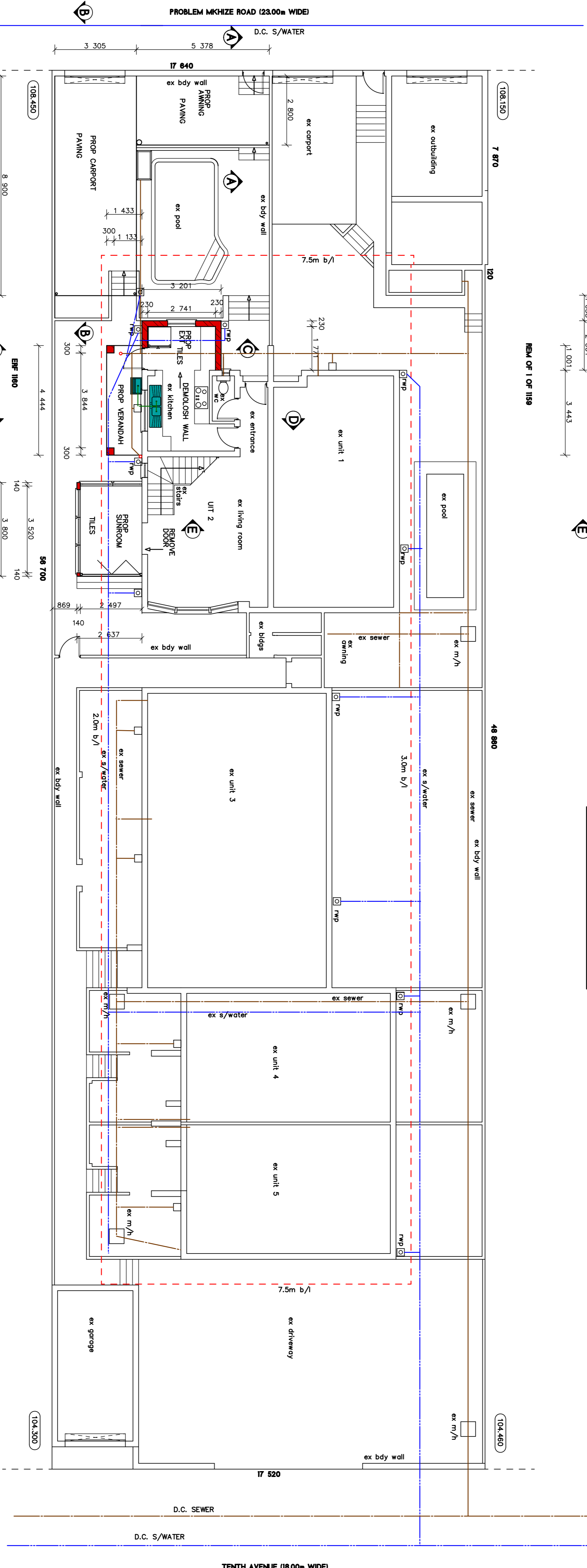
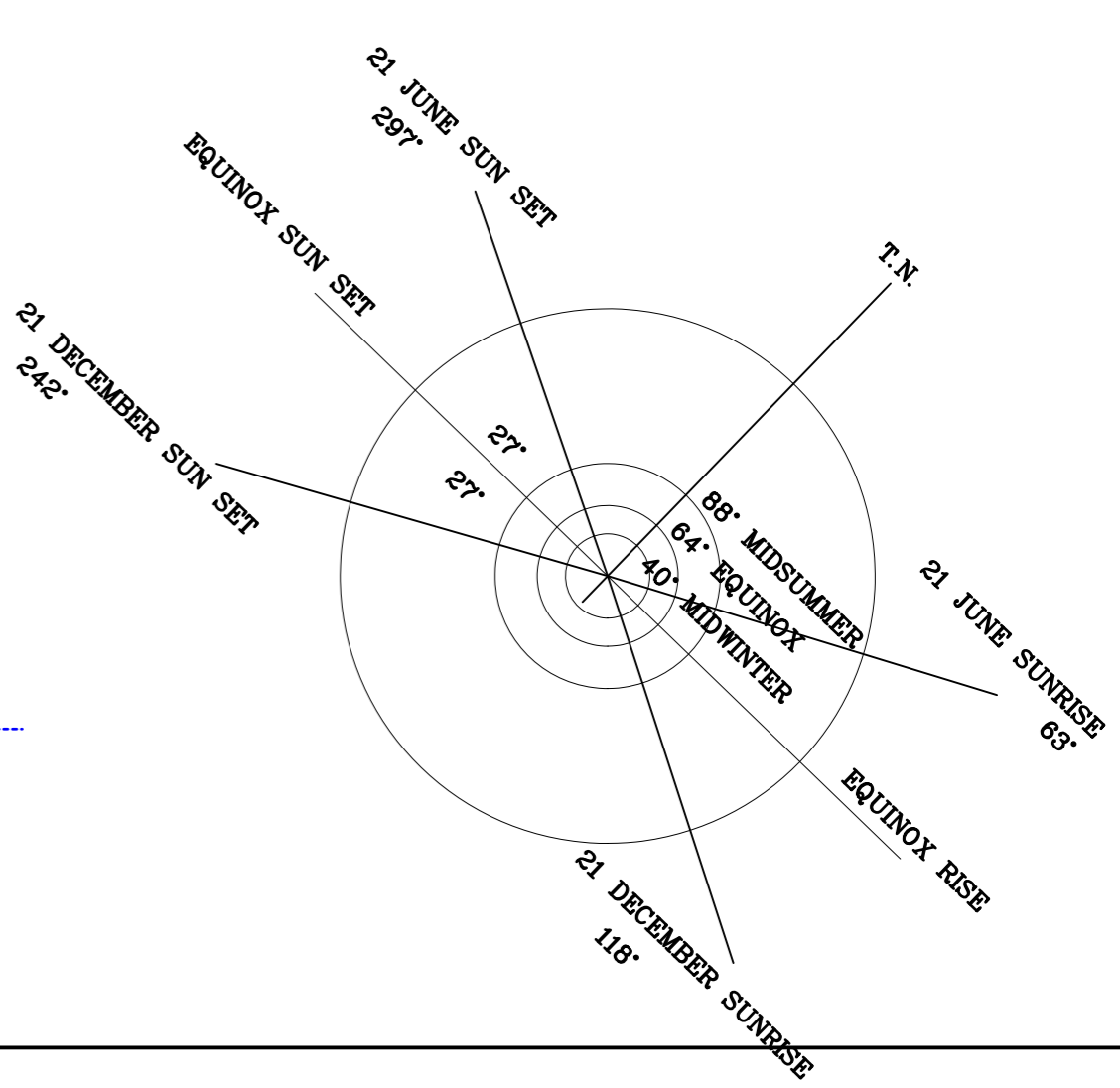


