3/391 OF DUIKER FONTEIN

REM OF PORTION 1 OF ERF 390 DUIKERFONTEIN

2/390 DUIKERFONTEIN

20 120mm SITE BOUNDARY

98.100

98.000

EX RETAINING WALL

EX MH

5000mm REAR BUILDING LINE

EX COVERED PATIO

RWDP

EX SOAKPIT

EX SEWER PIPE

EX LIVING/DINING ROOM

EX COV ENT

LINE OF EX ROOF OVER

EX KITCHEN

EX WC

LEVEL GRASS AREA

1.8m HIGH SCREEN WALL

55 WITH 2WAY LV

EX RET WALL

EX SVP

ROOF BELOW

FALL

EX STAIRS

EX STORE

PROP STORE

EX ROOF AND BRICK PIERS TO BE DEMOLISHED

EX SCREEN WALL

EX PIERS AND BALUSTRADING

EX STAIRS UP

EX GATE AND WALL DEMOLISHED

EX SCULLERY

EX BEAM OVER

EX KITCHEN

EX DINING ROOM

EX STUDY

EX BEDROOM 1

EX TANDEM GARAGE

EX GATE AND WALL DEMOLISHED

EX LIVING ROOM

EX EN-SUITE

EX BATHROOM

EX PUB

EX ENTRANCE HALL

EX BEDROOM

EX DRIVEWAY

EX TREE TO REMAIN

1.8m HIGH GARDEN WALL TO MATCH EXISTING

EX SOAKPIT

6000mm FRONT BUILDING LINE

3000mm SIDE BUILDING LINE

2000mm SIDE BUILDING LINE

EX VEHICULAR GATES

LEVEL AREA

AUTOMATED VEHICULAR GATES DATE BY SPECIALIST

PROPOSED 2000mm HIGH PC FENCE BY SPECIALIST

EX PC FENCE

50 290mm SITE BOUNDARY

REM OF ERF 391 DUIKERFONTEIN

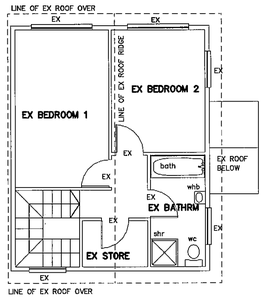
REM OF ERF 390 DUIKERFONTEIN

PORTION 3 OF ERF 390 DUIKERFONTEIN

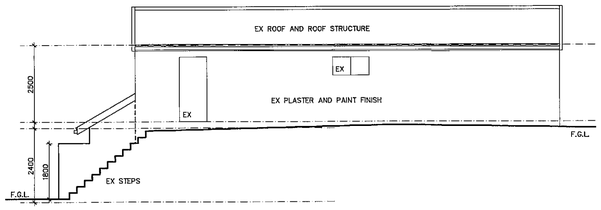
BLACKBURN ROAD

NORTH

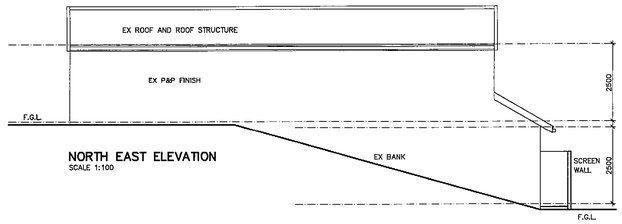
SITE AND GROUND FLOOR PLAN
SCALE 1:100



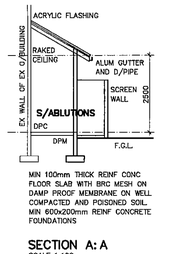
FIRST FLOOR PLAN OF ANC UNIT
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

