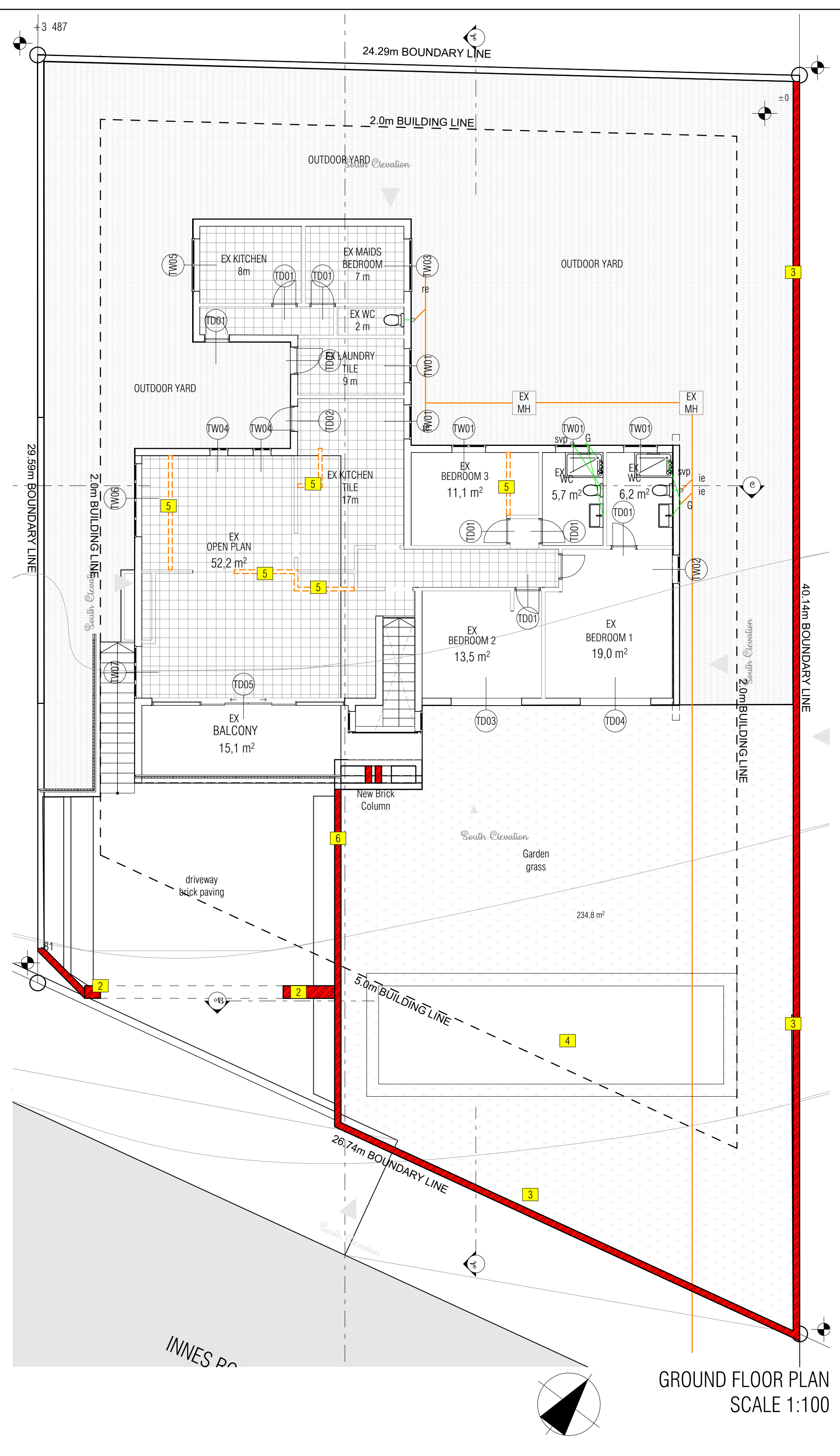
