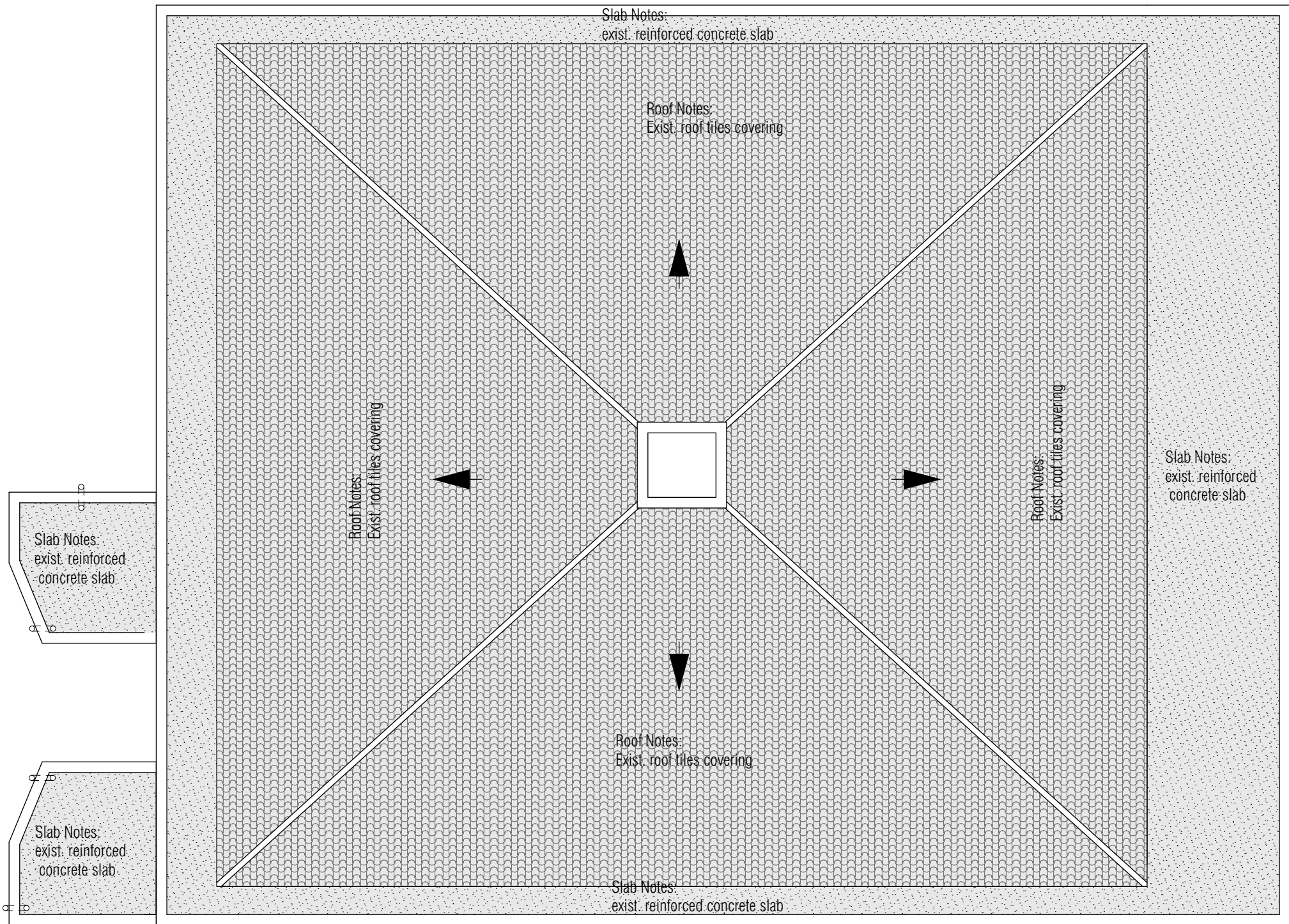
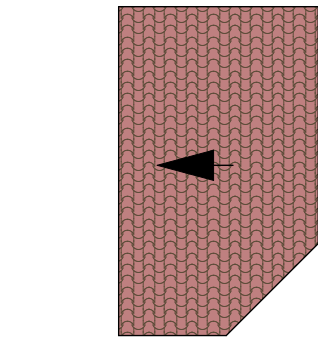




