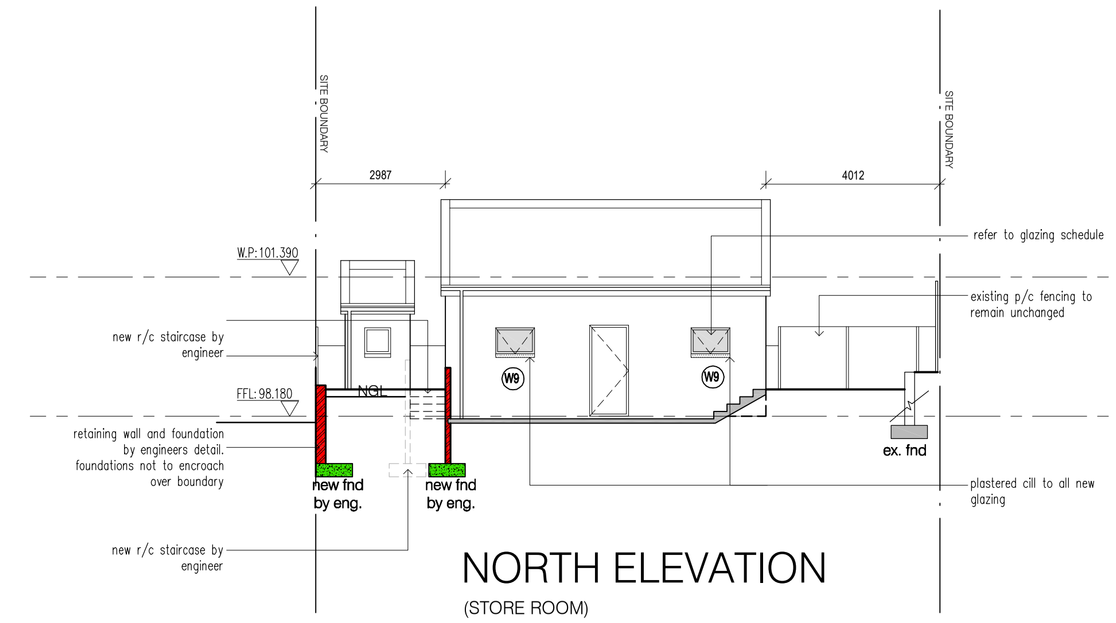
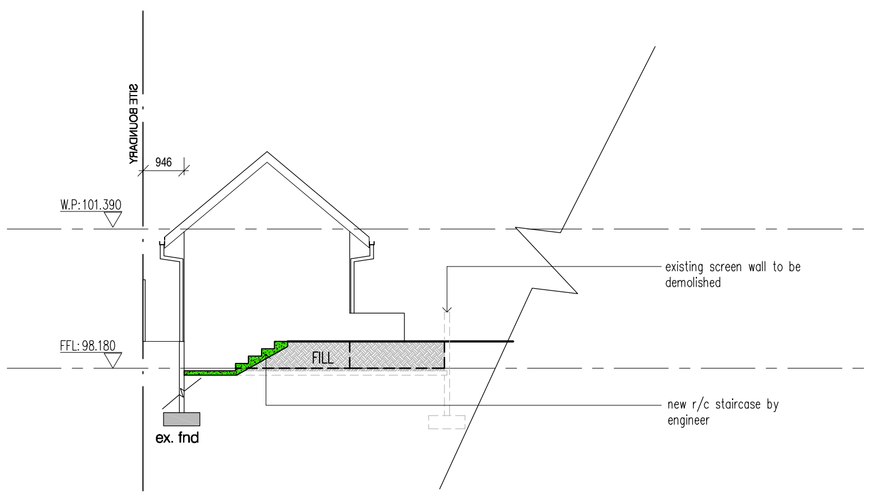
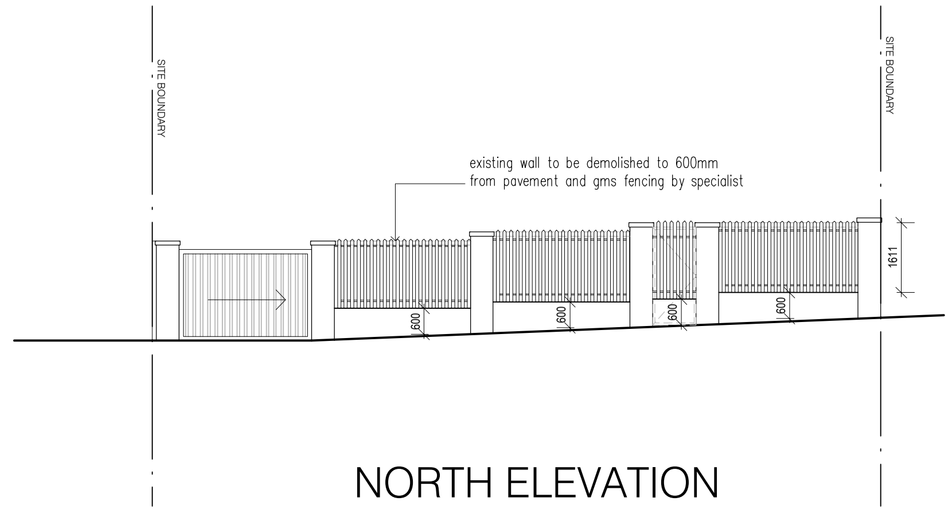


