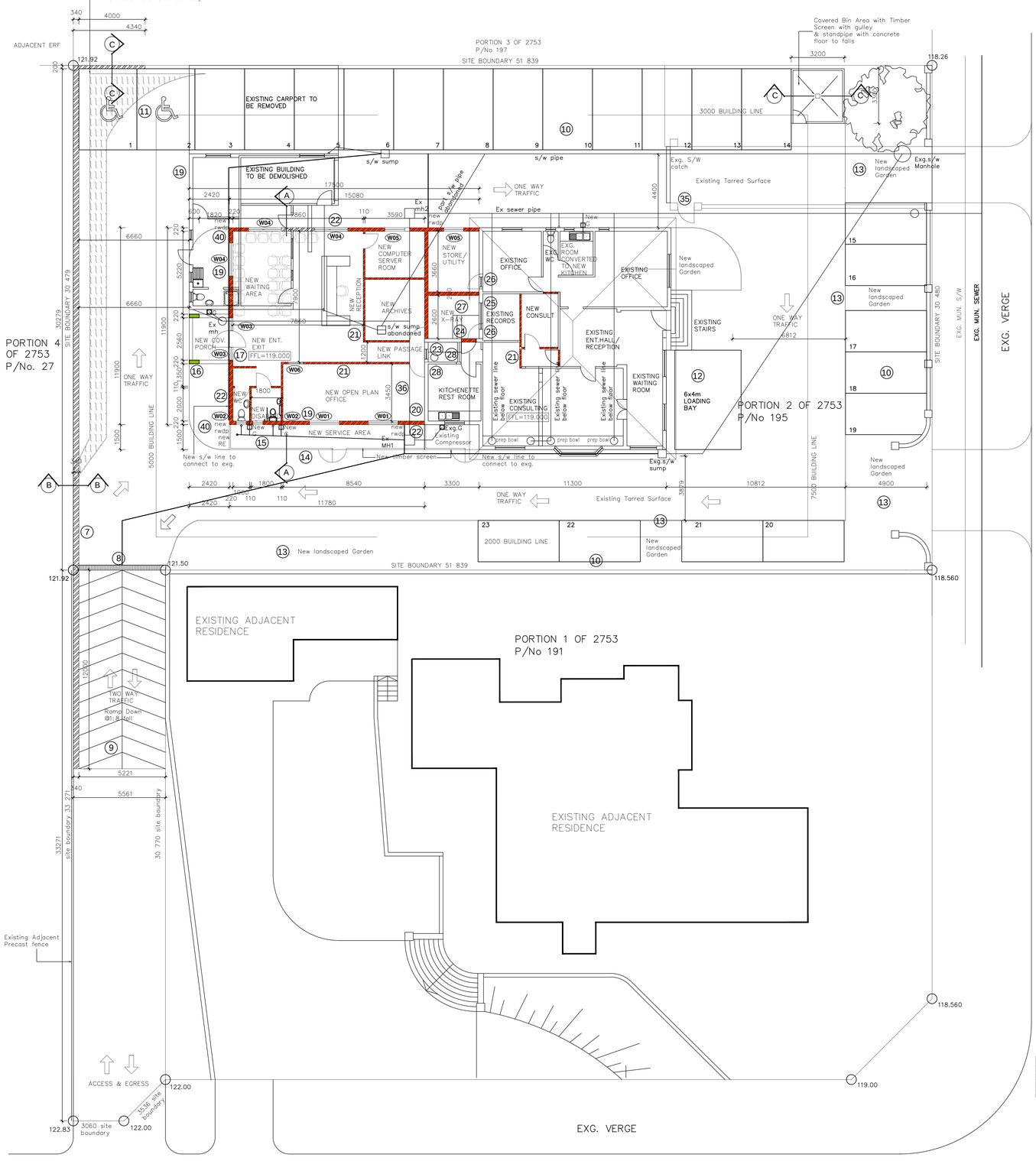


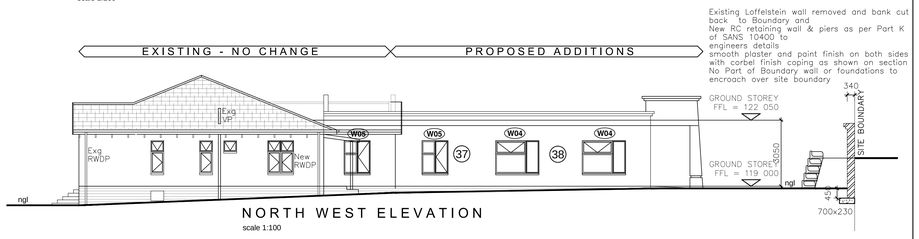
SITE & GROUND STOREY PLAN
scale 1:100

KENNETH KAUNDA ROAD

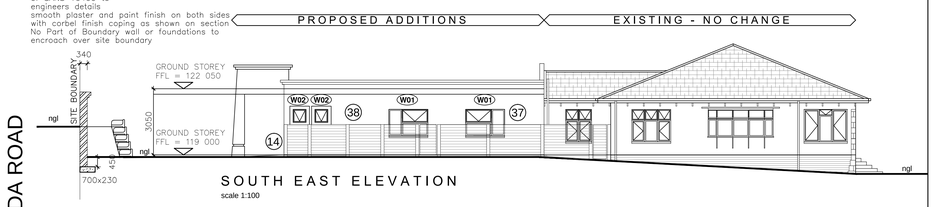
PROPOSED ADDITIONS

SOUTH WEST ELEVATION
scale 1:100

EXISTING - NO CHANGE | PROPOSED ADDITIONS



NORTH WEST ELEVATION
scale 1:100

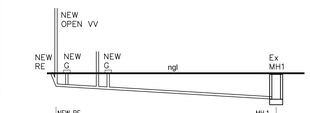


SOUTH EAST ELEVATION
scale 1:100

EXISTING - NO CHANGE

NORTH EAST ELEVATION
scale 1:100

SECTION A-A
SCALE 1:100



	NEW RE	MH.1
COVER LEVEL	118 950	118 950
INVERT LEVEL	118 350	17 750
DEPTH	600	1 200
DISTANCE	10 160	
PIPE @ FALL	110mm uPVC @ FALL 1:17	

NEW SEWER LINE SECTION
FROM NEW RE 1 TO EXG. SEWER LINE
SCALE: 1:100

GENERAL NOTES:

1. boundary beacons to be exposed and demarcated.
2. soil poisoning in accordance with SANS 10124 required.
3. do not scale drawings, use figured dimensions only.
4. all dimensions are, unless otherwise specified, measured in millimeters.
5. all dimensions, angles and levels to checked on site and any discrepancies are to be verified with the architect prior to the commencement of work.
6. all slabs, beams, columns, stairs and structural reinforced concrete and structural steel work according to engineers details.
7. these drawings are to be read in conjunction with structural, civil and mechanical engineers drawings.
8. all building work is to comply with SANS 1 0400 and local municipal by-laws.
9. all glazing thickness to comply with part N4.2.5
   9.1. all safety glazing in accordance with N4.4
10. all facilities for disabled persons to comply with part s of sans 10400.

NOTE: certificate of stability to be issued on completion.

PARKING SCHEDULE

