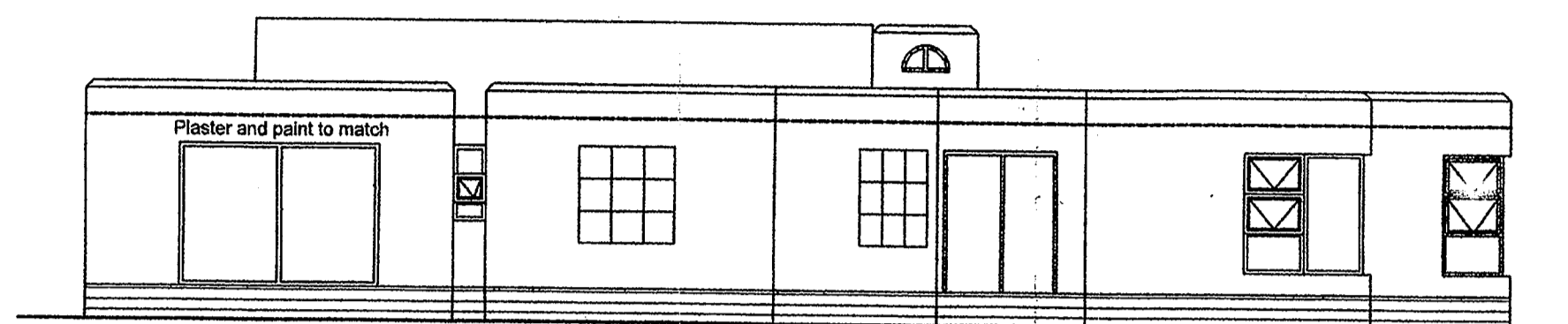
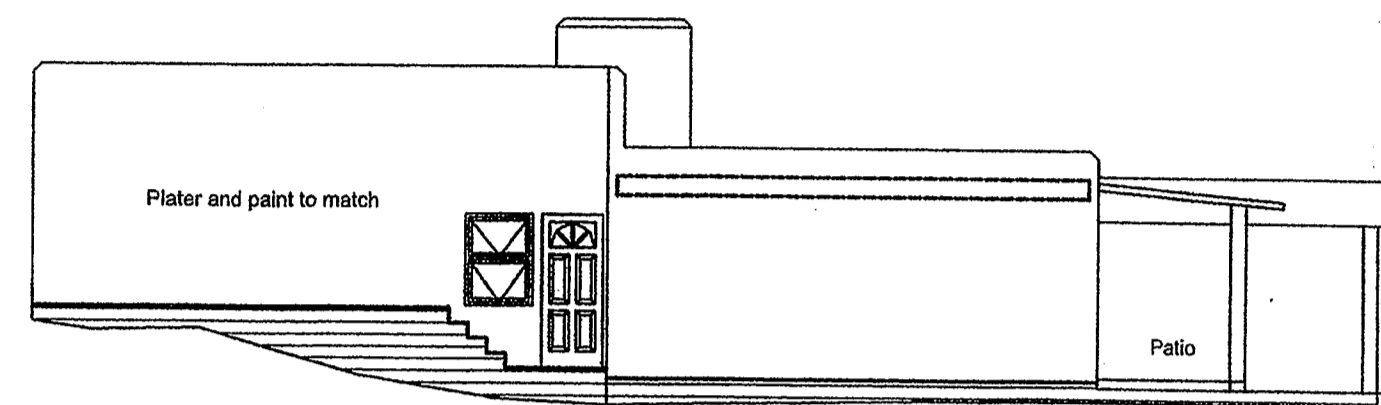


