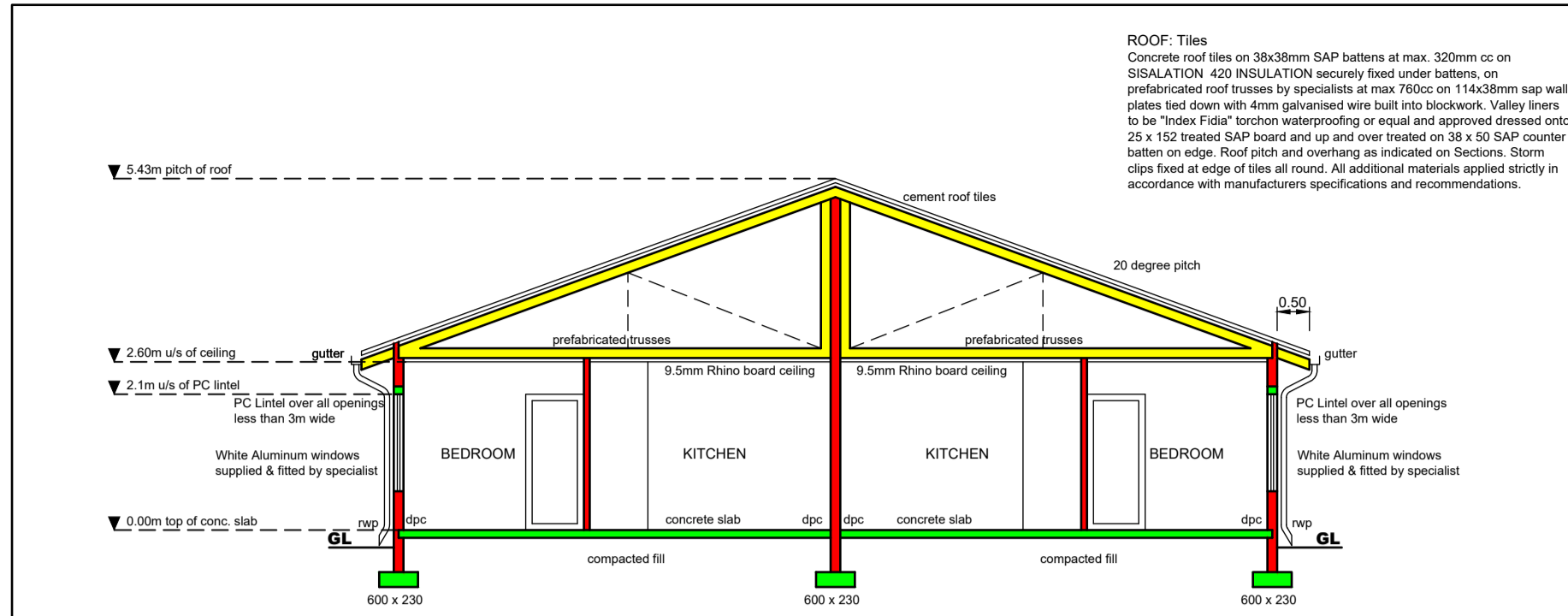


**MUNICIPAL INFORMATION**

AREA OF SITE	
Site Area	648m <sup>2</sup>
AREA OF BUILDING	
Proposed Dwelling	116.5m <sup>2</sup>
Proposed Second Dwelling	116.5m <sup>2</sup>
<b>TOTAL</b>	<b>233m<sup>2</sup></b>
COVERAGE	
Permissible Coverage	50% (324m <sup>2</sup> )
Actual Coverage	36% (233m <sup>2</sup> )



**PAINTING:**  
 Paint to be specified or to be equal and approved by Client. All walls to be moisture tested before any painting commences. One full wall to be fully primed and painted as a sample for approval internally and externally before remainder of painting commences.

**PAINT AND TILING FINISHES:**  
 All surfaces to be clean and dry. Free of flaking or oily deposits prior to painting commencing as per manufacturers recommendations. All plastered walls internally and externally to be filled and sanded after undercut where plaster deficiencies occur.

**INTERNAL WALLS:** General Placoon Double Valvet undercoat or equally approved and wall preparation as per manufacturer's specifications.

