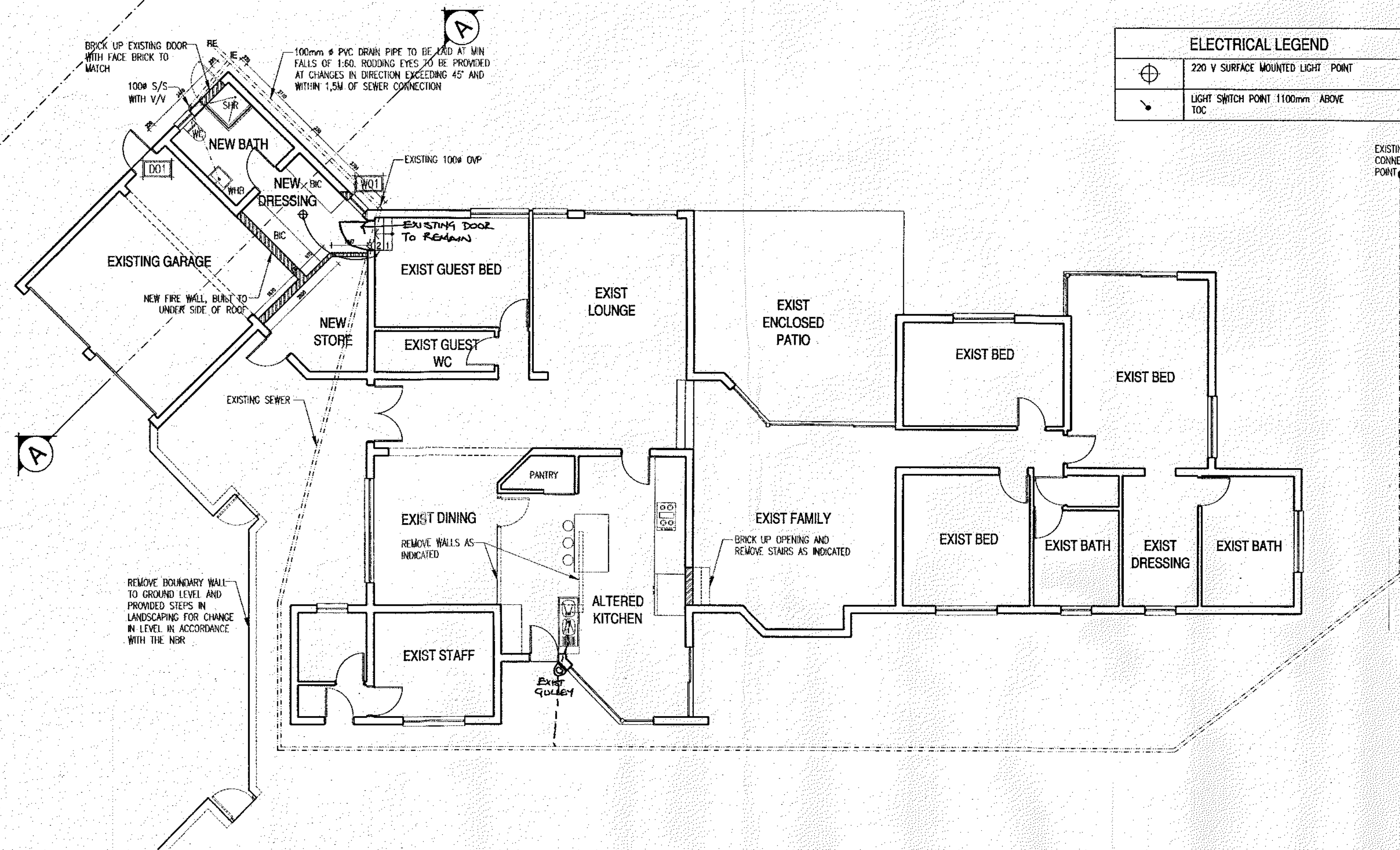
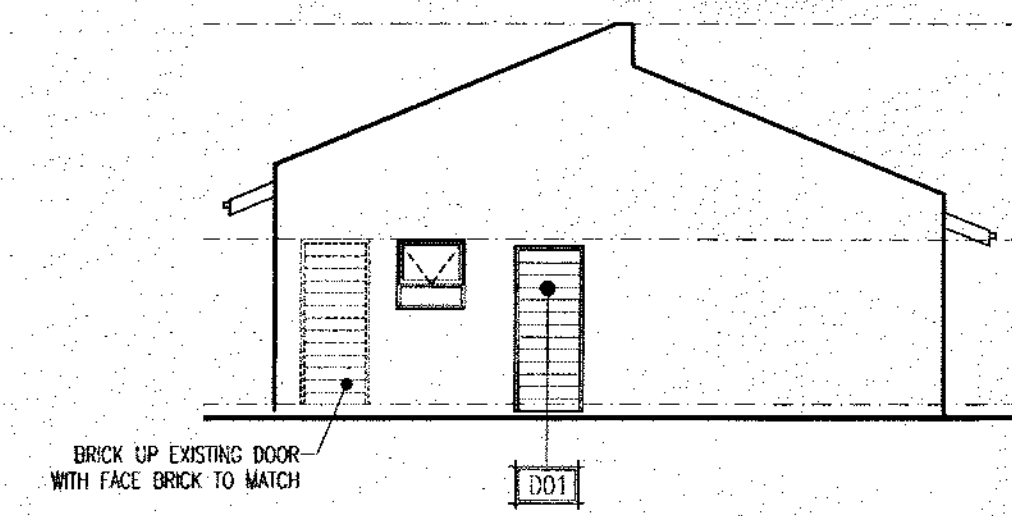
