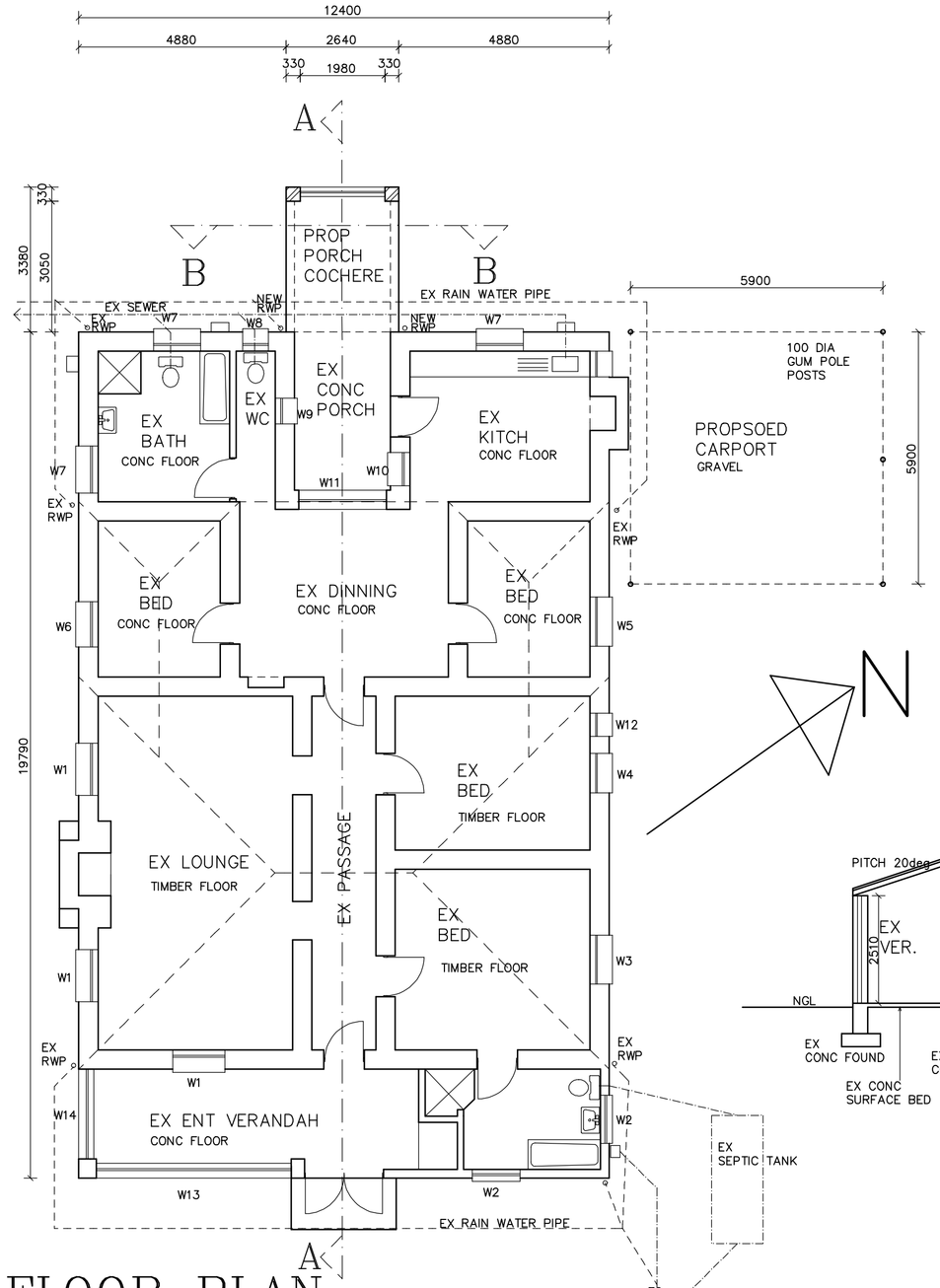
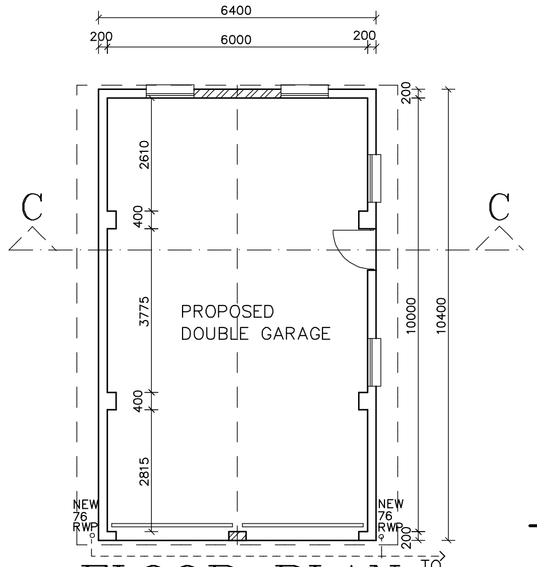


