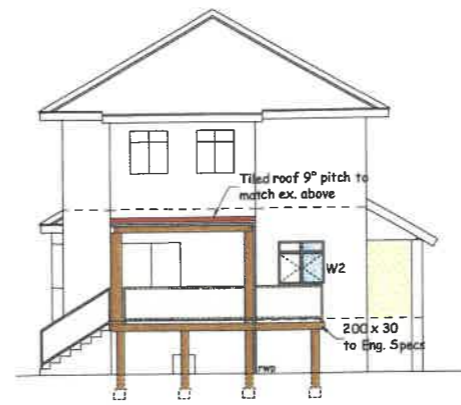


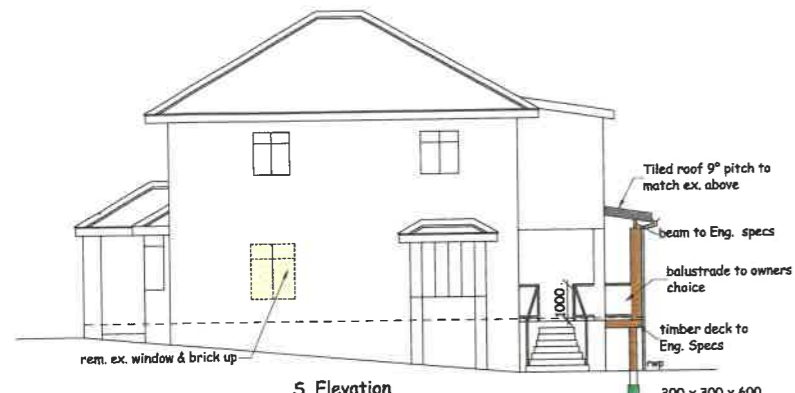
**Section A-A**  
1:100



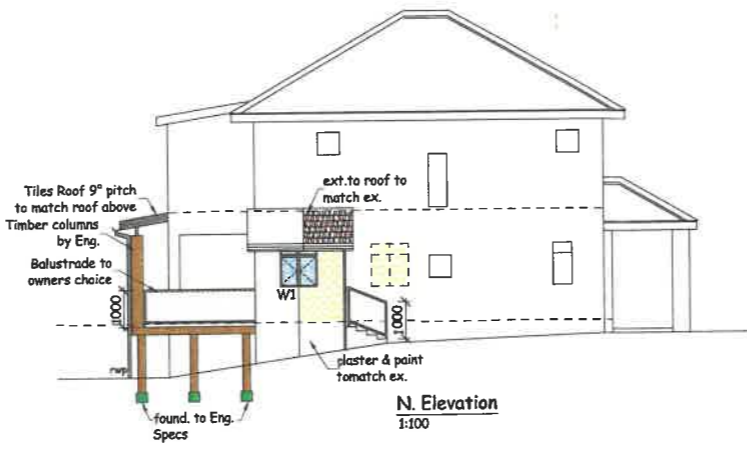
**W. Elevation**  
1:100



**E. Elevation**  
1:100

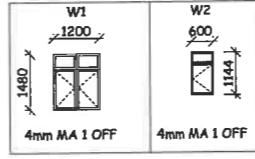


**S. Elevation**  
1:100

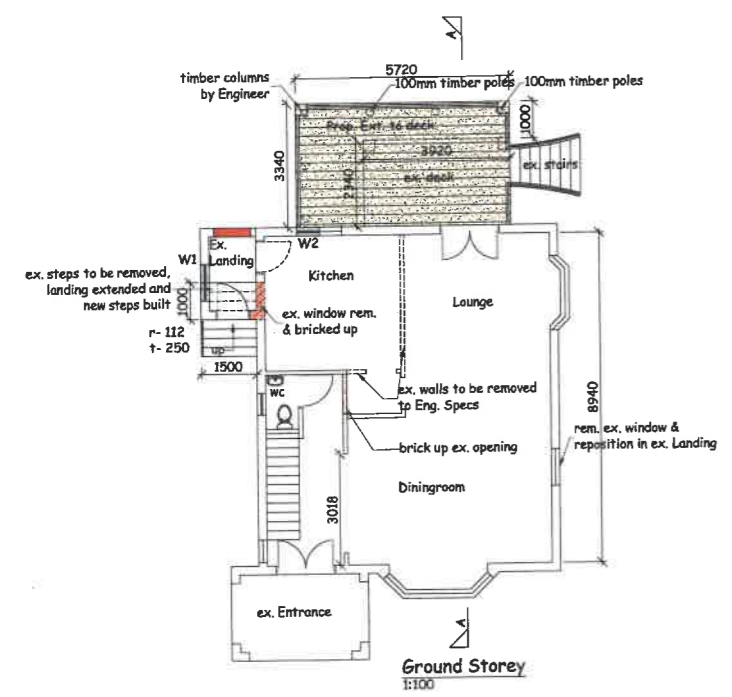


**N. Elevation**  
1:100

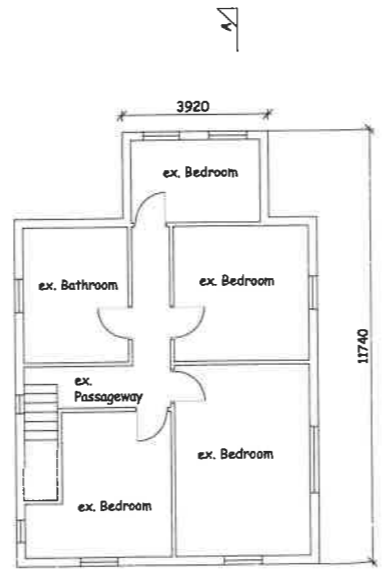
**WINDOW SCHEDULE TO COMPLY WITH PART 'N' OF SANS 10400**



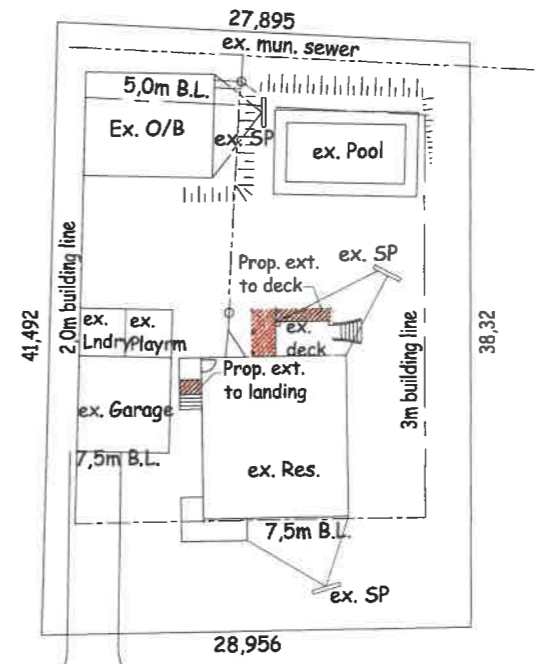
NOTE:  
NETT FLOOR AREA - 68,50m<sup>2</sup>  
20% of NFA is 13,70m<sup>2</sup>  
TOTAL FENESTRATION - 11,17m<sup>2</sup>  
This complies - Therefore a fenestration schedule is not required



**Ground Storey**  
1:100



**First Storey**  
1:100



**CADOGAN PLACE**

**Site Plan**  
1:250

**NOTES :**  
**ROOFING :**  
Tiles on 38 x 38 battens on approved underlay on Trusses set on max 1,2mcts. Rafters to be 38 x 144 S.A.P. and Tie Beams to be 38 x 114 S.A.P. Other members to be 38 x 14 S.A.P. Grade 4 timber to be used. All roofing to be in accordance with N.B.R. empirical rules or Engineered designed by Specialist Roofing Contractor.  
**BRICKWORK :**  
All brickwork to be reinforced with Brickforce with solid joints at window cill and wallplate level. Plaster and paint both sides to match existing.  
**FLOOR SLAB :**  
100mm concrete slab on poisoned hard rammed fill. Mesh ref. 100  
**FOUNDATIONS :**  
3 : 2 : 1 concrete, min 700 x 230 Single 850 x 270 Double Storey  
**WINDOWS :**  
As Specified.  
**D.P.C. :**  
250 micron.  
**RAINWATER and FASCIAS :**  
Pvc or to owners choice.  
**GLAZING :**  
Provide safety glass to doors in accordance with N.B.R.  