**BATHROOM WALLS:** Ceramic wall tiles from floor level to 1350mm generally up to 210mm in shower. Undercoat and wall preparation as per manufacturer's specifications. Placoon Double Valvet to be used. All to Owners approval.

**CEILING & CORNICES:** Undercoat and preparation to manufacturers specifications and recommendations. Theatrical 2x coats Placoon Polym Acrylic PVA or equally approved.

**SILLS:** Pressed fibre cement window external sloping sills and internal sills, size 150mm x 15mm thick, installed below window with all lugs screwed to underside of sills and bedded in mortar with plastic slip joints at end of sills, at plaster reveals and projecting from finish face of wall, all in accordance with the manufacturer's recommendation. 32mm min. dpc under all sills.

**FOUNDATION:** Indicated dimensions are for standard soil conditions only. If soil conditions are substandard, specifications are to be determined by Engineer. All existing foundations are to be checked by ENGINEER for structural integrity and to be certified as acceptable for any necessary additions before any new construction occurs.

**SLABS - BEAMS & COLUMNS:** All concrete slabs, beams and columns are to be to engineers details.

**ALUMINIUM WINDOWS:** Powder coated aluminium WINDOW frames, colour to match existing, installed by specialist to manufacturers specifications and silicone sealant all round. All openings to be measured on site prior to manufacture and installation. Specialist manufacturer to advise on type of frame section to be used. Window supplied with protective plastic covering only to be removed once all painting and plastering is complete. Silicone bead applied after plastic protective coating has been removed. Supplied glazed to NBR and complying with SANS 10400 Part 4 effective 1 March 2008. Manufacturer of aluminium work to be as per AAMSA specifications. Manufacturer to be a member of AAMSA. All glazing to be equal or have better performing values as specified on drawings.

**DOORS: INTERNAL DOORS:** Painted 44 x 213 x 2023mm 'Nobury' Series - Solid pressed melamine veneered doors or equal and approved hardwood species in 22mm thick melamine doors liners with skirting architrave surround. Prior to the doors being hung, apply 1 x coat of primer and 1 x coat of Dulux Pearigo Matt Enamel to all surfaces, edges and ends. Apply second coat Dulux Pearigo Matt Enamel once doors are hung. Remove all ironmongery during painting. Union 2 Level solid brass lockset. Handles to owners choice.

