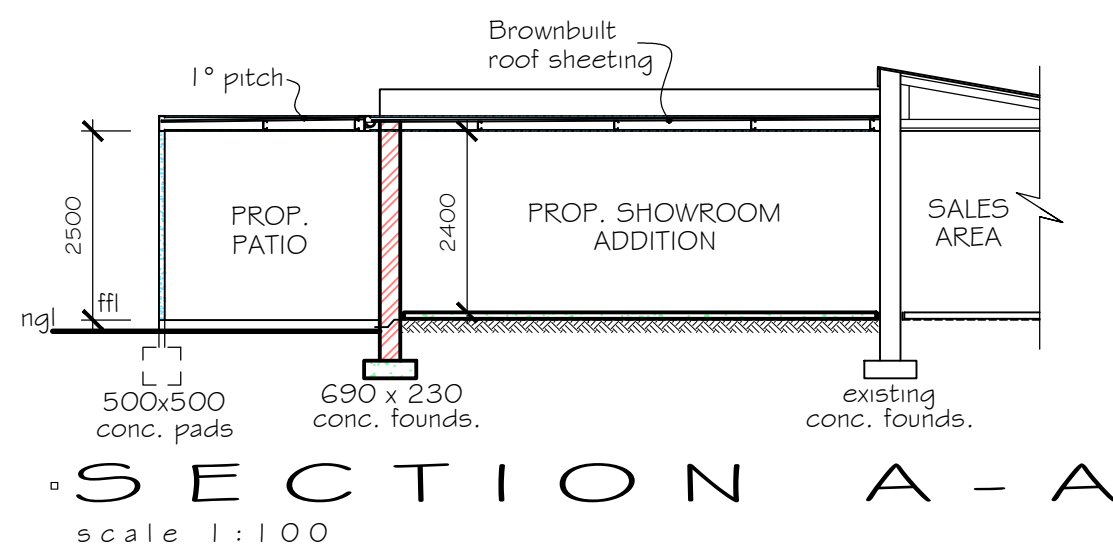
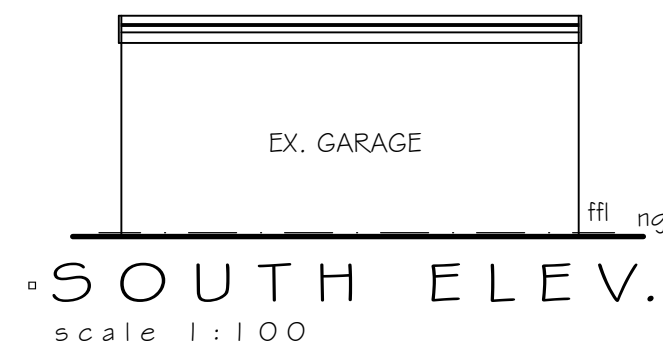
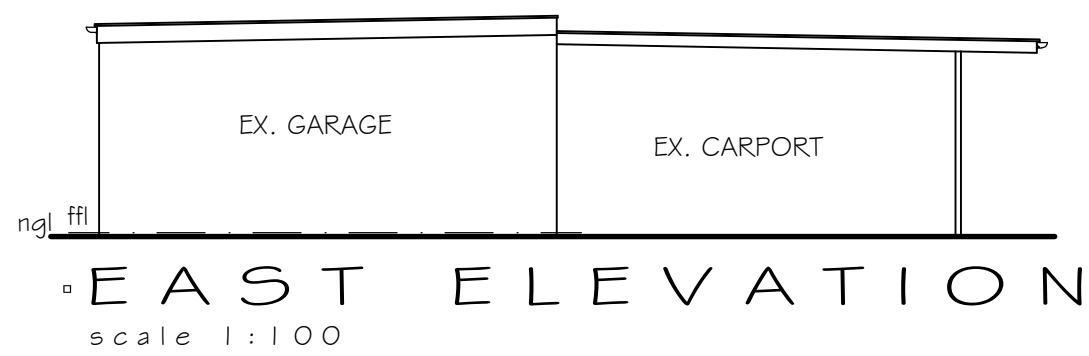
