ELEVATIONS AND GENERAL NOTES

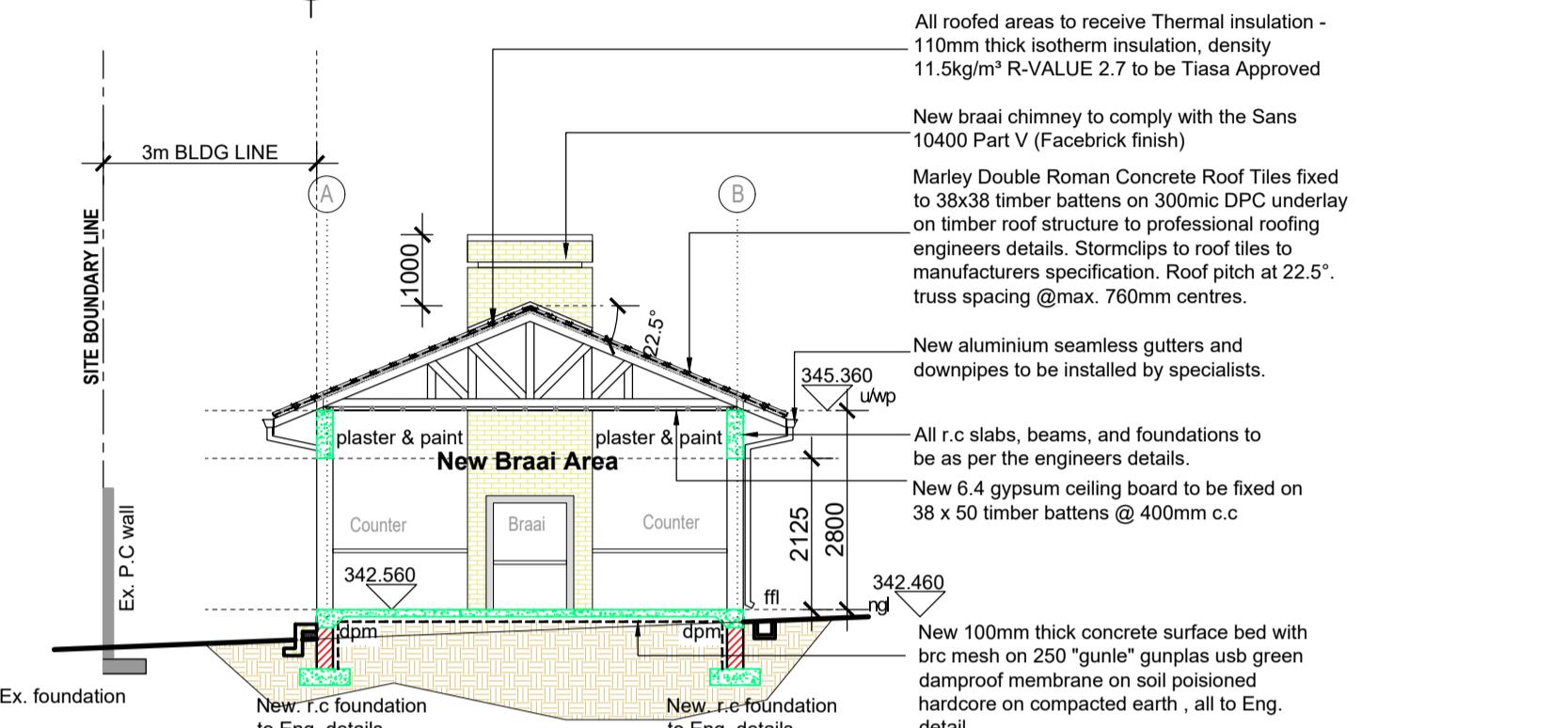
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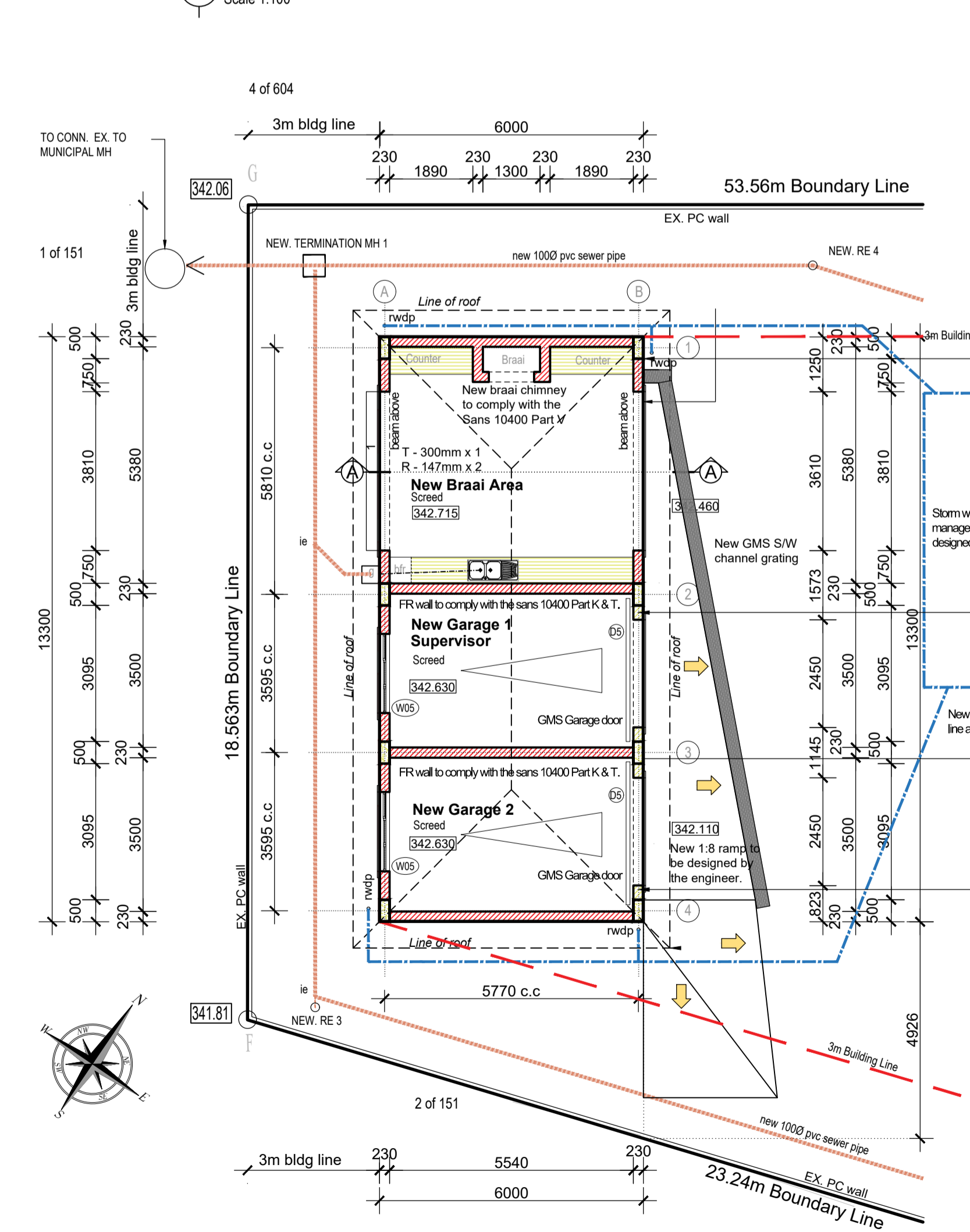
