

- Concrete Foundations
  - 230mm walls 250mm x 100mm
  - All foundations to be founded on solid ground
  - Foundations in clay or shale subject to engineer's approval
- WALLS**
- 230mm Cement bricks external walls
  - Plaster & paint finish
  - Brickwork every 4th course
  - Two rows of wall ties above sink & w/c. Shower to be fixed to 18mm
- FLOORS**
- 100mm thick concrete on well rammed earth fill, reinforced with wiremesh. Soil to be well packed. Ceramic tile finish, 250 micron plastic sheet under floor
  - First floor slab to engineer's detail and specifications
- ROOF**
- Concrete roof tiles on 38 x 38 battens on trusses by roof specialist of 100mm. Plastic sheet under tiles. Wall plate 38 x 114. Roof anchorage to be galvanneal iron straps
  - Exposed roof timber to be painted with carbolineum. Eave tiles to have stone clips
- INTOLS**
- Pre-stressed precast concrete lintels
- WINDOWS & GLAZING**
- Windows to be aluminium cottage pane windows
  - All glazing is to be in accordance with NBR PART N
  - Glazing to bathrooms and w/c's to be in obscure glass
- DOORS & FRAMES**
- External doors to be meranti hardwood
  - Internal doors to be califork
- FASCIA & BARGE**
- NUTEC fibre cement
- GUTTER & DOWN PIPES**
- 125 P.V.C half round gutters
  - 75 P.V.C down pipes
- ILLS**
- Quarry oil files
- VENTILATION**
- Min two vermin-proofed air-bricks per room and on gable end walls
- D.P.C**
- Plastic or 3 ply malthoid under wall and under window cill
- DRAINAGE**
- All bends and junctions in drains to be provided with inspection eyes
  - All sewer pipes to be 100mm p.v.c. All waste pipes to be 50mm 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

- 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
- 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 unrestrained banks to be not to exceed 2:1 NGL and FGL in approximate position, no claim can be made for discrepancy on site
- 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

ETHEKWINI MUNICIPALITY  
MUNICIPAL ENGINEER  
GRANTED  
DATE: 02/07/2016  
SIGNATURE: [Signature]

**EAG ARCHITECTS**

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 [Signature]

CLIENT SIGNATURE: [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 [Signature]

REGISTRATION No: 70436

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

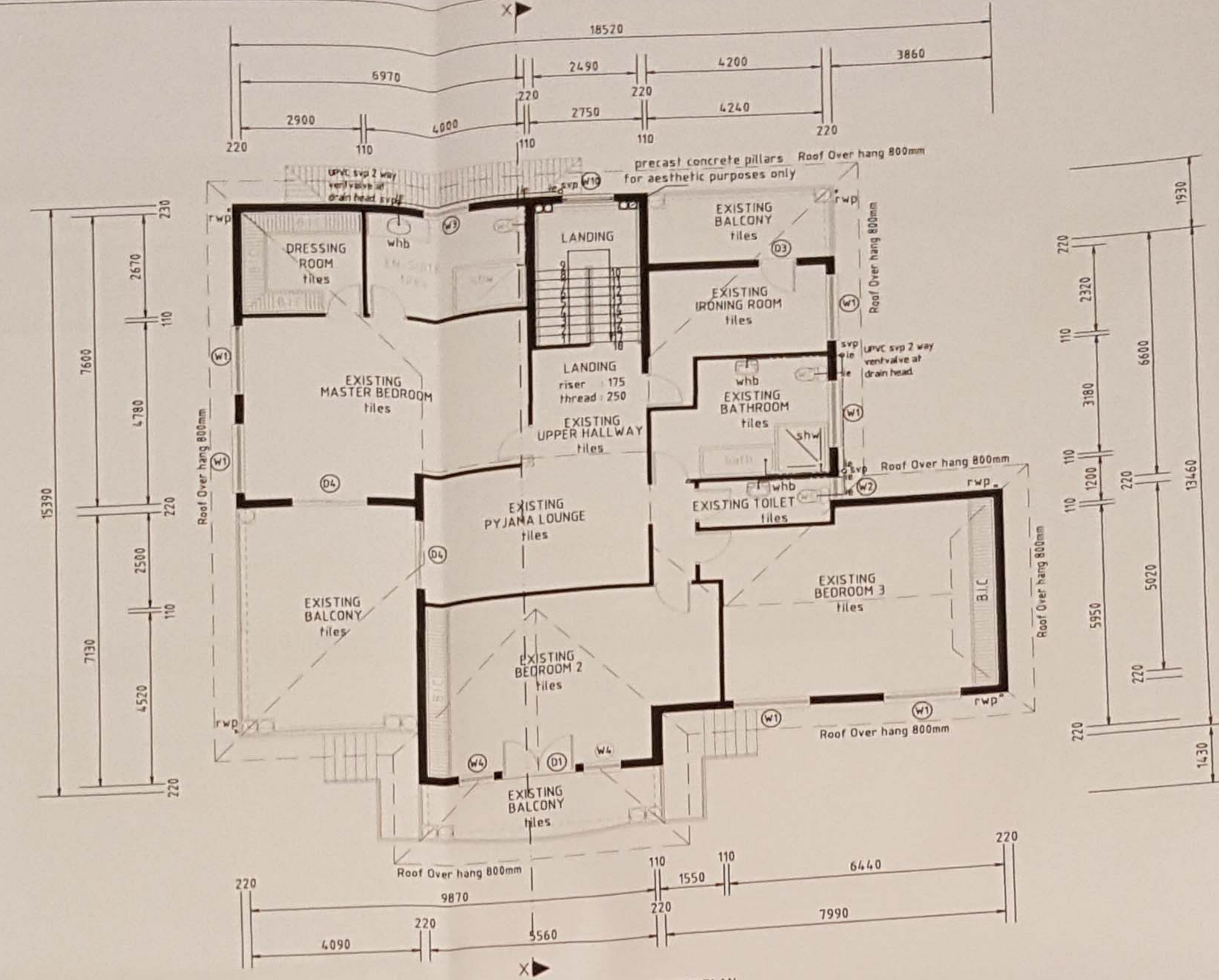
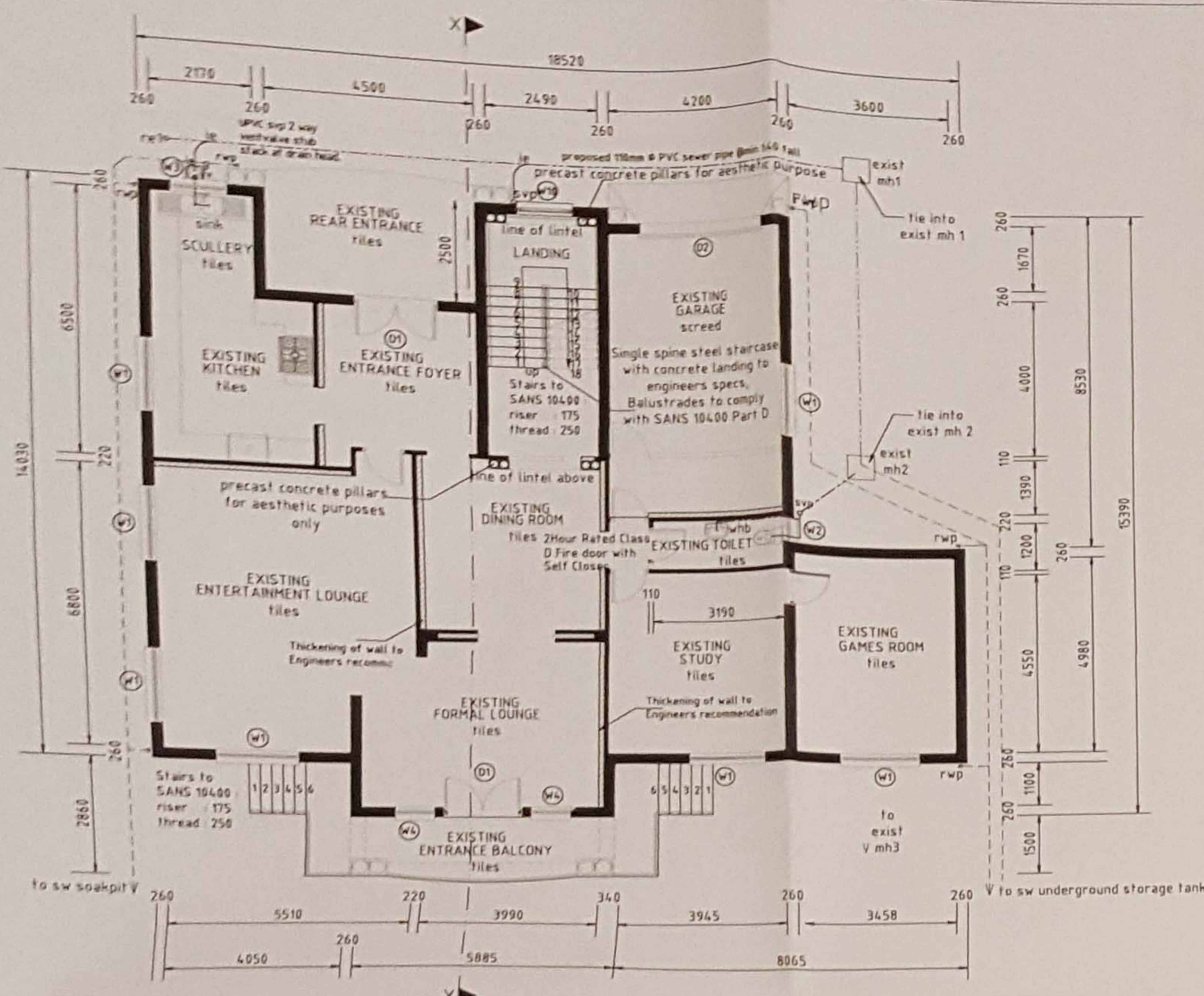
DRAWN BY: EA

DRAWING DESCRIPTION: SECTION & ELEVATIONS

DATE: 23.06.2016 SCALE: 1:100, 1:200

DRAWING No: 00/2016SD





- A. FOUNDATIONS:**
1. To SABS 0400-1990 PART H.
  2. 200pa Concrete foundations.
  3. 230mm walls 250mm x 700mm.
  4. 150mm walls 200mm x 600mm.
  5. All foundations to be founded on solid ground.
  6. Foundations in clay or shale subject to engineers approval.
- B. WALLS:**
1. 220mm Cement bricks external walls.
  2. 100mm Cement bricks internal walls.
  3. Plaster & paint finish.
  4. Brickwork every 4th course.
  5. Two rows of wall ties above sink & whb. Shower to be tiled to 1.8m.
- C. FLOORS:**
1. 100mm thick concrete on well rammed earth fill, reinforced with welded mesh. Soil to be and poisoned Ceramic tile finish.
  2. 250 micron plastic sheet under floor.
  3. First floor slab to engineers detail and specifications.
- D. ROOF:**
1. 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.
  2. Exposed roof timber to be painted with carbolinum. Eave tiles to have storm clips.
- E. LINTOLS:**
1. Pre-stressed precast concrete lintols.
- F. WINDOWS & GLAZING:**
1. Windows to be aluminium cottage pane windows.
  2. All glazing is to be in accordance with NBR PART N.
  3. Glazing to bathrooms and wc's to be in obscure glass.
- G. DOORS & FRAMES:**
1. External doors to be meranti hardwood.
  2. Internal doors to be catfoil.
- H. FASCIA & BARGE:**
1. NUTEC fibre cement.
- I. GUTTER & DOWN PIPES:**
1. 125Ø P.V.C half round gutters.
  2. 76Ø P.V.C down pipes.
- J. CILLS:**
1. Quarry cill tiles.
- K. VENTILATION:**
1. Min two vermin-proofed air-bricks per room and on gable end walls.
- L. D.P.C.:**
1. Plastic or 3 ply malthoid under wall and under window cills.
- M. DRAINAGE:**
1. All bends and junctions in drains to be provided with inspection eyes.
  2. All sewer pipes to be 100mmØ p.v.c. All waste pipes to be 50mmØ p.v.c.
  3. Drainage work to comply with local authority by-laws.
  4. Adequate access panels to be fitted in all ducts over inspection eyes.
  5. Any pipes under floor to be encased in concrete.
- N. GENERAL NOTES:**
1. 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.
  2. Contractor to visit site before tender.
  3. All work to be in accordance with NBR and to the satisfaction of the local authority.
- O. SITING & EXCAVATIONS:**
1. 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.
  2. Contractor is to check all dimensions and levels before commencing work and report any discrepancies to drawing service.
  3. Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with local authority inspector before commencing work.
  4. If the site is found to contain clay, shale, ground water or any other suspect soil condition, then all foundations are to be professional engineer's details and built under his supervision.
  5. 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.
  6. Maximum gradient of unretained banks to be cut not to exceed 76° NGL and FGL in approximate position, no claim can be made for discrepancy on site.
- P. LOCAL AUTHORITY:**
1. The contractor is responsible for all local authority notices and fees.
  2. The contractor is required to obtain all necessary connections to services.
  3. Where local authority or government regulations require more stringent specification than shown herein, they are to be followed with prior consent of the owner.
  4. The contractor is to inspect the official approved copies of the drawing to ensure that all amendments have been taken into account.
  5. All NBR and SABS standards and specifications are to be adhered to as a minimum standard and good construction principles.
  6. All levels are approximate.

APPLICATION IN PRINCIPLE

NO: 00/2016SD

SHEET: 1/1

ETHEKWINI MUNICIPALITY  
LAND USE MANAGEMENT CENTRAL REGIONAL OFFICE

NAME: **GRANTED**

DATE: 23/06/2016

Signature: *[Signature]*

This does NOT constitute an approval in terms of the NBR (Act No. 103 of 1977). This authority does not exempt the application from compliance with any other statutory requirements or any other applicable laws.

**EAG ARCHITECTS**

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

ARCHITECTURAL, CONCEPTUAL AND INTERIOR DESIGN

**ZONE SPECIAL RESIDENTIAL**

SCHEDULE OF AREAS -

PORTION ERF OF THE FARM 49 ERF 39	1160.00 sqm
EXIST DWELLING GF + FF	460.80 sqm
EXISTING BALCONIES	56.93 sqm
EXISTING GARAGE	42.85 sqm
EXISTING OUTBUILDING	15.71 sqm
TOTAL EXISTING BUILDING AREA	576.29 sqm
PROPOSED OUTBUILDING ADDITIONS	13.80 sqm
PROPOSED ADDITIONAL COVERAGE	56.93 sqm
COVER : REFER TO TABLE 2	%
F.A.R.	38.85 %

CLIENT: Mr A.R. ABBU

CLIENT SIGNATURE: *[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  
MANDENI, 4490  
Cell: 083 785 5871

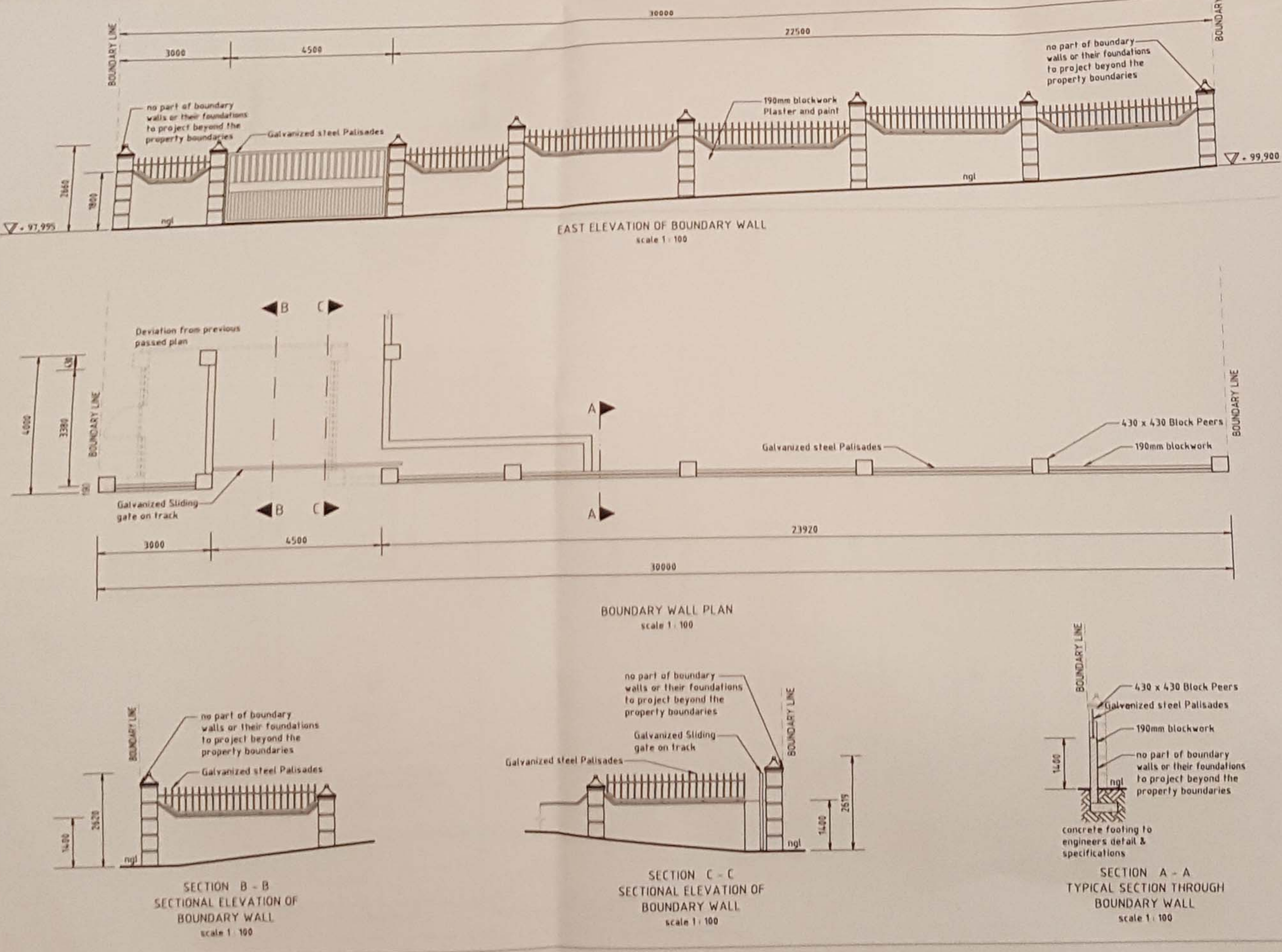
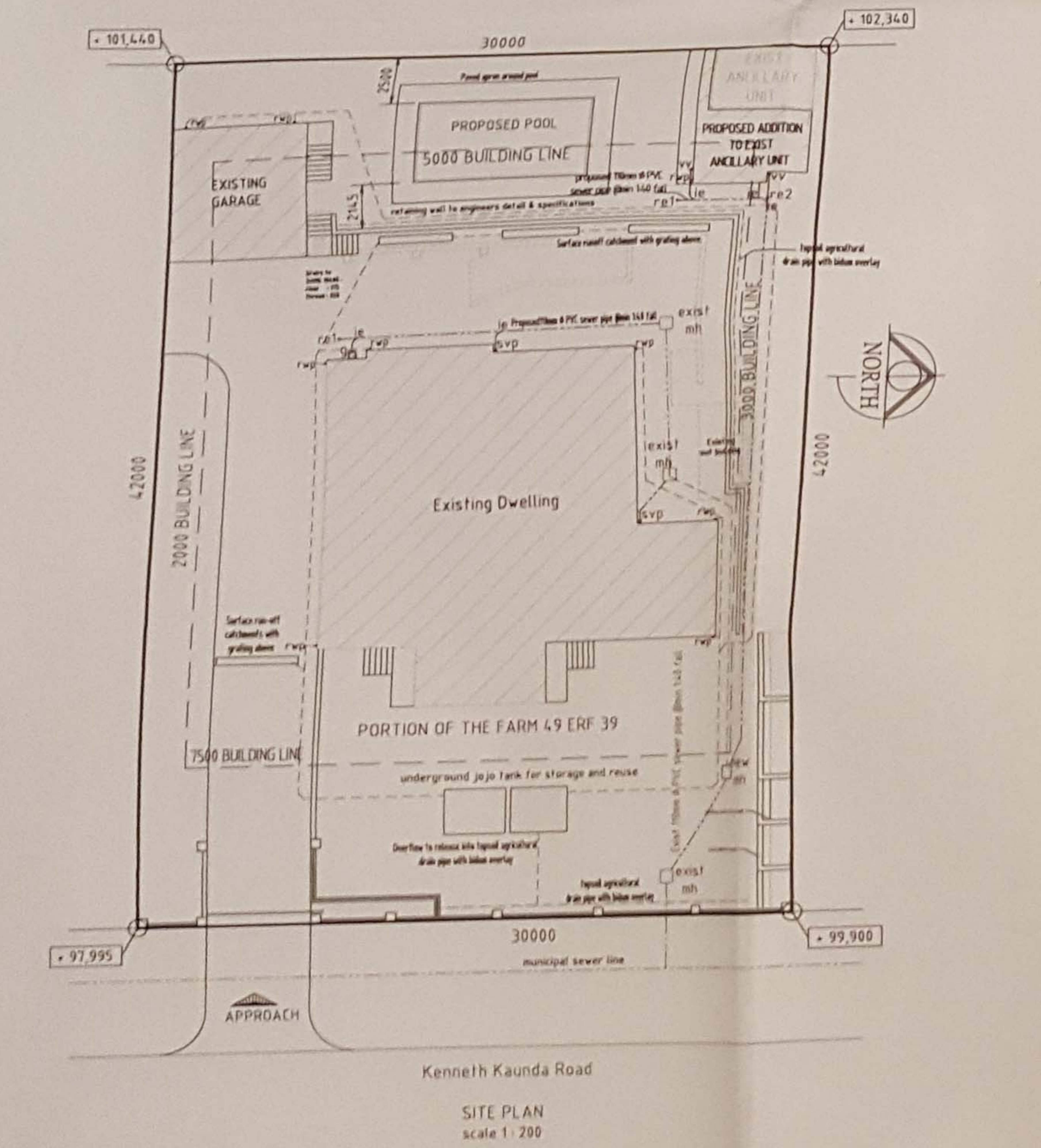
DRAWN BY: EA

DRAWING DESCRIPTION: SITE PLAN, FLOOR PLANS

DATE: 23/06/2016

SCALE: 1:100, 1:200

DRAWING No: 00/2016SD

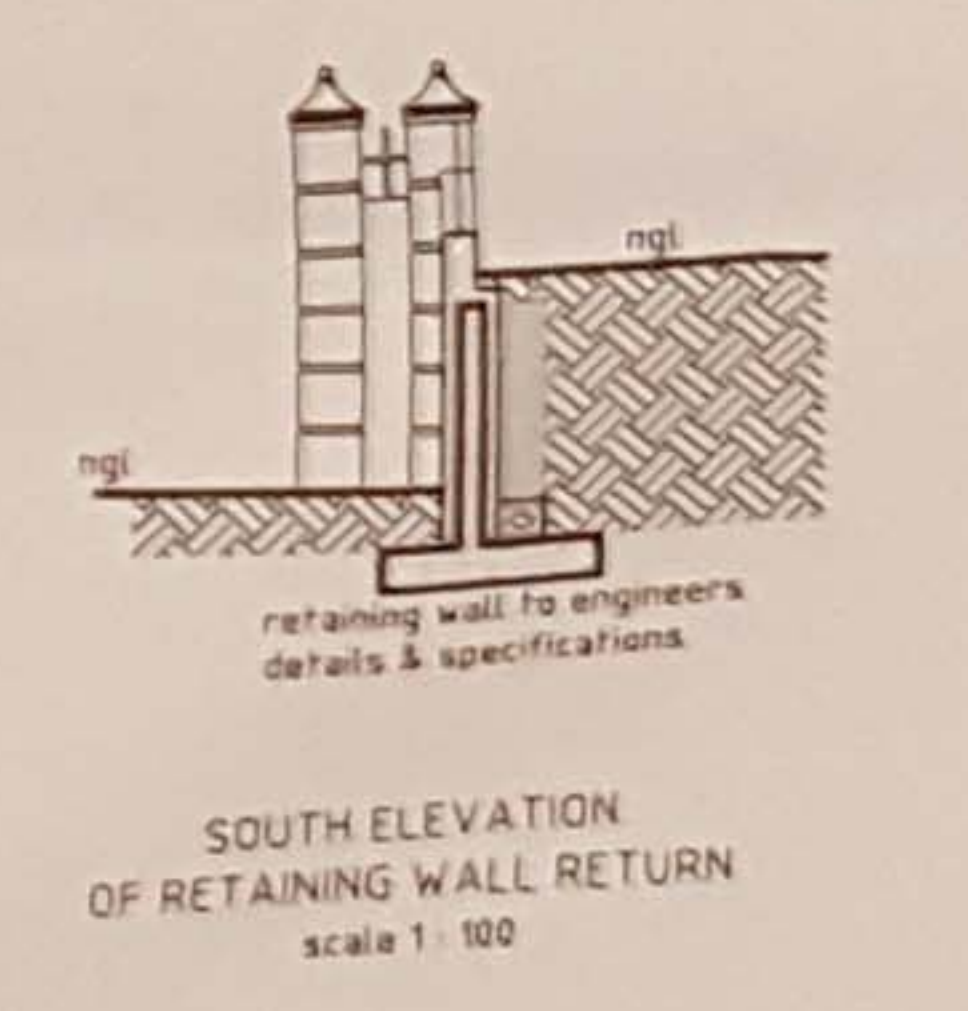
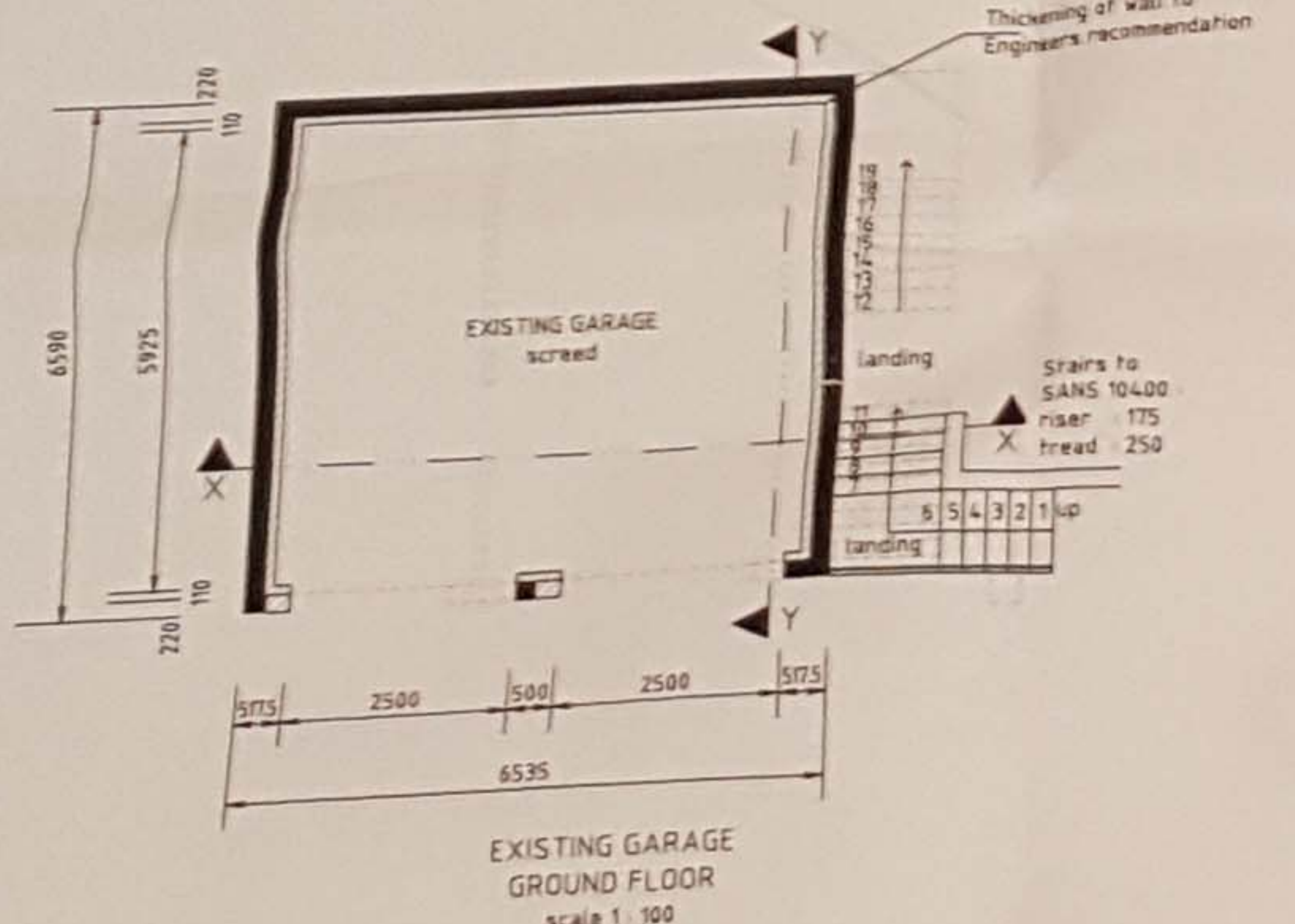
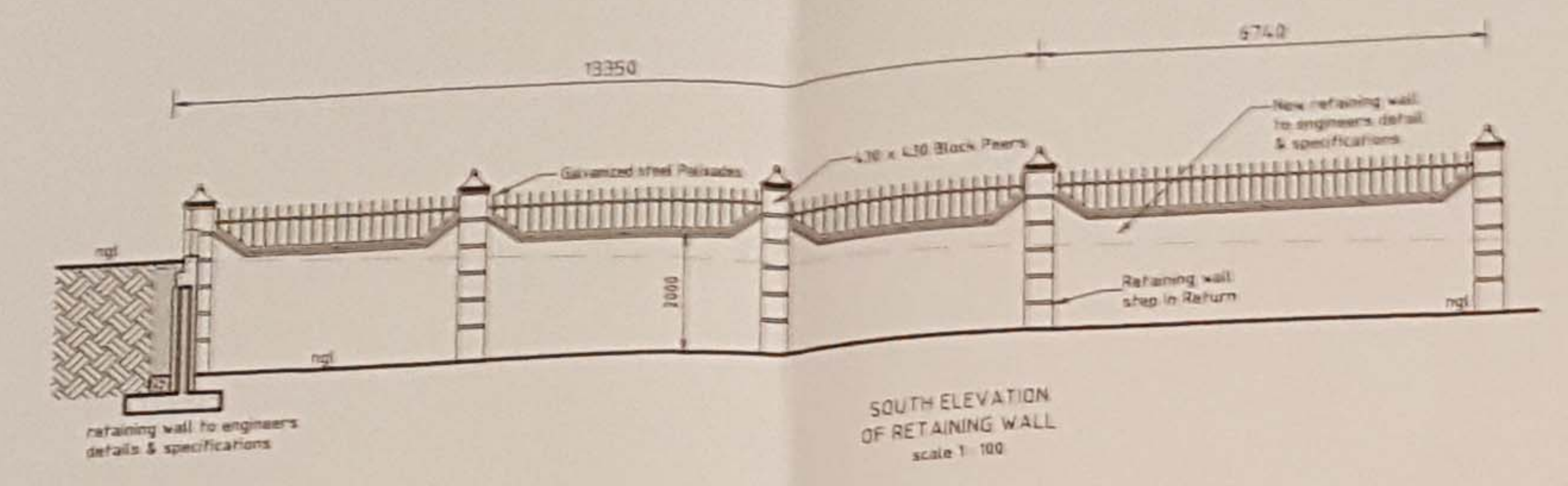
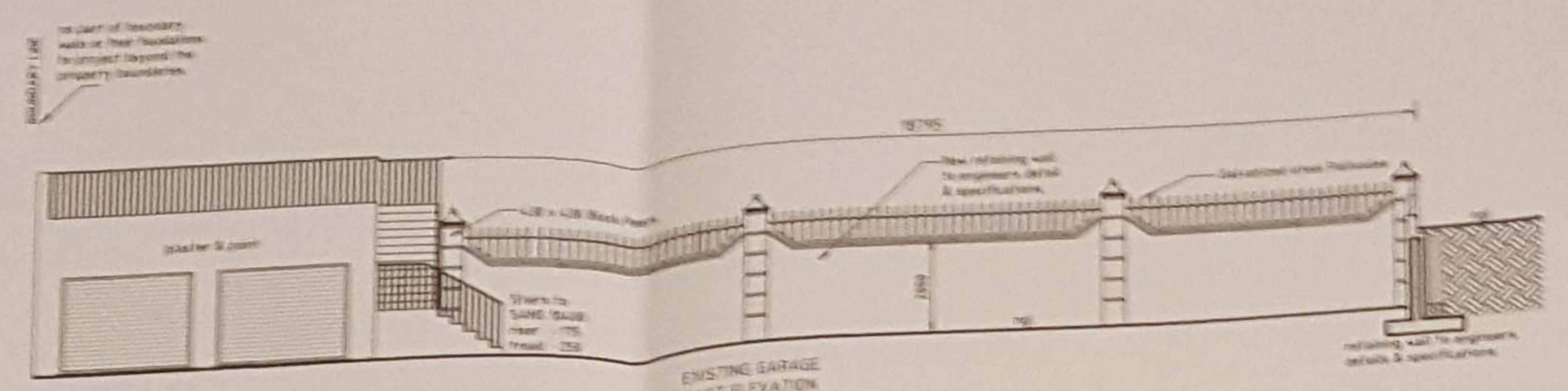
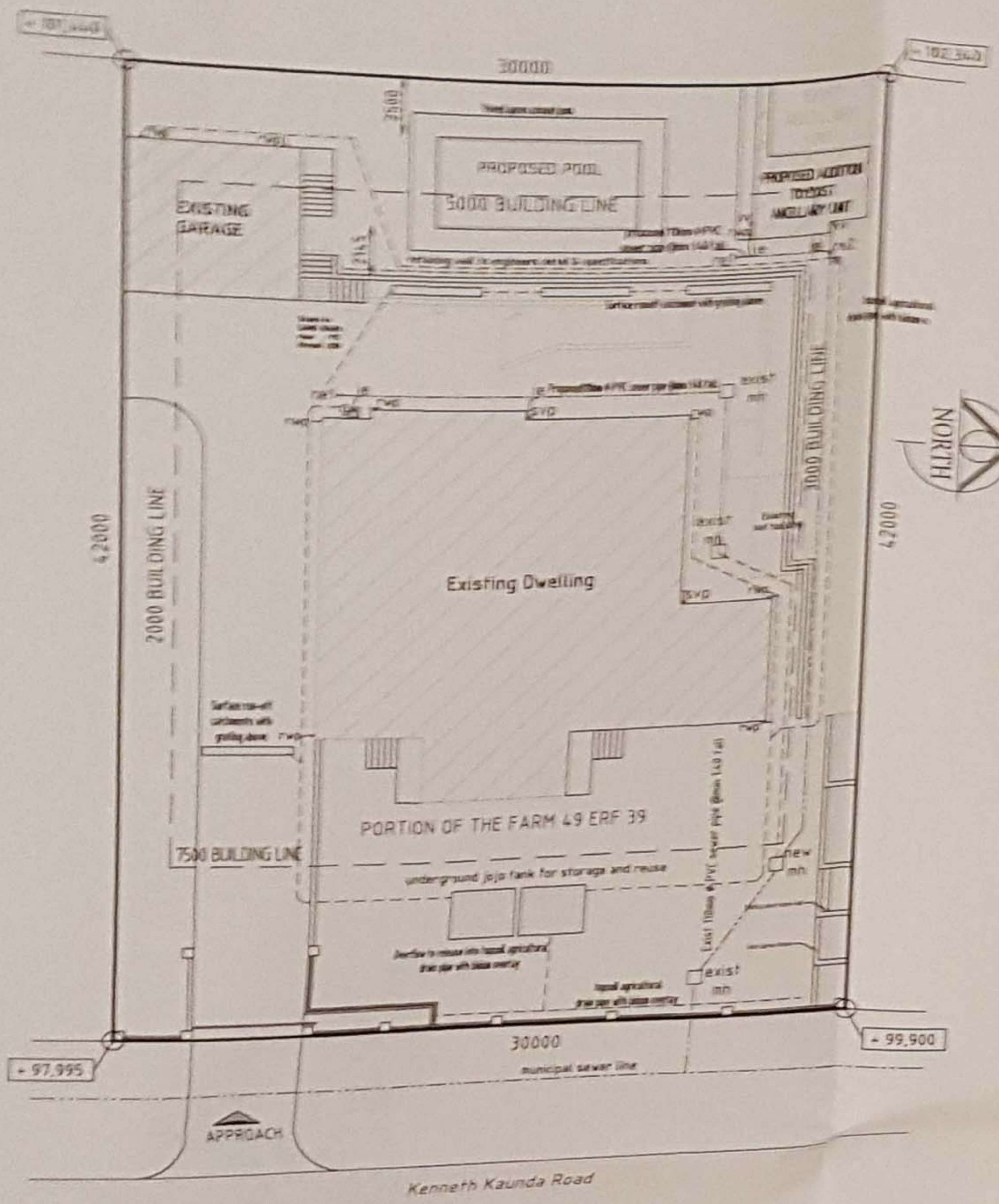


SECTION A - A  
TYPICAL SECTION THROUGH BOUNDARY WALL  
scale 1:100

SECTION B - B  
SECTIONAL ELEVATION OF BOUNDARY WALL  
scale 1:100

SECTION C - C  
SECTIONAL ELEVATION OF BOUNDARY WALL  
scale 1:100





- CONSTRUCTION NOTES**
- A. FOUNDATIONS**
- 200mm concrete foundations
  - 200mm concrete foundations
  - 200mm concrete foundations
  - 200mm concrete foundations
  - 200mm concrete foundations
  - 200mm concrete foundations
- B. WALLS**
- 200mm concrete external walls
  - 200mm concrete external walls
  - 200mm concrete external walls
  - 200mm concrete external walls
  - 200mm concrete external walls
  - 200mm concrete external walls
- C. FLOORS**
- 100mm thick concrete on well-rammed earth fill, reinforced with wire mesh. Soil to be well compacted. Concrete to finish 200mm above ground level.
  - 100mm thick concrete on well-rammed earth fill, reinforced with wire mesh. Soil to be well compacted. Concrete to finish 200mm above ground level.
  - 100mm thick concrete on well-rammed earth fill, reinforced with wire mesh. Soil to be well compacted. Concrete to finish 200mm above ground level.
- D. ROOF**
- Concrete roof tiles on 28 x 38 rafters on trusses to meet specialist of 100mm. Plastic sheet under tiles. Wall gauge 38 x 114. Roof anchorage to be galvanneal iron strapping.
  - Exposed roof timber to be painted with carbolineum. Eave tiles to have stone clips.
- E. LINTOLS**
- pre-stressed concrete lintols.
- F. WINDOWS & GLAZING**
- Windows to be aluminium uPVC frame 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 catfoot.
- H. FASCIA & BARGE**
- NUTEC fibre cement.
- I. GUTTER & DOWN PIPES**
- 125# P.V.C half round gutters.
  - 75# P.V.C down pipes.
- J. CILLS**
- Quarry oil 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 100mm p.v.c. All waste pipes to be 50mm p.v.c.
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- N. GENERAL NOTES**
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  - 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.

**TABLE OF COVERAGE**

PORTION ERF OF THE FARM 49 ERF 39	1180.00 sqm
PERMITTED COVERAGE 40%	472.00 sqm
COVERAGE BREAKDOWN incl OVERHANDS	
EXISTING MAIN DWELLING	288.11 sqm
EXISTING GARAGE	42.85 sqm
PROPOSED ANCILLARY UNIT	36.91 sqm
TOTAL COVERAGE	367.87 sqm
TOTAL NEW PROPOSED COVERAGE	367.87 sqm 31.11 %

**EAG ARCHITECTS**

Contact : 079 427 4337 / 083 785 5871  
 Fax : 031 208 5458  
 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 49 ERF 39 OF THE FARM DURBAN NORTH, NO 51 KENNETH KAUNDA ROAD ATHLONE

DESIGNED BY: B.E. Saul  
 REGISTRATION No: T0438  
 P.O. BOX 352  
 MANDINI, 4490  
 Cell : 083 785 5871

DRAWN BY:  
EA

DRAWING DESCRIPTION  
SECTION & ELEVATIONS

DATE  
23.06.2016

SCALE  
1:100, 1:200

DRAWING No  
00/2016SD

WINDOW No.	W1	W2	W1	D3	D5	D4
<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 architect before manufacture commences.						
4. All window frames in meranti 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>	1 OFF	2 OFF	1 OFF	1 OFF	2 OFF	1 OFF
<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)	1260mm x 4900mm ALUMINIUM CUSTOM MADE FIXED PANE WINDOW (ALL TO SPECIALISTS DETAIL)	STANDARD 900mm x 2100mm STORE BOUGHT HARDWOOD SWING OPENING DOOR BY MANUFACTURER	STANDARD 900mm x 2100mm STORE BOUGHT SEMI-SOLID SWING OPENING DOOR BY MANUFACTURER	STANDARD 1800mm x 2100mm STORE BOUGHT ALUMINIUM SLIDING DOOR BY MANUFACTURER
<b>FRAME:</b>	ALUMINIUM COTTAGE PANE TO MATCH WINDOW	ALUMINIUM COTTAGE PANE TO MATCH WINDOW	ALUMINIUM HEX PANE TO MATCH WINDOW	STANDARD 900mm x 2100mm STORE BOUGHT HARDWOOD SWING OPENING DOOR BY MANUFACTURER	STANDARD 900mm x 2100mm STORE BOUGHT SEMI-SOLID SWING OPENING DOOR BY MANUFACTURER	STANDARD 1800mm x 2100mm STORE BOUGHT ALUMINIUM SLIDING DOOR BY MANUFACTURER
<b>FINISH:</b>	NATURAL ANODISED	NATURAL ANODISED	NATURAL ANODISED	SAND AND STOP 3 COATS POLYURETHANE VARNISH	SAND AND STOP 3 COATS POLYURETHANE VARNISH	POWDER COATED FINISH, COLOUR TO OWNER SPECIFICATIONS
			6mm Laminated annealed safety glass	None	None	6mm Laminated annealed safety glass