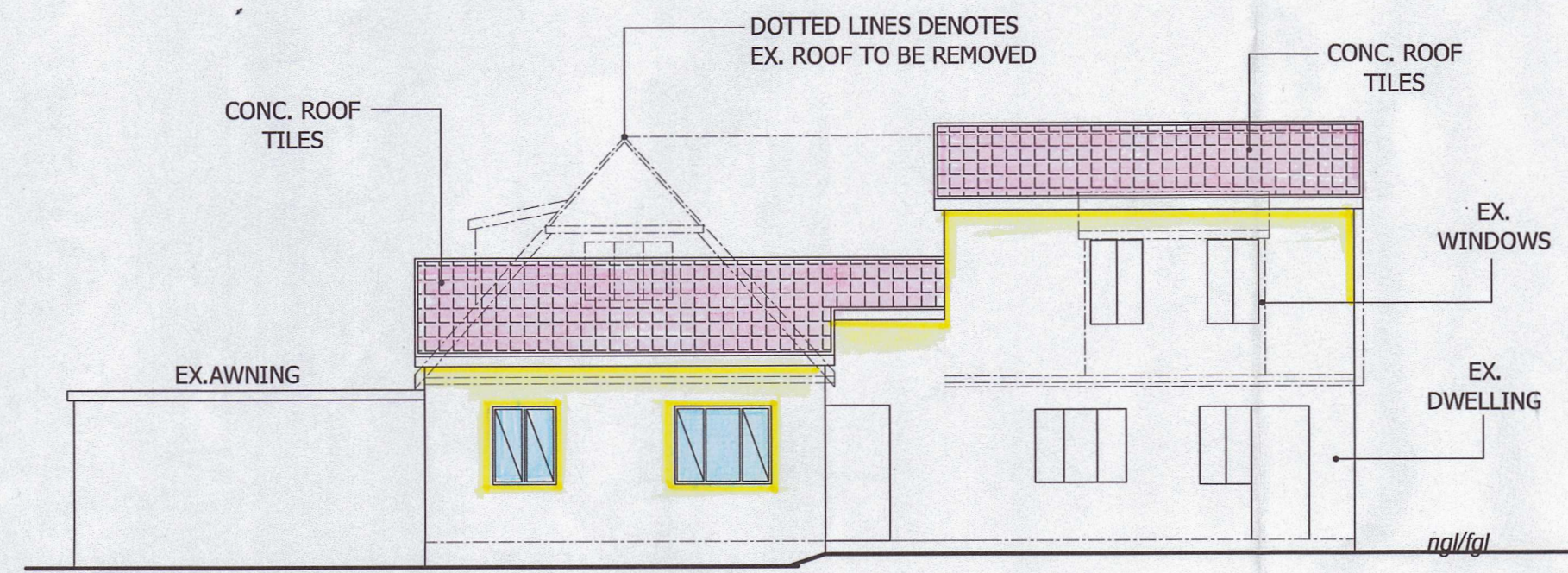
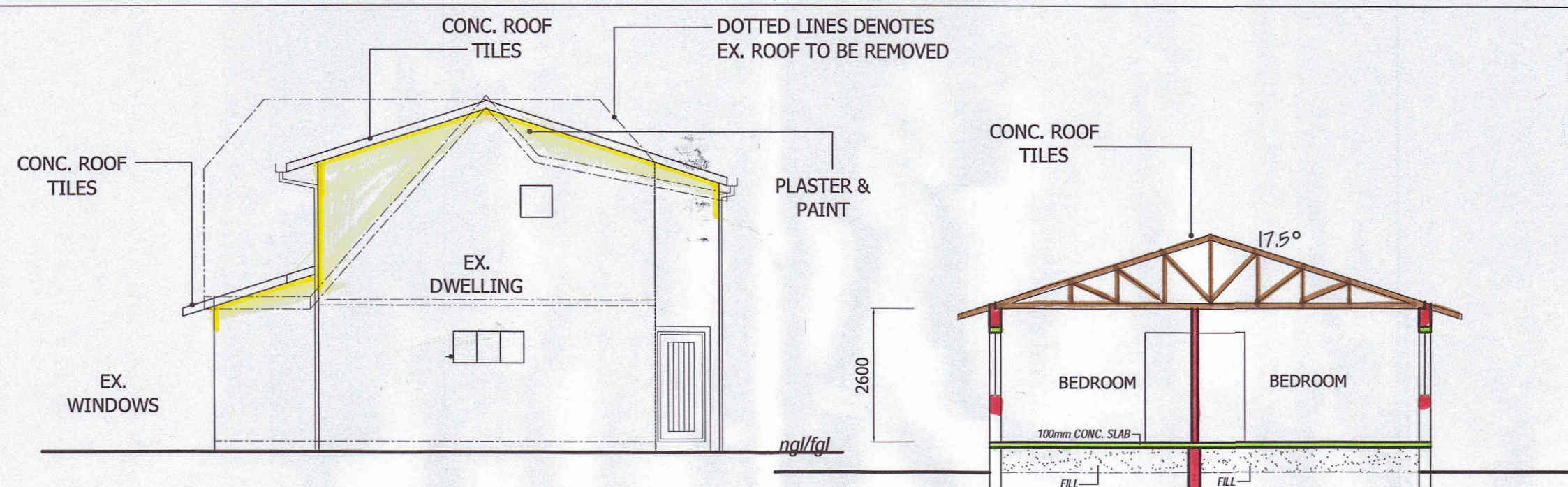


