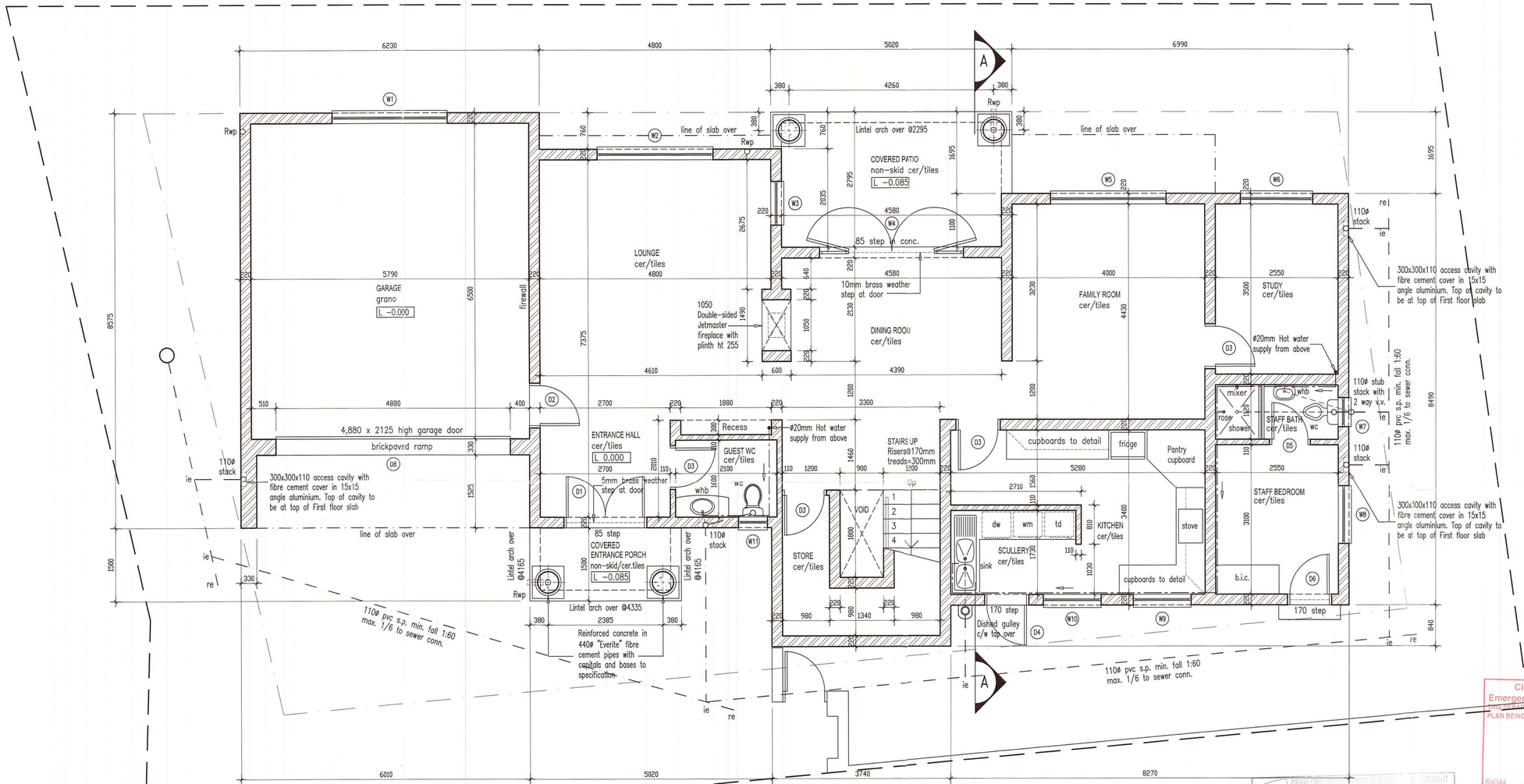
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4. Chemical toilets to be used during construction
5. All plumbing to comply with SABS 0400
6. All external finishes to be to the satisfaction of the Town Council



Ground Floor Plan
Scale 1 : 50

R. LEONARD
Architectural Services
Pr. Arch. Draught.
(Reg. No D2885)

No 38, GEMSBOK STREET, RANT EN DAL
PO BOX 422, MULDERSDRIFT, 1747

FAX: 086 6159098
FAX: 086 6566842
CELL: 082 807 4996
EMAIL: russfar@polka.co.za

DRAINAGE NOTES:

