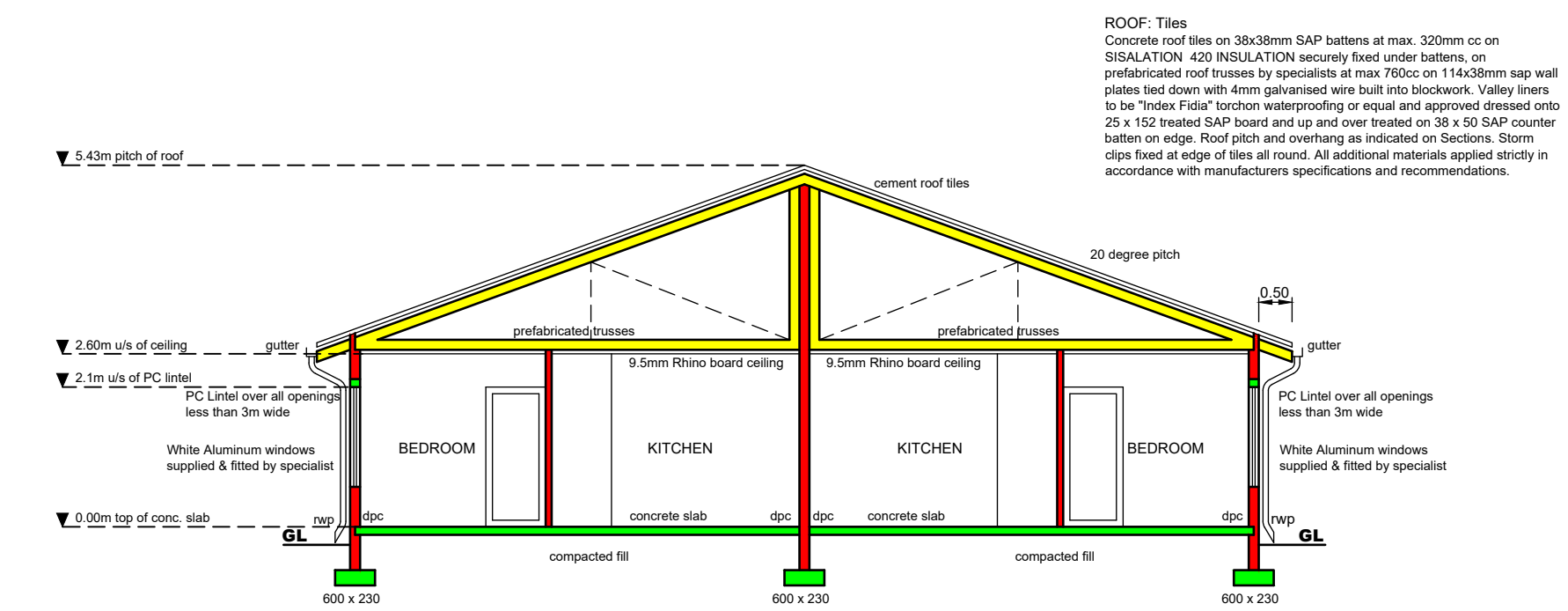


MUNICIPAL INFORMATION

AREA OF SITE	
Site Area	561m ²
AREA OF BUILDING	
Proposed Dwelling	116.5m ²
Proposed Second Dwelling	116.5m ²
TOTAL	233m²
COVERAGE	
Permissible Coverage	50% (281m 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 filled and sanded after undercut where plaster deficiencies occur.

INTERNAL WALLS: General Plaster Double Veneer undercut or equally approved and wall preparation all 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 all as per manufacturer's specifications. Plaster Double Veneer to us ceiling. All to Owners approval.

CEILING & CORNICES: Undercoat and preparation to manufacturer's specifications and recommendations. Thereafter 2x coats Plaster Picon 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 sloe joints at end of sills, at plaster reveals and projecting from finish face of wall, all in accordance with the manufacturer's recommendation. 375mm min. dpc under all sills.

FOUNDATIONS: Indicated dimensions are for standard 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 engineers details.

ALUMINIUM WINDOWS: Powder coated aluminium 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 manufacture to advise on type of frame section to be used. Window supplied with protective plastic covering only to be removed once all plastering and plastering is complete. Silicone bead 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 aluminium work to be as per AAMA's specifications. Manufacturer to be a member of AAMA's.

