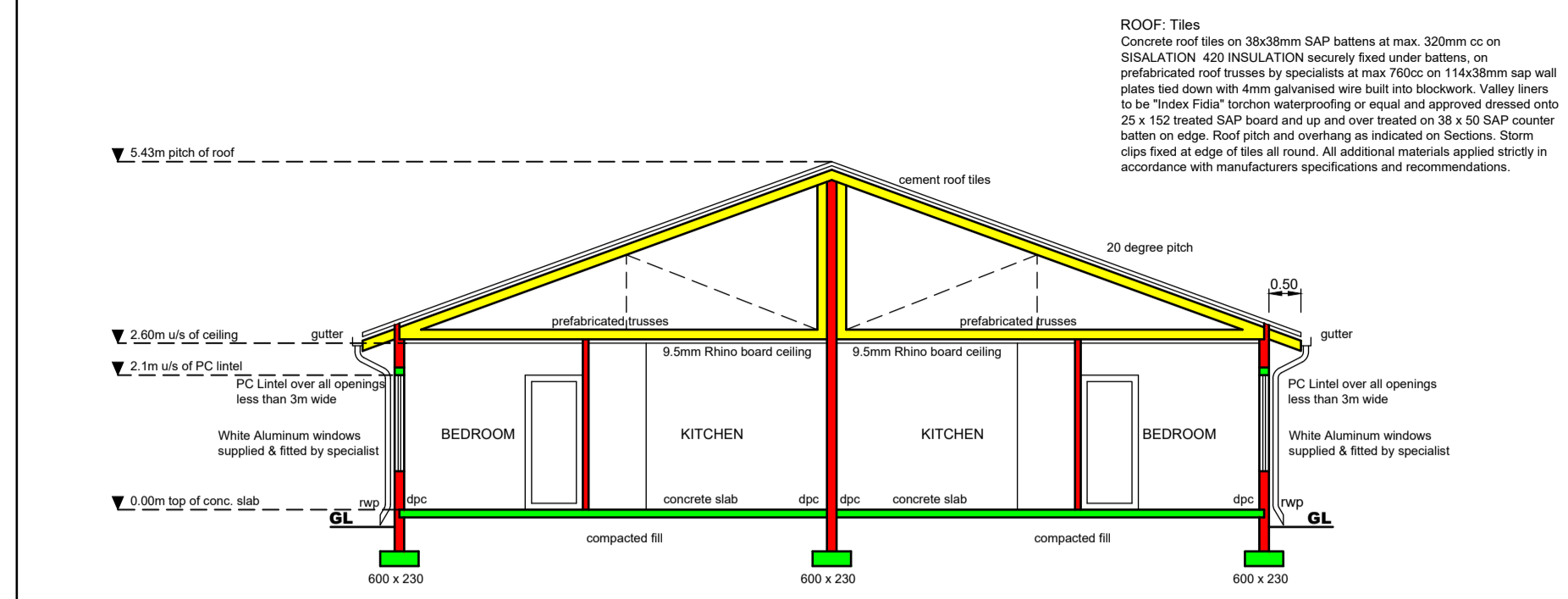


MUNICIPAL INFORMATION

AREA OF SITE	
Site Area	555m ²
AREA OF BUILDING	
Proposed Dwelling	116.5m ²
Proposed Second Dwelling	116.5m ²
TOTAL	233m²
COVERAGE	
Permissible Coverage	50% (276m ²)
Actual Coverage	42% (233m ²)



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 fixed and sanded after undercoat where plaster deficiencies occur.

INTERNAL WALLS - General:
 Plaster 'Double Velvet' 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 2100mm in shower. Undercoat and wall preparation as per manufacturer's specifications. Plaster 'Double Velvet' to us ceiling. All to Client's approval.

CEILING & CORNICES:
 Undercoat and preparation to manufacturer's specifications and recommendations. Thereafter 2x coats Plaster 'Primo Acrylic PVA' or equally approved.