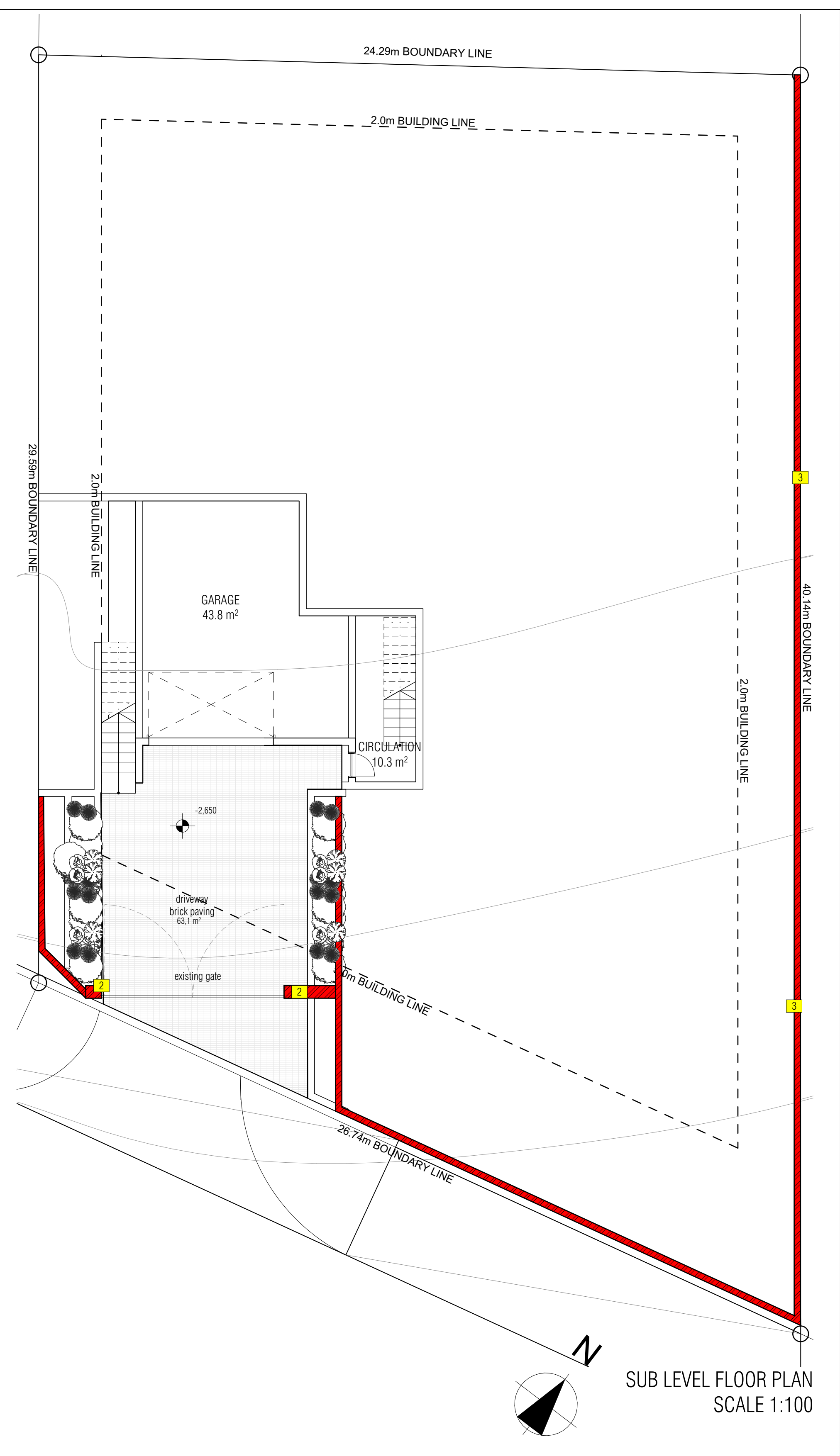


