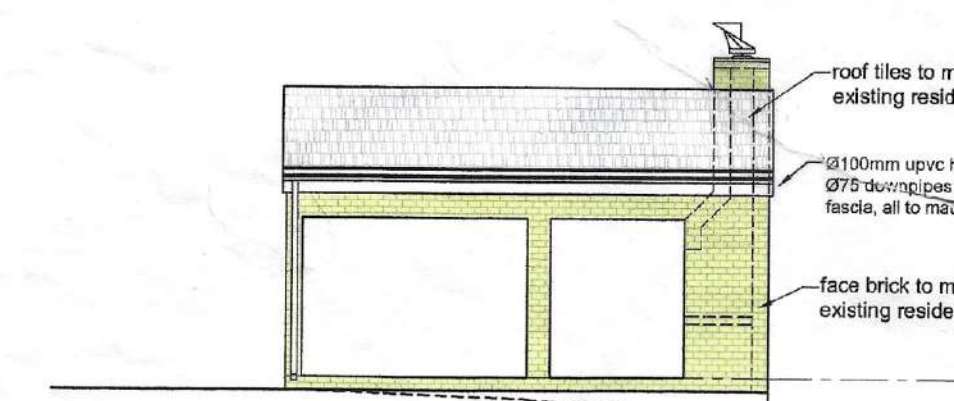




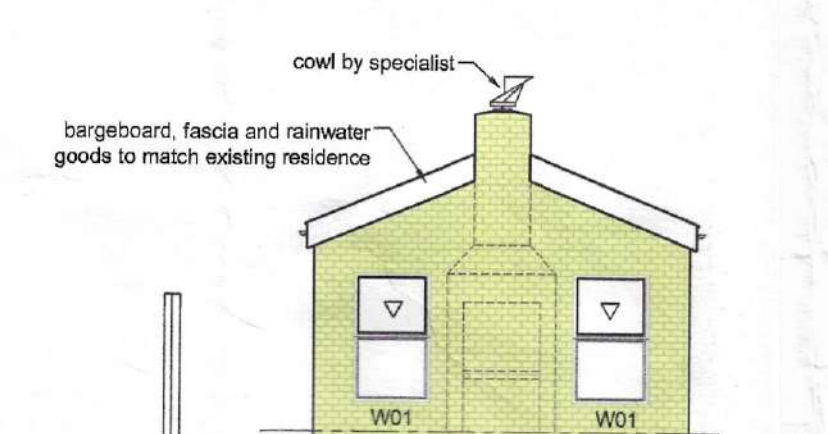
1:100 north west elevation