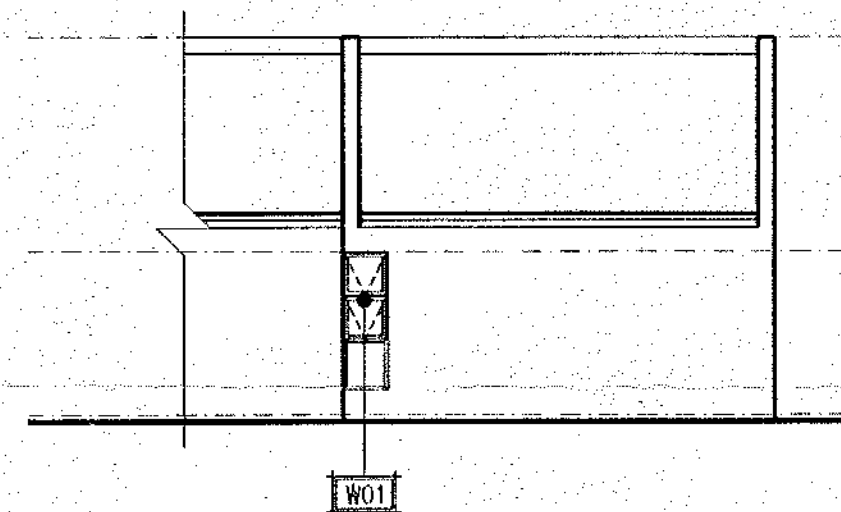