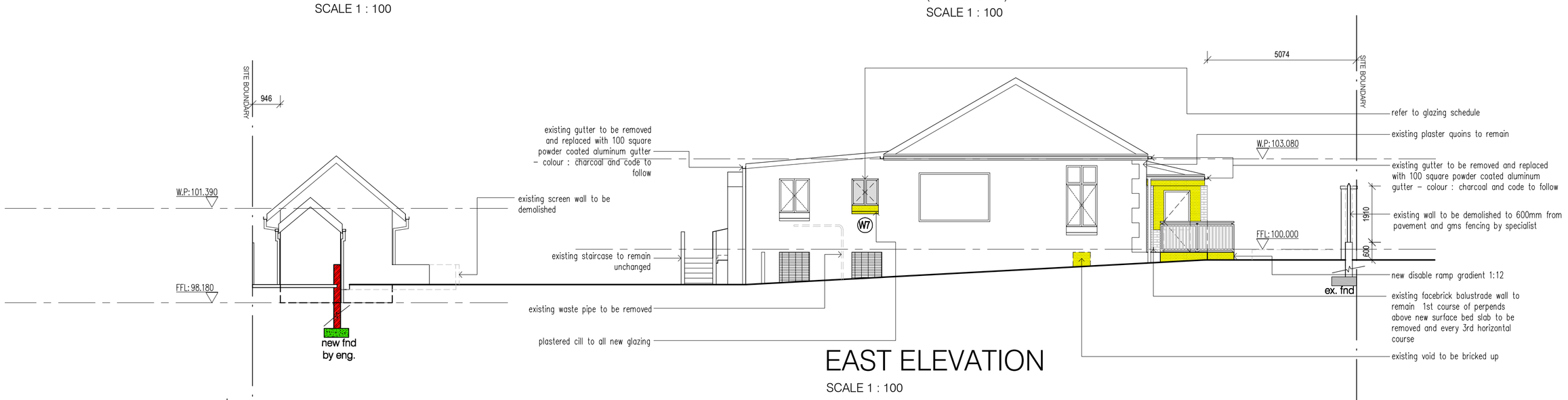
NORTH ELEVATION
(STORE ROOM)
SCALE 1 : 100



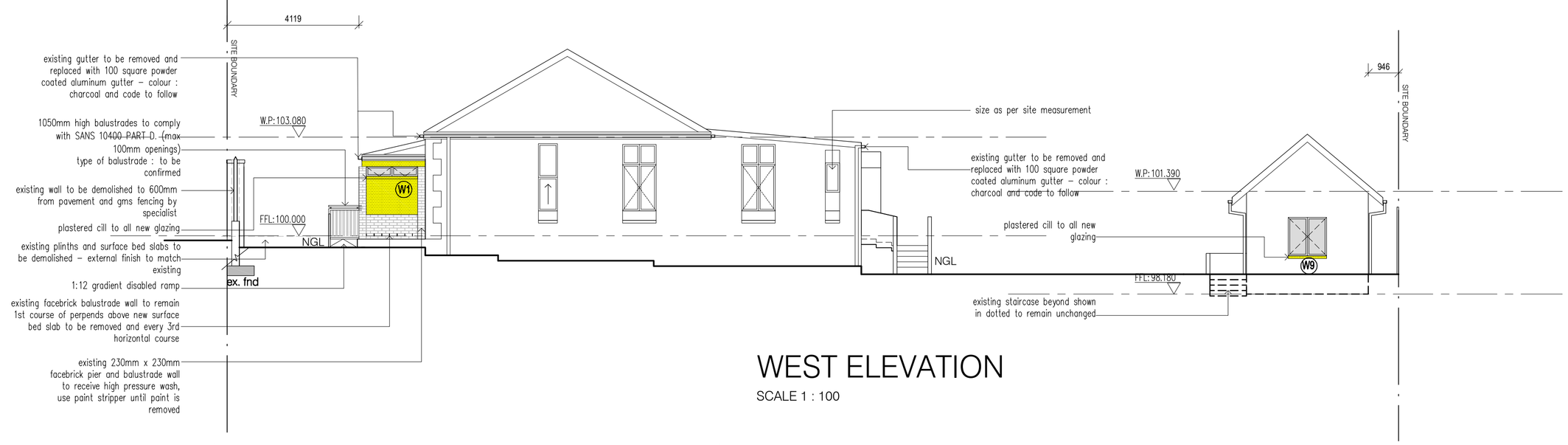
EAST ELEVATION
(STOREROOM)
SCALE 1 : 100



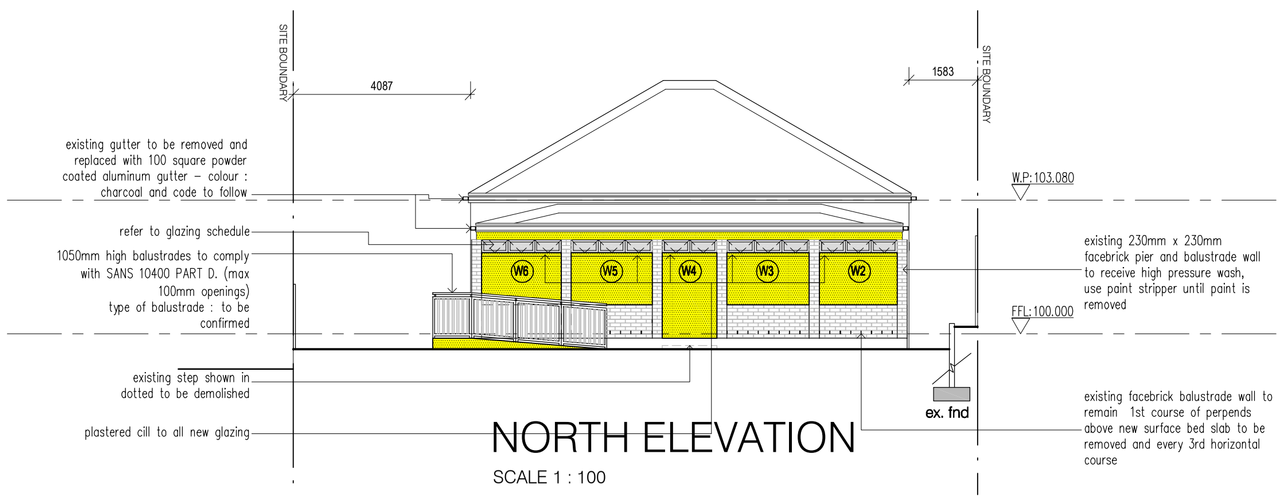
NORTH ELEVATION
(BOUNDARY WALL)
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100

(NO CHANGE TO SOUTH ELEVATION -MAIN DWELLING)

NEIGHBOURS CONSENT			
NAME:	ADDRESS:	TEL NO:	SIGN:
	85 INNES ROAD		
	88 INNES ROAD		
	92 INNES ROAD		
	93 INNES ROAD		
	438 LILLIAN NGOYI ROAD		