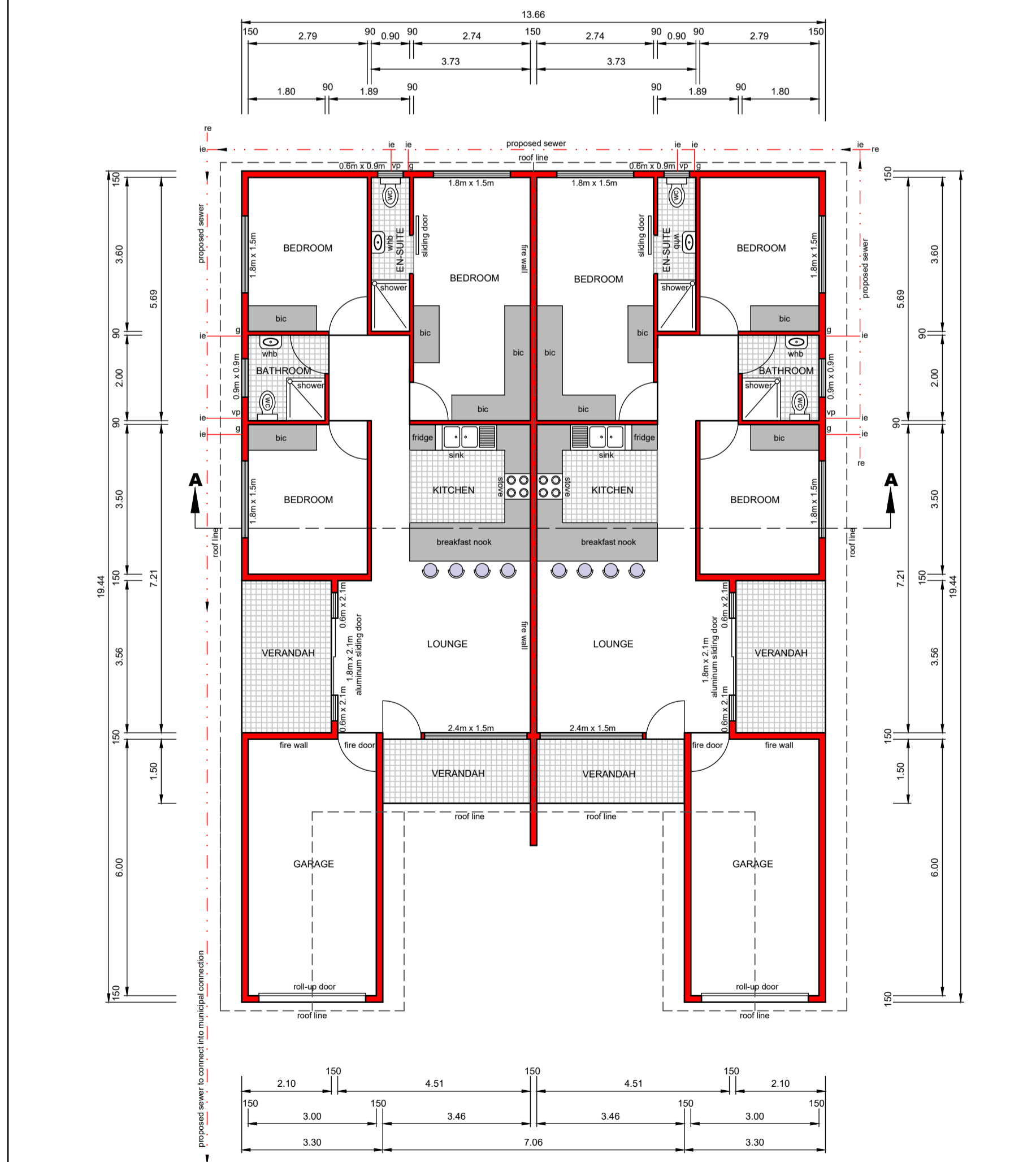
**FASCIA:** 25mm wide pvc fascia fixed with solid brass screws to rafter ends with painted 4mm clad horizontal eaves closed on timber frame with drilled vent holes and half round cover strips over all joints and hardwood quadrant surround all to manufacturers specifications.

**FLOORS: CONCRETE SLABS:** Floor finish on min. 30mm thick sand / cement screed on 100mm thick, 20mpa concrete floor slab on 200 micron USB green dpn on 50mm sand bed on well compacted fill in 150mm layers from natural ground up. Compaction in accordance with SABS 1200. Sub floor art posts in accordance with SABS 0124.

