Erf 986

Erf 706/1234

Erf 705/1233

Erf 988

VACANT SITE

EXISTING WHEEP HOLES TO BE CONNECTED WITH STORM WATER PIPE SYSTEM.

STORM WATER PIPE SYSTEM FROM ABOVE TO MUNICIPAL STORM WATER SYSTEM.

Existing Wall

2M BUILDING LINE

RETAINING WALL TO ENGINEERS DESIGN & SPECIFICATION

LAWN

WATER FEATURE

MAIN SUITE

OPEN PATIO

OUTSIDE SHOWER

MAIN EN SUITE

DRESSER

PASSAGE

EN SUITE 1

BEDROOM 1

LIFT

LIBRARY

PJ LOUNGE

STAFF BEDROOM 1

STAFF BEDROOM 2

STAFF QUARTERS

STAFF WC

OPEN COURTYARD

EN SUITE 2

BEDROOM 2

FLAT ROOF

STAFF STAIRS

2m BUILDING LINE

NEW BOUNDARY WALL

5m STREET BUILDING LINE

ROBINS NEST STREET

CONNECTING TO MUNICIPAL STORM WATER SYSTEM. DISPERSED AT POINT TO ENGINEERS SPECIFICATION

TORCH ON WATERPROOFING TO BE LAID ON SCREED, SCREED TO FALL TOWARDS OUTLETS PROVIDED.TO CARRY A 10 YEAR MANUFACTURERS GUARANTEE.

ISO BOARD CONTRACTOR TO LAY ISOBOARD OR SIMILAR APPROVED ISOLATION ON TOP OF CONCRETE ROOF SLAB. TO WATERPROOF & SCREED ON TOP OF THE ISOBOARD

BALUSTRADING TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (E. 1000mm HIGH & BALUSTERS AT MAX. 100mm C/C)

STAIR NOTES : BETWEEN T.O.C GROUND AND FIRST FLOOR 24 RISERS @ 170mm 23 TREADS @ 300mm STAIRCASE SETUP AND LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION TO ENG. DETAIL DWG & SPECIFICATION.

STAIR NOTES : 23 RISERS @ 170mm 22 TREADS @ 300mm STAIRCASE SETUP AND LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION TO ENG. DETAIL DWG & SPECIFICATION.

FIRST FLOOR PLAN
SCALE 1:50

MOGALE CITY LOCAL MUNICIPALITY
LED: Urban Dev. & Building Control
14-406
PLAN No
This plan is approved subject to all requirements endorsed on the approval form as at that date of approval.
Date 25.05.2014
Building Control Officer

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
5-10-13

Featherbrooke Homeowners Association
(2006/007218/08)
P.O. Box 1, Featherbrooke Estate, 1746
VAT No. 4200225557

Approved on 04/10/2013
C. Architect PAAC Estate Manager

DRAINAGE RETICULATION NOTES :

1. ALL PLUMBING TO BE IN ACCORDANCE WITH N.B.R.
2. ALL DRAINAGE RUNS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
3. V.P.'S TO BE CARRIED UP TO 2m ABOVE ANY WINDOW OR DOOR OPENING IN THE BUILDING OR ANY OTHER BUILDING WITHIN A DISTANCE OF 6m.
4. INSPECTION EYES (I.E.'S) TO BE PROVIDED AT ALL BENDS & JUNCTIONS OF SOIL & WASTE PIPES.
5. RODDING EYES (R.E.'S) TO BE PROVIDED AT HEADS OF DRAINS & AT A MAXIMUM 25m SPACING ALONG RUNS OF DRAINS.
6. MANHOLE COVERS TO BE PROVIDED AT GROUND LEVEL FOR I.E.'S.
7. RESEAL TRAPS TO BE FITTED TO ALL WASTE FITTINGS.
8. SOIL DRAINS UNDER BUILDINGS TO BE PROTECTED FROM ALL VERTICAL SETTLEMENT LOADS WITH R.E.'S AS CLOSE AS POSSIBLE TO THE BUILDING AT BOTH ENDS.
9. WASTE WATER PIPES HAVING A VERTICAL DROP EXCEEDING 1200mm TO THE MAIN DRAIN TO BE ANTI-SYPHONED.
10. ALL BRANCH DRAINS EXCEEDING 6m IN LENGTH TO BE VENTED.
11. ALL MATERIALS USED ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS TECHNICAL SPECIFICATIONS.
12. WASTE WATER PIPES TO BE MIN 50ø
13. DRAINPIPES TO BE MIN 100ø

FIRE RETICULATION NOTES:

1. ALL BUILDING TO BE IN ACCORDANCE WITH PART 'T' OF THE NATIONAL BUILDING REGULATIONS FOR THE RELEVANT CLASS OF OCCUPANCY.

