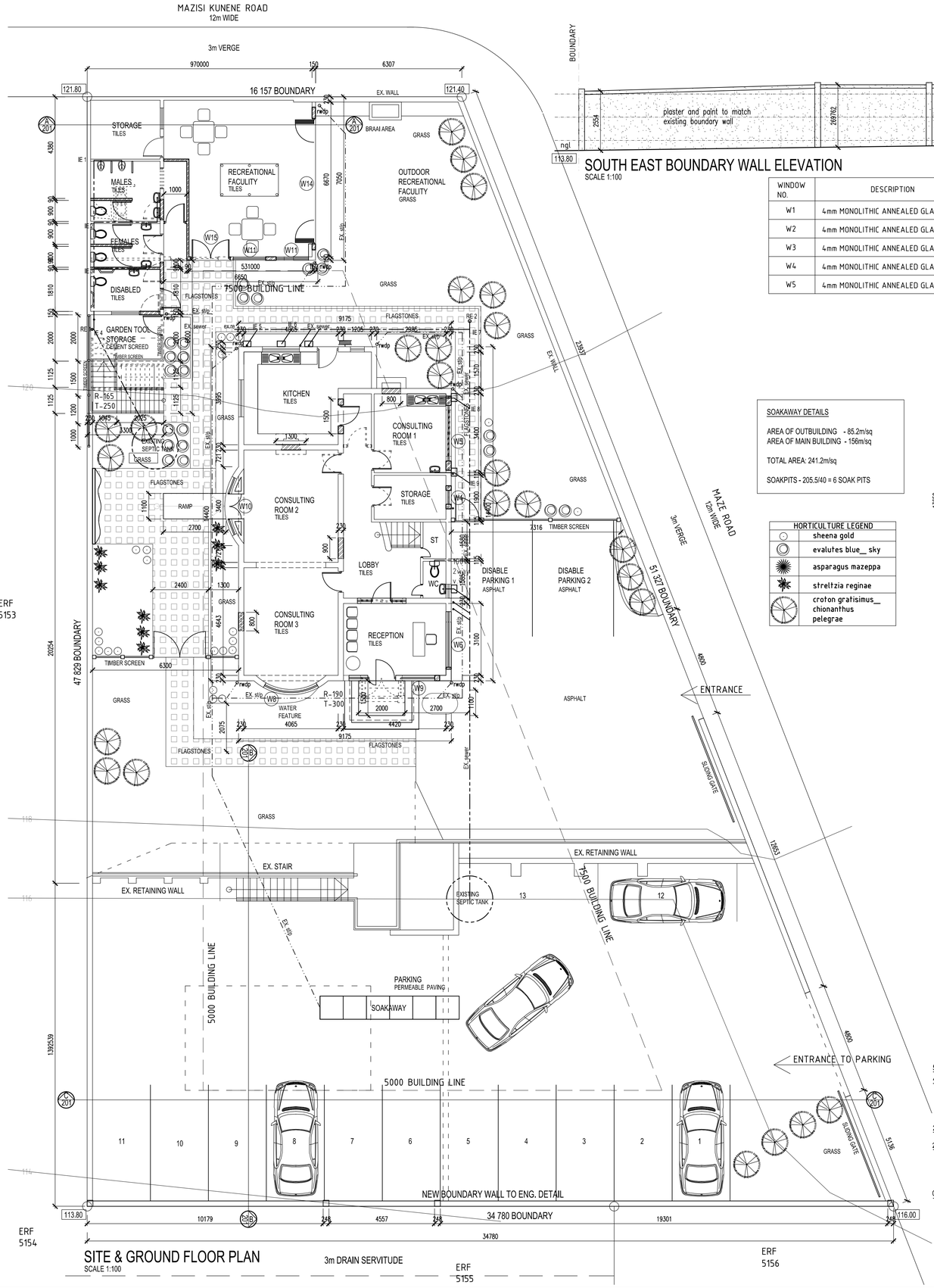
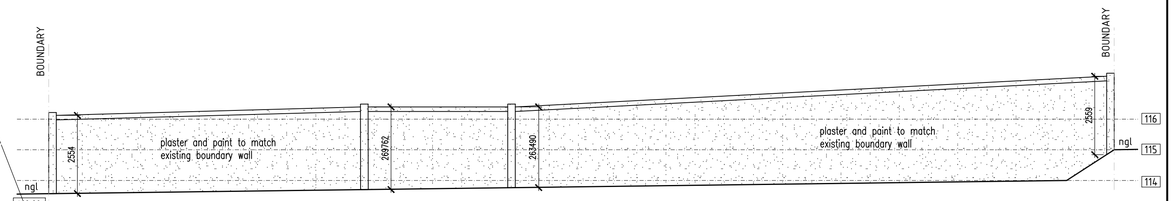