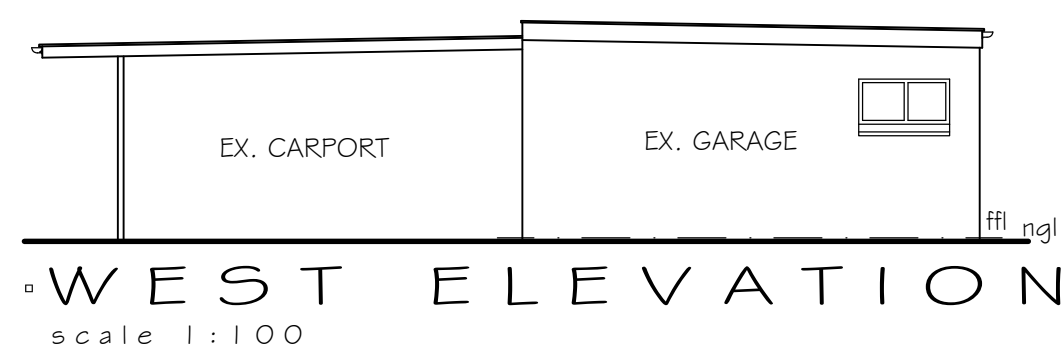
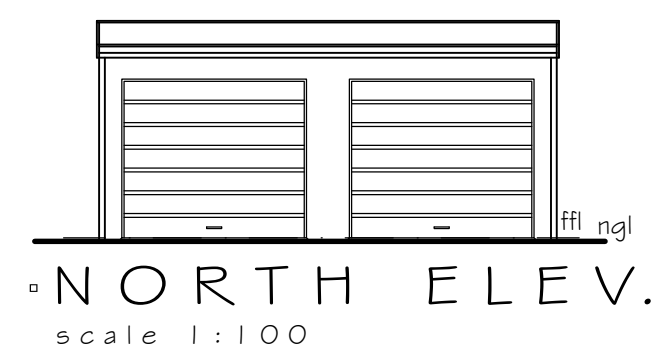