FIRST STOREY FLOOR PLAN



GROUND STOREY FLOOR PLAN

SITE PLAN

GENERAL NOTES

- Drawings must be checked by contractor and any discrepancies must be reported to the author prior to construction.
- All drawings to be read in conjunction with the Engineer's drawings where applicable.
- DO NOT SCALE. Use dimensions provided. When in doubt refer to the author.
- All dimensions in accordance with SANS 10400 and applicable local bylaws.
5. All foundations to comply with SANS 10400 Part H.
- 6.

STRUCTURAL NOTES

FOUNDATIONS

- Strip footings 700mm x 230mm to be a minimum of 500mm below finished ground level in firm, natural ground.
- Engineer's detail.
- Column bases 1000mm x 1000mm x 300mm to be a minimum of 500mm below finished ground level in firm, natural ground.
- Foundations to be detailed in accordance with SANS 10400 Part H.
- All foundations to comply with SANS 10400 Part H.

WALLS

- Two courses of brickwork of all and wall plate level to be reinforced with brick ties in solid mortar.
- Prestressed 10° inlets to be fitted above each door and window opening with a minimum bearing of 225mm on each side. Engineer to certify final spacing.
- Two orfords to be provided at each external door and window opening.
- Window sills - Exterior: Quarry Tiles.
- Interior: Pleated aluminium uniformly smooth.
- All lintel and over door and window openings.
- Plaster to be a minimum of 10mm thick.

6. Retaining walls to be to Engineer's design and detail.

7. All walls to comply with SANS 10400 Part K.

FLOOR SLABS

- Soil option to be a 15% C.C.P. solution in accordance with SANS 9174.
- 100mm concrete reinforced with Ref. 200 B.R.C. mesh on Grade U.S.B. Green damp proofing on poleated, compacted soil.
- Slab in Kitchen Extension to be screeded to match the height of existing kitchen floor level.
- First floor slab to Engineer's design and detail.
4. All floors to comply with SANS 10400 Part J.
6. All floors to comply with SANS 10400 Part J.

ROOF

- 38mm x 118mm wall angle.
- 2 Roof trusses and rafters to be tied down with galvanised from hoop ties secured eight courses into the brickwork.
- Trusses on 38x25mm battens on 250 micron Durabark 25L SANS 1381 Part 4 Reductive underlay on 38x18mm trusses by 150mm centres.
- Trusses to be certified by a professional engineer.
- 4 Roof slab to Engineer's design and detail. Minimum fall 1 : 50.
3. Roof face and barge boards.
- Interior Pleated aluminium uniformly smooth.
- Plaster to be a minimum of 10mm thick.

7. Roof to be insulated with 100mm thick blanket of either pink "Aerolon" fibreglass or "Isotherm" polyester. Density 108kg/m3.

8. Flashing, Roof to be finished to existing building by roofing contractor.

9. Ceiling/soffit to be insulated by specialist. Kitchen patterns into 400mm x 400mm x 200mm foundations. 2.5 degree pitch.

10. Moisture chronometer on ceiling. SANS 1381 Part 4 Reductive underlay on 38x18mm trusses at 100mm centres.

11. All roofs to comply with SANS 10400 Part L.

SKY LIGHTS

- Skylights to be installed by specialist to manufacturer's instructions.
- Skylight - Translucent Polycarbonate Sheeting.
- Skylight installation to be waterproofed to detail.

CEILING

- Ribbed ceiling on 38x38mm battens, Rhino cornice and cover strips.
- Skimmed and pointed ceilings.
- Cladding installation to comply with SANS 10400 Part L.

GLAZING

- Glazing as per details on window schedule.

TIMBER FLOORS

- Timber floor to comply with SANS 10082 Section 4.8.
- Timber floor to be constructed under Engineer's supervision.
- 38mm x 150mm joists at a maximum spacing of 600mm to be secured to the wall with joist hangers and supported in the centre with 75mm x 75mm spacers.
- Timber floors to comply with SANS 10400 Part J 4.3. SANS 10082-2007.

DRAINAGE

- All service pipes to be enclosed in concrete under hardened surfaces and bridged over under foundations.
- Gradient and joints to be marked at every change of direction.
- All waste pipes to be fully accessible at all times.
4. Pipe strapping - Stone pipes - 50mm U.P.C.
5. Downpipe to comply with SANS 10400 Part P.

FINISHES

- Plastered exterior walls: High quality PVA.
- Plastered interior walls: High quality PVA.
3. Floors: - ceiling ceramic tiles. - walling, timber boards.

SCHEDULE OF AREAS

SITE	PERMISSIBLE COVERAGE
944,000 sqm.	391,600 sqm.
2165 - 18	994,000 sqm.
DESIGNED MB	920,107 sqm.
CHECKED MB	22,794 sqm.
DRAWN MB	11,339 sqm.
REVISION	53,397 sqm.
DATE 02.05.2018	74,444 sqm.
DATE	73,777 sqm.
	358,880 sqm.
	817,540 sqm.
	22,794 sqm.
	11,339 sqm.
	44,444 sqm.
	74,577 sqm.
	693,117 sqm.
	693,117 sqm.

