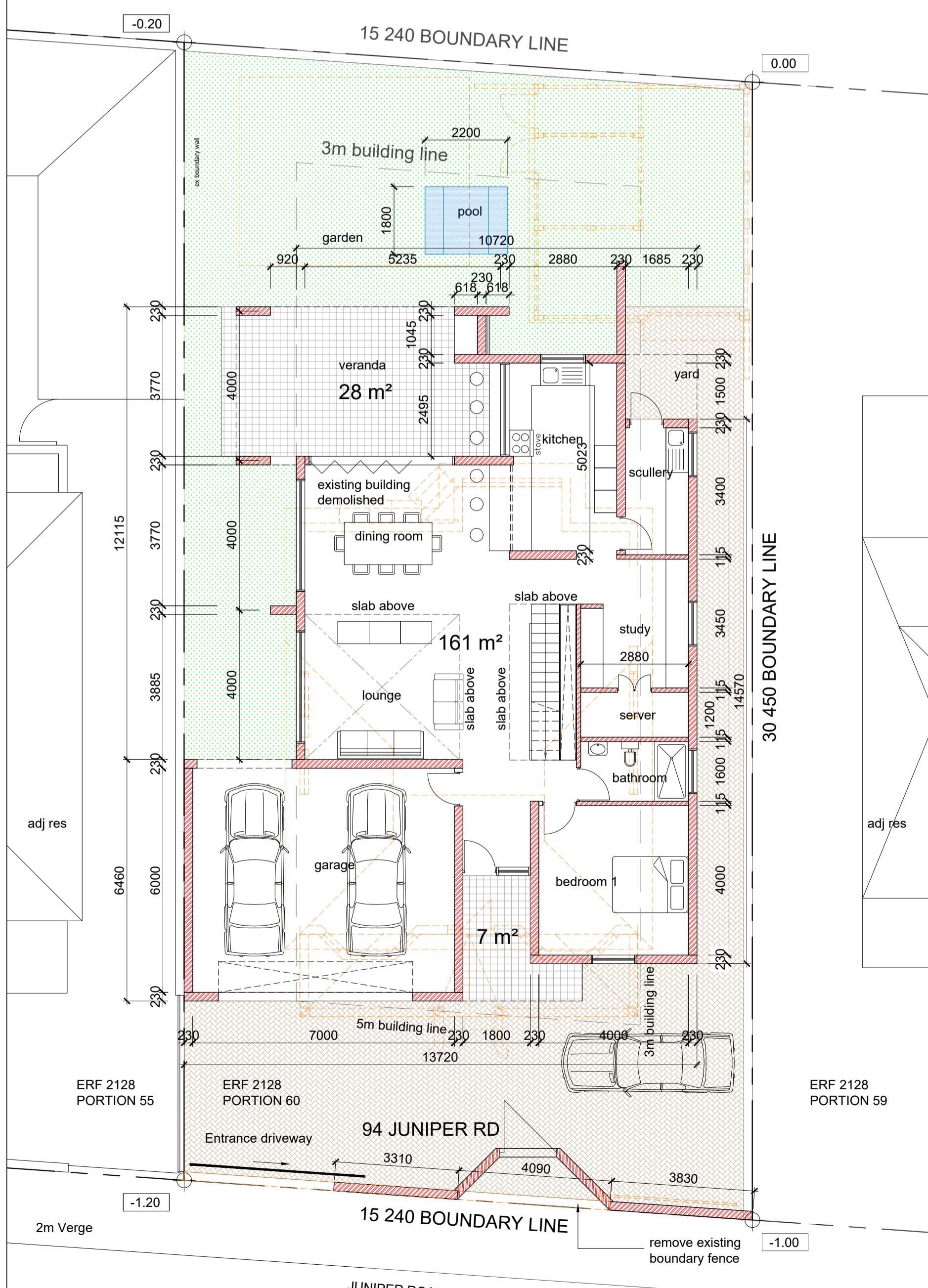
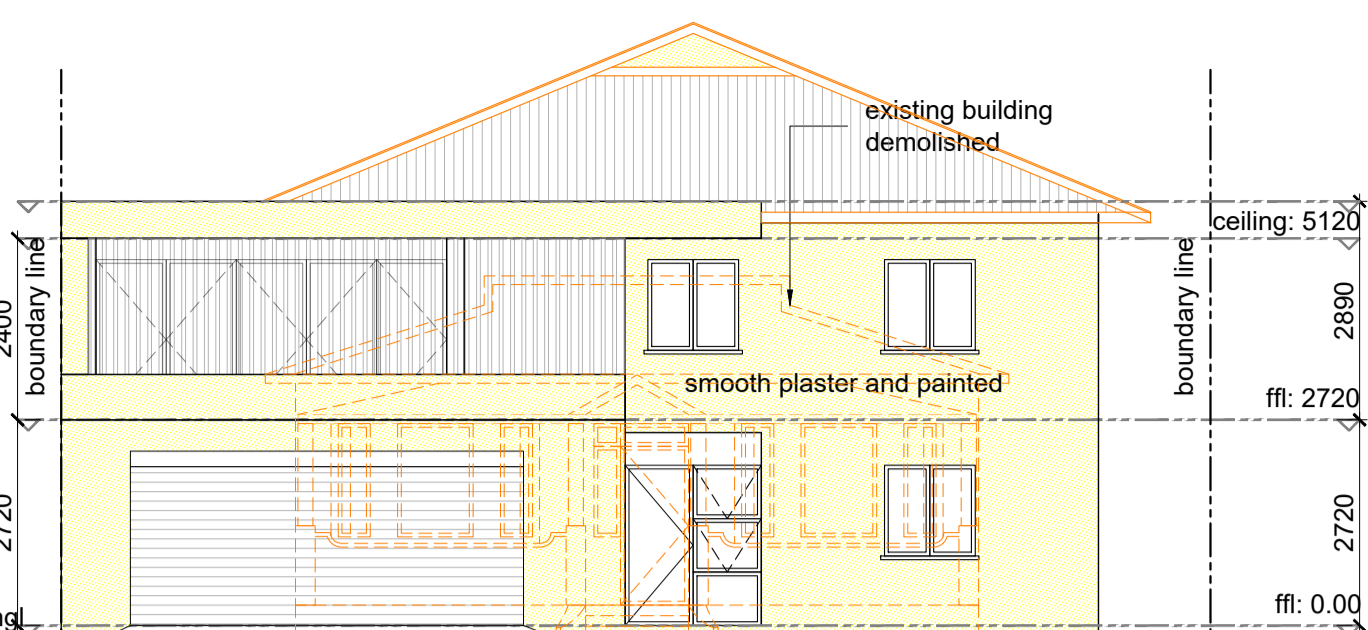