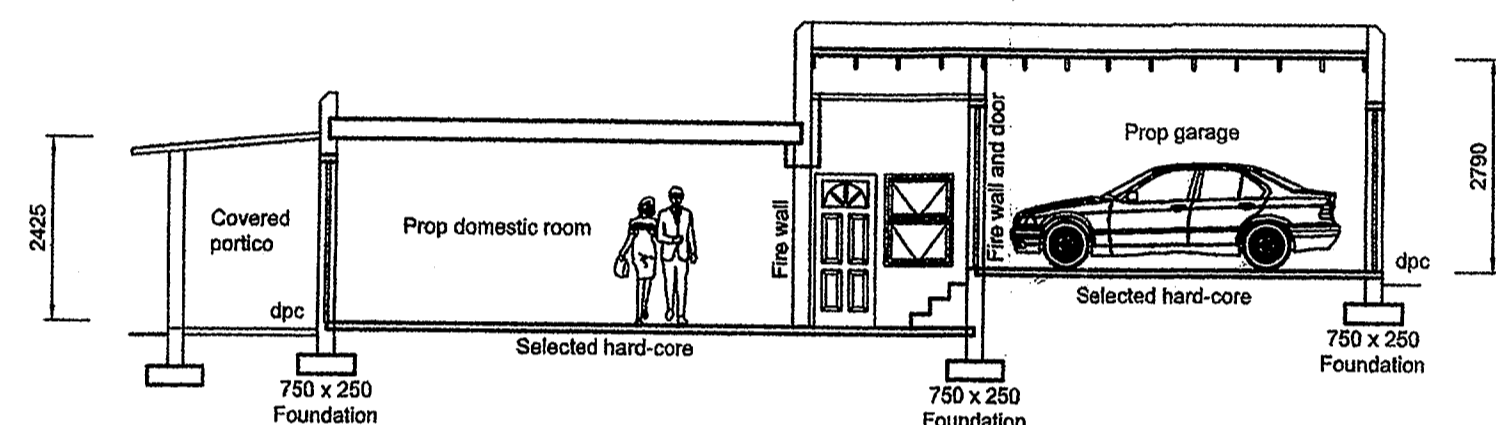
WEST ELEVATION 1:100



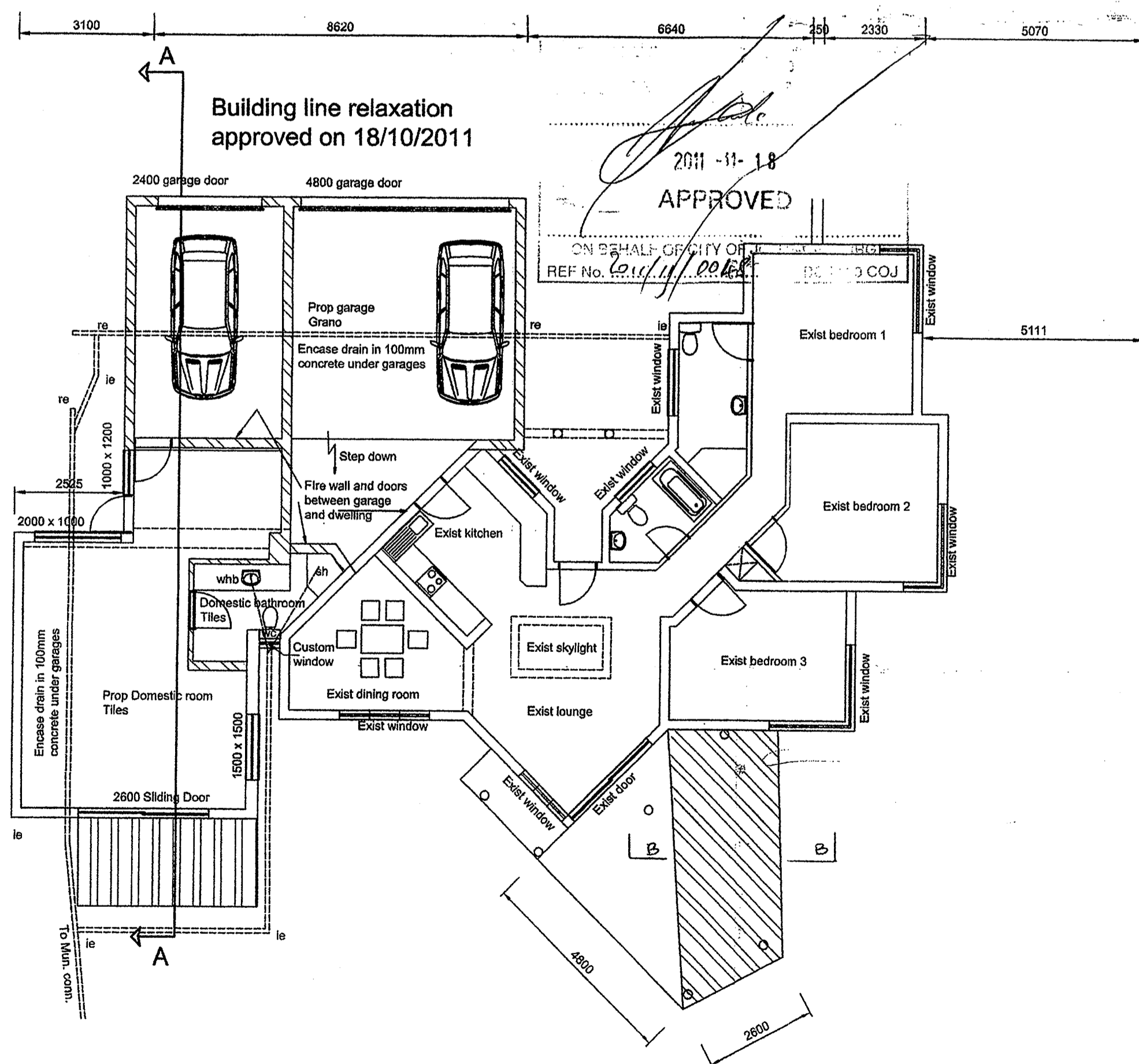