1:100 south east elevation

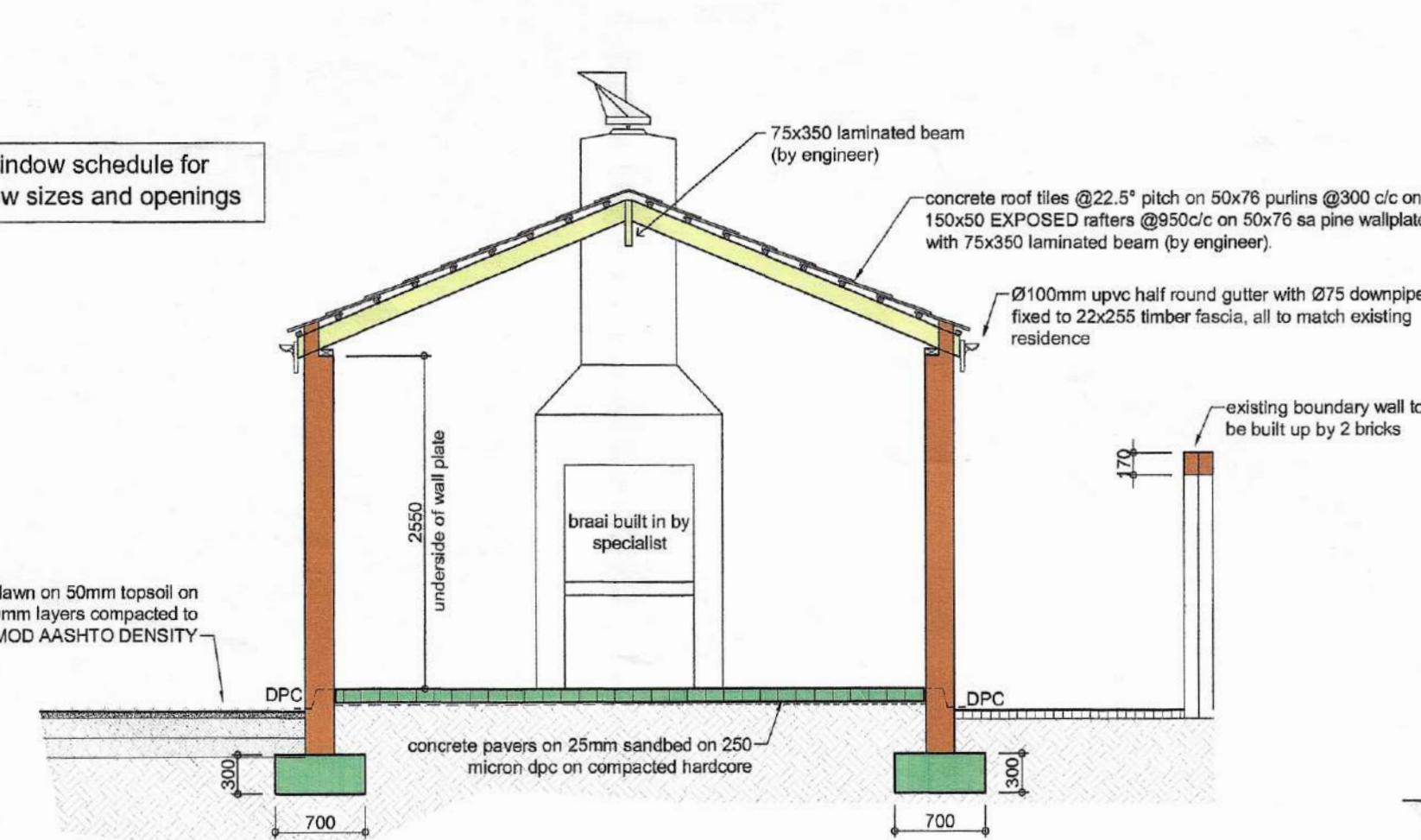


1:100 north east elevation

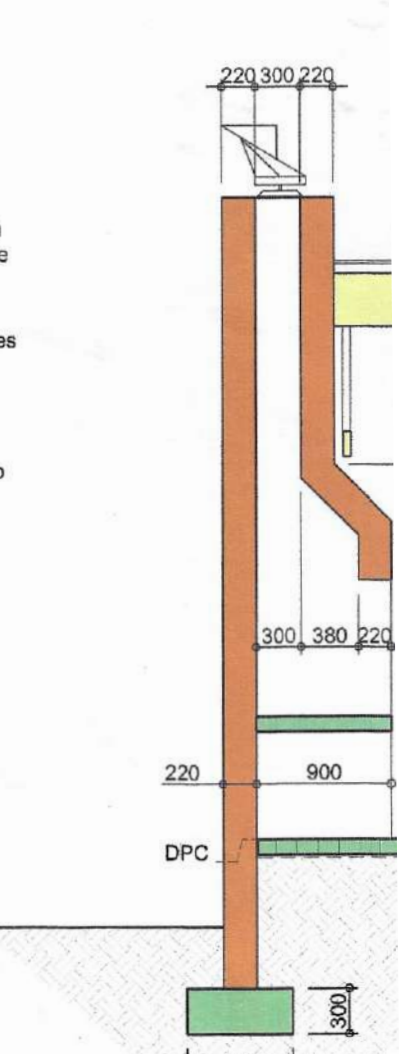