1. NO DRAINAGE BENDS OR JUNCTIONS BELOW FLOORS.
2. BENDS & JUNCTIONS IN DRAINS TO BE FITTED WITH C.E.'s AND I.E.'S WITH MARKED COVERS AT GROUND LEVEL.
3. DRAINS UNDER BUILDINGS TO BE PROTECTED AGAINST LOAD.
4. WASTE PIPES TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESSABLE OVER FULL LENGTH.
5. ALL DRAINAGE TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
6. DRAINAGE TO BE CONCEALED IN WALLS AND FLOORS WHEREVER POSSIBLE, WITH ACCESS TO BENDS & JUNCTIONS VIA ASB. CEM. COVERPLATES. DRAINAGE SHOWN EXPOSED FOR CLARITY ONLY.
7. DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE PUTTING WORK IN HAND
8. ALL STRUCTURAL WORK TO ENGINEERS DESIGN
9. LEVELS ARE GIVEN TO TOP OF CONCRETE (TOC.)

AE'S AT 450 HEIGHT TO ALL STACKS WITH EASY BEND
ALL WC'S TO HAVE P-TRAPS WITH AE'S AT BACK OF WC
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ALL POOL MOTORS TO BACKWASH INTO RE AT SEWER CONN.

DRAINPIPE	100 EWP OR 110uPVC
MIN. FALL	1:90
MAX. FALL	1:15
WC	110 uPVC
URINALS	60 uPVC
WASTE PIPES	40 PVC 110 PVC

NOTES

1 DWG NOT TO BE SCALED: USE FIGURED DIMENSIONS
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STORMWATER NOTES:

1. ALL S/W PIPES FROM RWDP'S TO SUMPS – 110ø PVC
2. ALL S/W PIPES BETWEEN SUMPS – 150ø PVC

S G LOMBAARD PR ENG
ECSA 950443
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7-03-2013

AREA:	m²
GROUND FLOOR (including covered patios)	200.60
FIRST FLOOR (excluding balconies)	180.00
TOTAL:	380.60

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THIS PLAN BEING APPROVED BY BUILDING CONTROL
2014 -04- 15
SIGN

DEVELOPMENT MANAGEMENT (REGION A)
RECOMMENDED FOR APPROVAL
2014 -04- 24
APPROVED
ON BEHALF OF DIRECTOR: DEVELOPMENT MANAGEMENT (REGION A)
REF No. 2014/040796

CARLSWALD NORTH
Reg No: 2001/018374/08
3/11/2013
SIGNATURE DATE

FENESTRATION AREAS:

	AREA	ALLOWABLE	ACTUAL
GROUND FLOOR	200.60 sqm	15 % (30 sqm)	8.60 % (18 sqm)
FIRST FLOOR	180.00 sqm	15 % (27 sqm)	14.00 % (25.2 sqm)

COVERAGE SCHEDULE:

ZONING	RES 1	ALLOWABLE	ACTUAL
SITE AREA	520.00 sqm		
COVERAGE (sqm)		260.00 sqm	200.60 sqm
COVERAGE (%)		50 %	38.5 %
F.A.R.		1.0	0.73
HEIGHT		3 STOREYS	2 STOREYS
DENSITY		1 DWELLING/ERF	1 DWELLING/ERF