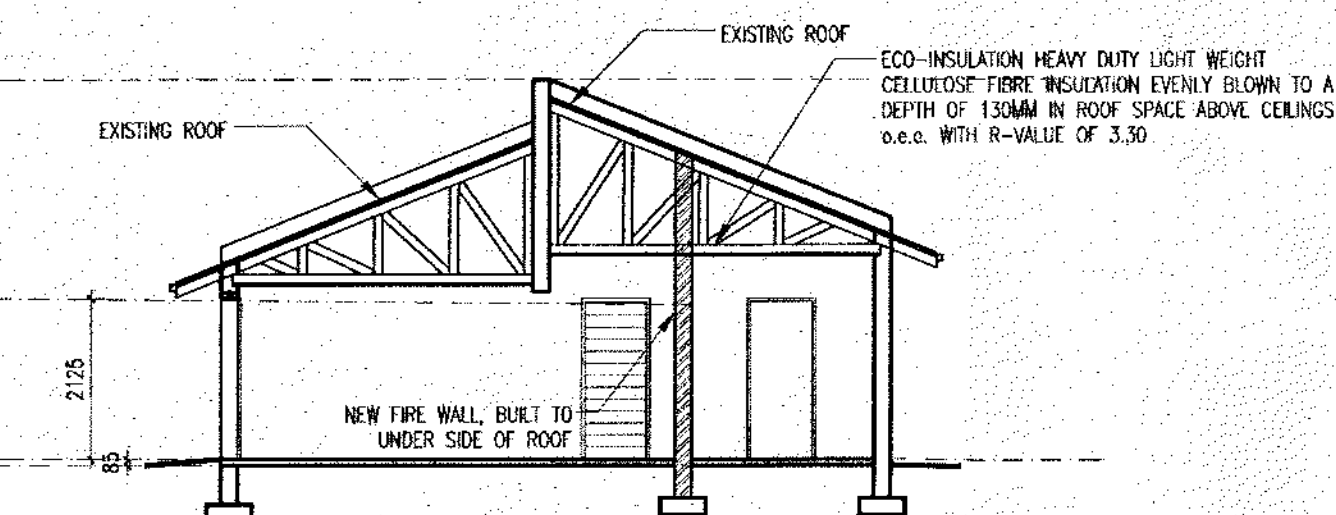
GROUND FLOOR PLAN
SCALE 1:100



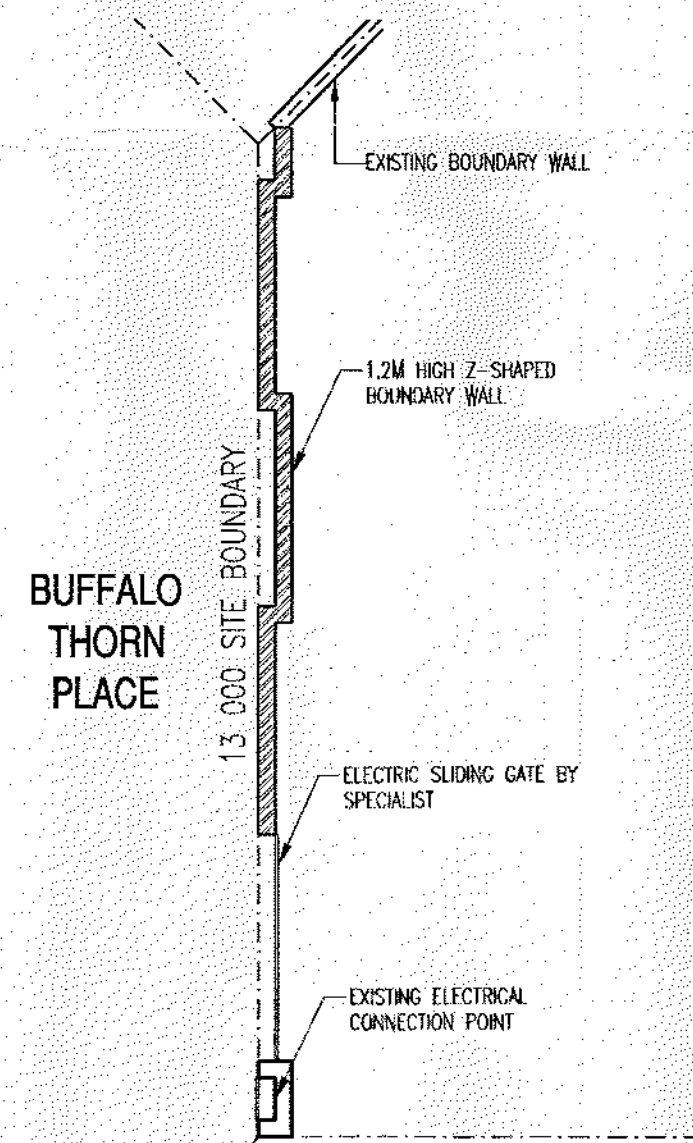
PARTIAL WEST ELEVATION
SCALE 1:100



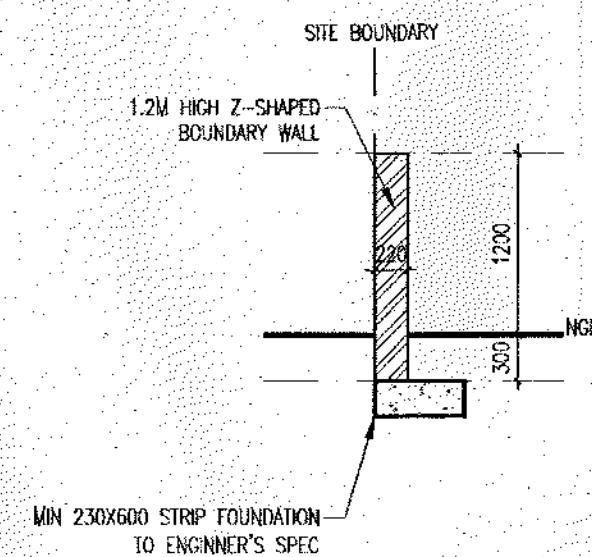
PARTIAL NORTH ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