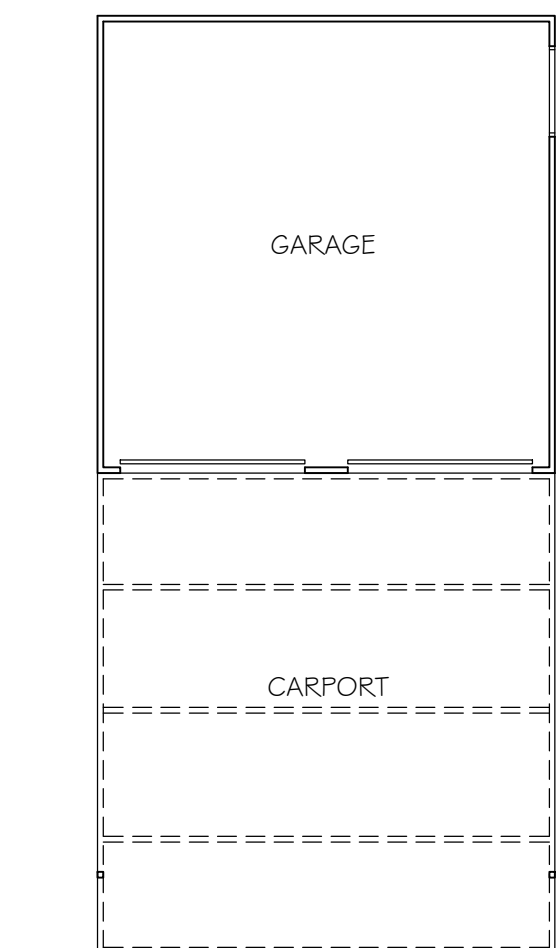
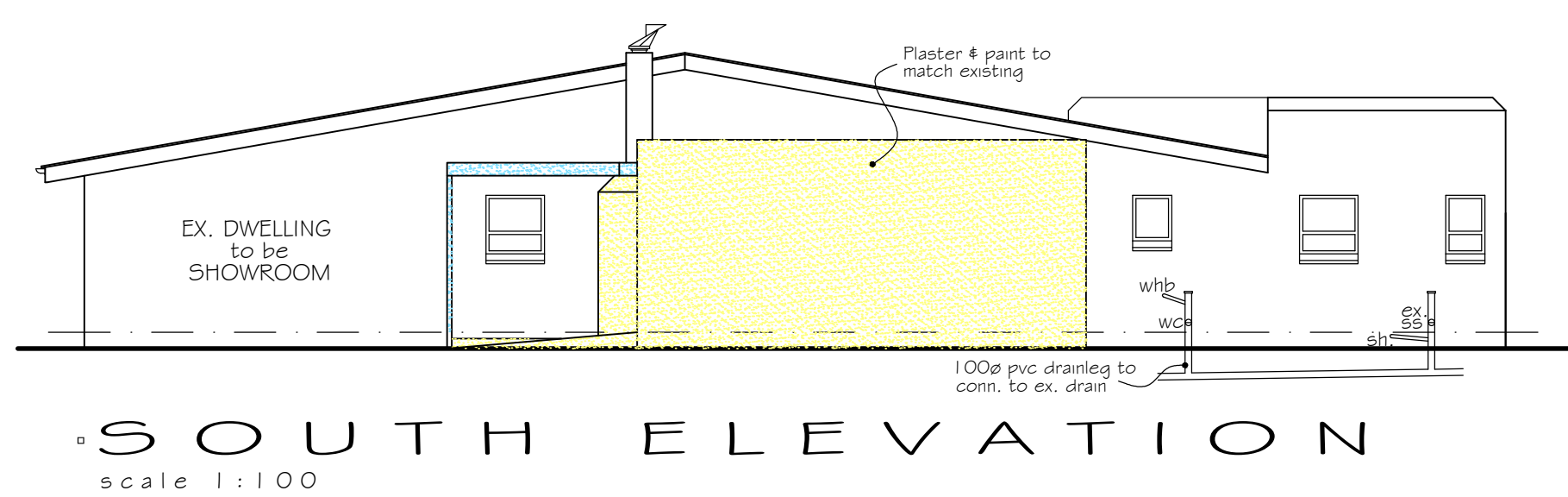
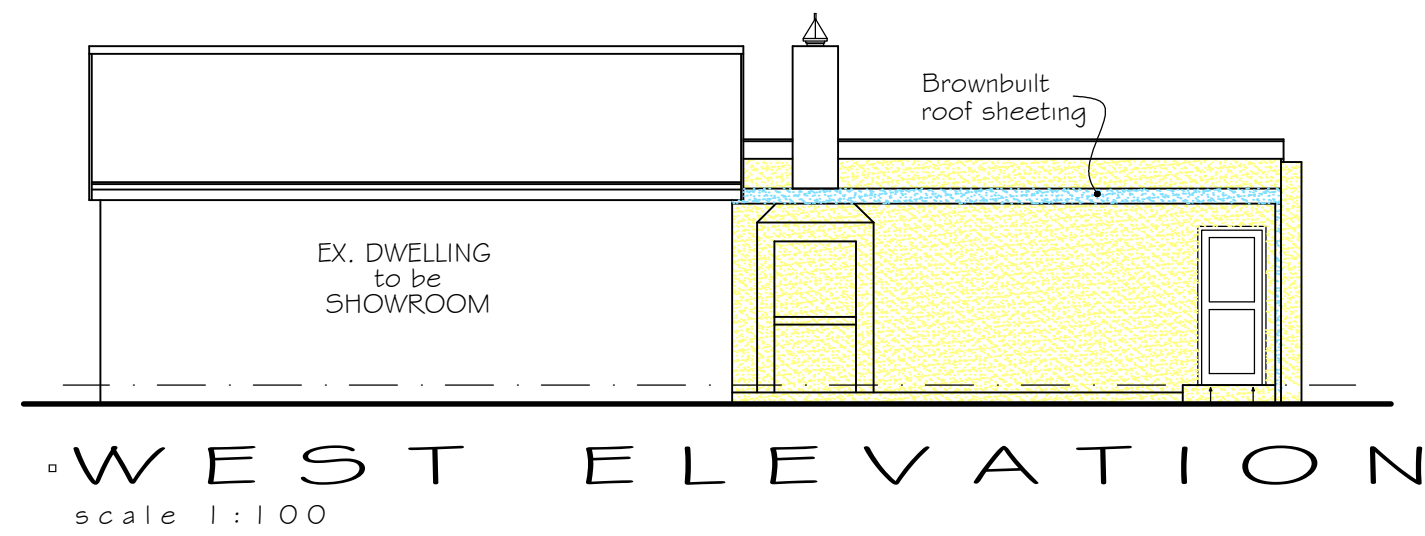