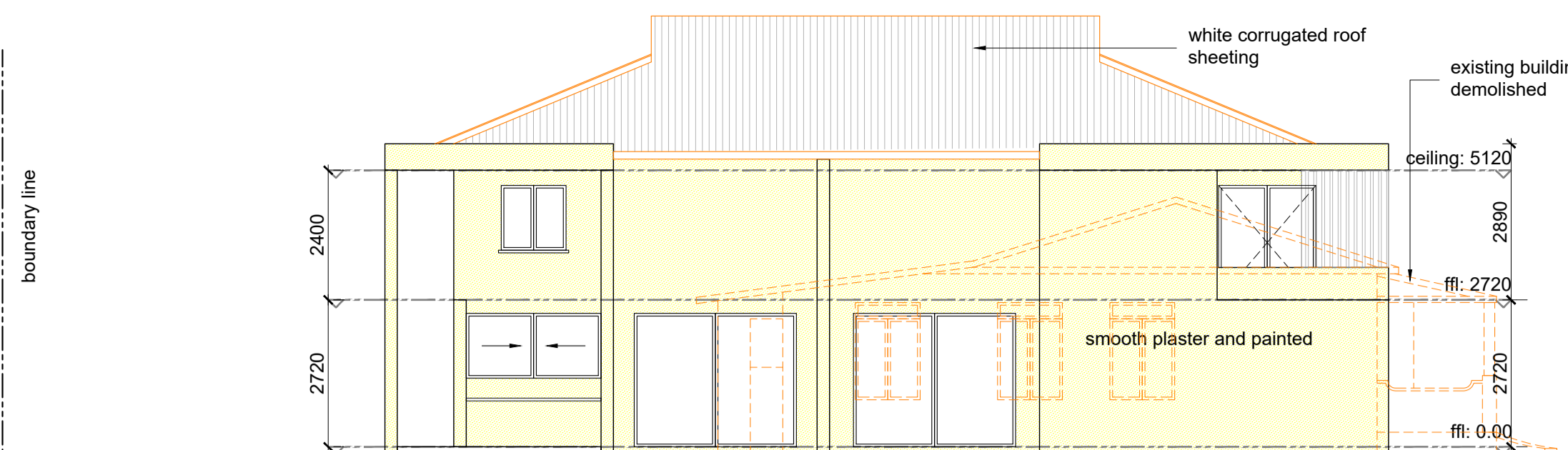
**SITE PLAN**  
SCALE - 1:200



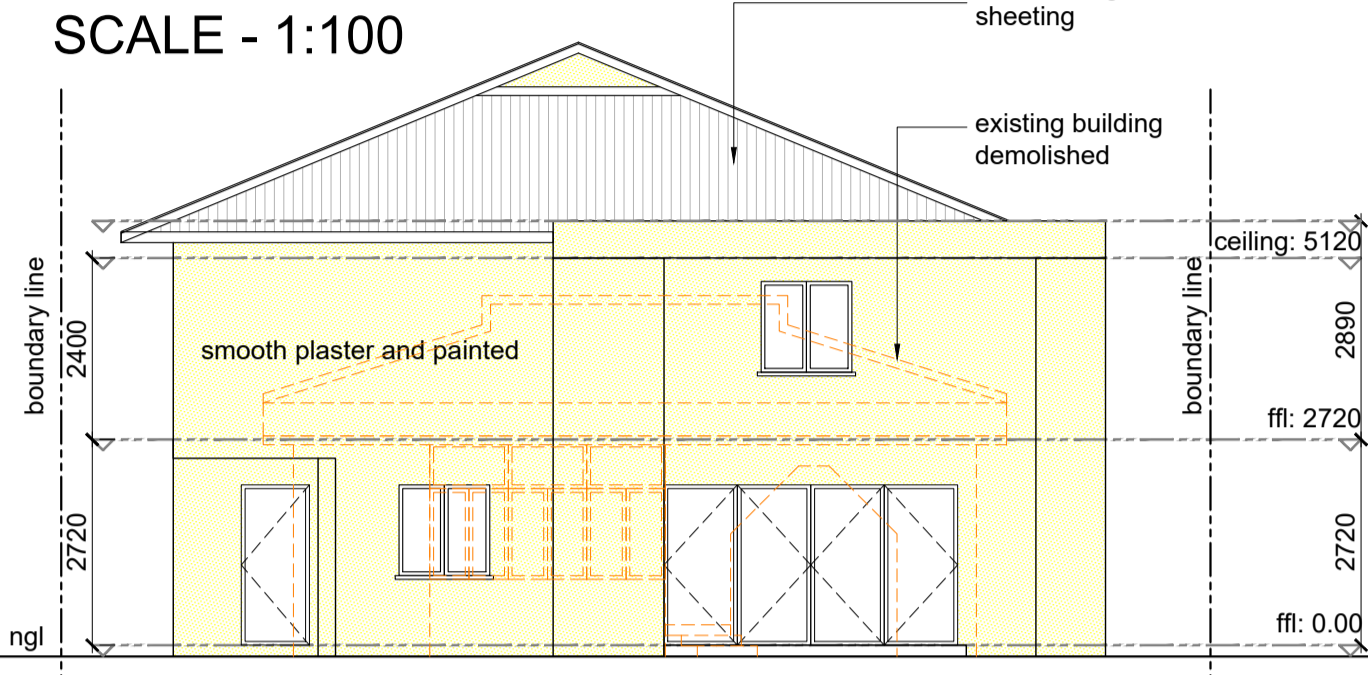
**GROUND STOREY PLAN**  
SCALE - 1:100



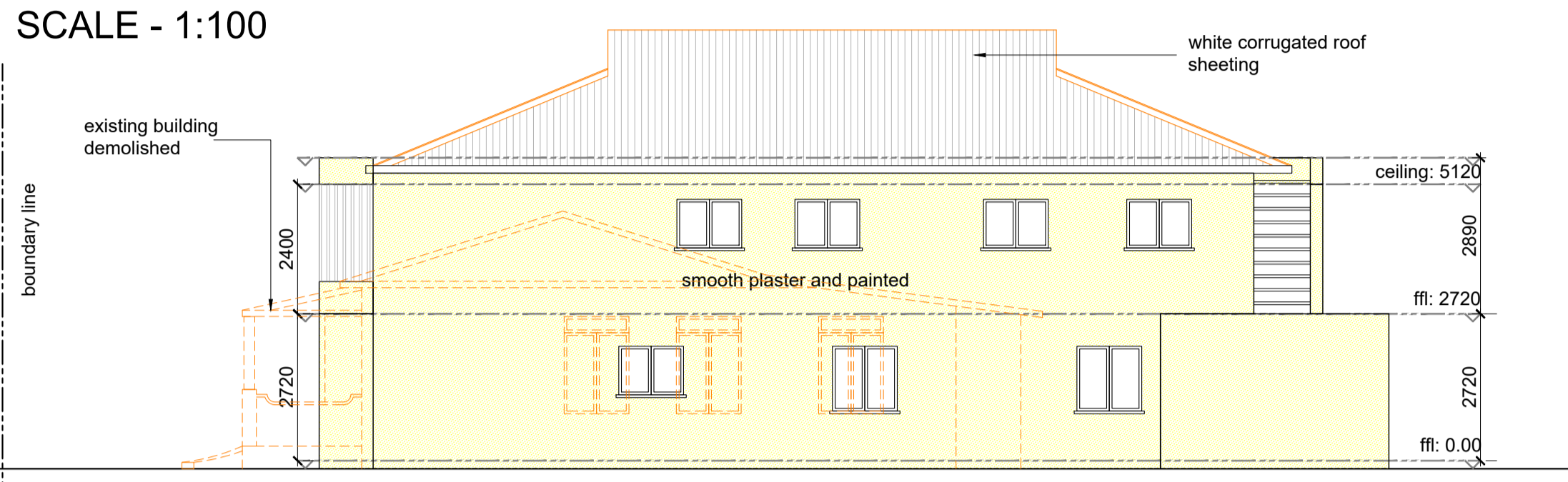
**NORTH WEST ELEVATION**  
SCALE - 1:100



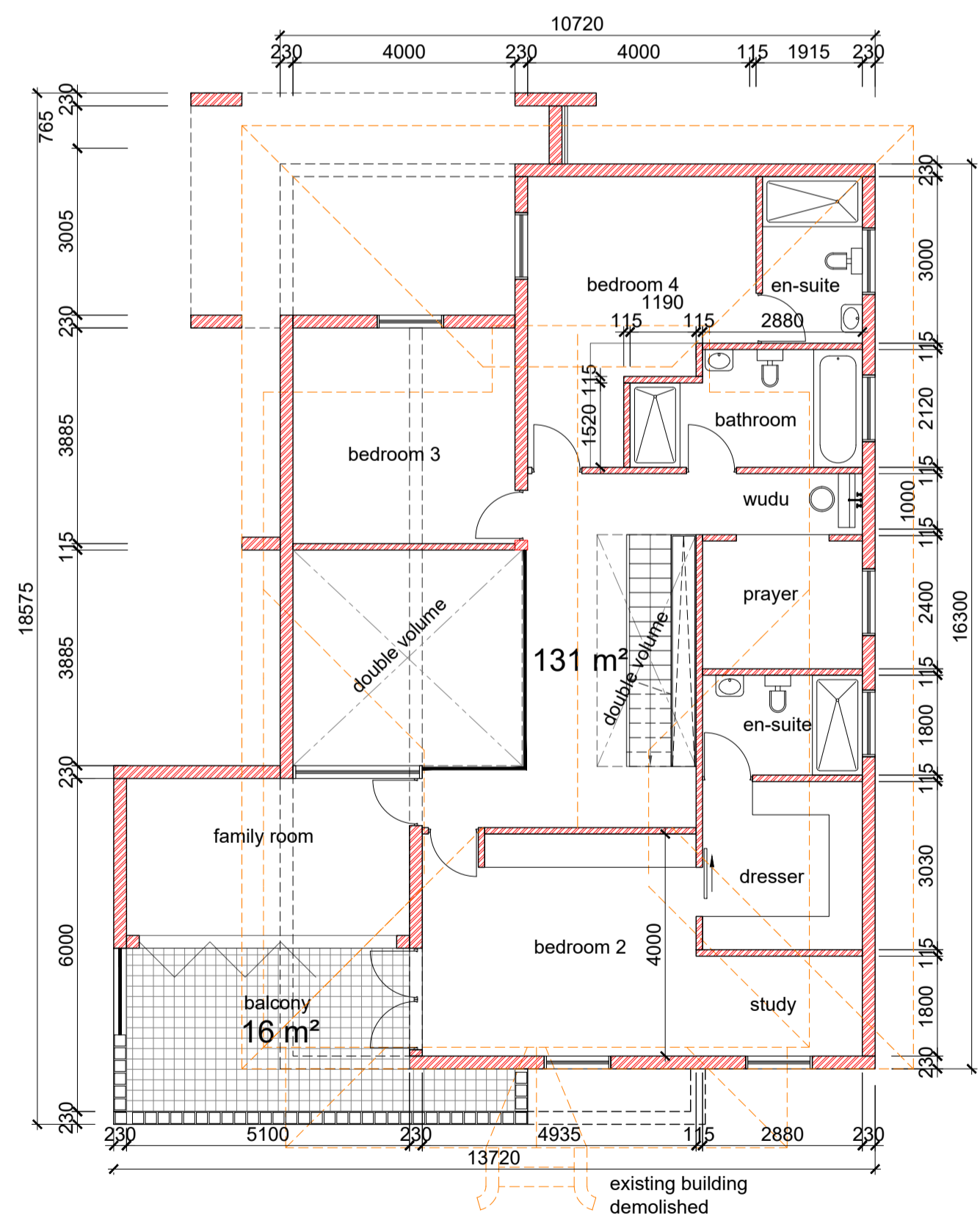
**NORTH EAST ELEVATION**  
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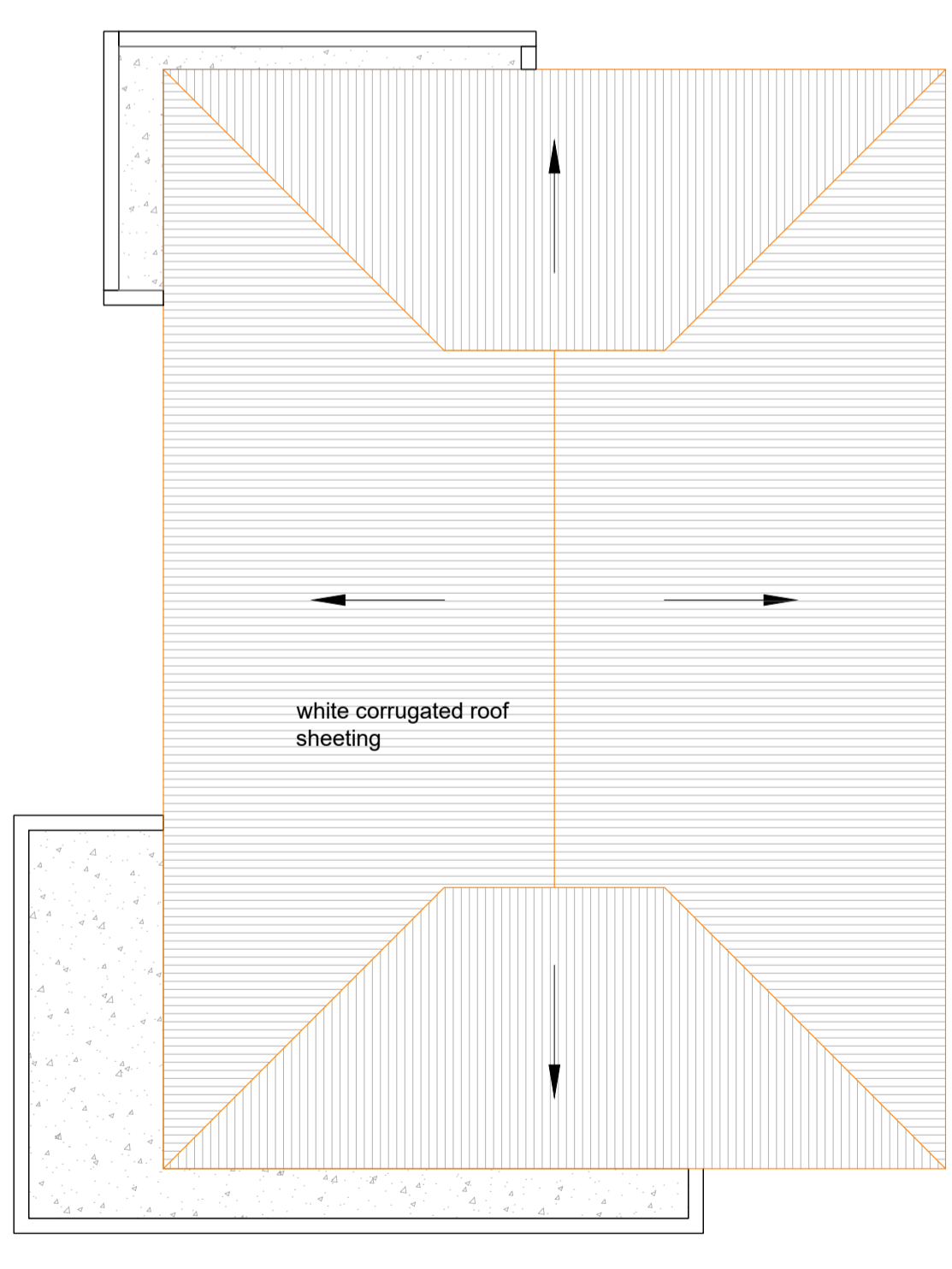
**SOUTH EAST ELEVATION**  
SCALE - 1:100



**SOUTH WEST ELEVATION**  
SCALE - 1:100



**FIRST STOREY PLAN**  
SCALE - 1:100



**ROOF PLAN**  
SCALE - 1:100

**GENERAL NOTES:**

Engineers drawings to take preference over architects drawings. This drawing to be read in conjunction with the relevant engineers drawings.

The contractor must verify all dimensions, levels & existing work before any building work is commenced with. Any discrepancies, conflicting information or incorrect information must be verified with the architect and architect must be notified in writing immediately and prior to commencement of such work.

Only figured dimensions no scaling of the drawing.

All notes, descriptions & information on layout drawings must be accepted as minimum specification.

All building work and materials to comply with National Building Regulations SANS 10400, Building standards Act (1 03/1977) and Local Authority Bylaws.

The property owner to appoint a health and safety officer for the building works.

All demolition, site and building work to comply with health and safety report by architects and relevant consultants.

This drawing is the property of the architect, is copyright and is to be returned on completion of the contract.

**ALL EXISTING STORMWATER AND SEWER PIPES TO BE LOCATED AND VERIFIED PRIOR TO INSTALLATION OF NEW STORM WATER AND SEWER LINES ALL TO ENG. DETAILS.**

**ALL EARTHWORKS TO ENGINEERS DETAILS.**

**ALL BRICKWORK, LINTOLS, B.O.E, DPC, FILL TO ENGINEERS DETAILS & SPECIFICATIONS**

**GENERAL SPECIFICATIONS :**

ALL WORK TO COMPLY WITH SANS 10400 & L.A. BY-LAWS.

CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE BUILDING, ALL EXTERNAL & INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES.

CONTRACTOR TO LOCATE & IDENTIFY EXISTING SERVICES ON SITE & TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF WORKS.

CONTRACTOR TO USE FIGURED DIMENSIONS & NOT TO SCALE OF DRAWINGS.

ALL ENTRANCE LEVELS ARE DERIVED BY USING LOCAL AUTHORITIES FORMULA.

**GENERAL SPECIFICATIONS**

ROOF: PITCH 10° and 20°

IBR SHEETING ON 38x38mm TIMBER BATTENS AT 345mm CENTRES ON APPROVED UNDERLAY ON 114x38mm TIMBER TRUSSES AT 1000mm CENTRES ON 114x38mm TIMBER WALL PLATE - TO BE TIED DOWN 6 COURSES INTO BRICKWORK.

CEILINGS: 6.4mm GYPSUM RHINOBOARD CEILING FIXED TO UNDERSIDE OF 38x38 TIMBER BRANDING, BRANDING TO BE 450mm CENTRES - SEE SECTION FOR INSULATION NOTE

EXTERNAL - 230mm BRICKWORK PLASTERED & PAINTED

INTERNAL - 115mm BRICKWORK PLASTERED & PAINTED

WINDOWS: ALUMINIUM FRAMED CLEAR GLAZED WINDOWS

GLAZING TO COMPLY WITH PART N

DOORS: TIMBER DOORS TO CLIENTS CHOICE

FLOOR CONSTRUCTION: FLOOR FINISH ON MIN 25mm THICK SCREEN ON 100mm THICK REINFORCED CONCRETE SLAB ON 250 MICRON DPM ON WELL COMPACTED POISONED EARTH.

PLUMBING: WASTE PIPES: 500 PVC PIPES

SEWER PIPES: 1000 PVC PIPES

INTERNAL WATER PIPES: TO BE 13mmØ COPPER FEED TO FITMENTS

ELECTRICAL: ALL WORK BY REGISTERED TRADESMAN

SCHEDULE OF AREAS : sqm

SITE AREA	-	462.92
COVERAGE PERMITTED @ 50%	-	231.46
COVERAGE PROVIDED @ 47.3%	-	219.00
F.A.R PERMITTED - N/A	-	462.92
F.A.R PROVIDED @ 0.63	-	292.00

UNIT AREA:(excluding balconies)

GROUND STOREY	-	161
FIRST STOREY	-	131
TOTAL AREA	-	292

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Durban 4013  
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Tel. +27 31 - 206 1591, Fax. +27 31 - 206 1590

Design : Y.P Drawn : N.M

Owner's Signature :

Name Date Sign

Architect's Signature : YUSUF .PATEL

Name Date Sign

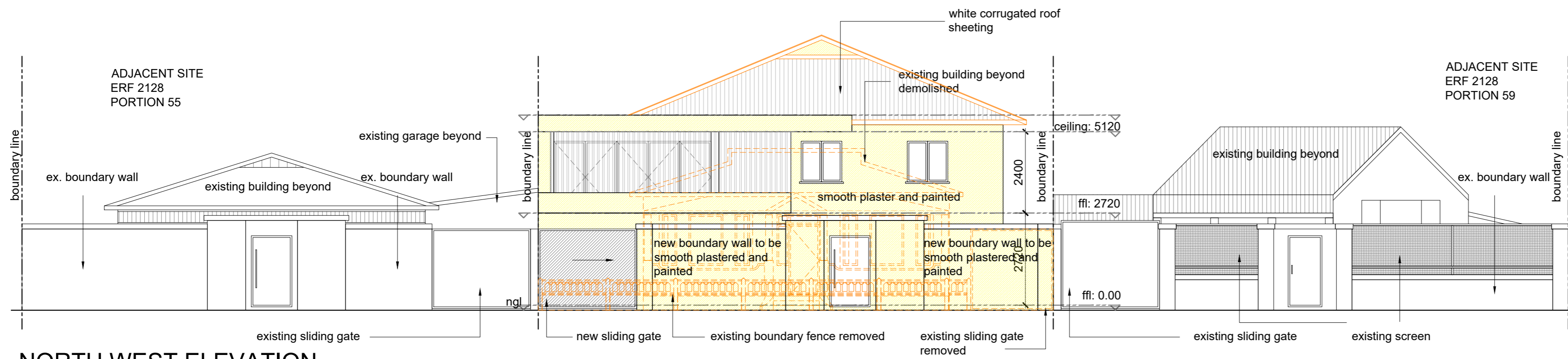
Project Name : PROPOSED DWELLING FOR MR SUHAIL AGJEE ON ERF 2128, PORTION 60, ESSENWOOD

PN: 94 JUNIPER ROAD, ESSENWOOD, DURBAN

Drawing Title : SITE PLAN/ GROUND STOREY PLAN/ FIRST STOREY PLAN / ELEVATIONS

Scale : AS SHOWN Date : JULY 2023

Drawing no. : 03042023 / 01 Rev. ....



**NORTH WEST ELEVATION**  
**SCALE - 1:100**

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PO Box 17181  
 Congella  
 4013  
 South Africa



Design : Y.P      Drawn : N.M

Owner's Signature :

Name                      Date                      Sign

Architect's Signature :

YUSUF .PATEL

Name                      Date                      Sign

Project Name :  
**PROPOSED DWELLING FOR MR SUHAIL AGJEE ON ERF 2128, PORTION 60, ESSENWOOD**

PN: 94 JUNIPER ROAD, ESSENWOOD, DURBAN

Drawing Title :

**NORTH WEST ELEVATION SHOWING STREET ELEVATION**

Scale : AS SHOWN      Date : JULY 2023

Drawing no. : 03042023 / 02      Rev. ....

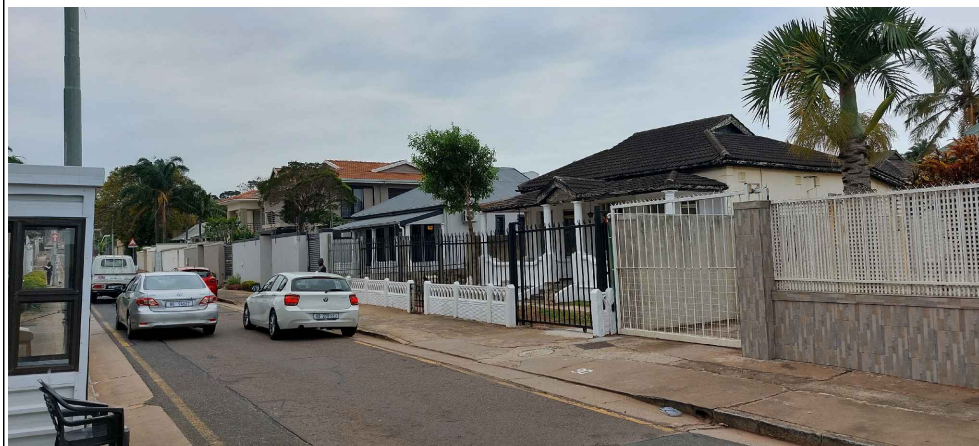


IEWS SHOWING PROPOSED DEVELOPMENT SIDE

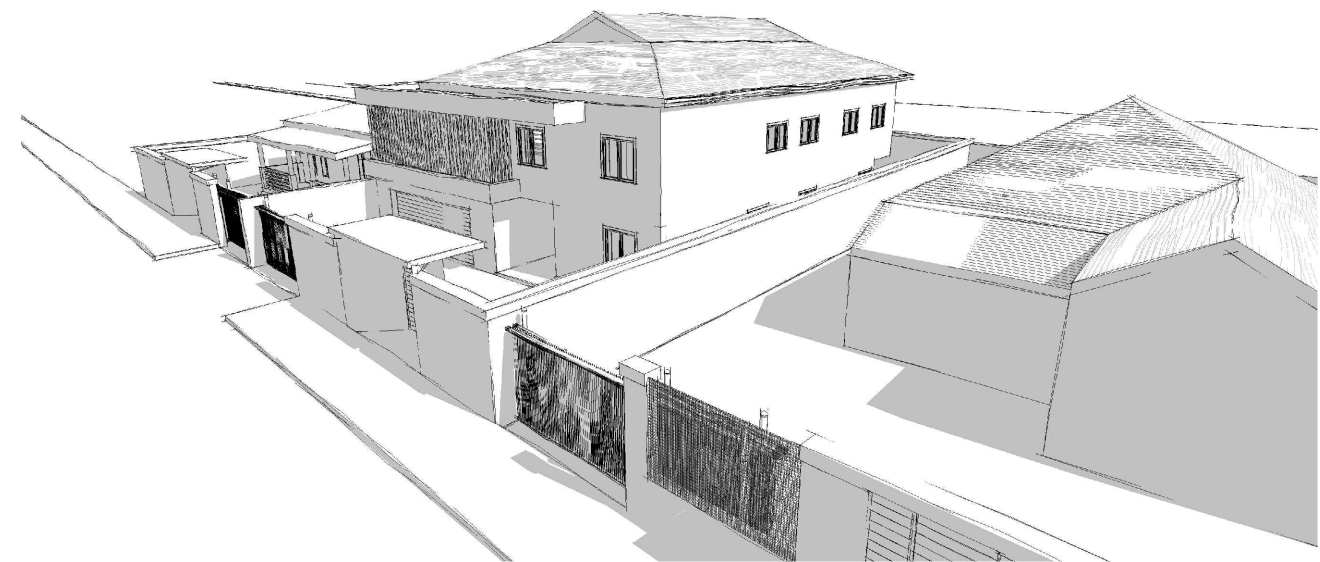
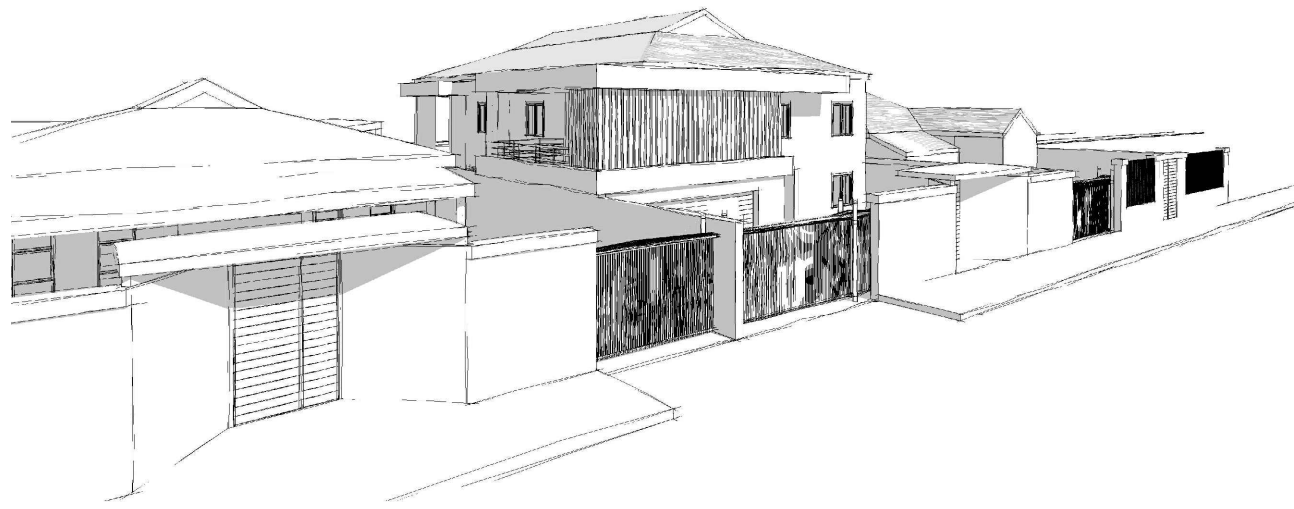


IEWS SHOWING OPPOSITE SIDE OF DEVELOPMENT

SITE PICTURES SHOWING STREET FACING WALLS



SITE PICTURES



PROPOSED 3DS