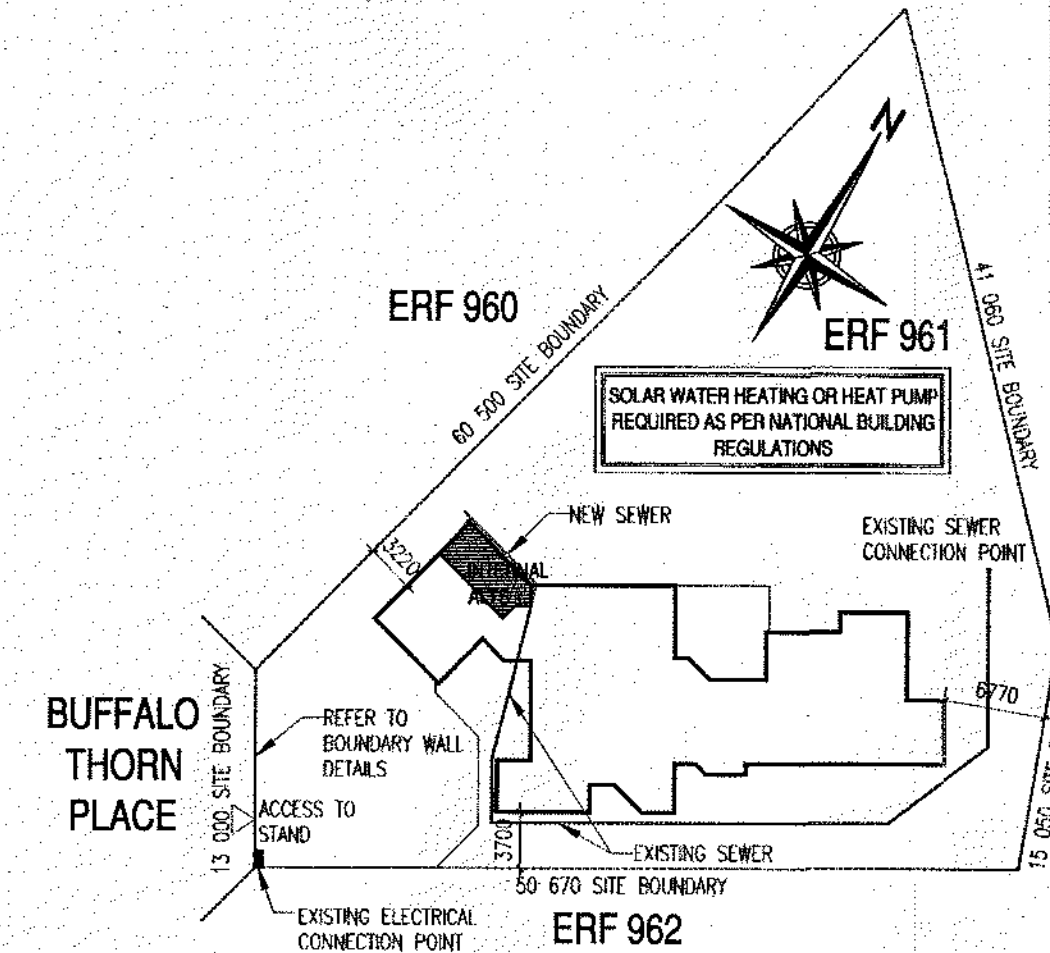


BOUNDARY WALL PLAN
SCALE 1:100



BOUNDARY WALL DETAIL
SCALE 1:50

ELECTRICAL LEGEND	
	220 V SURFACE MOUNTED LIGHT POINT
	LIGHT SWITCH POINT 1100mm ABOVE TOC



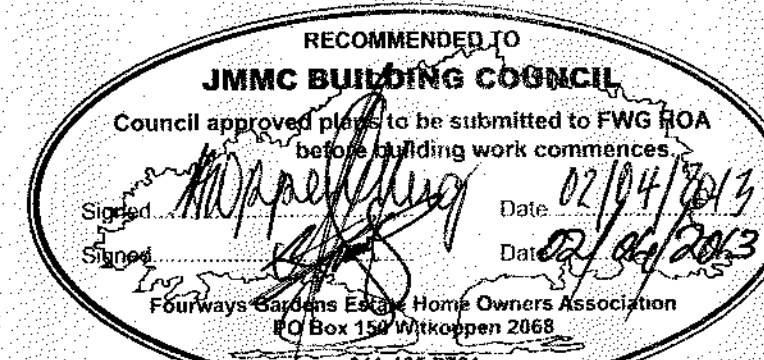
SITE PLAN
SCALE 1:500

WINDOW SIZE FALLS WITHIN 15% MINIMUM REQUIREMENT IN TERMS OF SANS 10400 XA
NETT FLOOR AREA OF DRESSING ROOM = 7.23sqm
WINDOW AREA = 0.96sqm
% AREA = 1.3%

Area Schedule	
Floor area	
Existing	377m ²
New	0m ²
Total floor area	377m ²
Coverage	
Coverage area	377m ²
Site	1763m ²
% coverage	21%
Allowed % coverage	50%
FAR	
FAR Area	n/a
FAR Allowed	n/a
Height	
Allowed	3 storeys
Actual	1 storeys

WINDOW No	W01
SIZE	0.96m ²
