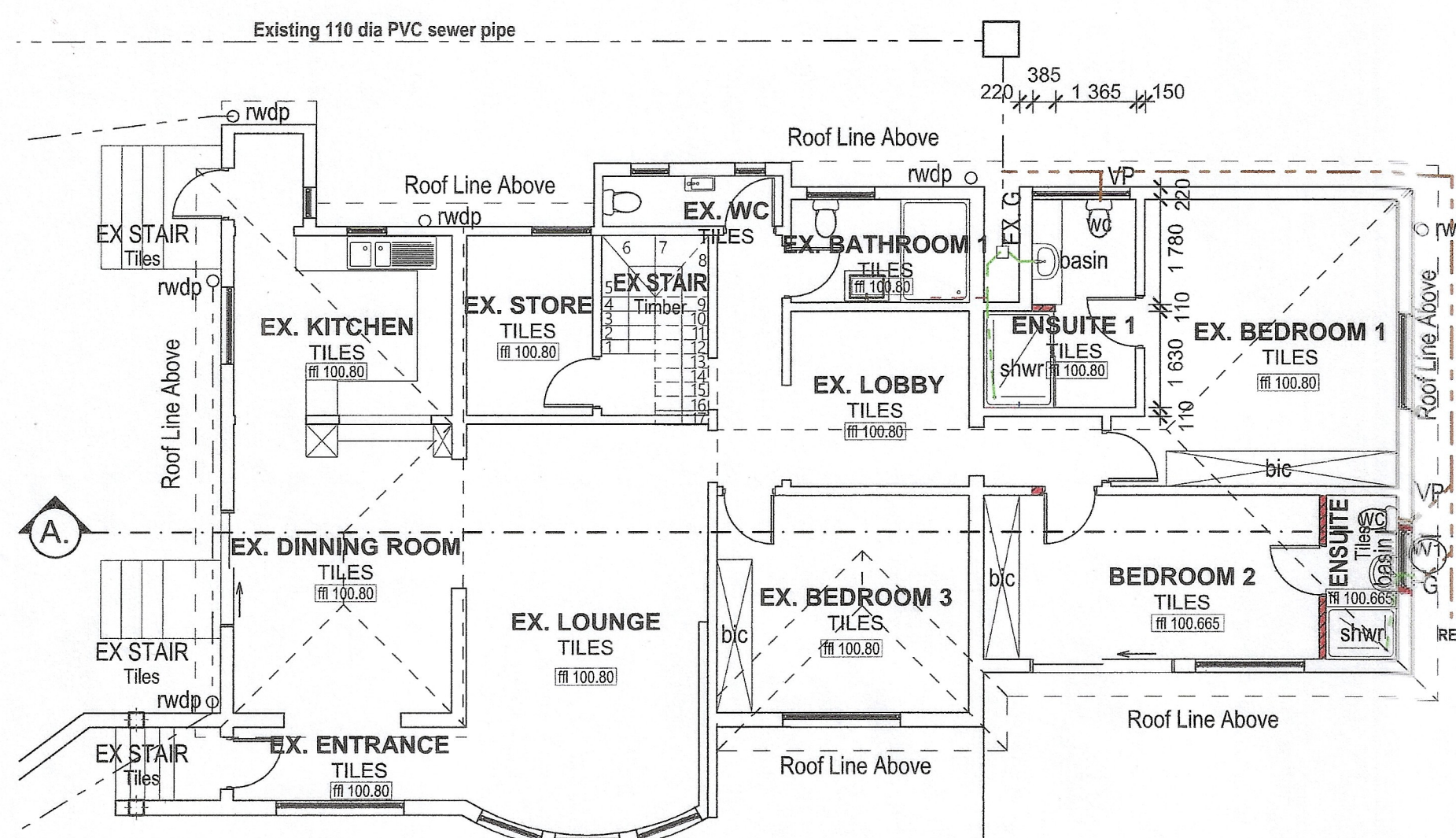


FIRST STOREY PLAN
SCALE 1:100

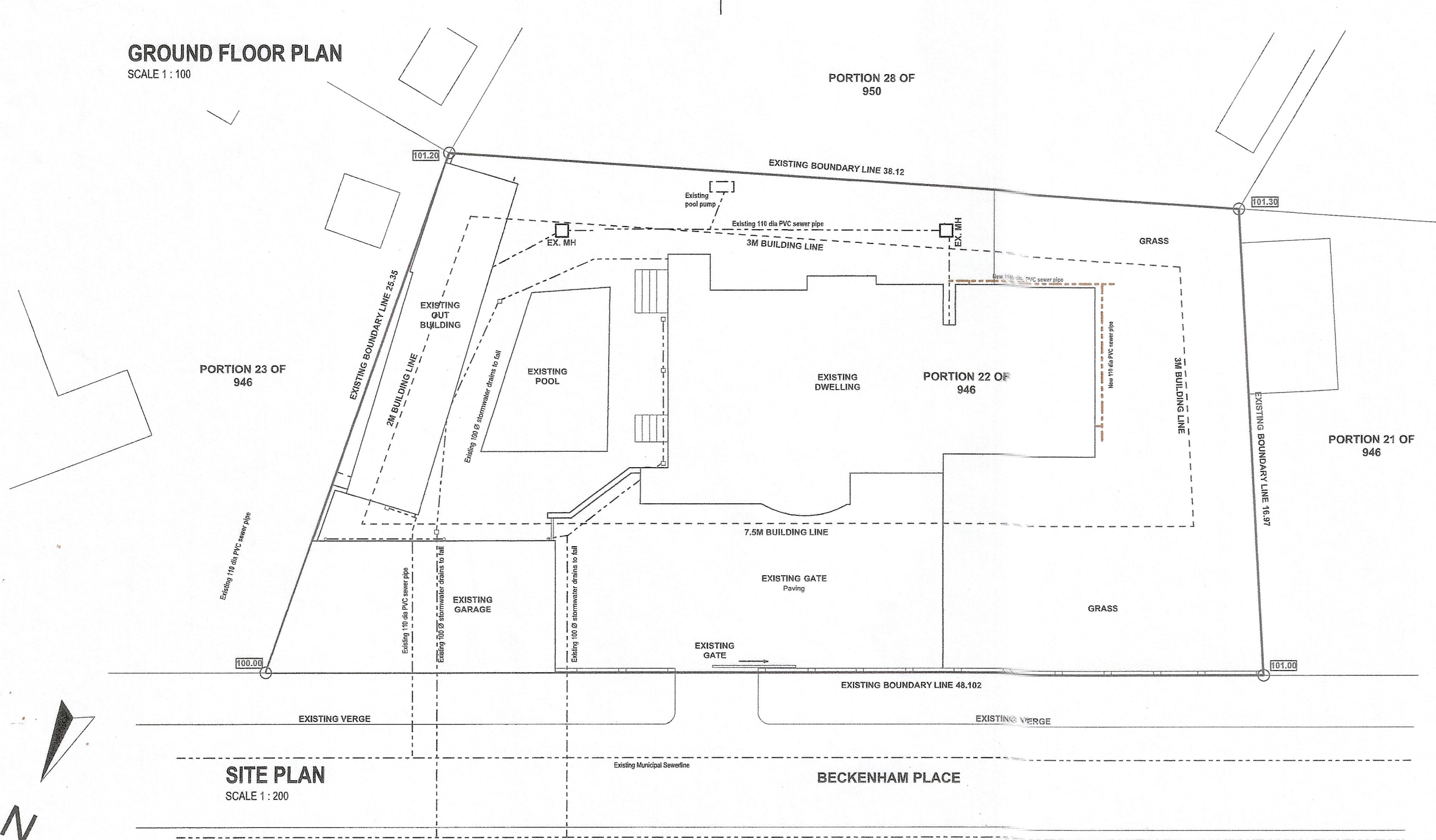


NORTH WEST ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:100



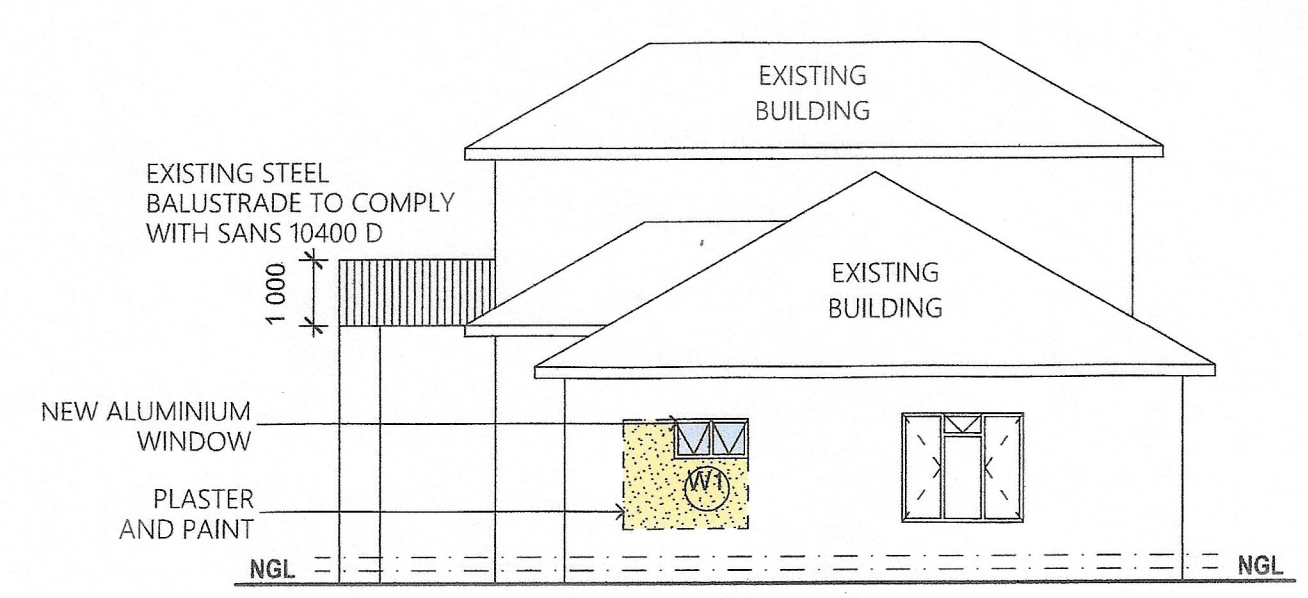
GROUND FLOOR PLAN
SCALE 1:100



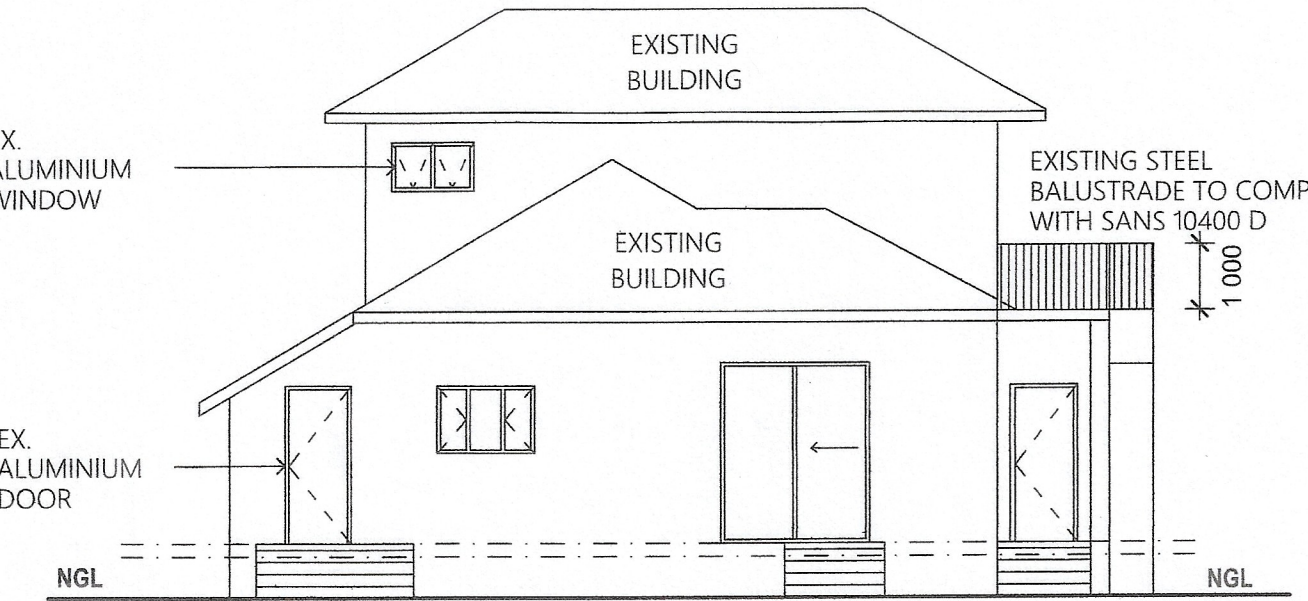
SITE PLAN
SCALE 1:200

SCHEDULE OF AREAS	
Site Area	: 872 m ²
Permitted F.A.R (N/A)	
Permitted Coverage Allowed (40%)	: 348.800m ²
Existing Buildings	
Existing Dwelling (Main Building)	
Ground floor	: 188.000m ²
First floor	: 33.000m ²
Total	: 221.000m²
Existing Outbuilding	
Existing Garage	: 82.000m ²
Total	: 142m²
Total Existing Area of Building (FAR)	: 276.92 m²
Total Existing Area of Coverage	: 330.000m²

- GENERAL NOTES**
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SABS 0400 AND LOCAL AUTHORITY REGULATIONS.
 - ALL CONSTRUCTION PROCEDURES AND METHODOLOGY TO BE CARRIED OUT AND IMPLEMENTED IN STRICT ACCORDANCE WITH THE LATEST OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS - THIS IS THE CONTRACTOR'S RESPONSIBILITY.