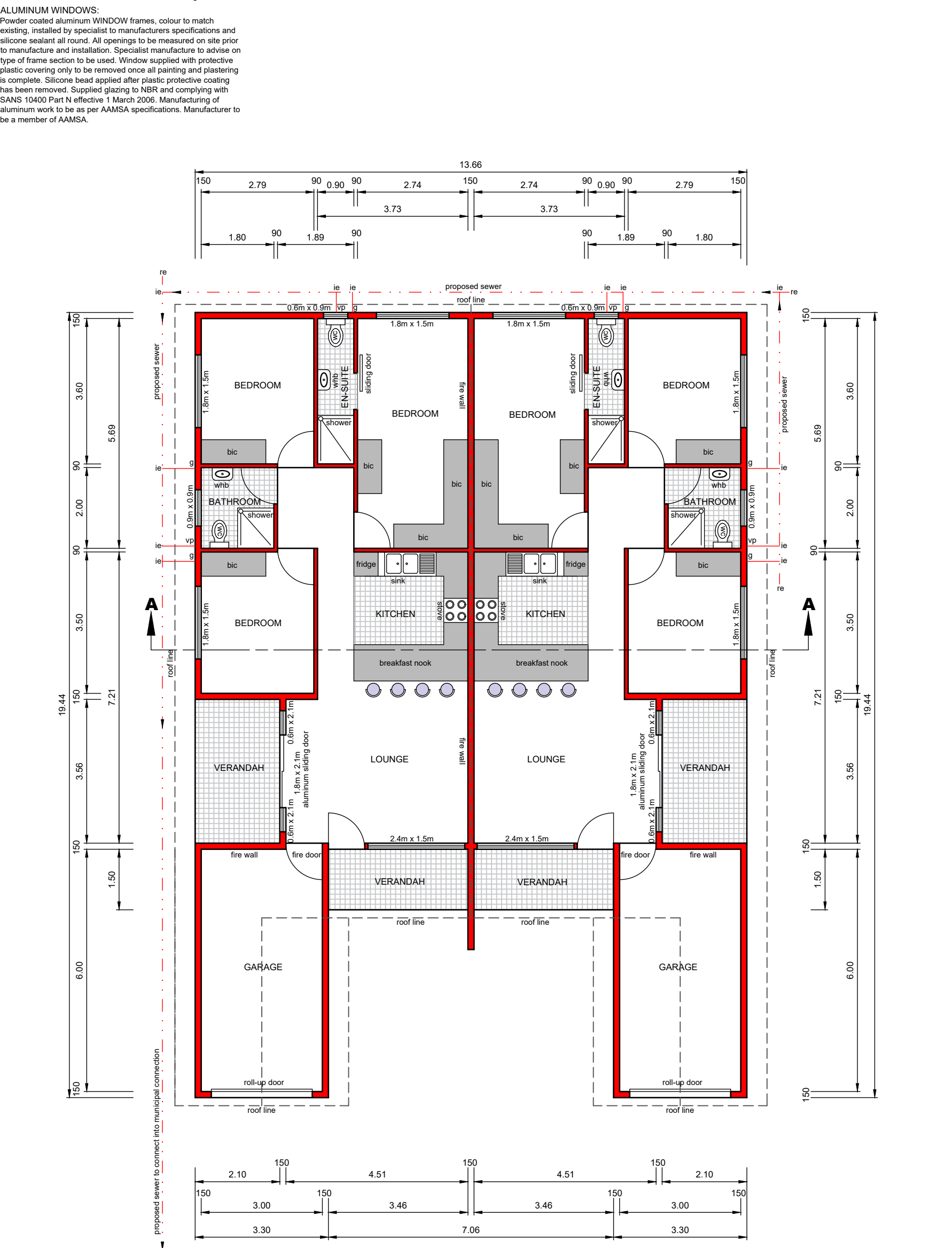
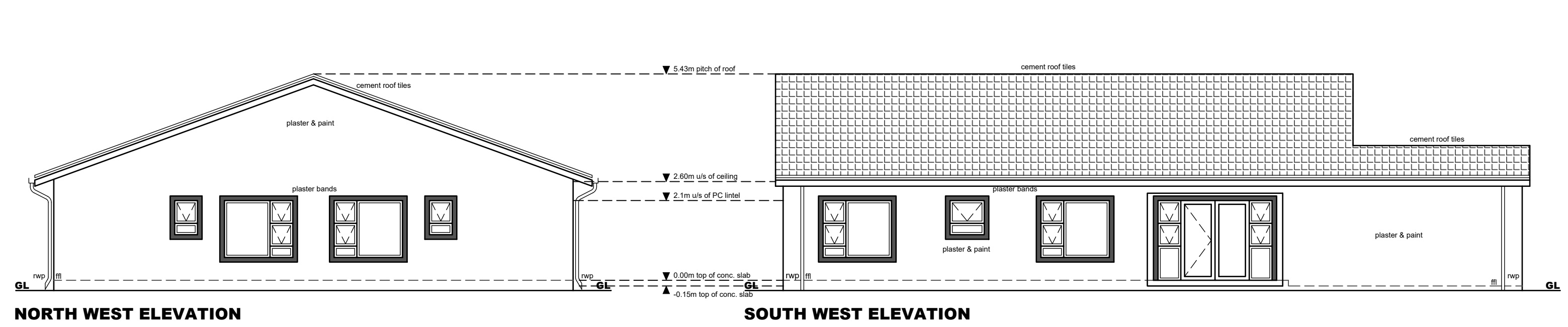
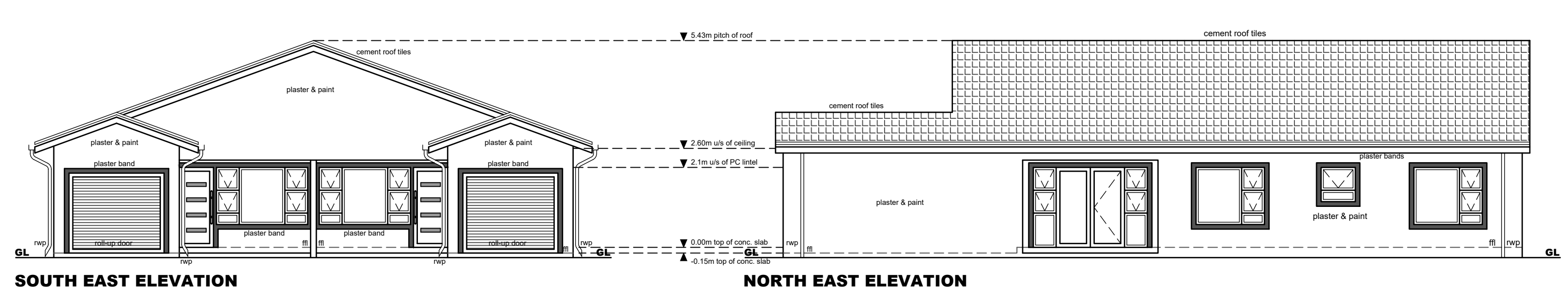
ALUMINIUM DOORS: Powder coated aluminium DOOR frames, colour to owners approval, installed by specialist to manufacturers specifications and silicone sealed all round. All openings to be measured on site prior to manufacture and installation. Specialist manufacture to advise on type of frame section to be used. Doors supplied with protective plastic covering only to be removed once all plastering and plastering is complete. Silicone bead 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 aluminium work to be as per AAMA's specifications. Manufacturer to be a member of AAMA's.

