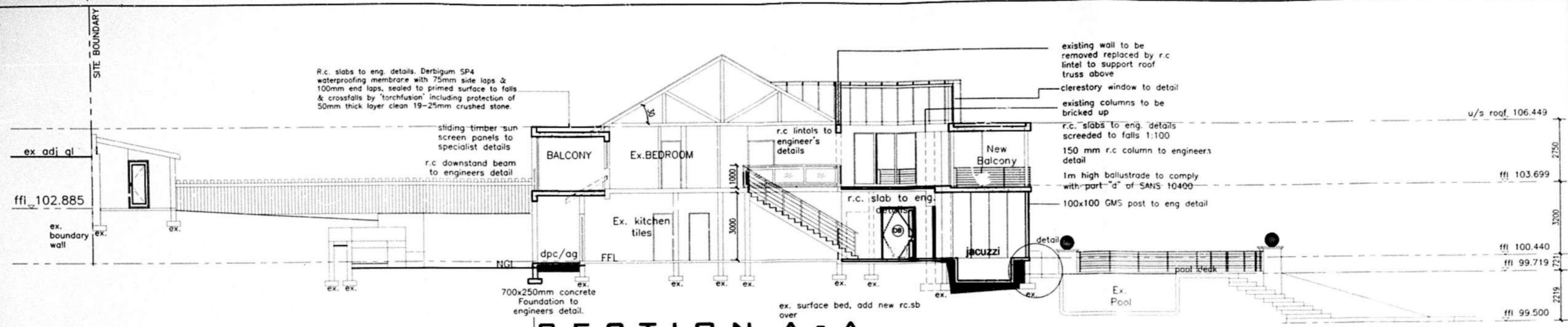


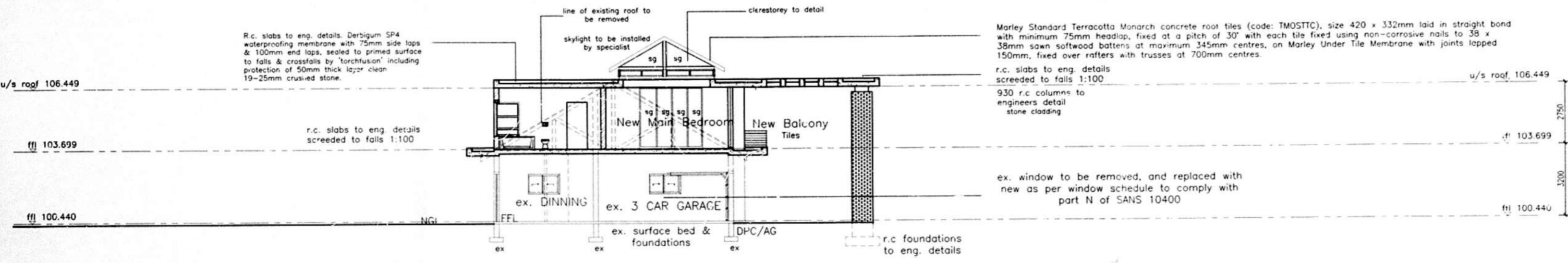
MUNICIPAL APPROVAL

SHEET 03 COPY
ETHEKWINI MUNICIPALITY (CENTRAL)
095 07 15
 APPLICATION NO.

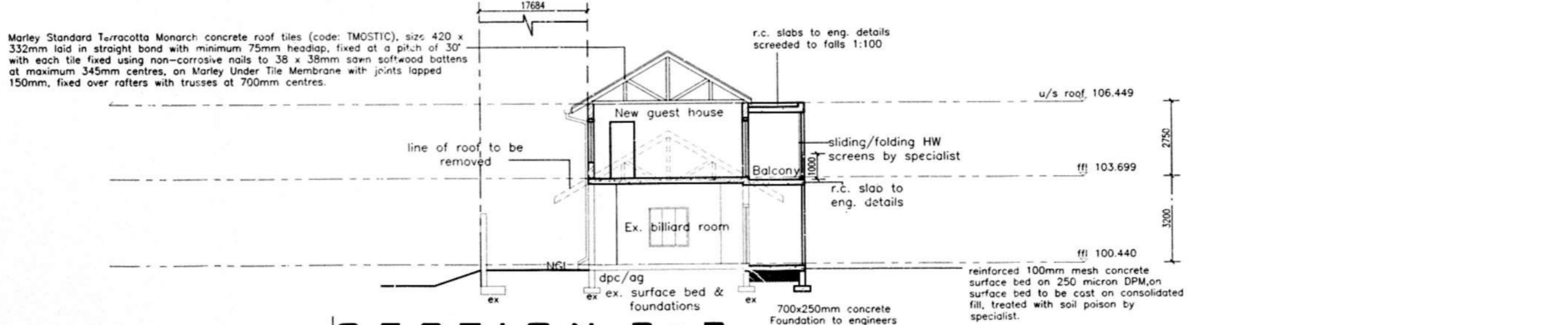
BUILDING APPLICATION
 APPROVED in terms of the Building Regulations and Building Standards Act 1977
 2015-12-01



SECTION A-A
 scale 1:100



SECTION C-C
 scale 1:100



SECTION B-B
 scale 1:100

GENERAL NOTES

- | | | | |
|---|--|---|---|
| <p>1.0 STRUCTURE</p> <p>1.1 ALL EXTERNAL BRICKWORK WALLS, FINISH AS INDICATED, BAG AND TAR TO OUTER LEAF OF INNER SKIN.</p> <p>1.2 ALL INTERNAL WALLS UNLESS OTHERWISE INDICATED, SMOOTH PLASTERED AND PAINTED.</p> <p>1.3 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.</p> <p>1.4 MESH REINFORCED CONCRETE SURFACE BED SLAB, ON POISONED COMPACTED SOIL, ALL TO STRUCTURAL ENGINEER'S DETAIL.</p> <p>1.5 RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAIL.</p> <p>2.0 FINISHES (VERTICAL SURFACES)</p> <p>2.1 PAINT TO SMOOTH PLASTER.</p> <p>2.2 PAINT TO TEXTURED PLASTER.</p> <p>2.3 TEXTURED PAINT TO SMOOTH PLASTER.</p> <p>2.4 CLAY FACE BRICK, RULED JOINTED, STRETCHER BOND.</p> <p>2.5 CLAY FACE BRICK, RULED JOINTED, SOLDIER COURSE.</p> <p>2.6 NATURAL STONE CLADDING.</p> <p>2.7 OFF SHUTTER CONCRETE.</p> <p>2.8 PAINT TO HDG. MS STRUCTURAL STEEL POSTS.</p> | <p>3.0 FINISHES (HORIZONTAL SURFACES)</p> <p>3.1 NATURAL STONE TILES.</p> <p>3.2 NON-SLIP (R11) GLAZED PORCELAIN TILES.</p> <p>3.3 CARPET - PILE HEIGHT NOT MORE THAN 3mm (TO BE SECURELY FIXED & LEVEL)</p> <p>3.4 PORCELAIN TILES.</p> <p>3.5 CERAMIC TILES.</p> <p>3.6 CLAY BRICK PAVING.</p> <p>3.7 PREMIUM (TAPP).</p> <p>3.8 STAIRS - TILES WITH 40 x 40mm CONTRASTING NOSING ON REINFORCED CONCRETE STAIRS TO ENGINEER'S DETAIL. STAIRS TO COMPLY WITH SANS 10400 PART M, S AND T.</p> <p>3.9 GRANO.</p> <p>4.0 WINDOWS</p> <p>4.1 POWDER COATED ALUMINIUM FRAMED WINDOWS, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> <p>4.2 POWDER COATED ALUMINIUM FRAMED FULL HEIGHT WINDOWS, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> | <p>5.0 DOORS</p> <p>5.1 POWDER COATED ALUMINIUM FRAMED GLAZED AUTOMATIC SLIDING DOOR, BY SPECIALIST, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> <p>5.2 POWDER COATED ALUMINIUM FRAMED GLAZED SLIDING DOORS, BY SPECIALIST, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> <p>5.3 POWDER COATED ALUMINIUM FRAMED GLAZED DOORS, BY SPECIALIST, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> <p>5.4 SOLID MERANTI TIMBER HORIZONTAL SLATTED DOORS.</p> <p>5.5 INTERNAL DOORS - SOLID MERANTI TIMBER PANELLED DOORS, WITH ARCHITRAVES AND PLINTH BLOCKS.</p> <p>6.0 SUN CONTROL</p> <p>6.1 FOLDING STACKING POWDER COATED ALUMINIUM FRAMED LOUVRE SCREENS, BY SPECIALIST.</p> <p>7.0 BALUSTRADING</p> <p>7.1 1100mm HIGH POWDER COATED ALUMINIUM HANDRAIL TO PC ALUMINIUM VERTICAL POSTS EPOXY GROUTED INTO REINFORCED CONCRETE UPSTAND BEAM, WITH PC ALUMINIUM BAR AT MAX 100mm CENTRES, ALL TO COMPLY WITH SANS 10400.</p> | <p>8.0 ROOF</p> <p>8.1 CONCEALED FIX CORRUGATED STEEL ROOF SHEETING ON TIMBER SUPPORT STRUCTURE, ALL TO ENGINEER'S DETAILS.</p> <p>8.2 NATURAL SLATE TILES ON TIMBER SUPPORT STRUCTURE ALL TO ENGINEER'S DETAILS.</p> <p>8.3 BITUMINOUS TOUCH-ON WATERPROOFING ON SCREED TO FALLS BY SPECIALIST, ON RC SLAB AS PER ENGINEER'S DETAILS.</p> <p>8.4 FIBRE CEMENT BARGE BOARDS AND FASCIAS BY SPECIALIST.</p> <p>8.5 SEAMLESS ALUMINIUM GUTTERS AND uPVC RWDPS.</p> <p>9.0 CEILINGS</p> <p>9.1 PLASTER AND PAINT TO CONCRETE SLAB SOFFIT.</p> <p>9.2 TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH POWDER COATED SHADOWLINE TRIM TO PERIMETER.</p> <p>9.3 TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH PAINTED HIGH-DENSITY POLYSTYRENE MOULDED CORNICE.</p> <p>10.0 LIFT</p> <p>10.1 LIFT TO BE FITTED WITH HANDRAILS AROUND FULL LENGTH OF CAR (@900mm AFFL) AND A FULL WIDTH MIRROR TO TOP HALF OF REAR WALL.</p> <p>10.2 TO HAVE AUDIBLE AND VISUAL WARNING OF LIFT OPERATIONS BOTH IN LOBBY AND CAR.</p> <p>10.3 TACTILE IDENTIFICATION TO BE PROVIDED TO THE CONTROL PANEL (BRILLE).</p> |
|---|--|---|---|

No.	DATE	By	DETAILS	REVISION

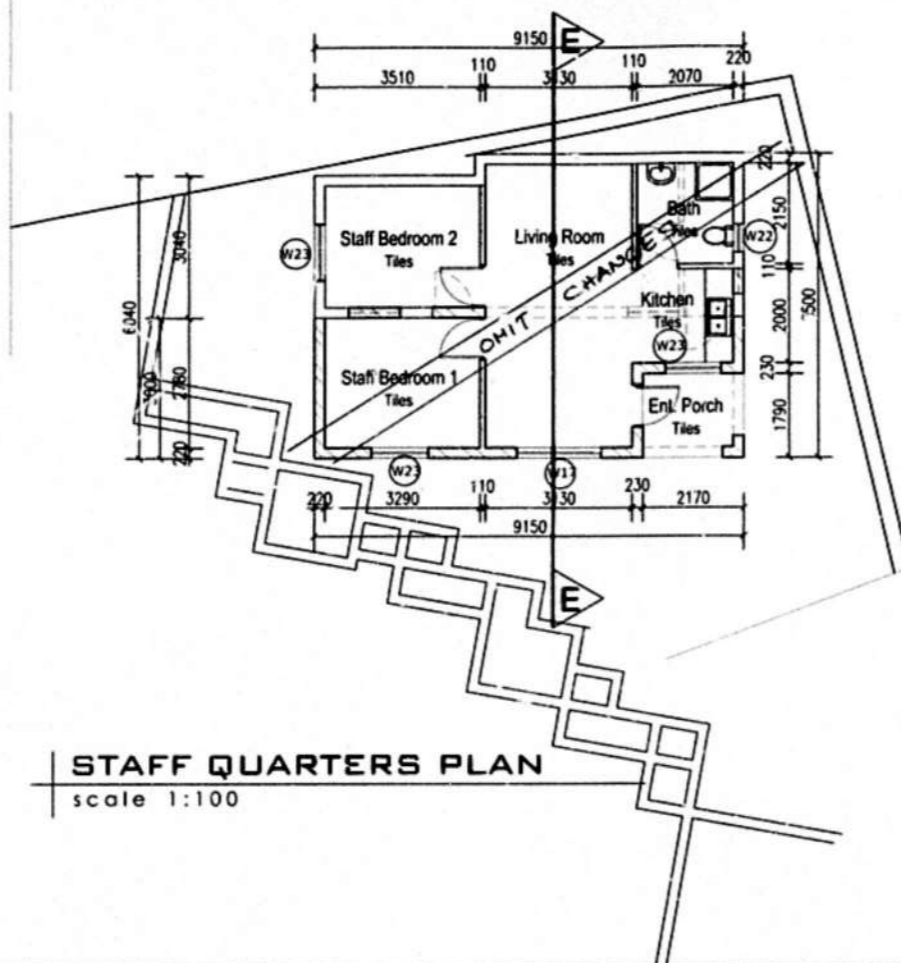
AUTHOR:
LBO CONSULTANTS
 45 ROSEHAVEN ROAD, PHOENIX, DURBAN
 CELL: 082 498 2130
 REG. NO.: PRARCH20811
 SIGNATURE: *[Signature]*

CLIENT:
 Bathiyane family trust
 SIGNATURE: *[Signature]*

PROJECT:
 Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Burleigh crescent

DRAWING TITLE
SUBMISSION DRAWINGS
 Site Plan, Plans, Sections, Elevations

DATE	DRAWN BY	SCALE
1/05/2015	Krishen Singh	1:100
JOB NO.	SHEET NO.	REV.
BFT0515	4 of 6	-



STAFF QUARTERS PLAN
scale 1:100

Energy Efficiency in Buildings
Supplemental Guide to SANS 10400-XA & SANS 204 - Report
Report Date: 12 September 2015
Registered to LBO Consultants

Basic Fenestration Calculations
Erf No. 1573 DURBAN NORTH
Fenestration - Buildings with Natural Environmental Control

Constants:
Conductance (CU) constant: 1.4
Solar Heat Gain (CSHG) constant: 0.11
Max. Conductance / Solar Heat Gain

Ground Storey
Permissible Net Floor Area of Storey / Room: m² 471.54
Fenestration Area of Storey / Room: m² 69.875
Max. Conductance (CU) for Storey / Room: 0.04 75
% Fenestration Area to Net Floor Area: 14.82 %
Max. Solar Heat Gain (CSHGC) for Storey / Room: 16.0875

Achieved Aggregate Conductance / Solar Heat Gain
Conductance / Solar Heat Gain Available

Ground Storey
Conductance (CU) for Storey / Room: 184.86
Conductance (CU) for Storey / Room: 19.89
Solar Heat Gain (CSHGC) for Storey / Room: 13.18032
Solar Heat Gain (CSHGC) for Storey / Room: 2.90719

First Storey
Permissible Net Floor Area of Storey / Room: m² 392.44
Fenestration Area of Storey / Room: m² 69.875
Max. Conductance (CU) for Storey / Room: 63.938
% Fenestration Area to Net Floor Area: 17.81 %
Max. Solar Heat Gain (CSHGC) for Storey / Room: 5.0237

Achieved Aggregate Conductance / Solar Heat Gain
Conductance / Solar Heat Gain Available

First Storey
Conductance (CU) for Storey / Room: 121.107
Conductance (CU) for Storey / Room: 0
Solar Heat Gain (CSHGC) for Storey / Room: 9.654876
Solar Heat Gain (CSHGC) for Storey / Room: 0

To be read in conjunction with the energy efficiency report.

GENERAL NOTES:
- All foundations, fill and structural work to Engineer's details.
- All cut and fill banks to be 26°.
- All dimensions to be checked on site before commencing construction.
- NGL is in approximate position only. No claim can be made for any discrepancy on site.
- Written dimensions to be taken to preference to scaling.
- No walls or foundations to encroach any boundaries.
- All glazing to comply with Part N of SANS 10400.
- All retaining walls to have vertical DPC's.

CONSTRUCTION:
- Roof: Marley Standard Terracotta Monarch concrete roof tiles (code: TMOSTTC), size 420 x 332mm laid in straight bond with minimum 75mm headlap, fixed at a pitch of 17.5° then 45° with each tile fixed using non-corrosive nails in 38 x 38mm sawn softwood battens at maximum 345mm centres, on Marley Under Tile Membrane with joints lapped 150mm, fixed over rafters with trusses at 700mm centres.
- Foundations: std. concrete strip foot foundations to be reinforced on engineer's recommendation if necessary.
- Windows / Doors: std. hardwood doors and anodised aluminium windows to be installed.
- Rainwater Goods: std. PVC rainwater goods, fibre-cement fascia and barge boards.
- Sewer and stormwater to join existing.