NO.	DATE	DESCRIPTION
REVISIONS		

CLIENT
MR S. LAMOLA

PROJECT
PROPOSED NEW DWELLING

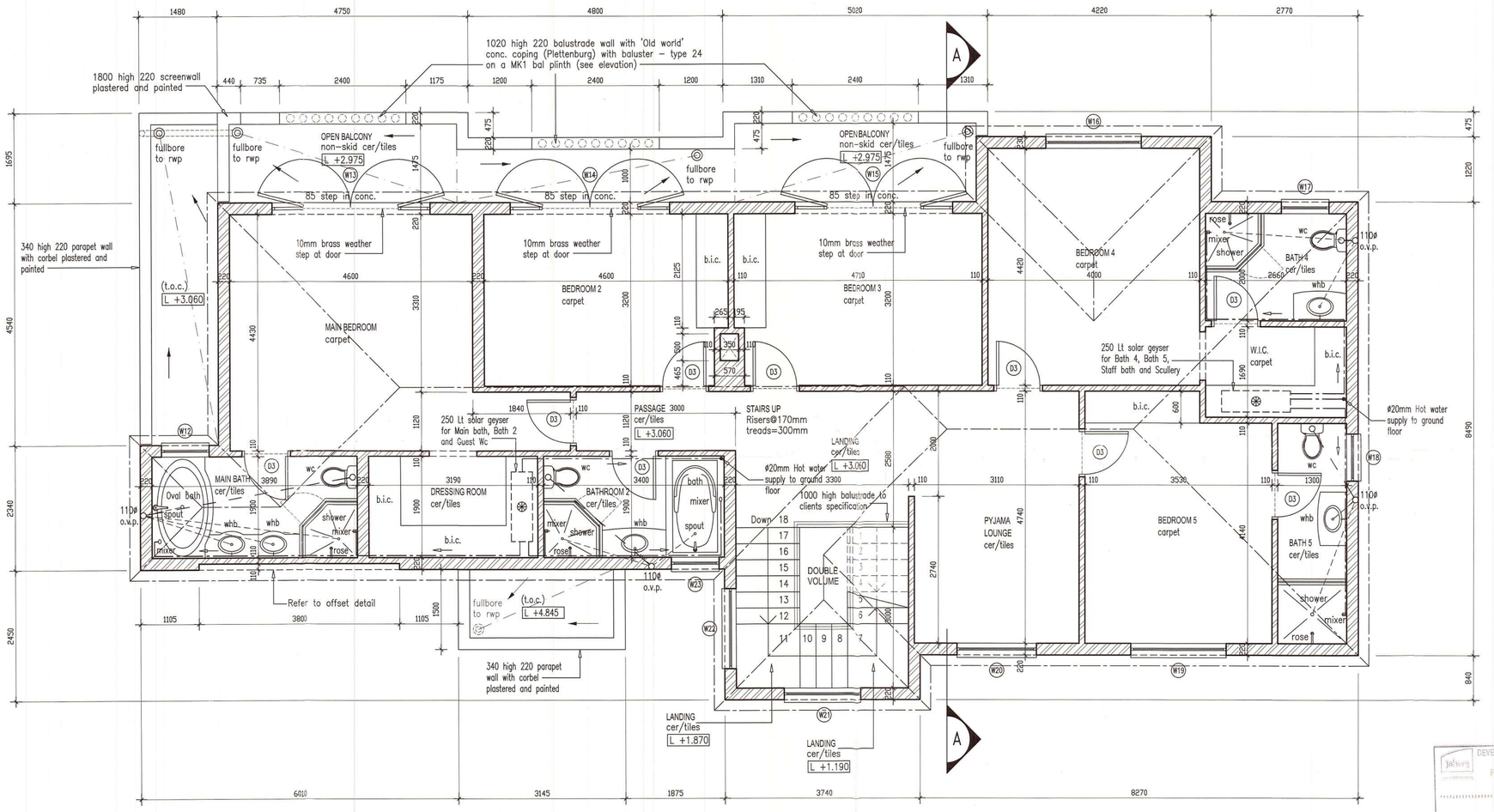
LOCATION
PORTION 1 OF ERF 334, SUMMERSET, EXTENSION 6

DRAWING TITLE
GROUND FLOOR PLAN

DATE: 28.02.13 DRAWN: RGL
SCALE: 1:50 CHECKED: RGL
FILENAME: 334_1-1

DWG NO. 334_1-1
REV. 0

N.B.
1. All screenwalls to be finished on both sides to the satisfaction of the Town Council
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6. All external finishes to be to the satisfaction of the Town Council



First Floor Plan
Scale 1 : 50

R. LEONARD
Architectural Services
Pr. Arch. Draught.
(Reg. No D2885)

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WC	110 uPVC
URINALS	60 uPVC
WASTE PIPES	40 PVC 110 PVC

NOTES

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STORMWATER NOTES:

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S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4680
7-03-2013

DEVELOPMENT PLANNING AND URBAN MANAGEMENT
RECOMMENDED FOR APPROVAL
2014 -04- 24
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2014/04/0796 BCK 130 COJ