PROJECT No. 2165 - 18	SHEET No. 1 of 3
DESIGNED MB	REV. No.
CHECKED MB	SCALE 1 : 100
DRAWN MB	DATE 02.05.2018
REVISION	DATE

OWNERS SIGNATURE

CLIENT
I. D. WILLIAMS

PROJECT
ALTERATIONS & ADDITIONS TO UNIT 2

DRAWING TITLE
SUBMISSION / WORKING

CADASTRAL DESCRIPTION
Portion 2 of ERF 1159 DURBAN

ADDRESS
196 PROBLEM MKHIZE ROAD

RATE No.
03683 - 1252

CONTACT TELEPHONE No.
073 - 246 - 8407

PLANS PROJECTS ARCHITECTURAL DESIGN INDUSTRIAL ENGINEERING PROJECT MANAGEMENT

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7, Sw. Drive, Durban, 4008
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MILNERS QUEENSBURGH
4008

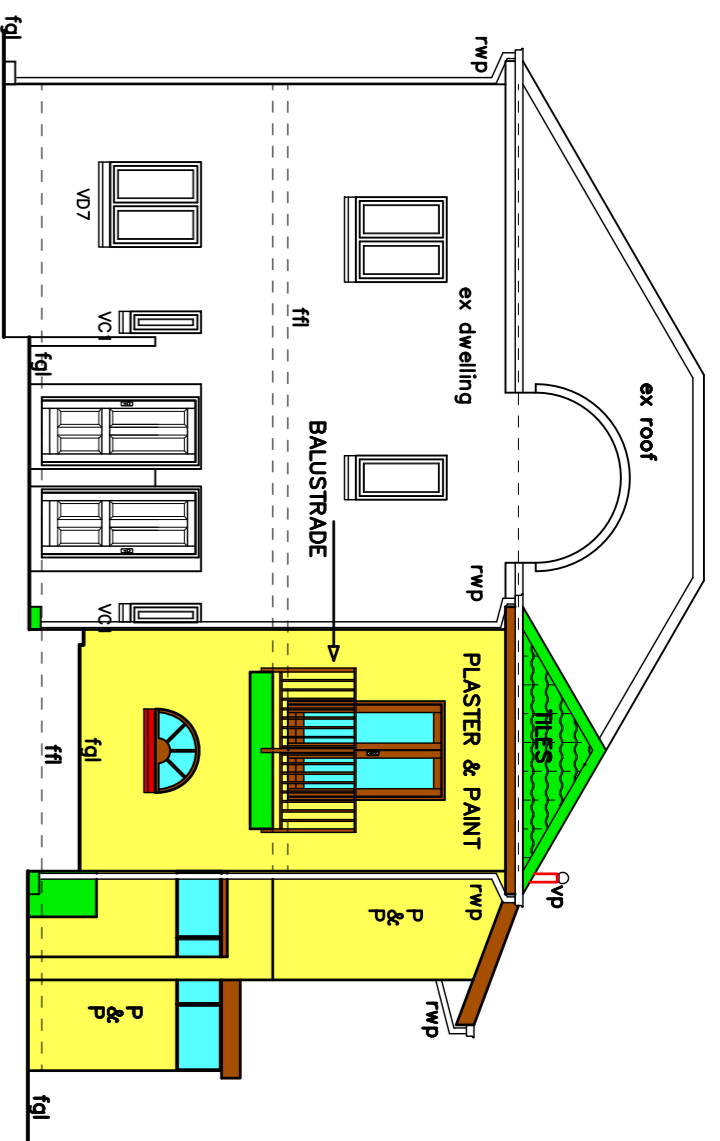
Approved by the City of Durban

APPLICATION IN PRINCIPLE
No: **CV 006/05/2018**

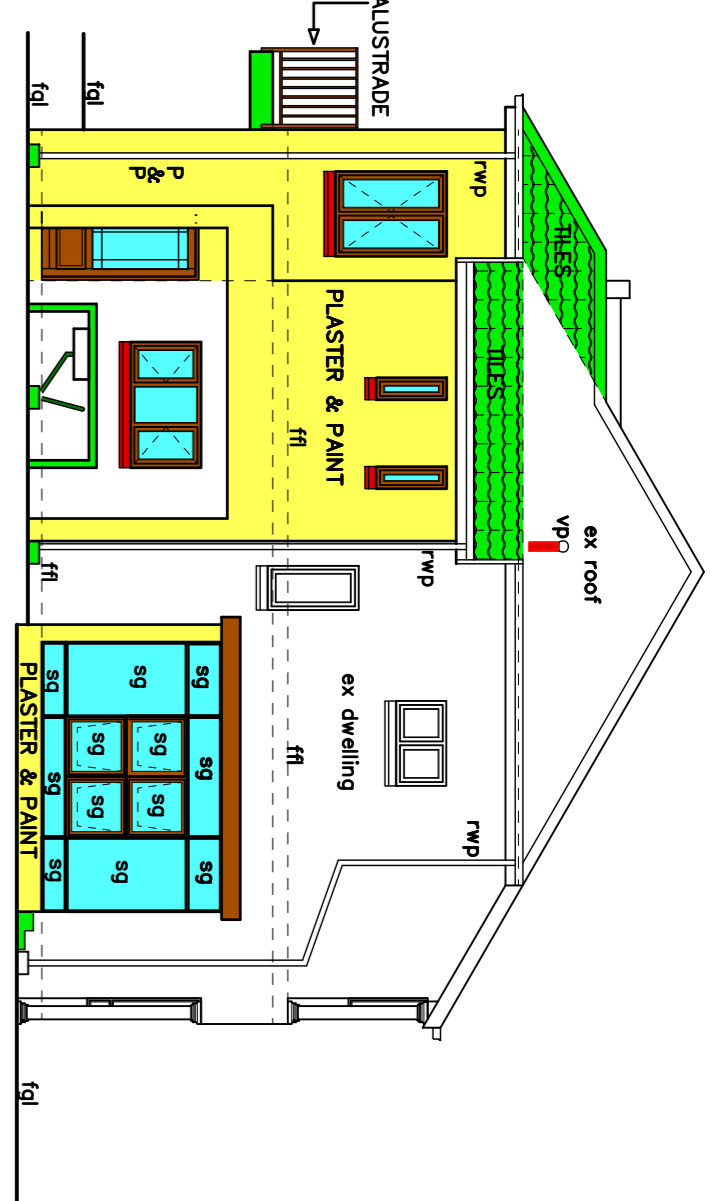
SHEET: **1/3**

DEVELOPMENT MANAGEMENT DEPARTMENT
LAND USE CONSENT
GRANTED / NOT GRANTED
GRANTED. Subject to attached conditions
HEAD: Development Planning and Management
TOWN Planning Approvals Committee

