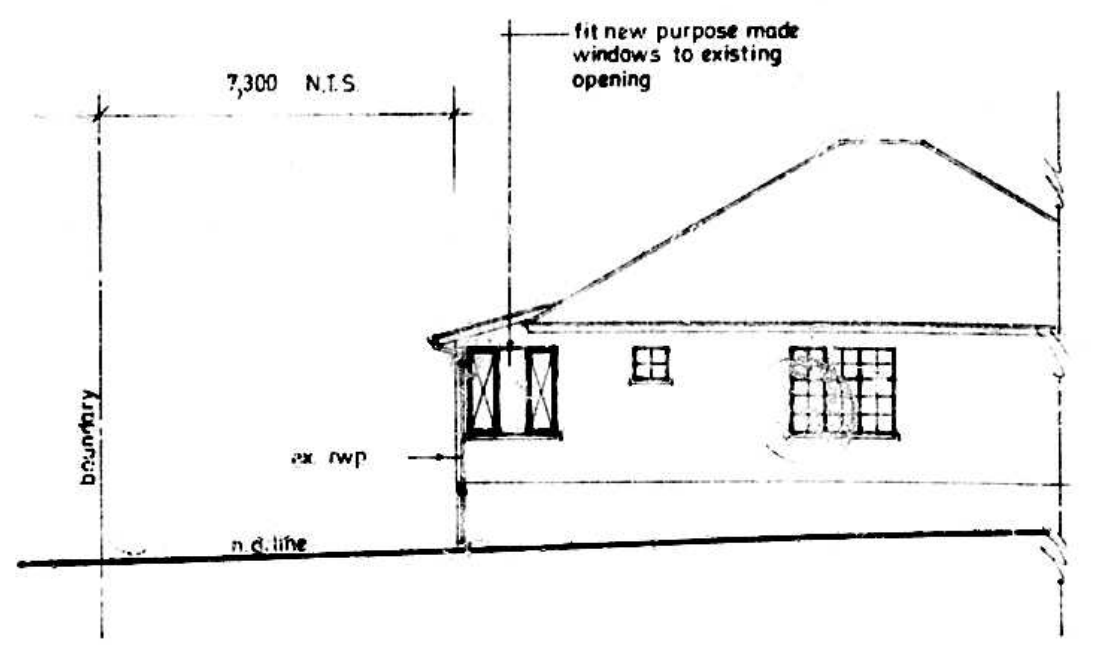
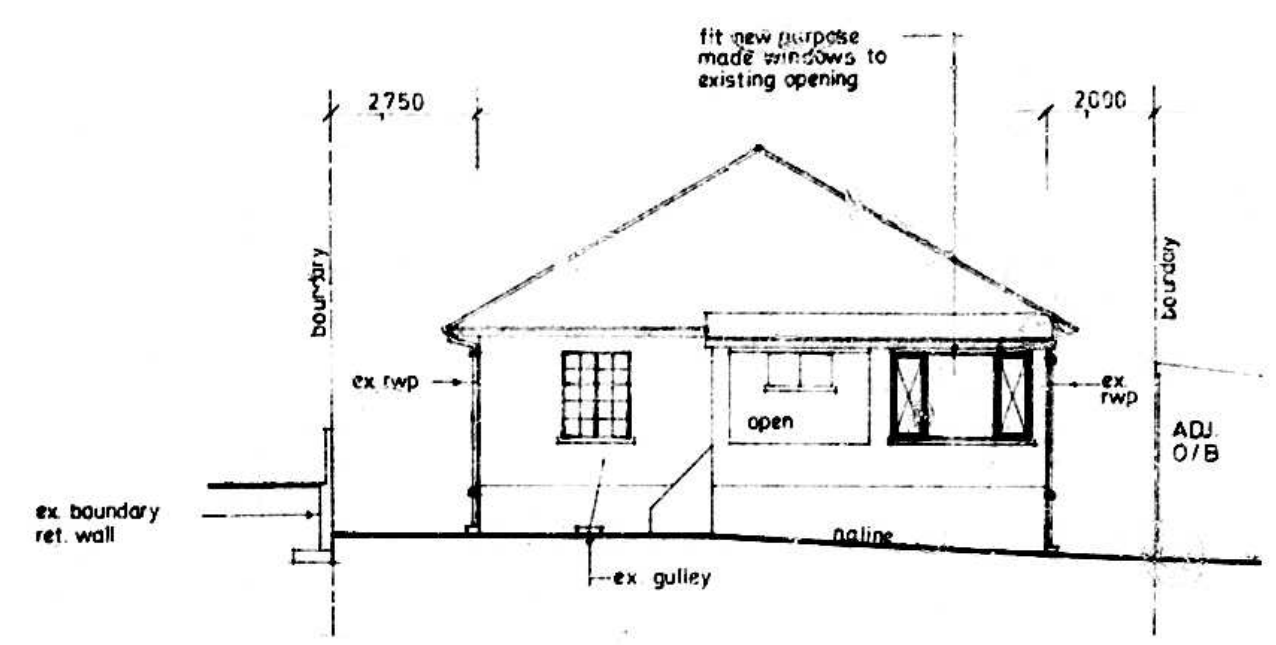


NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WITH ANY WORK.

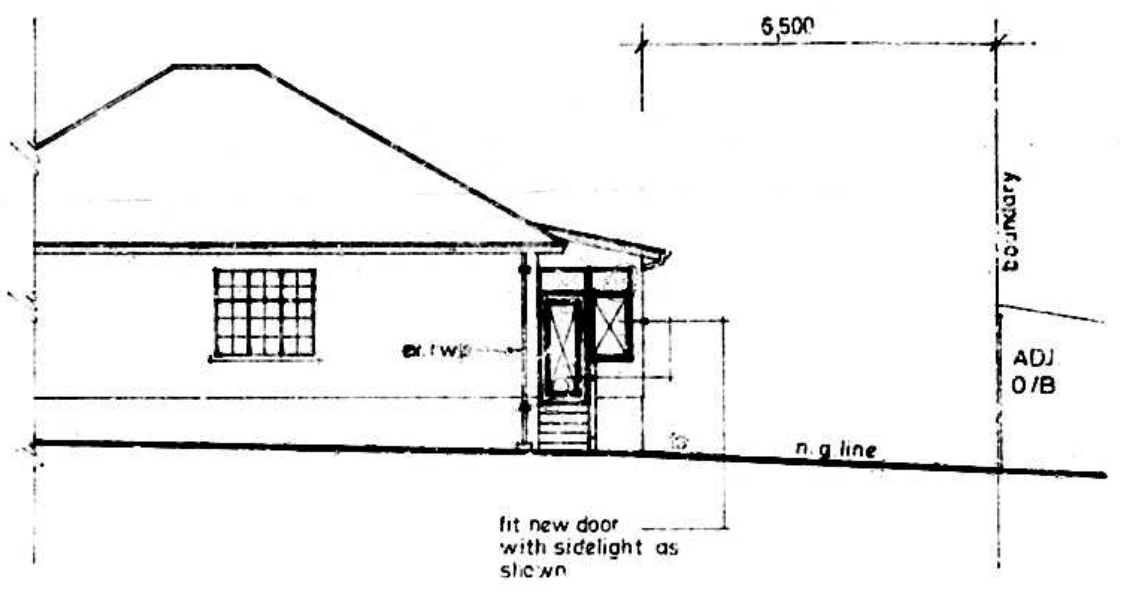
- NOTES:**
- ALL NEW WORK AND MATERIALS TO MATCH EXISTING EXCEPT WHERE OTHERWISE SHOWN
 - EXISTING FIBRE GLASS SHEETING AND GRILL WORK TO BE REMOVED BEFORE COMMENCEMENT
 - NO NEW DRAINAGE WORK INVOLVED
 - NEW WINDOWS TO BE PURPOSE MADE (MERANTI) TO FIT EXISTING OPENINGS.