SITE PLAN  
SCALE 1:100



GROUND FLOOR PLAN  
SCALE 1:100



SUB LEVEL FLOOR PLAN  
SCALE 1:100

**SITE RESTRICTIONS:**

ZONING	SPECIAL RESIDENTIAL 1200
SITE AREA	851sqm
FAR	n/a
COVERAGE	40%

**COVERAGE CALCULATIONS:**

DWELLING HOUSE	179sqm
SERVANTS QUATERS	23sqm
TOTAL	202 sqm

**BREAKDOWN OF AREAS**

LOWER GROUND LEVEL	
EXISTING DWELLING UNIT	54 sqm
PROPOSED DWELLING UNIT	0
GROUND LEVEL	
EXISTING DWELLING UNIT	202 sqm
PROPOSED DWELLING UNIT	0

**LEGEND**

1	Proposed new beam to engineers detail
2	Proposed new pier to engineers detail
3	New Boundary wall to engineers detail
4	New proposed pool
5	Demolished wall
6	New retaining wall to engineers detail

- GENERAL NOTES:**
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  - ALL SIGNAGE TO COMPLY WITH SANS 10400-T PARTS 4.29 AND 4.32
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  - ALL PLUMBING DESIGNS TO COMPLY WITH SANS 10400-P
  - ARTIFICIAL LIGHTING TO BE MINIMUM 200 LUX AND TO COMPLY WITH SANS 10400-O PART 4.2
  - SHOULD NOISE, NUISANCE ARISE, REMEDIAL MEASURES WILL BE CARRIED OUT
  - EXTERNAL WALLS TO BE PAINTED WITH ANTI-FUNGAL PAINT
- HEALTH AND DRAINAGE NOTES:**
- AIR TO BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA
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No.	Change	Date	Submitted

**Architect Signature:**

*Shuaib Bayat*

Shuaib Bayat      P/Arch41513736

**Client Signature:**

*Mr. Ahmed M Hansa*

**submission**

ARCHITECT

**STUDIO 38**      T: +27 73 782 2473  
E: info@studio38.co.za  
120 Pindwin Mhize Road  
Morningside, Durban, 4001

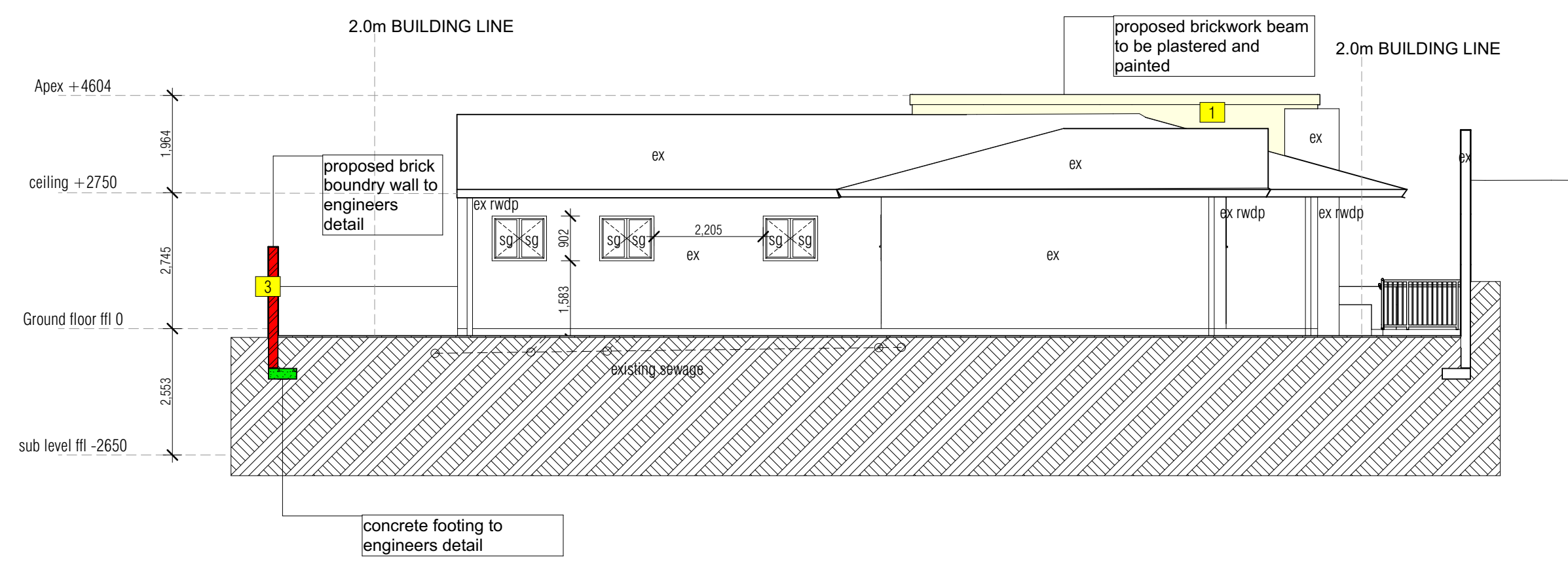
PROJECT:

Studio38  
332 INNES ROAD MORNINGSIDES DURBAN KZN ZA, PTN 2 OF ERF 656  
Proposed adds and Alts

