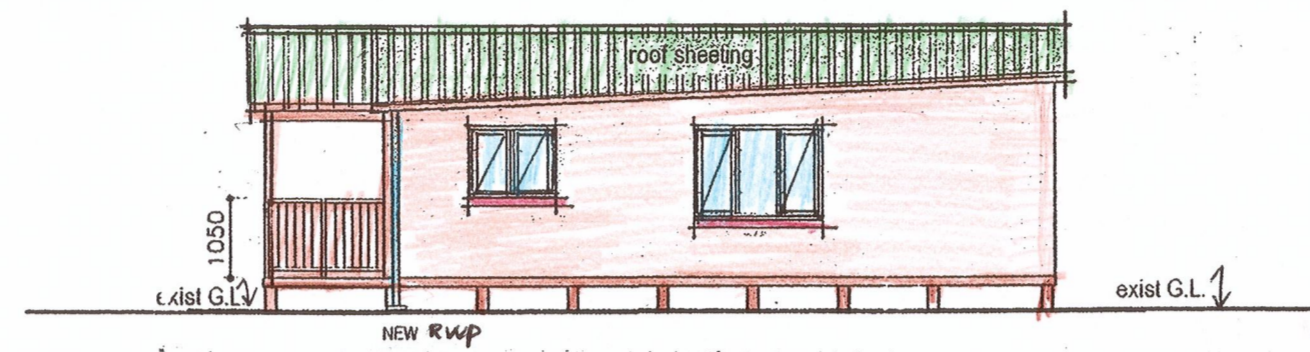
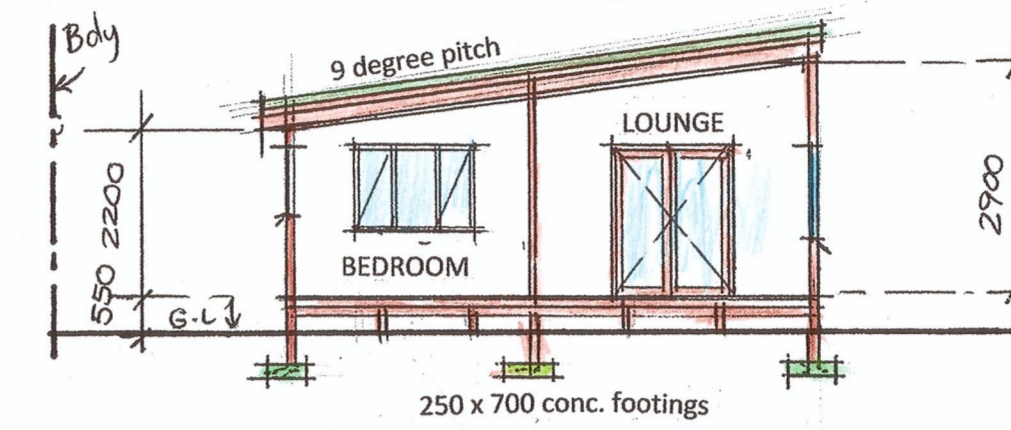