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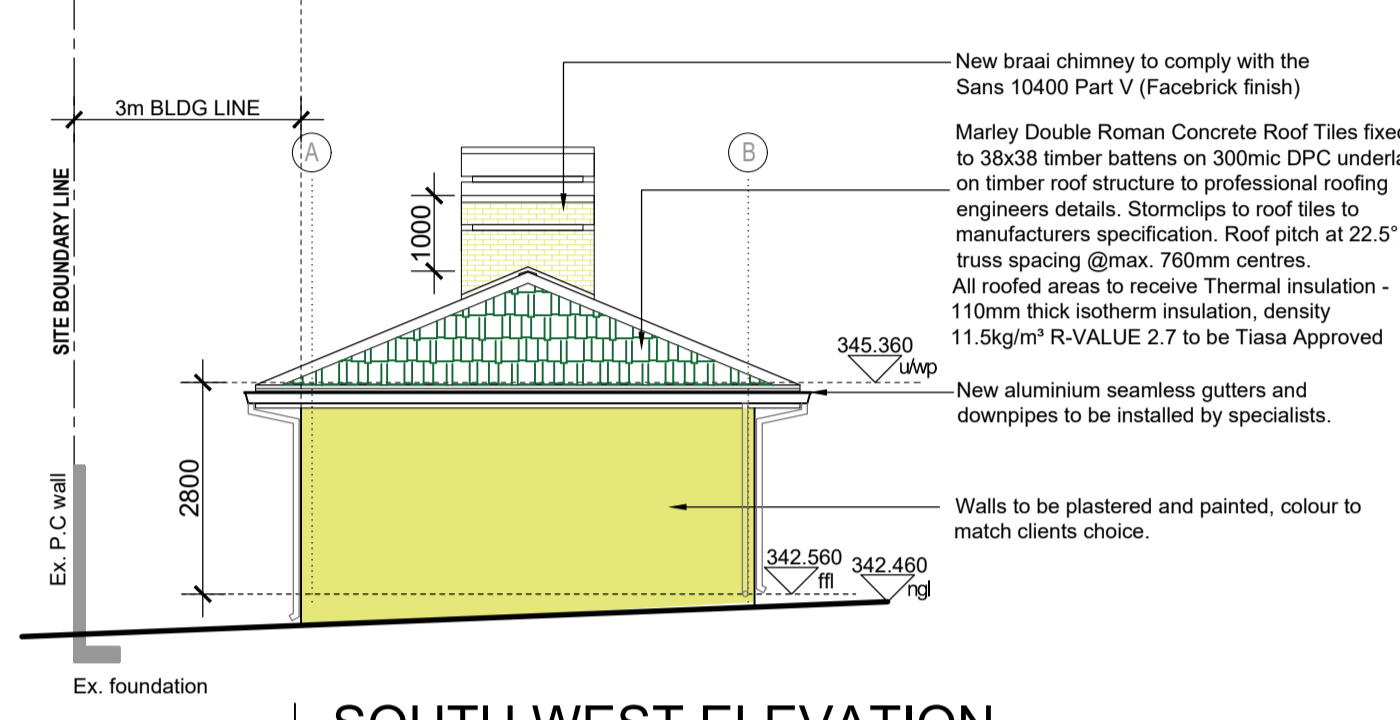
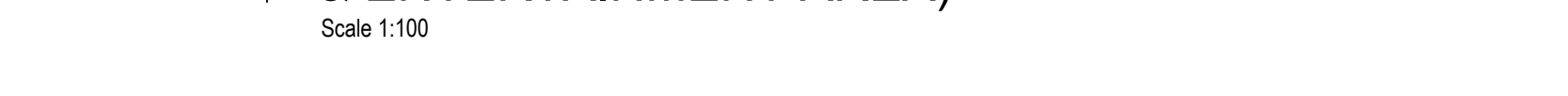
NORTH EAST ELEVATION
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