1:100 south west elevation

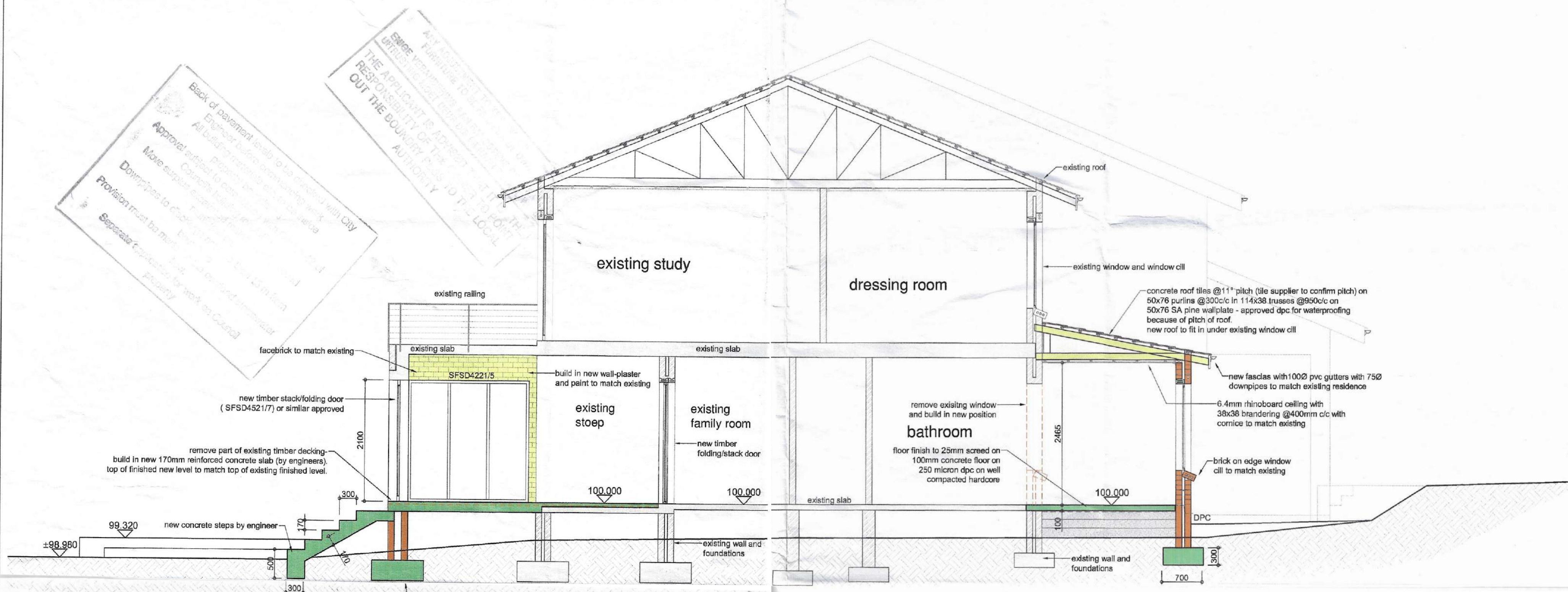
see window schedule for window sizes and openings