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THE PLAN BEING APPROVED BY BUILDING CONTROL
2014 -04- 15
SIGN

CARLSWALD NORTH
Reg No: 2004/018374/08
SIGNATURE
DATE 7/3/2013

NO.	DATE	DESCRIPTION

REVISIONS

CLIENT
MR S. LAMOLA

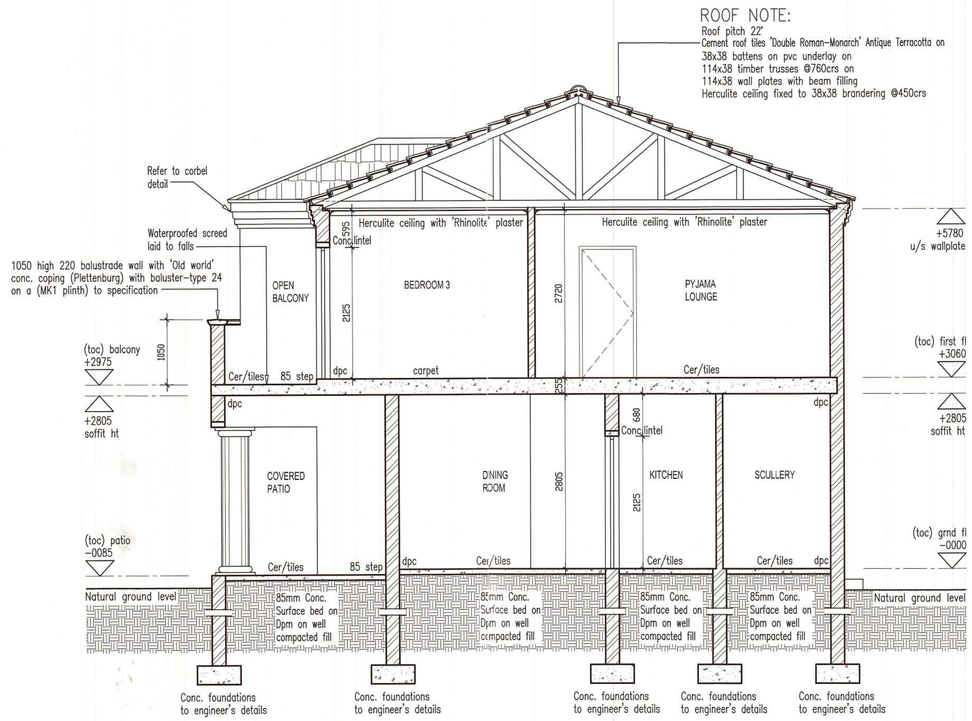
PROJECT
PROPOSED NEW DWELLING

LOCATION
PORTION 1 OF ERF 334, SUMMERSET, EXTENSION 6

DRAWING TITLE
FIRST FLOOR PLAN

DATE: 28.02.13 DRAWN: RGL
SCALE: 1:50 CHECKED: RGL
FILENAME: 334_1-2

DWG NO. 334_1-2
REV. 0



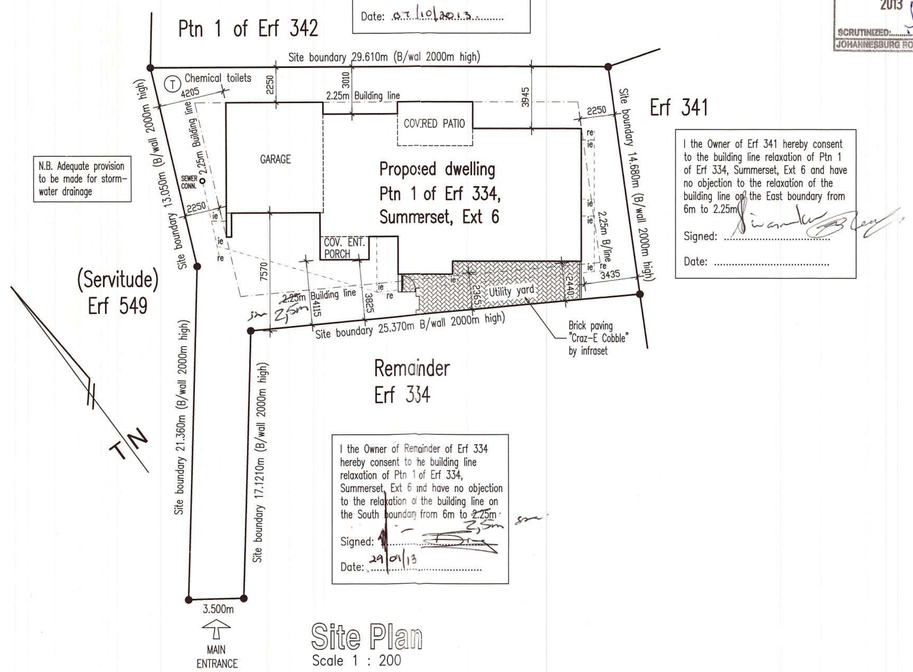
Section A-A
Scale 1 : 50

I the Owner of Ptn 1 of Erf 342 hereby consent to the building line relaxation of Ptn 1 of Erf 334, Summerset, Ext 6 and have no objection to the relaxation of the building line on the North boundary from 6m to 2.25m

Signed: .....