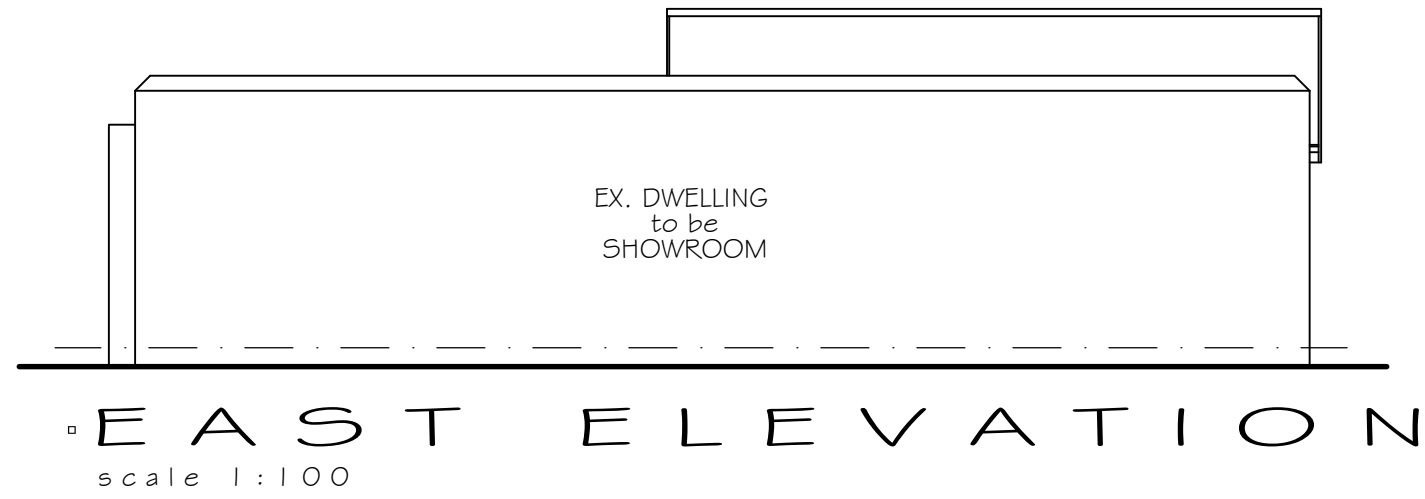
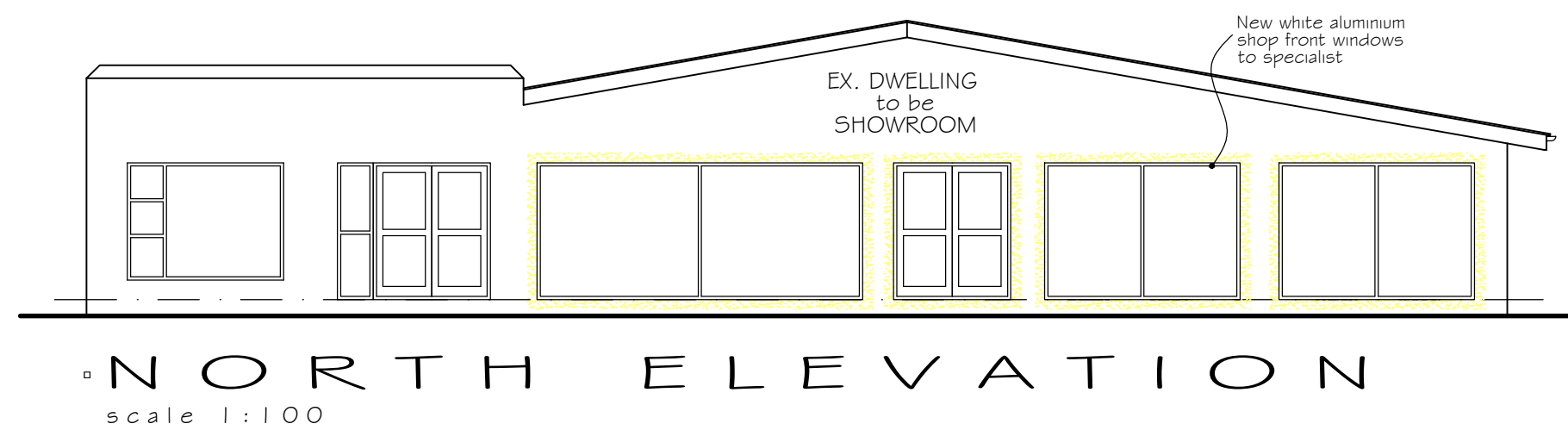