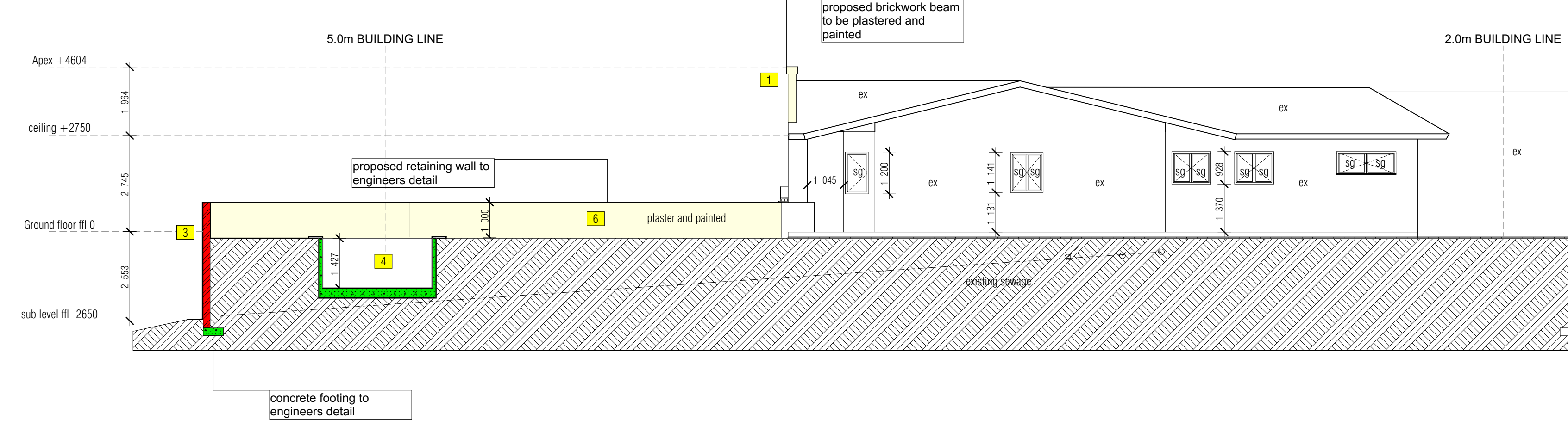
CLIENT:

Mr. Ahmed M Hansa

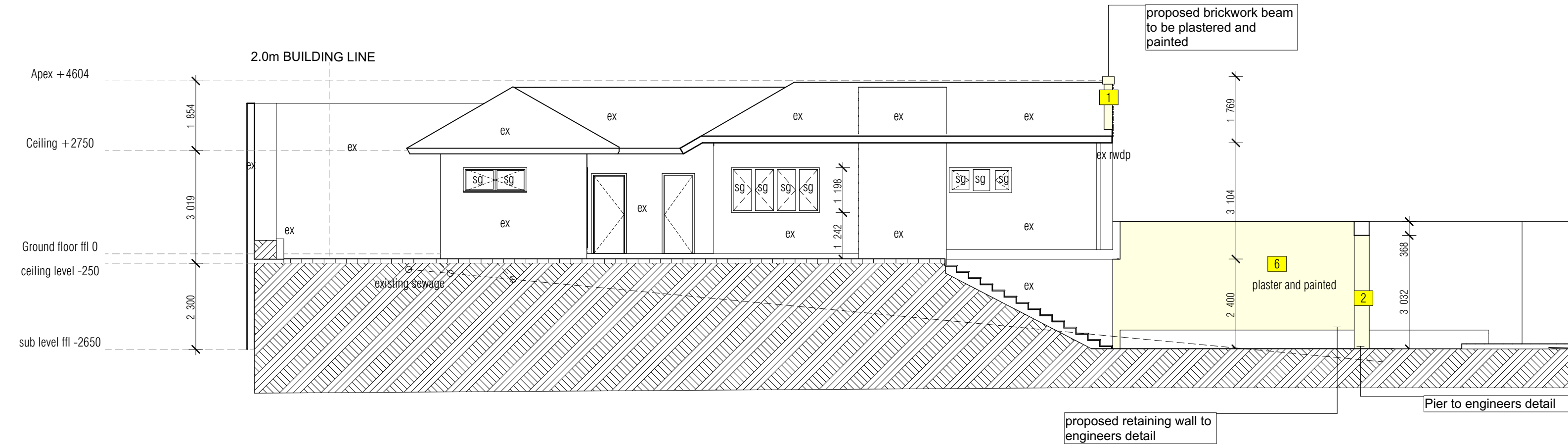
DRAWN BY:	SKC	CHECKED BY:	DSB	PRINT SIZE:	A0	PROJECT No.:	4978
TITLE:	332 Innes Road Plans	SCALE:	1:100	ISSUE DATE:	24/05/2023	DRAWING No.:	ST3B_PTN 2 OF ERF 656
REVISION No.:		REVISION No.:					