ALL materials to be applied to manufacturers specifications and recommendations. ALL COLOURS TO OWNERS APPROVAL

SILLS:
 Pressed fibre cement window external sloping sills and internal sills, size 150mm x 15mm thick, installed below window with sill lugs screwed to underside of sills and bedded in mortar with plastic silt joints at end of sills. All plaster reveals and projecting from finish face of wall, all in accordance with the manufacturers recommendation.

FOUNDATIONS:
 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.

ALUMINUM WINDOWS:
 Powder coated aluminum WINDOW frames, colour to match existing, installed by specialist to manufacturers specifications and silicone sealed 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 beads applied after plastic protective coating has been removed. Supplied glazing to NBR and complying with SANS 10400 Part N effective 1 March 2006. Manufacturing of aluminum work to be as per AAMSA specifications. Manufacturer to be a member of AAMSA.

ROOF: Tiles
 Concrete roof tiles on 38x38mm SAP battens at max. 320mm oc on 114x38mm 420 NIELS-KITCHEN assembly fixed under battens, on prefabricated roof trusses by specialists at max. 7600c on 114x38mm top wall plates laid down with 4mm galvanized steel built into blockwork. Valley lines to be 'Index Fida' torchon waterproofing or equal and approved dressed onto 2x 152 treated SAP board and up and over treated on 38 x 50 SAP counter battens on edge. Roof pitch and overhang as indicated on Sections. Storm clips fixed at edge of tiles all round. All additional materials applied strictly in accordance with manufacturers specifications and recommendations.

DOORS: GENERALLY
 All doors to fit openings as indicated on plan and elevation. Doors manufactured and installed by specialist with clear glazing to NBR as required.

ALUMINUM DOORS:
 Powder coated aluminum DOOR frames, colour to owners approval, 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. Doors supplied with protective plastic covering only to be removed once all painting and plastering is complete. Silicone beads applied after plastic protective coating has been removed. Supplied glazing to NBR and complying with SANS 10400 Part N effective 1 March 2006. Manufacturing of aluminum work to be as per AAMSA specifications. Manufacturer to be a member of AAMSA. All glazing to be equal or better, performing values as specified on drawings.

DOORS: INTERNAL DOORS
 Primed 44 x 813 x 2025mm 'Misty' Semi - Solid pressed laminate veneered doors or equal approved hardwood edges in 32mm thick meranti doors with skirting ambrosia surround. Prior to the doors being hung, apply 1 x coat pink wood primer and 1 x coat Dulux Pearl glaze Matt Enamel to all surfaces, edges and ends. Apply second coat Dulux Pearl glaze Matt Enamel once doors are hung. Remove all ironmongery during painting. Union 2 Level solid brass lockset. Handles to owners choice.

FASCIAS:
 225mm white PVC fascia fixed with solid brass screws to rafter ends with painted 4mm cladd horizontal eaves closed on timber frame with drilled vent holes and half round cover strips over all joints and handwood quadrant surround all to manufacturers specifications.

FLOORS: CONCRETE SLABS
 Floor finish on min. 30mm thick sand / cement screed on 100mm thick, 25mpa concrete floor slab on 250 micron USB green dpm on 50mm sand bed on well compacted fill in 150mm layers from natural ground up. Compaction in accordance with SABS 1200. Sub floor ant poison in accordance with SABS 0124.

