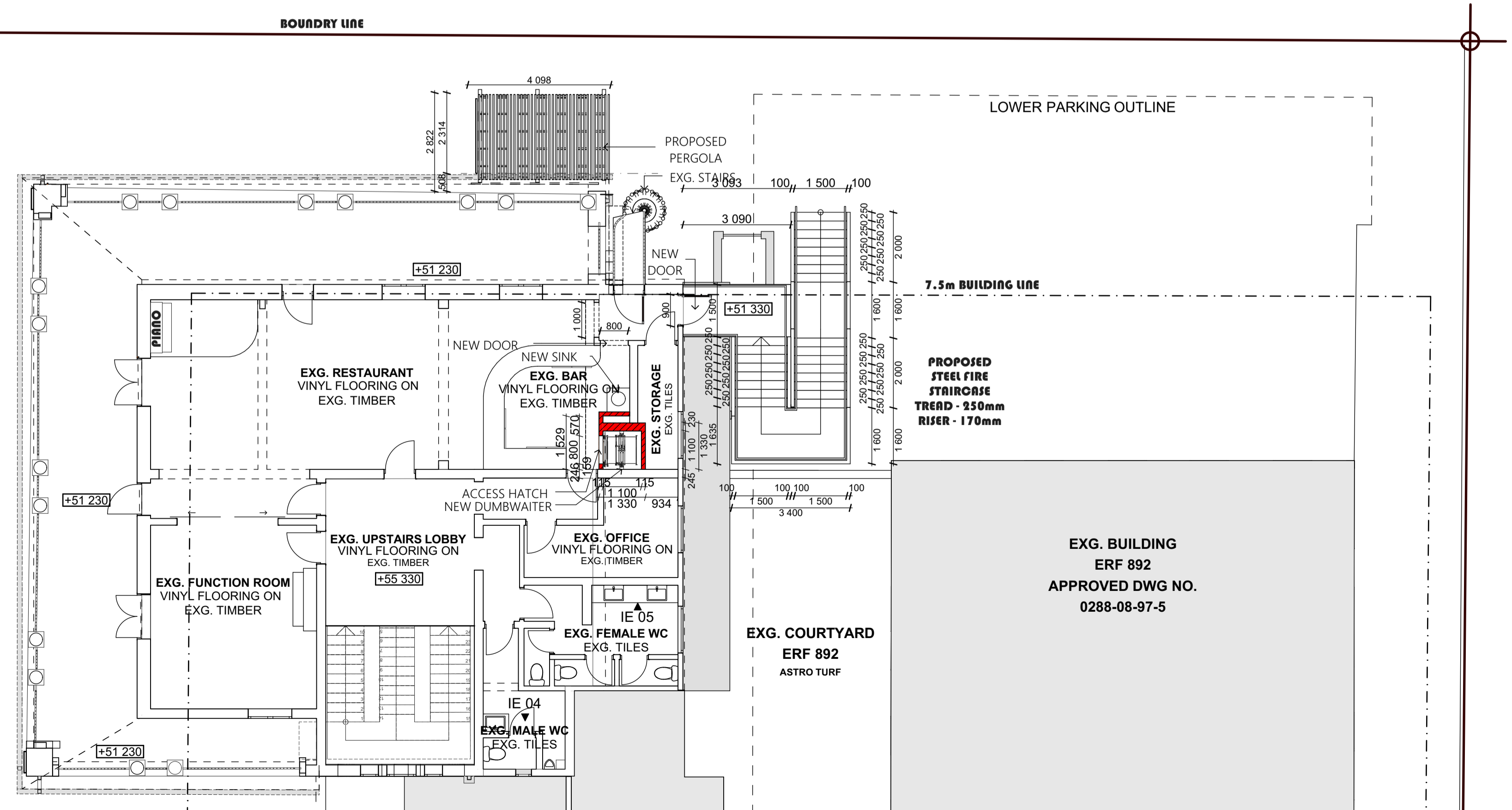


**GROUND STOREY PLAN**  
SCALE 1:100



**FIRST STOREY PLAN**  
SCALE 1:100

**CONSTRUCTION NOTES**

**RAINWATER GOODS**  
All rainwater goods to be replaced with powder coated aluminium profile gutters with square section powder coated down pipes to match exg.

**EXG. WALLS:**  
Where walls are to be removed or remain as per plan all damage is to be made good to match exg. External finish to be smooth plaster and paint or facebrick where indicated. 110mm clay brick common internal walls. Internal finish to be smooth plaster and paint. PC lintols above all openings except where RC beams to eng. detail occurs.

**NEW WALLS:**  
110mm clay brick common internal walls. All walls, including foundation walls to have brickface every 4<sup>th</sup> course.

**DOORS:**  
All glazing to comply with part N of the SANS.

**NEW FLOORS:**  
All walls to have 350mic damp proof course at surface bed level. Surface min 25mm screed. New timber decking to specialists.