1:50 section A foundations by engineer



1:50 section B



1:50 section C

1:50 section D foundations by engineer



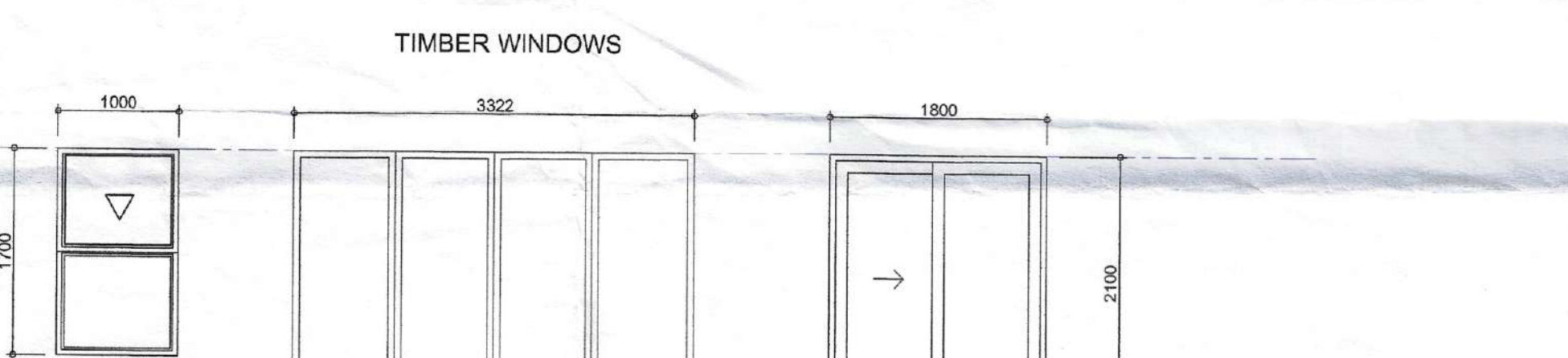
1:100 east elevation



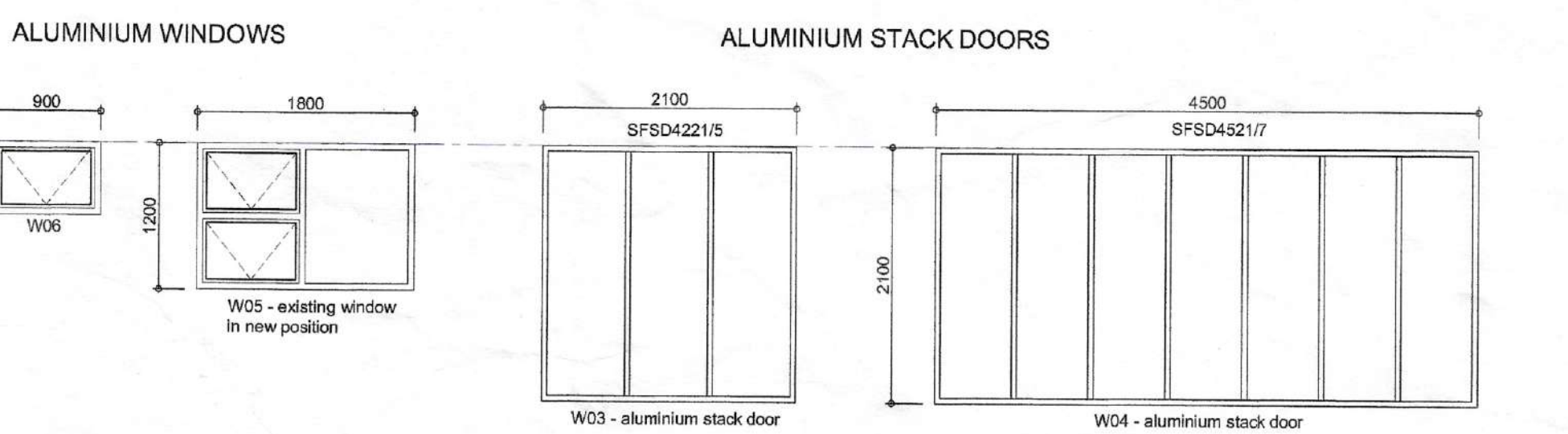