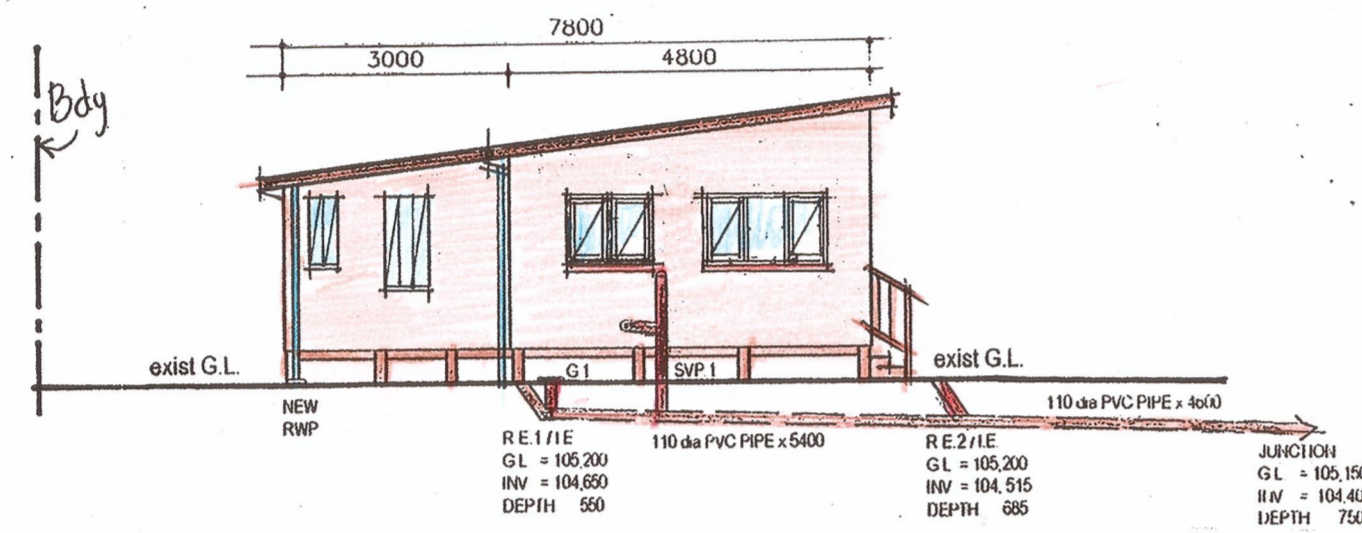
WEST ELEVATION



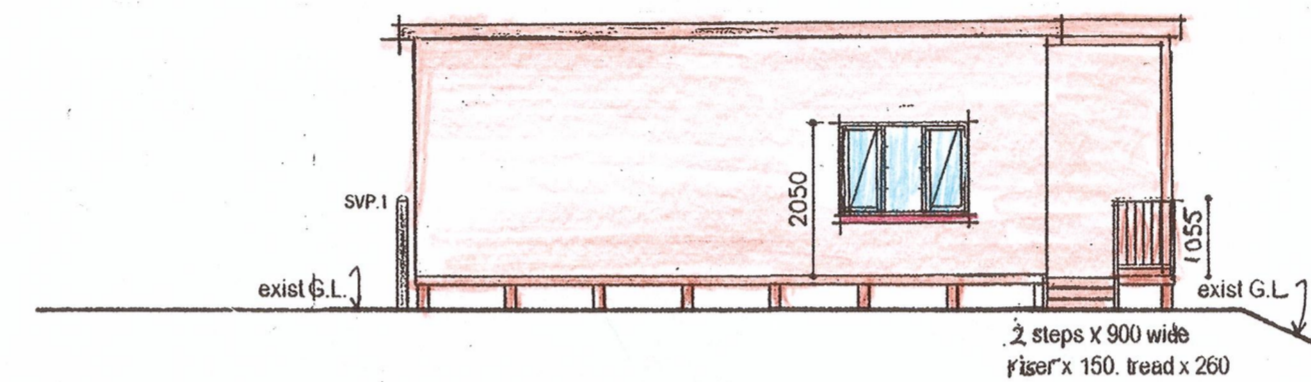
SOUTH ELEVATION



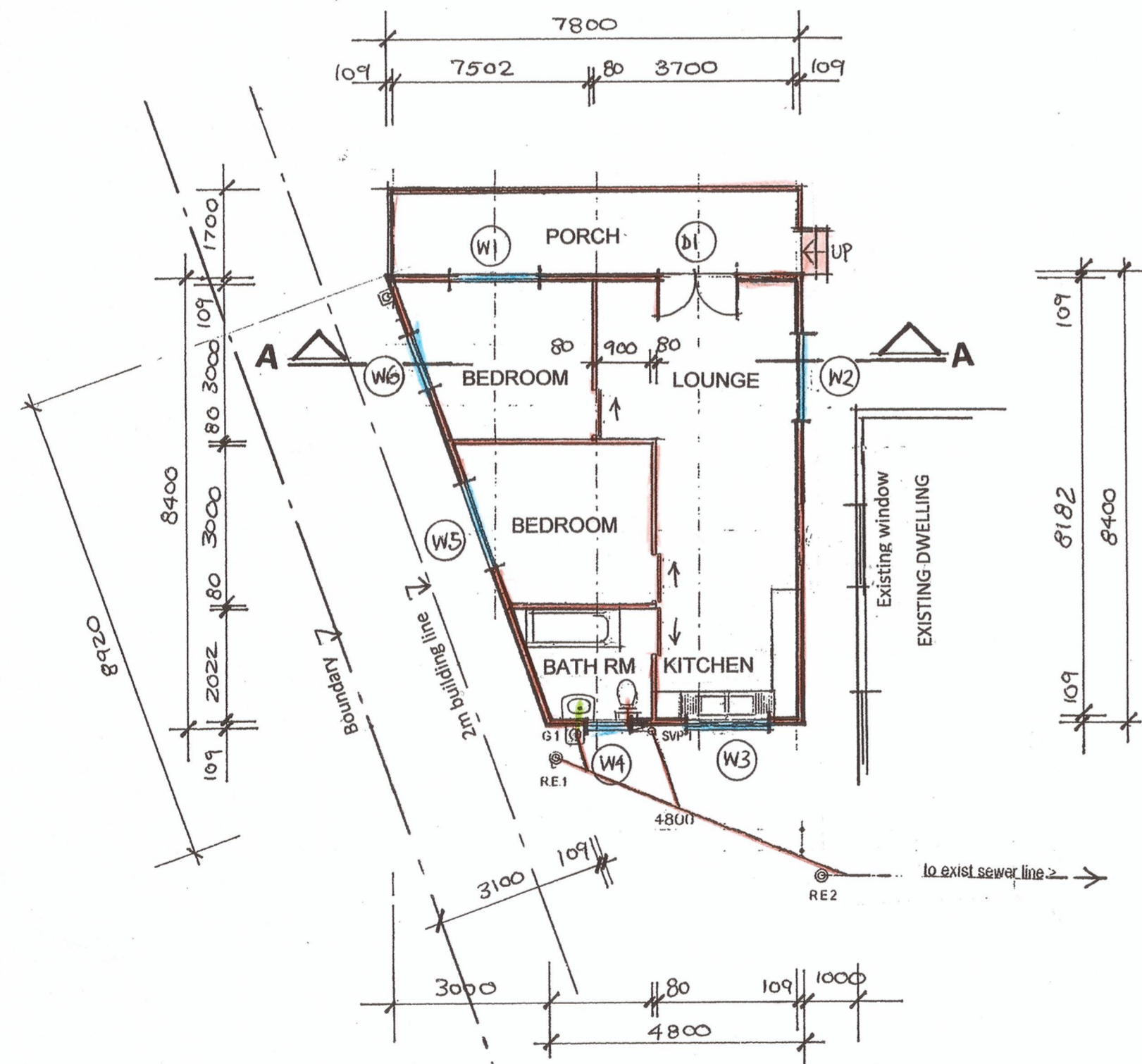
SECTION A-A



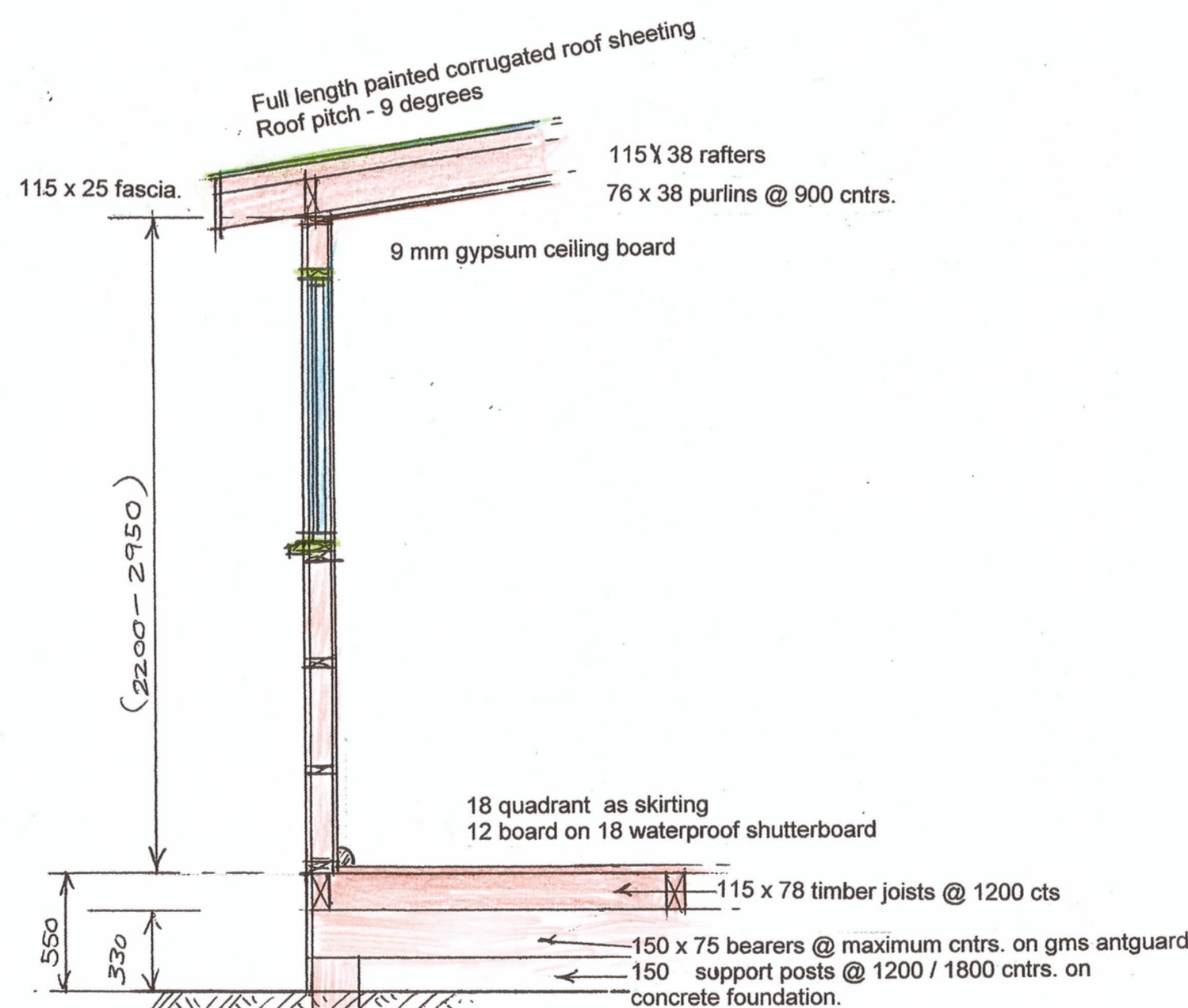
EAST ELEVATION



NORTH ELEVATION

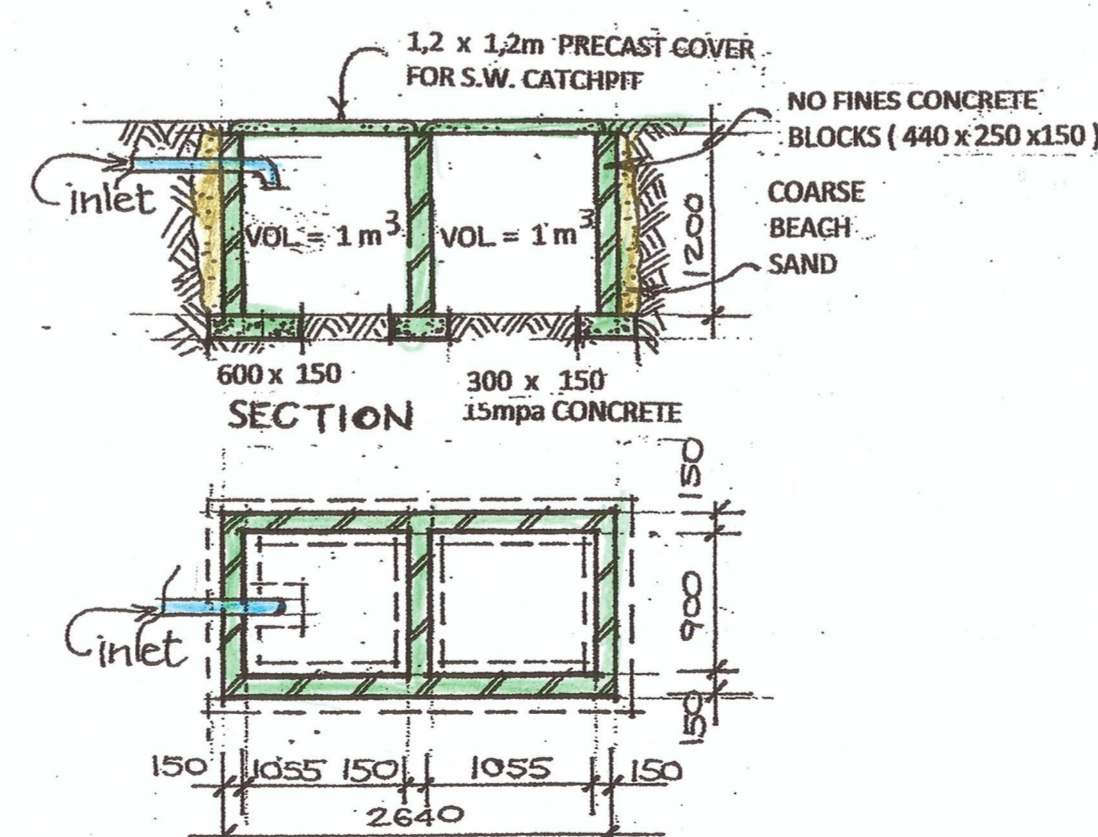


PLAN 1: 100

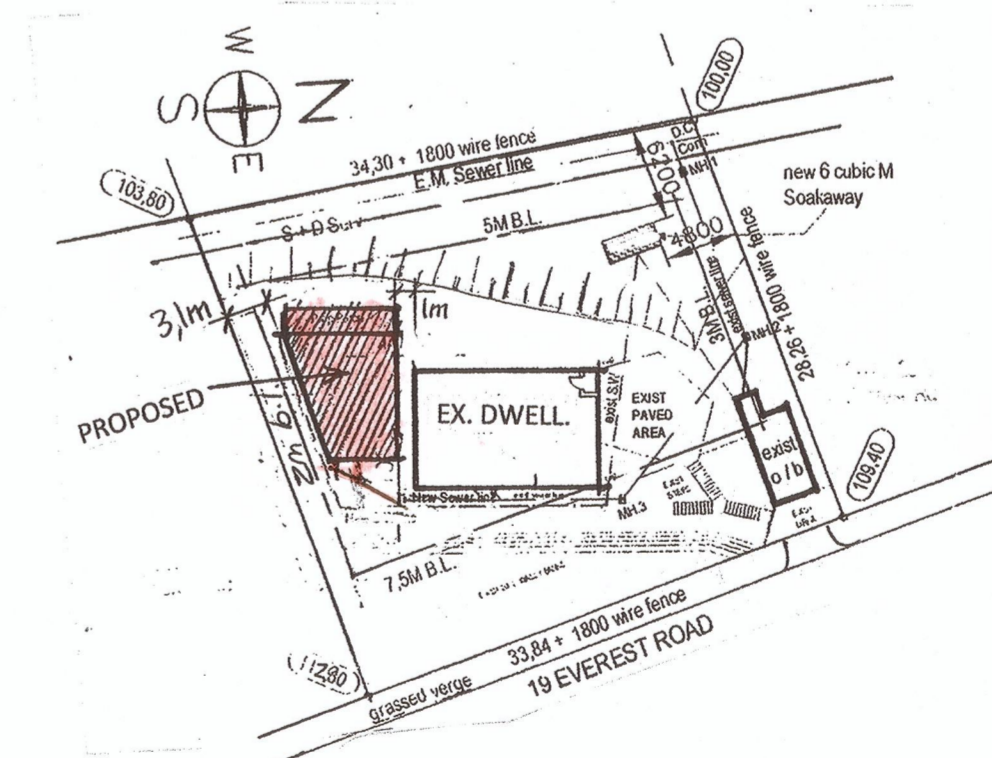


TYPICAL DETAIL SECTION
1: 20

DETAILS OF 2m² SOAKAWAY
FOR ROOF WATER DISPOSAL