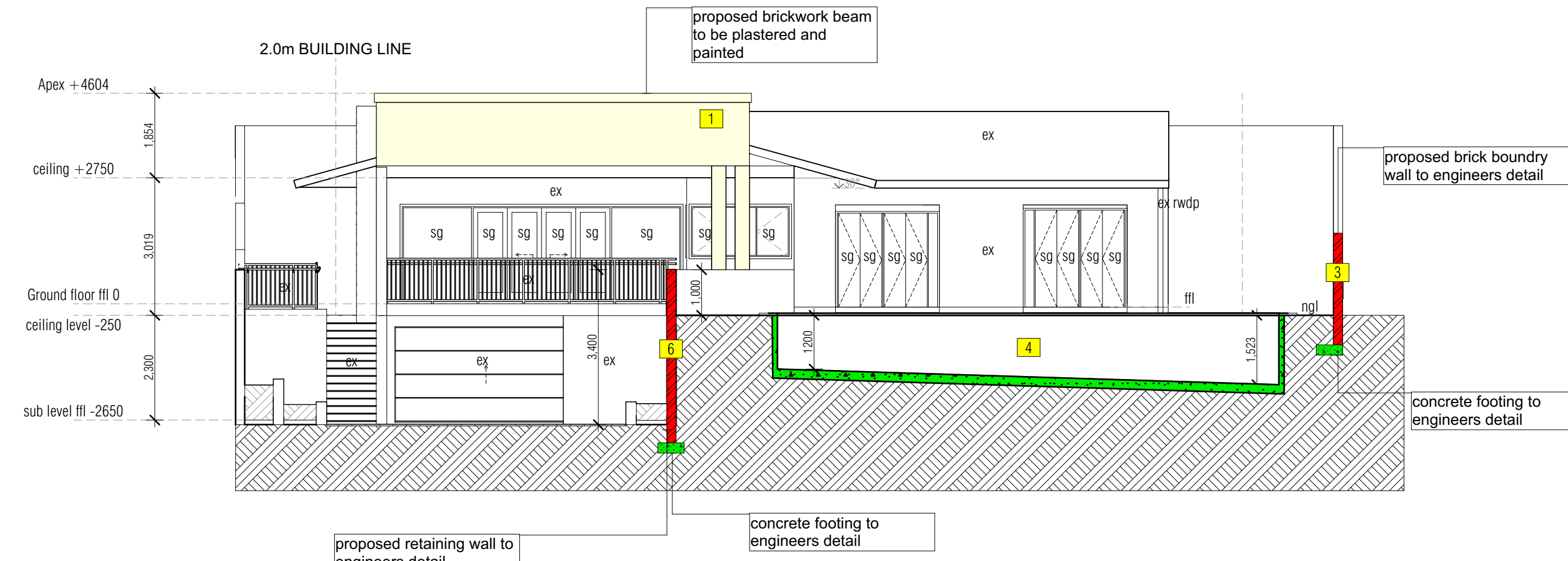
NORTH ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100



SOUTH ELEVATION  
SCALE 1:100

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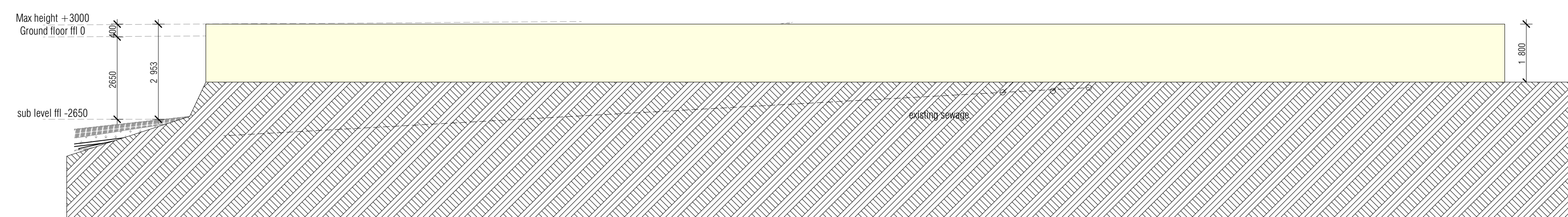
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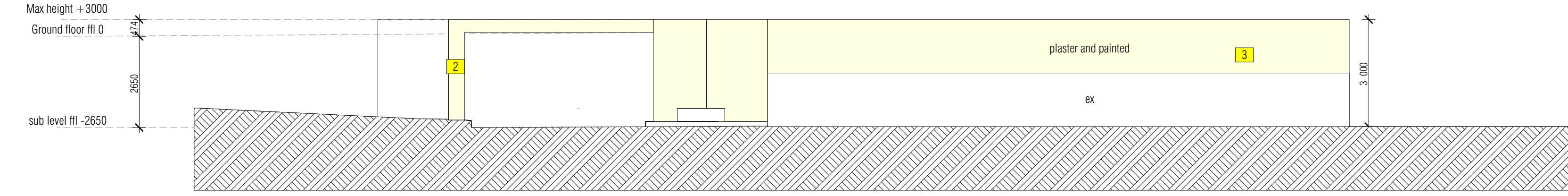
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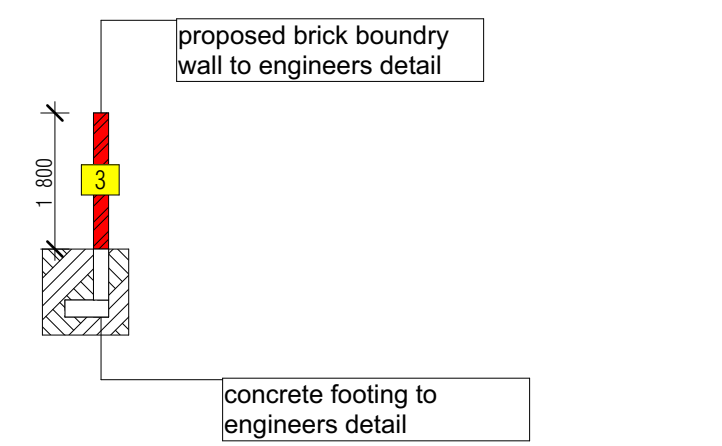
No.	By	Date	Revised