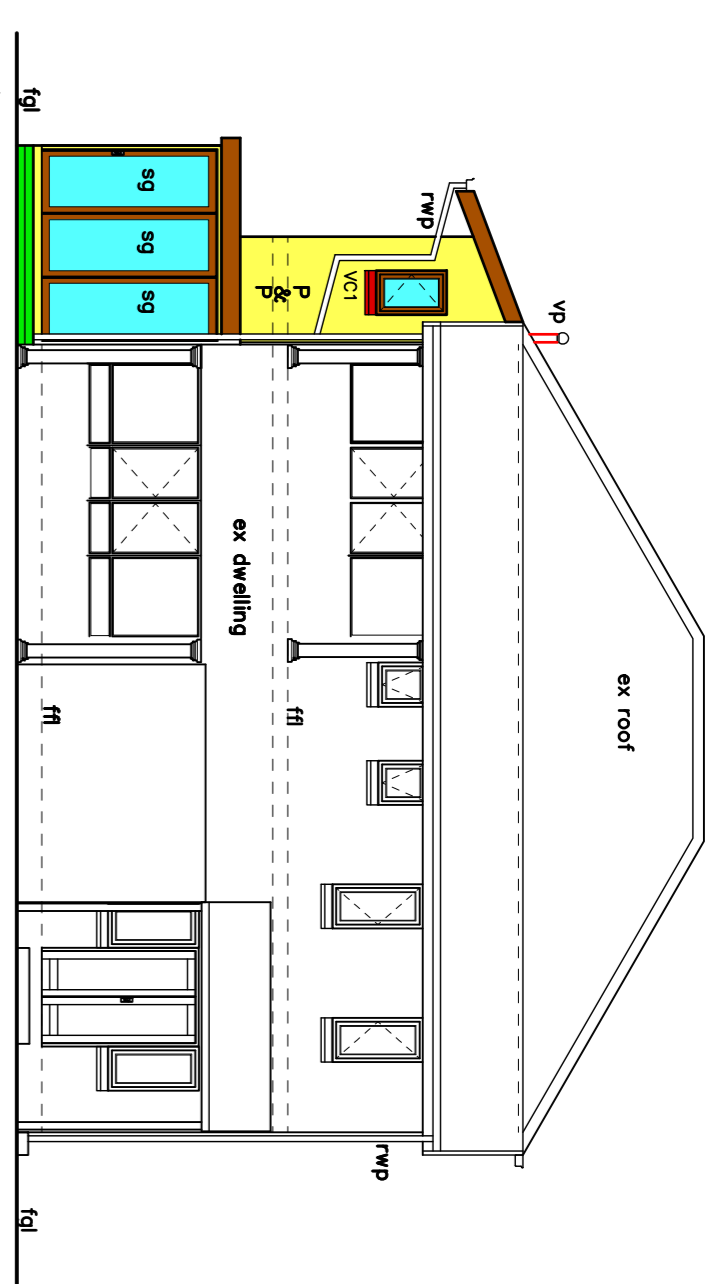
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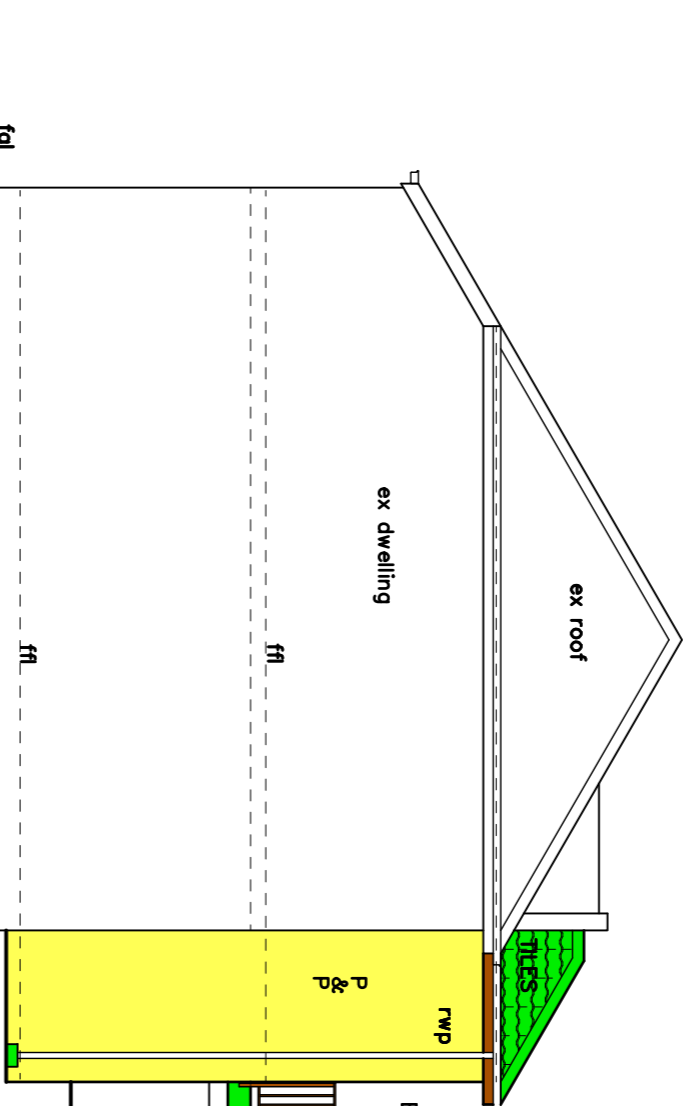
NORTH - WEST ELEVATION