SITE & GROUND FLOOR PLAN
SCALE 1:100



SOUTH EAST BOUNDARY WALL ELEVATION
SCALE 1:100

WINDOW NO.	DESCRIPTION
W1	4mm MONOLITHIC ANNEALED GLASS
W2	4mm MONOLITHIC ANNEALED GLASS
W3	4mm MONOLITHIC ANNEALED GLASS
W4	4mm MONOLITHIC ANNEALED GLASS
W5	4mm MONOLITHIC ANNEALED GLASS

WINDOW NO.	DESCRIPTION
W6	4mm MONOLITHIC ANNEALED GLASS 6mm TOUGHENED SAFETY GLASS
W7	4mm MONOLITHIC ANNEALED GLASS
W8	4mm MONOLITHIC ANNEALED GLASS
W9	4mm MONOLITHIC ANNEALED GLASS 6mm TOUGHENED SAFETY GLASS
W10	4mm MONOLITHIC ANNEALED GLASS 6mm TOUGHENED SAFETY GLASS

WINDOW NO.	DESCRIPTION
W11	4mm MONOLITHIC ANNEALED GLASS
W12	4mm MONOLITHIC ANNEALED GLASS
W13	4mm MONOLITHIC ANNEALED GLASS
W14 W15 W16	6mm TOUGHENED SAFETY GLASS

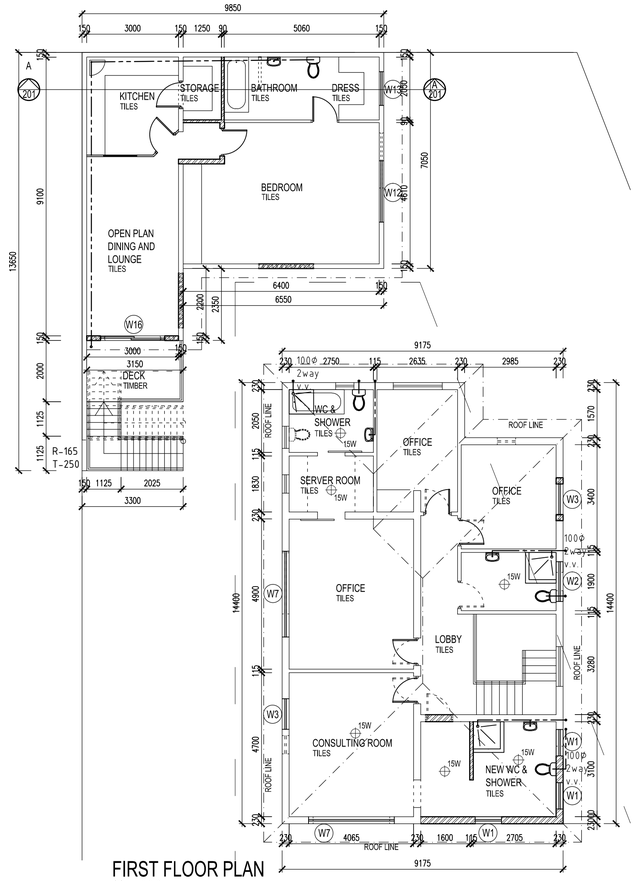
SOAKAWAY DETAILS

AREA OF OUTBUILDING - 85.2m/sq
AREA OF MAIN BUILDING - 156m/sq

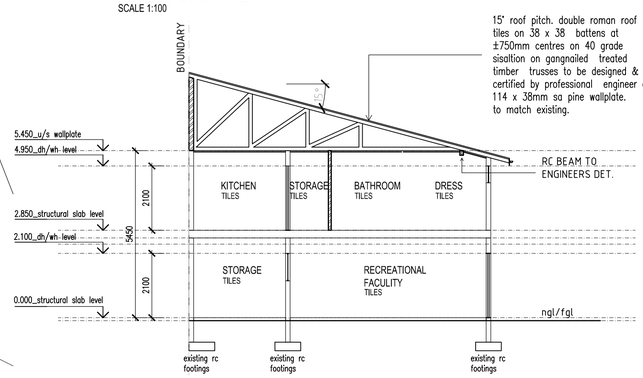
TOTAL AREA: 241.2m/sq

SOAKPITS - 205.5/40 = 6 SOAK PITS

HORTICULTURE LEGEND	
	sheena gold
	evalutes blue__ sky
	asparagus mazeppa
	streltzia reginae
	croton gratisimus__ chionanthus pelegrae



FIRST FLOOR PLAN
SCALE 1:100



SECTION A-A
SCALE 1:100

CONSTRUCTION NOTES

RC ROOF SLAB TO ENG. DETAIL WITH DERBIGUM SP4 WATERPROOFING MEMBRANE, WITH END LAPS, SEALED TO BITUMEN PRIMED SURFACE TO FALLS AND CROSSFALLS INCLUDING CRUSHED STONE.