N

ENGINEERS SIGNATURE :

SIGNATURE DATE

OWNERS SIGNATURE :

SIGNATURE DATE

NOTE:
ALL DIMENSIONS SUBJECT TO FINAL ON-SITE MEASUREMENTS

REV.	DATE:	DESCRIPTION:	INT
01	2013-09-12	GENERAL CHANGES	MD

Pellerade
CK NO: 1994/038763/23
VAT: 4220201304
P.O.BOX 2248, HOUGHTON, 2041, SA
TEL:0860 877 778 FAX: (011) 728 7778
EMAIL: mark@pellerade.com
ST. JAMES, 52 CENTRAL STREET, HOUGHTON

PROJECT:	NEW RESIDENCE
CLIENT:	SOLLY LAMOLA
STAND NO:	ERF 987
TOWNSHIP:	FEATHERBROOKE ESTATE
DWG.TITLE:	FIRST FLOOR
DESIGNER:	MARK DICKINSON
TECHNOLOGIST:	MARK DICKINSON
DATE:	2013-09-03
SCALE:	1:50
CAD REF:	

30-10-2013

DRAWING NO: LAM-202-00

REV. No.: 01

Erf 706/1234

Erf 705/1233

Erf 986

Erf 988

Existing Wall

VACANT SITE

GENERAL NOTES :

1. DIMENSIONS TO BE USED IN PREFERENCE TO SCALING.
2. ALL LEVELS & DIMENSIONS TO BE CHECKED PRIOR TO WORK BEING PUT IN HAND. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
3. ALL LEVELS SHOWN ARE STRUCTURAL LEVELS, UNLESS OTHERWISE STATED.
4. ALL STRUCTURAL WORK IS TO BE DESIGNED AND SPECIFIED BY THE APPOINTED ENGINEER.
5. COPYRIGHT OF THIS DRAWING IS ALWAYS TO REMAIN WITH THE ARCHITECT
6. THE CONTRACTOR IS TO CHECK ALL SCHEDULES & DRAWINGS BEFORE PLACING ORDERS.
7. ALL BUILDING WORK & BUILDING REQUIREMENTS ARE TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS & BUILDING STANDARDS. ACT No. 103 OF 1977.
8. ALL PARTITIONING TO HAVE ADEQUATE FIRE RATING & RODENT PROOFING.
9. LIGHTING AND VENTILATION TO COMPLY WITH PART 'O' OF THE NATIONAL BUILDING REGULATIONS.
10. ALL BALUSTRADING TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (IE. 1000mm HIGH & BALUSTERS AT MAX. 100mm C/C.)
11. ON PROJECTS WHERE NO SITE SUPERVISION IS BEING PROVIDED, ANY DISCREPANCIES OR SHORTCOMINGS CONTAINED IN THESE DRAWINGS WILL NOT BE THE RESPONSIBILITY OF THE ARCHITECT

DRAINAGE RETICULATION NOTES :

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6. MARKED COVERS TO BE PROVIDED AT GROUND LEVEL FOR ALL I.E.'S.
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FIRE RETICULATION NOTES:

1. ALL BUILDING TO BE IN ACCORDANCE WITH PART "T" OF THE NATIONAL BUILDING REGULATIONS FOR THE RELEVANT CLASS OF OCCUPANCY.

N

ENGINEERS SIGNATURE :

SIGNATURE DATE

OWNERS SIGNATURE :

SIGNATURE DATE

NOTE:
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REV.	DATE:	DESCRIPTION:	INT.
01	2013-09-12	GENERAL CHANGES	MD

ROBINS NEST STREET

5m STREET BUILDING LINE

GROUND FLOOR PLAN
SCALE 1:50

MOGALE CITY LOCAL MUNICIPALITY
LED: Urban Dev. & Building Control
PLAN No 16-406
This plan is approved subject to all the requirements endorsed on the approval form and is signed
ON 08-05-2014
Date
Building Control

S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
8.10.13

Featherbrooke Homeowners Association
(2005/029298)
P.O. Box 1, Featherbrooke Estate, 1746
VAT No. 4290335557
Approved with amendments
Architect/PrArc
Estate Manager