 - ALL DIMENSIONS ARE INDICATED IN MILLIMETRES. DO NOT SCALE FROM THE DRAWINGS.
 - CHECK ALL LEVELS AND DIMENSIONS ON SITE WHEN SETTING OUT. CROSS CHECK ALL BUILDING DIMENSIONS DURING THE CONSTRUCTION PROCESS. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CONTINUING WORK.
 - ALL LEVELS AND DIMENSIONS TO BE READ OFF THE ARCHITECT'S DRAWING. THESE TAKE PRECEDENCE OVER THE ENGINEER AND OTHER CONSULTANT DRAWINGS. THESE DRAWINGS NEED TO BE CROSS CHECKED WITH THE ARCHITECT'S DRAWINGS.
 - ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST GAZETTED NBR'S AND ALL MATERIALS AND INSTALLATION MUST CONFORM WITH SABS SPECIFICATIONS AND MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS.
 - ANY DEVIATION FROM THE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO CONSTRUCTION AND INSTALLATION COMMENCING.
 - ENGINEER TO DETAIL AND SUPERVISE ALL STRUCTURAL WORK.
 - ALL OPENINGS TO BE CHECKED PRIOR TO THE CONSTRUCTION OR INSTALLATION OF FITTED ITEMS.
 - THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MIS-INTERPRETATION OF THE DRAWINGS AND SPECIFICATION - IF IN DOUBT, QUERY DETAILS.
 - ALL STRUCTURAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE APPOINTED STRUCTURAL ENGINEER'S DESIGN, DRAWINGS, DETAILS AND SUPERVISION
- DRAINAGE AND PLUMBING:**
- THE DESIGN AND DRAINAGE INSTALLATION IS TO COMPLY WITH PART P OF THE NATIONAL BUILDING REGULATIONS AND ANY REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY, AND IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO ENSURE COMPLIANCE THEREWITH.
 - THE MUNICIPAL SEWER CONNECTION POINT IS TO BE EXPOSED PRIOR TO COMMENCING ANY DRAINAGE INSTALLATION, AND THE LEVEL VERIFIED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING WORK.