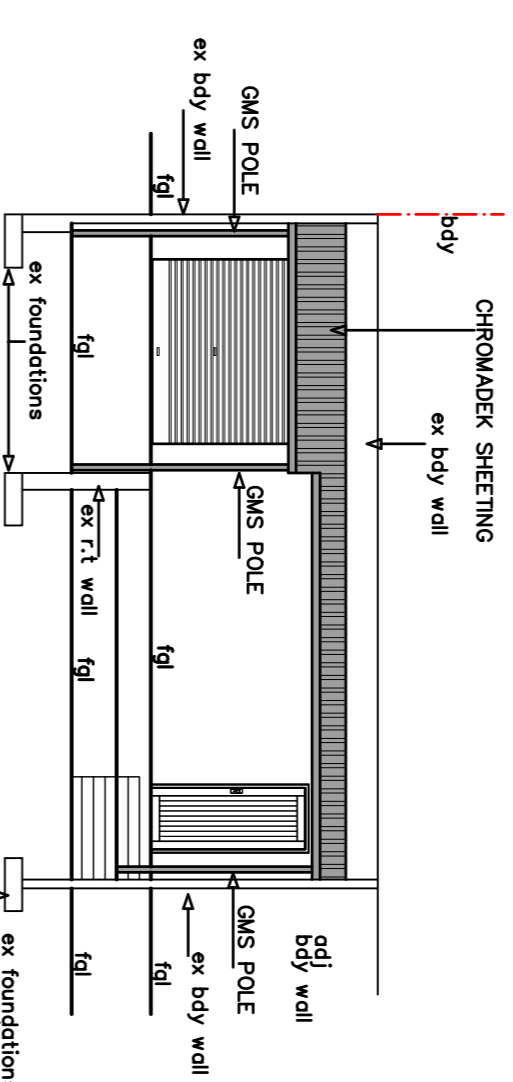
SOUTH - WEST ELEVATION



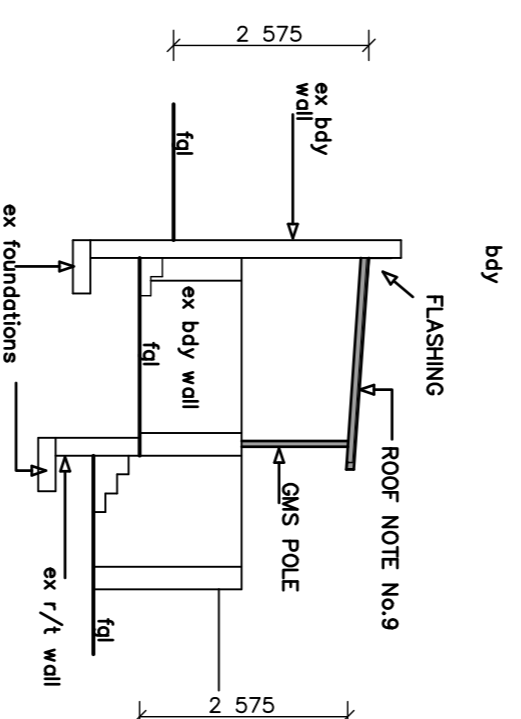
SOUTH - EAST ELEVATION



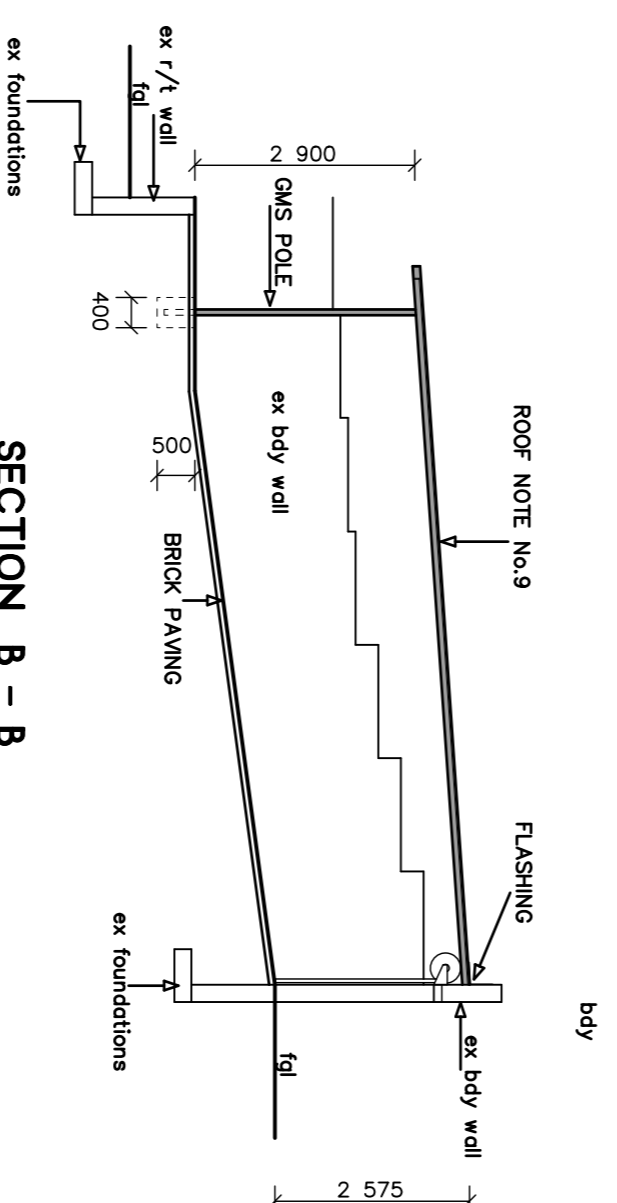
