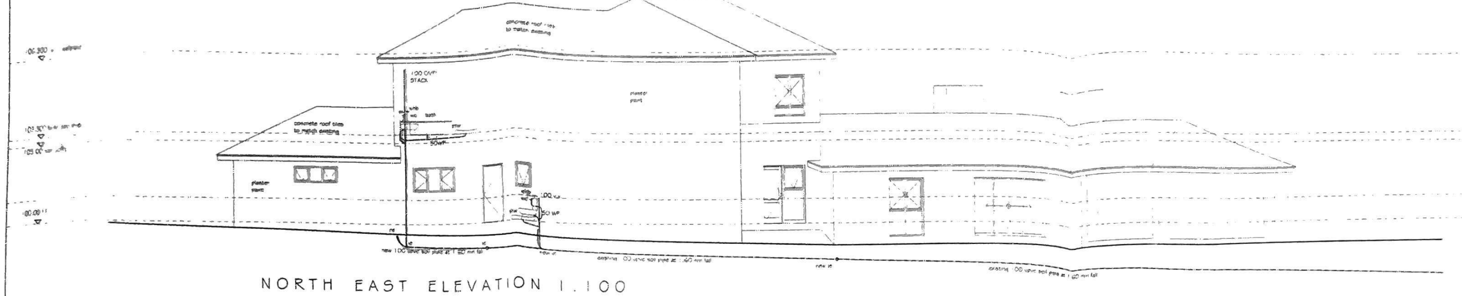
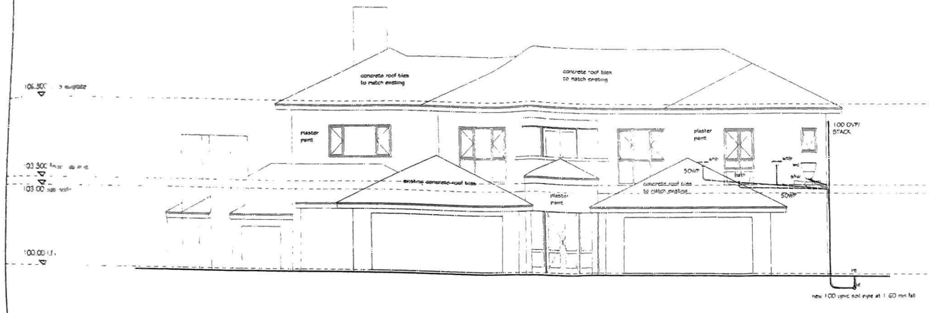
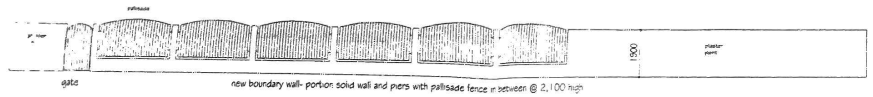

concrete roof tiles to match existing
100 UVPI STACK
master paint
plaster paint
concrete roof tiles to match existing
new 100 upvc soil pipe at 1:60 mm fall
existing 100 upvc soil pipe at 1:60 mm fall
103.300
100.00

NORTH EAST ELEVATION 1:100


concrete roof tiles to match existing
existing concrete roof tiles
plaster paint
100 UVPI STACK
new 100 upvc soil pipe at 1:60 mm fall
106.300
103.000
100.00

SOUTH EAST ELEVATION 1:100



new boundary wall- portion solid wall and piers with pallisade fence in between @ 2,100 high

ELEVATION NEW BOUNDARY WALL TO PARK 1:100

COVERAGE SCHEDULE

AREA OF STAND......................1305 sq.m.

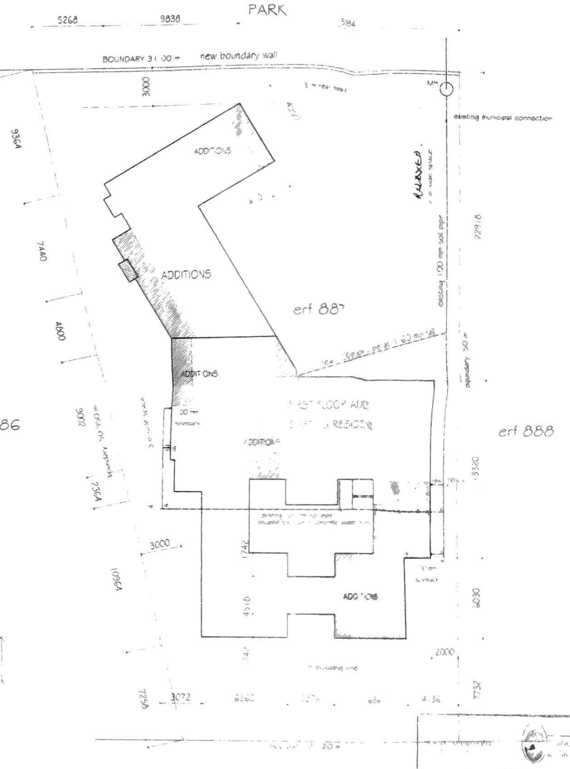
GROUND FLOOR
EXISTING AREA OF HOUSE.............316 sq.m.

ADDITIONS
GROUND FLOOR
COVERED PORTICO,PORCH,ADDITION TO PATIO ...25 5 sq.m.
GARAGES AND OUTBUILDINGS..................66 5 s.m.
ADDITIONS TO MAIN HOUSE....................37 sq.m
TOTAL ADDS.GROUND FLOOR...................129 sq.m
NEW AREA GROUND FLOOR......................445 sq.m.

NEW FIRST FLOOR.............................196 sq.m.
COVERED BALCONY..............................5 sq.m.

NEW TOTAL AREA..............................646 sq.m.
AREA CONSIDERED FOR COVEREAGE..............445 sq.m.
NEW COVERAGE..........34 1 %
ALLOWABLE..............40 %

erf 886



SITE PLAN 1:200

PARK WAY

08.11.04

ADJOINING OWNERS CONSENT
ANDREW [illegible]
THE OWNER OF STAND 886
AGREE TO THE HEIGHT LIMITS AS SHOWN ON THIS DRAWING
AND REDUCTION OF SIDE SPACE TO 2 m
SIGNATURE

ADJOINING OWNERS CONSENT
E BOOGAARD
THE OWNER OF STAND 888
AGREE TO THE HEIGHT LIMITS AS SHOWN ON THIS DRAWING
AND REDUCTION OF SIDE SPACE TO 2 m
SIGNATURE

GENERAL NOTES

ALL SPECIFICATIONS TO COMPLY WITH S.A.B.S. 0400 [illegible]
All work to be carried out in accordance with Local Authority requirements, National Building Regulations and National standards
DRAWINGS MAY NOT BE SCALED OFF only figured dimensions and levels to be used
All relevant details, levels and dimensions to be checked on site before commencement of works. Any discrepancies or omissions to be reported to the Architects office immediately.

Contractor is responsible for correct setting out of the [illegible] all external and internal walls with particular reference to boundaries, building lines, etc
Contractors are to locate and identify existing services on site and to protect these from damage throughout the duration of the works
Contractor is to build with approved D.P.C.s whether or not these are shown on the drawing, to all external walls at each floor beam or parapet level, and to all windows, doors, grilles or other openings in external walls. Cavity walls to have stepped D.P.C.s
2 A.B.s to each W.C., [illegible] and shower
2 A.B.s over each lintelless door or window
4 A.B.s to garages or exterior wall 230mm A.F.F.L.
Burnt clay bricks only shall be used unless specific approval is obtained from Architect for the use of an alternative brick
Galvanised Steel iron flashing and counter flashing to all changes in roof levels
All partitions and ceilings to comply with Government Rodent Proofing Regulations.
ALL STRUCTURAL WORK TO COMPLY WITH ENGINEER'S DETAILS AND SPECIFICATIONS

DRAINAGE NOTES

All plumbing and drainage work installations of sanitary fittings to comply with the NATIONAL BUILDING REGULATIONS S.A.B.S. 0400-1990 PART P and all relevant Local Authority By-Laws, Regulations and Requirements
Provide I.E.s to all bends and junctions in soil pipes with suitable markers at ground level
Minimum fall to drain pipes at 1:60
All soil pipes passing under buildings or footing to be encased in concrete of minimum thickness 100mm all round pipes
No bends or junctions in soil pipes under buildings
Waste pipes to be 40mm diameter nominal thickness
Provide approved reseal traps to all waste fittings
E.s to waste pipes to be fully accessible at all times

THIS DRAWING IS COPYRIGHT

gus da Silva
ARCHITECTS • ARCHITEKTE

1 WATER LANE THE GARDENS JOHANNESBURG TEL (0 [illegible]
P O BOX [illegible] 75 PRIMROSE 1416

project
ALTERATION AND ADDITIONS
TO EXISTING RESIDENCE

client
Mrs C J BECKER

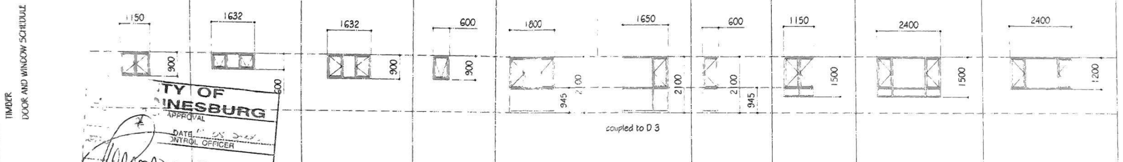
site
ERF 887
FOURWAYS X 10
(FOURWAYS GARDENS)

drawing description
ELEVATIONS
STE PLAN
DOOR WINDOW SCHEDULE

scales	owners signature
date OCTOBER 2004	
drawn by	
issued	

project number	drawing number	revision
04.1389	W3	

TIMBER
DOOR AND WINDOW SCHEDULE

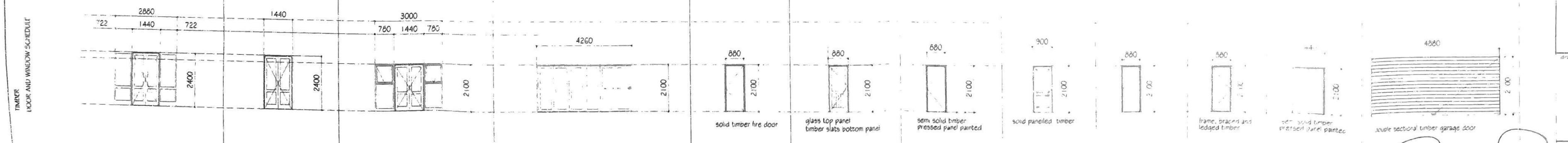


TY OF
INESBURG
APPROVAL
DATE
ONTROL OFFICER
DATE
JOHANNESBURG

WINDOW CODE			W 3	W4	W5	W6	W7	W8	W9	W10
No. Required	2	1	2	4	2	2	3	2	3	1
Position	scullery,bathroom 4	new garage	servants bedrm,bedrm 3	servants bedrm main bathrm, bath 2	staircase/lobby first floor	balcony/lobby first floor	main bath / dressing	main bath bedroom 3	mainbedrm,bedrm 2,bedrm 3	bedrm 4
GLAZING thicknesses	safety glass	safety glass	safety glass	safety glass	safety glass	safety glass	safety glass	safety glass	safety glass	safety glass
FRAME and Finish	NEW TO MATCH EXISTING	NEW TO MATCH EXISTING								

General DOOR AND WINDOWS SHOWN ON SCHEDULE ARE NEW - EXISTING DOORS/ WINDOWS ARE NOT SHOWN -ALL DOORS AND FRAMES TO MATCH EXISTING IN MATERIAL AND SECTIONS
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING AND FITTING. ALL GLAZING TO COMPLY WITH S.A.B.S. (PORT N) SAFETY REGULATIONS.

TIMBER
DOOR AND WINDOW SCHEDULE



DOOR CODE	D 1	D 2 double doors	D 3 double doors with side lights	D 4 folding sliding doors	D 5 fire door	D 6	D 7	D 8	D 9	D 10	D 11	D 12
No. Required	1	1	3		1	1	9		2		2	2
Position	entrance hall	entrance hall	entrance hall/ lounge -dining/lobby first floor	lounge	existing garage	lounge	bedrooms etc	garages	servants bed/bath rooms	servants lobby	main en suite	garages
Glazing thicknesses	safety glass	safety glass	safety glass	safety glass		safety glass						
Frame and Finish	to match existing	to match existing	to match existing DA	to match existing		timber frame	timber frame	timber frame	steel frame	steel frame	timber frame	

DOOR AND WINDOWS SHOWN ON SCHEDULE ARE NEW - EXISTING DOORS/ WINDOWS ARE NOT SHOWN -ALL DOORS AND FRAMES TO MATCH EXISTING IN MATERIAL AND SECTIONS
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING AND FITTING. ALL GLAZING TO COMPLY WITH S.A.B.S. (PORT N) SAFETY REGULATIONS.