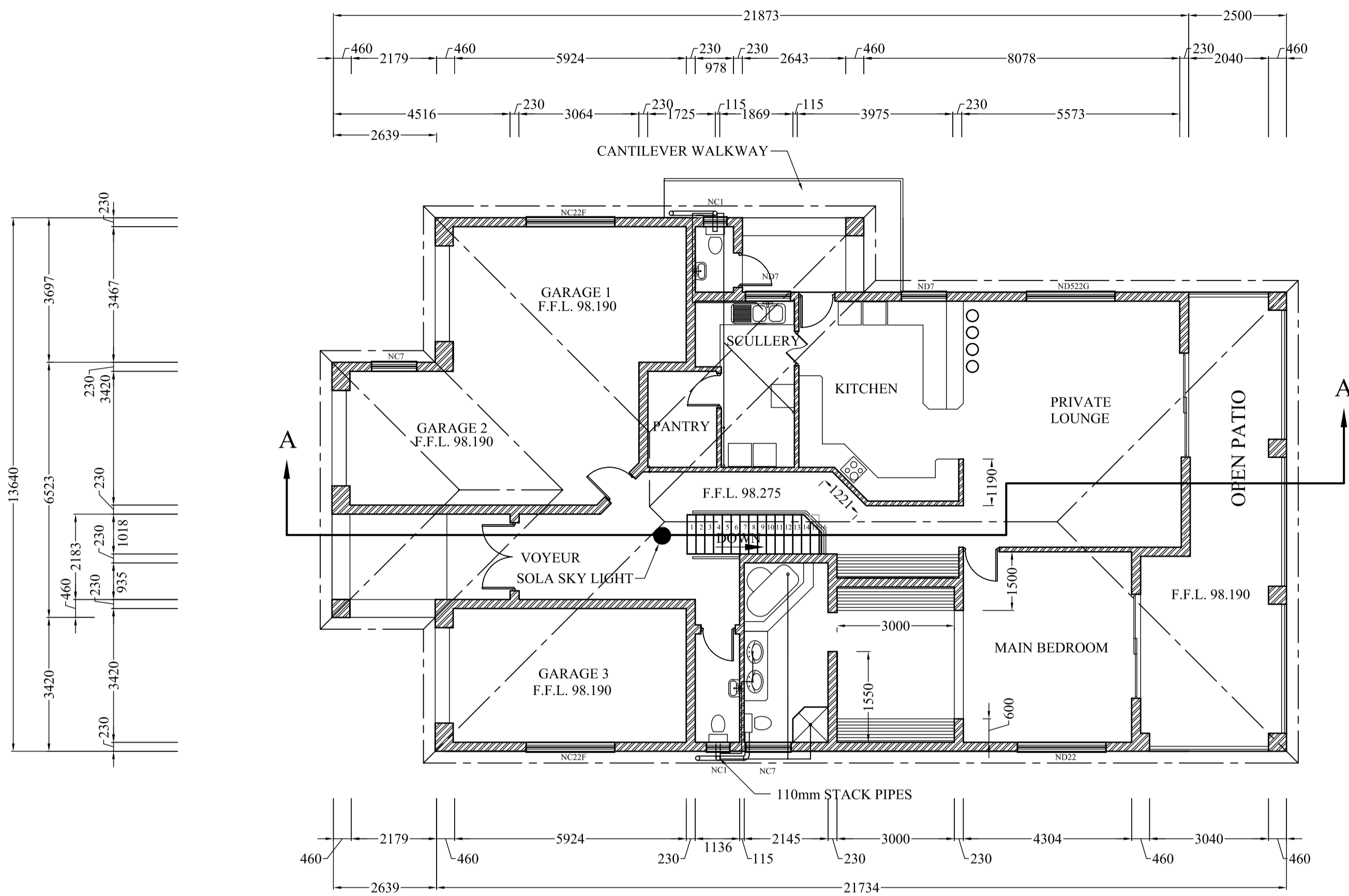


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**MUNICIPAL STAMP**



**FIRST FLOOR LAYOUT**  
SCALE 1:100

**SPECIFICATIONS:**

**CONCRETE:**

FOUNDATION CONCRETE TO BE 25 Mpa  
FLOOR SLAB 25/19 x 85mm-AS PER DRAWINGS  
ALL CONCRETE TO BE VIBRATED AND HAVE A MAX SLUMP OF 75mm AND A MIN SLUMP OF 50mm  
ALL FOUNDATIONS AS PER ENG. SPECIFICATIONS.

**INTERIOR :**

INTERIOR WALLS IS PLASTER AND PAINT  
FLOOR IS TO BE CERAMIC TILES TO OWNERS APPROVAL.  
KITCHEN CUPBOARDS TO OWNERS APPROVAL.

**EXTERIOR :**

EXTERIOR TO PLASTER & PAINT  
WINDOWS TO BE STRONGWOOD "NULU OR EQUAL AND APPROVED.  
HINGED DOORS TO BE HARDWOOD DOORS AND FRAMES  
SLIDING DOORS TO BE ALUMINIUM.  
ROOF TO BE TILES AT >17.5°

**ELECTRICITY :**

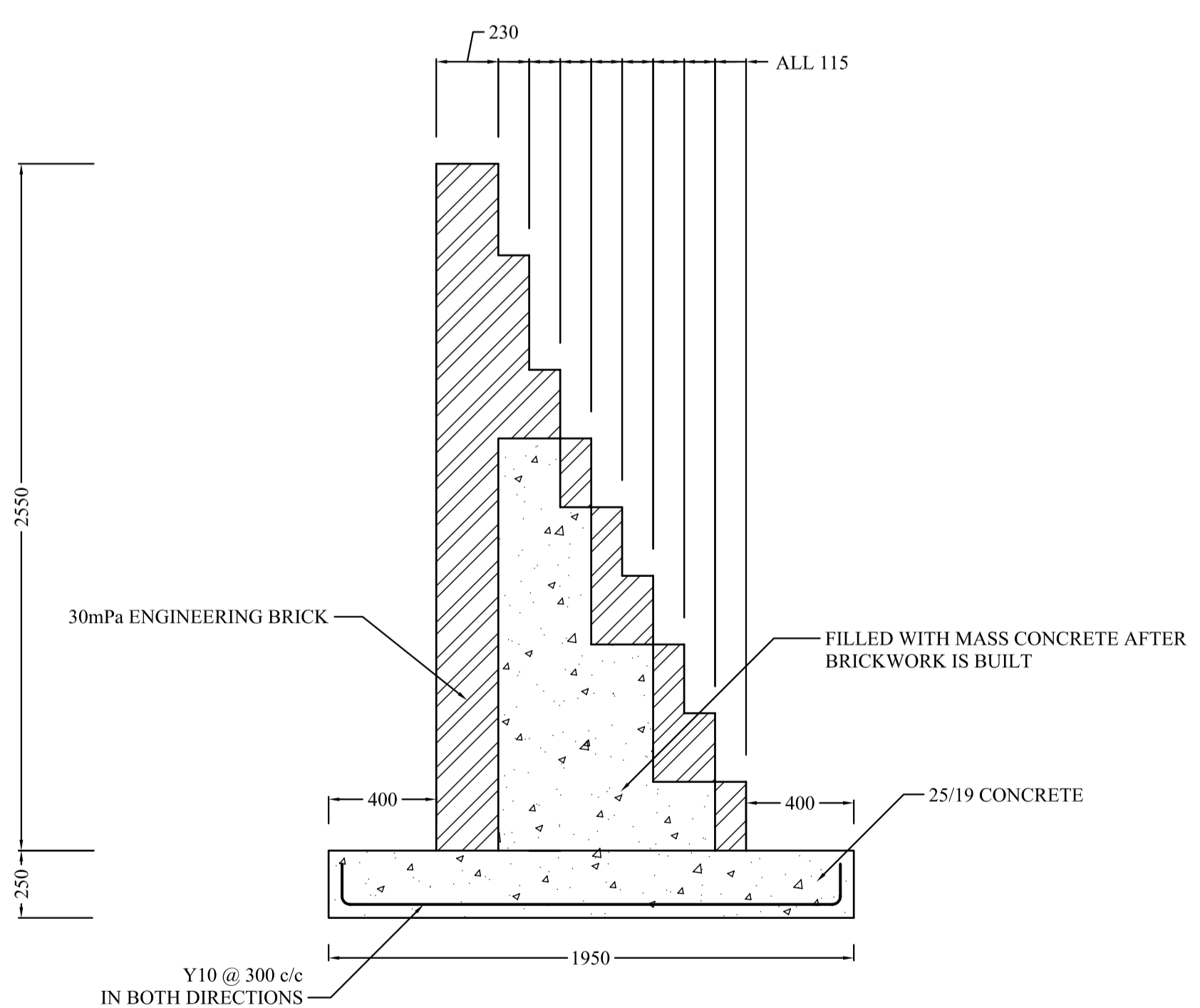
ELECTRICITY ACCORDING TO S.A.B.S. STANDARDS AND DONE BY QUALIFIED ARTISAN.  
LIGHTING TO OWNERS APPROVAL.  
AT LEAST ONE PLUG POINT PER BEDROOM.  
THREE PLUG POINTS IN LOUNGE AREA  
FOUR PLUG POINTS IN KITCHEN AREA.