Date: 07/10/2013

JOHANNESBURG ROADS AGENCY (PTY) LTD
PRIVATE BAG X70 BRAAMFONTEIN 2017
TEL: 011 298-5000
2013 -11- 25
SCRUTINIZED:
JOHANNESBURG ROADS AGENCY (PTY) LTD



N.B. Adequate provision to be made for storm-water drainage

I the Owner of Erf 341 hereby consent to the building line relaxation of Ptn 1 of Erf 334, Summerset, Ext 6 and have no objection to the relaxation of the building line on the East boundary from 6m to 2.25m

Signed: .....

Date: .....

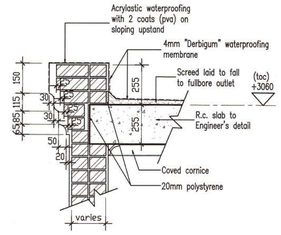
CITY OF JOHANNESBURG
JOHANNESBURG WATER (PTY) LTD
BUILDING LINE RELAXATION - PERMITTED
WARNING:
3. The owner(s) is responsible for the accuracy of the information provided
4. No variations from this approval are permitted without consulting Johannesburg Water
Name: Mr B. Mamuelu
Signature: ..... Date: 26/11/13
CAPEX DEVELOPMENT CONTROL

I the Owner of Remainder of Erf 334 hereby consent to the building line relaxation of Ptn 1 of Erf 334, Summerset, Ext 6 and have no objection to the relaxation of the building line on the South boundary from 6m to 2.25m

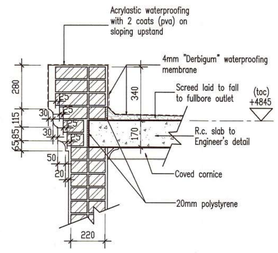
Signed: .....

Date: 29/01/13

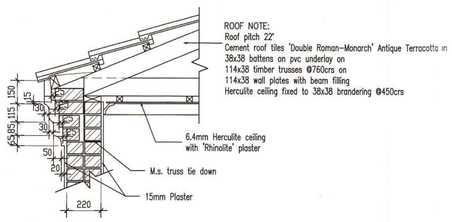
Site Plan
Scale 1 : 200



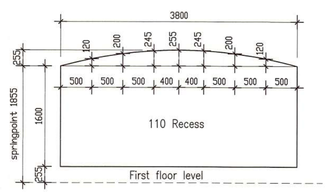
Garage Parapet Detail
Scale 1 : 20



Entrance Porch Detail
Scale 1 : 20



Eaves Detail
Scale 1 : 20



Wall Recess Detail
Scale 1 : 20

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R. LEONARD
Architectural Services
Pr. Arch. Draught.
(Reg. No D2885)

No 38, GEMSBOK STREET, RANT EN DAL
PO BOX 422, MULDERSDRIFT, 1747

FAX: 086 6159098
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CELL: 082 807 4996
EMAIL: russlar@polka.co.za

DRAINAGE NOTES:

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

7-3-2013

CARLSWALD NORTH
Reg No: 2004/018374/08
7/11/2013
JOHANNE DATE

NO.	DATE	DESCRIPTION
REVISIONS		

DEVELOPMENT PLANNING AND HUMAN SETTLEMENTS
BUILDING CONTROL OFFICER
RECOMMENDED FOR APPROVAL
2014 -04- 24
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2014/04/07 9 6 BCK 13 COJ

