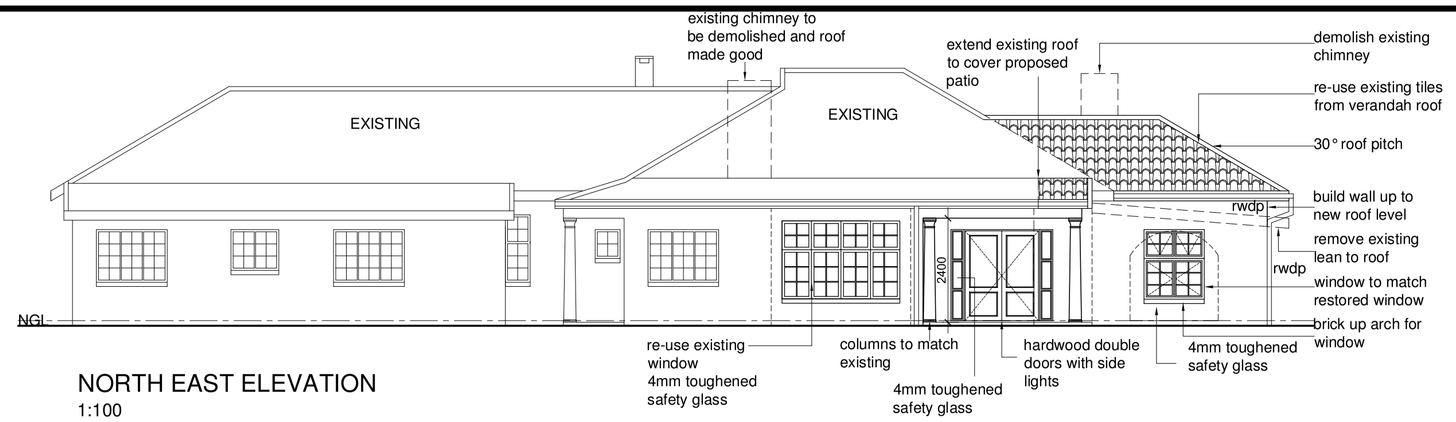
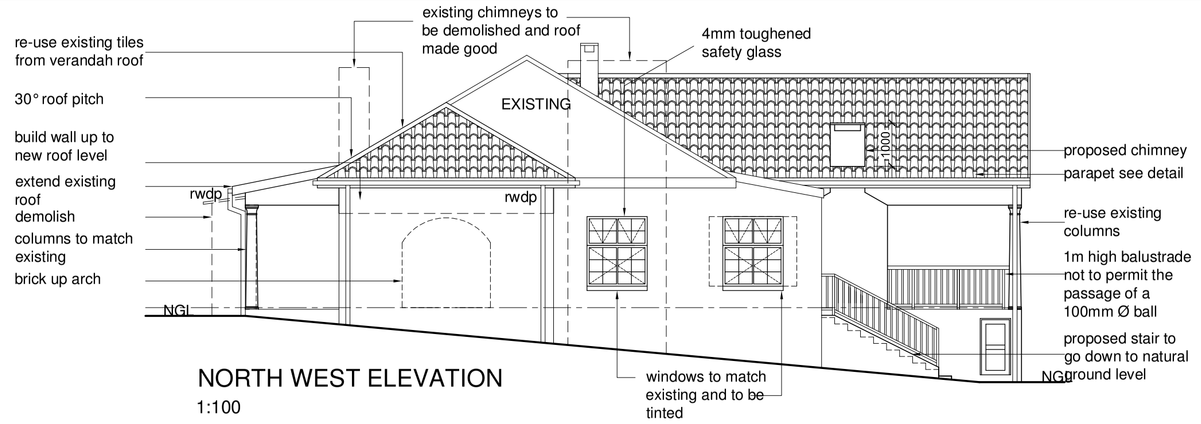
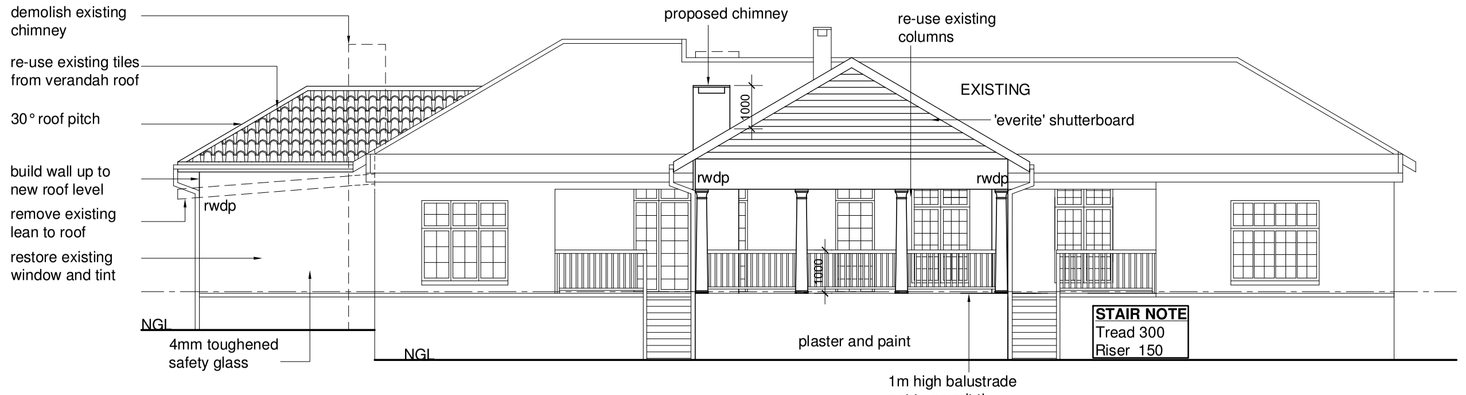