CONSTRUCTION NOTES

FOUNDATIONS:
All new foundation by a competant structural engineer

Engineer to certify stability of existing structure

FLOORS
01- Existing pine floors to be removed and returned to client. existing void to be compacted and soil poisoned to engineers approval 25mm screed on 100mm thick surface bed slab with BRE ref 193 mesh on 250 micron waterproofing underlay with laps sealed with "GUNPLAS" pressure sensitive tape

02- existing pine floors to be removed and returned to client. proposed family lounge to receive p/c pre-stressed slab to engineers approval.void beneath to remain

WALLS/ BRICKWORK
-222 x 106 x 73 clay common minimum compressive strength 14Mpa. Brick force every fourth coarse and two coarses above all openings.375 micron malthold dpc at bedding coarses between mortar bed and to comply with PART K SANS 10400.

290mm x 140mm x 110mm "CORO-MAXI" NFP BLACK - plaster and paint both sides and with "BITUSEAL"

-Precast concrete lintols above all openings unless otherwise stated and to be constructed in accordance with PART K SANS 10400 4.2.9.3-internally as indicated as new

GLAZING/ FENESTRATION:
- All new fenestration to comply with SANS 204:2011 4.3.4
- Glazing material to comply with sans 10400:N-2010 4.3
- Thickness of glazing to comply with SANS 10400:N-2010 4.2.3
- All transparent glazing to be marked in accordance to SANS 10400:N-2010 4.3

SEWER:
- All new sewer connect to existing sewer connection
-All waste pipe to be 50Ø pvc to discharge into p/c gully unless otherwise stated.
-All soil pipes to be 110Ø pvc to discharge into municipal sewer line
-I.E to be provided at all bends and junctions
-All drainage to comply with SANS 10400 part P

STORMWATER:
- no new hardened exterior surfaces
-new aluminium powder coated gutters and 100x100 square downpipes - colour charcoal and code to follow

NOTE : STRUCTURAL

ALL WALLS , BEAMS, COLUMNS, PIERS , BANKS, SLABS , R/C SLABS , SUSPENDED SLABS ,LINTELS BY STRUCTURAL ENGINEERS DETAILS

GENERAL NOTES

ALL WORK TO COMPLY WITH SANS 10400 OF NATIONAL BUILDING REGULATIONS.
DIMENSIONS ARE TO BE READ AND NOT SCALED OFF.
ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR PRIOR TO THE COMMENCEMENT OF ANY BUILDINGWORKS.
ALL STRUCTURAL WORK TO BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER AND CONSTRUCTED UNDER HIS SUPERVISION AND APPROVAL.
NO WORK IS TO BE PERMITTED PRIOR TO THE PRINCIPAL OR FORMAL APPROVAL OF THE RELEVANT LOCAL AUTHORITIES AND THE RISK REMAINS WITH THE OWNER OR DEVELOPER AT ALL TIMES IF THIS IS NOT ADHERED TO.
ALL LEVELS AND DIMENSIONS TO BE VERIFIED PHYSICALLY ON SITE BY CONTRACTOR.
BEACONS TO BE FLAGGED PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
ALL STRUCTURAL DEMOLITION WORK TO BE SUPERVISED BY A STRUCTURAL ENGINEER.

mss Design studio (pty)ltd
Co. Reg. No : 2007/19786 B Arch (DUT) Pr Arch T0849 SACAP
24 Cantford Park, 53 Anthony Road, Durban North,
Ph No: (031) 5637458 C : 084 555 9085
email: mssarch@wol.co.za

Client
VUCO SECURITY SOLUTIONS cc
Reg.No 2010/030487/23
Authorised Signature :

Project
ADDITIONS AND ALTERATIONS ON MAIN DWELLING & OUTBUILDING @ 89 INNES ROAI
ERF 144 Ptn 5 Rem R Durban
ERF 144 Ptn 4 Rem R Durban
ERF 141 Ptn 24 Rem R Durban

Title
ELEVATIONS
AND BOUNDARY WALL ELEVATION

Scale: AS SHOWN
Designed: MSS
Drawn: TGP

Date: JUNE 2022

Issue status: SUBMISSION DRAWING

Drawing number: IR01 - 202
Rev: *