1:100 north elevation



1:100 south elevation

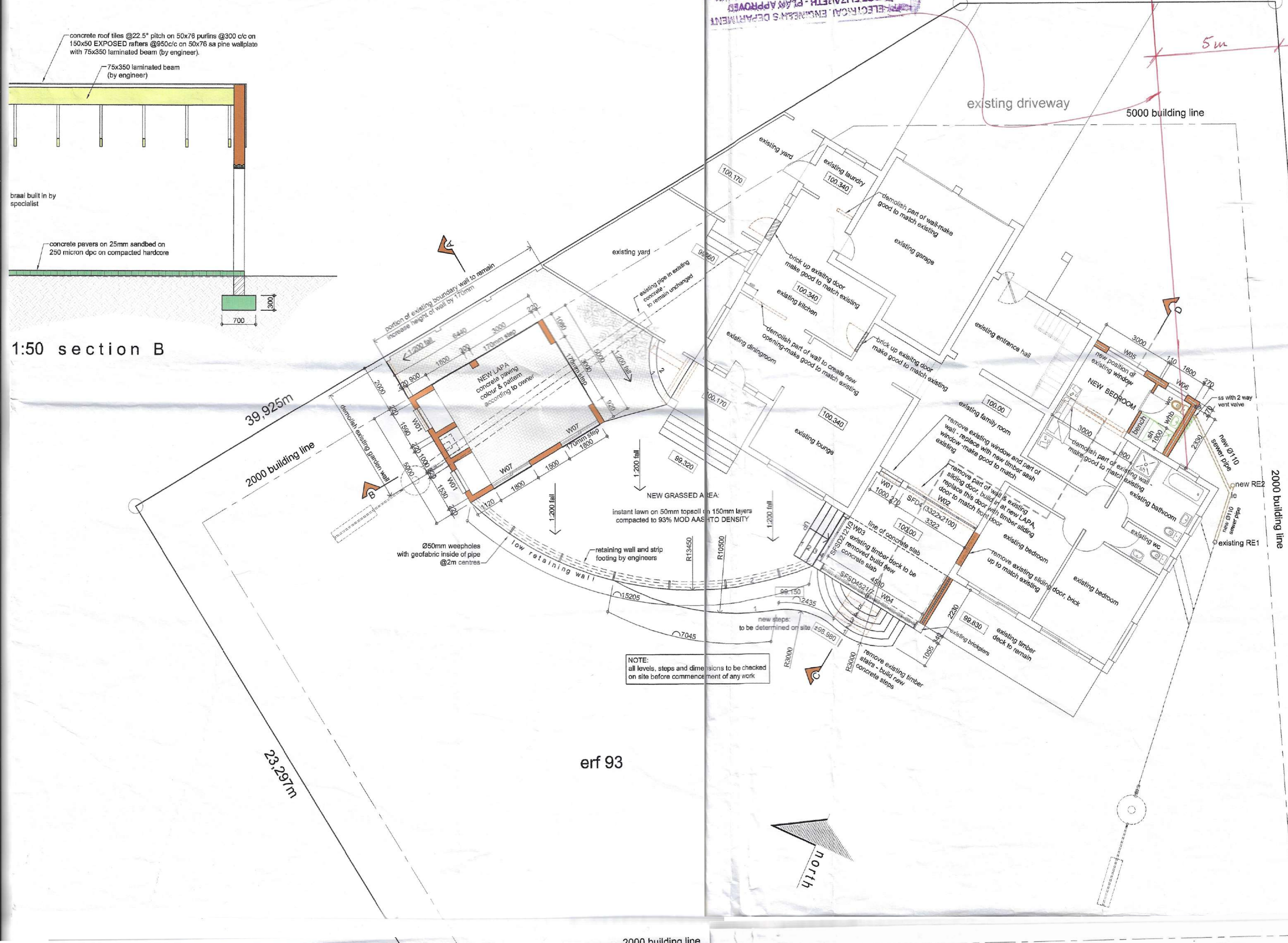


TIMBER WINDOWS



ALUMINIUM WINDOWS

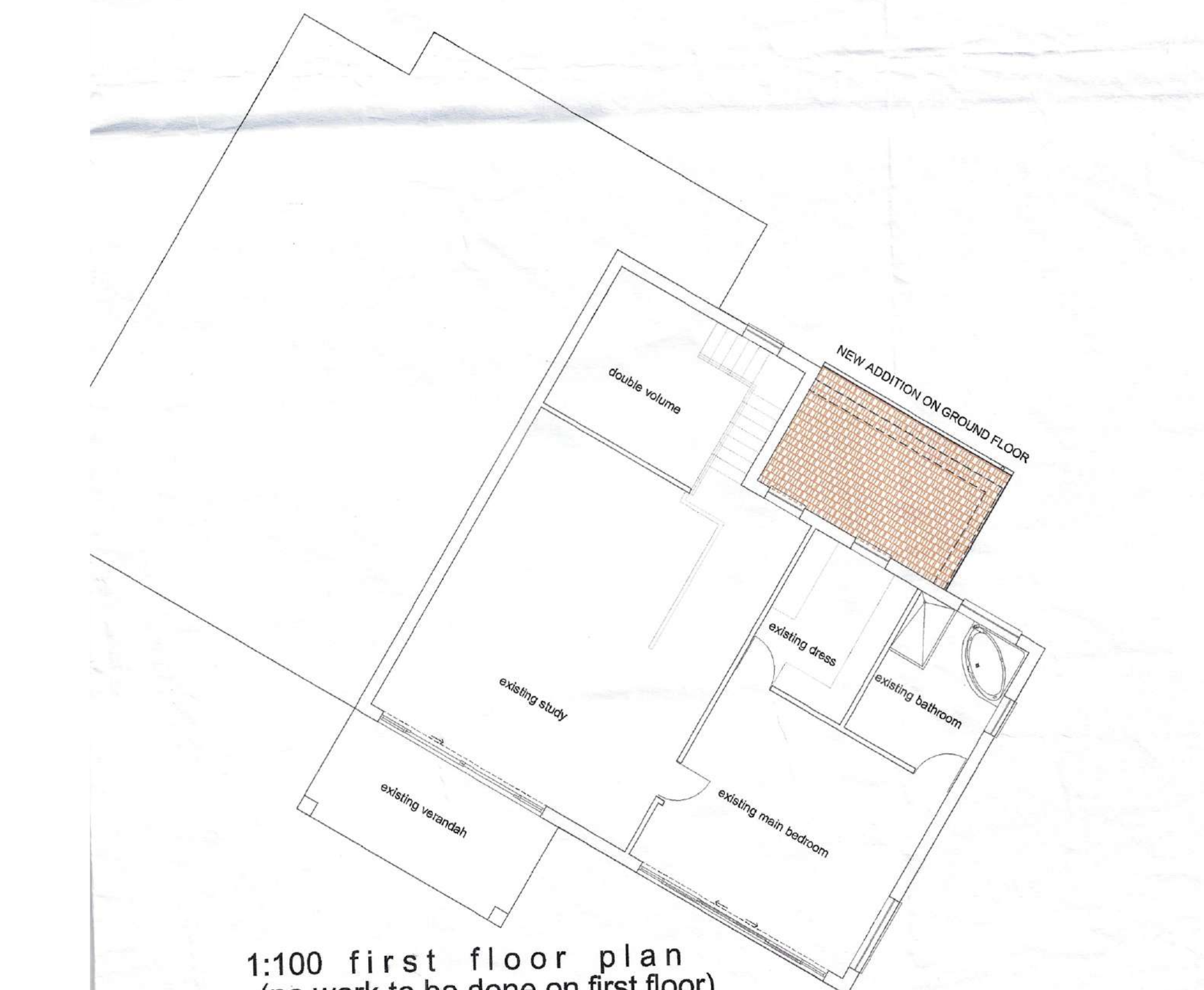
ALUMINIUM STACK DOORS



erf 93

1:100 site plan

GROUND LEVEL	99.300	99.430
INVERT LEVEL	98.640	98.710
DEPTH	0.720	0.720
DRAINAGE SECTION	1.40	2.840
SCALE: HORIZONTAL 1:100		
VERTICAL 1:100		



1:100 first floor plan (no work to be done on first floor)

