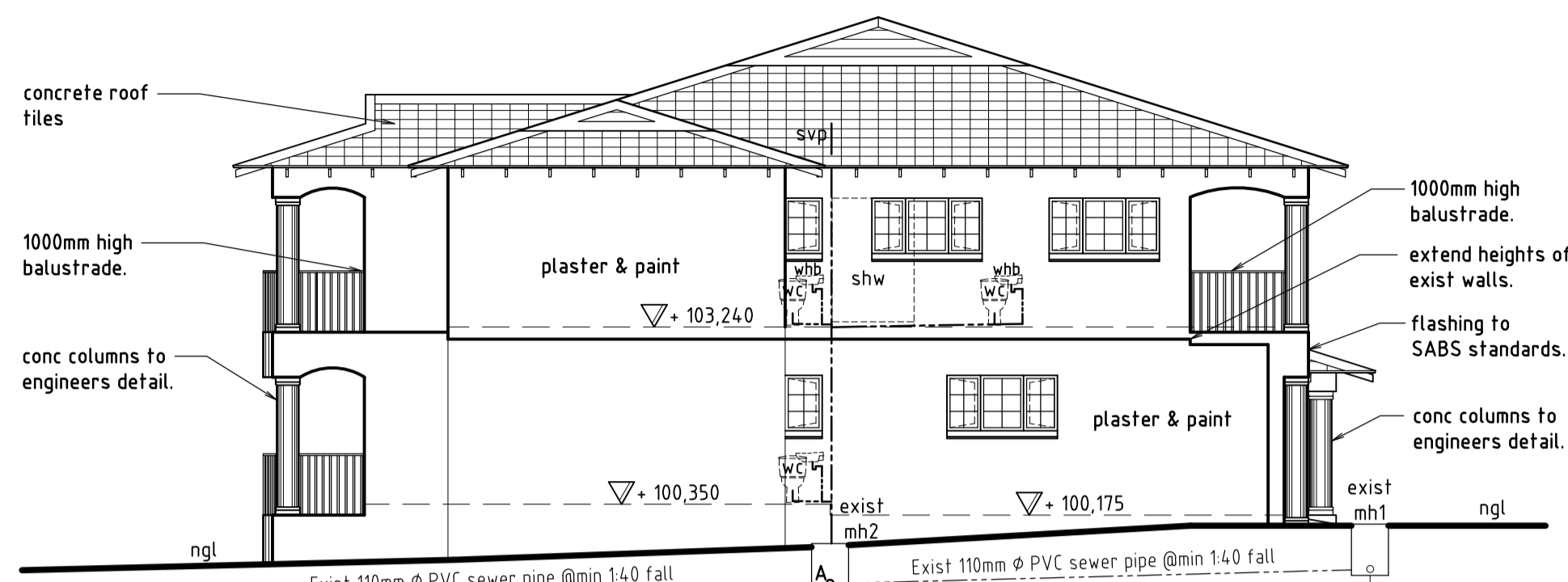


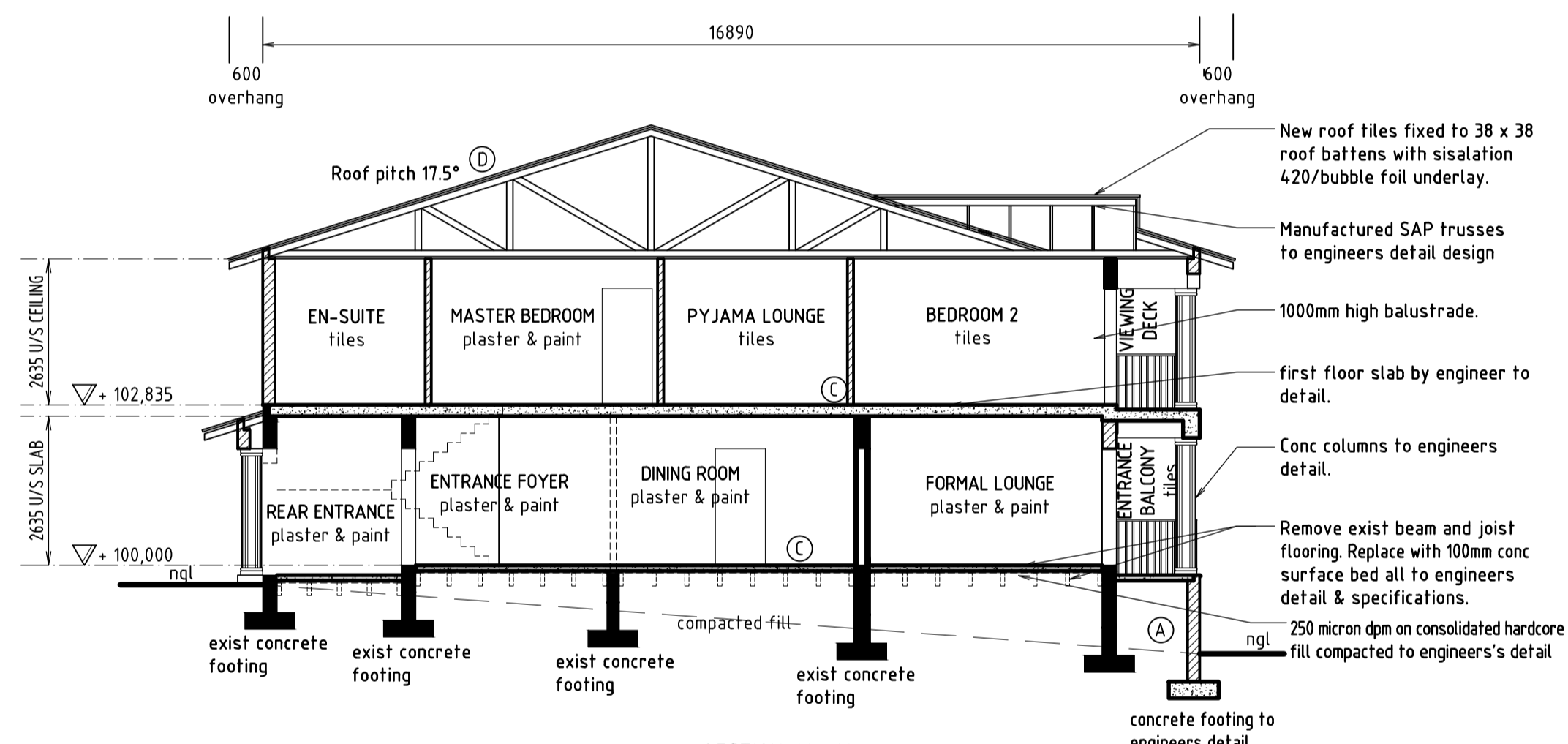


**EAST ELEVATION**  
scale 1: 100

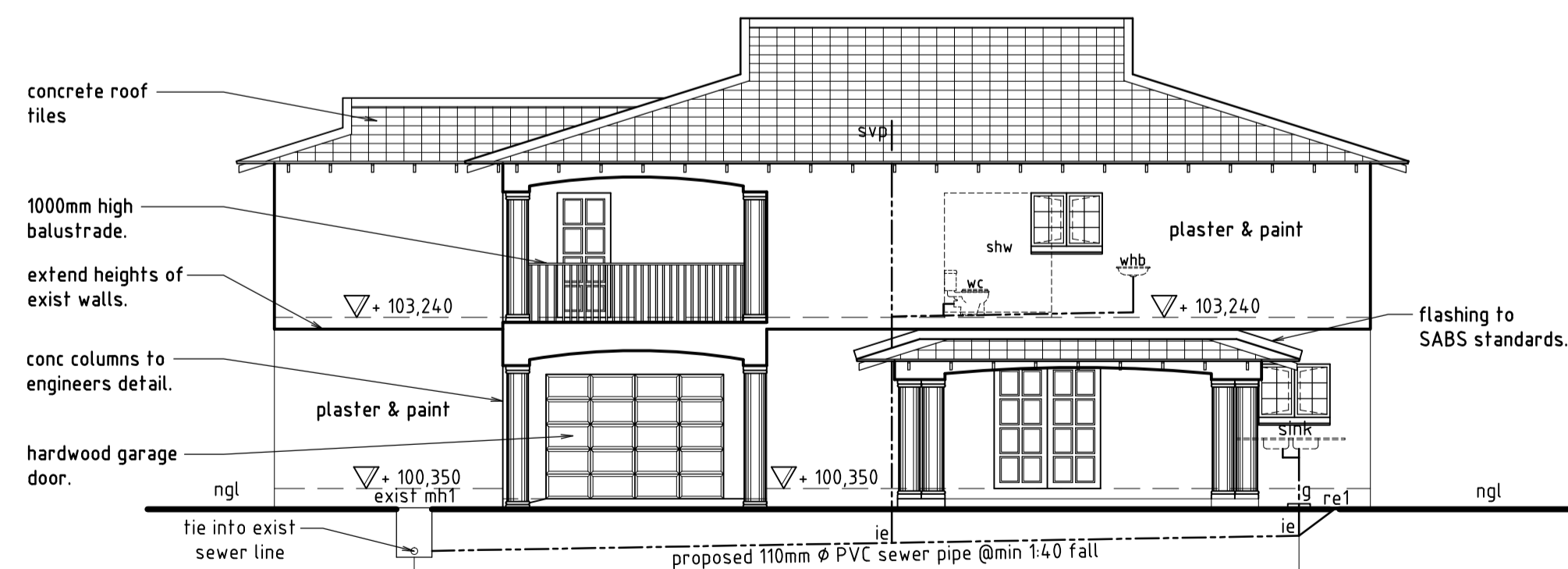


**NORTH ELEVATION**  
scale 1: 100

FALL 1: 40		
+ 99665	+ 100000	COVER LVL
+ 99020	+ 99240	INVERT LVL
(A)645	(B)645 Exist Depth	DEPTH
	8800	DISTANCE

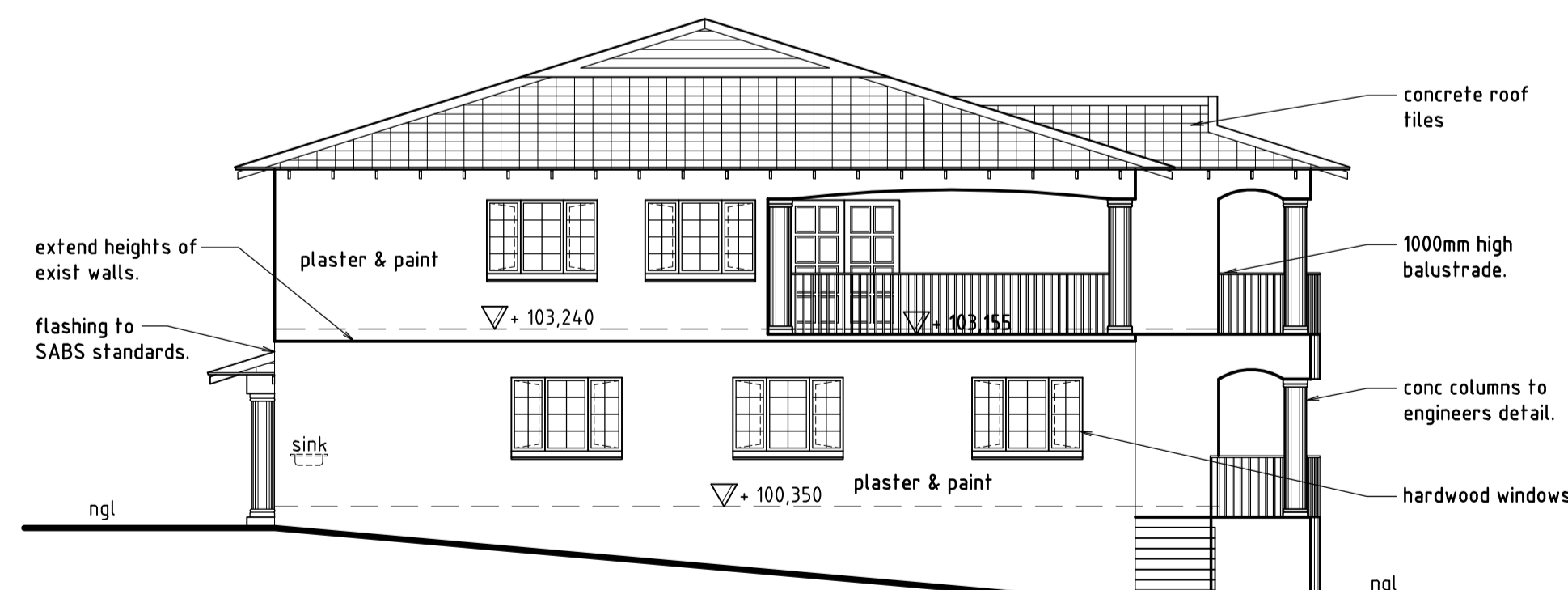


**SECTION X - X**  
scale 1: 100



**WEST ELEVATION**  
scale 1: 100

FALL 1: 40		
+ 100000	+ 100000	COVER LVL
+ 99240	+ 99610	INVERT LVL
760	390	DEPTH
	14950	DISTANCE



**SOUTH ELEVATION**  
scale 1: 100

**CONSTRUCTION NOTES :**

- A. FOUNDATIONS :**
- To SABS 0400-1990 PART H.
  - 20mpa Concrete foundations.
  - 220mm walls 250mm x 700mm.
  - 110mm walls 200mm x 600mm.
  - All foundations to be founded on solid ground.
  - Foundations in clay or shale subject to engineers approval.
- B. WALLS :**
- 220mm Cement bricks external walls.
  - 110mm Cement bricks internal walls.
  - Plaster & paint finish.
  - Brickforce every 4th course.
  - Two rows of wall tiles above sink & whb. Shower to be tiled to 1.8m.
- C. FLOORS :**
- 100mm thick concrete on well rammed earth fill, reinforced with weldmesh. Soil to be ant poisoned. Ceramic tile finish, 250 micron plastic sheet under floor.
  - First floor slab to engineers detail and specifications.
- D. ROOF :**
- Concrete roof tiles on 38 x 38 battens on trusses by roof specialist at 700ctrs. Plastic sheet under tiles. Wall plate 38 x 114, roof anchorage to be galvanised iron straps.
  - Exposed roof timber to be painted with carbolinum. Eave tiles to have storm clips.
- E. LINTOLS :**
- Pre-stressed precast concrete lintols.
- F. WINDOWS & GLAZING :**
- Windows to be steel windows.
  - All glazing is to be in accordance with NBR PART N.
  - Glazing to bathrooms and wc's to be in obscure glass.
- G. DOORS & FRAMES :**
- External doors to be aluminium cottage pane doors.
  - Internal doors to be catifoil.
- H. FASCIA & BARGE :**
- NUTEK fibre cement.
- I. GUTTER & DOWN PIPES :**
- 125ø P.V.C half round gutters.
  - 76ø P.V.C down pipes.
- J. CILLS :**
- Quarry cill tiles.
- K. VENTILATION :**
- Min two vermin-proofed air-bricks per room and on gable end walls.
- L. D.P.C. :**
- Plastic or 3 ply malthoid under wall and under window cills.
- M. DRAINAGE :**
- All bends and junctions in drains to be provided with inspection eyes.
  - All sewer pipes to be 100mmø p.v.c. All waste pipes to be 50mmø p.v.c.
  - Drainage work to comply with local authority by-laws.
  - Adequate access panels to be fitted in all ducts over inspection eyes.
  - Any pipes under floor to be encased in concrete.
- N. GENERAL NOTES :**
- Contractor to view site before tendering. All dimensions & levels to be checked on site prior to commencement of any work. All queries to be directed to the author.
  - Contractor to visit site before tender.
  - All work to be in accordance with NBR and to the satisfaction of the local authority.
- O. SITING & EXCAVATIONS :**
- All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
  - Contractor is to check all dimensions and levels before commencing work and report any discrepancies to drawing service.
  - Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with local authority inspector before commencing work.
  - If the site is found to contain clay, shale, ground water or any other suspect soil condition, then all foundations are to be to professional engineer's details and built under his supervision.
  - All foundations to be taken to hard, virgin ground. No back filling over excavated areas will be permitted. Foundation depths to be determined on site.
  - Maximum gradient of unretained banks to be cut not to exceed 26° NGL and FGL in approximate position, no claim can be made for discrepancy on site.
- P. LOCAL AUTHORITY :**
- The contractor is responsible for all local authority notices and fees.
  - The contractor is required to obtain all necessary connections to services.
  - Where local authority or government regulations require more stringent specification than shown herein, they are to be followed with prior consent of the owner.
  - The contractor is to inspect the official approved copies of the drawing to ensure that all amendments have been taken into account.
  - All NBR and SABS standards and specifications are to be adhered to as a minimum standard and good construction principles.
  - All levels are approximate.
- Q. ENGINEERS :**
- Engineer to check foundations and walls on existing building for structural integrity for first floor addition.



Contact : 079 427 4337/ 083 785 5871  
Fax : 031 208 5459  
Email : eagarchitects@live.co.za

ARCHITECTURAL, CONCEPTUAL AND INTERIOR DESIGN

**ZONE SPECIAL RESIDENTIAL**

CLIENT :  
Mr A.R. ABBU

CLIENT SIGNATURE :

JOB TITLE :  
PROPOSED ALTERATIONS & FIRST FLOOR ADDITION TO EXISTING DWELLING ON 4.9 ERF 39 OF THE FARM DURBAN NORTH, NO 51 KENNETH KAUNDA ROAD ATHLONE

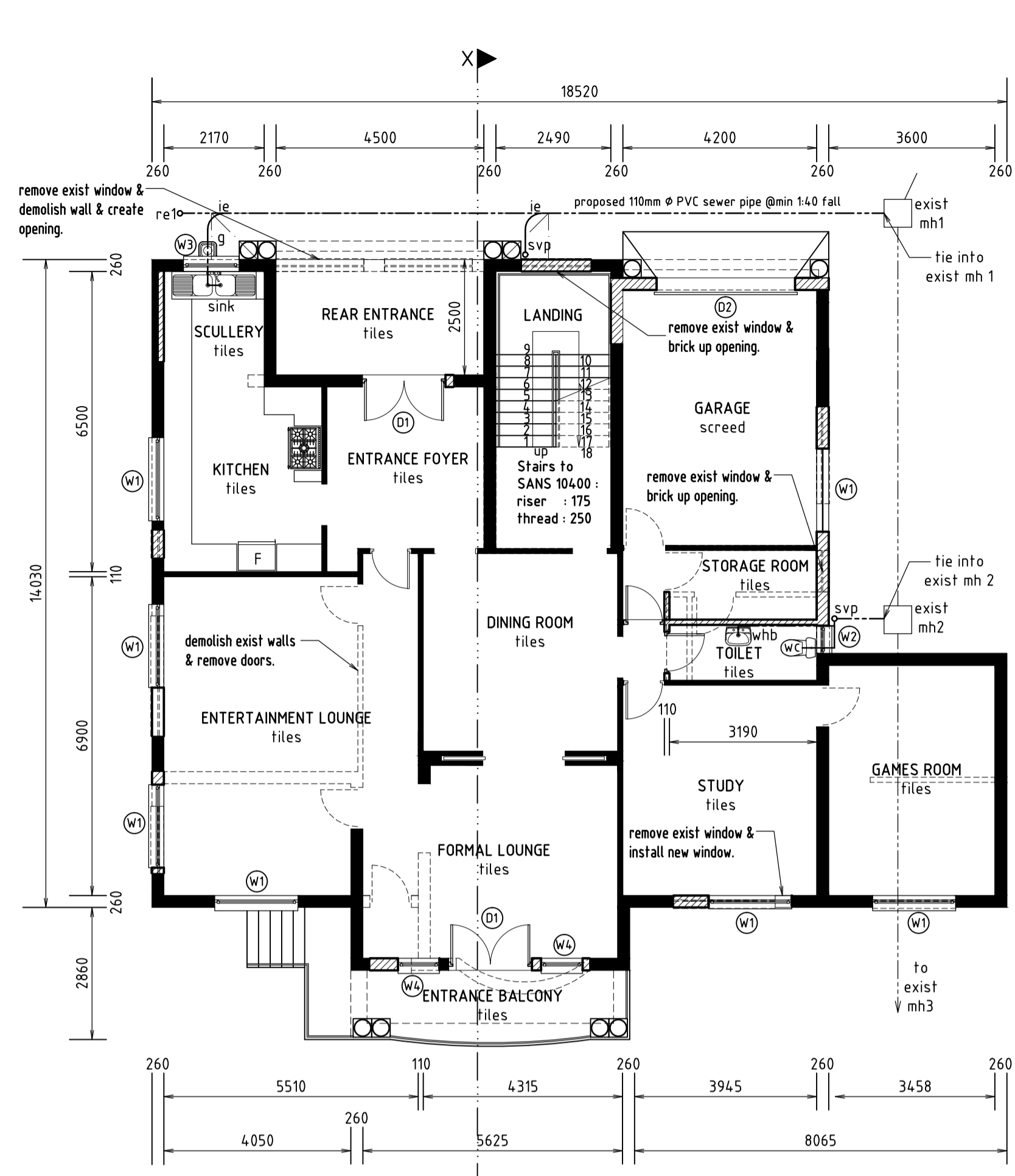
DESIGNED BY: B.E.Saul  
REGISTRATION No: T0436  
P.O. BOX 352  
MANDINI, 4490  
Cell : 083 785 5871

DRAWN BY :  
GARETH NORRIS

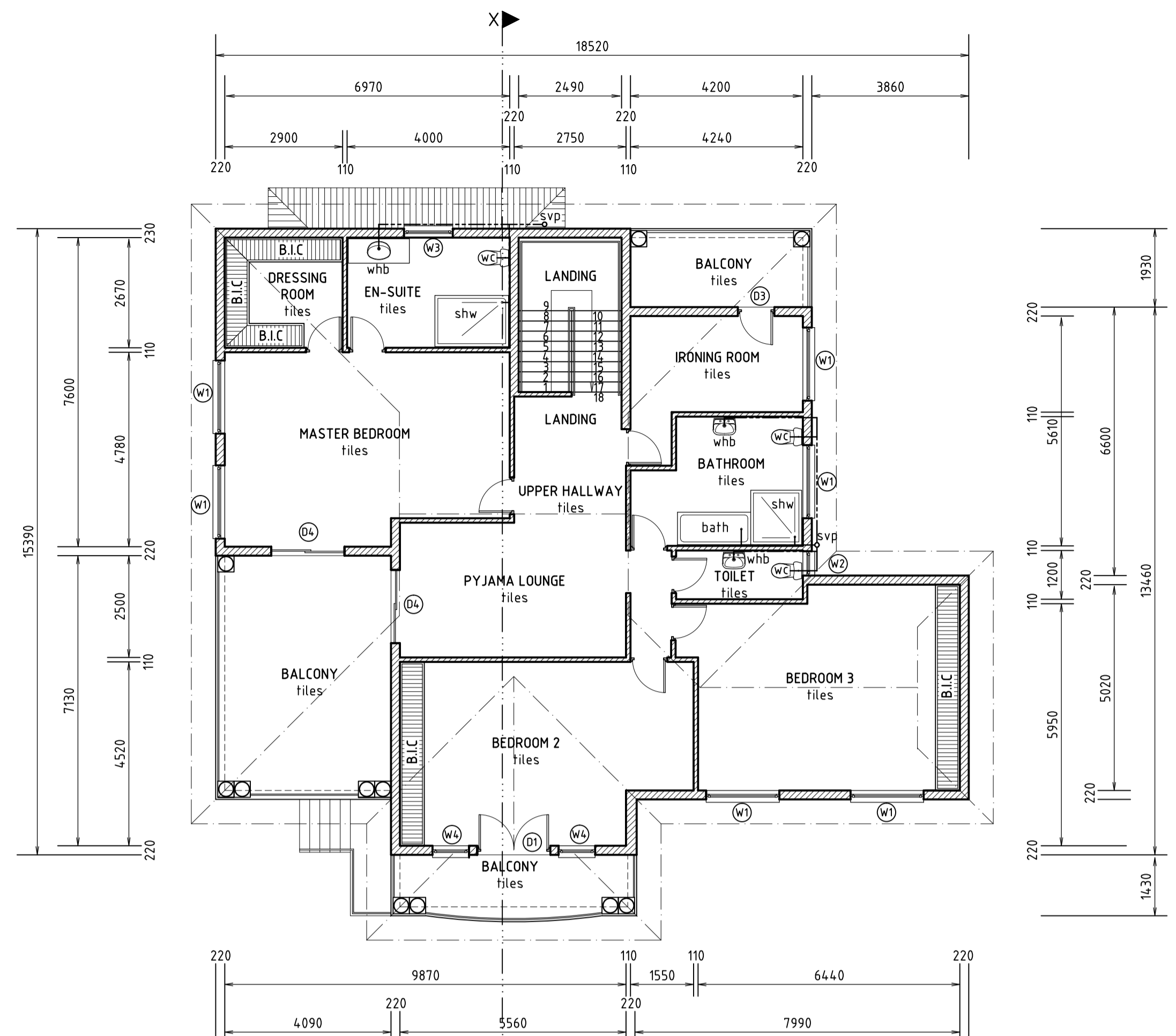
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SECTION & ELEVATIONS

DATE : 06-08-2014 SCALE : 1:100, 1:200

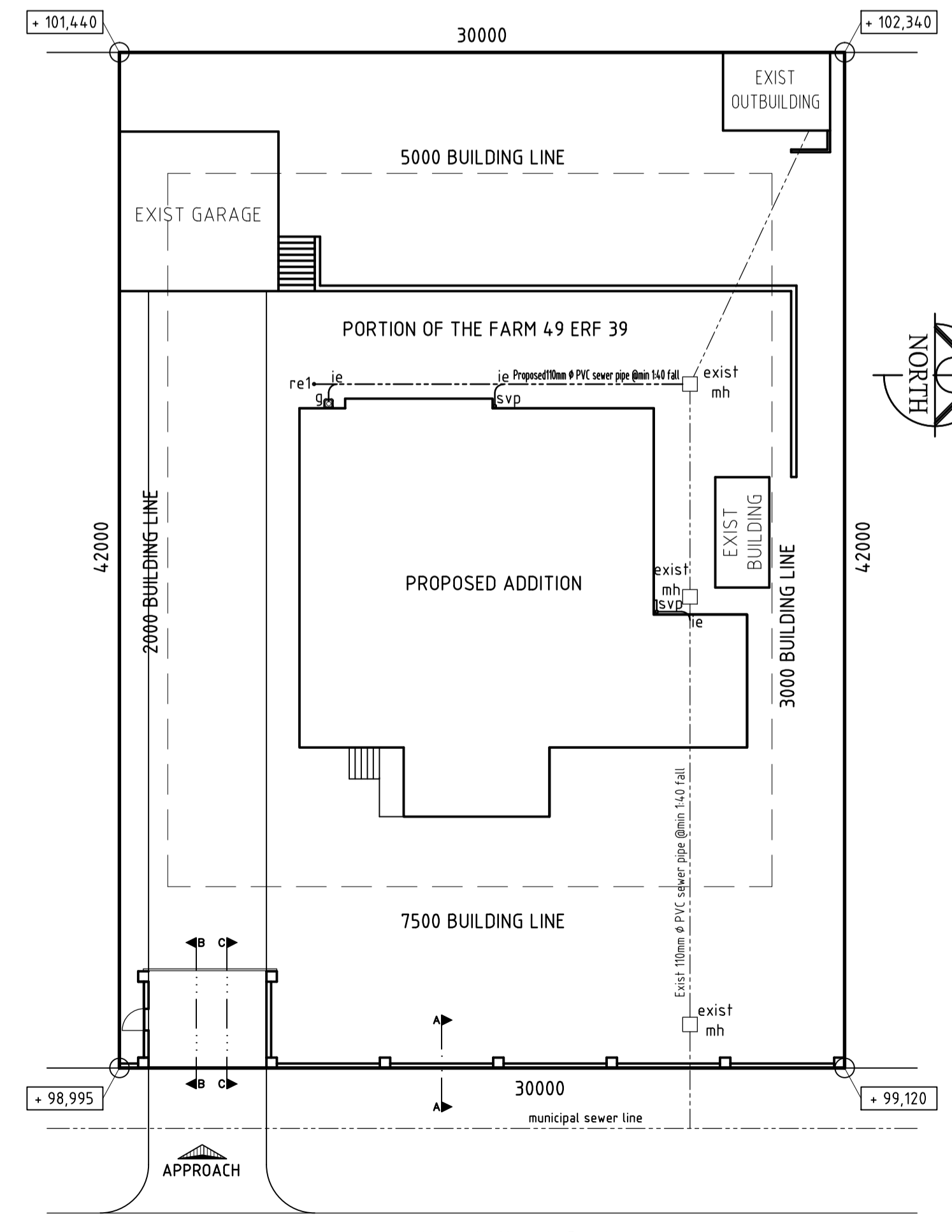
DRAWING No :  
00/2014SD



**GROUND FLOOR PLAN**  
scale 1: 100



**FIRST FLOOR PLAN**  
scale 1: 100



**SITE PLAN**  
scale 1: 200

**CONSTRUCTION NOTES :**

- A. FOUNDATIONS :**
  - To SABS 0400-1990 PART H.
  - 20mpa Concrete foundations.
  - 230mm walls 250mm x 700mm.
  - 115mm walls 200mm x 600mm.
  - All foundations to be founded on solid ground.
  - Foundations in clay or shale subject to engineers approval.
- B. WALLS :**
  - 220mm Cement bricks external walls.
  - 110mm Cement bricks internal walls.
  - Plaster & paint finish.
  - Brickforce every 4th course.
  - Two rows of wall tiles above sink & whb. Shower to be tiled to 1.8m.
- C. FLOORS :**
  - 100mm thick concrete on well rammed earth fill, reinforced with weldmesh. Soil to be ant poisoned. Ceramic tile finish, 250 micron plastic sheet under floor.
  - First floor slab to engineers detail and specifications.
- D. ROOF :**
  - Concrete roof tiles on 38 x 38 battens on trusses by roof specialist at 700c/s. Plastic sheet under tiles. Wall plate 38 x 114, roof anchorage to be galvanised iron straps.
  - Exposed roof timber to be painted with carbolinum. Eave tiles to have storm clips.
- E. LINTOLS :**
  - Pre-stressed precast concrete lintols.
- F. WINDOWS & GLAZING :**
  - Windows to be aluminium cottage pane windows.
  - All glazing is to be in accordance with NBR PART N.
  - Glazing to bathrooms and wc's to be in obscure glass.
- G. DOORS & FRAMES :**
  - External doors to be meranti hardwood.
  - Internal doors to be catifoil.
- H. FASCIA & BARGE :**
  - NUTEK fibre cement.
- I. GUTTER & DOWN PIPES :**
  - 125ø P.V.C half round gutters.
  - 76ø P.V.C down pipes.
- J. CILLS :**
  - Quarry cill tiles.
- K. VENTILATION :**
  - Min two vermin-proofed air-bricks per room and on gable end walls.
- L. D.P.C. :**
  - Plastic or 3 ply malthoid under wall and under window cills.
- M. DRAINAGE :**
  - All bends and junctions in drains to be provided with inspection eyes.
  - All sewer pipes to be 100mmø p.v.c. All waste pipes to be 50mmø p.v.c.
  - Drainage work to comply with local authority by-laws.
  - Adequate access panels to be fitted in all ducts over inspection eyes.
  - Any pipes under floor to be encased in concrete.
- N. GENERAL NOTES :**
  - Contractor to view site before tendering. All dimensions & levels to be checked on site prior to commencement of any work. All queries to be directed to the author.
  - Contractor to visit site before tender.
  - All work to be in accordance with NBR and to the satisfaction of the local authority.
- O. SITING & EXCAVATIONS :**
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  - All NBR and SABS standards and specifications are to be adhered to as a minimum standard and good construction principles.
  - All levels are approximate.



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ARCHITECTURAL, CONCEPTUAL AND INTERIOR DESIGN

**ZONE SPECIAL RESIDENTIAL**

**SCHEDULE OF AREAS :-**

PORTION ERF OF THE FARM 49 ERF 39	1260.00 sqm
EXIST DWELLING	235.20 sqm
EXISTING GARAGE	42.85 sqm
EXISTING OUTBUILDING	15.71 sqm
TOTAL EXISTING BUILDING AREA	293.76 sqm
PROPOSED FIRST FLOOR EXCL BALCONIES	225.60 sqm
PROPOSED BALCONIES	56.93 sqm
PROPOSED NEW BUILDING AREA	282.53 sqm
PROPOSED TOTAL BUILDING AREA	576.29 sqm
COVER	24.64 %
F.A.R.	35.62 %

**CLIENT :**  
Mr A.R. ABBU

**CLIENT SIGNATURE :**

**JOB TITLE :**  
PROPOSED ALTERATIONS & FIRST FLOOR ADDITION TO EXISTING DWELLING ON 49 ERF 39 OF THE FARM DURBAN NORTH, NO 51 KENNETH KAUNDA ROAD ATHLONE

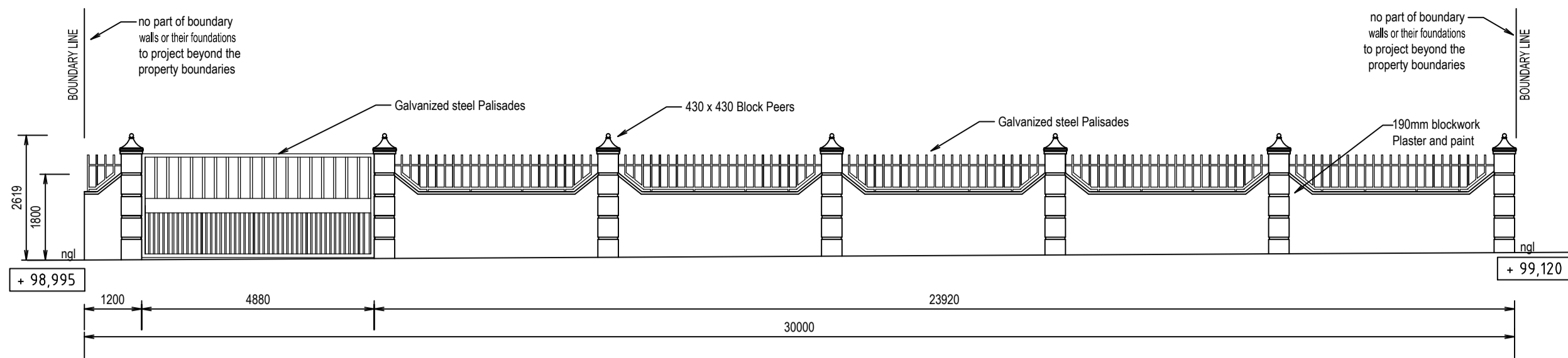
**DESIGNED BY :** B.E.Saul  
**REGISTRATION No:** T0436  
 P.O. BOX 352  
 MANDINI, 4490  
 Cell : 083 785 5871

**DRAWN BY :**  
GARETH NORRIS

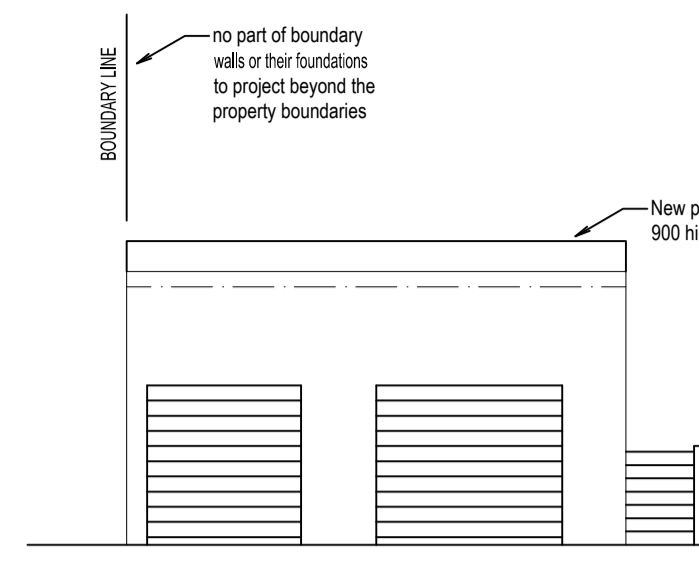
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SITE PLAN, FLOOR PLANS

**DATE :** 06-08-2014  
**SCALE :** 1:100, 1:200

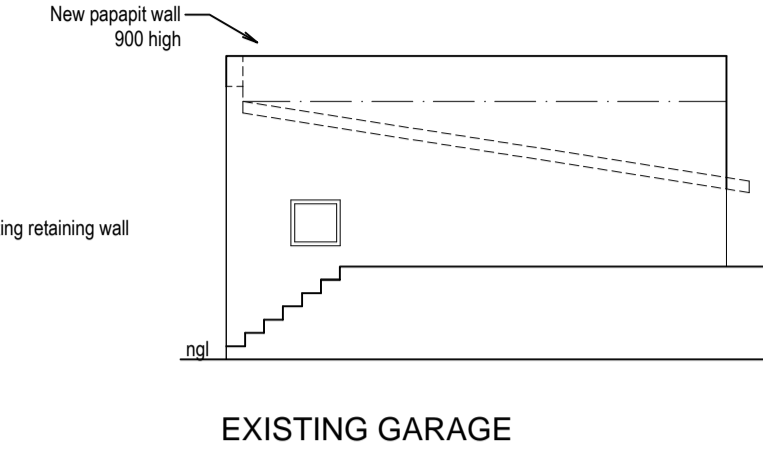
**DRAWING No :**  
00/2014/SD



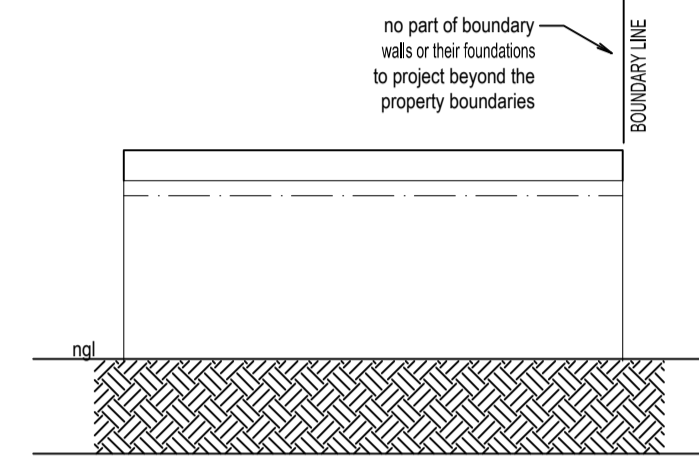
**BOUNDARY WALL FRONT ELEVATION**  
scale 1 : 100



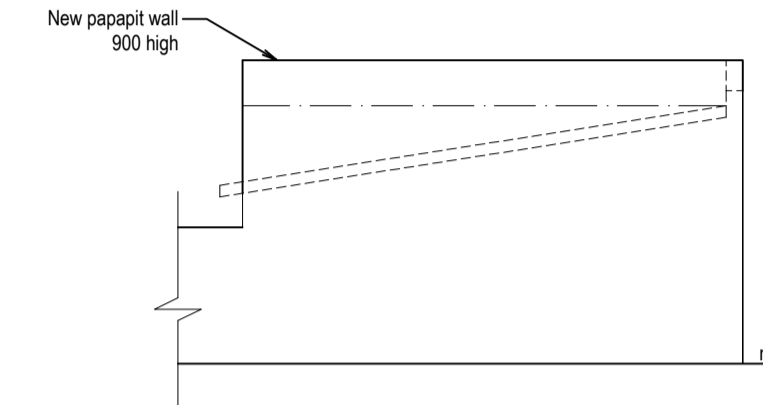
**EXISTING GARAGE EAST ELEVATION**  
scale 1 : 100



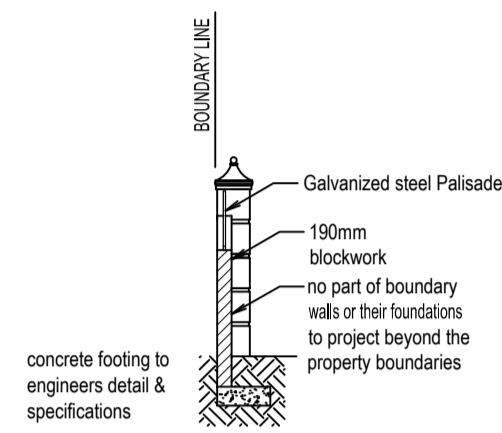
**EXISTING GARAGE NORTH ELEVATION**  
scale 1 : 100



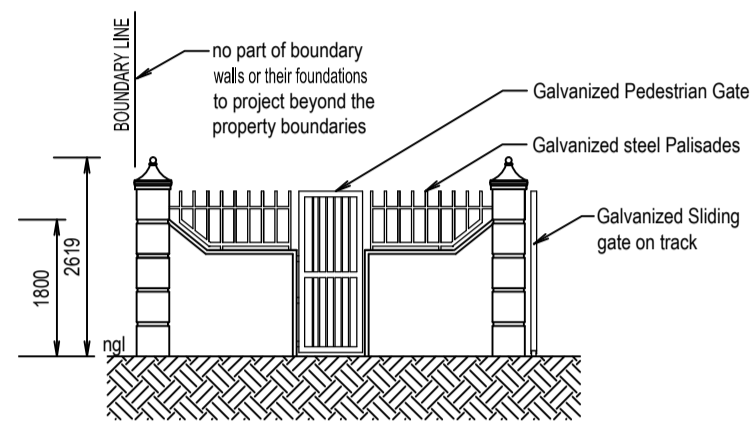
**EXISTING GARAGE WEST ELEVATION**  
scale 1 : 100



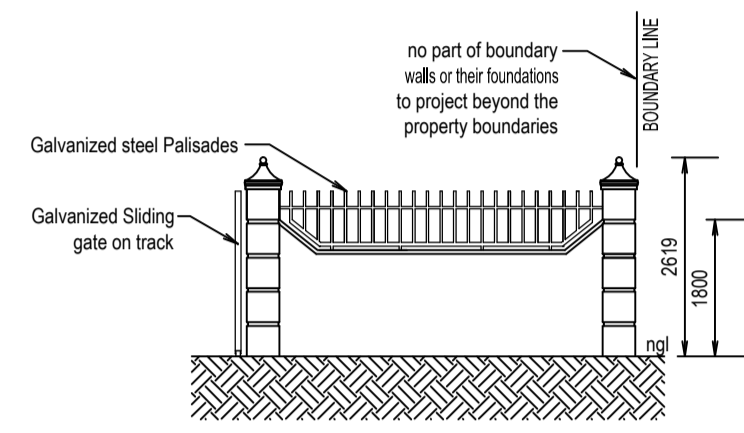
**EXISTING GARAGE SOUTH ELEVATION**  
scale 1 : 100



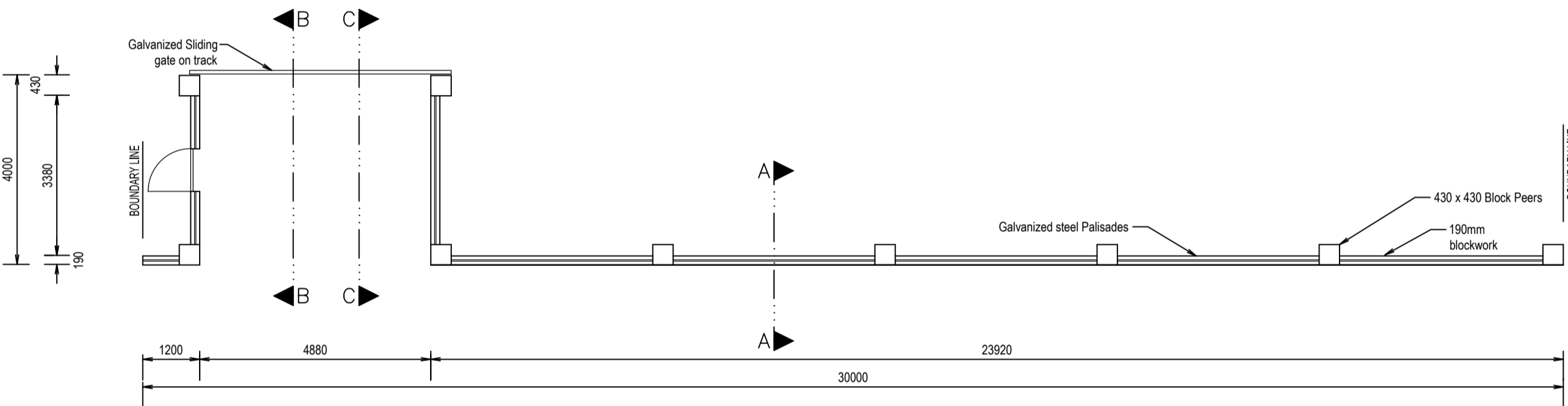
**SECTION A - A**  
TYPICAL SECTION THROUGH BOUNDARY WALL  
scale 1 : 100



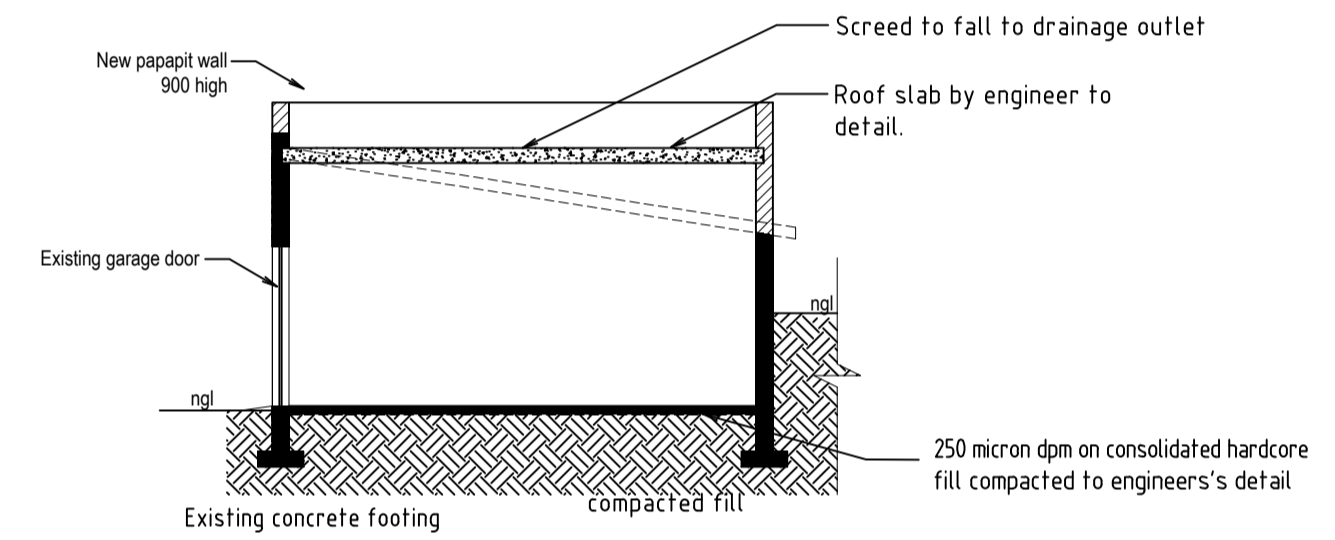
**SECTION B - B**  
TYPICAL SECTION THROUGH BOUNDARY WALL  
scale 1 : 100



**SECTION C - C**  
TYPICAL SECTION THROUGH BOUNDARY WALL  
scale 1 : 100



**BOUNDARY WALL PLAN**  
scale 1 : 100



**EXISTING GARAGE NORTH ELEVATION**  
scale 1 : 100

**CONSTRUCTION NOTES :**

- A. FOUNDATIONS :**
  - To SABS 0400-1990 PART H.
  - 20mpa Concrete foundations.
  - 220mm walls 250mm x 700mm.
  - 110mm walls 200mm x 600mm.
  - All foundations to be founded on solid ground.
  - Foundations in clay or shale subject to engineers approval.
- B. WALLS :**
  - 220mm Cement bricks external walls.
  - 110mm Cement bricks internal walls.
  - Plaster & paint finish.
  - Brickforce every 4th course.
  - Two rows of wall tiles above sink & whb. Shower to be tiled to 1.8m.
- C. FLOORS :**
  - 100mm thick concrete on well rammed earth fill, reinforced with weldmesh. Soil to be ant poisoned. Ceramic tile finish, 250 micron plastic sheet under floor
  - First floor slab to engineers detail and specifications.
- D. ROOF :**
  - Concrete roof tiles on 38 x 38 battens on trusses by roof specialist at 700ctrs. Plastic sheet under tiles. Wall plate 38 x 114, roof anchorage to be galvanised iron straps.
  - Exposed roof timber to be painted with carbolinium. Eave tiles to have storm clips.
- E. LINTOLS :**
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  - All glazing is to be in accordance with NBR PART N.
  - Glazing to bathrooms and wc's to be in obscure glass.
- G. DOORS & FRAMES :**
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  - Internal doors to be catifol.
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  - NUTEK fibre cement.
- I. GUTTER & DOWN PIPES :**
  - 125Ø P.V.C half round gutters.
  - 76Ø P.V.C down pipes.
- J. CILLS :**
  - Quarry cill tiles.
- K. VENTILATION :**
  - Min two vermin-proofed air-bricks per room and on gable end walls.
- L. D.P.C. :**
  - Plastic or 3 ply malthoid under wall and under window cills.
- M. DRAINAGE :**
  - All bends and junctions in drains to be provided with inspection eyes.
  - All sewer pipes to be 100mmØ p.v.c. All waste pipes to be 50mmØ p.v.c.
  - Drainage work to comply with local authority by-laws.
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  - All NBR and SABS standards and specifications are to be adhered to as a minimum standard and good construction principles.
  - All levels are approximate.
- Q. ENGINEERS :**
  - Engineer to check foundations and walls on existing building for structural integrity for first floor addition.

**EAG ARCHITECTS**

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 Fax : 031 208 5459  
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ARCHITECTURAL, CONCEPTUAL AND INTERIOR DESIGN

**ZONE SPECIAL RESIDENTIAL**

CLIENT :  
Mr A.R. ABBU

CLIENT SIGNATURE :

JOB TITLE :  
PROPOSED ALTERATIONS & FIRST FLOOR ADDITION TO EXISTING DWELLING ON 4.9 ERF 39 OF THE FARM DURBAN NORTH, NO 51 KENNETH KAUNDA ROAD ATHLONE

DESIGNED BY: B.E. Səul

REGISTRATION No: T0436

P.O. BOX 352  
MANDENI, 4490  
Cell : 083 785 5871

DRAWN BY :  
GARETH NORRIS

DRAWING DESCRIPTION :  
SECTION & ELEVATIONS

DATE : 06-08-2014      SCALE : 1:100, 1:200

DRAWING No : 00/2014SD

WINDOW No.	W1	W2	W3	W4	D1	D2	D3	D4	D5
<b>General Notes:</b> 1. Dimensions to be checked on site. 2. Overall sizes are nominal brickwork openings. 3. Manufacturer's shop drawings to be approved by the architects before manufacture commences. 4. All window frames in masonry to be varnished with 3 coats of polyurethane. 5. All window frames to be delivered to site with protective tape in place. 6. All glazing to bathroom windows to have obscure glass. 7. All glazing to conform to SABS regulations									
<b>No. REQUIRED:</b>	13 OFF	2 OFF	2 OFF	4 OFF	2 OFF	1 OFF	1 OFF	2 OFF	12 OFF (ALL INTERNAL DOORS)
<b>DESCRIPTION:</b>	1800mm x 1200mm ALUMINIUM CUSTOM MADE COTTAGE PANE WINDOW WITH SIDE HUNG OPENING OUT PANELS. (ALL TO SPECIALISTS DETAIL)	600mm x 900mm ALUMINIUM CUSTOM MADE COTTAGE PANE WINDOW WITH SIDE HUNG OPENING OUT PANELS. (ALL TO SPECIALISTS DETAIL)	1200mm x 900mm ALUMINIUM CUSTOM MADE COTTAGE PANE WINDOW WITH SIDE HUNG OPENING OUT PANELS. (ALL TO SPECIALISTS DETAIL)	900mm x 1200mm ALUMINIUM CUSTOM MADE COTTAGE PANE WINDOW WITH SIDE HUNG OPENING OUT PANELS. (ALL TO SPECIALISTS DETAIL)	STANDARD 1800mm x 2100mm STORE BOUGHT HARDWOOD SWING OPENING DOOR BY MANUFACTURER	3000mm x 2100mm FIBERGLASS STEEL FRAME PANEL TOP OPENING ROLLER GARAGE DOOR (ALL TO SPECIALISTS DETAIL)	STANDARD 900mm x 2100mm STORE BOUGHT HARDWOOD SWING OPENING DOOR BY MANUFACTURER	STANDARD 1800mm x 2100mm STORE BOUGHT ALUMINIUM SLIDING DOOR BY MANUFACTURER	STANDARD 900mm x 2100mm STORE BOUGHT SEMI SOLID SWING OPENING DOOR BY MANUFACTURER
<b>FRAME:</b>	ALUMINIUM COTTAGE PANE TO MATCH WINDOW	ALUMINIUM COTTAGE PANE TO MATCH WINDOW	ALUMINIUM COTTAGE PANE TO MATCH WINDOW	ALUMINIUM COTTAGE PANE TO MATCH WINDOW	STANDARD 1800mm x 2100mm STORE BOUGHT HARDWOOD SWING OPENING DOOR BY MANUFACTURER	3000mm x 2100mm FIBERGLASS STEEL FRAME PANEL TOP OPENING ROLLER GARAGE DOOR (ALL TO SPECIALISTS DETAIL)	STANDARD 900mm x 2100mm STORE BOUGHT HARDWOOD SWING OPENING DOOR BY MANUFACTURER	STANDARD 1800mm x 2100mm STORE BOUGHT ALUMINIUM SLIDING DOOR BY MANUFACTURER	STANDARD 900mm x 2100mm STORE BOUGHT SEMI SOLID SWING OPENING DOOR BY MANUFACTURER
<b>FINISH:</b>	NATURAL ANODISED	NATURAL ANODISED	NATURAL ANODISED	NATURAL ANODISED	SAND AND STOP 3 COATS POLYURETHANE VARNISH	COLOUR TO OWNERS SPECIFICATIONS	SAND AND STOP 3 COATS POLYURETHANE VARNISH	POWDER COATED FINISH, COLOUR TO OWNER SPECIFICATIONS	SAND AND STOP 3 COATS POLYURETHANE VARNISH
<b>GLAZING:</b>	6mm FLOAT GLASS	6mm FLOAT GLASS	6mm FLOAT GLASS	6mm FLOAT GLASS	6mm SAFETY GLASS	NONE	6mm SAFETY GLASS	6mm SAFETY GLASS	NONE

**DOOR & WINDOW SCHEDULE**