Roof Plan
Scale 1 : 100

Roof Notes:
18° pitch : concrete roof tiles (by Marley) on 38x38 timber battens @ 310mm c/c on foil insulation; on gang nailed trusses at 760mm c/c min. on 114x38mm wall plate all fastened to wall by hoop iron straps built in 4 courses into brickwork
NB: All trusses and truss members to engineers' specs. as per various spans



Security Hut Roof Plan
Scale 1:100

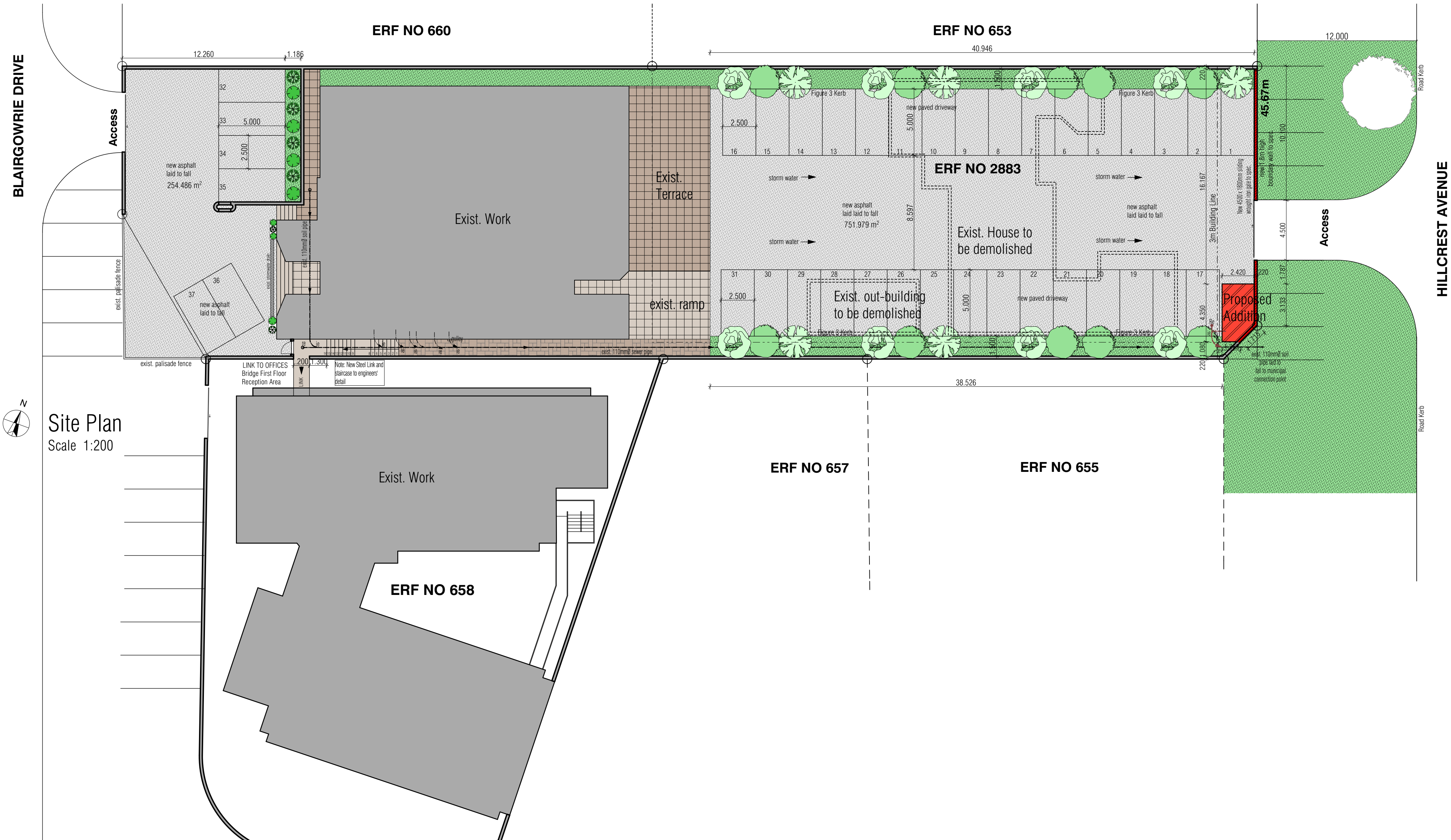
ALUMINIUM WINDOW SCHEDULE					
Window Schedule	2,400 2,100	600 900	2,100 1,500 900 2,400	1,100 1,500 600 2,000	1,800 1,500 900 2,400
Window No.	W1	AW 2	AW 3	AW 4	
No. off	1	1	1	1	
Location	security toilet	security hut	security hut	security hut	
Frame/ CAT No.	Top hung aluminium window PT690	Aluminium Fixed observation window in NATURAL ANODISED COLOUR Purpose Made	Aluminium Sliding window in NATURAL ANODISED COLOUR Purpose Made	Aluminium Sliding window in NATURAL ANODISED COLOUR Purpose Made	
Window	600 x 900mm	2100 x 1500mm	1100 x 1500mm	1800 x 1500mm	
Glass	6.38mm clear float glass (single low E)	6.38mm clear float glass (single low E)	6.38mm clear float glass (single low E)	6.38mm clear float glass (single low E)	
Ironmongery	as supplied	as supplied	as supplied	as supplied	
Sill	External : everite nuteac sill Internal : everite nuteac sill	External : everite nuteac sill Internal : everite nuteac sill	External : everite nuteac sill Internal : everite nuteac sill	External : everite nuteac sill Internal : everite nuteac sill	

Coverage	
A.	160.248m
B.	169.323m
C.	8.951m
D.	1.748m
E.	87.298m
F.	31.374m
G.	10.745m
Total Floor Area = 469.69m ²	

ALUMINIUM DOOR SCHEDULE		TIMBER DOOR SCHEDULE	
Door Schedule	2,100 900 2,100	2125 900 2,125	
Door No.	AD 1	Window No.	TD 1
No. off	1	No. off	1
Location	security hut	Location	security toilet
Frame/ CAT No.	New Aluminium door with glass Panels in NATURAL ANODISED COLOUR	Frame/ CAT No.	solid timber door to manufactures specs
Door	900 x 2950mm	Door	900 x 2125mm
Glass	8.00mm clear float glass	Glass	None
Ironmongery	as supplied	Ironmongery	as supplied

SCHEDULE OF RIGHTS		
ERF/Holding/Farm:	erf 2883	
Township name	Blairgowrie	
Use zone	RES 1 (S) Amended Scheme 6562	
Site area	1845 m2	
Density zone	As per Scheme	
Building line(s)	3m along streets 1m side spaces	
Height zone	0(2 storeys)	
Parking ratio	6/100 for shops 4/100 for offices	
	Permissible	Actual
Coverage	70%(1291.50m ²)	0.25 (470m2)
F.A.R	2.1(3874.50m ²)	0.25(470.75m2)
Height	0(1 storeys)	0(1 storeys)
Parking	Required	Provided
shops	283 x 6/100 = 16.98 bays = 17 bays	
offices	67 x 4/100 = 2.68 bays = 3 bays	
TOTAL PARKING BAYS	17 bays + 3 bays = 20 bays	PARKING BAYS PROVIDED = 37 BAYS

Schedule Of Areas of ERF 2883	
Site Area	= 1845m ²
F.A.R	= 2.1 (3874.50m ²)
Cov	= 70% (1291.50m ²)
Exist. Work	
place of worship	= 460m ²
Floor Area	= 460 m ²
New Work	
security hut	= 10.75m ²
Floor Area	= 10.75m ²
new + exist.	
460m ² + 10.75m ²	= 470.75m ²
Total Floor Area	= 470.75m ²
ASSESSMENT AREA	= 10.75m ²



Site Plan
Scale 1:200

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This drawing remains the property of SVPS, and is issued on the condition that it is not amended, copied, reproduced, related or disclosed to any unauthorised person either wholly or in part without the written consent of SVPS.
Contractor to check all dimensions on site and on drawings, any discrepancies must be reported to SVPS. Only figured dimensions are to be taken no scaling on drawing. Contractor to check all levels, dimensions, height of plinths, depth of excavations and number of steps prior to construction. All work to comply with NATIONAL BUILDING REGULATIONS ACT 103 OF 1977 and amendments thereto as well as the By-laws of the relevant local municipality.

These drawings are to be read in conjunction with structural engineers', civil engineers', mechanical engineers' or plumbing consultants' drawings where specified.

* ALL EXTERNAL SCHEDULES AS PER CIVIL ENGINEER

All services to be co-ordinated by the contractor before commencing any works.
Finishes & specifications to be checked and co-ordinated by contractor before ordering or putting any work to hand.
No claim can be made for any discrepancies on site. Figure dimensions to be read in preference to scaling. Any discrepancies must be reported to the Architects before the work is put to hand.
All structural work to be according to Engineer details and specifications.
Soil conditions to be approved by Soil Engineer.
Contractors to set out a typical door and window brick course setting for Architects approval before putting work to hand.