 - THE SEWER SECTIONS SHOWN INDICATE THE DESIGN INTENTION ONLY AND ARE TO BE VERIFIED BY THE PLUMBING CONTRACTOR AND ANY DISCREPANCIES OR PROPOSED ALTERATIONS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING WORK.
 - THE STORMWATER DRAINAGE IS TO BE TO THE CIVIL ENGINEER'S DETAIL.
 - SANITARY FIXTURES TO BE PROVIDED IN COMPLIANCE WITH THE MACHINERY AND OCCUPATIONAL SAFETY ACT 6 OF 1983 OR THE LATEST AMENDMENT AND THE NBR.
 - HOT AND COLD RUNNING WATER IS REQUIRED TO ALL WASHING FACILITIES.
 - NEW 200L GEYSER AND COBRA 3KW HEAT PUMP. PIPES TO BE CLAD IN 15MM ISOVER GLASSWOOL SNAPON INSULATION 1M EITHER SIDE OF GEYSER. DENSITY : 88kg/cubicm R-value 0.61
 - SOIL PIPES ARE TO BE MINIMUM 100 DIA PVC.
 - WASTE PIPES ARE TO BE MINIMUM 50 DIA PVC.
 - IE'S ARE REQUIRED TO ALL BENDS AND JUNCTIONS.
 - ALL RE'S ARE TO COMPLY WITH PP21 OF THE NBR.
 - ALL GULLEY SURROUNDS TO BE 75mm ABOVE FINISHED GROUND LEVEL.
 - THE WATER SUPPLY IS TO COMPLY WITH PART W OF THE NBR.
 - WASTE WATER BRANCH DRAINS OVER 6m LONG TO COMPLY WITH PP18.4 SECTION C.