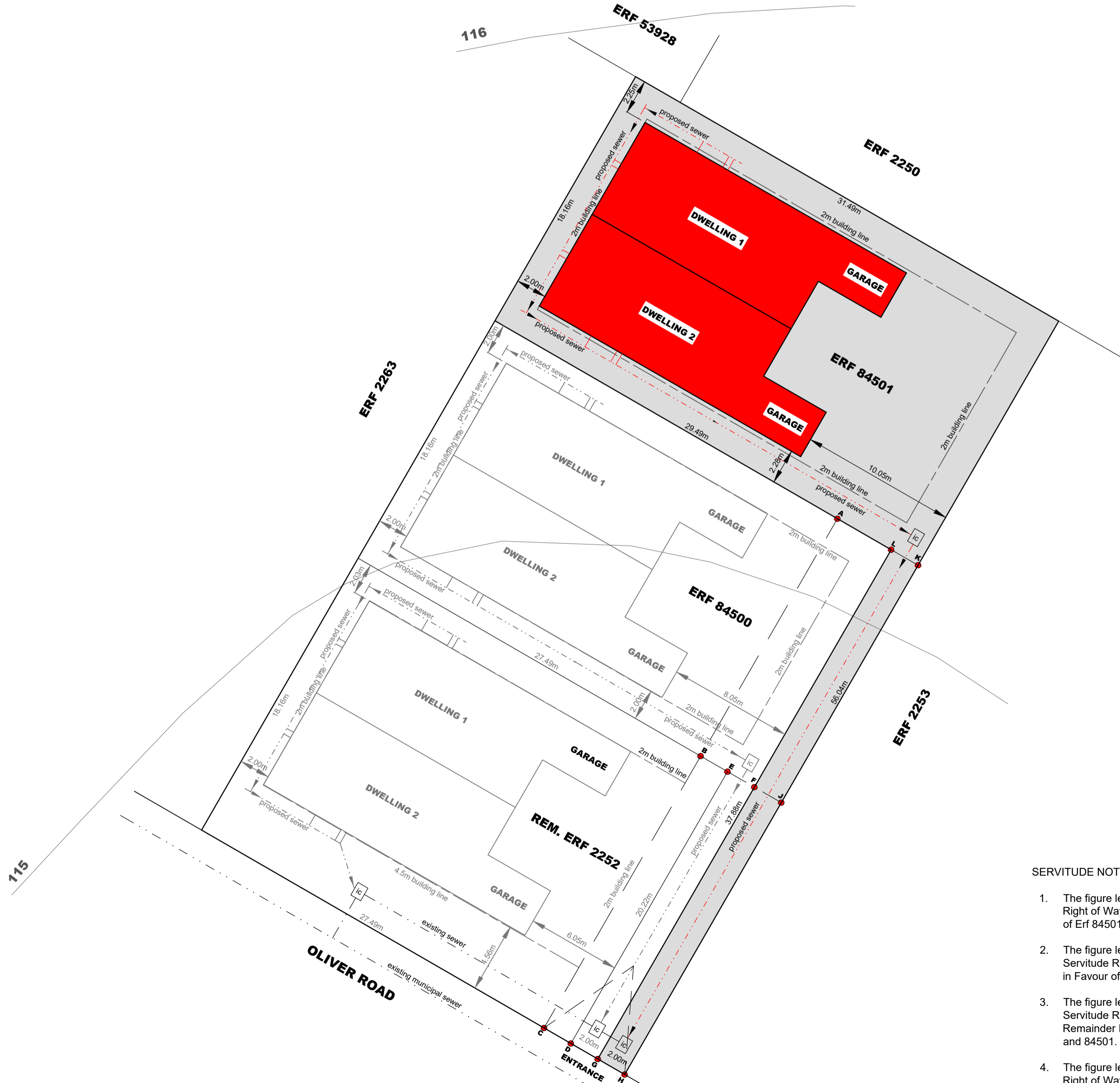
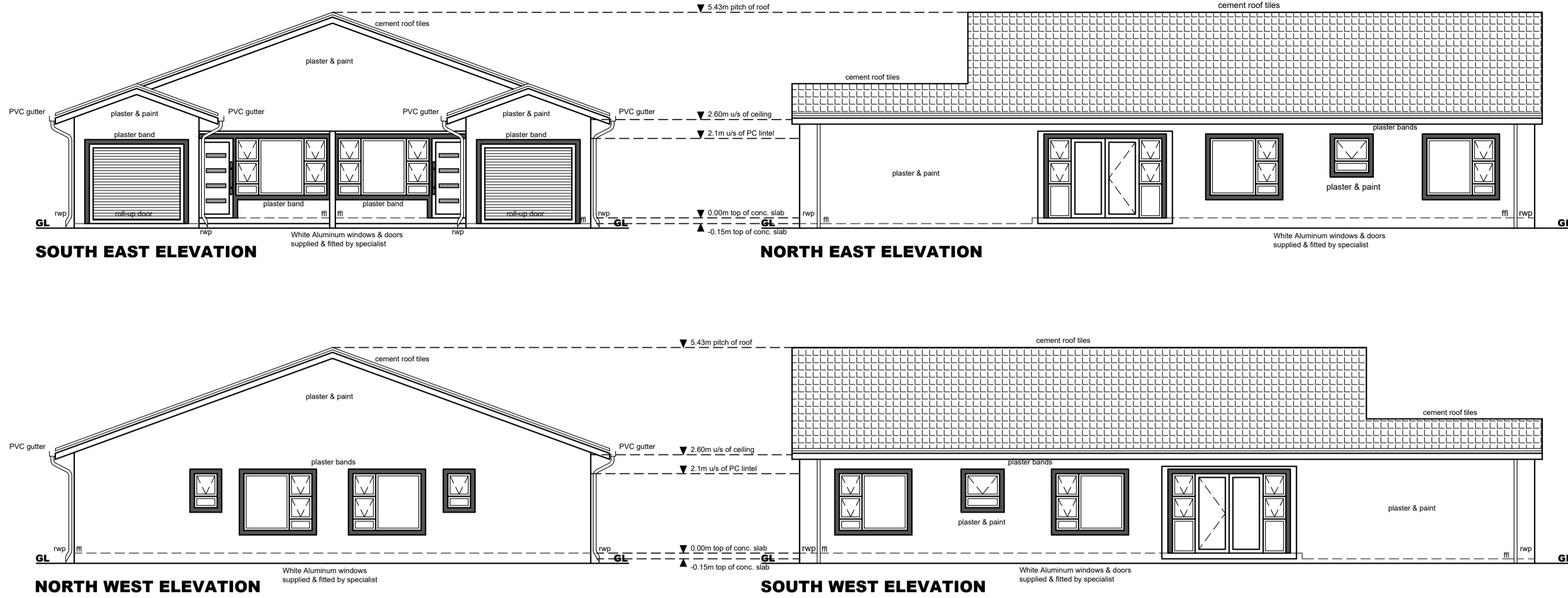
**CEILING: SKIMMED SAP SUSPENSION:** 9.5mm miniboard with tapered joints on 38x38mm SAP bracing laid one way at 400mm or fixed to underside or on droppers to underside of rafters as required. 'TROTHERM' 100 insulation to be laid between bracing. Ceiling to have taped and threaded skinned joints and to be seamless throughout. 'SHROU'F Door Polyethylene knockdowns conform to owners approval. Ceiling level as indicated on SECTIONS. All by specialist in accordance with manufacturer's recommendations and specifications.