LEVEL ANNOTATIONS:
SFL - STRUCTURAL FLOOR LEVEL
T.O.P. - TOP OF PAVING
LVL - NEW LEVEL
PFL - FINISH FLOOR LEVEL

Drainage notes (in accordance with PART F of SABS 6400)
Inspection eyes to have marked covers at ground levels.
SABS materials used throughout. Inspection eyes at all bends, junctions and gradient of drains and all gullies in open air.
Wc soil pipes having a greater drop than 1 : 20 m must be siphonages.
1000k pvc drain pipes laid to fall 1 : 40mm. Drains under buildings to be protected against load by being encased in concrete.
No drainage bends or junctions in or under building.
75mm deep seal traps used with all waste fittings.
all WHRs to have 32 diam. waste pipes and 40 diam. waste pipes WCs to have 50 or 75 mm pipes with side access cleaning eyes to all other fittings.
Stair notes STANDARD RISERS @ 170TREAD @ 300 Balustrades min 1050 high with balusters max 100 mm apart as per council regulations.

FIRE PROTECTION NOTES:

- All work to comply with SABS 0400-1990 unless addressed by Rational Fire design.
- Occupancy classification F1 F2 A1 and J2.
- a) Extinguishers to be installed in accordance with SABS 0105 and TT 37.
- b) Hose reels to be installed in accordance with SABS 543 and TT 34.
- c) Fire hydrants to be installed in accordance with SABS 1128 and TT 35.
- Portable fire extinguisher to be hung on purpose made boards and located in secure positions as indicated on plan and to comply with TT 37.
- Access doors and escape doors in any emergency route may only be fitted with approved locking devices without the use of any key.
- "B" Class fire doors to comply with SABS 1253 and to be fitted with approved self closing devices.
- Floor coverings to comply with TT 14 and to be as per the Rational Design.
- Wall coverings to comply with TT 15 and to be as per the Rational Design.
- Emergency lighting to be installed and to comply with TT 30 and the Rational Design.
- Suspended ceiling and its supporting member to be non-combustible and comply with TT 13.1, TT 13.2 and TT 13.3.
- Structural elements and components to comply with TT 17.
- All fire fighting equipment, fire escape routes and exit doors to be indicated by photoluminescence symbolic signs which must be secured without the use of adhesives.
- Any escape door shall be clearly identified from the exterior of the building.
- Water supply for fire fighting equipment to be combined with the domestic water supply.
- All partitioning plans to be approved by fire department before occupation takes place.
- All services to be adequately fire stopped on each level.
- Trenches for the fire service pipe work must be back filled until such pipe work will be pressure tested to 18 bar with an official of the fire department present.
- Smoke detection system: Manual "Break glass", Alarm Points and Emergency Evacuation Communication system to be installed and to comply with the Rational Design.
- The air-conditioning plants will incorporate a smoke detection signal to switch in of in case of a fire.
- Water supply to comply with Rational Design and with Johannesburg Water Branches' laws.
- Upon completion of water reticulation system Johannesburg Water Branch will be contacted for final inspection and test.
- The nominal diameter of the communication pipe will be not less than 150mm.

Rev 1	21/11/2019	Revised as per clients request			
REV	DATE	DESCRIPTION OF REVISION			

REVISION RECORD

I is the owners responsibility to have a professional structural engineers inspect existing structure prior to construction. New building work must be carried in strict accordance with engineers specifications. The structural stability of the building work must be approved by the appointed competent engineers.

STRUCTURAL ENGINEERS: DATE:

registered owner:
TAVAXIER INVESTMENTS (PTY) LTD

cadestral description:
Proposed Additions and Alterations to Exist Dwelling on Erf 2883 Blairgowrie

I/we the undersigned hereby confirm that I/we are fully aware of the contents of this drawing and I/we hereby approve that the architect reserves the right of the ownership on this drawing until paid for in full in terms of the appointment and instruct the architect to proceed with the submission of drawings to council.

REGISTERED OWNERS: DATE:

ARCHITECT:
SVPS ARCHITECTS & PLAN SERVICES
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25A Frederick Street Observatory, JHB

drawing description	SCALE	DATE
Site Plan:Roof Plan: Schedules & Areas	1 : 100	31/10/2019
	checked by SVJF	drawn by Tetalu
project no:	sheet no	REV
019 JB 012	1	1

FOR CONSTRUCTION