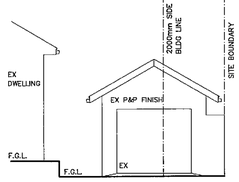


NORTH EAST ELEVATION
SCALE 1:100

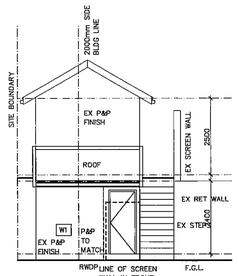


MIN 100mm THICK REINF CONC FLOOR SLAB WITH BRC MESH ON DAMP PROOF MEMBRANE ON WELL COMPACTED AND POISONED SOIL. MIN 600x200mm REINF CONCRETE FOUNDATIONS

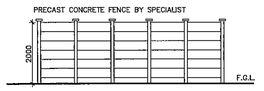
SECTION A:A
SCALE 1:100



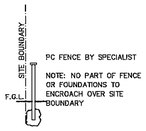
SOUTH EAST ELEVATION
SCALE 1:100



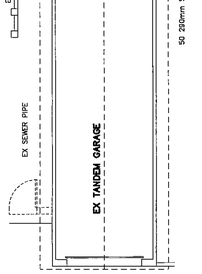
NORTH WEST ELEVATION
SCALE 1:100



TYPICAL ELEVATION OF PRECAST FENCE
SCALE 1:100

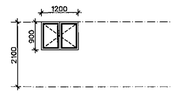


SECTION B:B
SCALE 1:100



LOWER GROUND FLOOR PLAN
SCALE 1:100

WINDOW SCHEDULE
SCALE 1:100



W1
6mm OBSCURE SAFETY GLAZING
1.08sqm
No OFF = 1

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400-A:2010, AND TO COMPLY WITH LOCAL AUTHORITY BY-LAWS.
NO DIMENSIONS TO BE SCALED.
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ENGINEER/ ARCHITECT PRIOR TO ANY WORK BEING EXECUTED.
CONTRACTOR TO CONFIRM ENTRANCE LEVELS AND FLOOR LEVELS PHYSICALLY ON SITE AND TO ENSURE THAT ALL LEVELS ARE CORRECT BEFORE COMMENCING ANY BUILDING WORK.
ALL FOUNDATIONS AND STRUCTURAL ITEMS TO ENGINEER'S DETAIL.
ALL DRAINAGE TO COMPLY WITH SANS 10400-P:2010, AND TO CONNECT INTO EXISTING SITE SEWER RETICULATION.
ALL STORMWATER TO COMPLY WITH SANS 10400-R:2011, AND TO CONNECT INTO EXISTING STORMWATER RETICULATION ON SITE.
ALL GLAZING TO COMPLY WITH SANS 10400-N:2010.

AREA SCHEDULE

SITE AREA	1012.00sqm
ALLOWABLE F.A.R	N/A
PROPOSED F.A.R.	2.70sqm
EXISTING F.A.R.	363.30sqm
TOTAL F.A.R.	366.00sqm
AVAILABLE F.A.R.	N/A
ALLOWABLE COVERAGE (40%)	404.80sqm
PROPOSED COVERAGE	2.70sqm
EXISTING COVERAGE	361.80sqm
TOTAL COVERAGE	364.50sqm
AVAILABLE COVERAGE	40.30sqm

OWNER'S SIGNATURE
FULL NAME MR C.H. BUCKLE
DATE 28/11/2012
CONTACT TEL NO 082 564 9997

OWNER'S SIGNATURE
FULL NAME JOANNE BUCKLE
DATE 28.11.2012.
CONTACT TEL NO 072 2139080

AUTHOR'S SIGNATURE
DATE 30.11.2012

SHARON LABUSCAGNE
31 HYPATHIA ROAD
DURBAN NORTH
4051

CELL: 082 456 9986

JOB

PROP ADDS & ALTS TO PORTION 3 OF ERF 390 DUIKERFONTEIN AT 307 BLACKBURN RD, D/NORTH FOR

date :	NOVEMBER 2012	scales :	1 : 100
drawn :	SL		
SACAP :	PAT 20645		

DRAWING

RATE NO: 81765075

SUBMISSION DWG : SITE & FLOOR PLANS, SECTIONS & ELEVATIONS

JOB NO.	DRAWING NO.	REV. NO.
307BBRN	SDPLAN1/2	*.