SOUTH WEST ELEVATION
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100

- CONSTRUCTION NOTES**
- CEILING**
- INTERNAL CEILINGS PLASTERED CONCRETE, RAKING T-G ISOBORD, FLAT SMOOTH SKIMMED PLASTERBOARD, PRIMED AND COATED WITH PVA IN ALL ROOMS WITH THE EXCEPTION OF BATHROOMS WHERE CEILINGS TO BE FINISHED WITH PLASCON BATHROOM PAINT. RAKING CEILING FITTED UNDER PURLINS, WITH JOINTS OVER THE RAFTERS.
 - COVERED CORNICE FIXED TO MANUFACTURER'S DETAIL.
- WALLS**
- 220mm EXTERNAL WALL, BRICK COURSE AS INDICATED WITH OUTER FACE OF INNER SKIN TO BE BLOCK BRUSH & SLURRY BAGGED AND FULLY SEALED WITH BRIXEAL. EVERY 4TH PERP END RAKED CLEAR ABOVE DPC ON ALL EXTERNAL WALLS WHEN USED AS EXPOSED FACINGS. BUILDING-IN TIES, GALV BRICK FORCE IN FOUNDATIONS, ABOVE AND BELOW WINDOW AND DOOR OPENINGS TO ENG DETAIL. EXCEPT WHERE OTHERWISE INDICATED, BRICK COURSE 85mm.
 - PRECAST CONCRETE LINTOLS OVER OPENINGS AS REQUIRED BY ENGINEER WHEN THERE IS A PLASTER FINISH.
 - 12mm EXTERNAL WOOD FLOAT PLASTER, PRIMED AND FINISHED WITH TWO COATS PLASCON WALL & ALL OR EQUIVALENT.

GENERAL NOTES

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

SIGNED: *Bhikraj J. Bhikraj* (OWNER)
SIGNED: *[Signature]* (ARCHITECT)
(SACAP 5026)

RATE NO.

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

PROJECT
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING AT 2 BECKENHAM PLACE, DURBAN NORTH 4051 ON PORTION 22 OF 946 FOR MR A AND MRS J BHIKRAJ

DRAWING TITLE
GROUND FLOOR PLAN

SCALE: 1:100 / 1:200	DRAWN: M. S
DATE: Friday, 30 October 2020	CHECKED: M. G.

DRAWING NO.	REVISION
GA 100	00