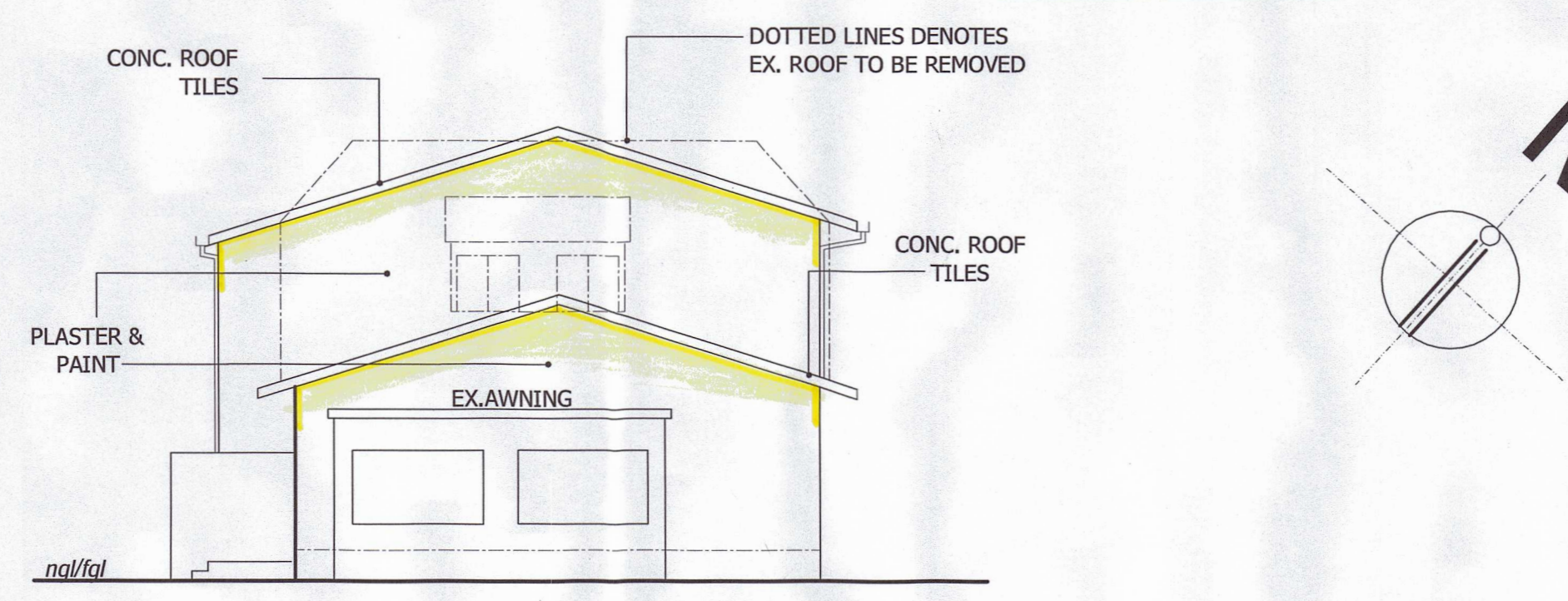
WEST ELEVATION 1:100



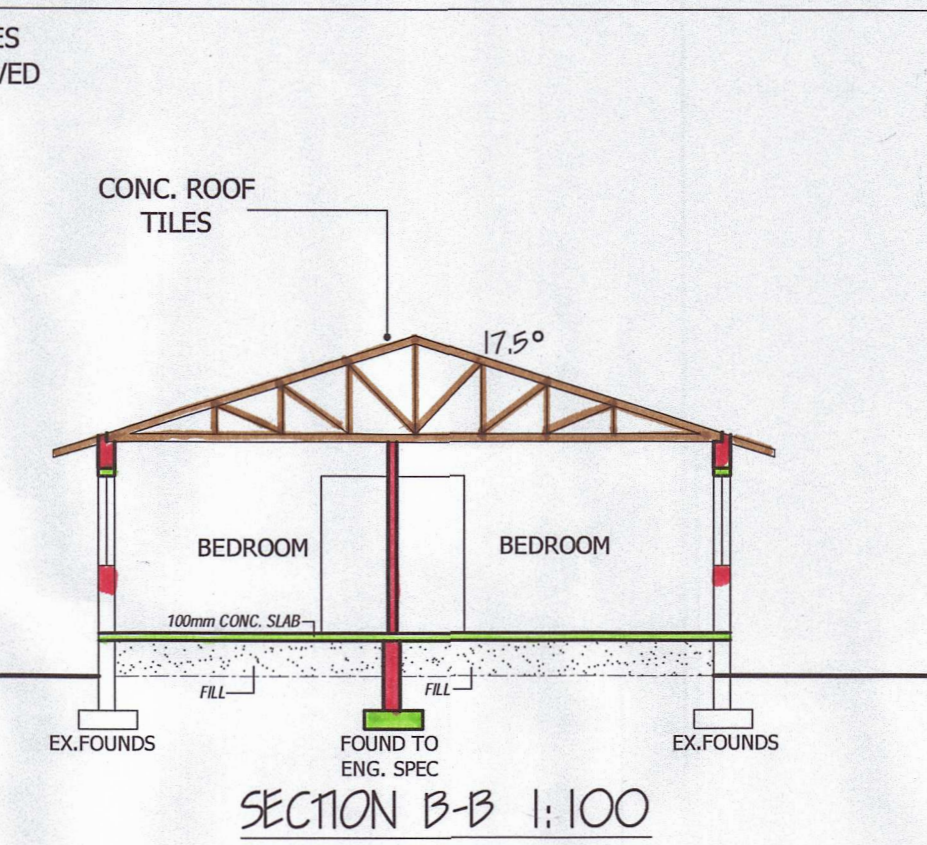
EAST ELEVATION 1:100



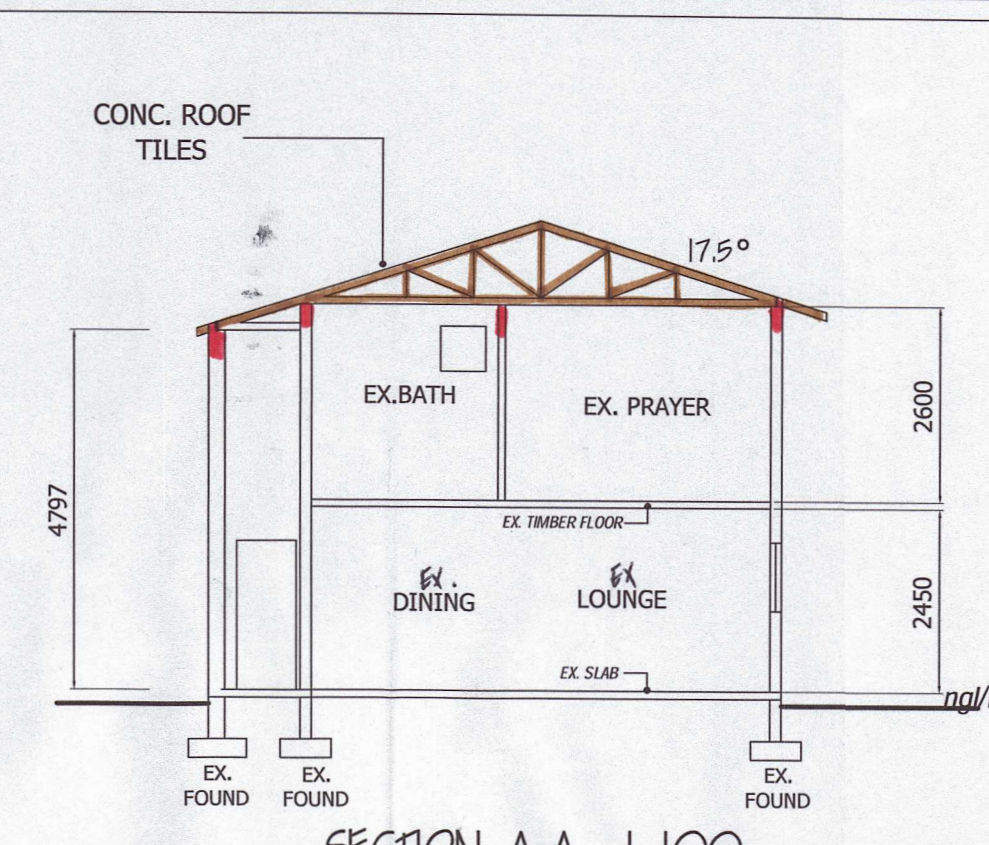
NORTH ELEVATION 1:100



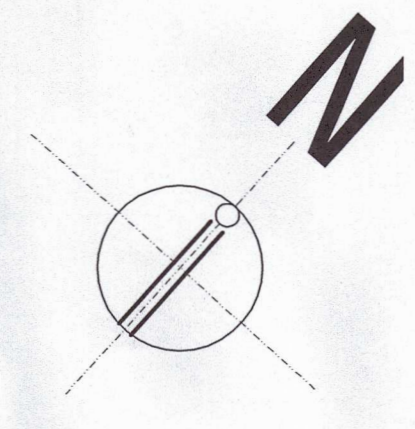
NORTH ELEVATION 1:100



SECTION B-B 1:100



SECTION A-A 1:100



BUILDINGS WITH UP TO 20% FENESTRATION AREA TO THE TOTAL FLOOR AREA PER STOREY COMPLY WITH THE MIN ENERGY PERFORMANCE REQUIREMENTS.

BUILDINGS WITH A FENESTRATION AREA TO THE TOTAL FLOOR AREA PER STOREY THAT EXCEEDS 20% SHALL COMPLY WITH THE REQUIREMENTS FOR FENESTRATION IN ACCORDANCE WITH SANS 204

CONCLUSION: THIS DWELLING FENESTRATION AREA TOTAL FLOOR AREA IS

TOTAL FLOOR AREA	106.63 sqm
FENESTRATION AREA	10.93 sqm
% OF FENESTRATION	20%

AMAFSA

CASE ID:21978

20 September 2023

CONDONED

17.5 ROOF PITCH. CONC. ROOF TILES ON 38x38 BATTENS ON AN APPR. UNDER LAY ON GANG NAIL OR EQUAL TIMBER TRUSSES @ 700 / TO COMPLY WITH NAT. B.L.G. REG. L. SCH. TRUSSES FIRMLY SECURED WITH GALVANISED HOOP IRON STAPS. 600mm EAVES OVERHANG. ROOF CERTIFICATE FROM PR. ENGINEER.