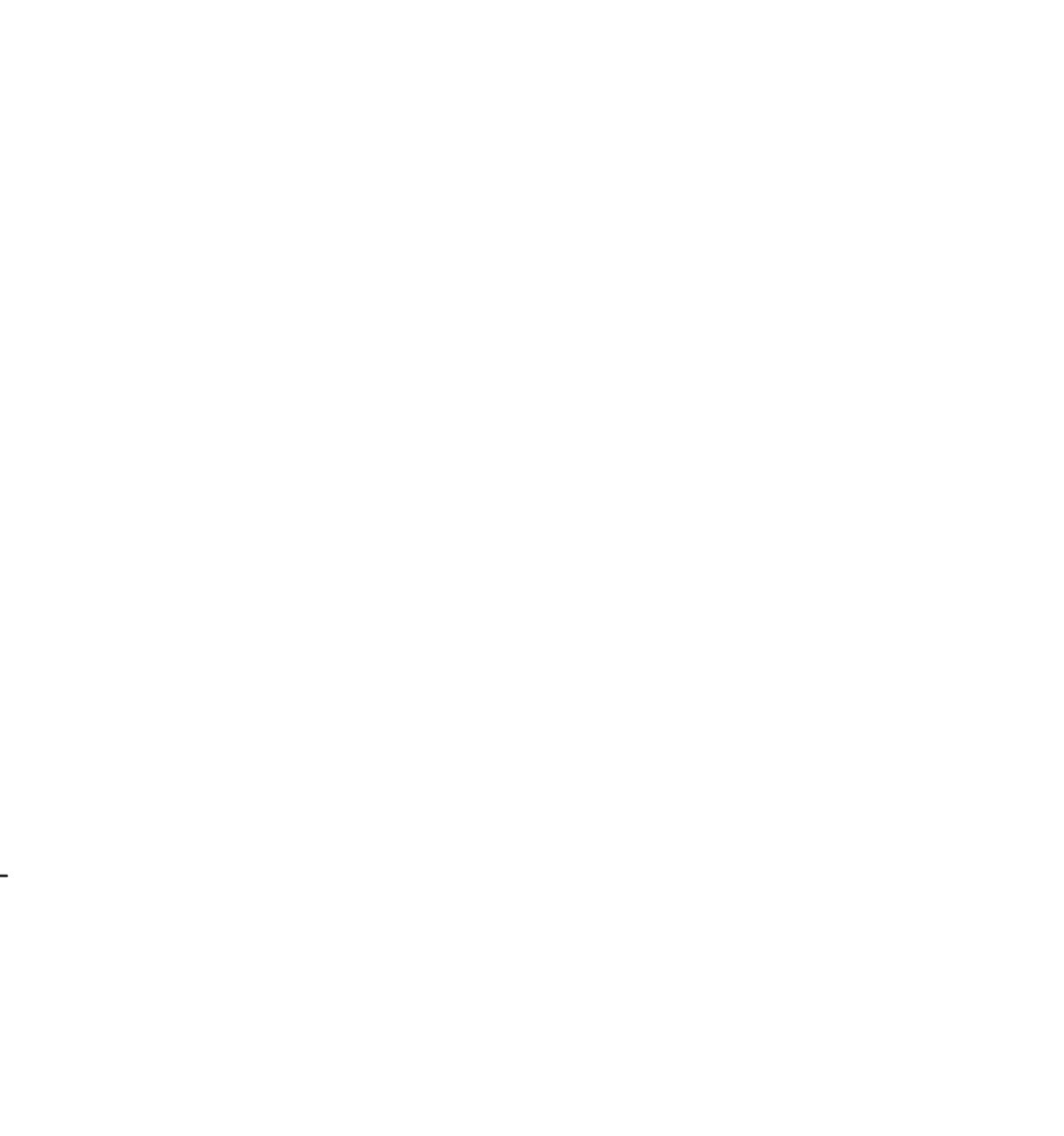
**FOUNDATIONS**  
Min 700mm x 200mm strip conc footings to engineer's details.

**BALUSTRADES AND STAIRS:**  
All stairs to comply with SANS. All balustrades to be 1000mm high and to comply with SANS Part M.

**DRAINAGE AND STORMWATER:**  
All pipes for drainage to comply with SANS Part P and stormwater to comply with SANS Part R.

**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH LOCAL BY-LAWS AND ALL RELEVANT NATIONAL STANDARDS - (N.B.R SABS 0400-1990, SANS).
2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
3. FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALED DIMENSIONS. IF FURTHER DIMENSIONS ARE REQUIRED, THESE ARE TO BE REQUESTED.
4. ANY DISCREPANCIES OR QUERY TO BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF ANY WORK.
5. LARGER SCALE DETAILS SUPERCEDE THOSE OF SMALLER SCALE.
6. ALL WORK OF A STRUCTURAL OR CIVIL NATURE TO BE STRICTLY TO ENGINEER'S DETAIL AND SPECIFICATION.
7. NO PORTION OF PROPOSED WORK TO ENCRANCH ON ADJACENT PROPERTIES.
8. THIS DRAWING IS COPYRIGHT AND REMAINS WITH THE ARCHITECT.



**SEMI BASEMENT STOREY PLAN**  
SCALE 1:100

SIGNED.....(OWNER)

SIGNED.....(ARCHITECT)  
(SACAP 5026)

BATE NO.

76 Station Ridge Road Durban North 4051 Tel/Fax: (031) 564 5474

PROJECT  
ALTERATIONS FOR UNITED AFRICAN INSURANCE BROKERS AT LOTS 891 & 892 DURBAN, 178 FLORIDA ROAD, MORNINGSIDE

DRAWING TITLE  
GROUND FLOOR PLAN

SCALE: DATE: 01 November 2019 DRAWN: M.J.E.R CHECKED: M. G.

DRAWING NO. SD110 REVISION 00