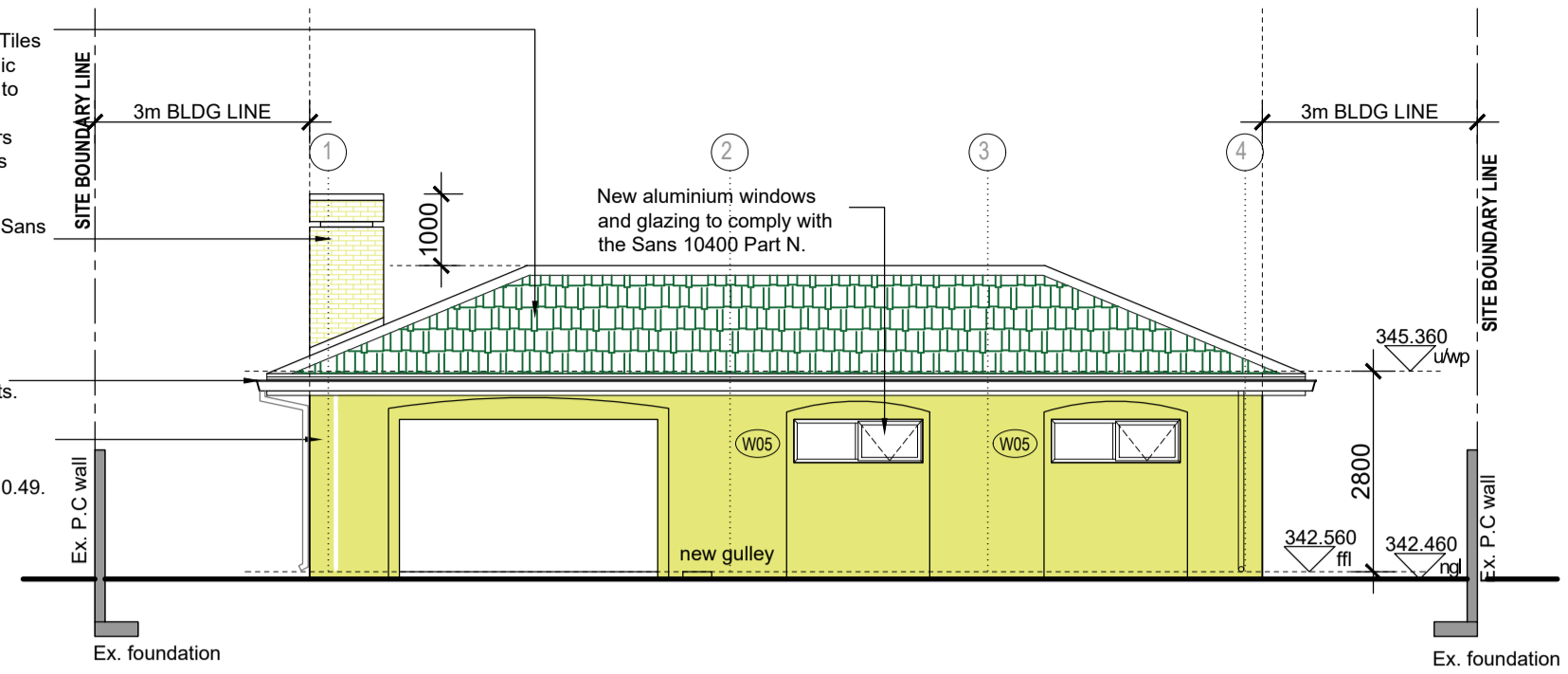
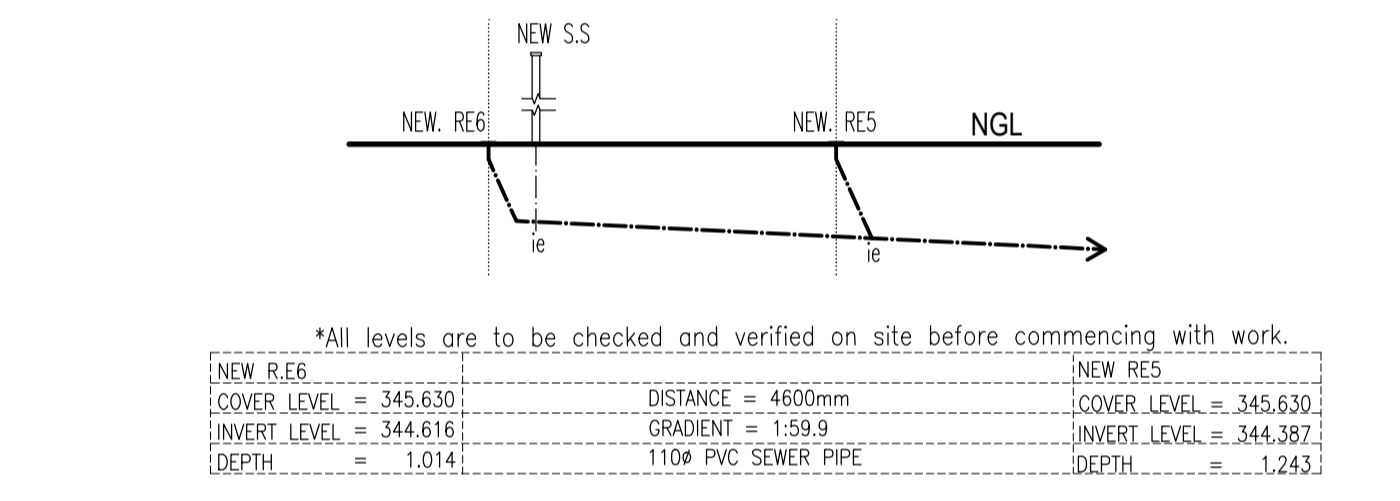
SECTION A-A
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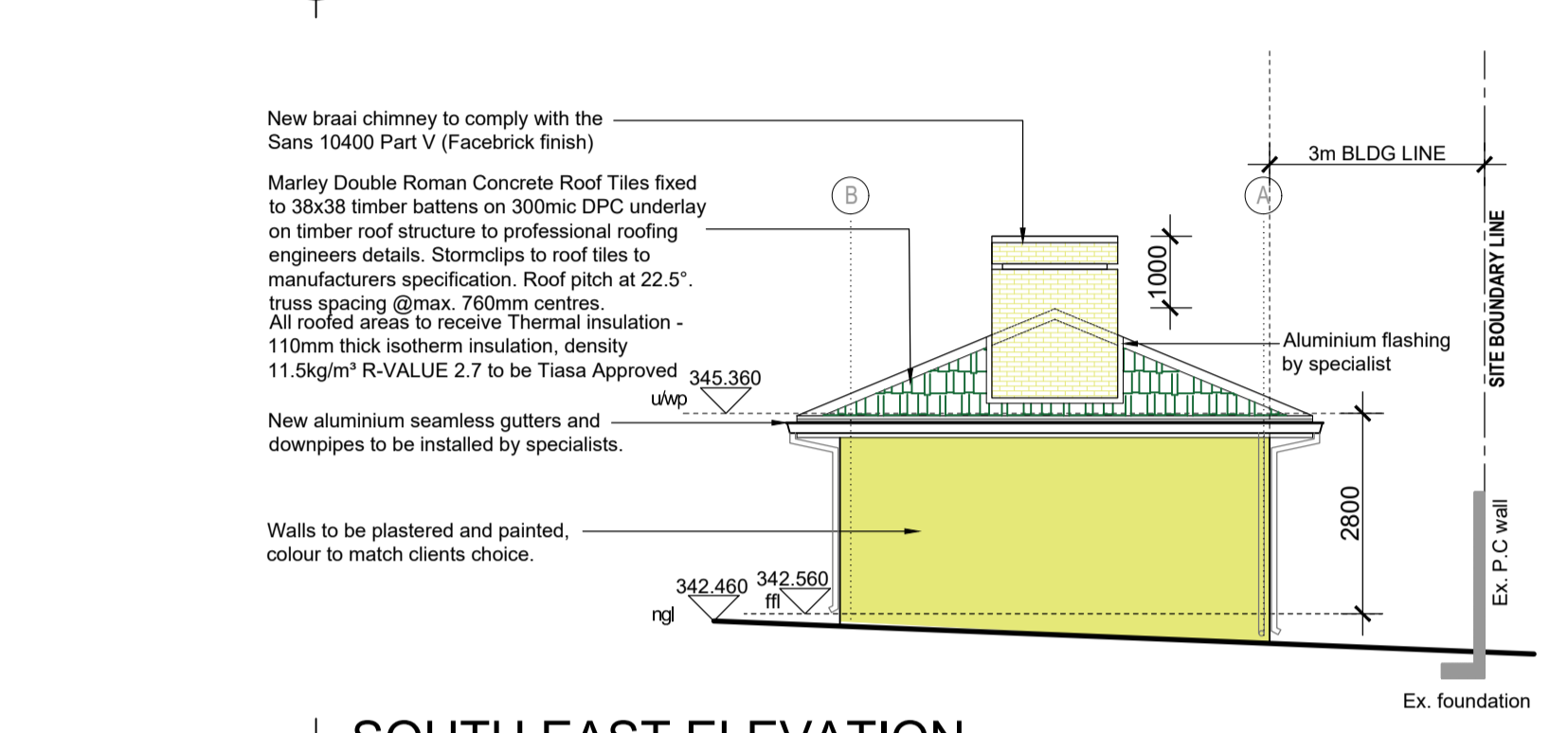