FLOOR PLAN
SCALE 1:100



FLOOR PLAN
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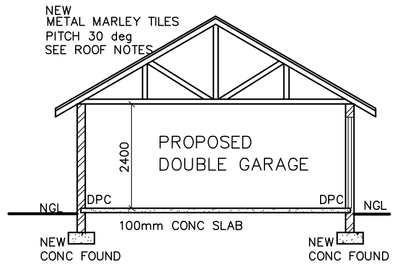
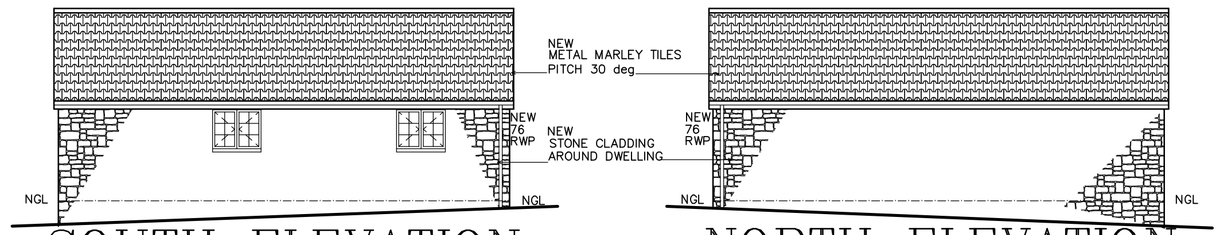
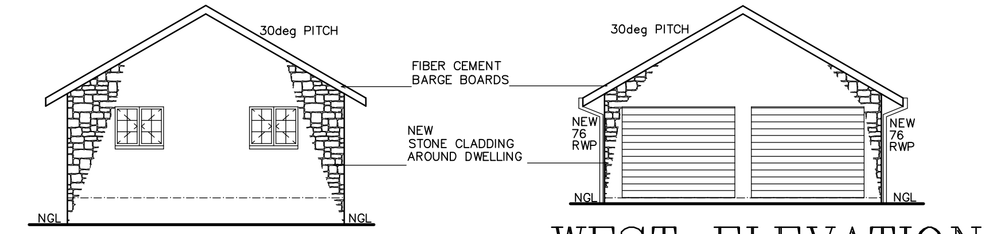