EAST ELEVATION 1:100



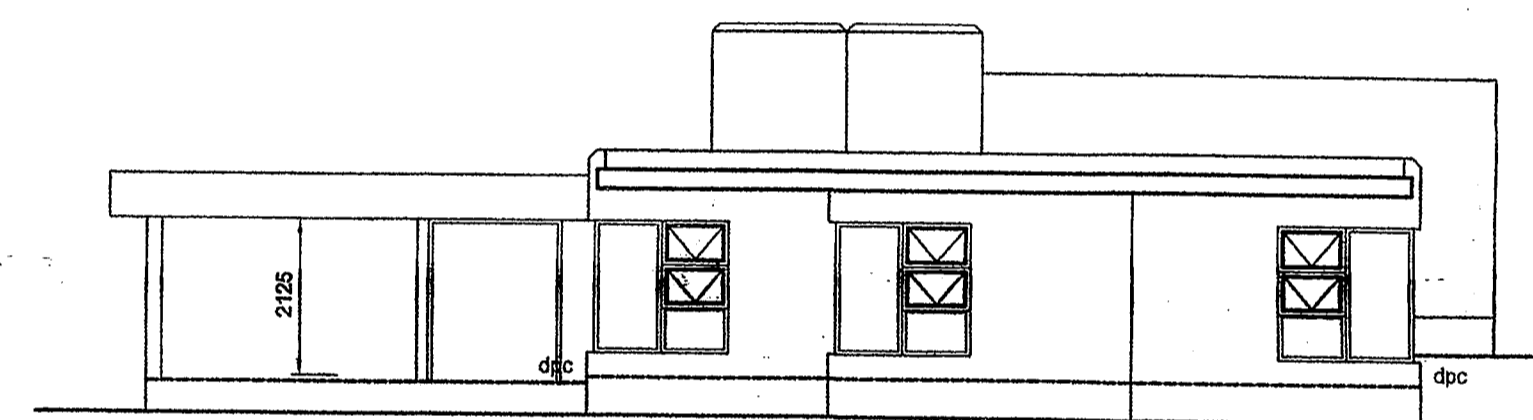
SOUTH ELEVATION 1:100



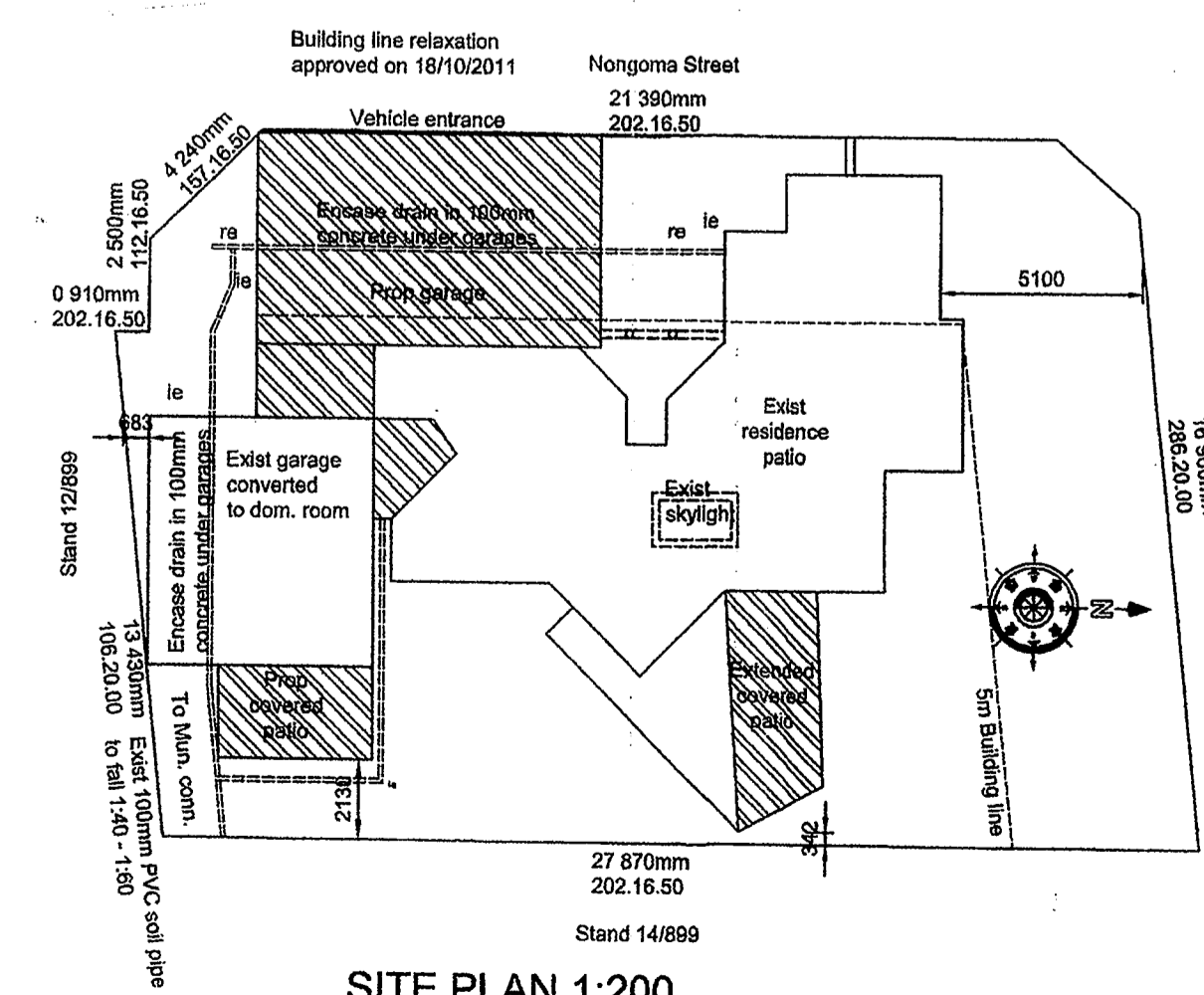
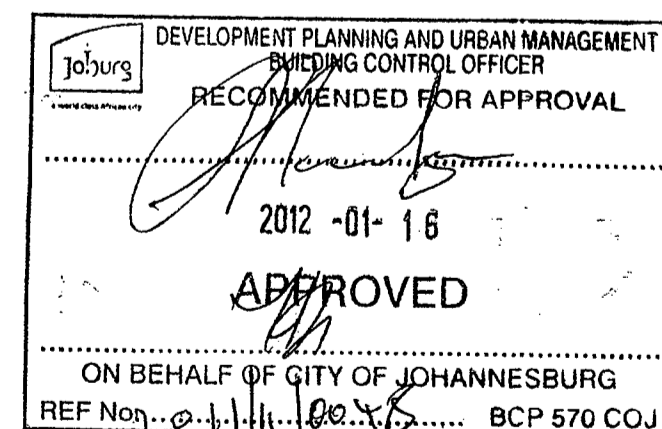
SECTION AA 1:100



GROUND FLOOR PLAN 1:100



NORTH ELEVATION 1:100



SITE PLAN 1:200

PJW Projects cannot be held responsible if the client commences with building on site prior to the Council gives consent for approved plans

The ERF is subject to a 2m wide servitude in favour of the local authority for sewerage and other municipal purposes along any 2 boundaries other than street boundary as determined by the local authority.

No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.

GENERAL NOTES:

- All work to comply with the national regulations and Building Standards Act no 103 of 1977 as amended and all relevant specification and codes of the SABS and any amendments thereto.
- Figured dimensions to be taken in preference to scaling.
- Overall dimensions to take preference.
- All dimensions, levels and heights, depth of plinth, depth of excavation and number of steps to be checked on site, discrepancies to be reported prior to commencement on site.
- DPC under all windowcills, lintels over all windows and door openings.
- Top of foundations to be a minimum of 300mm below ground level.
- All concrete foundations to be a minimum of 600mm x 200mm, unless otherwise stated.
- Surface bed to be a min of 150mm above ground level.
- Flashing to be provided to all breaks in roof line and where shown.
- All new work to match existing.
- PJW Projects cannot be held responsible should the client commence with building on site prior to the approval of the plans by the City Council

ROOF NOTES - TILES

- Cement tiles on 38 x 38mm battens at 300mm centre to suit.
- Pitch 03 deg to match exist within tolerances.
- Rafters, tie-beams, and struts to be 152 x 38mm respectively.
- Rafter, tie-beams, and struts to be 228 x 38mm respectively.
- Trusses to be fixed with iron straps.
- Wall plates to be 114 x 38mm.
- All grade 6 timber to be used.
- Pre-fabricated engineer designed trusses to SABS 0160 & SABS 0163 specifications.
- Flashing to be provided where shown and to all breaks in roofline.
- All new work to match existing.
- Roof structure by engineering roof specialist.

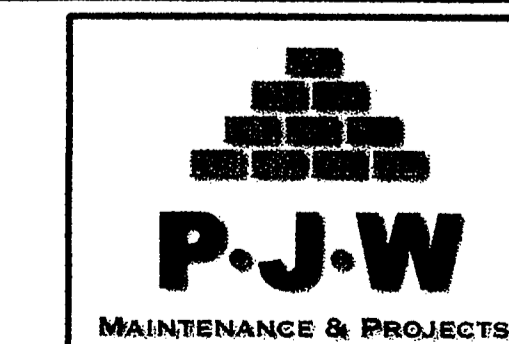
DRAINAGE

- All work to comply with the National Building Regulations.
- All bends, junctions, changes of direction of all soil and waste fittings to be fitted with ie's and marked covers.
- Drains under buildings to be encased in 150mm thick concrete.
- Waste fitting to have reveal traps and to be fully accessible.
- Dia 32mm waste pipes for WHB and dia 38mm waste pipes to baths, showers and sinks.
- Fall 1:60 Minimum gradient.
- All gullies to be in open air.
- All waste pipes to be vented where required.

STAND AREA: 512m ²		
Exist. ground floor	112m ²	Prop. garage 65m ²
		Prop. patio 14m ²
		Total portico 8m ²
Total exist	136m ²	Total prop 87m ²

COVERAGE AND FAR			
Allow F.A.R	NA	Act. F.A.R	NA
Allow Coverage:	60%	Act Coverage:	43%
Signature:		Date:	

PROJECT: ADDITIONS AND ALTERATIONS FOR MR SPEIGHT ON STAND 13/899 PAULSHOFF



PJW Maintenance and Projects cc
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