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THIS PLAN BEING APPROVED BY BUILDING CONTROL
2014 -04- 15
SIGN

CLIENT
MR S. LAMOLA

PROJECT
PROPOSED NEW DWELLING

LOCATION
PORTION 1 OF ERF 334, SUMMERSET, EXTENSION 6

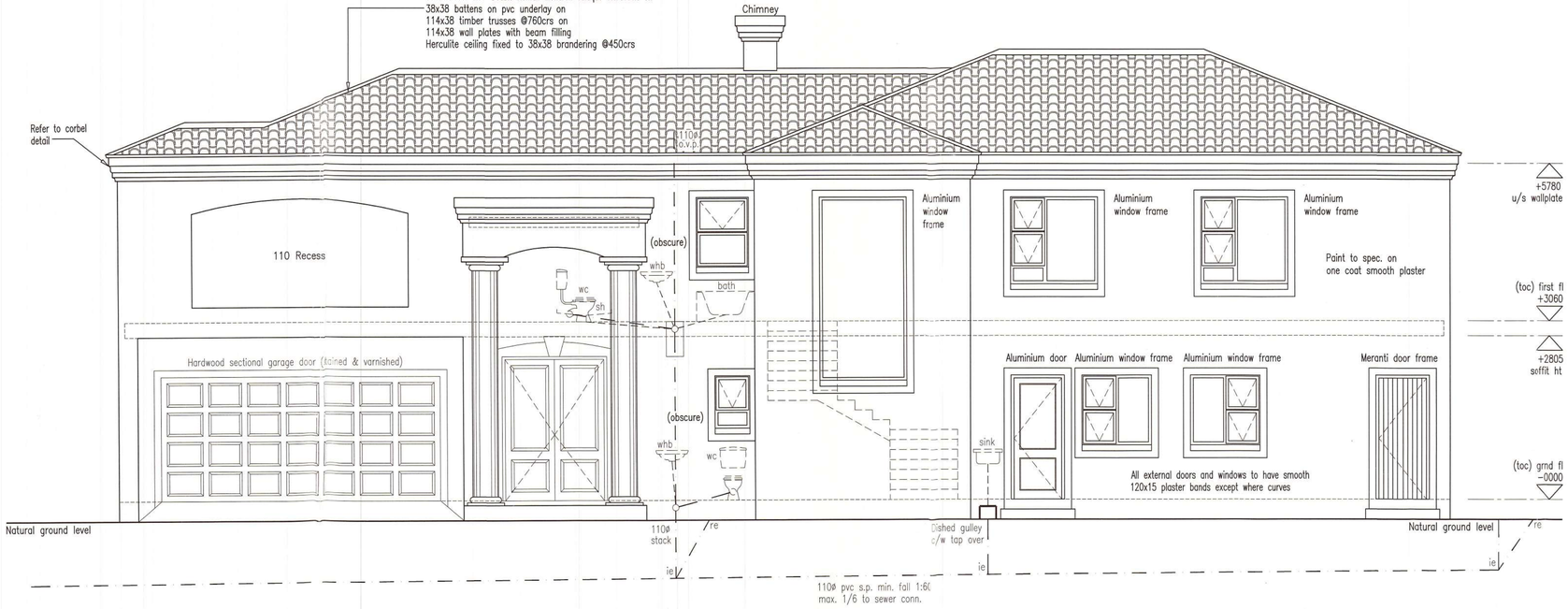
DRAWING TITLE
SECTION A-A, SITE PLAN AND DETAILS

DATE: 28.02.13 DRAWN: RGL
SCALE: 1:50 / 1:200 CHECKED: RGL
FILENAME: 334_1-5

DWG NO. 334_1-5
REV. 0

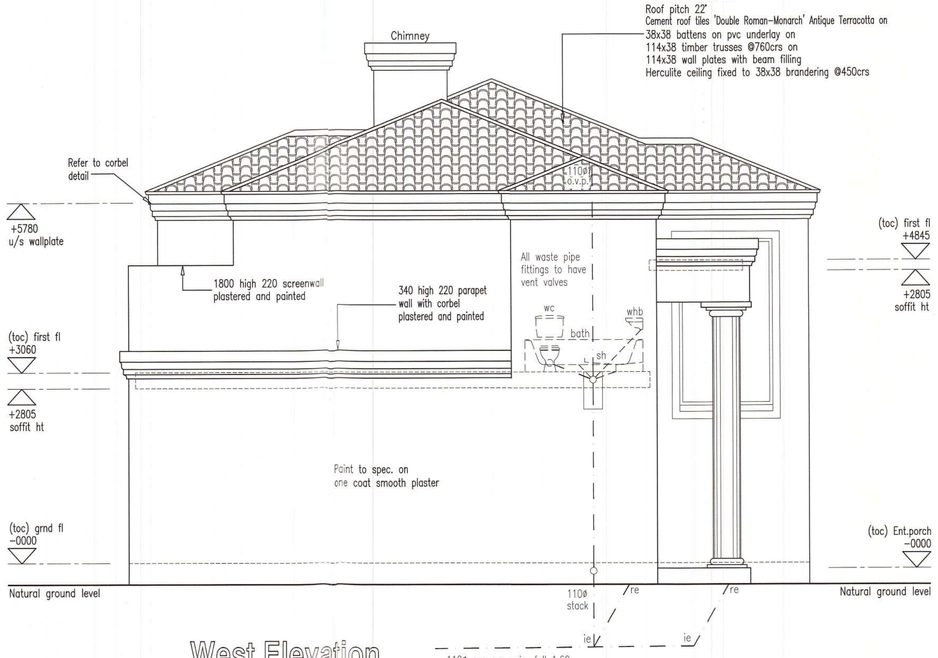
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ROOF NOTE:
Roof pitch 22°
Cement roof tiles 'Double Roman-Monarch' Antique Terracotta on
38x38 battens on pvc underlay on
114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Herculite ceiling fixed to 38x38 brandering @450crs