SEWERAGE:
- IE's to be provided at all berms and junctions to soil and waste pipes.
- All soil pipes to be 100mm Ø PVC.
- To be incased in concrete if less than 450mm cover.
- Waste pipes to be 50mmØ. PVC soil pipes and vents to be 100mmØ. PVC all traps to be p-traps not s-traps.
- Soil vent pipes to be fitted with 2-way vent valves.
- Rodding eyes to be provided at all junctions and direction changes.

ENERGY EFFICIENCY NOTES

- OCCUPANCY CLASSIFICATION:
- H4 Dwelling House
- CLIMATIC ZONE:
- Sub Tropical Coastal , Zone 5
- ENERGY DEMAND / CONSUMPTION:
- No Requirement
- FLOOR INSULATION:
- No Requirement
- WALL CONSTRUCTION:
- Required "R" value = 0.35
- Double-skin masonry wall, no cavity, plastered internally or rendered externally, or Single-skin masonry wall, nominal wall thickness not < 140 mm, plastered internally and rendered externally.
- 20mm plaster internally and externally.
- CR value = 60 hrs
- FENESTRATION:
- All glass to be Single Clear / laminated in Aluminium frame
- refer to fenestration schedule on sheet 2 of 2.
- "U" value = 3.4 & "SHGC" = 0.54
- ROOFS:
100 mm thick flexible fibre glass blanket (ceiling) insulation with a density of 10-15 kg/m² & min r-value 2.17m²kw, shall be installed so that it maintains its position and thickness, other than where it crosses roof battens, water pipes or electrical cables; and it overlaps the wall member by not less than 50mm, or tightly fitted against a wall.
- Roof not vented
- Concrete roof tiles @ 17.5° pitch
- Roof assemblies to have a min. R-value of 2.7
- Clay tiled roof assemblies
- Direction of heat flow down.
- R-value of roof covering material = 0.48
- R-value of approved insulation = 0.05
- R-value of ceiling = 0.05
TOTAL = 2.7
- AIR INFILTRATION AND LEAKAGE:
- external doors provide door seals / draught protection cover.
- LIGHTING AND POWER:
- Max. Energy Demand = 1070.20 W
- All light bulbs fittings to be low energy Compact Fluorescent Lamps (CLF)
- 982.20 W
- total lamp energy demand = 88 W
- The annual demand and consumption of the above building is less than that of a H4 reference building.
- HOT WATER SERVICE:
- water installations in buildings shall be in accordance with sams 10252-1 and sams 10254
- 150l geyser to be installed in roof space.
- 3.5 kW SANS approved "kwikot" heat pump
- not more than 50% of hot water may be heated by conventional geyser
- PIPE INSULATION:
- insulation shall be protected against the effects of weather and sunlight be able to withstand the temperatures within the pipes and achieve the min total r-value of 1.0
- thermal insulation shall be installed in accordance with the manufacturer's instruction.
- all hot water supply pipes insulated and installed with a material with a min. r-value of 1.00 (glasswool snap on pipe insulation)
- all hot water vessels / tanks to be installed with a material achieving a min. r-value of 2.00 (foiled glasswool blanket)

PLUMBING NOTE:
All plumbing to comply with water supply bylaws
contractors and plumbers are to be registered with ethelwini sanitation
Geyser installation to comply with sams 10264 all outflow to connect to ventpipes all plumbing material to be sabsjawi approved water inspectors to be contacted on 031-311 8118 once construction commences

NOTE
Walls to comply with part k of sams 10400
Lintels to comply with part k of sams 10400
All shower doors to be 10 mm safety glass
slipper door

GEO-TECH NOTE
site class designation -

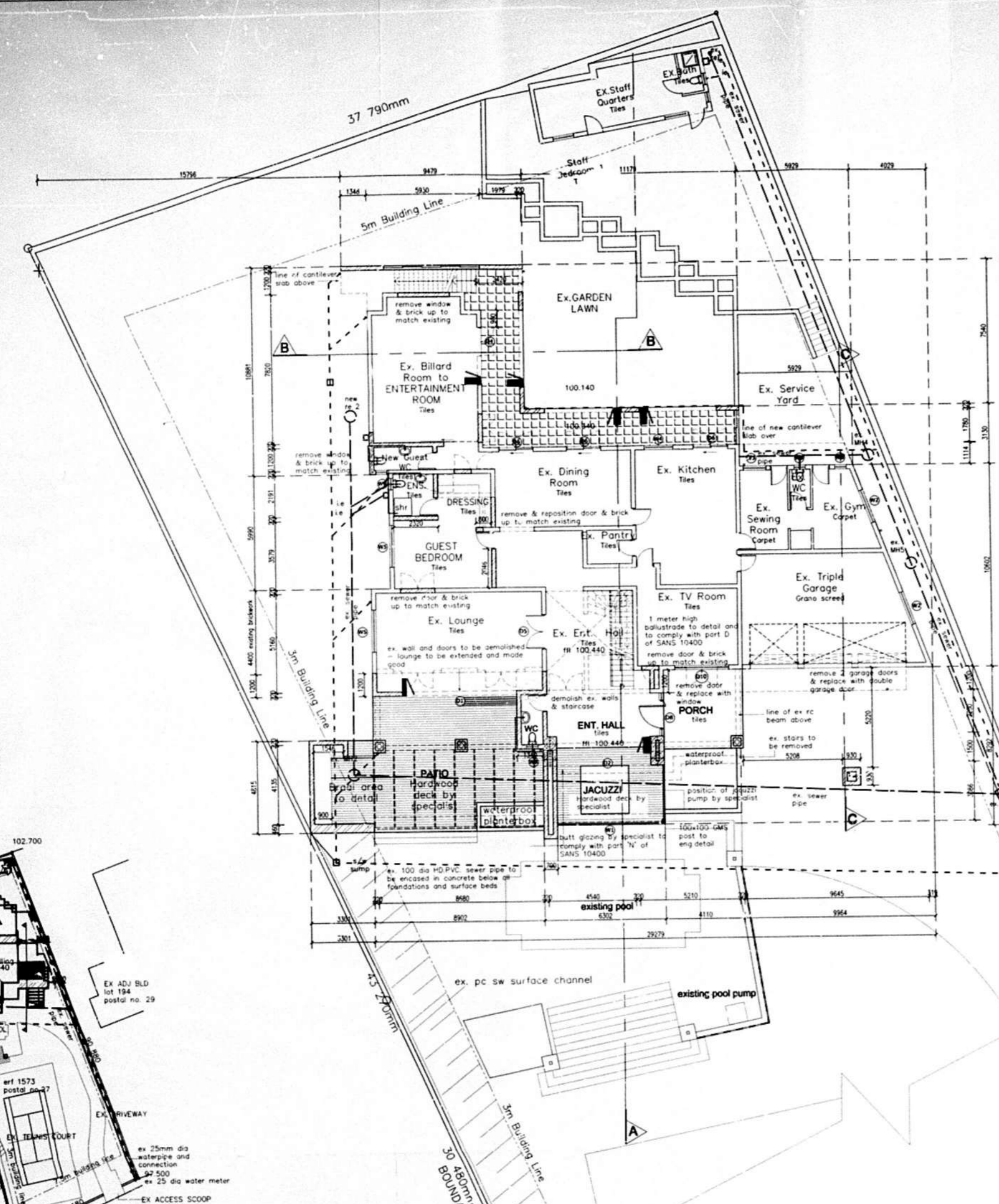
SITE / AREA	AREA
PERMITTED F.A.R.	2612
PERMITTED COVERAGE - 40%	1006
EXISTING F.A.R.	697.93
EXISTING COVERAGE	46.30
NEW F.A.R.	122
NEW COVERAGE	569.3
TOTAL NEW F.A.R. - 0.32	244
TOTAL NEW COVERAGE - 26.05%	1176.6

GENERAL NOTES - WINDOWS
All aluminium to be 25micron natural anodised aluminium
All aluminium to be provided with protective tape whilst work is in progress
All aluminium & glazing to comply with part n of sams 10400, sams 10404 & saaga regulations
All glazing to bottom rail to be silicone sealed prior to fixing of glazing bead
Contractor to allow for sealing of all door and window frame surrounds
Silicone to be applied to underside of

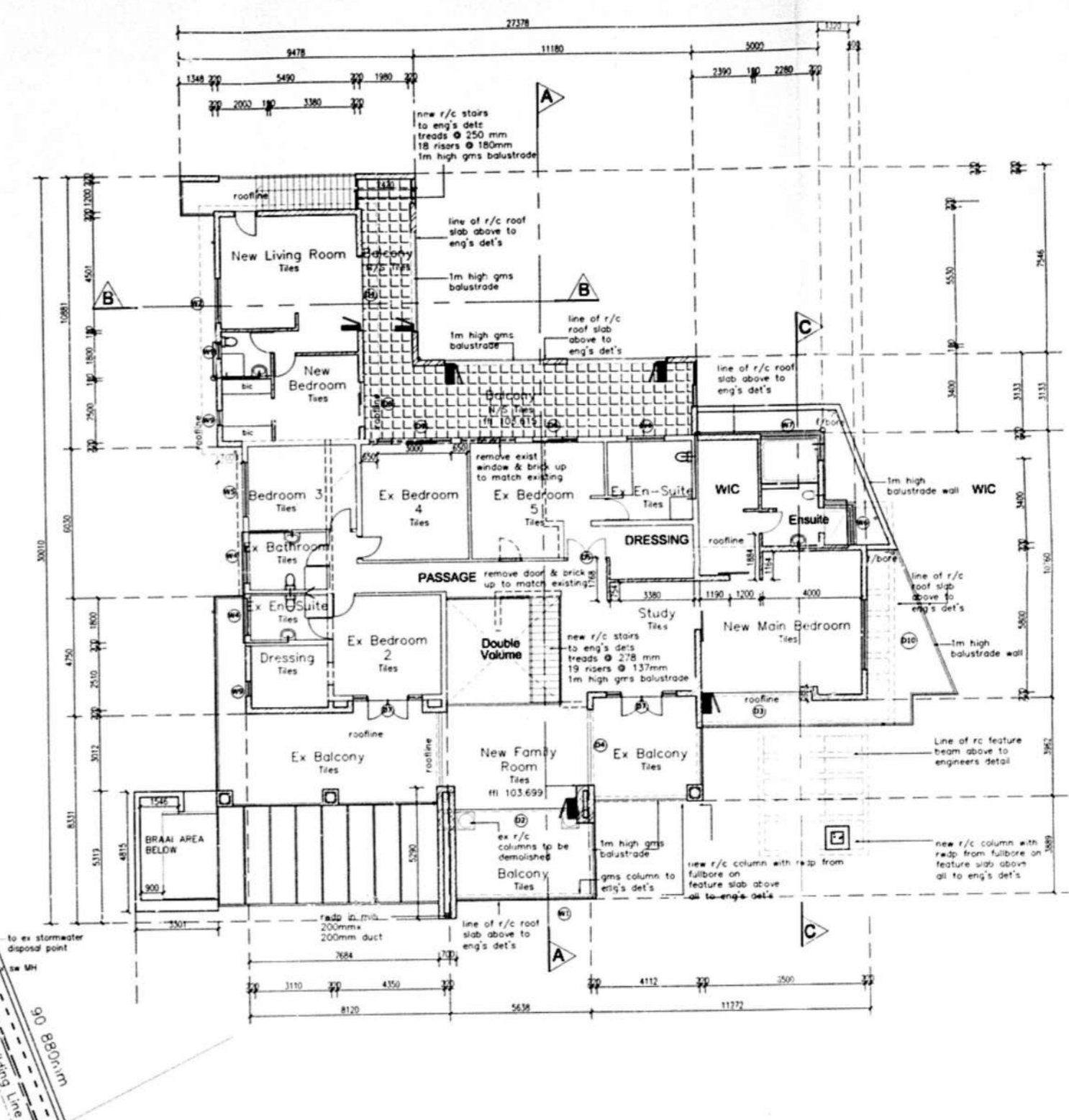
WINDOW SCHEDULE							
<p>W2 window area : 5.8m² SCALE: 1:100 PHYSICAL DESCRIPTION: 2 Top Hung, 4 Fixed panels QUANTITY : 1 WINDOW SIZE : 2720mm x 2135mm GLASS TYPE : 6mm glass & 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Ex TV Room</p>	<p>W3 window area : 3.7m² SCALE: 1:100 PHYSICAL DESCRIPTION: 2 panel sliding door QUANTITY : 3 WINDOW SIZE : 1800mm x 2100mm GLASS TYPE : 6mm safety glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Ex Kitchen / Ex Dining Room</p>	<p>W4 window area : 6.3m² SCALE: 1:100 PHYSICAL DESCRIPTION: 4 panel folding door QUANTITY : 1 WINDOW SIZE : 3000mm x 2100mm GLASS TYPE : 6mm safety glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Home Cinema</p>	<p>W5 window area : 0.46m² SCALE: 1:100 PHYSICAL DESCRIPTION: 1 top hung QUANTITY : 1 WINDOW SIZE : 780mm x 600mm GLASS TYPE : 4mm monolithic annealed glass (frosted) FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : New Guest W/C</p>	<p>W6 window area : 13.8m² SCALE: 1:100 PHYSICAL DESCRIPTION: 8 panel folding door QUANTITY : 1 WINDOW SIZE : 6000mm x 2315mm GLASS TYPE : 6mm laminated annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Home Theatre Room</p>	<p>W7 window area : 1.58m² SCALE: 1:100 PHYSICAL DESCRIPTION: 1 side hung, 1 fixed panel QUANTITY : 1 WINDOW SIZE : 600mm x 600mm GLASS TYPE : 4mm monolithic annealed glass (frosted) FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : New Guest W/C</p>		
<p>W9 window area : 6.78m² SCALE: 1:100 PHYSICAL DESCRIPTION: glass door w/c side panels QUANTITY : 1 WINDOW SIZE : 2874mm x 2360mm GLASS TYPE : 6mm laminated annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Study</p>	<p>W10 window area : 10.62m² SCALE: 1:100 PHYSICAL DESCRIPTION: 6 panel folding door QUANTITY : 2 WINDOW SIZE : 4500mm x 2360mm GLASS TYPE : 6mm laminated annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : New Main Bedroom</p>	<p>W11 window area : 6.6m² SCALE: 1:100 PHYSICAL DESCRIPTION: 4 fixed panels QUANTITY : 2 WINDOW SIZE : 2800mm x 2360mm GLASS TYPE : 6mm laminated annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : New Master Bedroom</p>	<p>W12 window area : 1.6m² SCALE: 1:100 PHYSICAL DESCRIPTION: 1 fixed panels, 1 top hung QUANTITY : 2 WINDOW SIZE : 1100mm x 1460mm GLASS TYPE : 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : New Master Bedroom (En-Suite)</p>	<p>W13 window area : 4.67m² SCALE: 1:100 PHYSICAL DESCRIPTION: 3 fixed panels, 2 top hung QUANTITY : 1 WINDOW SIZE : 3340mm x 1460mm GLASS TYPE : 6mm glass & 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : New Master Bedroom (En-Suite)</p>	<p>W14 window area : 7.08m² SCALE: 1:100 PHYSICAL DESCRIPTION: 1 sliding panel, 2 fixed QUANTITY : 2 WINDOW SIZE : 3000mm x 2360mm GLASS TYPE : 6mm glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Ex Bedroom 4 / Ex Bedroom 5</p>		
<p>W16 window area : 7.08m² SCALE: 1:100 PHYSICAL DESCRIPTION: 4 panel folding door QUANTITY : 1 WINDOW SIZE : 3000mm x 2360mm GLASS TYPE : 6mm laminated annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : New Living Room</p>	<p>W17 window area : 2.16m² SCALE: 1:100 PHYSICAL DESCRIPTION: 2 side hung, 1 fixed panel QUANTITY : 1 WINDOW SIZE : 1800mm x 1200mm GLASS TYPE : 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : New Living Room</p>	<p>W18 window area : 0.6m² SCALE: 1:100 PHYSICAL DESCRIPTION: 1 panel side hung QUANTITY : 1 WINDOW SIZE : 1500mm x 1200mm GLASS TYPE : 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Ex Kitchen, Ex ensuit, ex lounge</p>	<p>W19 window area : 1.8m² SCALE: 1:100 PHYSICAL DESCRIPTION: 2 side hung, 1 fixed panel QUANTITY : 3 WINDOW SIZE : 2200mm x 1500mm GLASS TYPE : 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Ex lounge, ex living room, ex bedroom 3</p>	<p>W20 window area : 3.3m² SCALE: 1:100 PHYSICAL DESCRIPTION: 2 side hung, 1 fixed panel QUANTITY : 3 WINDOW SIZE : 2200mm x 1500mm GLASS TYPE : 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Existing lounge</p>	<p>W21 window area : 13.0m² SCALE: 1:100 PHYSICAL DESCRIPTION: 2 side hung, 1 fixed panel QUANTITY : 1 WINDOW SIZE : 6393mm x 2100mm GLASS TYPE : 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Existing lounge</p>	<p>W22 window area : 0.54 m² SCALE: 1:100 PHYSICAL DESCRIPTION: 2 side hung, 1 fixed panel QUANTITY : 1 WINDOW SIZE : 740mm x 740mm GLASS TYPE : 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Existing lounge</p>	<p>W23 window area : 1.08m² SCALE: 1:100 PHYSICAL DESCRIPTION: 2 side hung, 1 fixed panel QUANTITY : 1 WINDOW SIZE : 1480mm x 740mm GLASS TYPE : 4mm monolithic annealed glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25 - 25µ thick) POSITION : Existing lounge</p>

WINDOW SCHEDULE

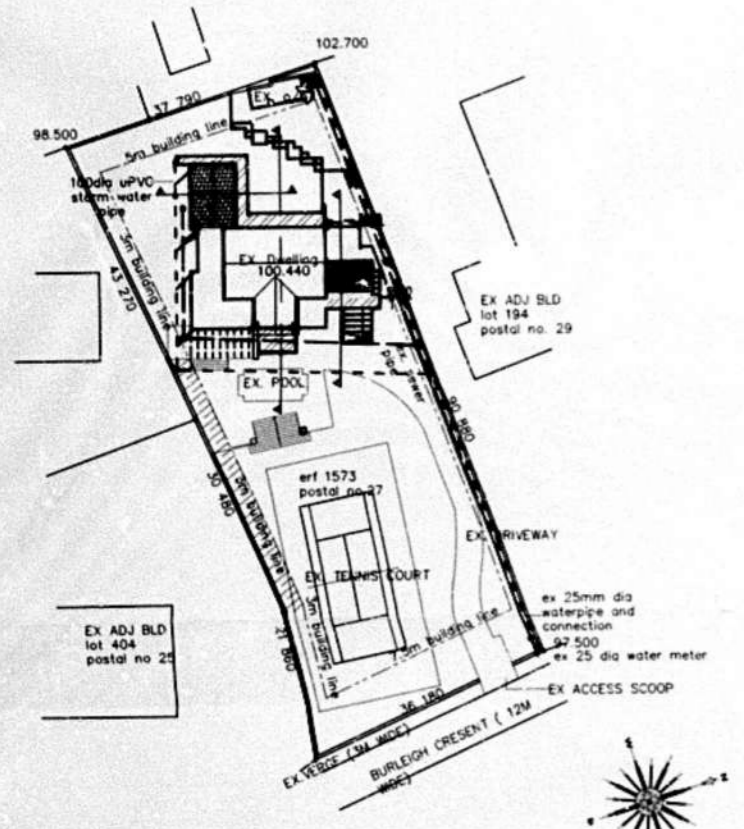
1. Vertical tanking behind all retaining walls to be Grade 3 Type 1 800 micron membrane installed under manufacturer's supervision.
2. All retaining walls to be parallel with agricultural drains behind and below slab level, graded to fall to surface water disposal system.
3. All retaining walls to be provided with agricultural drains behind and below slab level, graded to fall to surface water disposal system.
4. All sanitary fittings to be trapped and/or vented to local authority requirements.
5. All drains and junctions in drains to be provided with inspection eyes at 200mm centres.
6. A separate access panels to be fitted in all ducts over inspection eyes.
7. External doors to be aluminium.
8. Internal doors to be aluminium.
9. Internal doors to be bath panel semi hollow core faced in.
10. Doors in timber to be provided with 1 pair (internal) and 1 pair (external) 100mm brass butt hinges and 1 pair.
11. Windows to be timber - Teak/rose Jodary.
12. Timber to be primed and painted.
13. Glazing:
1. All glazing to be in accordance with NBR 0400.
2. Glazing to be in accordance with NBR 0400.
14. Boundary wall footings parallel with servitudes must not project more than 370mm into servitude.
15. The contractor is responsible for ensuring that storm-water drains to be in progress or the contractor is to be approved by the local authority before commencing any building work.
16. The contractor is responsible for ensuring that storm-water drains to be in progress or the contractor is to be approved by the local authority before commencing any building work.
17. The contractor is responsible for ensuring that storm-water drains to be in progress or the contractor is to be approved by the local authority before commencing any building work.
18. The contractor is responsible for ensuring that storm-water drains to be in progress or the contractor is to be approved by the local authority before commencing any building work.
19. The contractor is responsible for ensuring that storm-water drains to be in progress or the contractor is to be approved by the local authority before commencing any building work.
20. The contractor is responsible for ensuring that storm-water drains to be in progress or the contractor is to be approved by the local authority before commencing any building work.



GROUND STOREY PLAN
 scale 1:100
 EXISTING FLOOR AREA: 358.9 SQM
 NEW FLOOR AREA: 472.5 SQM



FIRST STOREY PLAN
 scale 1:100
 EXISTING FLOOR AREA: 182.2 SQM
 NEW FLOOR AREA: 270.5 SQM



SITE PLAN
 scale 1:500

- GENERAL NOTES**
- 1.0 STRUCTURE
 - 1.1 ALL EXTERNAL BRICKWORK WALLS, FINISH AS INDICATED, BAG AND TAP TO OUTER LEAF OF INNER BRICK.
 - 1.2 ALL INTERNAL WALLS UNLESS OTHERWISE INDICATED, SMOOTH PLASTERED AND PAINTED.
 - 1.3 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
 - 1.4 MESH REINFORCED CONCRETE SURFACE BED SLAB, ON POSHED COMPACTED SOIL, ALL TO STRUCTURAL ENGINEER'S DETAIL.
 - 1.5 RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAIL.
 - 2.0 FINISHES (VERTICAL SURFACES)
 - 2.1 PAINT TO SMOOTH PLASTER.
 - 2.2 PAINT TO TEXTURED PLASTER.
 - 2.3 TEXTURED PAINT TO SMOOTH PLASTER.
 - 2.4 CLAY FACERBRICK, RULED JOINTED, STRETCHER BOND.
 - 2.5 CLAY FACERBRICK, RULED JOINTED, BOLDER COURSE.
 - 2.6 NATURAL STONE CLADDING.
 - 2.7 GYPSUM BLENDED CONCRETE.
 - 2.8 PAINT TO HDG. MS STRUCTURAL STEEL POSTS.

- 3.0 FINISHES (HORIZONTAL SURFACES)
- 3.1 NATURAL STONE TILES.
- 3.2 HIGH GLIP (11) GLAZED PORCELAIN TILES.
- 3.3 CARPET - PILE HEIGHT NOT MORE THAN 3mm (TO BE SECURELY FIXED & LEVEL).
- 3.4 PORCELAIN TILES.
- 3.5 CERAMIC TILES.
- 3.6 CLAY BRICK FINISHING.
- 3.7 PREMIUM (T.M.).
- 3.8 STAIRS - TILES WITH 40 x 40mm CONTRASTING NOSEING ON REINFORCED CONCRETE STAIRS TO ENGINEER'S DETAIL.
- 3.9 STAIRS TO COMPLY WITH SANS 1040 PART 1, 6 AND 7, GRAB.
- 4.0 WINDOWS
- 4.1 POWER COATED ALUMINIUM FRAMED WINDOW.
- 4.2 GLAZING TO COMPLY WITH SANS 1040 & ANSAA REGULATIONS.
- 4.3 POWER COATED ALUMINIUM FRAMED FULL HEIGHT WINDOW.
- 4.4 GLAZING TO COMPLY WITH SANS 1040 & ANSAA REGULATIONS.

- 5.0 DOORS
- 5.1 POWER COATED ALUMINIUM FRAMED GLAZED AUTOMATIC SLIDING DOOR, BY SPECIALIST, GLAZING TO COMPLY WITH SANS 1040 & ANSAA REGULATIONS.
- 5.2 POWER COATED ALUMINIUM FRAMED GLAZED SLIDING DOORS, BY SPECIALIST, GLAZING TO COMPLY WITH SANS 1040 & ANSAA REGULATIONS.
- 5.3 POWER COATED ALUMINIUM FRAMED GLAZED DOORS, BY SPECIALIST, GLAZING TO COMPLY WITH SANS 1040 & ANSAA REGULATIONS.
- 5.4 TYPICAL DOORS - SOLID WOODEN DOOR PANEL LED DOORS, WITH HARDWARE AND FINISH TO DETAIL.
- 5.5 TYPICAL DOORS - SOLID WOODEN DOOR PANEL LED DOORS, WITH HARDWARE AND FINISH TO DETAIL.
- 6.0 IN CONTROL
- 6.1 TYPICAL STATION - POWER COATED ALUMINIUM FRAMED DOORWAY DOOR WITH HARDWARE TO DETAIL.
- 7.0 TRAPPING
- 7.1 TRAPPING TO COMPLY WITH SANS 1040 PART 1, 6 AND 7, GRAB.
- 7.2 TRAPPING TO COMPLY WITH SANS 1040 PART 1, 6 AND 7, GRAB.
- 7.3 TRAPPING TO COMPLY WITH SANS 1040 PART 1, 6 AND 7, GRAB.

- 8.0 ROOF
- 8.1 CONCEALED FIX CORRUGATED STEEL ROOF SHEETING ON TIMBER SUPPORT STRUCTURE, ALL TO ENGINEER'S DETAIL.
- 8.2 NATURAL SLATE TILES ON TIMBER SUPPORT STRUCTURE, ALL TO ENGINEER'S DETAIL.
- 8.3 BITUMINOUS TOUCH-ON WATERPROOFING ON SCHEDULE TO FALLS BY SPECIALIST, ON RC SLAB AS PER ENGINEER'S DETAIL.
- 8.4 FIBRE CEMENT BARGE BOARDS AND FASCIAS BY SPECIALIST.
- 8.5 SEAMLESS ALUMINIUM GUTTERS AND UPVC RIDGES.
- 9.0 CEILING
- 9.1 PLASTER AND PAINT TO CONCRETE SLAB SOFFIT.
- 9.2 TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH POWER COATED SHADOWLINE TRIM TO PERIMETER.
- 9.3 LAPPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH PAINTED HIGH-DENSITY POLYSTYRENE MOULDED CORNICE.
- 10.0 LIFT
- 10.1 LIFT TO BE FITTED WITH HANDRAILS AROUND FULL LENGTH OF CAR (600mm AFFL) AND A FULL WIDTH MIRROR TO TOP HALF OF REAR WALL.
- 10.2 TO COMPLY WITH SANS 1040 PART 1, 6 AND 7, GRAB.
- 10.3 TYPICAL IDENTIFICATION TO BE PROVIDED TO THE CONTROL PANEL (BRILLE).

Linetype Legend

brickwork to be demolished
door & frame to be removed & opening made good
new brickwork, plaster & paint
existing remaining walls & structure
new concrete

SCHEDULE OF AREAS

ITEM	AREA
GITE AREA	1204
PROPOSED F.A.R. As 2 Name	2611.00
PROPOSED COVERAGE - 6%	156.66
EXISTING F.A.R.	544.18
EXISTING COVERAGE	462.75
NEW F.A.R.	216.27
NEW COVERAGE	216.27
TOTAL NEW F.A.R. - 8.22	54.43
TOTAL NEW COVERAGE - 26.8%	551.72

DATE: 1/05/2015
 DRAWN BY: Krishna
 SCALE: 100:1=500
 JOB NO: BFT0515
 SHEET NO: 1 of 6

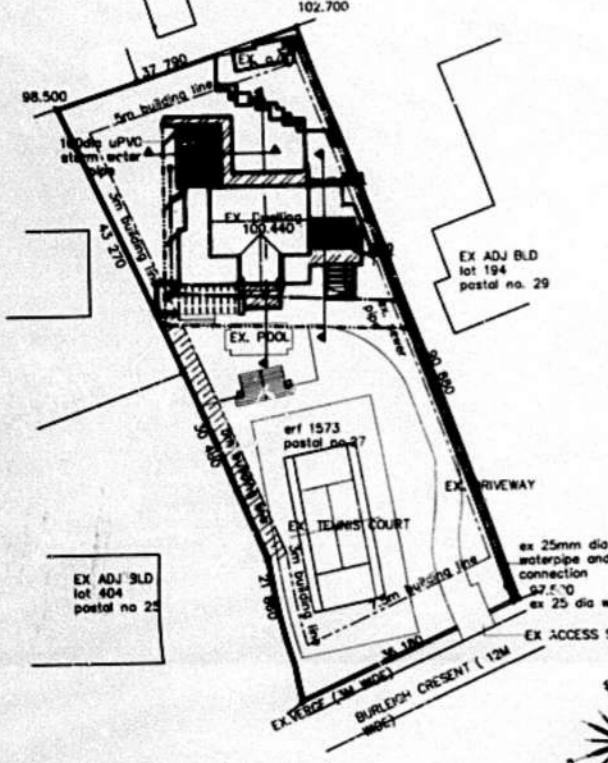
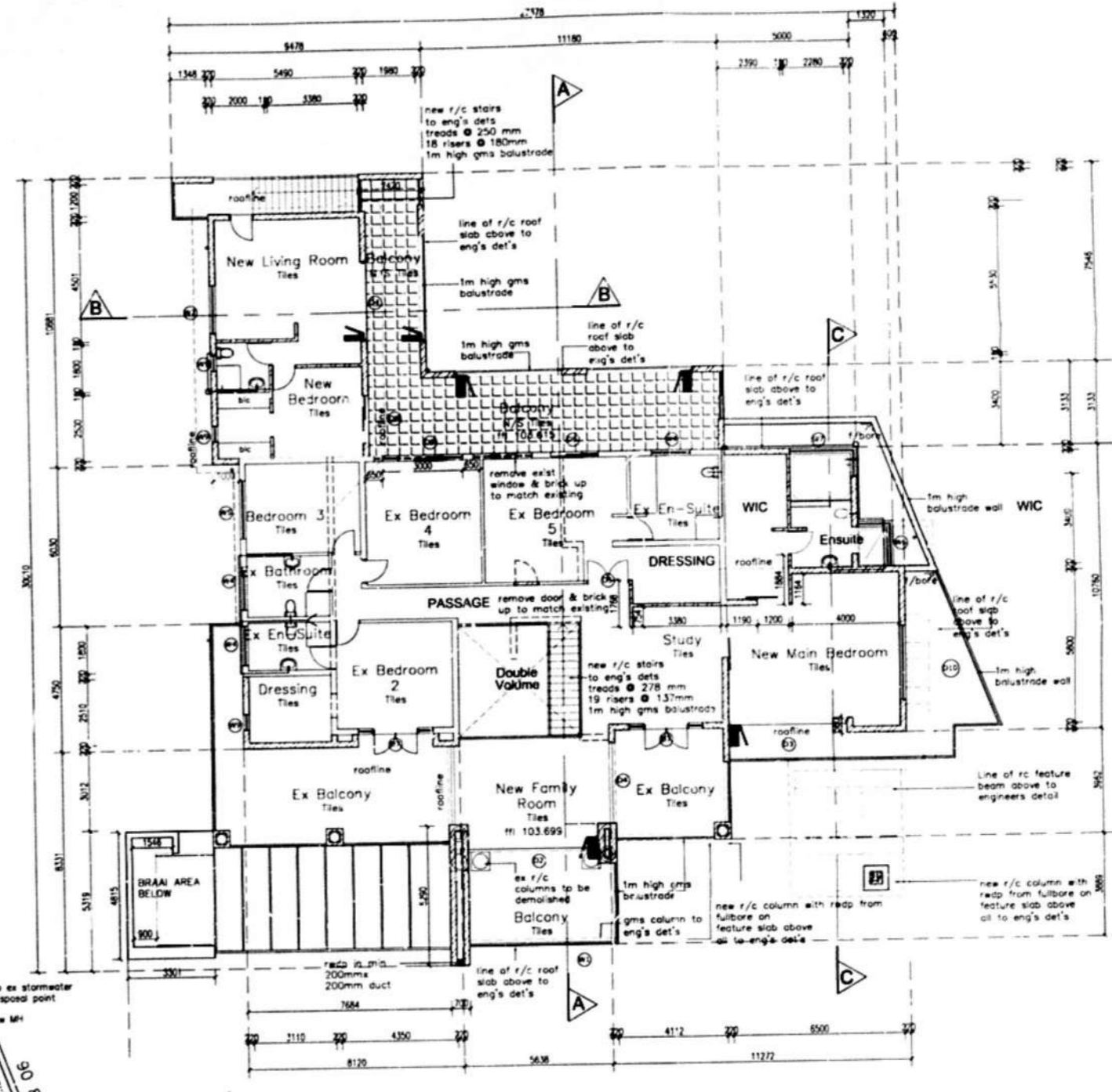
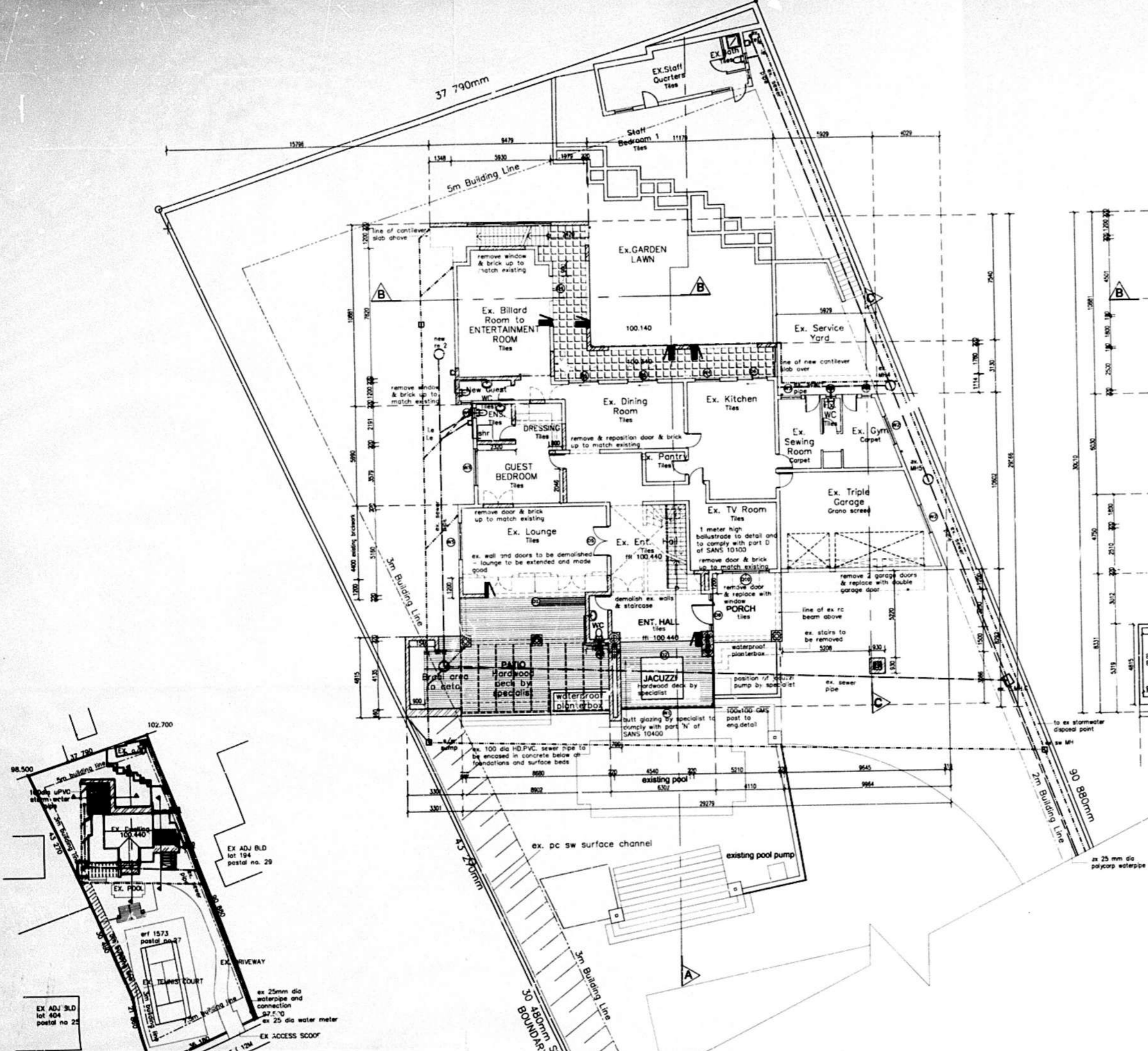
LBO CONSULTANTS
 45 ROSEHAVEN ROAD, PHOENIX, DURBAN
 CELL: 071 488 1130
 REG. NO.: PRARCH 2011

CLIENT: Bathiyune family trust
 PROJECT: Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Buleigh crescent

ISSUING TITLE: SUBMISSION DRAWINGS
 Site Plan, Plans, Sections, Elevations

REGISTRATION IN PROGRESS
 18/10/2015
 04

ETHANWAT MUNICIPALITY
 LOCAL AUTHORITY
 GRANT
 18/10/2015



GENERAL NOTES

- STRUCTURE
- ALL EXTERNAL BRICKWORK WALLS FINISH AS INDICATED.
- ALL INTERNAL WALLS UNLESS OTHERWISE INDICATED, SMOOTH PLASTERED AND PAINTED.
- ALL REINFORCED CONCRETE BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
- ALL REINFORCED CONCRETE SURFACE BED SLAB ON POSITIONED COMPACTED SOIL, ALL TO STRUCTURAL ENGINEER'S DETAIL.
- RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAIL.
- FINISHES (VERTICAL SURFACES)
- PAINT TO SMOOTH PLASTER.
- PAINT TO TEXTURED PLASTER.
- TEXTURED PAINT TO SMOOTH PLASTER.
- CLAY FACE BRICK, RAILED JOINTED, STRETCHER BOND.
- CLAY FACE BRICK, RAILED JOINTED, BOLDER COURSE.
- NATURAL STONE CLADDING.
- OFF BALTIMOR CONCRETE.
- PAINT TO HDG. MS STRUCTURAL STEEL PROFILE.

- FINISHES (HORIZONTAL SURFACES)
- NATURAL STONE TILES.
- NON-SLIP (R11) GLAZED PORCELAIN TILES.
- CARPET - PILE HEIGHT NOT MORE THAN 30mm.
- (TO BE SECURELY FIXED & LEVEL).
- PORCELAIN TILES.
- CERAMIC TILES.
- CLAY BRICK PAVING.
- PRECAST (T&G).
- STAIRS - TILES WITH 40 x 40mm CONTRASTING NOSING ON REINFORCED CONCRETE STAIRS TO ENGINEER'S DETAIL.
- STAIRS TO COMPLY WITH SANS 1040 PART A, B & D T. ORANGE.
- WINDOWS
- POWDER COATED ALUMINIUM FRAMED WINDOWS.
- GLAZING TO COMPLY WITH SANS 1040 & ANSRA REGULATIONS.
- POWDER COATED ALUMINIUM FRAMED FULL HEIGHT WINDOWS.
- GLAZING TO COMPLY WITH SANS 1040 & ANSRA REGULATIONS.

- DOORS
- POWDER COATED ALUMINIUM FRAMED GLAZED AUTOMATIC CLOSING DOOR, BY SPECIALIST, GLAZING TO COMPLY WITH SANS 1040 & ANSRA REGULATIONS.
- POWDER COATED ALUMINIUM FRAMED GLAZED SLIDING DOORS, BY SPECIALIST, GLAZING TO COMPLY WITH SANS 1040 & ANSRA REGULATIONS.
- POWDER COATED ALUMINIUM FRAMED GLAZED DOORS, BY SPECIALIST, GLAZING TO COMPLY WITH SANS 1040 & ANSRA REGULATIONS.
- SOLID MERCHANT TIMBER HORIZONTAL SLATED DOORS.
- INTERNAL DOORS - SOLID MERCHANT TIMBER PANELLED DOORS, WITH ARCHITRAVES AND PLINTH BLOCKS.
- BUR CONTROL
- FOLDING STACKING POWDER COATED ALUMINIUM FRAMED LOUNGE SCREENS, BY SPECIALIST.
- BALLSTRANDING
- 1.1m HIGH POWDER COATED ALUMINIUM HORIZONTAL TO PC ALUMINIUM VERTICAL POSTS EPXY GROUTED INTO REINFORCED CONCRETE LIFTING BEAMS WITH PC ALUMINIUM BARS AT MAX. 100mm CENTRES, ALL TO COMPLY WITH SANS 1040.

- ROOF
- CONCEALED FIX CORRUGATED STEEL ROOF SHEETING ON TIMBER SUPPORT STRUCTURE, ALL TO ENGINEER'S DETAILS.
- NATURAL SLATE TILES ON TIMBER SUPPORT STRUCTURE, ALL TO ENGINEER'S DETAILS.
- BITUMINOUS TOUCH-ON WATERPROOFING ON SCREED TO FALLS BY SPECIALIST, ON RC SLAB AS PER ENGINEER'S DETAILS.
- FIBRE CEMENT BARGE BOARDS AND FASCIAS BY SPECIALIST.
- SEAMLESS ALUMINIUM GUTTERS AND UPVC TRIPDS.
- Ceilings
- PLASTER AND PAINT TO CONCRETE SLAB SOFFIT.
- TAPED, SKIMMED AND FINISHED PLASTERBOARD CEILING WITH POWDER COATED SHAPEDLINE TRIM TO PERIMETER.
- TAPED, SKIMMED AND FINISHED PLASTERBOARD CEILING WITH PAINTED HIGH-DENSITY POLYESTER Moulded CORNICE.
- LIFT
- LIFT TO BE FITTED WITH HANDRAILS AROUND FULL LENGTH OF CAR (800mm AFFL) AND A FULL WIDTH HANDRAIL TO TOP HALF OF REAR WALL.
- LIFT TO HAVE AUDIBLE AND VISUAL WARNING OF LIFT OPERATIONS BOTH IN LOBBY AND CAR.
- TACTILE IDENTIFICATION TO BE PROVIDED TO THE CONTROL PANEL (SMALLS).

Linetype Legend

- brickwork to be demolished
- windows to be removed
- door & frame to be removed & opening made good
- new brickwork, plaster & paint
- existing remaining walls & structure
- new concrete

SCHEDULE OF AREAS

ITEM	AREA (SQM)	PERMITTED COVERAGE (%)	PERMITTED COVERAGE (SQM)
SITE AREA	3224		
PERMITTED F.A.R. @ (1:1.500)	268.60		
PERMITTED COVERAGE 40%	1305.60		
CONTROL F.A.R.	564.96		
EXISTING COVERAGE	462.30		
NEW F.A.R.	210.27		
NEW COVERAGE	194.07		
TOTAL NEW F.A.R.	704.62		
LOCAL NEW COVERAGE	661.72		

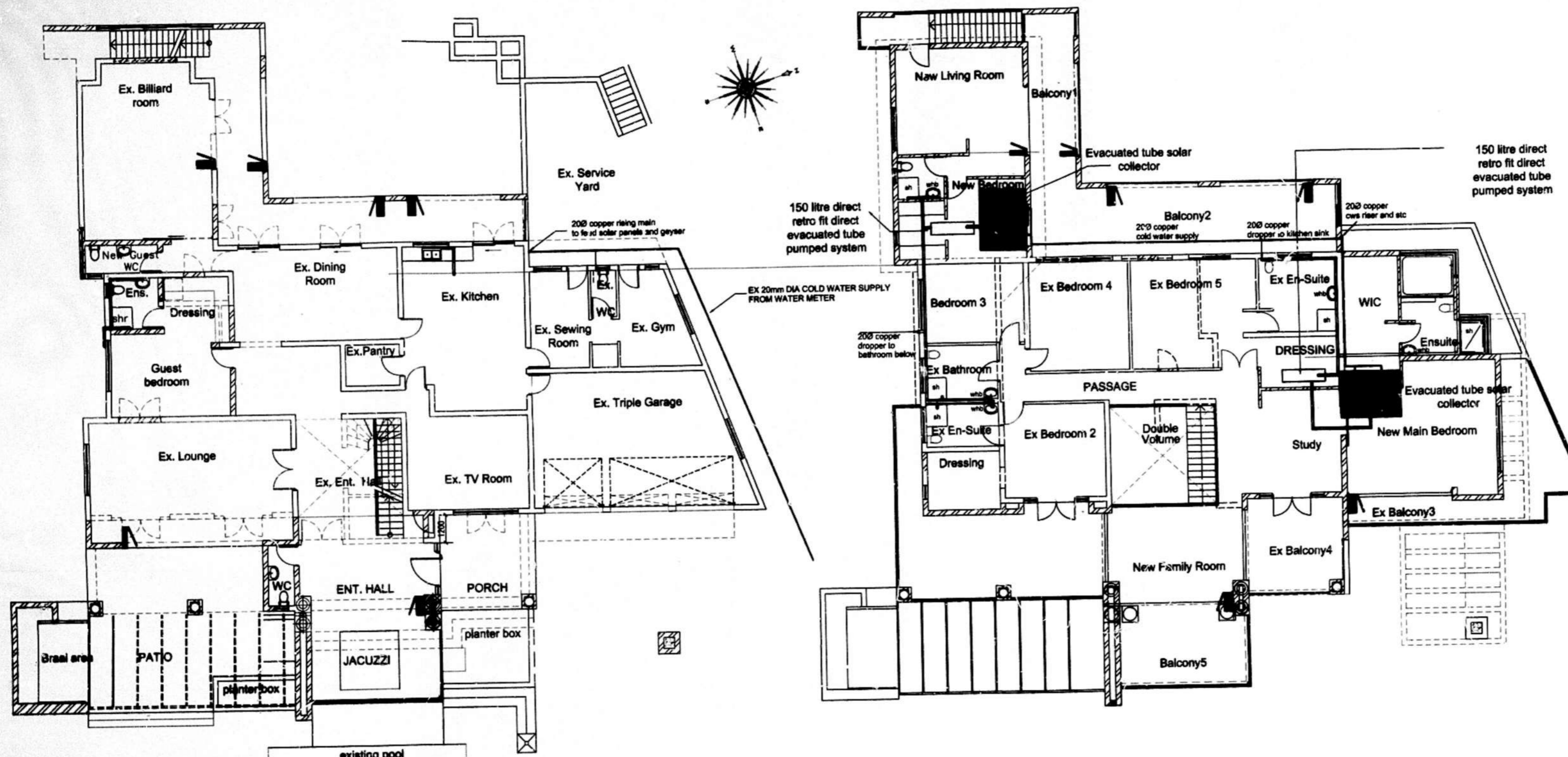


45 ROSEHAVEN ROAD, PHOENIX, DURBAN
 CELL: 082 408 2130
 REG. NO. PRABCH 20811

CLIENT: Bathiyone family trust
 PROJECT: Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Burielgh crescent

DATE: 1/05/2015
 DRAWN BY: Krishven
 CHECKED BY: [Signature]
 SHEET NO: BFD0515
 OF 6

SCALE: 1:100, 1:500



GROUND STOREY PLAN
scale 1:100

FIRST STOREY PLAN
scale 1:100

	200 COPPER HOT WATER SUPPLY (HWS) WITH MIN. 40mm LAGGING. ISOVER OR EQUALLY APPROVED
	200 COPPER COLD WATER SUPPLY (CWS)
	MIXER - SINGLE LEVER MANUAL CONTROL

SHEET 1/6 CORR.
ETHEKWINI MUNICIPALITY (CENTRAL)
095 07 15
 APPLICATION NO.

BUILDING APPLICATION
 APPROVED in terms of the Building Regulations and Building Standards Act, 1977
2015-12-01
 DATE: 2015-12-01
 TIME: 10:30 AM
 BY: [Signature]

No.	DATE	BY	DETAILS	REVISION

AUTHOR

LBO CONSULTANTS

45 ROSEHAVEN ROAD, PHOENIX, DURBAN
 CELL: 082 408 2130
 REG. NO.: PRAARCH 208111

SIGNATURE: [Signature]
 CLIENT: Ba'hiyane family trust
 SIGNATURE: [Signature]

PROJECT
 Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Burleigh crescent

DRAWING TITLE
SUBMISSION DRAWINGS
 water reticulation

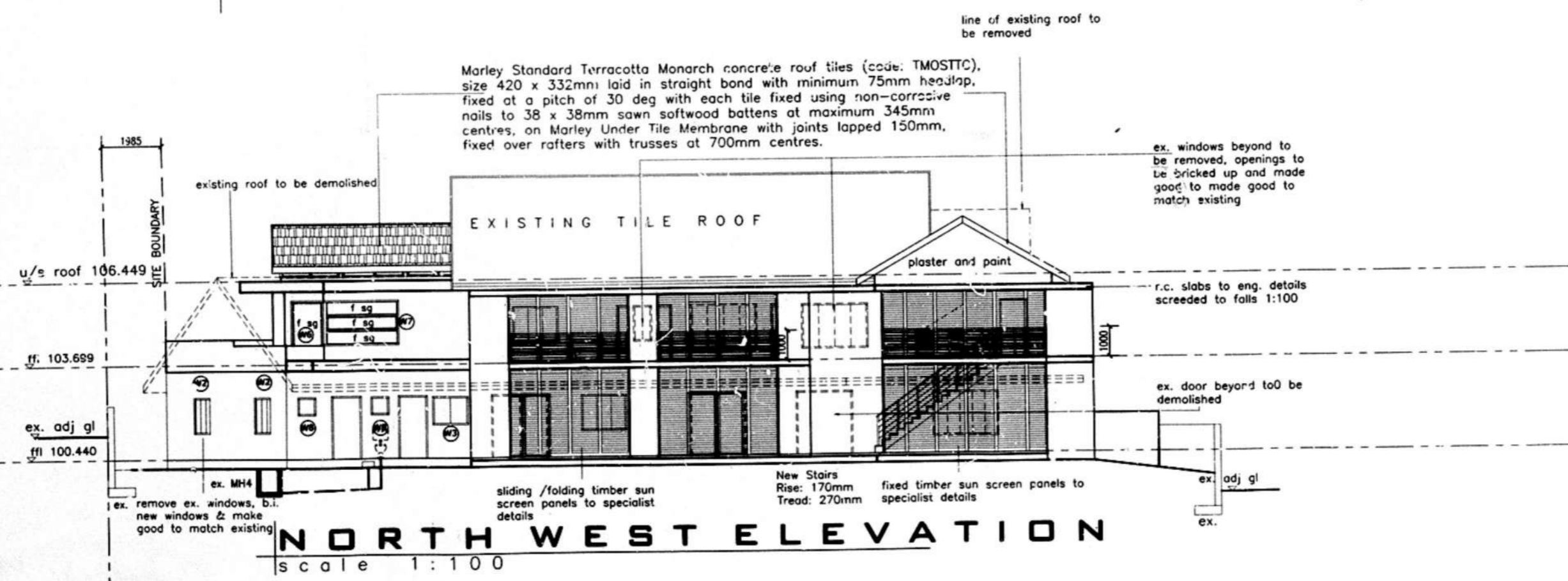
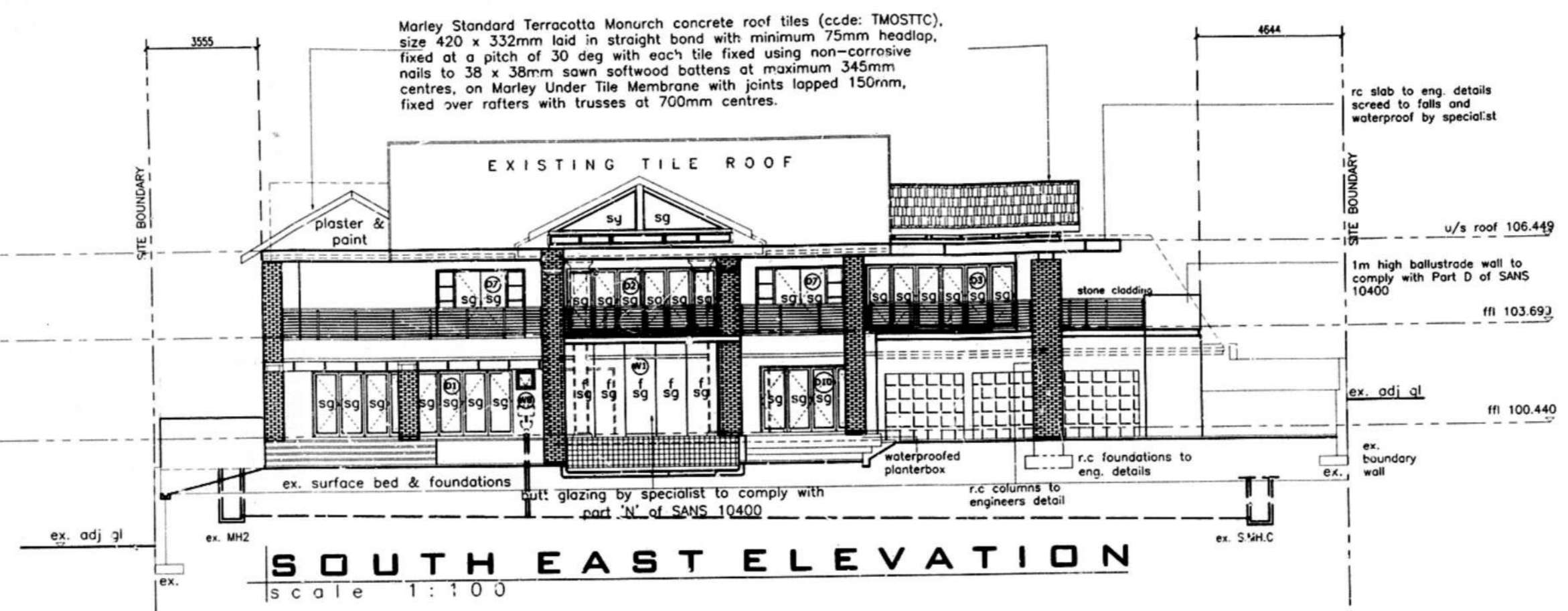
DATE	DRAWN BY	SCALE
1/05/2015	Krishen Singh	1:100
JOB NO	SHEET NO.	REV
BFT0515	5 of 6	-

TP. Mice
MUNICIPAL APPROVAL

PA 1108 OS 2015
1/4

MUNICIPALITY
MUNICIPAL ENGINEER
22 FEB 15
NOT CONSTITUTE AN APPROVAL
OF THE 1977 ACT No. 103 of 1977
A building or other structure shall not be erected, altered, extended or used in any manner which may be dangerous to the public health, safety or convenience or which may be a nuisance or an offence under any other applicable law.

MJ



GENERAL NOTES

- 1.0 STRUCTURE
 - 1.1 ALL EXTERNAL BRICKWORK WALLS, FINISH AS INDICATED, BAG AND TAR TO OUTER LEAF OF INNER SKIN.
 - 1.2 ALL INTERNAL WALLS UNLESS OTHERWISE INDICATED, SMOOTH PLASTERED AND PAINTED.
 - 1.3 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
 - 1.4 MESH REINFORCED CONCRETE SURFACE BED SLAB, ON POISONED COMPACTED SOIL, ALL TO STRUCTURAL ENGINEER'S DETAIL.
 - 1.5 RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAIL.
- 2.0 FINISHES (VERTICAL SURFACES)
 - 2.1 PAINT TO SMOOTH PLASTER.
 - 2.2 PAINT TO TEXTURED PLASTER.
 - 2.3 TEXTURED PAINT TO SMOOTH PLASTER.
 - 2.4 CLAY FACE BRICK, RULED JOINTED, STRETCHER BOND.
 - 2.5 CLAY FACE BRICK, RULED JOINTED, SOLDIER COURSE.
 - 2.6 NATURAL STONE CLADDING.
 - 2.7 OFF SHUTTER CONCRETE.
 - 2.8 PAINT TO HDG. MS STRUCTURAL STEEL POSTS.

- 3.0 FINISHES (HORIZONTAL SURFACES)
 - 3.1 NATURAL STONE TILES.
 - 3.2 NON-SLIP (R11) GLAZED PORCELAIN TILES.
 - 3.3 CARPET - PILE HEIGHT NOT MORE THAN 3mm (TO BE SECURELY FIXED & LEVEL.)
 - 3.4 PORCELAIN TILES.
 - 3.5 CERAMIC TILES.
 - 3.6 CLAY BRICK PAVING.
 - 3.7 PREMIX (TAR).
 - 3.8 STAIRS - TILES WITH 40 x 40mm CONTRASTING NOBING ON REINFORCED CONCRETE STAIRS TO ENGINEER'S DETAIL. STAIRS TO COMPLY WITH SANS 10400 PART M, S AND T.
 - 3.9 GRANO.
- 4.0 WINDOWS
 - 4.1 POWDER COATED ALUMINIUM FRAMED WINDOWS, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.
 - 4.2 POWDER COATED ALUMINIUM FRAMED FULL HEIGHT WINDOWS, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.

- 5.0 DOORS
 - 5.1 POWDER COATED ALUMINIUM FRAMED GLAZED AUTOMATIC SLIDING DOOR, BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.
 - 5.2 POWDER COATED ALUMINIUM FRAMED GLAZED SLIDING DOORS, BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.
 - 5.3 POWDER COATED ALUMINIUM FRAMED GLAZED DOORS, BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.
 - 5.4 SOLID MERANTI TIMBER HORIZONTAL SLATED DOORS.
 - 5.5 INTERNAL DOORS - SOLID MERANTI TIMBER PANELLED DOORS, WITH ARCHITRAVES AND PLINTH BLOCKS.
- 6.0 SUN CONTROL
 - 6.1 FOLDING STACKING POWDER COATED ALUMINIUM FRAMED LOUVRE SCREENS, BY SPECIALIST.
- 7.0 BALUSTRADING
 - 7.1 1100mm HIGH POWDER COATED ALUMINIUM HANDRAIL TO PC ALUMINIUM VERTICAL POSTS EPOXY GROUTED INTO REINFORCED CONCRETE UPSTAND BEAM, WITH PC REINFORCING BARS AT MAX 100mm CENTRES. ALL TO COMPLY WITH SANS 10400.

- 8.0 ROOF
 - 8.1 CONCEALED FIX CORRUGATED STEEL ROOF SHEETING ON TIMBER SUPPORT STRUCTURE, ALL TO ENGINEER'S DETAILS.
 - 8.2 NATURAL SLATE TILES ON TIMBER SUPPORT STRUCTURE ALL TO ENGINEER'S DETAILS.
 - 8.3 BITUMINOUS TOUCH-ON WATERPROOFING ON SCREED TO FALLS BY SPECIALIST, ON RC SLAB AS PER ENGINEER'S DETAILS.
 - 8.4 FIBRE CEMENT BARGE BOARDS AND FASCIAS BY SPECIALIST.
 - 8.5 SEAMLESS ALUMINIUM GUTTERS AND uPVC RWDP'S.
- 9.0 CEILINGS
 - 9.1 PLASTER AND PAINT TO CONCRETE SLAB SOFFIT.
 - 9.2 TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH POWDER COATED SHADOWLINE TRIM TO PERIMETER.
 - 9.3 TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH PAINTED HIGH-DENSITY POLYSTYRENE MOULDED CORNICE.

- 10.0 LIFT
 - 10.1 LIFT TO BE FITTED WITH HANDRAILS AROUND FULL LENGTH OF CAR (@900mm AFFL) AND A FULL WIDTH MIRROR TO TOP HALF OF REAR WALL.
 - 10.2 TO HAVE AUDIBLE AND VISUAL WARNING OF LIFT OPERATIONS BOTH IN LOBBY AND CAR.
 - 10.3 TACTILE IDENTIFICATION TO BE PROVIDED TO THE CONTROL PANEL (BRAILLE).

No.	DATE	By	DETAILS
REVISION			

AUTHOR:
LBO CONSULTANTS

45 ROSEHAVEN ROAD, PHOENIX, DURBAN
CELL: 092 498 2130
REG. NO.: PRARCH 20811
SIGNATURE: *[Signature]*

CLIENT:
Bathiyane family trust

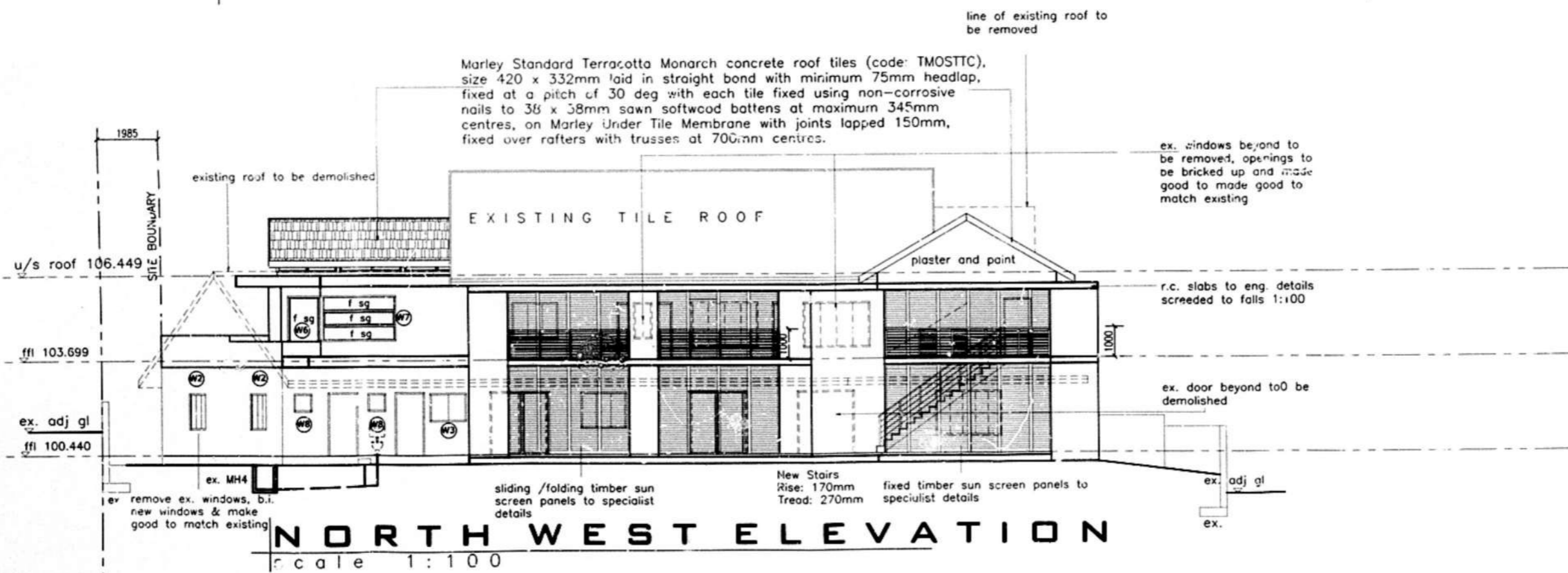
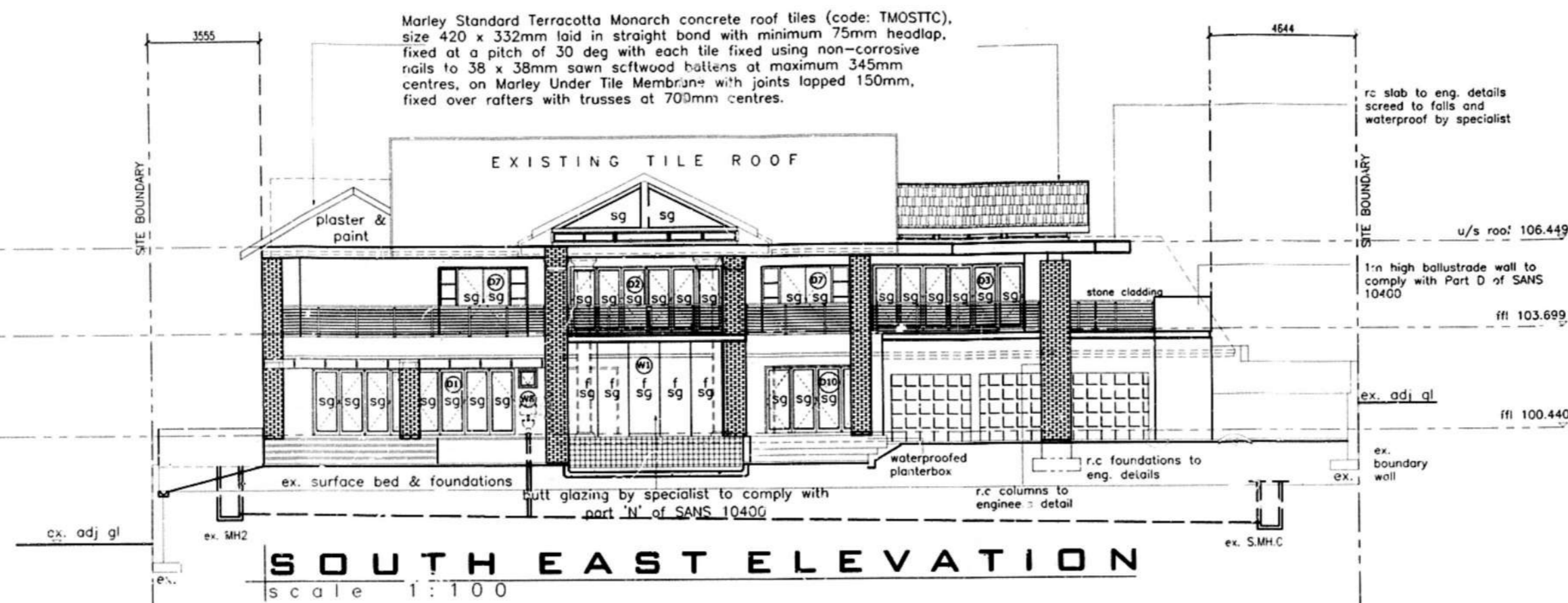
PROJECT:
Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Burleigh crescent

DRAWING TITLE:
SUBMISSION DRAWINGS
Site Plan, Plans, Sections, Elevations

DATE	DRAWN BY	SCALE
1/05/2015	Krishen Singh	1:100
JOB NO	SHEET NO	REV
BFT0515	2 of 6	-

SHEET 4/27 COPY
 ETHEKWINI MUNICIPALITY
 (CENTRAL)
095 07 15
 APPLICATION NO.

BUILDING APPLICATION
 APPROVED BY: [Signature]
 2015-12-01
 DATE: [Signature]
 AUTHORITY: [Signature]



GENERAL NOTES

- | | | | |
|--|---|---|--|
| <p>1.0 STRUCTURE</p> <p>1.1 ALL EXTERNAL BRICKWORK WALLS, FINISH AS INDICATED, SING AND TAR TO OUTER LEAF OF INNER SKIN.</p> <p>1.2 ALL INTERNAL WALLS UNLESS OTHERWISE INDICATED, SMOOTH PLASTER AND PAINTED.</p> <p>1.3 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL. MESH REINFORCED CONCRETE SURFACE BED SLAB, ON POISONED COMPACTED SOIL, ALL TO STRUCTURAL ENGINEER'S DETAIL.</p> <p>1.5 RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAIL.</p> <p>2.0 FINISHES (VERTICAL SURFACES)</p> <p>2.1 PAINT TO SMOOTH PLASTER.</p> <p>2.2 PAINT TO TEXTURED PLASTER.</p> <p>2.3 TEXTURED PAINT TO SMOOTH PLASTER.</p> <p>2.4 CLAY FACE BRICK, RULED JOINTED, STRETCHER BOND.</p> <p>2.5 CLAY FACE BRICK, RULED JOINTED, SOLDIER COURSE.</p> <p>2.6 NATURAL STONE CLADDING.</p> <p>2.7 OFF SHUTTER CONCRETE.</p> <p>2.8 PAINT TO HDG. M² STRUCTURAL STEEL POSTS.</p> | <p>3.0 FINISHES (HORIZONTAL SURFACES)</p> <p>3.1 NATURAL STONE TILES.</p> <p>3.2 NON-SLIP (R11) GLAZED PORCELAIN TILES.</p> <p>3.3 CARPET - PILE HEIGHT NOT MORE THAN 3mm (TO BE SECURELY FIXED & LEVEL).</p> <p>3.4 PORCELAIN TILES.</p> <p>3.5 CERAMIC TILES.</p> <p>3.6 CLAY BRICK PAVING.</p> <p>3.7 PREMIX (TAR).</p> <p>3.8 STAIRS - TILES WITH 40 x 40mm CONTRASTING NOSING ON REINFORCED CONCRETE STAIRS TO ENGINEER'S DETAIL. STAIRS TO COMPLY WITH SANS 10400 PART M, S AND T.</p> <p>3.9 GRANO.</p> <p>4.0 WINDOWS</p> <p>4.1 POWDER COATED ALUMINIUM FRAMED WINDOWS. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> <p>4.2 POWDER COATED ALUMINIUM FRAMED FULL HEIGHT WINDOWS. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> | <p>5.0 DOORS</p> <p>5.1 POWDER COATED ALUMINIUM FRAMED GLAZED AUTOMATIC SLIDING DOOR, BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> <p>5.2 POWDER COATED ALUMINIUM FRAMED GLAZED SLIDING DOORS, BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> <p>5.3 POWDER COATED ALUMINIUM FRAMED GLAZED DOORS, BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.</p> <p>5.4 SOLID MERANTI TIMBER HORIZONTAL SLATTED DOORS.</p> <p>5.5 INTERNAL DOORS - SOLID MERANTI TIMBER PANELLED DOORS, WITH ARCHITRAVES AND PLINTH BLOCKS.</p> <p>6.0 SUN CONTROL</p> <p>6.1 FOLLOWING STACKING POWDER COATED ALUMINIUM FRAMED LOUNGE SCREENS, BY SPECIALIST.</p> <p>7.0 BALUSTRADES</p> <p>7.1 1100mm HIGH POWDER COATED ALUMINIUM HANDRAIL TO PC ALUMINIUM VERTICAL POSTS EPOXY GROUTED INTO REINFORCED CONCRETE UPSTAND BEAM, WITH PC ALUMINIUM BARS AT MAX 100mm CENTRES, ALL TO COMPLY WITH SANS 10400.</p> | <p>8.0 ROOF</p> <p>8.1 CONCEALED FIX CORRUGATED STEEL ROOF SHEETING ON TIMBER SUPPORT STRUCTURE, ALL TO ENGINEER'S DETAILS.</p> <p>8.2 NATURAL SLATE TILES ON TIMBER SUPPORT STRUCTURE ALL TO ENGINEER'S DETAILS.</p> <p>8.3 BITUMINOUS TOUCH-ON WATERPROOFING ON SCREEN TO FALLS BY SPECIALIST. ON RC SLAB AS PER ENGINEER'S DETAILS.</p> <p>8.4 FIBRE CEMENT BARGE BOARDS AND FASCIAS BY SPECIALIST.</p> <p>8.5 SEAMLESS ALUMINIUM GUTTERS AND UPVC RWDP'S.</p> <p>9.0 CEILINGS</p> <p>9.1 PLASTER AND PAINT TO CONCRETE SLAB SOFFIT.</p> <p>9.2 TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH POWDER COATED SHADOWLINE TRIM TO PERIMETER.</p> <p>9.3 TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH PAINTED HIGH-DENSITY POLYSTYRENE MOULDED CORNICE.</p> <p>10.0 LIFT</p> <p>10.1 LIFT TO BE FITTED WITH HANDRAILS AROUND FULL LENGTH OF CAR (@900mm AFFL) AND A FULL WIDTH MIRROR TO TOP HALF OF REAR WALL.</p> <p>10.2 TO HAVE AUDIBLE AND VISUAL WARNING OF LIFT OPERATIONS BOTH IN LOBBY AND IN CAR.</p> <p>10.3 TACTILE IDENTIFICATION TO BE PROVIDED TO THE CONTROL PANEL (BRAILLE).</p> |
|--|---|---|--|

No.	DATE	BY	DETAILS
REVISION			

AUTHOR:
LBO
 CONSULTANTS

45 ROSEHAVEN ROAD, PHOENIX, DURBAN
 CELL: 082 498 2130
 REG. NO.: PRARCH 20811

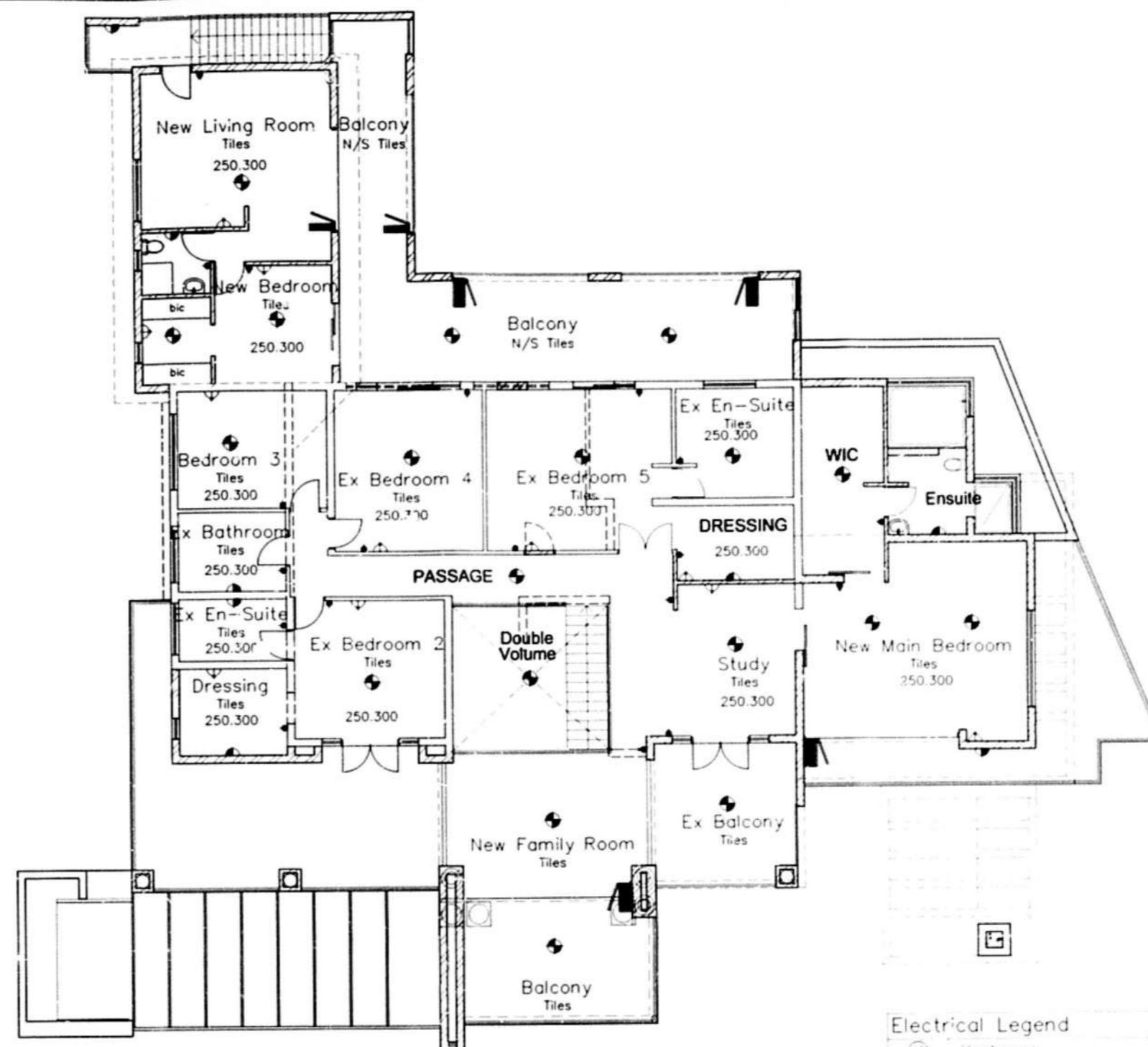
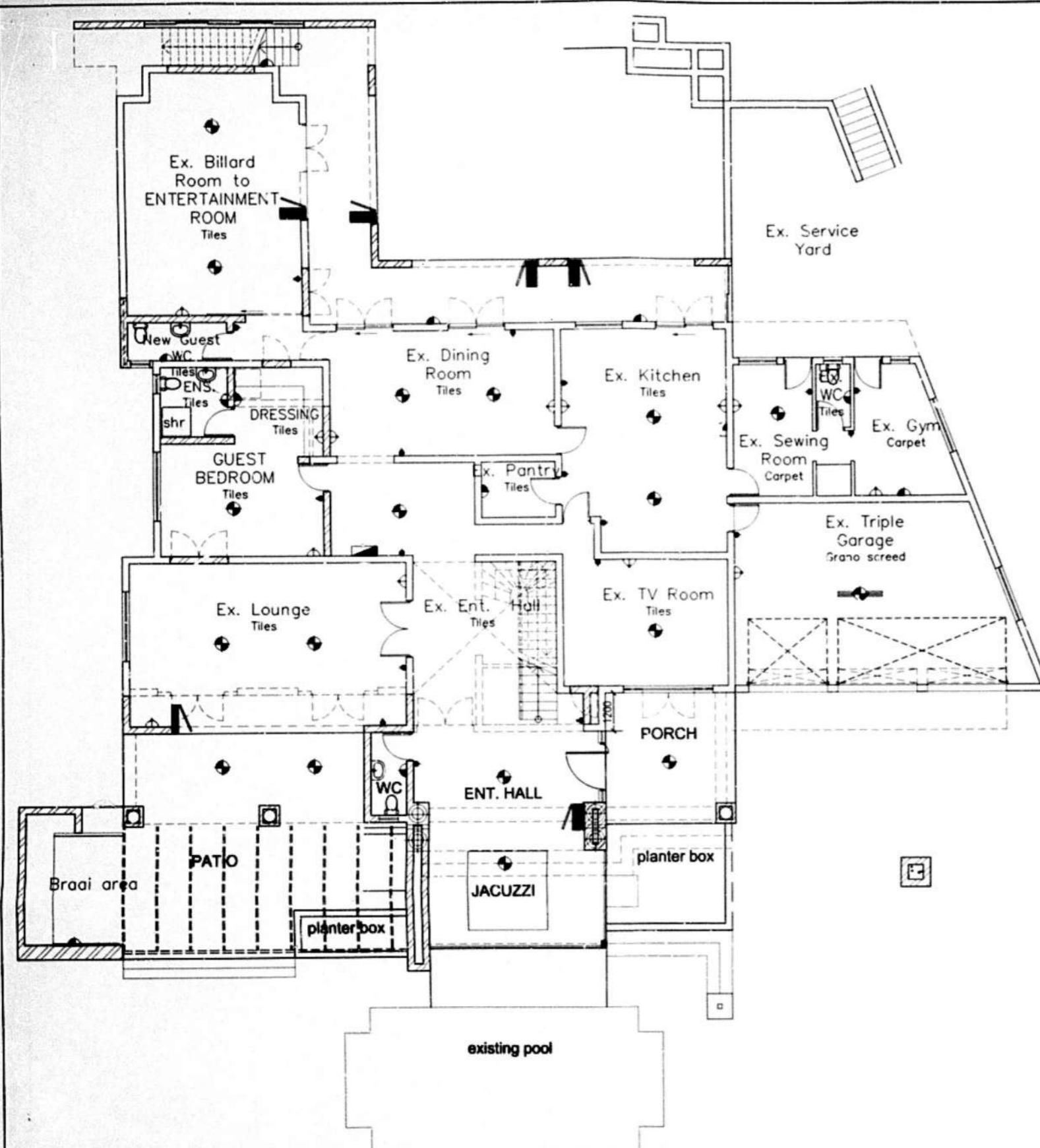
SIGNATURE: [Signature]

CLIENT
 Bathiyane family trust

SIGNATURE: [Signature]
 PROJECT
 Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Burleigh crescent

DRAWING TITLE
 SUBMISSION DRAWINGS
 Site Plan, Plans, Sections, Elevations

DATE	DRAWN BY	SCALE
1/05/2015	Krishen sir	1:100
JOB NO	SH	REV
BFT0515	2 of 6	-



MUNICIPAL APPROVAL

SHEET 15 OF 18
ETHEKWINI MUNICIPALITY
CENTRAL
095 07 15
 APPLICATION NO

BUILDING APPLICATION
 2015-12-01

No	DATE	By	DETAILS
REVISION			

LBO CONSULTANTS

45 ROSEHAVEN ROAD, PHOENIX, DURBAN
 CELL: 082 498 2130
 REG. NO. PRARCH 20811

SIGNATURE: *[Signature]*

CLIENT: Bathiyane family trust

PROJECT: Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Buringh crescent

DRAWING TITLE: SUBMISSION DRAWINGS
 Site Plan, Plans, Sections, Elevations

DATE 1/05/2015	DRAWN BY Krishen Singh	SCALE 1:100
JOB NO BFT0515	SHEET NO 6 of 6	REV -

ELECTRICAL LAYOUT GROUND FLOOR
 scale 1:100

ELECTRICAL LAYOUT FIRST FLOOR
 scale 1:100

- Electrical Legend**
- (H) Heatpump
 - (G) Geyser
 - ☼ Ceiling light unit
 - ☼ Wall light unit
 - ⚡ Single Plug point
 - ⚡ Double Plug point
 - Single Light switch
 - Double Light switch
 - Triple Light switch
 - ☼ Single fluorescent unit
 - ☼ Double fluorescent unit
 - ☼ Telephone connection
 - ☼ Distribution Board
 - ☼ Stove plug
 - ☼ down Lighters

- GENERAL NOTES**
- 1.0 STRUCTURE**
- ALL EXTERNAL BRICKWORK WALLS, FINISH AS INDICATED, BAG AND TAR TO OUTER LEAF OF INNER SKIN.
 - ALL INTERNAL WALLS UNLESS OTHERWISE INDICATED, SMOOTH PLASTERED AND PAINTED.
 - ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
 - MESH REINFORCED CONCRETE SURFACE BED SLAB, ON POISONED COMPACTED SOIL, ALL TO STRUCTURAL ENGINEER'S DETAIL.
 - RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAIL.
- 2.0 FINISHES (VERTICAL SURFACES)**
- PAINT TO SMOOTH PLASTER.
 - PAINT TO TEXTURED PLASTER.
 - TEXTURED PAINT TO SMOOTH PLASTER.
 - CLAY FACE BRICK, RULED JOINTED, STRETCHER BOND.
 - CLAY FACE BRICK, RULED JOINTED, SOLDIER COURSE.
 - NATURAL STONE CLADDING.
 - OFF SHUTTER CONCRETE.
 - PAINT TO HDG. MS STRUCTURAL STEEL POSTS.

- 3.0 FINISHES (HORIZONTAL SURFACES)**
- NATURAL STONE TILES.
 - NON-SLIP (R11) GLAZED PORCELAIN TILES.
 - CARPET - PILE HEIGHT NOT MORE THAN 3mm (TO BE SECURELY FIXED & LEVEL)
 - PORCELAIN TILES.
 - CERAMIC TILES.
 - CLAY BRICK PAVING.
 - PREMIX (TAR).
 - STAIRS - TILES WITH 40 x 40mm CONTRASTING NOSING ON REINFORCED CONCRETE STAIRS TO ENGINEER'S DETAIL. STAIRS TO COMPLY WITH SANS 10400 PART M, S AND T, GRANO.
- 4.0 WINDOWS**
- POWDER COATED ALUMINIUM FRAMED WINDOWS, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.
 - POWDER COATED ALUMINIUM FRAMED FULL HEIGHT WINDOWS, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.

- 5.0 DOORS**
- POWDER COATED ALUMINIUM FRAMED GLAZED AUTOMATIC SLIDING DOOR, BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.
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 - SOLID MERANTI TIMBER HORIZONTAL SLATTED DOORS.
 - INTERNAL DOORS - SOLID MERANTI TIMBER PANELLED DOORS, WITH ARCHITRAVES AND PLINTH BLOCKS.
- 6.0 SUN CONTROL**
- FOLDING STACKING POWDER COATED ALUMINIUM FRAME LOUVRE SCREENS, BY SPECIALIST.
- 7.0 BALUSTRADING**
- 1100mm HIGH POWDER COATED ALUMINIUM HANDRAIL TO PC ALUMINIUM VERTICAL POSTS EPOXY GROUTED INTO REINFORCED CONCRETE UPSTAND BEAM, WITH PC ALUMINIUM BARS AT MAX 100mm CENTRES, ALL TO COMPLY WITH SANS 10400.

- 8.0 ROOF**
- CONCEALED FIX CORRUGATED STEEL ROOF SHEETING ON TIMBER SUPPORT STRUCTURE, ALL TO ENGINEER'S DETAILS.
 - NATURAL SLATE TILES ON TIMBER SUPPORT STRUCTURE ALL TO ENGINEER'S DETAILS.
 - BITUMOUS TOUCH-ON WATERPROOFING ON SCREED TO FALLS BY SPECIALIST, ON RC SLAB AS PER ENGINEER'S DETAILS.
 - FIBRE CEMENT BARGE BOARDS AND FASCIA BY SPECIALIST.
 - SEAMLESS ALUMINIUM GUTTERS AND uPVC RWDP'S.
- 9.0 CEILINGS**
- PLASTER AND PAINT TO CONCRETE SLAB SOFFIT.
 - TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING.
 - POWDER COATED SHADOWLINE TRIM TO PERIMETER.
 - PAINTED PLASTERBOARD CEILING.
 - POLYSTYRENE MOULDED CORNICE.
- 10.0 LIFT**
- ED WITH HANDRAILS AROUND FULL LENGTH OF CAR (@900mm AFFL)
 - FULL WIDTH MIRROR TO TOP HALF OF REAR WALL.
 - TO HAVE AUDIBLE AND VISUAL WARNING OF LIFT OPERATIONS BOTH IN LOBBY AND CAR.
 - TACTILE IDENTIFICATION TO BE PROVIDED TO THE CONTROL PANEL (BRAILLE).

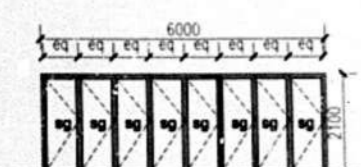
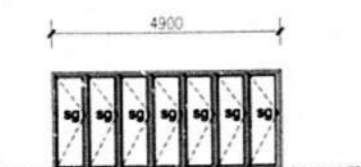
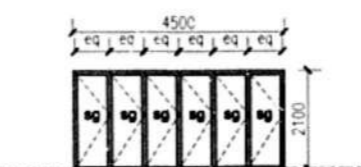
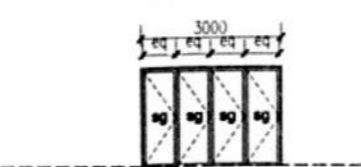
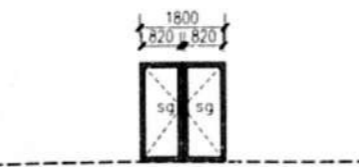
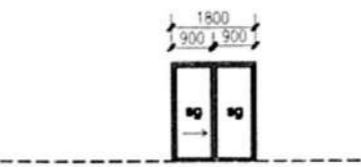
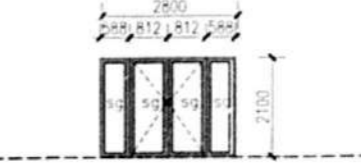
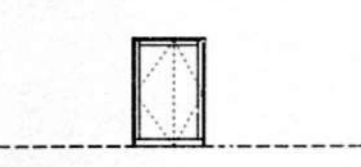
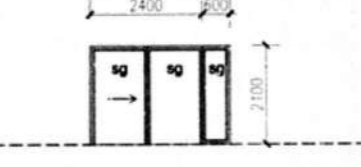
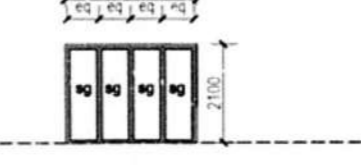
Illustration

MUNICIPAL APPROVAL

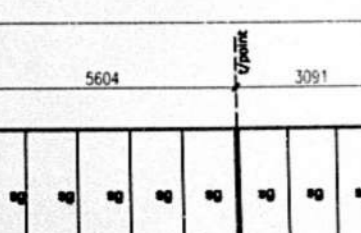
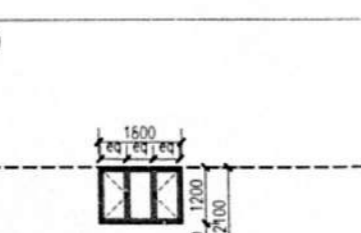
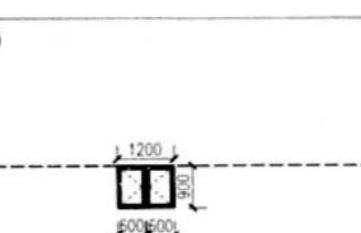
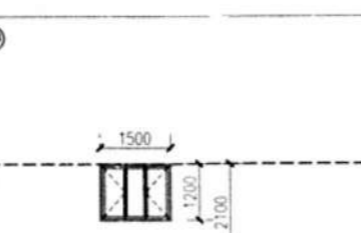
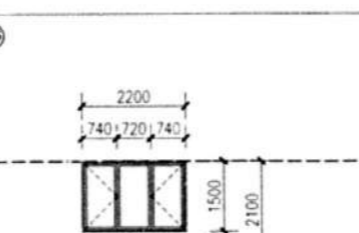
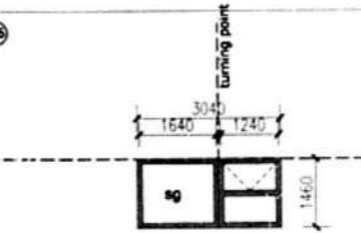
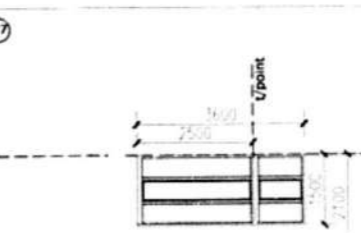
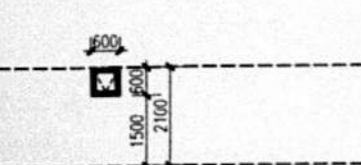
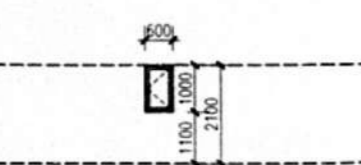
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ETHEKWINI MUNICIPALITY
GENERAL
095 07 15
 APPLICATION NO

BUILDING APPLICATION
 APPROVED BY THE MUNICIPAL ENGINEER
 2015-12-01

DOORS

 <p>D1</p> <p>Door area : 13.8m²</p> <p>PHYSICAL DESCRIPTION: 8 panel folding door QUANTITY : 1 DOOR SIZE : 6000x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (Grade AA25µ-2 thick) POSITION : Existing lounge</p>	 <p>D2</p> <p>Door area : 10.2m²</p> <p>PHYSICAL DESCRIPTION: 7 panel folding door QUANTITY : 1 DOOR SIZE : 4900x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (grade AA25µ-2 thick) POSITION : new family room</p>	 <p>D3</p> <p>Door area : 9.45m²</p> <p>PHYSICAL DESCRIPTION: 6 panel folding door QUANTITY : 1 DOOR SIZE : 4500x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (Grade aa 25µ-2 thick) POSITION : new main bedroom</p>	 <p>D4</p> <p>Door area : 6.3m²</p> <p>PHYSICAL DESCRIPTION: 4 panel folding door QUANTITY : 2 DOOR SIZE : 3000x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : entertainment room, new living room</p>	 <p>D5</p> <p>Door area : 3.7m²</p> <p>PHYSICAL DESCRIPTION: double swing door QUANTITY : 2 DOOR SIZE : 1800x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : Dressing room, existing lounge</p>	 <p>D6</p> <p>Door area : 3.7m²</p> <p>PHYSICAL DESCRIPTION: 2 panel sliding door QUANTITY : 5 DOOR SIZE : 1800x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : Existing dining room, kitchen, existing bedroom 5, new bedroom</p>	 <p>D7</p> <p>Door area : 5.88m²</p> <p>PHYSICAL DESCRIPTION: glass door with side panels QUANTITY : 2 DOOR SIZE : 2800x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : Anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : Existing bedroom 2, study</p>
 <p>D8</p> <p>Door area : 3.5m²</p> <p>PHYSICAL DESCRIPTION: hardwood pivot door QUANTITY : 1 DOOR SIZE : 1500x2300mm GLASS TYPE : FRAME FINISH : POSITION : Entrance hall</p>	 <p>D9</p> <p>Door area : 7.08m²</p> <p>PHYSICAL DESCRIPTION: 1 sliding panel, 2 fixed QUANTITY : 1 DOOR SIZE : 3000x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : existing bedroom 4</p>	 <p>D10</p> <p>Door area : 5.88m²</p> <p>PHYSICAL DESCRIPTION: 4 panels QUANTITY : 1 DOOR SIZE : 2800x2100mm GLASS TYPE : FRAME FINISH : POSITION :</p>				

WINDOWS

 <p>W1</p> <p>Window area : 26.08m sq SCALE: 1:100 PHYSICAL DESCRIPTION: 2 sides, frameless fixed panels QUANTITY : 1 WINDOW SIZE : 5604x3091mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : Jacuzzi</p>	 <p>W2</p> <p>Window area : 2.1 m sq SCALE: 1:100 PHYSICAL DESCRIPTION: 2 side hung 1 fixed QUANTITY : 3 WINDOW SIZE : 1600x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : Existing triple garage</p>	 <p>W3</p> <p>Window area : 1.08 SCALE: 1:100 PHYSICAL DESCRIPTION: 2 side hung QUANTITY : 1 WINDOW SIZE : 1200x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : Existing sewing room</p>	 <p>W4</p> <p>Window area : 1.2 SCALE: 1:100 PHYSICAL DESCRIPTION: 2 sides 1 fixed QUANTITY : 4 WINDOW SIZE : 1500x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : ex kitchen, Ex En-suite, Ex bathroom, Ex ensuite</p>	 <p>W5</p> <p>Window area : 3.3 SCALE: 1:100 PHYSICAL DESCRIPTION: 2 sides hung 1 fixed QUANTITY : 3 WINDOW SIZE : 2200x2100mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : Ex lounge, Guest bedroom, Bedroom 3</p>	 <p>W6</p> <p>Window area : 4.43 SCALE: 1:100 PHYSICAL DESCRIPTION: 2 fixed 1 top hung QUANTITY : 1 WINDOW SIZE : 1640x1240mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : ensuite</p>	 <p>W7</p> <p>Window area : 5.4 m sq SCALE: 1:100 PHYSICAL DESCRIPTION: 6 fixed panels QUANTITY : 1 WINDOW SIZE : 3600x1500mm GLASS TYPE : FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : ensuite</p>
 <p>W8</p> <p>Window area : 0.36 m sq SCALE: 1:100 PHYSICAL DESCRIPTION: 1 top hung QUANTITY : 3 WINDOW SIZE : 600x600mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : ex vic, ex gym, wc</p>	 <p>W9</p> <p>Window area : 0.6 m sq SCALE: 1:100 PHYSICAL DESCRIPTION: 1 side hung panel QUANTITY : 3 WINDOW SIZE : 600x1000mm GLASS TYPE : 6mm annealed safety glass FRAME FINISH : anolok bronze 543 anodised (grade AA 25µ-2 thick) POSITION : ensuite, ex ensuite, Dressing</p>					

No	DATE	By	DETAILS
REVISION			

AUTHOR:


45 ROSEHAVEN ROAD, PHOENIX, DURBAN
 CELL: 082 498 2130
 REG. NO.: PRARCH 20811

SIGNATURE: *[Signature]*

CLIENT:
 Bothiyane family trust

SIGNATURE: *[Signature]*

PROJECT:
 Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Burleigh crescent

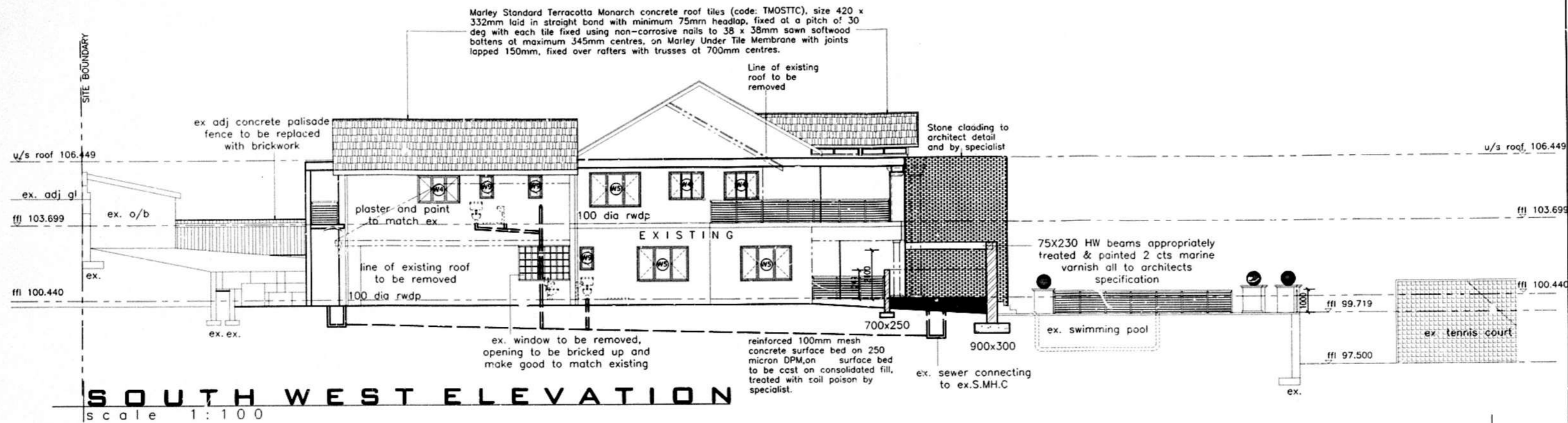
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 SUBMISSION DRAWINGS
 Site Plan, Plans, Sections, Elevations

DATE 1/05/2015	DRAWN BY Krishen Singh	SCALE 1:100
JOB NO BFT0515	SHEET NO 5 of 6	REV -

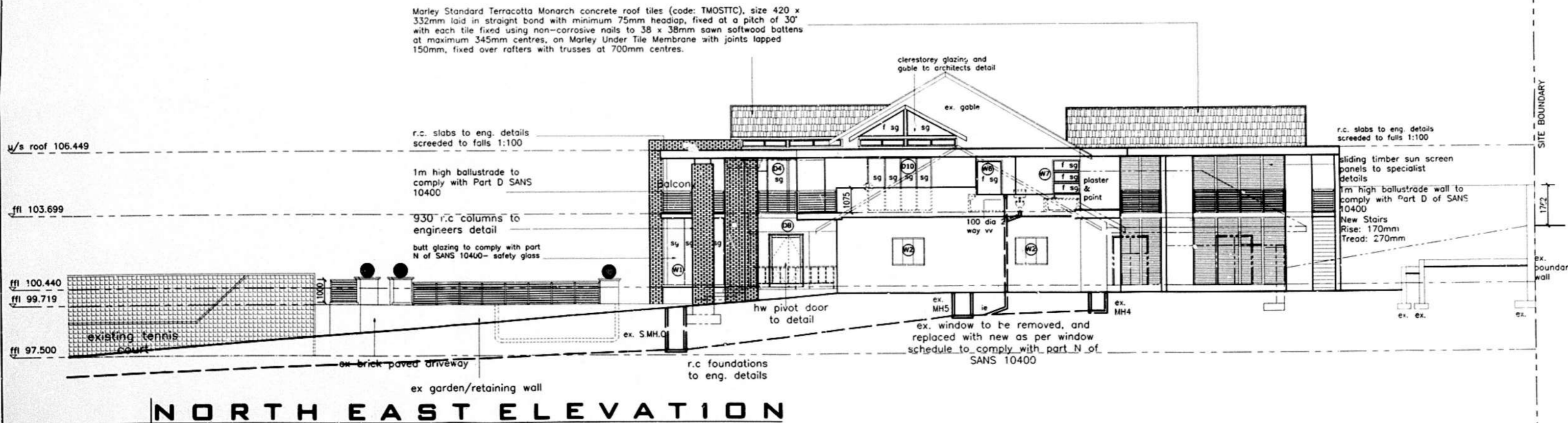
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 (CENTRAL)
 095 07 15
 APPLICATION NO.