SECTION C–C
SCALE 1:100



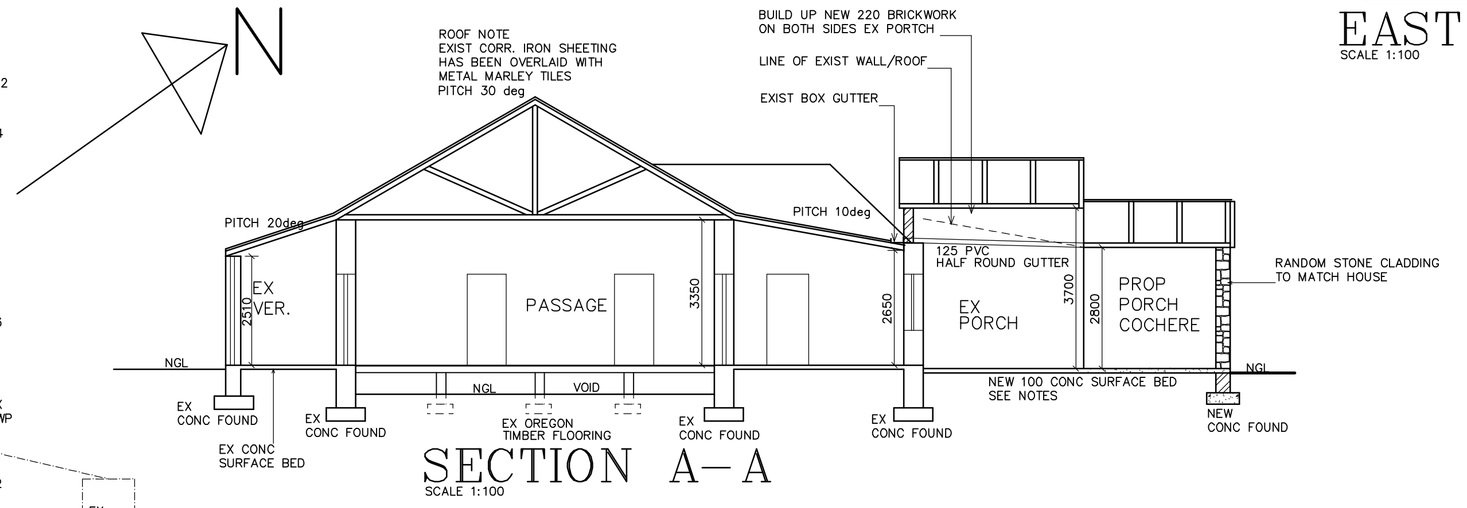
SOUTH ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100