South Elevation
Scale 1 : 50

ROOF NOTE:
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114x38 timber trusses @760crs on
114x38 wall plates with beam filling
Herculite ceiling fixed to 38x38 brandering @450crs



West Elevation
Scale 1 : 50

R. LEONARD
Architectural Services
Pr. Arch. Draught.
(Reg. No DZ885)

No 38, GEMSBOK STREET, RANT EN DAL
PO BOX 422, MULDERSDRIFT, 1747

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CELL: 082 807 4996
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DRAINAGE NOTES:

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S G LOMBAARD PR ENG
ECSA 950443
Mobile: 083 657 3007
Tel: 012-653 4630
7-3-2013

NO.	DATE	DESCRIPTION
REVISIONS		

DEVELOPMENT PLANNING AND MANAGEMENT
BUILDING PLAN PRE-SCRUTINY
RECOMMENDED FOR APPROVAL
2014 -04- 24
APPROVED
ON BEHALF OF CITY OF JOHANNESBURG
REF No. 2014/04/0796 ERK 130 COJ

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THIS BUILDING APPROVED BY BUILDING CONTROL
2014 -04- 15
SIGN

CARLSWALD NORTH
Reg No: 2004/018374/08
SIGNATURE
7/11/2013
DATE

CLIENT
MR S. LAMOLA

PROJECT
PROPOSED NEW DWELLING