BUILDING APPLICATION
 205-12-01
 AUTHORITY



SOUTH WEST ELEVATION
 scale 1:100




NORTH EAST ELEVATION
 scale 1:100

GENERAL NOTES

- 1.0 STRUCTURE
 - 1.1 ALL EXTERNAL BRICKWORK WALLS, FINISH AS INDICATED, BOND AND TYPED TO OUTER LEAF OF INNER SKIN.
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 - 2.1 PAINT TO SMOOTH PLASTER.
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 - 2.7 OFF SHUTTER CONCRETE.
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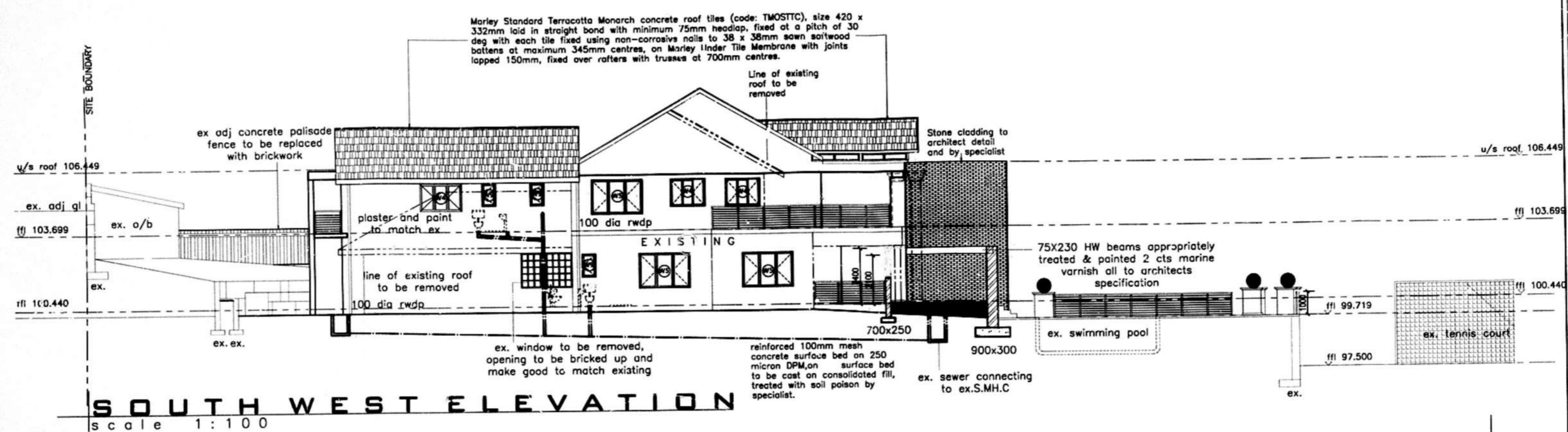
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DATE	DRAWN BY	SCALE
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JOB NO.	SHEET NO.	REV.
BFT0015	3 of 6	-

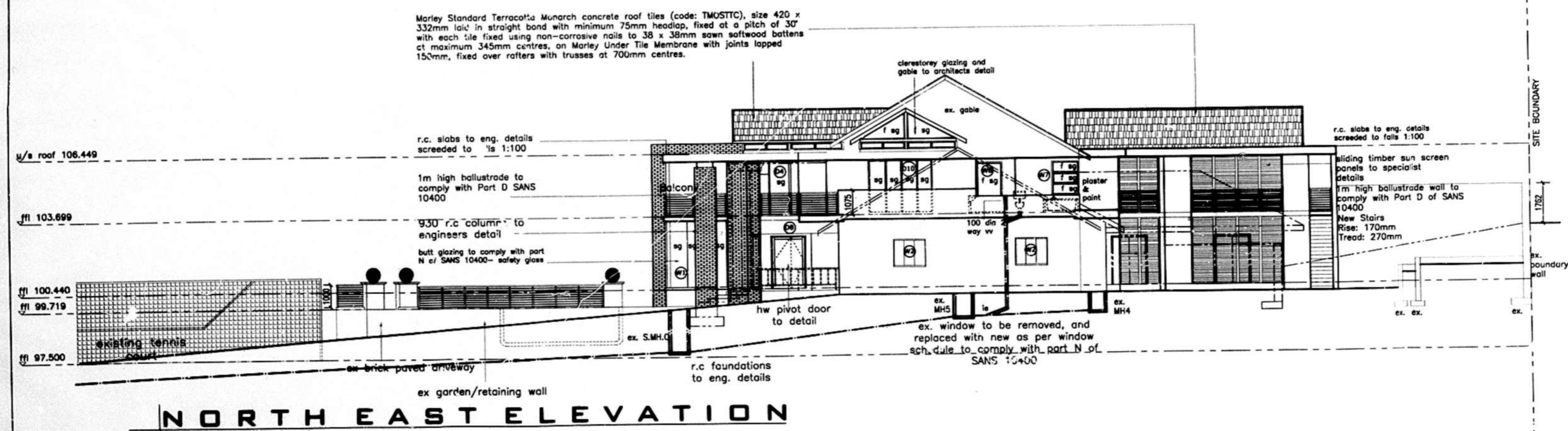
MUNICIPAL APPROVAL

PA 1108 05 2015
3/4

ETHEKWINI MUNICIPALITY
MUNICIPAL ENGINEER
DATE: 22 DE 15
SIGNATURE: [Signature]
This does NOT constitute an approval
in terms of the 1937 Act No. 103 of 1977.
The existing drawings and application
from the applicant must be submitted
to the relevant authority for
requirements of any other applicable law.



SOUTH WEST ELEVATION
scale 1:100



NORTH EAST ELEVATION

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- 4.2 POWDER COATED ALUMINIUM FRAMED FULL HEIGHT WINDOWS, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.

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- 5.1 POWDER COATED ALUMINIUM FRAMED GLAZED AUTOMATIC SLIDING DOOR, BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.
- 5.2 POWDER COATED ALUMINIUM FRAMED GLAZED SLIDING DOORS, BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.
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- 5.4 SOLID MERANTI TIMBER HORIZONTAL SLATTED DOORS.
- 5.5 INTERNAL DOORS - SOLID MERANTI TIMBER PANNELLED DOORS, WITH ARCHTRAVES AND PLINTH BLOCKS.

6.0 SUN CONTROL

- 6.1 FOLDING STACKING POWDER COATED ALUMINIUM FRAMED LOUVRE SCREENS, BY SPECIALIST.

7.0 BALLUSTRADING

- 7.1 110mm HIGH POWDER COATED ALUMINIUM HANDRAIL TO PC ALUMINIUM VERTICAL POSTS EPOXY GROUTED INTO REINFORCED CONCRETE UPSTAND BEAM, WITH PC ALUMINIUM BARS AT MAX 100mm CENTRES, ALL TO COMPLY WITH SANS 10400.

8.0 ROOF

- 8.1 CONCEALED FIX CORRUGATED STEEL ROOF SHEETING ON TIMBER SUPPORT STRUCTURE, ALL TO ENGINEER'S DETAILS.
- 8.2 NATURAL SLATE TILES ON TIMBER SUPPORT STRUCTURE ALL TO ENGINEER'S DETAILS.
- 8.3 BITUMOUS TOUCH-ON WATERPROOFING ON SCREED TO FALLS BY SPECIALIST, ON RC SLAB AS PER ENGINEER'S DETAILS.
- 8.4 FIBRE CEMENT BARGE BOARDS AND FASCIAS BY SPECIALIST.
- 8.5 SEAMLESS ALUMINIUM GUTTERS AND UPVC RWOPS.

9.0 CEILING

- 9.1 PLASTER AND PAINT TO CONCRETE SLAB SOFFIT.
- 9.2 TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH POWDER COATED SHADOWLINE TRIM TO PERIMETER.
- 9.3 TAPED, SKIMMED AND PAINTED PLASTERBOARD CEILING WITH PAINTED HIGH-DENSITY POLYSTYRENE MOULDED CORNICE.

10.0 LIFT

- 10.1 LIFT TO BE FITTED WITH HANDRAILS AROUND FULL LENGTH OF CAR (@600mm AFFL) AND A FULL WIDTH MIRROR TO TOP HALF OF REAR WALL.
- 10.2 TO HAVE AUDIBLE AND VISUAL WARNING OF LIFT OPERATIONS BOTH IN LOBBY AND CAR.
- 10.3 TACTILE IDENTIFICATION TO BE PROVIDED TO THE CONTROL PANEL (BRAILLE).

No.	DATE	BY	DETAILS	REVISION

AUTHOR:
LBO CONSULTANTS

45 ROSEHAVEN ROAD, PHOENIX, DURBAN
CELL: 082 496 2130
REG. NO.: PRARCH 20811
SIGNATURE: [Signature]

CLIENT:
Bathiyane family trust
SIGNATURE: [Signature]
PROJECT:
Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Burleigh cresent

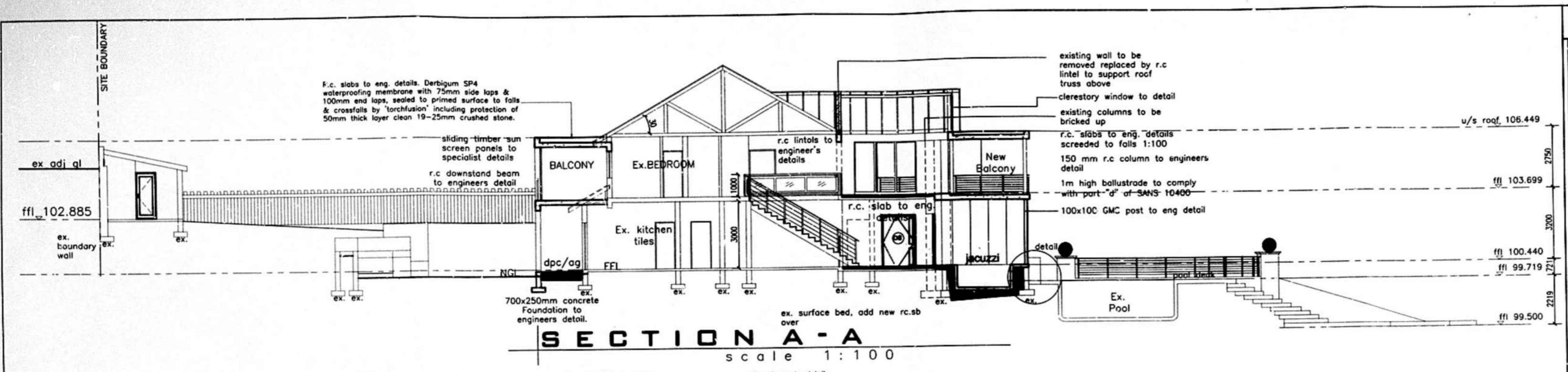
DRAWING TITLE:
SUBMISSION DRAWINGS
Site Plan, Plans, Sections, Elevations

DATE	DRAWN BY	SCALE
1/05/2015	Krishen Singh	1:100
JOB NO	SHEET NO	REV
BFT0515	3 of 6	-

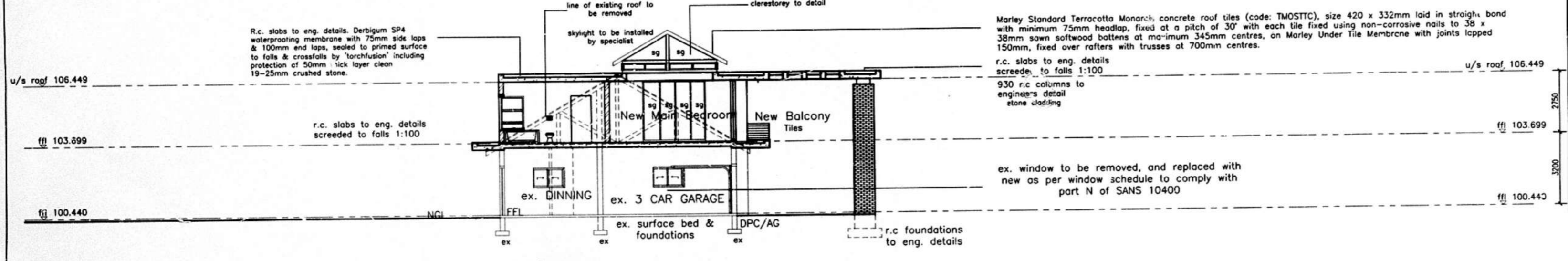
MUNICIPAL APPROVAL

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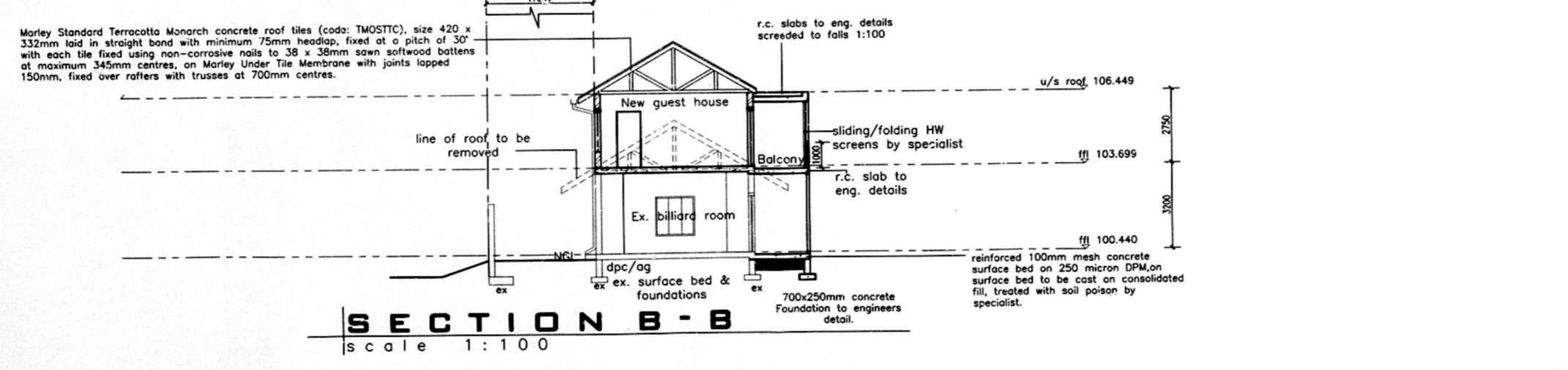
ETHEKWINI MUNICIPALITY
DISTRICT MUNICIPALITY REGIONAL OFFICE
NAME: *[Signature]*
GRANTED
DATE: 22.05.15
This does not constitute an approval
of the plans for the purpose of the application
for the purposes of the SANS 10400 of 1977.
It is the applicant's responsibility to ensure that
the plans comply with the applicable laws
and regulations of the City of Durban.



SECTION A-A
scale 1:100



SECTION C-C
scale 1:100



SECTION B-B
scale 1:100

- GENERAL NOTES**
- 1.0 STRUCTURE
 - 1.1 ALL EXTERNAL BRICKWORK WALLS, FINISH AS INDICATED, BAG AND TAR TO OUTER LEAF OF INNER SKIN.
 - 1.2 ALL INTERNAL WALLS UNLESS OTHERWISE INDICATED, SMOOTH PLASTERED AND PAINTED.
 - 1.3 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
 - 1.4 MESH REINFORCED CONCRETE SURFACE BED SLAB, ON POISONED COMPACTED SOIL, ALL TO STRUCTURAL ENGINEER'S DETAIL.
 - 1.5 RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAIL.
 - 2.0 FINISHES (VERTICAL SURFACES)
 - 2.1 PAINT TO SMOOTH PLASTER.
 - 2.2 PAINT TO TEXTURED PLASTER.
 - 2.3 TEXTURED PAINT TO SMOOTH PLASTER.
 - 2.4 CLAY FACE BRICK, RULED JOINTED, STRETCHER BOND.
 - 2.5 CLAY FACE BRICK, RULED JOINTED, SOLDIER COURSE.
 - 2.6 NATURAL STONE CLADDING.
 - 2.7 OFF SHUTTER CONCRETE.
 - 2.8 PAINT TO HDG. MS STRUCTURAL STEEL POSTS.

- 3.0 FINISHES (HORIZONTAL SURFACES)
 - 3.1 NATURAL STONE TILES.
 - 3.2 NON-SLIP (R1) GLAZED PORCELAIN TILES.
 - 3.3 CARPET - PILE HEIGHT NOT MORE THAN 3mm (TO BE SECURELY FIXED & LEVEL).
 - 3.4 PORCELAIN TILES.
 - 3.5 CERAMIC TILES.
 - 3.6 CLAY BRICK PAVING.
 - 3.7 PREMIX (TAR).
 - 3.8 STAIRS - TILES WITH 40 x 60mm CONTRASTING nosing ON REINFORCED CONCRETE STAIRS TO ENGINEER'S DETAIL. STAIRS TO COMPLY WITH SANS 10400 PART M, S AND T.
 - 3.9 GRASS.
- 4.0 WINDOWS
 - 4.1 CORNER COATED ALUMINIUM FRAMED WINDOWS, GLAZING TO COMPLY WITH SANS 10400 & AAMSA REGULATIONS.
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45 ROSEHAVEN ROAD, PHOENIX, DURBAN
CELL: 082 468 2130
REG. NO.: PRAR/20811

SIGNATURE: _____
CLIENT: Bathiyane family trust

SIGNATURE: _____
PROJECT: Prop. Alt and Add to existing residence on erf 1573 Durban North 27 Burligh crescent

DRAWING TITLE: SUBMISSION DRAWINGS
Site Plan, Plans, Sections, Elevations

DATE	DRAWN BY	SCALE
1/05/2015	Krishen singh	1:100
JOB NO	SHEET NO.	REV
BFT0515	4 of 6	-