SECTION A–A
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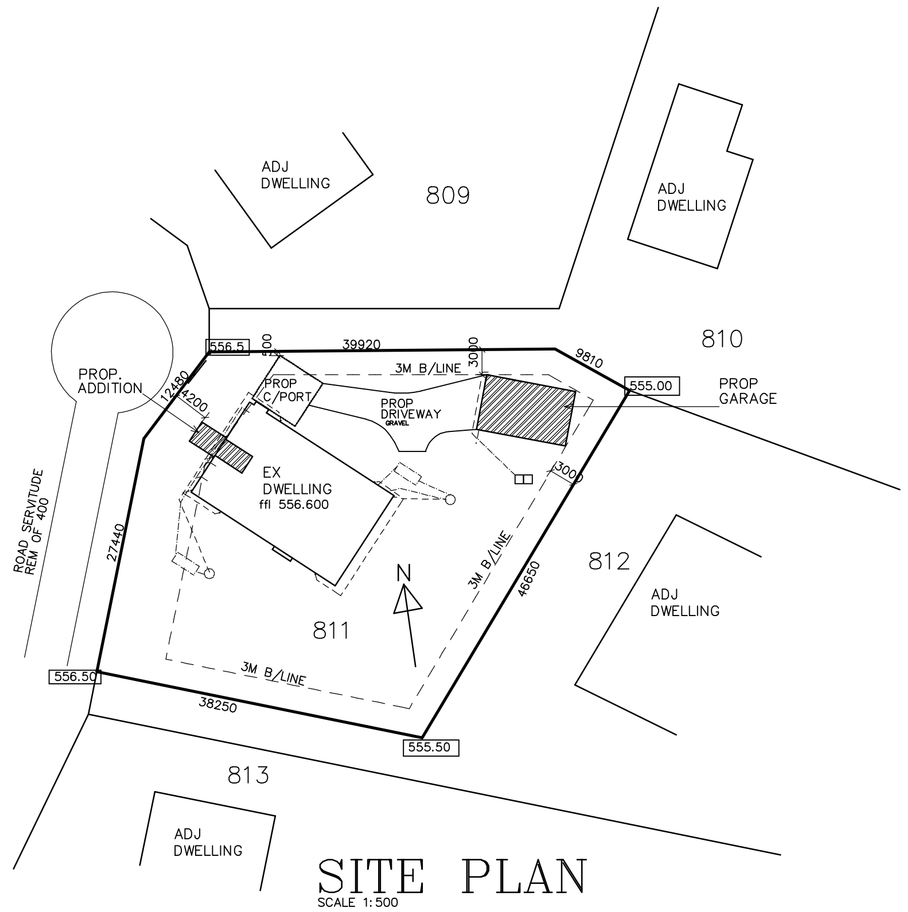
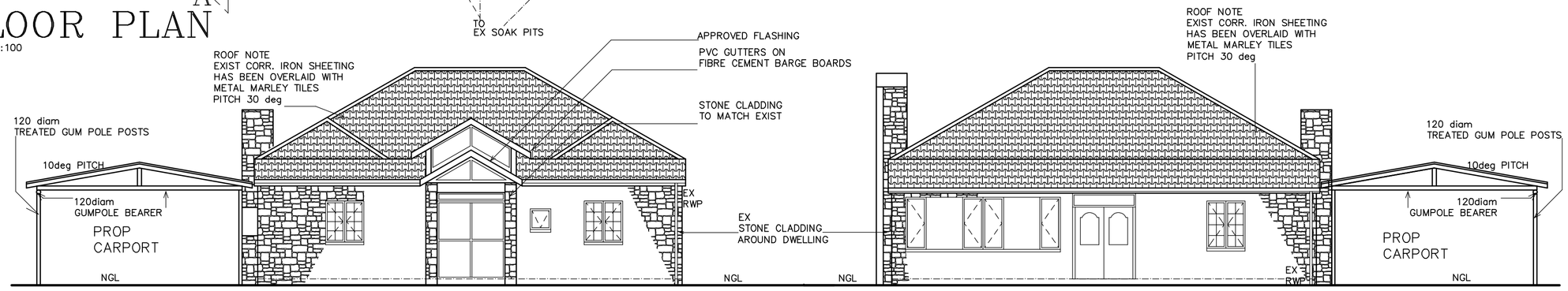
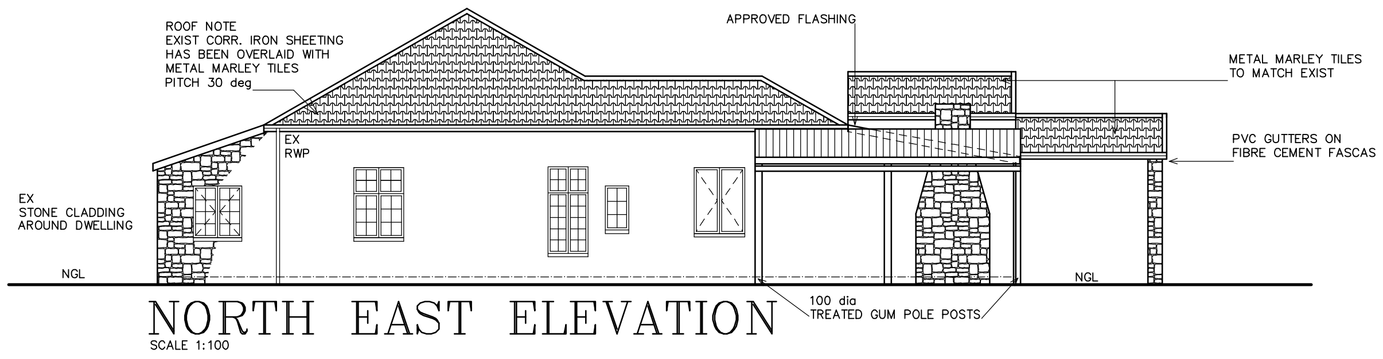