FRAMES	WESPECO CASEMENT 30.5 EXTRUDED HOLLOW ALUMINIUM FRAMES, SIZE TO BE DETERMINED BY SPECIALIST TO ENSURE SUFFICIENT STRENGTH AND RIGIDITY. ALL MATERIALS TO BE SABS APPROVED. ALL FRAMES TO BE SUPPLIED WITH PROTECTIVE TAPE. ALL OPENING SECTIONS TO HAVE REQUIRED SEALS.
FINISH	ALL POWDER COATED TO SPEC.
GLAZING	MINIMUM 4mm CLEAR GLASS. ALL GLAZING TO COMPLY WITH THE NBR SABS 0400 PART 1 AND ENSURE TOTAL WATERPROOFING WITH SABS APPROVED SEALS. THICKNESS OF GLAZING TO BE DETERMINED BY WINDOW MANUFACTURER & TO COMPLY WITH ABOVE REGULATIONS.
FURNITURE	AS PER MANUFACTURER'S STANDARD.
GENERAL	ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND WINDOW QUANTITIES TO BE VERIFIED BY CONTRACTOR BEFORE WINDOWS ARE MANUFACTURED. WINDOW FRAME TO BE FIXED TO PLASTERED REVEALS USING AN APPROVED FIXING. ALL WINDOWS TO BE COMPLETELY SEALED WITH SILICONE WHERE REQUIRED.