WALLS
EXTERNAL FACE OF INNER SKIN OF ALL EXTERNAL WALLS TO BE BAGGED AND RENDERED WATERPROOF WITH 2 COATS BITUMEN PAINT BRICKS WITH BRICKFORCE AT EVERY 3 COURSES TO BE STEEL FLOATED PLASTERED
EXTERNALLY WITH 2 COATS PAINT, WOOD FLOAT PLASTER INTERNALLY WITH PRIMER & BONDING LIQUID, UNDERCOAT, FILLERCOT AND 2 FINAL COATS PAINT. ALL EXTERNAL DWELLING WALLS ARE CAVITY CONSTRUCTION.
BALUSTRADES - ALL BALUSTRADES TO COMPLY WITH PART D OF SANS 10400 TIMBER BALUSTRADES TO BE 1000mm HIGH TO LATER DETAILS

NI WINDOWS / DOORS : ALUMINIUM WINDOWS/DOORS WITH GLASS TO COMPLY WITH NN2 & NN3 OF NBR'S AND AAAMSA SPEC'S 25MM X 125MM PLASTER BAND AROUND WINDOW & DOORS. TILE WINDOW CILL TO ALL WINDOWS TO FINAL SPEC'S
PRECAST CONCRETE LINTOLS ABOVE OPENINGS.
SMOOTH PLASTER & PAINT. FACEBRICK STACKED COARSE PLINTH AS SHOWN. AS PER APPROVED SAMPLE

SOFFIT
TO BE SKIMMED AND PAINTED.

FLOORS
FLOOR FINISHES AS SPECIFIED ON PLAN FLOOR TO BE 25MM CEMENT SCREED ON RC SURFACE BED TO ENGINEERS DETAILS WITH BRC MESH ON SANS APPROVED DPM ON WELL COMPACTED & POISONED SOIL.

FOUNDATIONS : ALL FOUNDATIONS ARE TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO STRUCTURAL ENGINEER'S APPROVAL;

SKIRTINGS
SKIRTING TO FINAL SPEC'S

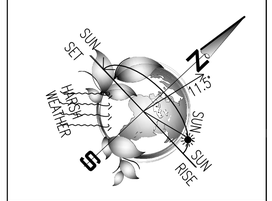
GENERAL : PVC RAIN WATER GOODS. 100Φ PVC SEWER PIPE 100Φ PVC SEWER PIPE ON ANCHOR BLOCKS 100Φ RIPPED UPVC SEWER PIPE UNDER BUILDINGS & DRIVEWAYS ALL RETAINING WALLS AND WATERPROOFING TO ENG. DETAILS AND APPROVAL AND WATERPROOFING TO BE INSTALLED BY SPECIALIST. STORMWATER CHANNEL WITH STEEL GRATING. RC BEAM TO ENGINEER'S DETAILS TIMBER BEAMS TO ENGINEERS DETAILS STAIN AND VANISH TREATMENT AS PER FINAL SPEC'S. SLOTTED DRAINS TO BE PROVIDED BEHIND RETAINING WALLS AS INDICATED ON PLAN

GENERAL NOTES

1. ALL LEVELS TO BE CHECKED ON SITE BEFORE WORK COMMENCES
2. NGL IN APPROXIMATE POSITION ONLY
3. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING
4. ALL REINFORCED CONC. BEAMS, COLUMNS AND SLABS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENG. DETAILS AND UNDER HIS SUPERVISION
5. PRE-CAST LINTOLS TO BE PROVIDED OVER ALL DOORS & WINDOWS
6. DPC WHERE NECESSARY
7. 5% SOIL POISION UNDER ALL SURFACE BEDS & DRIVEWAYS
8. ALL GLAZING TO COMPLY WITH PART N OF SANS 10400 9. ALL DISCREPENCIES AND OMISSIONS ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATLY
10. NO WALLS OR FOUNDATIONS TO ENCROACH OVER BOUNDARY
11. I.E'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS
12. WASTE PIPES AND VENTS TO BE 50 DIA. PVC
13. SOIL PIPES AND VENTS TO BE 100 DIA. PVC
14. ALL TRAPS TO BE 'P' TYPE
15. ALL VENT PIPES TO BE STUB STACKS
16. ALL BUILDING WORK TO COMPLY WITH SANS 10400
17. ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NGL