SITE PLAN
SCALE 1:500

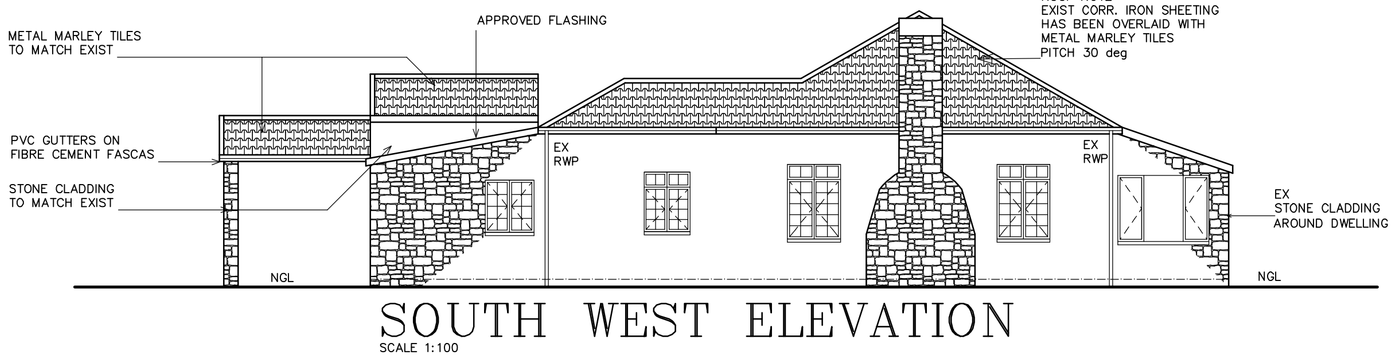


NORTH WEST ELEVATION
SCALE 1:100

SOUTH EAST ELEVATION
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

AREA SCHEDULE

SITE AREA	= 1931 sqm
PER FAR. (0.35)	= 675.585 sqm
PER COV. (30%)	= 579.300 sqm
EXIST FAR.	= 237.071 sqm
EXIST COV.	= 288.531 sqm
PROP FAR.	= 8.923 sqm
PROP COV.	= 110.293 sqm
TOTAL NEW FAR.	= 245.994 sqm
TOTAL NEW COV.	= 398.824 sqm

FLOOR AREAS

EXISTING DWELLING	= 245.396 sqm
PROPOSED ADDITION	= 8.293 sqm
PROPOSED GARAGE	= 66.560 sqm
TOTAL NEW FLOOR AREA	= 75.483 sqm
PROPOSED CARPORT	= 34.810 sqm

STORMWATER

EXISTING STORMWATER SOAKAWAYS ON SITE
SOAKAWAY FOR NEW WORK TO BE AS PER SANS 10400 – R

FLOOR NOTES

GARAGE
110MM CONCRETE SURFACE BED REINFORCED WITH BRC MESH ON GUNDLE U.F.S. GREEN DAMP PROOF MEMBRANE ON CLEAN SAND BED
SUB FLOOR GROUND TO BE SOIL POISONED IN ACCORDANCE WITH SABS CODES OF PRACTICE

HOUSE
110mm CONCRETE SURFACE BED AS BUILT

SUSPENDED FLOOR – TIMBER

GENERAL

ALL N.B.R CODES OF BUILDING PRACTICE AND SANS 10400 REGULATIONS TO BE COMPLIED WITH WHERE APPLICABLE
ALL BOUNDARY BEACONS TO BE LOCATED AND FLAGGED BY A REGISTERED LAND SURVEYOR AND CONTRACTOR TO OBTAIN CERTIFICATES STATING THAT NEW WORKS ARE CORRECTLY SET OUT BEFORE PROCEEDING WITH WORKS
USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING DRAWINGS
CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT OF ANY WORK AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT
CONTRACTOR TO CONFIRM FLOOR LEVELS PHYSICALLY ON SITE FLOOR LEVELS ARE CORRECT BEFORE COMMENCING BUILDING WORK
THE CONTRACTOR TO INSPECT THE OFFICIAL APPROVED COPIES OF THE DRAWING FOR ANY AMENDMENTS OR IMPOSED CONDITIONS OF APPROVAL

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OWNERS SIGNITURE:

PROJECT:
PROPOSED ADDITIONS & GARAGE

OWNER:
MR . P .OOSTHUIZEN

SITE DESCRIPTION:
PTN 811(OF 400)OF THE FARM WATERFALL NO. 978

ADDRESS:
10 CURRY PLACE, WATERFALL KZN

JJL MURPHY
PRO.SNR.ARCH.TECH
M.S.A.I.B.D
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AUTHOR: JJL MURPHY	SCALE: 1:100,1:25

DWG No: 1– 5012 A