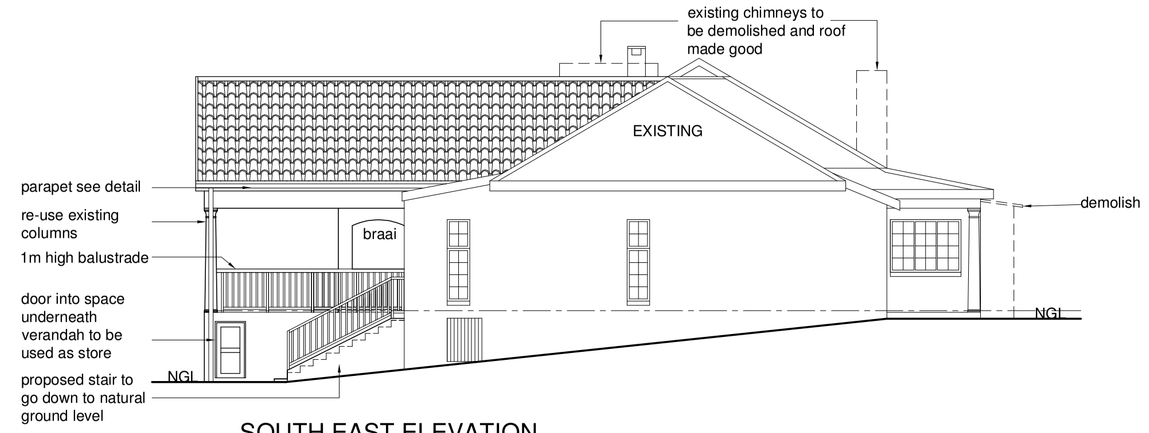
NORTH EAST ELEVATION
1:100



NORTH WEST ELEVATION
1:100



SOUTH WEST ELEVATION
1:100

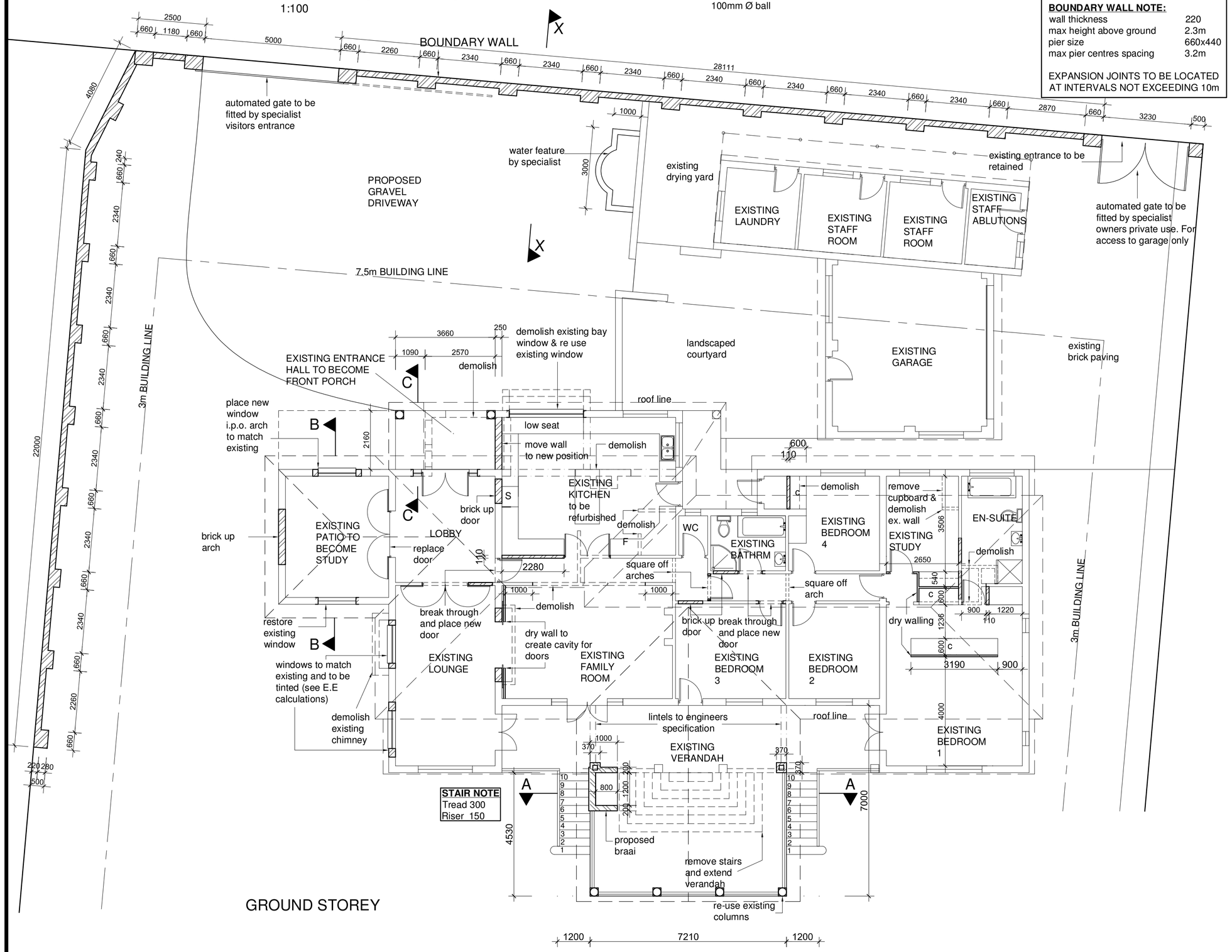


SOUTH EAST ELEVATION
1:100

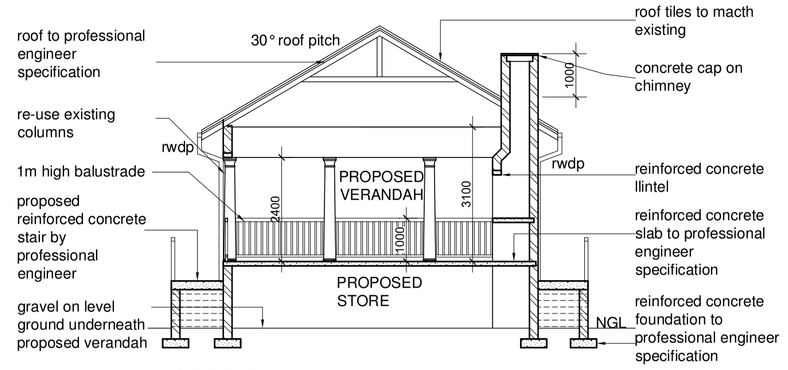
BOUNDARY WALL NOTE:

wall thickness	220
max height above ground	2.3m
pier size	660x440
max pier centres spacing	3.2m