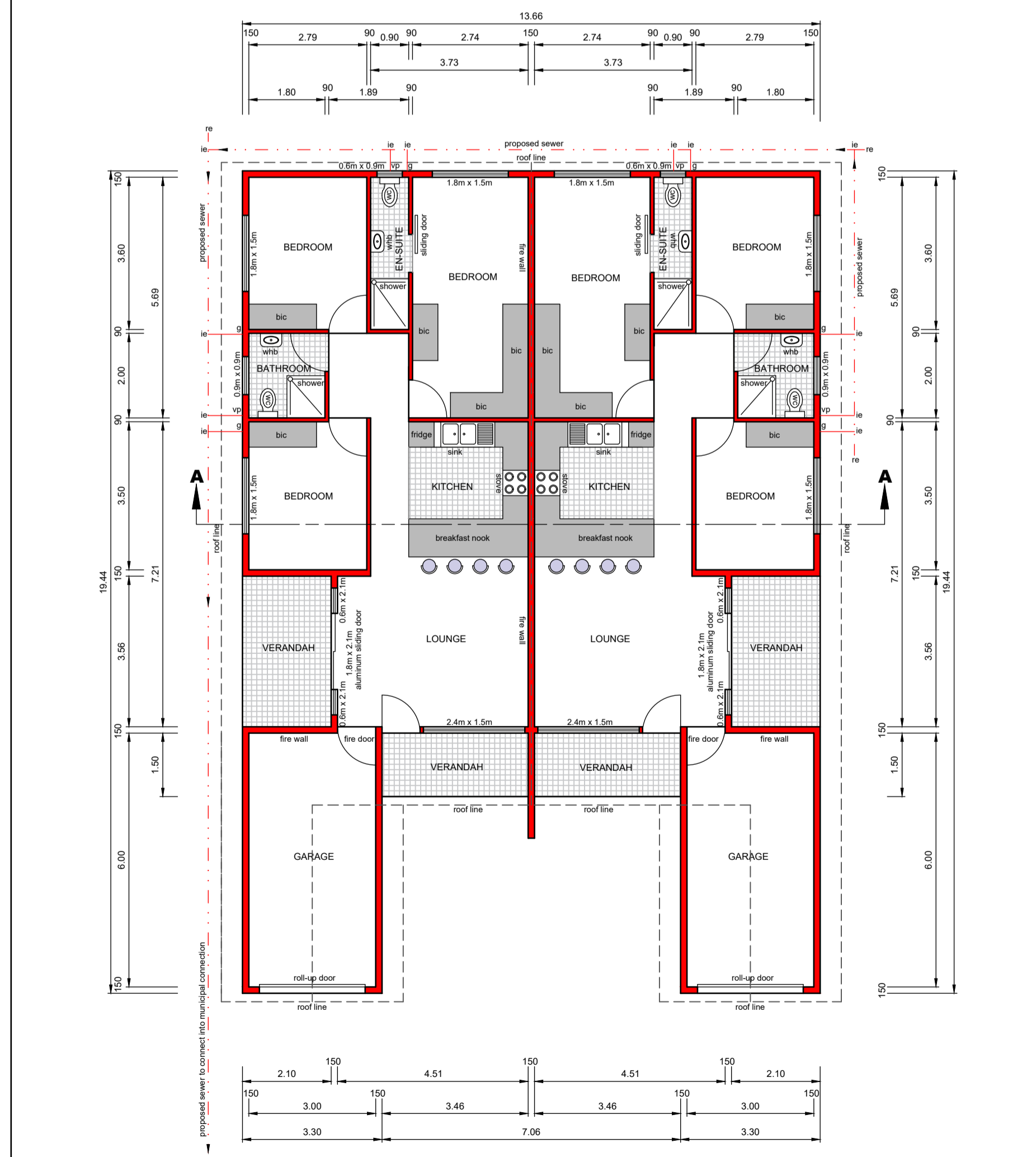
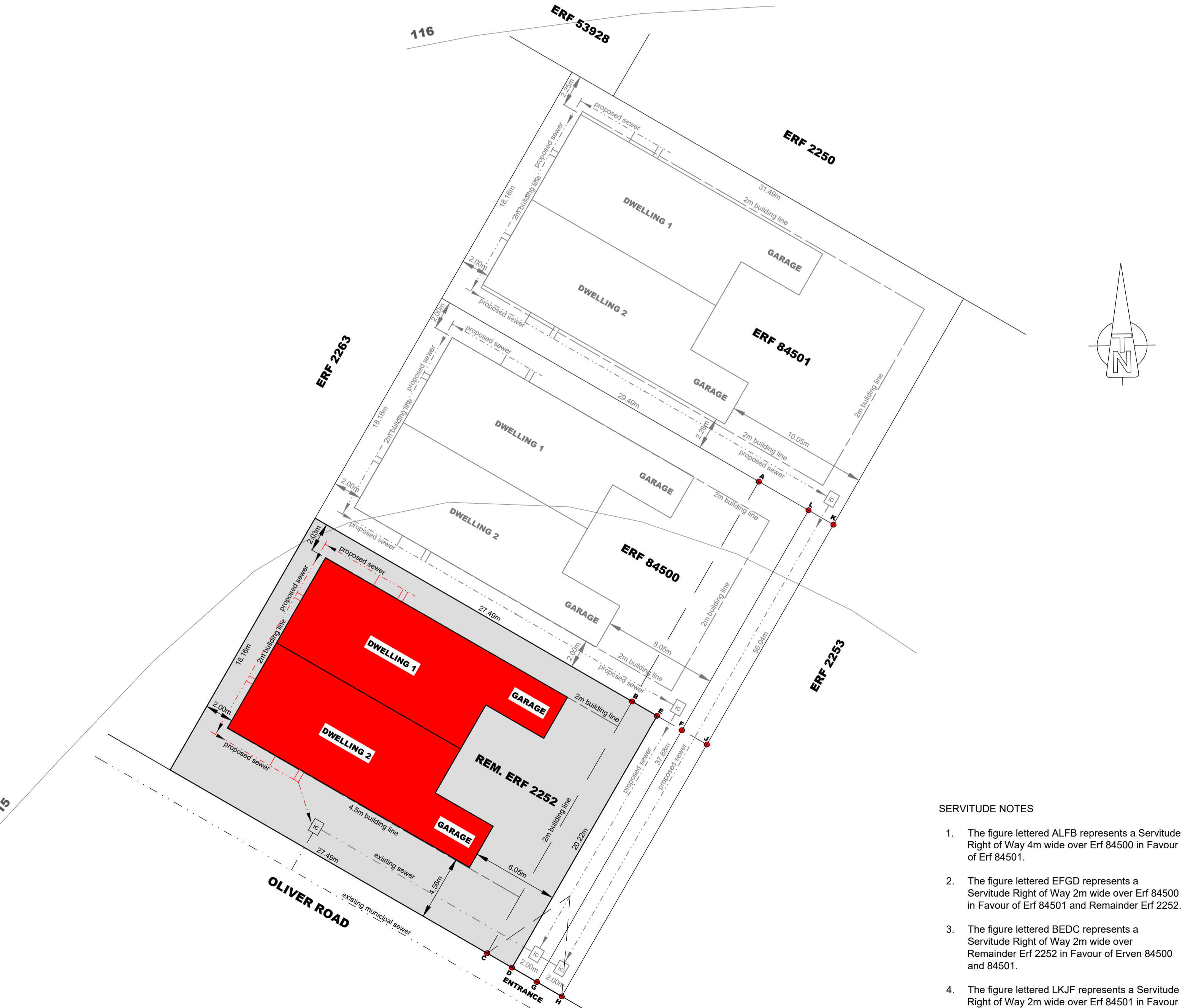
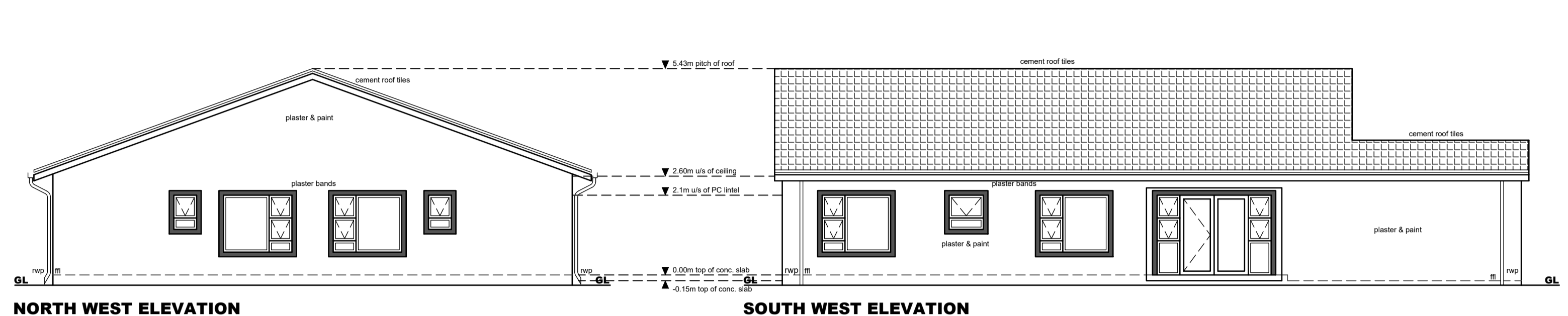
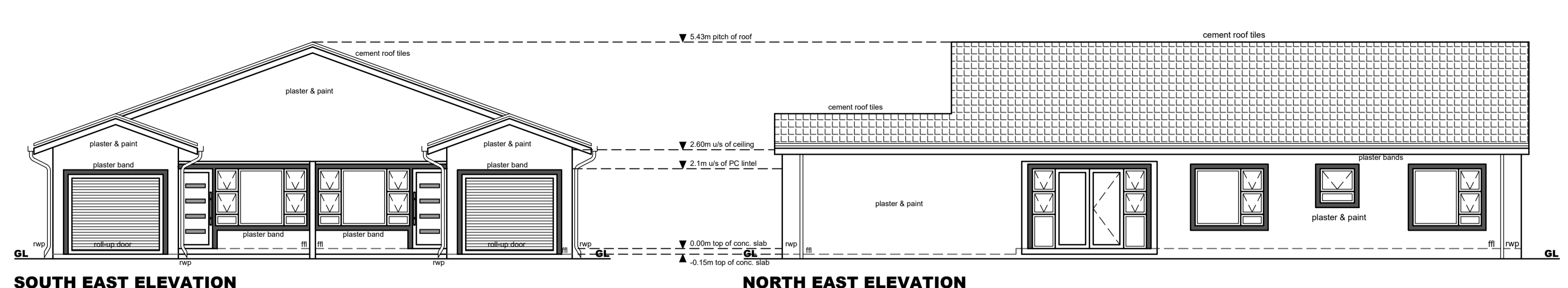
SKIRTING:
 70x16mm hollow backed meranti skirting. Apply 1x coat Dulux Pearlight Matt Enamel to all surfaces, edges and ends. Apply second coat Dulux Pearlight Matt Enamel once skirting is in place.