AREAS	
AREA OF SITE	1 490.09sqm
AREA OF EXISTING FLOOR	250.00sqm
AREA OF EXISTING FIRST FLOOR	128.00sqm
TOTAL AREA OF EXISTING	378.00sqm
AREA OF NEW LPA	32.68sqm
AREA OF NEW FLOOR ON GROUND FLOOR	12.50sqm
TOTAL NEW AREA	45.18sqm
TOTAL GROUND AREA	313.18sqm
TOTAL AREA	438.18sqm
EXISTING COVERAGE	17.80%
NEW COVERAGE (TOTAL)	5.30%
TOTAL NEW COVERAGE	23.10%

CONSTRUCTION NOTES:

ROOF: DESIGN OF ROOF TRUSSES, RAFTERS AND ROOF ELEMENTS BY ROOF SPECIALIST. CONCRETE ROOF TILES @22.5° PITCH ON 50x75 PURLINS @300 c/c ON 400 MICRON 'DAXSEAL' DPC ON 25x25 TIMBER BRACING ON 400 MICRON 'DAXSEAL' DPC ON EXPOSED 150x50 RAFTERS @900 c/c ON 50x75 S.A. PINE WALL PLATE WITH 75x350 LAMINATED BEAM (BY ENGINEER).

WALLS: LAY WIRE REINFORCEMENT EVERY COURSE UP TO FLOOR LEVEL. THEN WIRE 3 COURSES UP TO WINDOW HEAD HEIGHT AND EVERY COURSE ABOVE. BUILD IN DAMPROOF COURSE BETWEEN BRICKWORK, DOOR JAMBS AND WINDOW FRAMES UNDER CELLS.

PLASTER FINISH: 12mm SMOOTH CEMENT PLASTER FINISH TO BE MIXED AND CURED AS PER MANUFACTURER'S RECOMMENDATIONS WITH ONE COAT SOLVENT BASED PLASTER PRIMER AND TWO COATS SELECTED PURE ACRYLIC PAINT FINISH TO OWNERS CHOICE.

FLOOR: MINIMUM 30mm CEMENT SPORE ON 100mm CONCRETE SURFACE BED TO BE MIXED AND CURED AS PER MANUFACTURER'S RECOMMENDATIONS OVER 250 MICRON LEP MEMBRANE (GAB 852 180) ON 20mm THICK SAND BUILDING LAYER ON 150mm THICK LAYERS OF WELL COMPACTED FILL.

FLOOR: CONCRETE PAVING BLOCKS 250 MICRON CONTINUOUS DAMPROOF MEMBRANE WITH SEALED LAPS ON 20mm SAND BUILDING LAYER ON WELL COMPACTED FILLING IN LAYERS NOT EXCEEDING 150mm THICK.

FASCIA, BARGEBOARDS & RAINWATER GOODS: 80mm UPVC HALF ROUND GUTTER WITH 875 DOWNPIPES FIXED TO 2 COATS TIMBER FASCIA, ALL TO MATCH EXISTING.

WINDOWS: ANSAS APPROVED ALUMINIUM FRAMED WINDOWS WITH (D) POWDERCOAT FINISH TO SABS 998:1998. ALL GLAZING TO BE STRICTLY IN ACCORDANCE WITH SABS 0137 SPECIFICATIONS.

PLUMBING: The installation shall conform to SABS 0137 and local bylaws. A Certificate of Compliance shall be issued at the end of the contract.

INSULATION: Insulation and underlayment shall be installed by Mr. owner on site.

ELECTRICAL: Equipment electrical requirements shall be per specialists.

FINISHES: The installation shall conform to SABS 0137 and local bylaws. A Certificate of Compliance shall be issued at the end of the contract.

STRUCTURAL: All structural member sizes and positions to be checked and verified by the structural engineer.

LANDSCAPING: Landscaping to be installed by owner.

client: MR & MRS M HENDRY

project: NEW LPA AND ALTERATIONS TO EXISTING RESIDENCE ON erf 93 BEACHVIEW PORT ELIZABETH

date: OCT 2010

scale: 1:100 1:200

drawn: J Taylor

Registration No: 511501

signature: Hendry

drawn by: HENDRY 01

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