NORTH - EAST ELEVATION



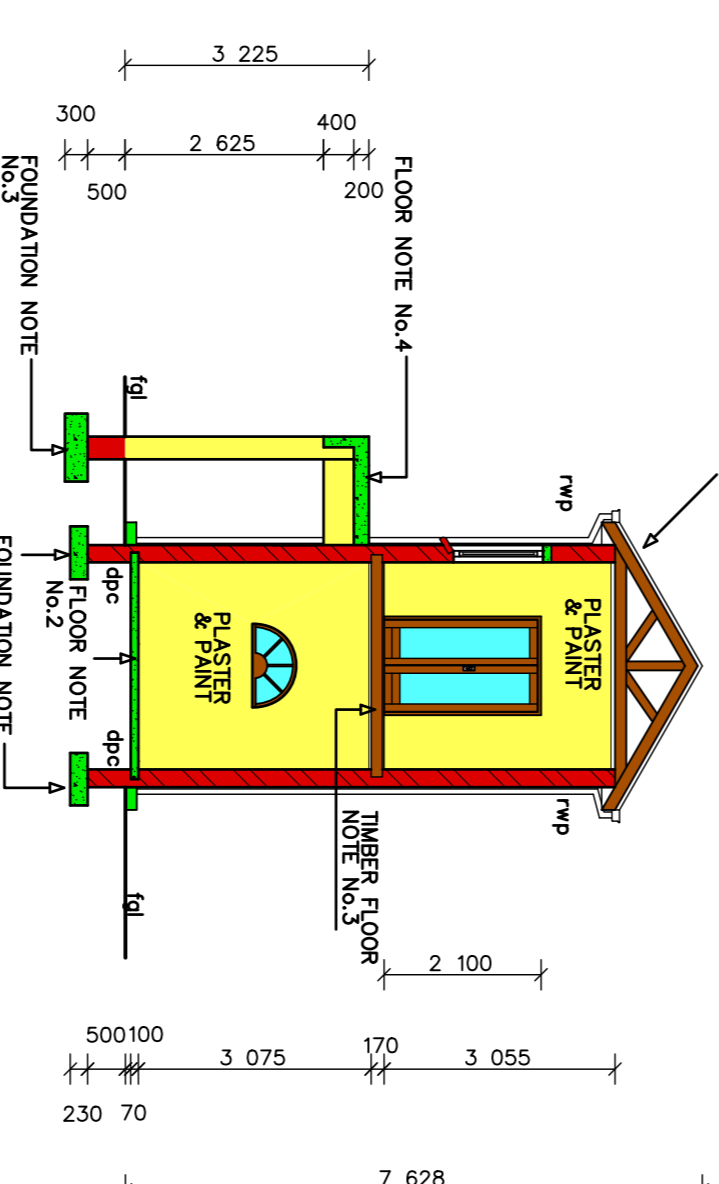
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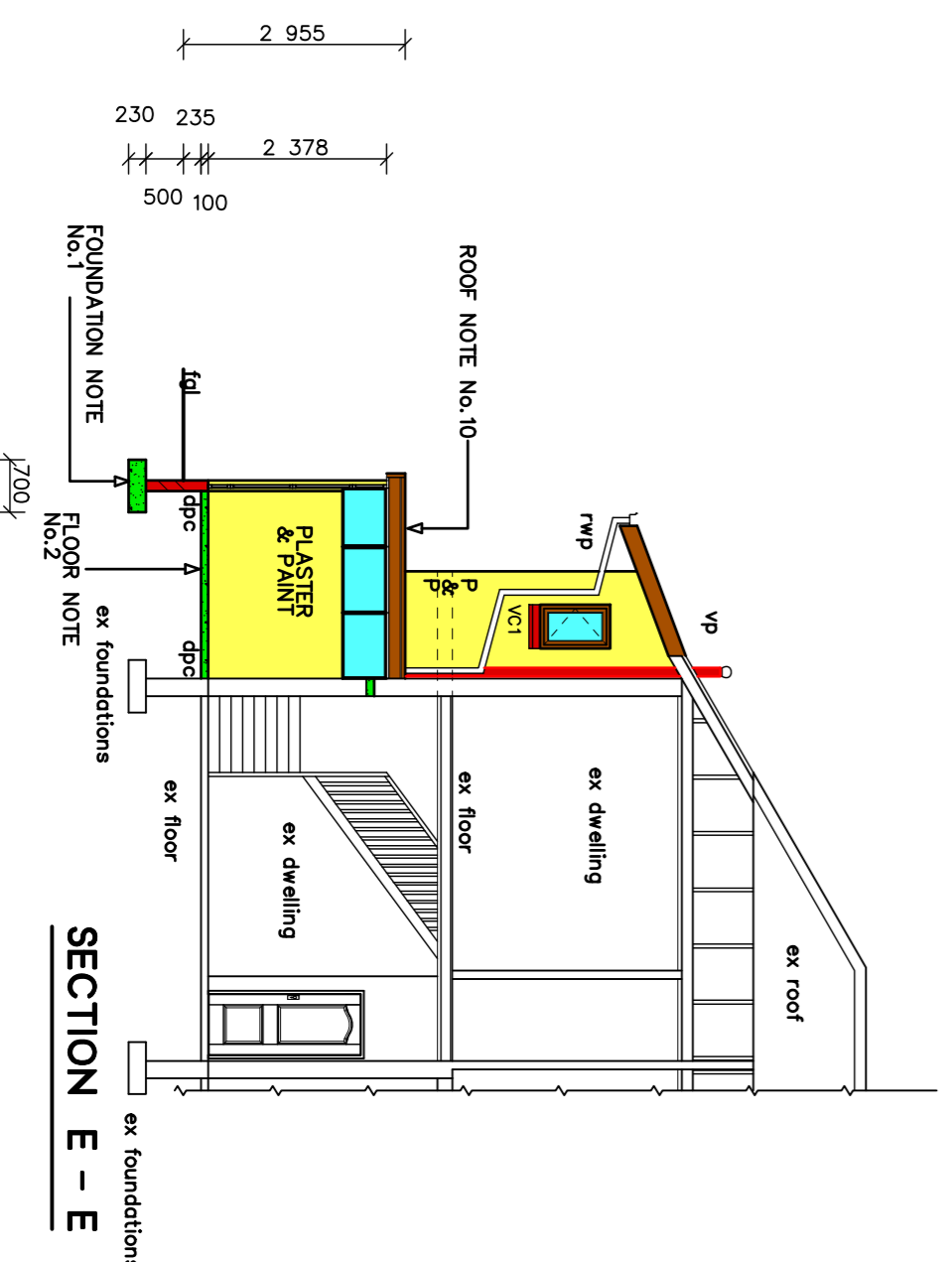
SECTION A - A