DOOR No	D01
QUANTITY	1 OF LH
DOOR FRAMES	NRLU 63 X 88MM FRAMES FOR SINGLE DOOR WITHOUT SWEIGHT, SIZE 900 X 2125MM HGL.
IRONMONGERY	TO SPEC.
DOOR SPECIFICATION	2125 x 900 x 44 HORIZONTALLY SLATED SOLID MERANTI INTERNAL DOOR TO FIT FRAME. BY BUILDING CONTRACTOR. DOORS TO BE SEALED WITH AN APPROVED WOOD SEALER PRIOR TO INSTALLATION AND PAINTED OR VARNISHED TO SPEC.
GENERAL	ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND DOOR QUANTITIES TO BE VERIFIED BY CONTRACTOR BEFORE DOORS ARE MANUFACTURED. ALL DOOR FRAMES TO BE THOROUGHLY PROTECTED FROM DAMAGE DURING CONSTRUCTION.



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CLIENTS RESPONSIBILITY

IN TERMS OF THE NATIONAL BUILDING REGULATIONS A2(1)(C) THE CLIENT SHALL INFORM JOHN MCKENZIE ARCHITECTURE (JMA) WHEN THE WORK IS DUE TO START ON SITE, AND IF ANY CHANGES ARE MADE AS TO HOW THE FUNCTIONAL REGULATIONS ARE TO BE SATISFIED, OR ANY CHANGES IN THE APPOINTMENT OF COMPETENT PERSONS ARE MADE BEFORE THE COMPLETION OF THE BUILDING.

AND
NOTIFY JMA ONCE BUILDING WORK HAS BEEN COMPLETED.

ACTS OF PARLIAMENT

ALL CONTRACTORS SHALL ENSURE THAT, BEFORE ANY WORK IS PUT IN HAND, THEY COMPLY WITH ALL THE NECESSARY ACTS OF PARLIAMENT OF THE REPUBLIC OF SOUTH AFRICA.

ACCURACY

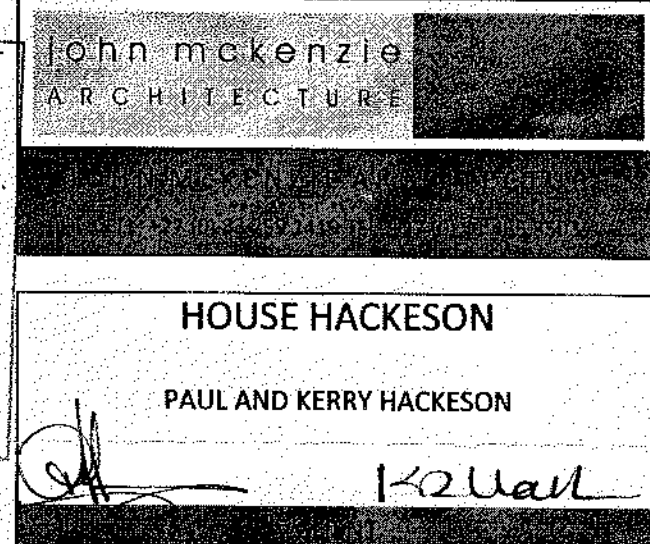
THE CONTRACTOR SHALL BE RESPONSIBLE TO CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF JOHN MCKENZIE ARCHITECTURE.

NATIONAL BUILDING REGULATIONS

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400 AND RELATED DOCUMENTS.

ISSUED FOR COUNCIL APPROVAL

REV	DATE	DESCRIPTION
1	25.03.2013	Issued for council
2		
3		
4		
5		
6		
7		
8		
9		
10		



ADDITIONS AND ALTERATIONS

ERF 961
FOURWAYS GARDENS

GROUND FLOOR PLAN SITE PLAN ELEVATIONS SECTIONS BOUNDARY WALL

13-01	March 13	JR
PROJECT NO.	DATE	DRAWN
13-01-201		A
DRAWING NO.		REVISION