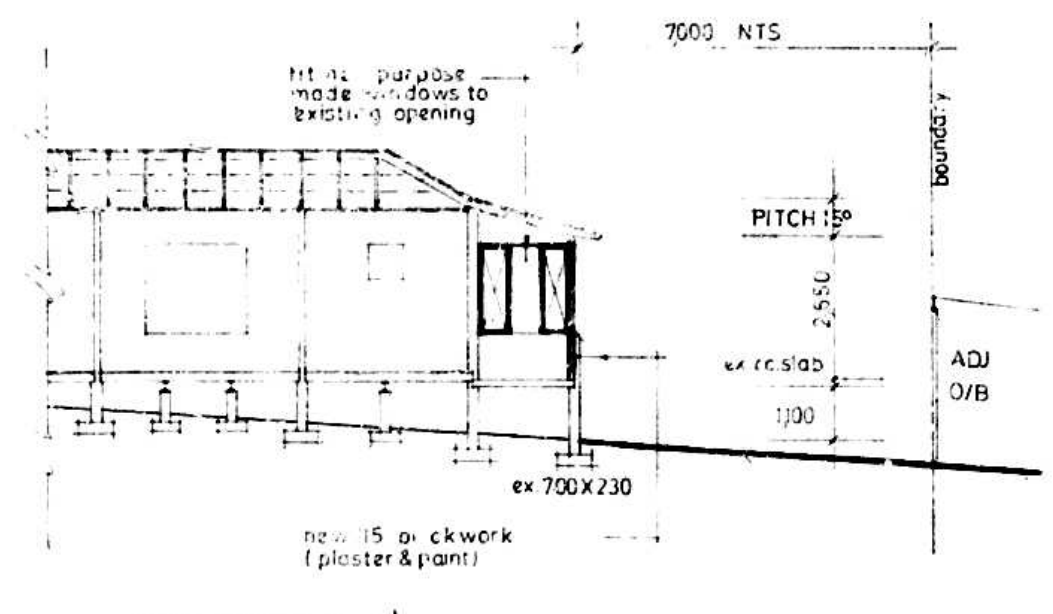
SOUTH WEST ELEVATION



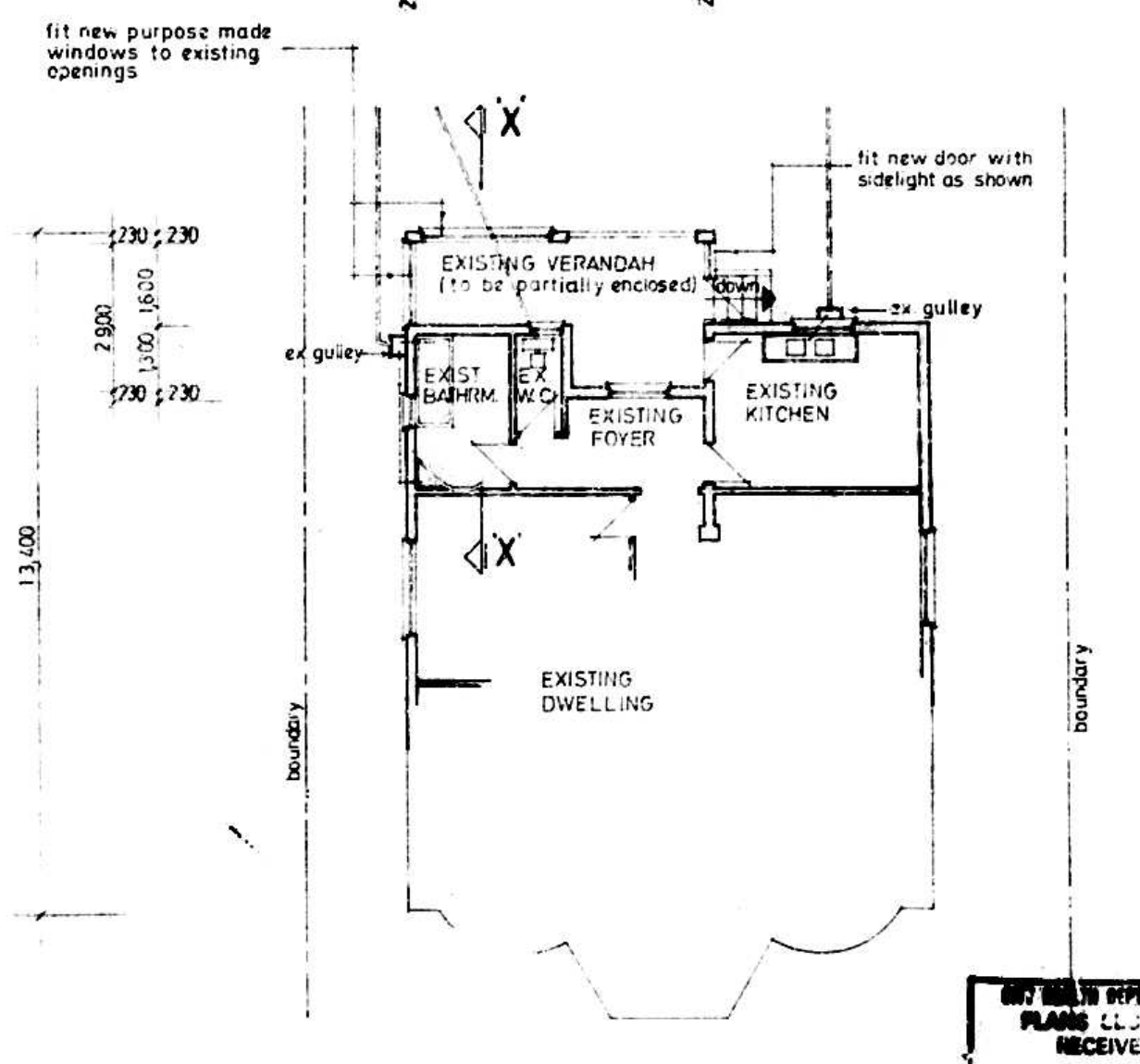
NORTH WEST ELEVATION



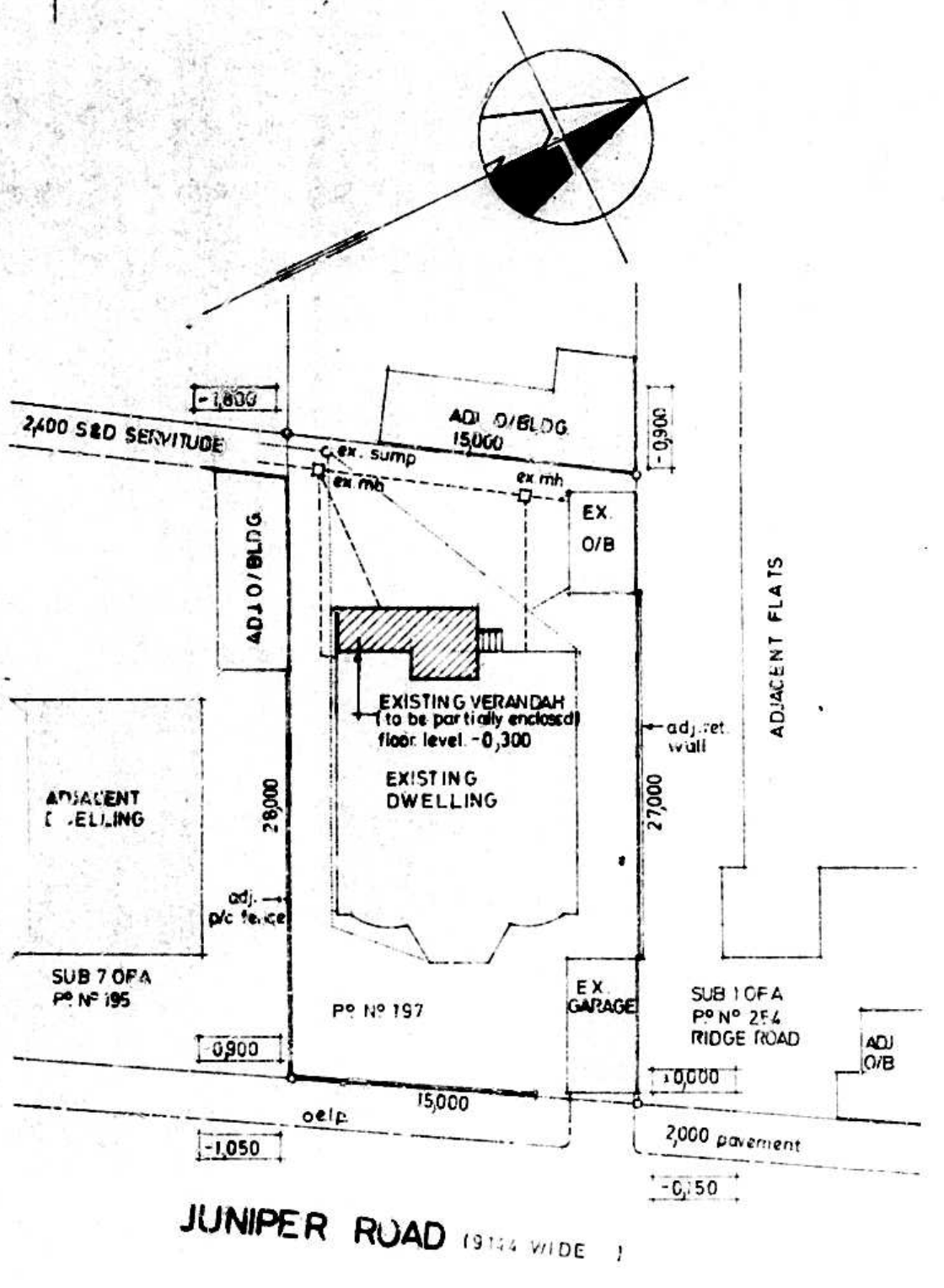
NORTH EAST ELEVATION



SECTION X-X



PLAN.



SITE PLAN
 SUB B OF A OF 24 OF 83 BLOCK B OF TOWNLANDS
 SITE AREA 4125 SQ M

BY MAIL DEPT. DURBAN
PLANS SECTION
RECEIVED
 1979-11-02
 Report No. 79-4-57

PROJECT	ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
OWNER	MR. T. BAXTER.
SITE DESCRIPTION	SUB B OF A OF 24 OF 83 BLOCK B OF TOWNLANDS
ADDRESS	197 JUNIPER ROAD

WHERE REFERRED OR APPROPRIATE TO THIS PROJECT THE FOLLOWING NOTES SHALL APPLY.

1. ALL WORK TO BE IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE.

2. ALL FOUNDATION WORK TO BE IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE.

3. ALL ROOFING WORK TO BE IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE.

4. ALL EXTERNAL WALLS TO BE FINISHED WITH SUITABLE MATERIALS TO MATCH EXISTING WORK.

5. ALL INTERNAL WALLS TO BE FINISHED WITH SUITABLE MATERIALS TO MATCH EXISTING WORK.

6. ALL FLOORING WORK TO BE IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE.

7. ALL PAINTING WORK TO BE IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE.

8. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE.

9. ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE.