DOORS: INTERNAL DOORS: Painted 44 x 813 x 2020mm 'Albany' Semi - Solid pressed masonite veneered doors of equal and approved hardwood edges in 32mm thick meranti door liners with skirting architrave surround. Prior to the doors being hung, apply 1x coat pink wood primer and 1x coat Dulux Pearl glo Matt Enamel to all surfaces, edges and ends. Apply second coat Dulux Pearl glo Matt Enamel once doors are hung. Remove all unnecessary skirting painting. Union 2 lever solid brass lockset. Handles to owners choice.

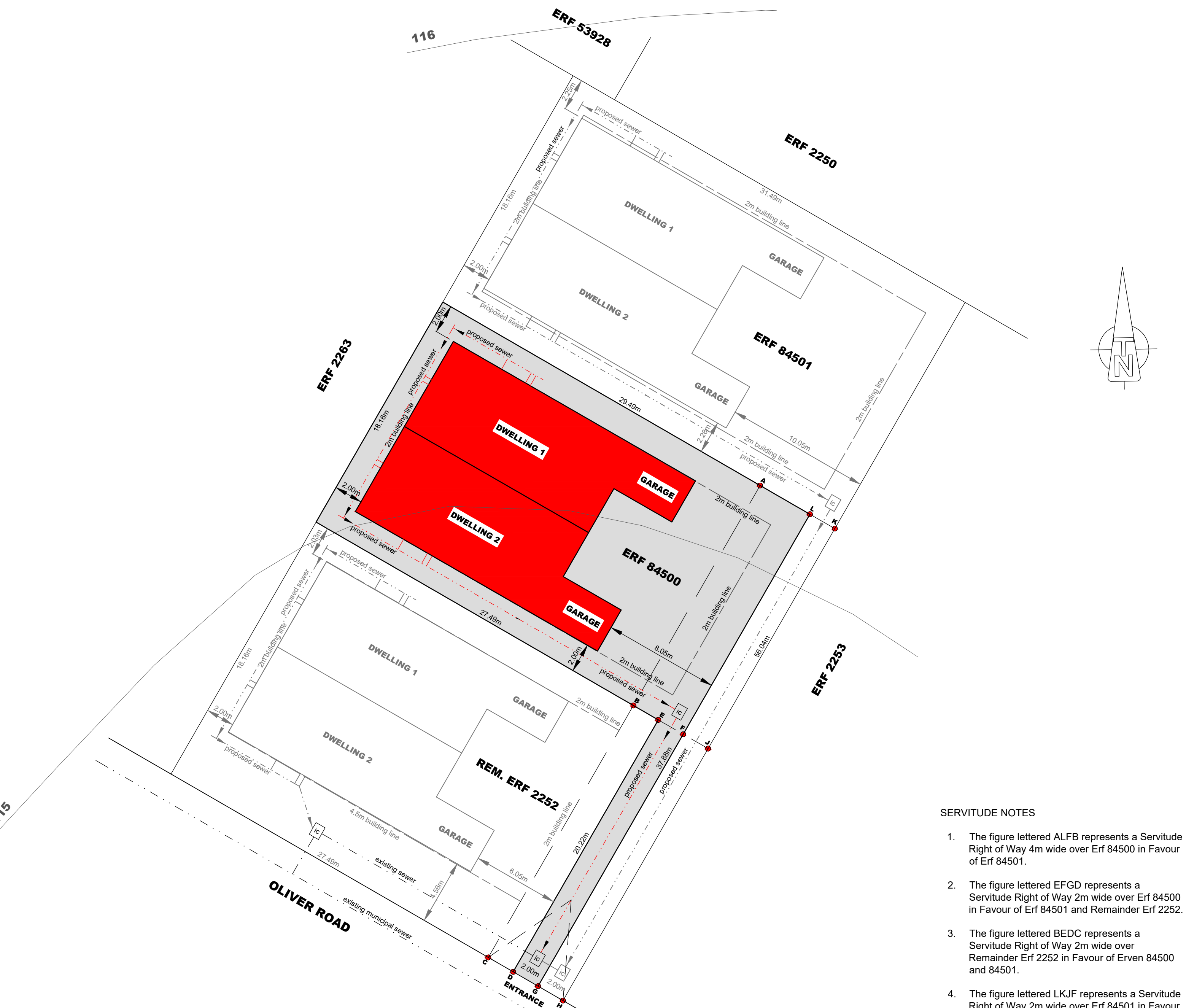
FASCIAS: 200mm wide pvc fascia fixed with solid brass screws to rafter ends with painted 4mm clad horizontal eaves closed on timber frame with drilled vent holes and half round cover strips over all joints and hardwood quadrant surround all to manufacturers specifications.

FLOORS: CONCRETE SLABS: Floor finish on min. 30mm thick sand / cement screed on 100mm thick, 25mpa concrete floor slab on 250 micron USB green dpc on 50mm sand bed on well compacted fill in 150mm layers from natural ground up. Compaction in accordance with SABS 1200. Sub floor anti poison in accordance with SABS D124.

RAINWATER GOODS: OGEE ALUMINIUM
 120mm Waterjet open 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 manufacturer specifications. White epoxy powder coated aluminium rainwater heads with overflow slot and downpipes by specialist to all concrete roofs with parapet walls. 100mm vertical down fall. Flow outlet installed to manufacturers specifications and recommendations to free floor paths.



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 7A OLIVER STREET - AMALINDA		
ERF No. ERF 84500 - EAST LONDON		
OWNER ALLANSTON TRADING CC		
DRAWING FLOOR - SECTION - ELEVATIONS - SITE PLAN		
SCALE 1 in 100 & 200	DATE MAY 2023	DRAWING No. MN 376
DRAWN BY MYINDRAN NAIDU	SIGNATURE	SHEET No. 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.		