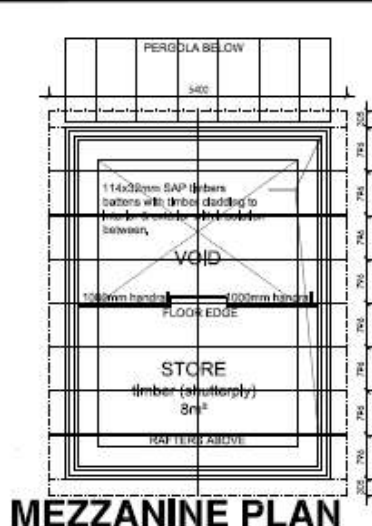
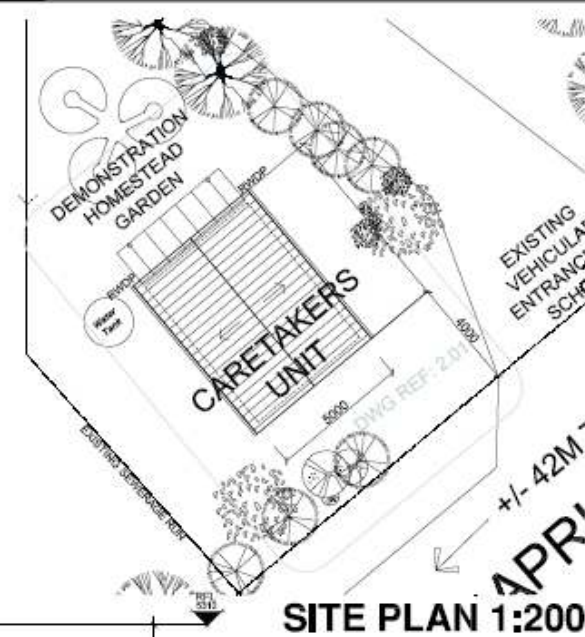


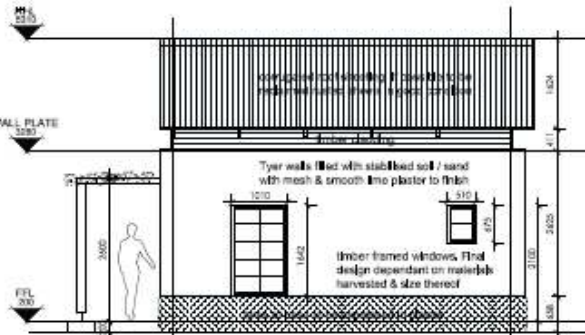
PLAN 1:100



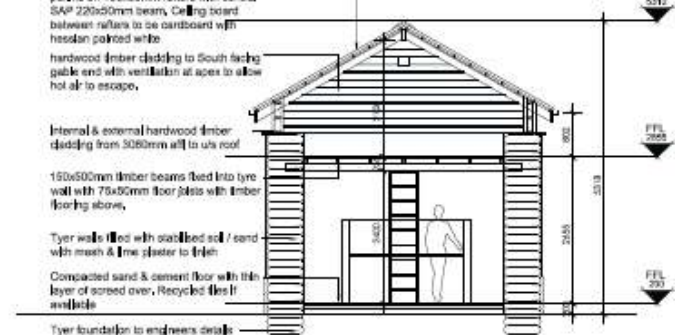
MEZZANINE PLAN 1:100



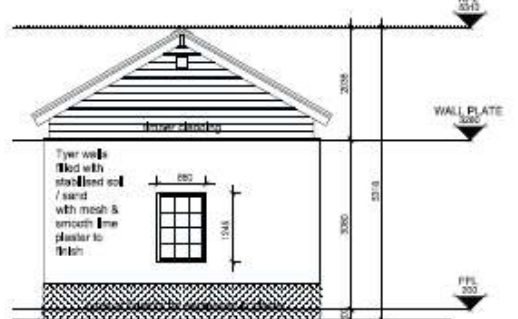
SITE PLAN 1:200



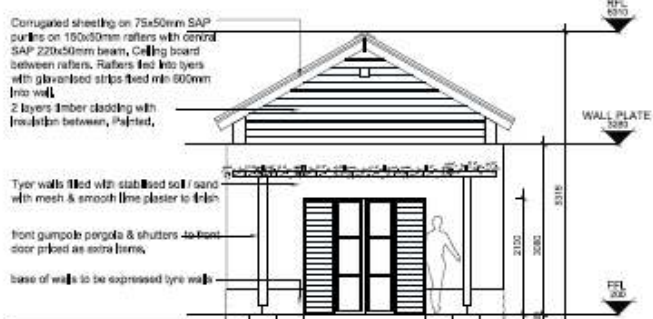
WEST ELEVATION 1:100



SECTION AA 1:100



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100

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SPECIFICATIONS:
REFER TO SITE PLAN DWG 1-01 FOR GENERAL NOTES

CARETAKERS UNIT
ROOF: Roof sheeting to be Victorian profile, laid on continuous waterproof membrane with 50mm Thermocote® (or similar approved) insulation with min. 25mm air gap. Provide flashing to the roof.

PERGOLA: 150mm gumpole construction, Slating & fixing to engineers details.

FLOORS: Ground floor to be 100mm concrete on 150 mm compacted hardcore on 50 mm sand bed steel trowelled to finish. Brick paving to area below pergola. Storage floor to be 150x50mm SAP members at max 900centers with 75x50mm joists with shutterboard nailed down to finish.

CEILINGS & INSULATION: Timber boarding fixed to underside of roof purlins with exposed rafters, all painted.

WINDOWS & OPENINGS: All glazing with an area more than 1m² and/or less than 300mm from floor level to be SABS approved safety glass with the certification etching easily readable. Reclaimed windows & doors to be used throughout, estimated sizes as per drawing. Security (shutters or burglar bars) to be added to all doors & window.

NEW WALLS: External wall construction: (dms as shown). Tyre walls to be filled with stabilized sand/clay mixture to engineers spec. & satisfaction. Lime plaster and paint to finish. Internal walls 110mm brickwork as shown, bagged and painted to finish. Timber gable end walls tied back to roof structure with galv. hoop iron straps 3mm thick and 30mm wide at 600 c/c embedded 800mm in wall, bent over and fixed in wall to 2 rafters.

SILLS: All new external sills to be laid to a suitable fall. Damp course to be placed under all sills. Sills in bathrooms to be filled or waterproofed adequately.

FOUNDATIONS: Tyre wall foundations to be specified by engineer. No foundation or any part of the building may project beyond any property boundary line.

RAINWATER GOODS: 100x75mm PVC gutters with 100mm diam PVC downpipes. Roof / storm water to be filtered through leaf filter & directed & collected in rainwater tanks & to comply with NBR and Local Authorities.

PLUMBING & ELECTRICAL: All plumbing and electrical work is to be undertaken by qualified and registered artisans only who can supply the client with a certification document.

SEWERAGE & DRAINAGE: All materials and workmanship to comply with SABS 1200, municipal regulations and specifications. Specialist input required on Greywater system & composting toilet.

FIRE: New Fire Extinguisher fitted to unit.



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PROJECT:
SEED, URBAN ABUNDANCE CENTER
ERF 12464, MITCHEL'S PLEIN

DRAWING:
CARETAKERS UNIT

FOR APPROVAL		
DATE: 2012.03.20	SCALE: 1:100 (A3)	DRAWN BY: JA
PROJECT NUMBER: 10-01	DRAWING NUMBER: 2-01	REVISION: 0