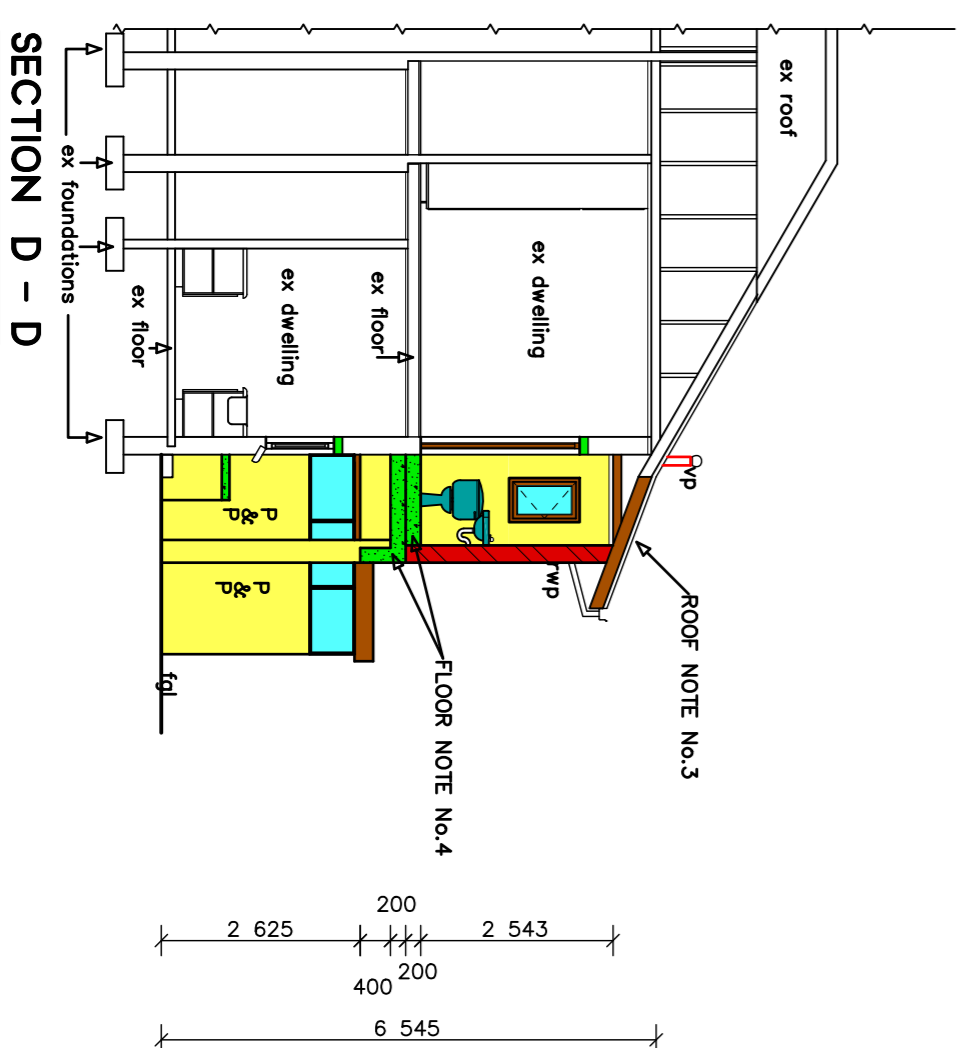
SECTION B - B



SECTION C - C



SECTION E - E



SECTION D - D

PROJECT NO.	2165 - 18	SHEET NO.	2 of 3
DESIGNED	MB	REV. NO.	
CHECKED	MB	SCALE 1 : 100	
DRAWN	MB	DATE	02.05.2018
REVISION		DATE	

OWNERS SIGNATURE

APPLICATION IN PRINCIPLE
 No: CU 006 05 2018
 SHEET: 23

DEVELOPMENT MANAGEMENT DEPARTMENT
 LAND USE CONSENT
 GRANTED/ NOT GRANTED
 GRANTED: Subject to the attached conditions
 HEAD: Development Planning and Management
 Town Planning Appeals Committee

CLIENT
I. D. WILLIAMS
 PROJECT
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 DRAWING TITLE
SUBMISSION / WORKING
 CADASTRAL DESCRIPTION
Portion 2 of ERF 1159 DURBAN
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196 PROBLEM MKHIZE ROAD
 RATE No.
0363 - 1252
 CONTACT TELEPHONE No.
073 -246 - 8407

PLANS PROJECTS
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 INDUSTRIAL ENGINEERING
 PROJECT MANAGEMENT

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 KESTER, S.C.A., 13316
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 4083

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 e-mail: plans@plansproject.com
 Web Site: plansproject.com
 http://plansproject.com

APPLICATION IN PRINCIPLE
 No: CH 006/05/2018C
 SHEET: 2/3

DEVELOPMENT MANAGEMENT DEPARTMENT
LAND USE CONSENT
GRANTED, NOT GRANTED
HEAD Development Planning And Management
Team Planning Approval Committee

[Signature]