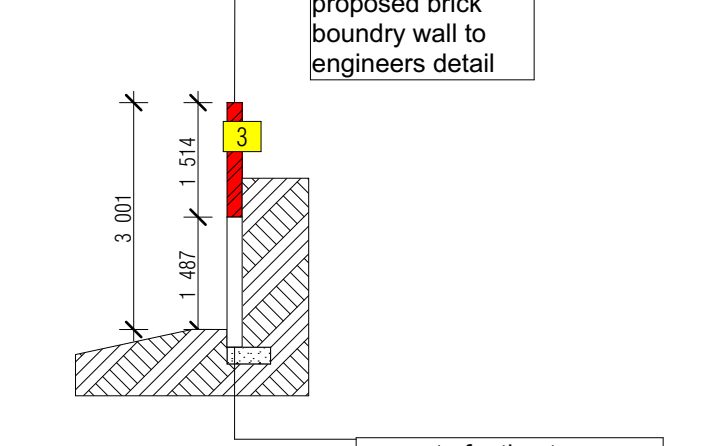
EAST BOUNDARY ELEVATION  
SCALE 1:100



SOUTH BOUNDARY ELEVATION  
SCALE 1:100



EAST BOUNDARY WALL SECTION  
SCALE 1:100



SOUTH BOUNDARY WALL SECTION  
SCALE 1:100

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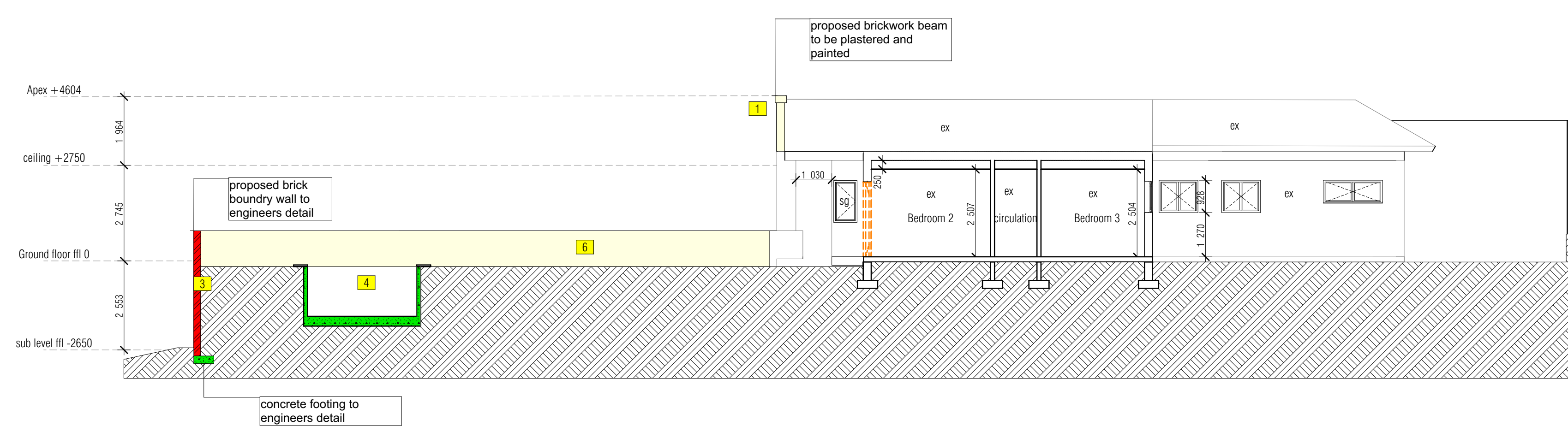
Architect Signature:

Shuaib Bayat P/Arch41513736

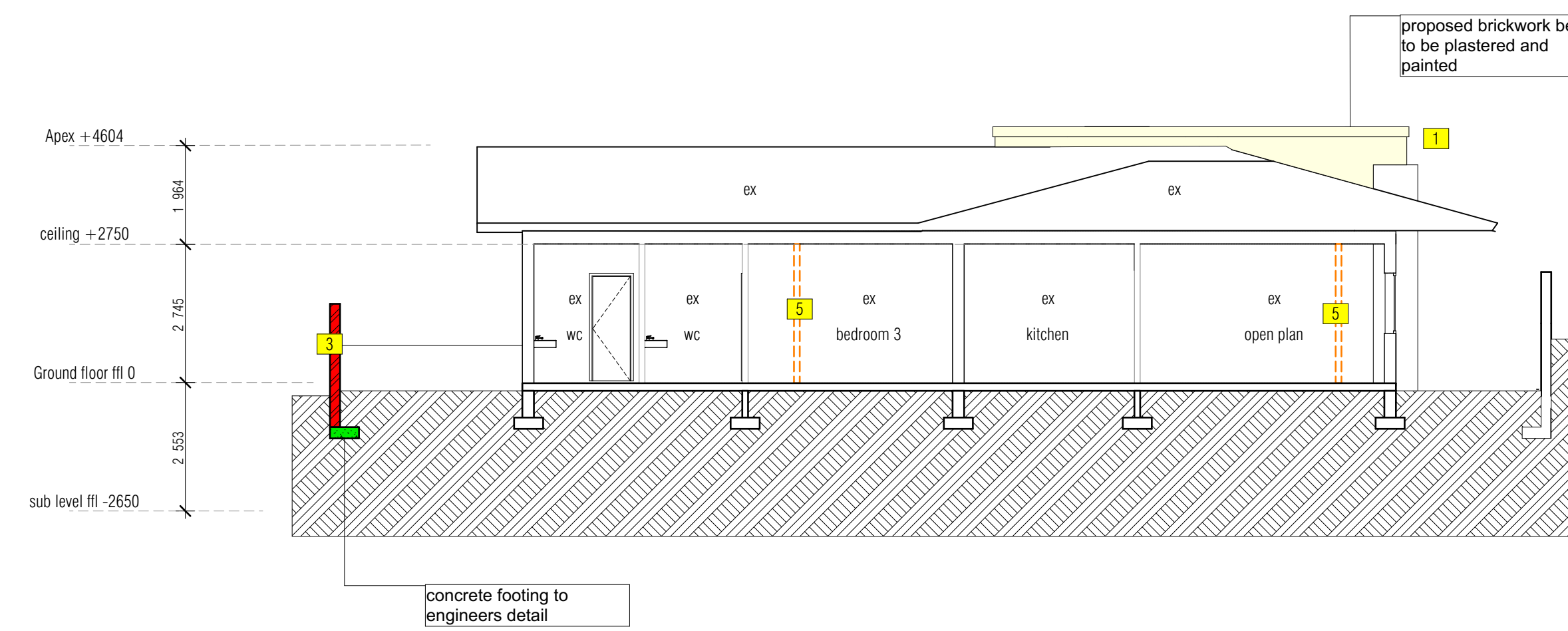
Client Signature:

**submission**

ARCHITECT	STUDIO 3B	T: +27 73 788 2473	E: info@studio3b.co.za
PROJECT	Studio3B 332 INNES ROAD MORNINGSIDES DURBAN KZN ZA, PTN 2 OF ERF 656 Proposed add and Alt	120 Pindwin Mhize Road Morningside, Durban, 4001	
CLIENT	Mr. Ahmed M Hansa		
DRAWN BY:	SEC	CHECKED BY:	DSB
PRINT SIZE:	A0	PROJECT No.:	4979
TITLE:	332 Innes Road elevations	SCALE:	1:100
DRAWING No.:	ST3B_PTN 2 OF ERF 656	ISSUE DATE:	24/05/2023
		REVISION No.:	



SECTION A-A  
SCALE 1:100



SECTION B-B  
SCALE 1:100

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LEGEND	
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Architect Signature:

Shaub Bayat

PrArch41513736

Client Signature:

submission

ARCHITECT

**STUDIO 3B**  
T: +27 73 786 2477  
E: info@studio3b.co.za  
120 Pindwin Mhize Road  
Morningside, Durban, 4001

PROJECT:  
Studio3B  
332 INNES ROAD MORNINGSIDe DURBAN KZN ZA, PTN 2 OF ERF 656  
Proposed add and Alt

CLIENT:  
Mr. Ahmed M Hansa

DRAWN BY: SC	CHECKED BY: DS	PRINT SIZE: A0	PROJECT No: #PFA
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TITLE: 332 Innes Road sections	SCALE: 1:100
ISSUE DATE: 24/05/2023	

DRAWING No: ST3B_PTN 2 OF ERF 656	REVISION No.:
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ELEVATION							
CODE	TD01	TD02	TD03	TD04	TD05		
QUANTITY	8	1	1	1	1		
FRAME	TIMBER FRAMED HOLLOW CORE HINGED DOOR	SOLID TIMBER DOOR WITH FRAME	TIMBER FRAMED FOLDING DOOR	TIMBER FRAMED FOLDING DOOR	TIMBER FRAMED SLIDING DOOR		
GLAZING	N/A	10mm SAFETY GLASS	10mm SAFETY GLASS	10mm SAFETY GLASS	10mm SAFETY GLASS		
OPENING AREA	1.5m <sup>2</sup>	1.77m <sup>2</sup>	4m <sup>2</sup>	4.68m <sup>2</sup>	6.18m <sup>2</sup>		
ELEVATION							
CODE	TW01	TW02	TW03	TW04	TW05	TW06	TW07
QUANTITY	5	1	1	2	1	1	1
FRAME	SIDE HUNG TIMBER FRAME	SIDE HUNG TIMBER FRAME	SIDE HUNG TIMBER FRAME	SIDE HUNG TIMBER FRAME	SIDE HUNG TIMBER FRAME	SIDE HUNG TIMBER FRAME	SIDE HUNG TIMBER FRAME
GLAZING	10mm SAFETY GLASS	10mm SAFETY GLASS	10mm SAFETY GLASS	10mm SAFETY GLASS	10mm SAFETY GLASS	10mm SAFETY GLASS	10mm SAFETY GLASS
OPENING AREA	0.7m <sup>2</sup>	0.76m <sup>2</sup>	0.8m <sup>2</sup>	0.25m <sup>2</sup>	0.9m <sup>2</sup>	2.5m <sup>2</sup>	0.8m <sup>2</sup>

DOOR AND WINDOW SCHEDULE :  
SCALE 1:100

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PREMISES TO BE SUITABLY RODENT PROOFED

ALL SOIL PIPES TO BE Ø110mm.

ALL PIPES TO COMPLY WITH SANS 10400-P - ANY WASTE WATER DISCHARGING OVER A GULLY TO COMPLY WITH PART 4.21 OF SANS 10400-P

ALL SOIL VENTILATION PIPES (S.V.P.'s) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1.8m ABOVE THE NEAREST ADJACENT WINDOW HEAD.

WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 300mm CONCRETE AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE I.E.'s AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.

WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1.2m THESE FITTINGS ARE TO BE ANTISYPHON VENTED

ALL GLAZING TO BE CLEAR UNLESS OTHERWISE SPECIFIED ON DRAWING.  
DETAILS AND SCHEDULES AND THICKNESS  
ALL ACCORDING TO THE FOLLOWING:

GLAZING TO WINDOWS AND DOORS TO BE 6.3mm LAMINATED SAFETY GLASS THROUGHOUT  
EXCEPTION - PANES BETWEEN 4.3m<sup>2</sup>/ AND 5.7m<sup>2</sup>/ TO BE 8.4mm LAMINATED SAFETY GLASS  
DOORS TO HAVE SAFETY MARKERS.  
ALL GLAZING TO COMPLY SANS 10400-N

NOTES

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- ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED BY THE MAIN CONTRACTOR AND ANY DISCREPANCIES ON THE DRAWINGS OR BETWEEN THE DRAWINGS ARE TO BE REFERRED TO THE ARCHITECT.

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PROJECT

Studio3B  
332 INNES ROAD MORNINGSIDe DURBAN KZN ZA, PTN 2 OF ERF 656  
Proposed adds and Alts

CLIENT

Mr. Ahmed M Hansa

DRAWN BY:	CHECKED BY:	PRINT SIZE:	PROJECT No.
SC	DS	A1	#Pin
TITLE: 332 Innes Road DOOR AND WINDOW SCHEDULE			SCALE: 1:100
DRAWING NO: ST3B_#Site ID_004			ISSUE DATE: 24/05/2023
REVISION No.:			REVISION No.: