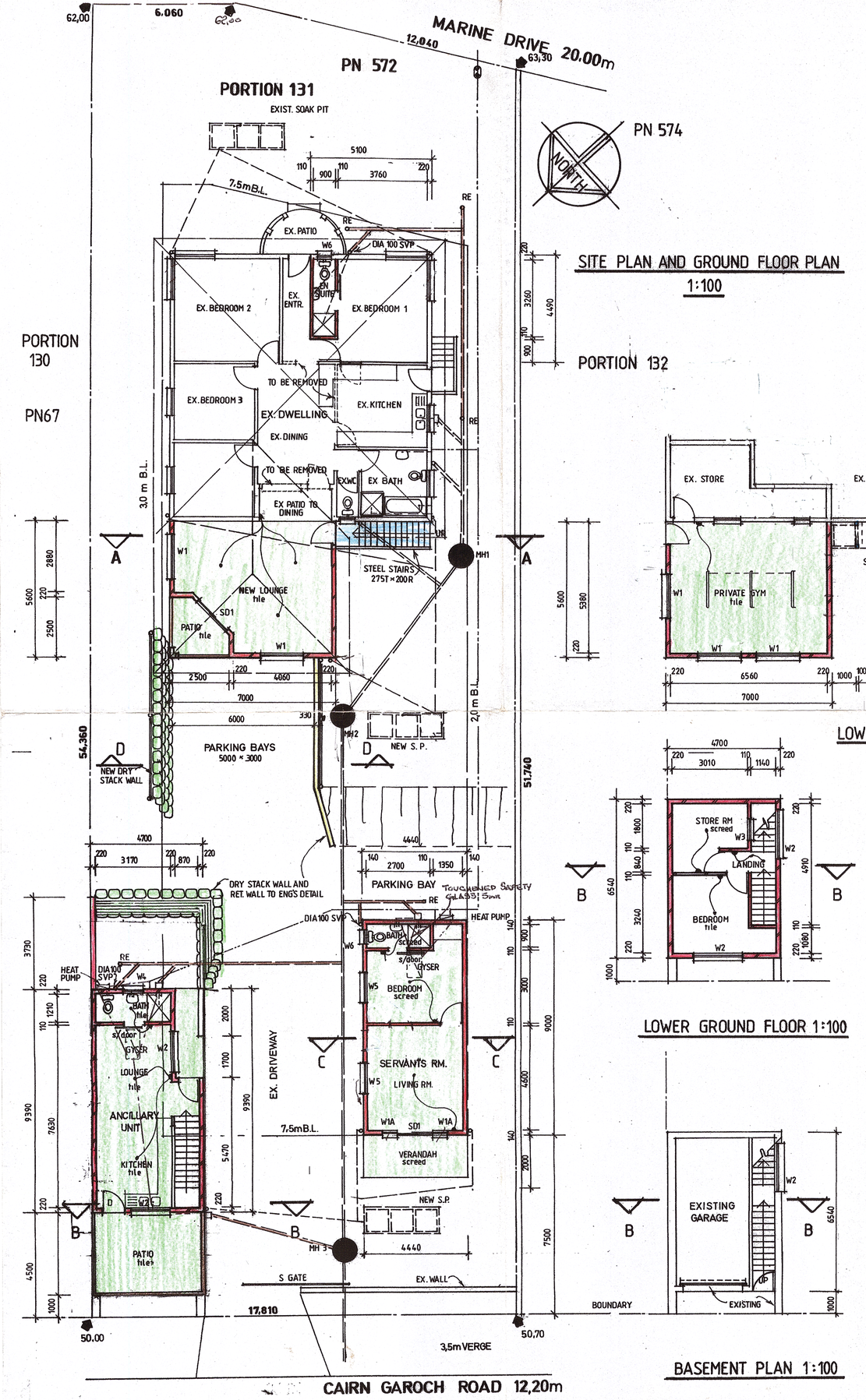
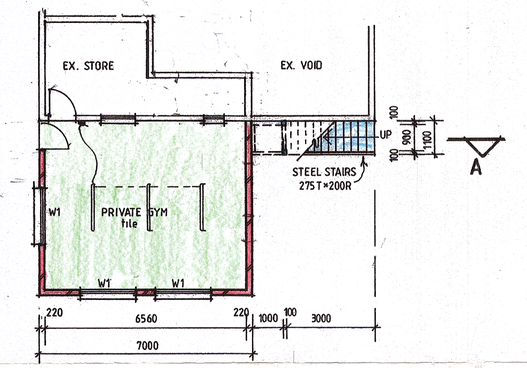


SITE PLAN AND GROUND FLOOR PLAN
1:100



LOWER GROUND FLOOR 1:100

LOWER GROUND FLOOR 1:100

BASEMENT PLAN 1:100

ALL WALLS AND LINTOLS TO ENGINEERS DETAIL

WINDOW AND DOOR SCHEDULE				
Nº	SIZES	TYPE	GLASS	THICKNESS
W1A	600 × 2100	ALUM.	TOUGHENED S/GLASS	4mm
W1	1800 × 1200	ALUM.	MONOLITH. ANNEALED	3mm
W2	1700 × 1000	ALUM.	MONOLITH. ANNEALED	4mm
W3	850 × 1000	ALUM.	MONOLITH. ANNEALED	3mm
W4	850 × 480	ALUM.	MONOLITH. ANNEALED	3mm
W5	1200 × 1200	ALUM.	MONOLITH. ANNEALED	3mm
W6	600 × 900	ALUM.	TOUGHENED S/GLASS	4mm
SD1	1500 × 2100	ALUM.	TOUGHENED S/GLASS.	6mm
D1	900 × 2100	ALUM.	TOUGHENED S/GLASS	6mm

NOTE'S

ROOF SANS 10400 – PART L
CONC ROOF TILES ON 38 X 38 ON APPROVED
UNDERLAY ON 152 X 38 TRUSSES AT 650 CTRS
ALL TRUSSES TO BE CERTIFIED BY PR ENG
TRUSSES TO BEAR ON 52 X 38 WALL PLATES
RAFTERS TIED DOWN WITH 8MM GALV WIRE
TIES BEDDED IN 5 COURSES OF BRICKWORK DOWN
PITCH 20 DEGREES
PVC GUTTERS AND DOWNPIPES SYMPATHETIC TO WALL COLOUR
FIBRE CEMENT FACIAS AND BARGE BOARDS
40mm THICK"ISOTHERM"FLEXIBLE POLYESTER BLANKET

CEILING
6MM PLASTERBOARD FIXED TO 38 X 38 BRANDERING FIXED TO UNDERSIDE OF TRUSSES

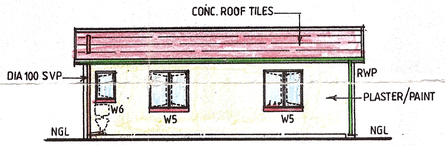
WALLS SANS 10400 – PART K
ONE COURSE BRICKWORK TO BE REINFORCED WITH BRICKFORCE WITH SOLID JOINTS IN CEMENT AND MORTAR IN ALL WALLS BELOW WINDOW SILL LEVEL, WINDOW HEAD LEVEL AND BELOW ROOF PLATE LEVEL
EXTERNAL WALLS (220 CLAY BRICKS)
INTERNAL WALLS (110 CLAY BRICKS)
GALVANISED WIRE TIES TO BE BUILT IN ALL 220MM WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY
EXTERIOR PLASTER TO BESMOOTH TEXTURED PLASTER AND PAINT
INTERIOR PLASTER TO BE SMOOTH

GROUND FLOORS SAND 10400 – PART J
100MM CONCRETE FLOOR SLAB REINFORCED WITH BRC WELD MESH
SAND POISONING TO SABS 0124
UBS 250 MICRON WATERPROOFING ON COMPACTED FILL

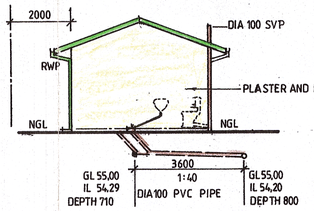
DRAINAGE SANS 10400 – PART P
ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY
ALL BENDS AND JUNCTIONS IN DRAINS AND SEWER LINES TO BE FITTED WITH INSPECTION EYES
ADEQUATE ACCESS PANELS TO BE FITTED TO ALL DUCTS
ANY DAMAGED FITTINGS TO BE REPLACED
ALL GULLY SURROUNDS AND MANHOLES TO BE 75MM ABOVE GROUND LEVEL
SOIL PIPES TO BE DIA 100 P.V.C.
WASTE WATER PIPES TO BE DIA 50 P.V.C.

GLAZING SANS 10400 PART N
ALL GLAZING TO COMPLY

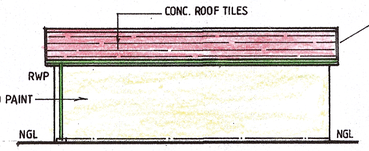
GENERAL
ALL MATERIALS TO COMPLY WITH SANSO400
NO FOUNDATION TO BE CAST UNTIL TRENCHES HAVE BEEN APPROVED
CONTRACTORS TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES



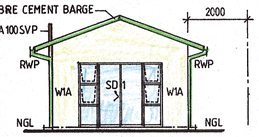
N. E. ELEVATION



S. E. ELEVATION



S. W. ELEVATION



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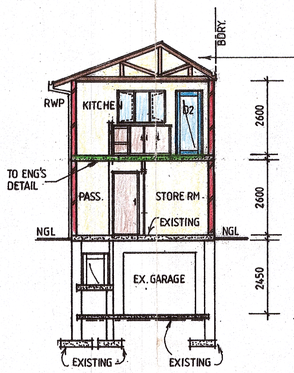
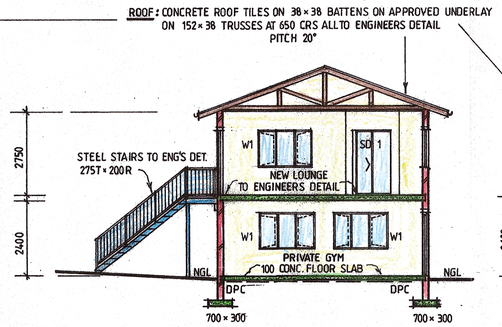
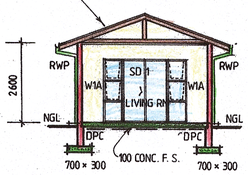


SECTION B – B



SECTION A – A



SECTION C – C

SHEET	COPY
ETHEKWINI MUNICIPALITY (CENTRAL)	
277 11 17	
APPLICATION No	

BUILDING APPLICATION
APPROVED in terms Sec 7 of The National Building Regulations and Building Standards Act No. 103/1977
17/5/18
DATE — LOCAL AUTHORITY
This plan is approved on the basis of the information shown herein.
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

AREA'S

SITE		953,00 m²
EXISTING COV.		151,74 m²
PROPOSED COV.		109,00 m²
TOTAL COV.		260,74 m²
EXISTING FAR		138,30 m²
PROPOSED FAR		193,23 m²
TOTAL FAR		331,53 m²
PROPOSED ANCILLARY UNIT		74,87 m²
PROPOSED SERVANTS QUART.		39,96 m²

Simon Wood Draughting
MEMBER S.A.I.D.
PROFESSIONAL ARCHITECTURAL TECHNOLOGIST – TO110

ADDRESS
GORDONS FARM
P.O. BOX 187
UMLAAS ROAD
CELL: 079 5256769

ARCH.
OWNER

PROJECT	ADDITIONS TO EXIST. DWELLING AND O B AND NEW SERVANTS QUARTER
CLIENT	MR. W. ARLOW
ADDRESS	572 MARINE DRIVE
CAD DESCRIPTION	PORTION 131 OF 1706 WENTWORTH
RATE NUMBER	25575098
SCALES 1:100 1:500 1:200	DRAWING NO 1