PARKING FOR CONSULTING ROOMS CALCULATED AT 6 BAY/100m² OF OFFICE AREA.

29m² (Proposed Office Floor Area)	
MINIMUM BAYS REQUIRED AS PER STD.	1 BAY
NEW BAYS PROVIDED	3 BAY
NEW BAYS + EXISTING BAYS(INCL. 2 DISABLED)	23 BAYS
NEW LOADING BAYS(6m x 4m)	1 BAY

SCHEDULE OF AREAS

SITE AREA.....1580.00sqm

PERMITTED COVERAGE.....(40%) 632.00 sqm

EXISTING COVERAGE.....172.00sqm

EXISTING F.A.R.....172.00sqm

DEMOLISHED F.A.R.....67.40sqm

DEMOLISHED COVERAGE.....79.20sqm

PROPOSED COVERAGE.....180.00 sqm

TOTAL PROPOSED FLOOR AREA....180.00sqm

NEW COVERAGE.....272 80sqm(17.3%)

NEW FLOOR AREA.....272.80sqm(17.3%)

GENERAL NOTE
The Contractor is to verify all dimensions & levels on site before commencing work or producing shop drawings. Any discrepancies are to be reported to the Architect immediately.
COPYRIGHT NOTE
This drawing is subject to copyright and may not be reproduced, in whole or part, or in any manner whatsoever without written permission from the architect.

OWNER/CLIENT:
NAME : SURANDAR SINGH
SIGNATURE :
CONTACT DETAILS: 084 625 4903
IDENTITY NUMBER: 451227 5128 080

G|ARC
Designs(Pty)Ltd
P O Box 60886, Phoenix, 4080
Cell: +27 78 894 3897
Email: craigmoodley@gmail.com

RESPONSIBLE PERSON
DRAWN CRAIG MOODLEY (Pr..Arch.T-PAT 20664)
SIGNATURE

Project Description
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING MEDICAL CONSULTING ROOMS
ON : PORTION 2 OF ERF 2753 DURBAN NORTH
FOR : SURANDAR SINGH FAMILY TRUST No. IT1645/1994
AT :195 KENNETH KAUNDA ROAD (NORTHWAY), DURBAN NORTH

Date: 18/02/2013	A0	Scale:
Drawn: CRAIG		AS_SHOWN

Drawing Description
SITE PLAN & GROUND STOREY AND SECTION A-A & ELEVATIONS

AMAFA APPLICATION - SHEET 1 0F 2