GROUND STOREY PLAN (GARAGE & ENTERTAINMENT AREA)
Scale 1:100



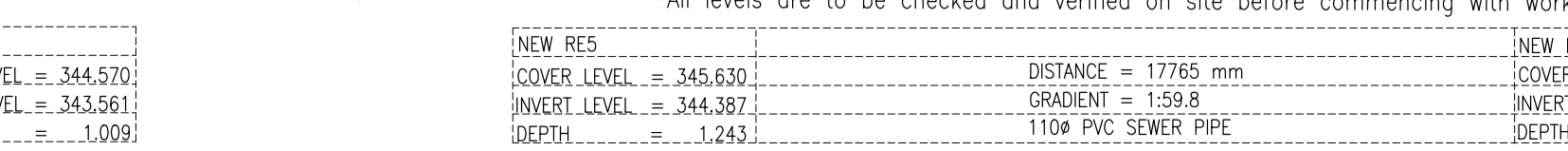
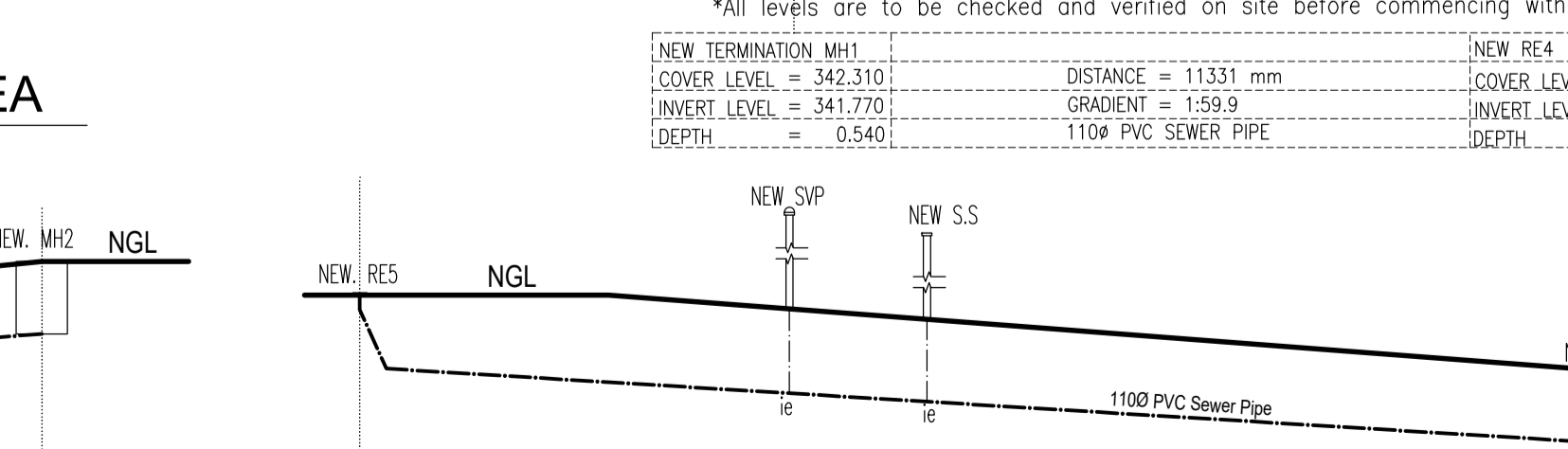
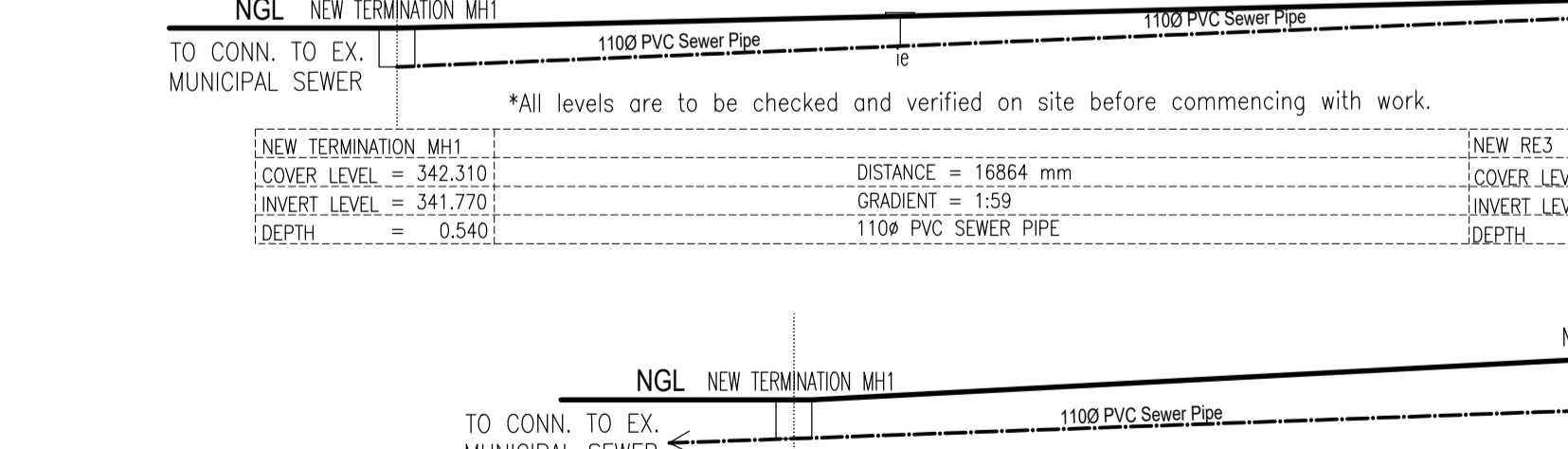