Pellerade
CK NO: 1994/030763/23
VAT: 4220301366
P.O.BOX 2248, HOUGHTON, 2041, SA
TEL: 0860 877 773 FAX: (011) 728 7779
EMAIL: mark@pellerade.com
ST. JAMES, 52 CENTRAL STREET, HOUGHTON

PROJECT:	NEW RESIDENCE
CLIENT:	SOLLY LAMOLA
STAND NO:	ERF 987
TOWNSHIP:	FEATHERBROOKE ESTATE
DWG.TITLE:	GROUND FLOOR
DESIGNER:	MARK DICKINSON
TECHNOLOGIST:	MARK DICKINSON
DATE:	2013-09-03
SCALE:	1:50
CAD REF:	

30-10-2013

DRAWING NO: LAM-201-00

REV. No.: 01

Erf 986

Existing Wall

Erf 706/1234

Existing Wall

Erf 705/1233

Erf 988

VACANT SITE

ROBINS NEST STREET

Bottom kerb

Bottom retaining wall

NEW BOUNDARY WALL

A

B

C

D

STORM WATER PIPE SYSTEM FROM ABOVE TO MUNICIPAL STORM WATER SYSTEM.

RETAINING WALL TO ENGINEERS DESIGN AND SPECIFICATION

RETAINING WALL

2m BUILDING LINE

WATERPROOFED BY APPOINTED DESIGN SUPPLY SPECIALST AND ARCHITECTS APPROVAL GEOTECH DRAINAGE CONNECTING WITH STORM WATER SYSTEM TO ENGINEERS DESIGN AND DETAIL

LINE OF HOUSE ABOVE

LINE OF POOL ABOVE

POOL BACKWASH SEWER CONNECTION

CONNECTING TO MUNICIPAL STORM WATER SYSTEM. DISPERSED AT POINT TO ENGINEERS SPECIFICATION

WATER FEATURE BY SPECIALIST

VISITORS PARKING

5m STREET BUILDING LINE

PAVED PARKING AREA

EQUIPMENT STORE

CINEMA

SAUNA

SPA

SPA WC

GYM

BASEMENT WC

SUMP ROOM

WINE CELLAR

LOUNGE

BAR

GARAGE

UNDER STAIR STOREROOM

DOUBLE VOLUME ENTRANCE

STAFF STAIRS

DUSTBIN STORAGE

LIFT

HOME AUTOMATION

100ø OVP

MH SMH METER WM

MH 1578.202

Electric box

BASEMENT FLOOR PLAN
SCALE 1:50

MOGALE CITY LOCAL MUNICIPALITY
LED: Urban Dev. & Building Control
PLAN No 18-406
This plan is approved subject to all the requirements endorsed on the approval form and must be carried out
05-05-2014
Date
Senior LED: Building Control

Approved on 04/10/2013
Authorised Agent
Estate Manager

Featherbrooke Homeowners Association (2008/004729/08)
P.O. Box 1, Featherbrooke Estate, 1746
VAT No. 4290235557

S G LOMBAARD PR ENG
ECSA 960443
Mobile: 083 657 3007
Tel: 012-653 4630

GENERAL NOTES :

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1. ALL BUILDING TO BE IN ACCORDANCE WITH PART "T" OF THE NATIONAL BUILDING REGULATIONS FOR THE RELEVANT CLASS OF OCCUPANCY.

N

ENGINEERS SIGNATURE :

SIGNATURE DATE

OWNERS SIGNATURE :

SIGNATURE DATE

NOTE:
ALL DIMENSIONS SUBJECT TO FINAL ON-SITE MEASUREMENTS

REV.	DATE:	DESCRIPTION:	INT.
01	2013-09-12	GENERAL CHANGES	MD

Pellerade
CK NO: 1994/030763/23
VAT: 4230201364
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TEL:0860 877 778 FAX: (011) 728 7778
EMAIL: mark@pellerade.com
ST. JAMES, 52 CENTRAL STREET, HOUGHTON

PROJECT:	NEW RESIDENCE
CLIENT:	SOLLY LAMOLA
STAND NO:	ERF 987
TOWNSHIP:	FEATHERBROOKE ESTATE
DWG.TITLE:	BASEMENT FLOOR
DESIGNER:	MARK DICKINSON
TECHNOLOGIST:	MARK DICKINSON
DATE:	2013-09-03
SCALE:	1:50
CAD REF:	

20-10-2013

DRAWING NO: LAM-200-00

REV. No.: 01