WINDOW AND DOOR NOTES

GLASS
1) ALL GENERAL GLAZING TO RECEIVED 4MM THICK ANNEALED CLEAR FLOAT GLASS UNLESS OTHERWISE STATED TO COMPLY WITH SANS 10400, SANS 10400 AND AAAMSA SPECIFICATIONS.
2) WHEN SAFETY GLASS IS INDICATED WITH A 'SG' ON THE PANE , IT REFERENCES 6MM ANNEALED SAFETY GLASS.
3) ALL GLAZING REFERENCED BETWEEN LANDING OR ON LANDINGS MUST BE 6MM LAMINATED ANNEALED SAFETY GLASS UP TO 1.8M FROM FLOOR FINISH.
4) ANY GLASS PANELS REFERENCED IN THE VICINITY OF LOWER THAN 500MM ABOVE FINISH FLOOR MUST RECEIVE 6MM LAMINATED ANNEALED SAFETY GLASS.
5) ALL THE ABOVE NOTES ARE RELEVANT AS ARCHITECT'S INSTRUCTION UNLESS OTHERWISE STATED.
6) IF THERE ARE ANY DISCREPANCIES PLEASE DO NOT HESITATE TO CALL OUR OFFICES.
FRAME
7) ALL NEW WINDOWS AND DOORS ARE POWDER COATED BROWN TO ARCHITECTS APPROVAL
8) ALL KICKPLATES MUST BE 90MM THICK MINIMUM.
9) ALL DOORS AND WINDOWS MUST RECEIVE WOOLPILES AND RUBBER INSULATION AS PER AAAMSA SPECIFICATIONS.
10) THE MANUFACTURING OF THIS WINDOWS AND DOORS MUST BE AS PER MANUFACTURERS SPECIFICATION.
11) ALL WINDOWS AND DOORS MUST BE TAPED BEFORE PLASTERING REVEALS.
12) ALL WINDOWS AND DOORS SHOULD BE BUILT ACCORDING TO THE SHEERLINE SYSTEM.
13) DOUBLE DOORS SHOULD RECEIVE WOOLPILE AND RUBBER INSULATION TAPES ON OPENING SECTIONS FOR WATERPROOFING PURPOSES.



HEALTH NOTES

MECHANICAL VENTILATION
TO COMPLY WITH SANS 10400 PART O
A) HABITABLE AREAS (EXCLUDES KITCHEN) FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5L/S/PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND VELOCITY IS NOT TO EXCEED 0.5M/S
B) KITCHENSSFRESH AIR SUPPLIED AT A RATE OF 17.5L/S/PERSON (COMMERCIAL), WATER CLOSETS, AIRE IS TO BE EXTRACTED TO EXTERNAL RATE OF 20L/S/PERSON FITMENT (COMMERCIAL/ INDUCTRIAL)
ARTIFICIAL LIGHTING TO COMPLY WITH SANS 10400 PART O, TO COMPLY WITH SANS 1011K PART 1

MUNICIPAL OFFICE USE ONLY

GREEN - CONCRETE ○ RED PLAN/SECT - BRICKWORK ○ RED ELEV - FALEBRIK ○ SEWER - GREEN/BROWN ○ GLASS - BLUE ○ YELLOW ELEV - PLASTER AND PAINT ○ YELLOW SECT - TIMBER ○ ORANGE PIPES - AFFLUENT DRAINS - SHED PIPES ELEVATION - SOIL VENT PIPES

LCN COMMUNICATION NETWORK
ARCHITECTURE c.c.
Sculptures to fulfil purpose
1 DERBY PLACE, WESTVILLE, 3630,
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PURPOSE	SUBMISSION DRAWINGS
DRAWING TITLE	PLANS, SECTIONS AND ELEVATIONS
PROJECT DESCRIPTION	CONVERSION OF EXISTING BUILDING TO MEDICAL CONSULTANCY
ADDRESS OF PROPERTY	39 MAZE ROAD
CADASTRAL DESCRIPTION	ERF 5152 DURBAN
NAME OF OWNER	Mr CHETTY
SIGNATURE OF OWNER	
LIMITED POWER OF ATTORNEY	LUKE CLINTON NAIDOO
SIGNATURE OF POA	
PROJECT ARCHITECT	LUKE CLINTON NAIDOO
SIGNATURE OF ARCHITECT	
PROFESSIONAL AUTHOR	LUKE CLINTON NAIDOO PR 20580
DRAWING NUMBER	1210 - 201
REVISION	0

NOTES: Corner beacons to be located, exposed and plans approved before work on site commences. LCN Architecture cc. will not be responsible in the delays of approval of plans by local authorities. Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the LCN ARHITECTURE cc. All reinforced concrete, slab, foundations, columns details, beams, stairs, structural steel work and retaining walls are to be built strictly in accordance with proffesssional engineers details and under his supervision. Contractor to ensure that no changes in levels are made over local Authority servitudes or underground services unless permission has been given in writing by local authority.