10. ALL WINDOWS AND DOORS TO BE IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE.

DRAINAGE NOTES:

- CONTRACTOR TO APPLY TO LOCAL AUTHORITY FOR A SEWER CONNECTION TO BE INSTALLED PRIOR TO COMMENCING ANY BUILDING WORK. ONCE INSTALLED DRAINAGE WORK TO BE GRADED TO ENSURE ENTRY TO CONNECTION.
- ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
- ALL SINKS AND JUNCTIONS IN DRAINAGE AND SEWER LINES TO BE FITTED WITH INSPECTION EYES.
- ADEQUATE ACCESS PANELS TO BE FITTED TO ALL DUCTS OVER INSPECTION EYES.
- SEPTIC TANKS AND SOAK AWAYS TO BE BUILT AND SITED TO SATISFACTION OF LOCAL AUTHORITY. THIS APPROVAL IS TO BE OBTAINED BY CONTRACTOR FROM LOCAL AUTHORITY BEFORE COMMENCING ANY BUILDING WORK. AS THIS MAY INVOLVE OBTAINING A PERCOLATION TEST.
- CONTRACTOR TO ENSURE THAT ADEQUATE STORMWATER DRAINAGE IS PROVIDED SO AS NOT TO CAUSE ANY DAMAGE TO PROPERTY.

BOUNDARY WALLS:

- NO PART OF BOUNDARY WALLS NOR THEIR FOOTING ARE TO ENJOACH BEYOND PROPERTY BOUNDARY.
- WALLS SPANNING SERVICE TO BE BUILT ON REINFORCED CONCRETE FOOTING TO PROFESSIONAL ENGINEER'S DETAILS.
- BOUNDARY WALLS FOOTING PARALLEL WITH SERVICELINES ARE NOT TO PROJECT MORE THAN 200 MM INTO SERVICE.

RETAINING WALLS:

- ALL WALLS RETAINING EARTH ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL STRUCTURAL ENGINEER'S DETAILS.
- 50 MICRON 'HYPERELASTIC' WATERPROOFING TO BE LAID TO ALL INTERNAL RETAINING WALLS STRICTLY IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- ADEQUATE DRAINS TO BE PROVIDED BEHIND ALL RETAINING WALLS TO GRADE AND LEADING TO STORM WATER SUMP.

SPECIAL NOTES TO CONTRACTOR:

- ALL BOUNDARY BEACONS TO BE REPLACED BY REGISTERED LAND SURVEYOR AND CONTRACTOR TO OBTAIN CERTIFICATE STATING THAT THE NEW WALLS ARE CORRECTLY SET OUT BEFORE PROCEEDING WITH CONCRETING FOUNDATIONS.
- CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK AND TO REPORT ANY DISCREPANCIES IMMEDIATELY TO BUILDING RESPER.
- CONTRACTOR IS TO CONFIRM ENTRANCE LEVELS AND FLOOR LEVELS PHYSICALLY ON SITE WITH LOCAL AUTHORITY INSPECTOR AND TO ENSURE THAT CURB/SIDE WALKS AND GARAGE FLOOR LEVELS ARE CORRECT BEFORE COMMENCING BUILDING WORK.
- IF AN EXCAVATION THIS SITE IS FOUND TO CONTAIN EXPANSIVE CLAY (EXCESSIVE GROUND WATER, OR OTHER POOR SOIL CONDITIONS, THEN ALL EXCAVATIONS ARE TO BE SITED TO PROFESSIONAL SOIL ENGINEER'S DETAILS AND UNDER HIS SUPERVISION.
- ALL FOUNDATIONS TO BE TAKEN DOWN TO HARD VIRGIN GROUND.
- WHERE LOCAL AUTHORITY OR GOVERNMENT BUILDING REGULATIONS REQUIRE MORE STRINGENT REQUIREMENTS THAN SHOWN ON THESE DRAWINGS, THEY ARE TO BE COMPLIED WITH AFTER FIRST OBTAINING THE OWNER'S CONSENT.

NOTES TO OWNER:

- OWNER TO INVESTIGATE ALL ASPECTS OF EXISTING BUILDING BEFORE CALLING FOR TENDERS.

SCHEDULE OF FLOOR AREAS

NO ADDITIONAL FLOOR AREA

DATE	30/10/79	SCALE	1:100
DRAWN	[Signature]		1:200
CHECKED	[Signature]		

DRAWING NO G/79/130/1

graham d fuller

gd

23 LAUREL ROAD
 LOWER BLEWOODS
 DURBAN 4001
 TEL: 301188