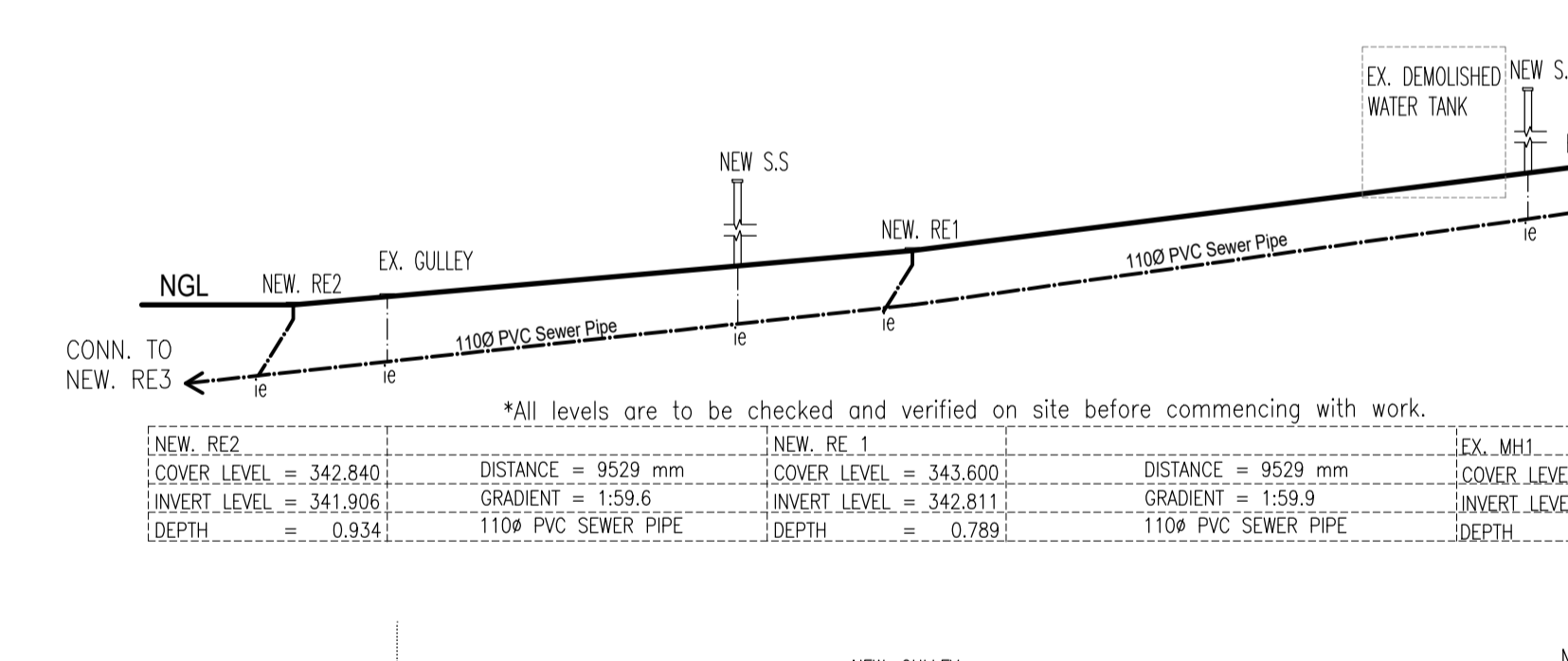
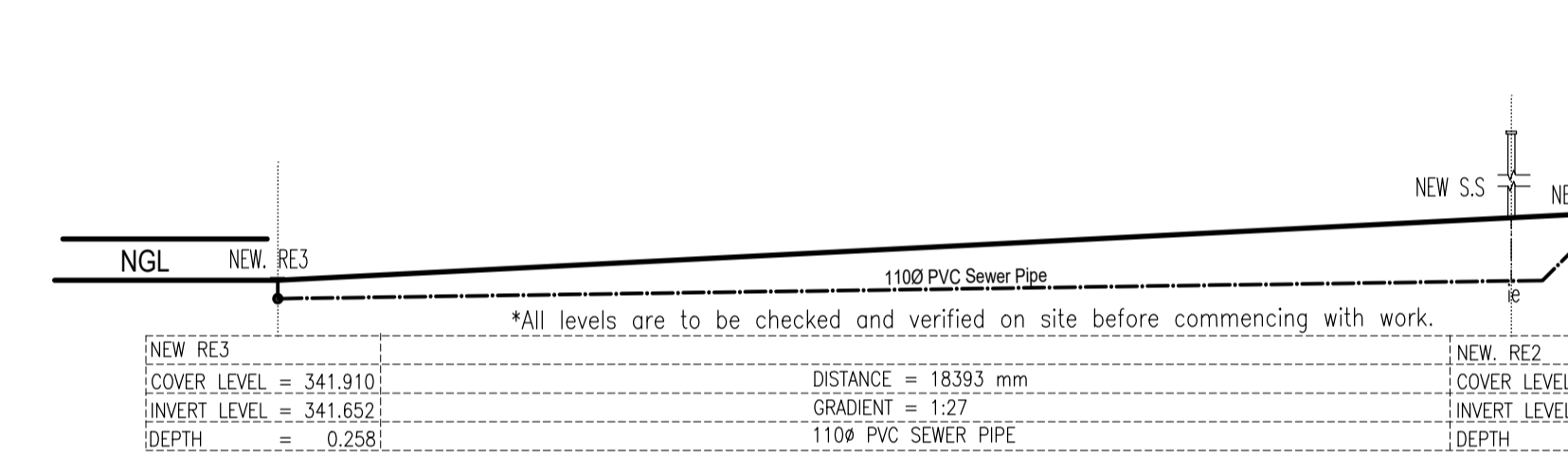
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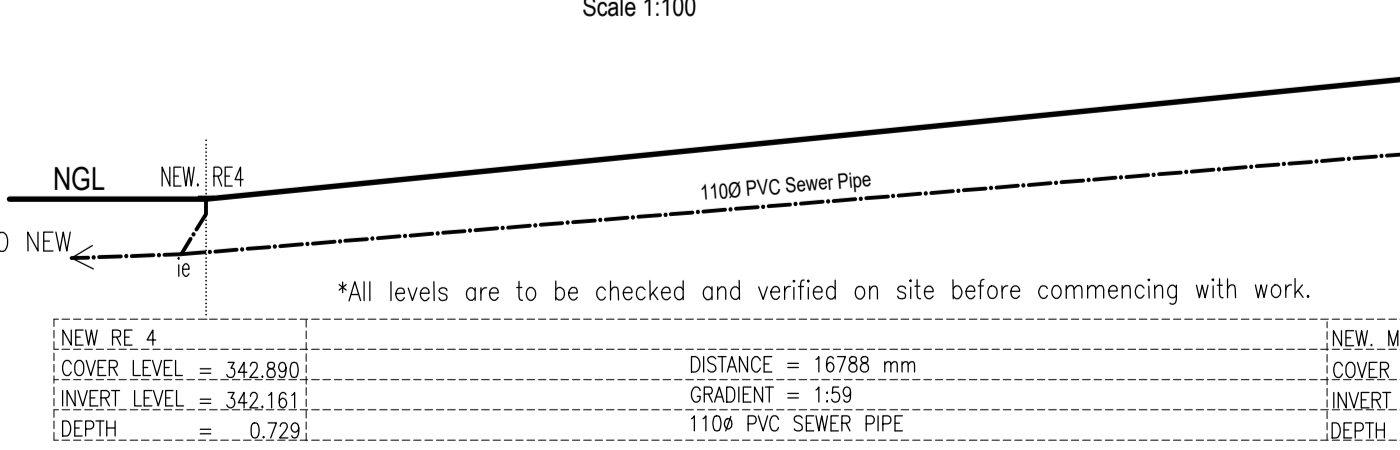
SOUTH WEST ELEVATION
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SOUTH EAST ELEVATION
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GARAGE & ENTERTAINMENT AREA ROOF LAYOUT
Scale 1:100



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Drawing Title:
GROUND STOREY PLAN, SECTION A-A, ELEVATIONS AND SEWER SECTIONS OF PROPOSED GARAGES AND BRAAI AREA

Scale: **1:100** date of first issue: **15 NOVEMBER 2021**

Design: **R.K.** Drawn: **M.K.** Checked: **T.M.**

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