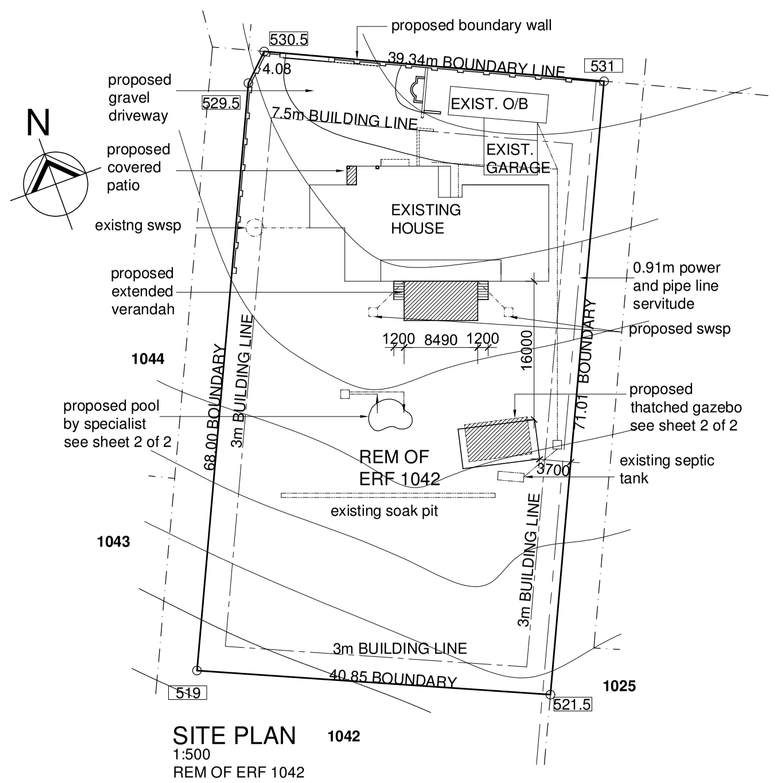
EXPANSION JOINTS TO BE LOCATED AT INTERVALS NOT EXCEEDING 10m



GROUND STOREY



SECTION A-A
1:100



SITE PLAN
1:500
REM OF ERF 1042

SPECIFICATION

ROOF:
ROOF TILES TO MATCH EXISTING ON 38X38 BATTENS ON PVC UNDERLAY ON TRUSSES TO ENGINEERS DETAILS.
CEILINGS:
RHINOBOARD
RWG:
ALUMINIUM TO MATCH EXISTING BY SPECIALIST
WALLS:
PLASTERED AND PAINTED TO MATCH EXISTING
WINDOWS:
TIMBER FRAMES. CUSTOM WHERE NECCESSARY
FLOORS:
100mm REINFORCED CONCRETE SLAB ON BRC MESH ON 250 MICRON PVC UNDERLAY ON POISONED SOIL COMPACTED IN LAYERS NOT EXCEEDING 150mm TO COMPLY WITH PART J OF SANS 10400
BRICKFORCE:
AT CILL AND LINTEL LEVELS
BALUSTRADE
NOT TO PERMIT THE PASSAGE OF A 100mm Ø BALL

FOOT NOTE:
SEE SHEET 2 OF 2 FOR THATCHED GAZEBO, DETAILS.
ALL STRUCTURAL DETAILS TO PROFESSIONAL ENGINEERS SPECIFICATION INCLUDING FILLS, FOUNDATIONS, SLABS, WALLS, LINTOLS AND ROOFS

NOTES

IN ACCORDANCE WITH SANS 10400-PART A, IT IS THE RESPONSIBILITY OF THE OWNER TO NOTIFY THE AUTHOR OF THE PLAN REGARDING COMMENCEMENT DATE OF THE BUILDING.

THE AUTHOR OF THE PLAN IS TO BE NOTIFIED IMMEDIATELY OF ANY INTENTION TO DEVIATE FROM THE FINAL APPROVED PLAN IN ANY WAY AS A DEVIATION PLAN WILL NEED TO BE DRAWN AND SUBMITTED FOR APPROVAL TO ENSURE THAT FINAL BUILDING COMPLIES WITH ALL SANS REGULATIONS.

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND BOUNDARY PEGS TO BE ESTABLISHED PROIR TO COMMENCEMENT OF WORK

ANY DISCREPENCIES OR MISUNDERSTANDING REGARDING THE PLAN IS TO BE REPORTED TO THE AUTHOR OF THE PLAN PRIOR TO COMMENCEMENT OF BUILDING.

WRITTEN DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PERMISSABLE CONDUCTANCE AND SHGC ACHIEVED XA AND SANS 204 COMPLIENCE HAS BEEN ACHIEVED SEE ATTACHED SUPPLEMENTAL GUIDE

OCCUPANCY:	H4
CLIMATIC ZONE:	ZONE 5
NET FLOOR AREA:	66.40m²
TOTAL FLOOR AREA:	66.40m²

HAMILTON ARCHITECTS (PTY)LTD
Tel – 031 7643998 6 ST. MARY'S Rd.
Fax – 031 7642296 Kloof 3610

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PROPOSED POOL, THATCH GAZEBO AND ADDITIONS AND ALTERATIONS ON EXISTING DWELLING

FOR...
A.B. SCHAEFER & J.L. SCHAEFER
ON...
REM OF ERF 1042 KLOOF
AT...
2 EDGECLIFFE DRIVE KLOOF

OWNERS SIGNATURE :

ENGINEERS SIGNATURE :

AREA SCHEDULE

SITE AREA 2914m²

	EXISTING	PROPOSED
HOUSE	271.40m²	
STAFF	37.20m²	
GARAGE	38.92m²	
VERANDAH	34.23m²	32.66m²
PATIO		2.35m²
THATCHED GAZEBO		31.39m²
TOTAL	381.75m²	66.4m²
FAR:	EX.342.83m²	PROP. 409.23m²
COV:	EX.381.75m²	PROP. 448.15m²

DESIGNED BY : R.H.	DRAWN BY : C.M.	SHEET: 1 OF 2
SCALE :1:100/1:500	DATE :26.02.2013	DRW # : A1218