**DRAINAGE :**  
Provide ie's to all bends and junctions of all soil and waste pipes. Drains under walls to be bridged. Waste pipes and traps 50Ø pvc. Manholes to be benched and plastered and to be 200 brickwork. Existing drains to be tested. Drainage laid in accordance with N.B.R. Gully surrounds 150mm above F.G.L. Plumber to check all levels and depths of manholes before commencement of work. New drainage to tie into existing sewer via Rising Main to Specialists details.  
**NOTE:**  
Competent person to Inspect & certify all structural aspects. Foundations, Walls, Piers, Roof, Pools etc. including loading onto ex. structures.  
All Fenestration products to be SANS 613.  
**DECK:**  
Timber Deck and Support poles set in foundations to Engineers Specs.

Engineer .....  
Address .....  
Company .....

Location of Boundary Pegs to determine Site Boundary is owners responsibility.

All levels and dimensions to be checked on site prior to commencement of work by builder.

Schedule of Areas	
Site Area : 1133m <sup>2</sup>	Permissible: 453,20m <sup>2</sup>
Exist Area : 207,01m <sup>2</sup>	Cov. F.A.R. 285,01m <sup>2</sup>
Prop. Area : 9,93m <sup>2</sup>	No New FAR 1,5m <sup>2</sup>
Ext. to Deck: 1,5m <sup>2</sup>	286,16m <sup>2</sup>
Ext. to Landing: 218,44m <sup>2</sup>	25,25%
Total Area : 19,28%	

**Prop.Additions & Alterations for**  
**Mr. D.K. & Mrs. S.A. McNeill**  
**16 Cadogan Place**  
**Lot. 2653**  
**Durban North**

Drawn : Gail Gillings . . . . .  
41 Kew Gardens  
13 Kew Avenue. Westville  
Tel: 0836459766  
email: thedrawingbroad@gmail.com  
Date : April 2022

Owner .....  
P.A.T. TO101  
Plan No 2022/02.