**WALLS:** Skimmed SAP per floor plans with 15mm smooth plaster and paint internally and externally as indicated to match existing. ALL PLUMBING AND ELECTRICAL CHASING TO BE COMPLETED BEFORE AND PLASTER WORK IS COMMENCED. Brick grip strip dpc laid over all surfaces, with back-force every fourth course. 500 micron hyper elastic orange vertical dpc where ground level is higher than floor level. Plaster to be filled and prepared for painting. All by specialist strictly in accordance with manufacturer's recommendations and specifications.

**RAINWATER GOODS: OEGE ALUMINIUM:** 125mm 'Waterite' ogee profile seamless white epoxy powder coated aluminium gutters with standard aluminium rainwater downpipes to suite gutter. Colour to owner approval. Rainwater goods supplied with all accessories and installed and approved specialist to manufacturers specifications. White epoxy powder coated aluminium rainwater heads with overflow exit and downpipes by specialist by all concrete roofs with parapet walls. 160mm vertical down fall - flow outlet installed to manufacturers specifications and recommendations to first floor patios.



**GROUND FLOOR PLAN 1 - 100**  
 Total Area = 233sqm



**SITE PLAN 1 - 200**

- SERVITUDE NOTES**
- The figure lettered ALFB represents a Servitude Right of Way 4m wide over Erf 84500 in Favour of Erf 84501.
  - The figure lettered EFGD represents a Servitude Right of Way 2m wide over Erf 84500 in Favour of Erf 84501 and Remainder Erf 2252.
  - The figure lettered BEDC represents a Servitude Right of Way 2m wide over Remainder Erf 2252 in Favour of Erven 84500 and 84501.
  - The figure lettered LKJF represents a Servitude Right of Way 2m wide over Erf 84501 in Favour of Erf 84500.
  - The figure lettered FJHG represents a Servitude Right of Way 2m wide over Erf 84501 in Favour of Erf 84500 and Remainder Erf 2252.

PROJECT  
**PROPOSED DWELLING & SECOND DWELLING**

ADDRESS  
**7B OLIVER STREET - AMALINDA**

ERF No  
**ERF 84501 - EAST LONDON**

OWNER  
**ALLANSTON TRADING CC**

DRAWING  
**FLOOR - SECTION - ELEVATIONS - SITE PLAN**

SCALE <b>1 in 100 &amp; 200</b>	DATE <b>MAY 2023</b>	DRAWING No. <b>MN 376</b>
DRAWN BY <b>MYINDRAN NAIDU</b>	SIGNATURE	SHEET No. <b>1</b>

**NOTES**

ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.  
 DRAWING NOT TO BE SCALED.  
 REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE AUTHOR OF THE DRAWING.