SECTION



SITE PLAN 1: 500

NOTES

ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE COMMENCING WORK.

ALL GLAZING TO COMPLY WITH PART N OF SANS 10400 -2012.

ALL NEW WATER PIPES TO BE 15/ 25MM COPPER PIPING.

ALL PLUMBING TO COMPLY WITH PART P OF SANS 10400-2011.

DRAINAGE NOTES

ALL GULLY SURROUNDS AND MANHOLE COVERS TO BE 75mm ABOVE GROUND LEVEL.

SEWER CONNECTION TO BE EXPOSED BEFORE COMMENCING WORK.

IE'S TO ALL BENDS AND JUNCTIONS.

SOIL PIPES TO BE 100# PVC.

WASTE PIPES TO BE 50# PVC.

SEWER UNDER BUILDING TO BE 100#UPVC RIBBED PIPE.

NB : ALL WALLS, ROOF AND FLOORS TO ENGINEER'S DETAIL.

ALL TIMBER TO BE CCA PRESSURE TREATED.

NEW BUILDING TO COMPLY WITH SANS 10400 - XA (Energy usage in buildings) AND SANS 204 (Energy efficiency in buildings).

SCHEDULE OF AREAS: m²

Site area	= 1054 m ²
Ex. F.A.R	= 121,00
Proposed F.A.R.	= 58,00
Total F.A.R.	= 187,30
Ex. coverage	= 121,00
Proposed coverage	= 66,3
Total coverage	= 187,30

**PROPOSED ANCILLARY UNIT
(TIMBER CABIN)
FOR MR R. G. & MRS V. LUYT
19 Everest Road
Erf 110 Rosehill
Phone. 031 5649015
Rate no. 8381 3052**

DRAWN BY: M. VAN BREEMEN
SCALES: 1: 100, 1: 500
DATE: JANUARY 2014
OWNERS SIGNATURE: *Luigt Luyt*

ARCHITECTURAL PLANS

15 ELDERBERRY DRIVE
GLEN HILLS
DURBAN 4051
PHONE. 031 5642632
REG. NO. ST.1451