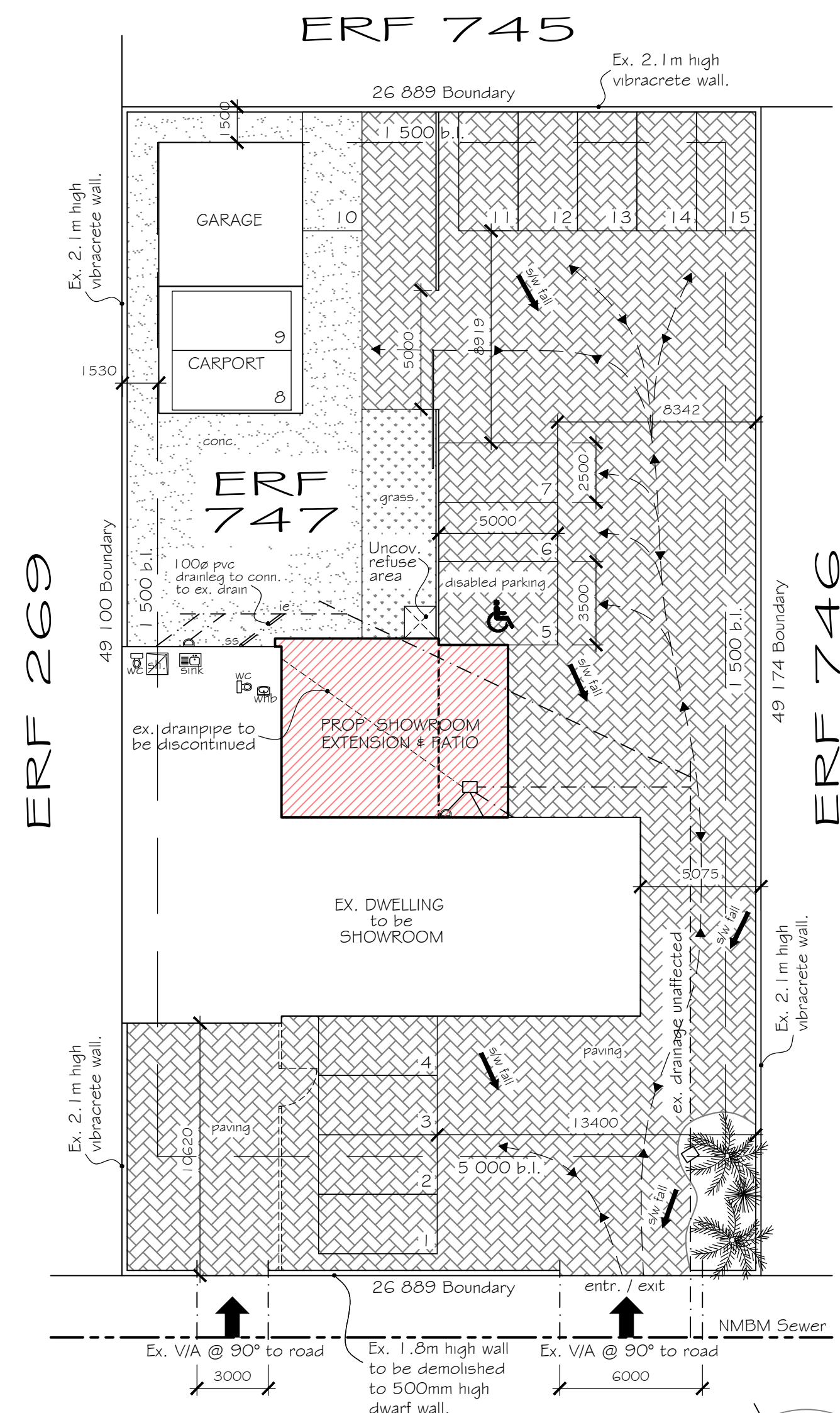
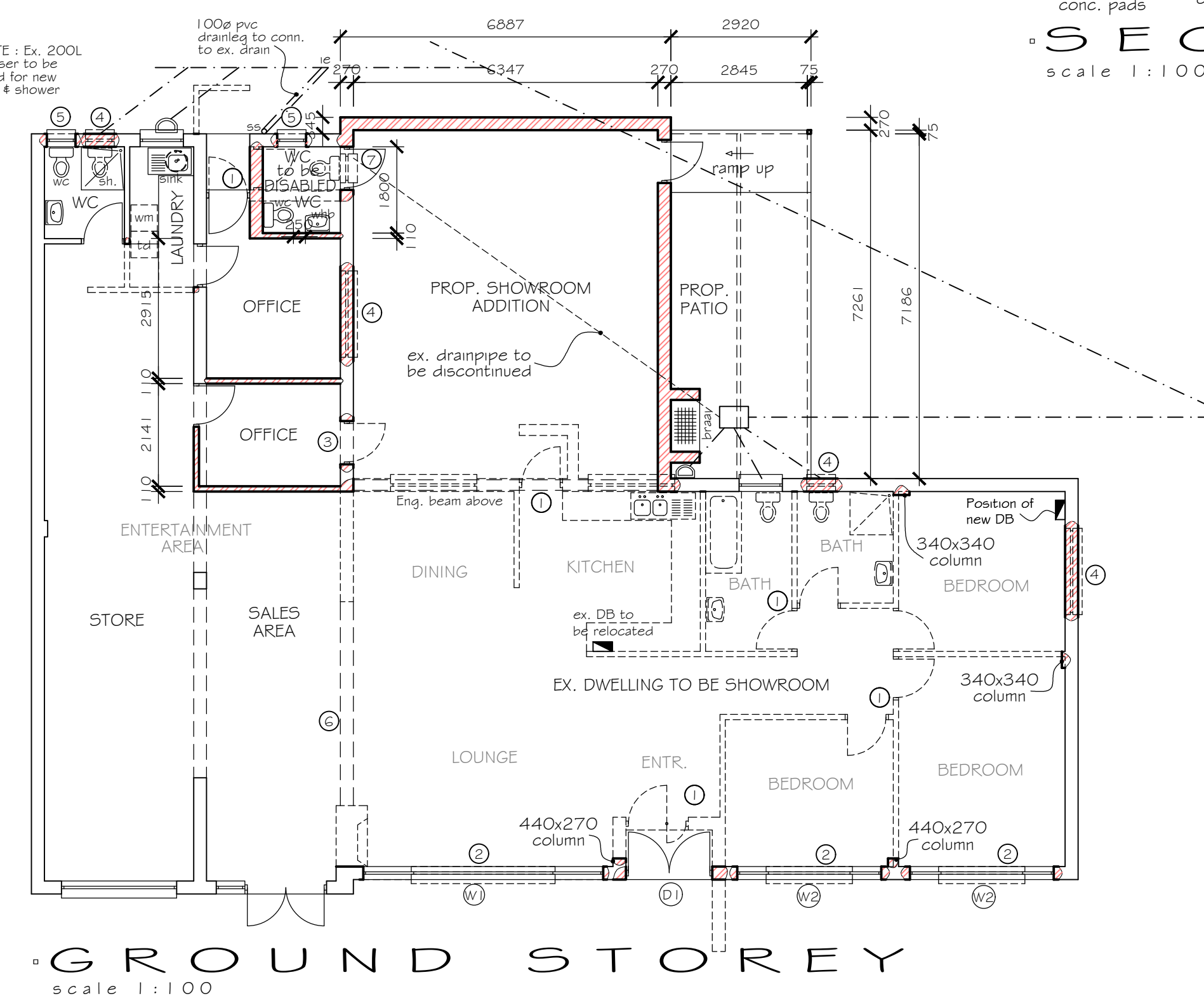
- **PARKING REQUIREMENTS**
- SHOWROOM = 6 BAYS / 100m²
TOTAL AREA : 222.2m²
13 PARKING BAYS REQUIRED
15 BAYS PROVIDED
1 DISABLED BAY PROVIDED
2 BAYS IN HAND
PARKING TO BE DEMARCATED ON SITE WITH WHITE ROAD MARKING PAINT.