<p>DOOR No.1</p> <p>WINDOW No.1</p>	<p>WINDOW No.2</p> <p>WINDOW No.3</p> <p>WINDOW No.2</p> <p>WINDOW No.3</p>	<p>WINDOW No.1</p> <p>GLAZING Type: As per manufacturer's standard Glass colour = Grey Glass Thickness = 6.35mm Solar Heat Gain Coefficient = 0.27 Shading Coefficient = 0.47 U-Value = 5.80 Glass Type = Laminated Safety Glass Glass Thickness = 6.35mm.</p>
<p>WINDOW No.1</p>	<p>WINDOW No.2</p> <p>WINDOW No.3</p> <p>WINDOW No.2</p>	<p>WINDOW No.1</p>

DOOR No.1
 Von Aohf Manor 292 x 833mm high full pane window (Code: M1000) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = architectural glass solutions
 Glass Solution = safety & security glass solutions
 Visible Light Transmission = 88%
 Solar Heat Gain Coefficient = 0.80
 Shading Coefficient = 0.92
 U-Value = 5.80
 Glass Properties :
 Glass Type = Laminate Toughened Safety Glass.
 Glass Thickness = 5.00mm.

WINDOW No.1
 Von Aohf Manor 548x 833mm high full pane window (Code: M1000) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = architectural glass solutions
 Glass Solution = safety & security glass solutions
 Visible Light Transmission = 88%
 Solar Heat Gain Coefficient = 0.80
 Shading Coefficient = 0.92
 U-Value = 5.80
 Glass Properties :
 Glass Type = Laminate Toughened Safety Glass.
 Glass Thickness = 5.00mm.

WINDOW No.2
 Von Aohf 1039 x 520mm high fixed arch window (Code: M2500) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = residential glass solutions
 Glass Solution = comfort & energy saving glass solutions
 Visible Light Transmission = 83%
 Solar Heat Gain Coefficient = 0.81
 Shading Coefficient = 0.71
 U-Value = 3.65
 Glass Properties :
 Glass Type = Monolithic Annealed Float Glass.
 Glass Thickness = 4.00mm.

WINDOW No.3
 Von Aohf 1040 x 1461mm high full pane window (Code: M1000) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = residential glass solutions
 Glass Solution = comfort & energy saving glass solutions
 Visible Light Transmission = 83%
 Solar Heat Gain Coefficient = 0.81
 Shading Coefficient = 0.71
 U-Value = 3.65
 Glass Properties :
 Glass Type = Monolithic Annealed Float Glass.
 Glass Thickness = 4.00mm.

WINDOW No.2
 Von Aohf 1538 x 929mm high full pane window (Code: M1000) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = residential glass solutions
 Glass Solution = comfort & energy saving glass solutions
 Visible Light Transmission = 83%
 Solar Heat Gain Coefficient = 0.81
 Shading Coefficient = 0.71
 U-Value = 3.65
 Glass Properties :
 Glass Type = Monolithic Annealed Float Glass.
 Glass Thickness = 4.00mm.

WINDOW No.3
 Von Aohf 2536 x 2320mm high double door window (Code: M2200) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = architectural glass solutions
 Glass Solution = comfort & energy saving glass solutions
 Visible Light Transmission = 88%
 Solar Heat Gain Coefficient = 0.80
 Shading Coefficient = 0.92
 U-Value = 5.80
 Glass Properties :
 Glass Type = Laminated Safety Glass
 Glass Thickness = 6.35mm.

WINDOW No.2
 Von Aohf 48mm thick top-hung double door window (Code: M2200) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = architectural glass solutions
 Glass Solution = comfort & energy saving glass solutions
 Visible Light Transmission = 88%
 Solar Heat Gain Coefficient = 0.80
 Shading Coefficient = 0.92
 U-Value = 5.80
 Glass Properties :
 Glass Type = Laminated Safety Glass
 Glass Thickness = 6.35mm.

WINDOW No.3
 Von Aohf 48mm thick 61 rebated double door window (Code: M2200) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = architectural glass solutions
 Glass Solution = comfort & energy saving glass solutions
 Visible Light Transmission = 88%
 Solar Heat Gain Coefficient = 0.80
 Shading Coefficient = 0.92
 U-Value = 5.80
 Glass Properties :
 Glass Type = Laminated Safety Glass
 Glass Thickness = 6.35mm.

WINDOW No.2
 Von Aohf 48mm thick 61 rebated double door window (Code: M2200) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = architectural glass solutions
 Glass Solution = comfort & energy saving glass solutions
 Visible Light Transmission = 88%
 Solar Heat Gain Coefficient = 0.80
 Shading Coefficient = 0.92
 U-Value = 5.80
 Glass Properties :
 Glass Type = Laminated Safety Glass
 Glass Thickness = 6.35mm.

WINDOW No.3
 Von Aohf 48mm thick 61 rebated double door window (Code: M2200) with bronze powder coated aluminium glazing, 44 x 57mm rebated and grooved top rail, 44 x 57mm rebated and grooved sill and 57 x 42mm sash, all fitted with weatherstripping, satin chrome handles and stays.
 Application = architectural glass solutions
 Glass Solution = comfort & energy saving glass solutions
 Visible Light Transmission = 88%
 Solar Heat Gain Coefficient = 0.80
 Shading Coefficient = 0.92
 U-Value = 5.80
 Glass Properties :
 Glass Type = Laminated Safety Glass
 Glass Thickness = 6.35mm.

PROJECT No. 2165 - 18 SHEET No. **3 of 3**

DESIGNED **MB** REV. No.

CHECKED **MB** SCALE **1 : 100**

DRAWN **MB** DATE **02.05.2018**

REVISION DATE

[Signature]

OWNERS SIGNATURE

PLANS
PROBERTS
 ARCHITECTURAL DESIGN
 INDUSTRIAL ENGINEERING
 PROJECT MANAGEMENT

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CLIENT
I. D. WILLIAMS

PROJECT
ALTERATIONS & ADDITIONS TO UNIT 2 DRAWING TITLE

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 CADASTRAL DESCRIPTION
Portion 2 of Erf 1159 DURBAN

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