FOUNDATION NOT TO ENCROUGH OVER ANY BOUNDARIES OR MUNI. SERVITUDES. FOUNDATION DEPTHS TO BE DETERMINED ON SITE BY ENGINEER.

ALL WALLS & R.C. SLABS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. R.C SLABS TO BE SUITABLY WATERPROOFED. WATERPROOFING BY SPEC. & WITH DEBIGUM MEMBANE SP4

CHECK ALL LEVELS & DIMENSIONS ON SITE PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORK. REPORT ANY DISCREPANCIES TO DRAWING SERVICES.

ALL FOUNDATION TO BE BUILT ON HARD NATURAL GROUND NOT ON FILLED GROUND. NO BACK FILLG OVER EXCAVATED AREAS WILL BE PERMITTED.

COVERSTRIP RHINOBOARD CEILINGS FIXED TO 38x38 BRANDERINGS @ MAX 400 /

100mm CONC. SLAB REINF. WITH B.R.C. MESH ON SOILS POISONED WITH 5% P.C.P. SOLUTION BY SPECIALISTS.

2 CRS OF BRICKWORK TO BE REINF WITH BRICKFORCE AT BOTH WINDOW SILL AND WALL PLATE LEVELS.

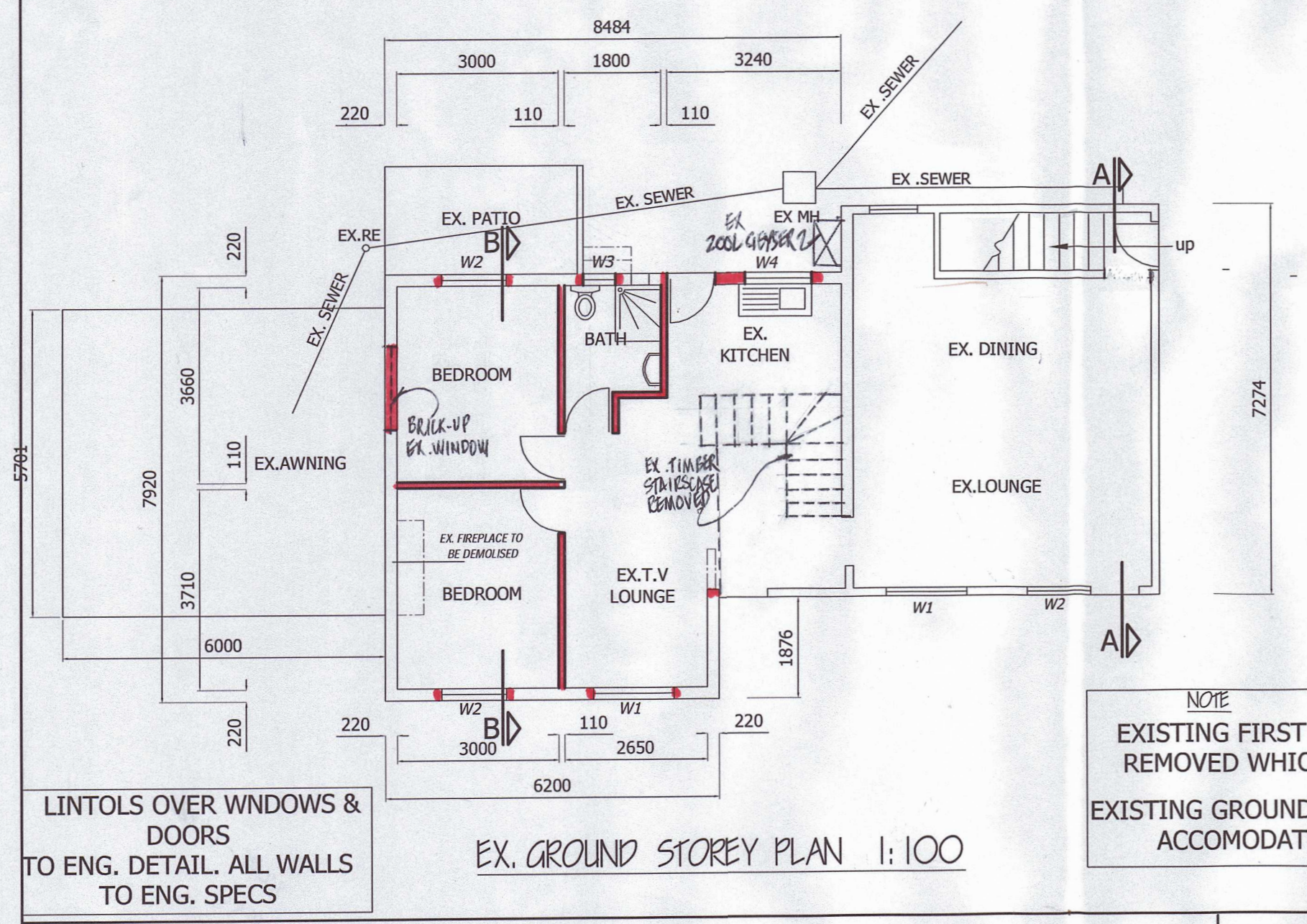
WINDOWS	FRAME SIZE (WxH)	GLASS THICKNESS	FRAME MATERIAL	IRONMONGERY	QUANT.	SQ. M
W1	1500x1200	MONOLITHIC ANNEALED GLASS 4mm	ANODISE ALUMINIUM	ALUMINIUM HANDLES & CATCHES	1 REQ.	1.8m ²
W2	1.200x1.200	MONOLITHIC ANNEALED GLASS 4mm	ANODISE ALUMINIUM	ALUMINIUM HANDLES & CATCHES	2 REQ.	1.44m ²
W4	.900x1.200	MONOLITHIC ANNEALED GLASS 4mm	ANODISE ALUMINIUM	ALUMINIUM HANDLES & CATCHES	1 REQ.	1.080m ²
W3	600x900	T.S.G 4mm	ANODISE ALUMINIUM	ALUMINIUM HANDLES & CATCHES	1 REQ.	0.54m ²

GLAZING INSTALLATION NOTES:

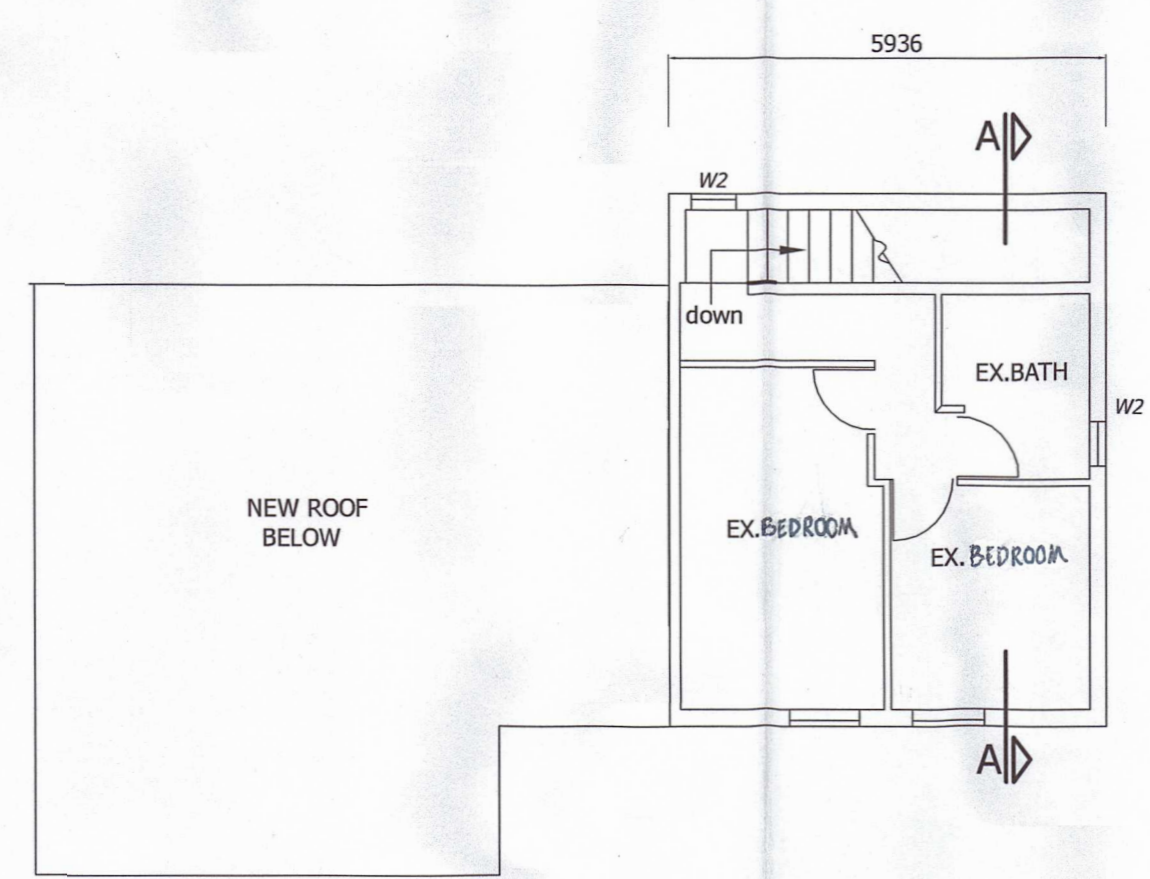
FRAME TO RECEIVE GLAZING MATERIAL SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SANS 727 OR SANS 1553-2 OR BE CAPABLE OF WITHSTANDING THE WIND & IMPACT LOADS DETERMINED IN ACCORDANCE WITH THE REQUIREMENT OF SANS 10400-B WITHOUT DEFLECTING MORE THAN 1/175th OF

SAFTY GLAZING:

THE PANES OF ALL SAFTY GLAZING MATERIAL SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATIONS



EX. GROUND STOREY PLAN 1:100

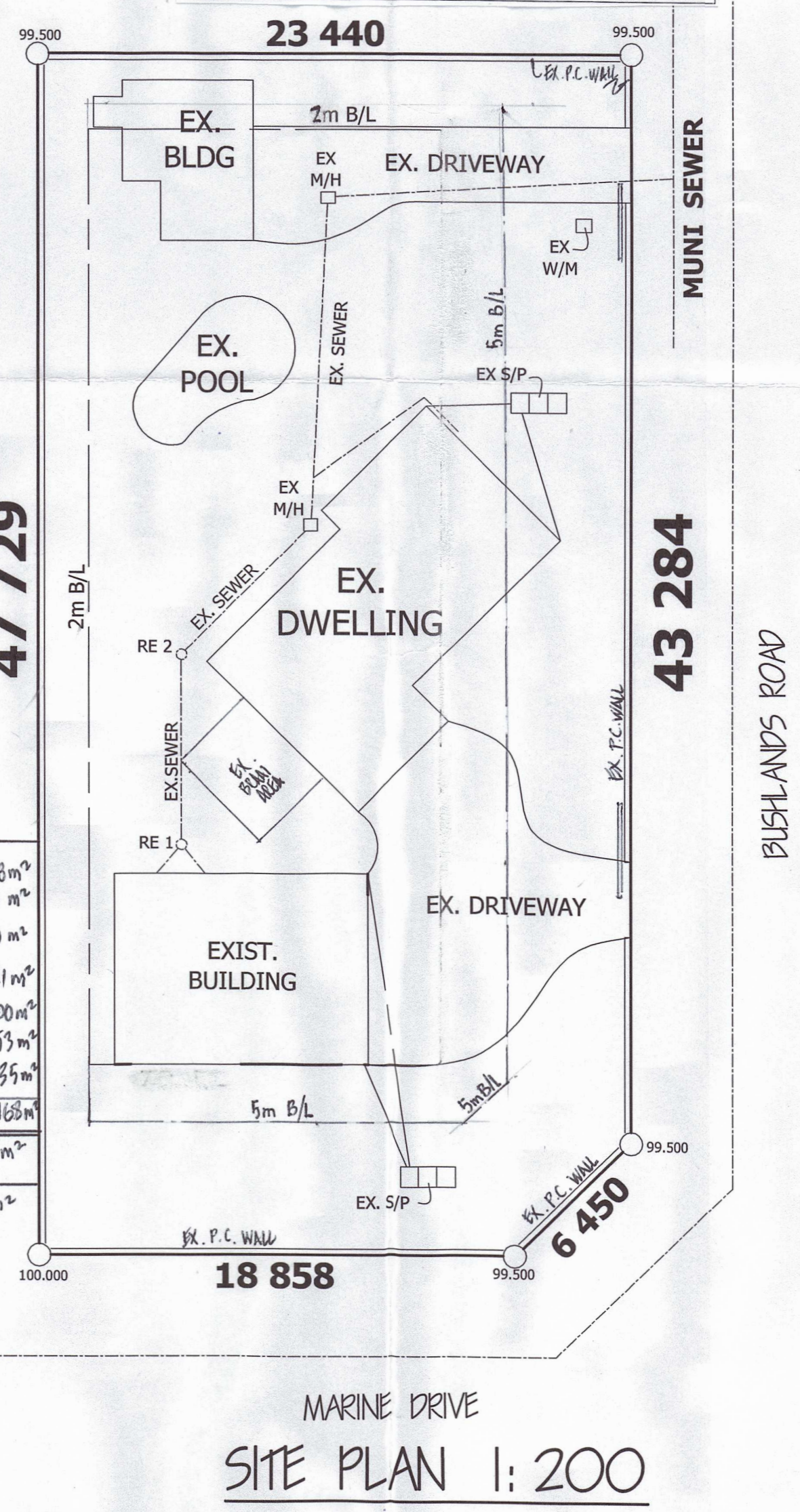


EX. FIRST STOREY PLAN 1:100

NOTE
EXISTING FIRST STOREY TIMBER FLOOR REMOVED WHICH HAD 2 BEDROOMS
EXISTING GROUND STOREY REDESIGNED TO ACCOMMODATE THE BEDROOMS

SCHEDULE OF AREAS

EX. GROUND STOREY (DWLG): 106.088m²
 EX. GROUND STOREY (D/B): 40.00 m²
 EX. GARAGES (CONV. TO GYM & BNT): 71.69 m²
 EX. AWNING (BEAM AREA): 34.21 m²
 EX. FIRST STOREY (AN. UNIT): 76.00 m²
 EX. FIRST STOREY (DWLG): 95.53 m²
 LESS FIRST STOREY (DWLG): 82.35 m²
 TOTAL AREA: 371.168 m²
 SITE AREA: 1100 m²
 TOTAL COVERAGE: 222.088 m²
 NO ADDITIONAL AREA ADDED.



SITE PLAN 1:200

PROP. ADDS & ALTER. TO DWLG, CONV. OF GARAGE TO GYM & ENT. AREA ON, SUB 42 OF 566 BLUFF AT

P. NO. 118 MARINE DRIVE FOR P & S GOVENDER

ID. NO. 7610085230002
 7610080114004

SCALE: 1:100, 200

TEL. NO. 082 802 0279

DATE: 26/06/23

DRAWING NO: 06/05

OWNERS SIGNATURE

DRAWN BY

...A. R. GHANNY ...

REG. NO: DOI12

48 MOUNTBATTEN ROAD QUEENSBURG MALVERN

CELL: 083 301 7851

TEL: 031 463 2006

DO NOT SCALE OF PLAN

NO BUILDING TO BE CONSTRUCTED PRIOR TO APPROVAL OF BUILDING PLANS FROM THE LOCAL AUTHORITY