- **FSI**
- Total area = FSI $\frac{222.2m^2}{1323.0m^2} = 0.17$
permissible FSI = actual FSI = 0.17
- **STORMWATER**
- Paving laid to fall to municipal catchpit in the road.

LEGEND TO PLAN

- Remove ex. doors & demolish ex. walls shown dotted.
- Remove ex. window, enlarge opening, build-in new shop front window & make good.
- Remove ex. door & create new square arch.
- Remove ex. window, brck up opening & make good.
- Break thru/ ex. wall, build-in new window & make good.
- Demolish ex. fire place & brck up ex. arch.
- Remove ex. window, enlarge opening & build-in new door opening outwards.

FENESTRATION SCHEDULE				
Conductance: (Floor Area x Climatic Zone) 163.7 x 1.4 = 229.18 not to be exceeded. Total = 113.70 - Conductance achieved		SHGC: (Floor Area x Climatic Zone) 163.7 x 0.13 = 21.28 not to be exceeded. Total = 15.25 - SHGC Achieved		
LABEL	DIAGRAM	SIZE	QUANTITY	GLAZING
W1		5000x2100 = 10.5m ²	1	Orientation : North U-Value: 4.23 SHGC: 0.72 Clear double glazing
D1		1800x2100 = 3.78m ²	1	Orientation : North U-Value: 4.23 SHGC: 0.72 Clear double glazing
W2		3000x2100 = 6.3m ² x 2 = 12.6m ²	2	Orientation : North U-Value: 4.23 SHGC: 0.72 Clear double glazing



184 CIRCULAR DR.
Street Furniture Unaffected

• **SITE PLAN**
scale 1:200

NOTE:

- CONTRACTOR TO VERIFY ALL HEIGHTS, LEVELS & DIMENSIONS BEFORE COMMENCING ANY PART OF THE WORK.
- THIS DRAWING IS NOT TO BE SCALED.
- ALL WORK TO COMPLY WITH N.B.R. & ALL LOCAL AUTHORITY BY-LAWS.
- ALL FINISHES NOT SPECIFIED ON PLAN ARE TO BE TO CLIENT'S FINAL CHOICE
- COPYRIGHT VESTS IN THE DESIGNER & NO CHANGES TO THE DRAWINGS &/OR ATTACHED DOCUMENTS ARE TO BE MADE WITHOUT PRIOR ARRANGEMENTS WITH BEVERLY HEINE OF BEV'S DESIGNS.

• ROOF CONSTRUCTION

200x50x20x2mm galvanized lip channel frame with brownbuilt roof sheeting on 100x50x20x2 purlins @ 1.2m cts on 76 x 76mm steel posts on wall side & bolted to ex. dwelling with brackets on other side to manufacture's standard specification.

• ROOF INSULATION

Sisalation®405 Multi-purpose grade reinforced aluminum foil insulation double sided, drawn tautly across rafters & secured to each rafter with 38mm x 3.2mm x 1100mm hardwood counter batten strips positioned flush with the bottom edge of the material thus leaving 150mm overlap exposed at the top for the next layer & 150mm overlap thereafter on each 1250mm width roll.

• CEILING CONSTRUCTION

flush rhinoboard & coved cornice on 38x38 battens @ 400 c/c fixed to u/s of trusses

• CEILING INSULATION

Isover flexible 100mm thick Aerolite non-combustible lightweight fibreglass insulation blanket, closely fitted with ends butted firmly between tie beams & laid loose on top of brandering between roof timbers, all in accordance with manufacturer's recommendations.

• WALLS

internal & external - stockbrick, plaster & paint.



Bev's Designs

Beverly Heine

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QUALIFICATION:

Designer: BEVERLY ANN HEINE
SACAP Registration Number: ST2516
Category: Professional Senior
Architectural Technologist

PROJECT DESCRIPTION:
PROP. EX. DWELLING TO BE SHOWROOM
ON ERF 747 LORRAINE
FOR J. DEACON

MUNICIPAL INFORMATION:

ERF NUMBER :	747 Lorraine
ERF AREA :	1323.0m ²
EX. DWELLING TO BE SHOWROOM :	232.5m ²
EX. GARAGE :	36.6m ²
EX. CARPORT :	32.4m ²
TOTAL EX. AREA :	301.5m ²
PROPOSED SHOWROOM EXT. & PATIO :	71.2m ²
TOTAL AREA :	372.7m ²

COVERAGE : 28.2%
NEW BATHROOMS x 1.5
NEW GARAGES x 0

ARCH. TECHNICIAN'S SIGNATURE: OWNER'S SIGNATURE:

DRAWN: BEV HEINE	SCALE: 1:100 & 1:200
PROJECT NUMBER: 1630A/1/18	DATE: 28 May 2018
PROJECT TITLE: SHOWROOM DEACON	ERF NO: 747 LORRAINE

184 CIRCULAR DR. LORRAINE SHOWROOM DEACON