PLUMBING:
 Connect to municipal sewer as per approval of the local municipal authority.

CEILING: Skimmed SAP suspension
 9.5mm rinsobal with tapered joints on 38x38mm SAP bracing laid one way at 400mm oc fixed to underside or on droppers to underside of rafters as required. 'ISOHERM' 100 insulation to be laid between bracing. Ceiling to have taped and 'troubled' skinned joints and to be seamless throughout. 'RhinoAT' Decor Polyurethane Mouldings cornice to owners approval. Ceiling level as indicated on SECTIONS. All by specialists to manufacturers specifications.

WALLS: PROPOSED
 Wall thickness as 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 girth dpc laid at level of top of surface bed, with brick-force every fourth course. 500 micron hyper elastic orange vertical dpc where ground level is higher than floor level. Plastered walls to be fixed and prepared for painting. All by specialist strictly in accordance with manufacturer's recommendations and specifications.

RAINWATER GOODS: OGE ALUMINIUM
 125mm 'Waterfall' gage profile seamless white epoxy powder coated aluminum gutters with associated aluminum rainwater downpipes to suite gutter. Colour to owner approval. Rainwater goods supplied with all accessories installed and approved specialist to manufacturers specifications. White epoxy powder coated aluminum rainwater heads with overflow slot and downpipes by specialist to all concrete roofs with parapet walls. 100mm vertical same fall. Free outlet related to manufacturers specifications and recommendations to first floor patio.



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.

PROPOSED DWELLING & SECOND DWELLING		
ADDRESS		
7 OLIVER STREET - AMALINDA		
ERF No.		
REMAINDER ERF 2252 - EAST LONDON		
OWNER		
ALLANSTON TRADING CC		
DRAWING		
FLOOR - SECTION - ELEVATIONS - SITE PLAN		
SCALE	DATE	DRAWING No.
1 in 100 & 200	MAY 2023	MN 376
DRAWN BY	SIGNATURE	SHEET No.
MYINDRAN NAIDU		1
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.		