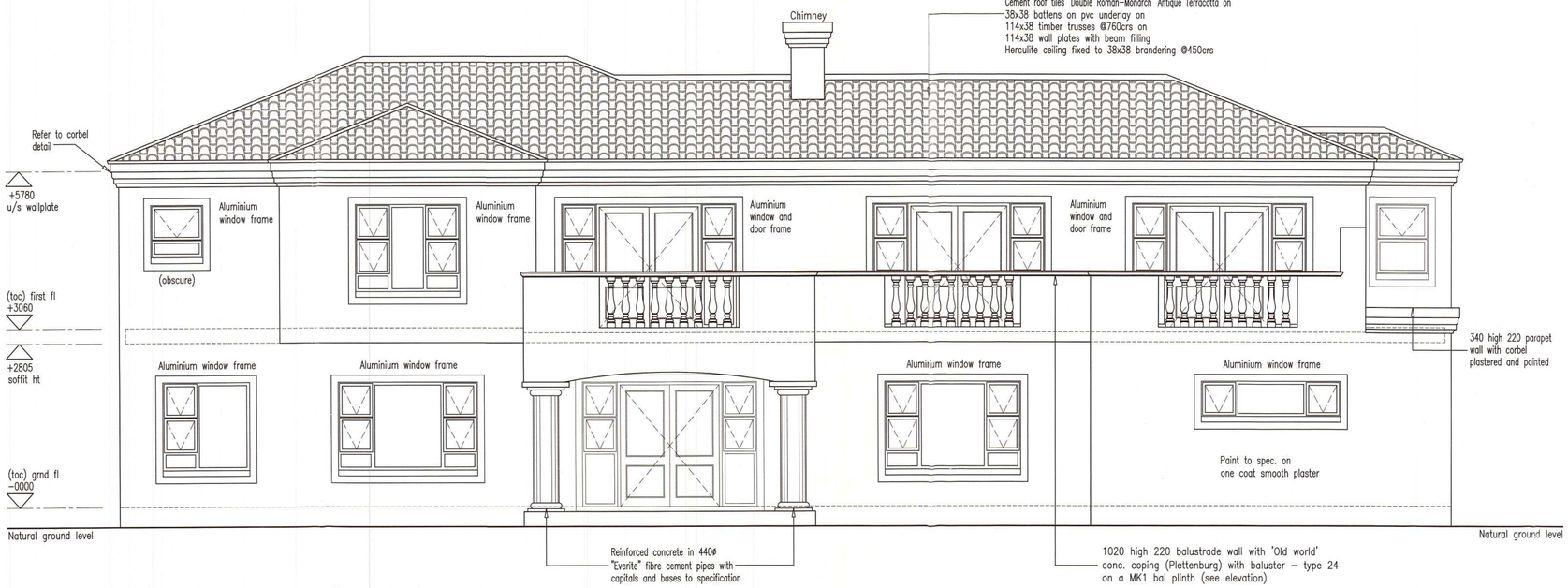
LOCATION
PORTION 1 OF ERF 334, SUMMERSET, EXTENSION 6

DRAWING TITLE
SOUTH AND WEST ELEVATION

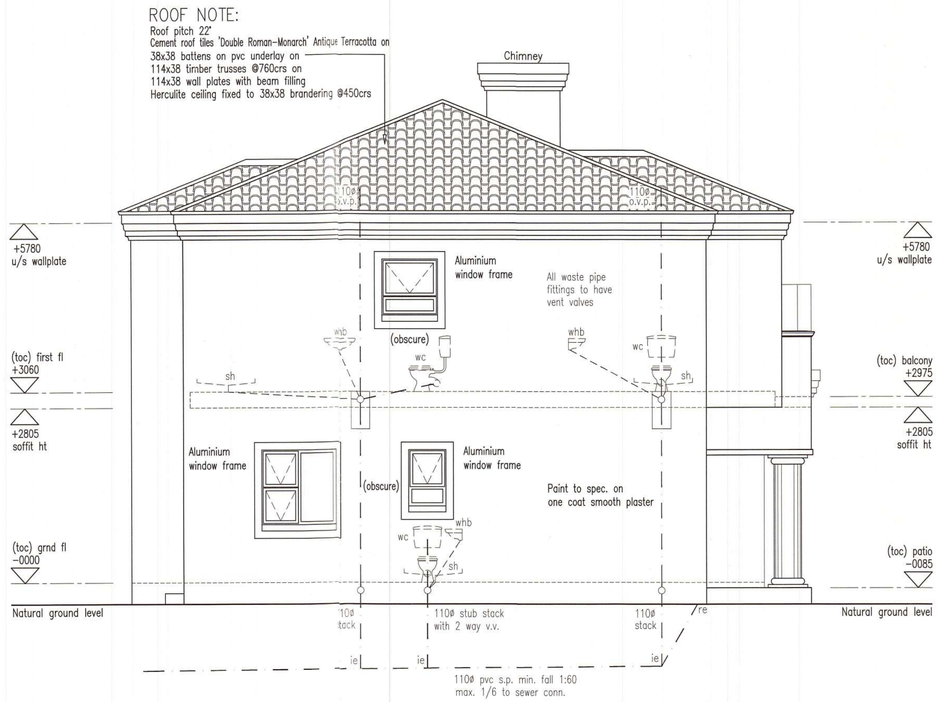
DATE: 28.02.13 DRAWN: RGL
SCALE: 1:50 CHECKED: RGL
FILENAME: 334_1-4

DWG NO. 334_1-4
REV. 0

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North Elevation
Scale 1 : 50



East Elevation
Scale 1 : 50

R. LEONARD
Architectural Services
Pr. Arch. Draught.
(Reg. No D2885)

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7-3-2013

NO.	DATE	DESCRIPTION
REVISIONS		

DEVELOPMENT PLANNING MANAGEMENT
RECOMMENDED FOR APPROVAL
2014 -04- 24
APPROVED
ON BEHALF OF THE EXECUTIVE DIRECTOR
REF No. 2014/04/0796

City Of Johannesburg
Emergency Management Services
THIS DEPARTMENT HAS NO OBJECTION TO THIS PLAN BEING APPROVED BY BUILDING CONTROL
2014 -04- 15
SIGN

CARLSWALD NORTH
Reg No: 2004/018374/08
SIGNATURE
7/4/2013
DATE

CLIENT
MR S. LAMOLA

PROJECT
PROPOSED NEW DWELLING

LOCATION
PORTION 1 OF ERF 334, SUMMERSET, EXTENSION 6

DRAWING TITLE
NORTH AND EAST ELEVATION

DATE: 28.02.13 DRAWN: RGL
SCALE: 1:50 CHECKED: RGL
FILENAME: 334_1-3

DWG NO. 334_1-3
REV. 0