ALL OF THE ABOVE TO OWNERS APPROVAL

**GENERAL :**

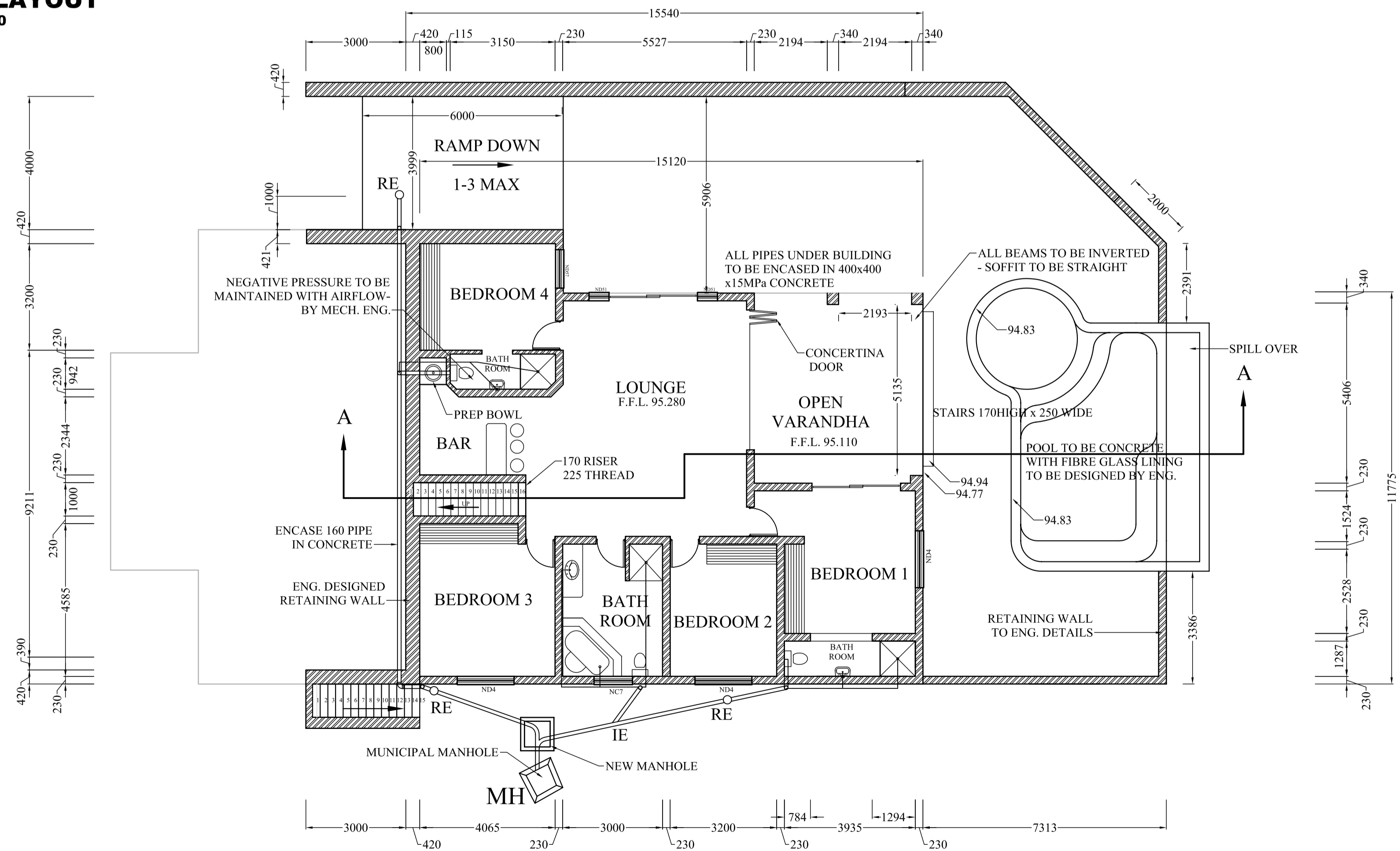
ALL WORK DONE TO S.A.B.S. 0400, 1200, WB20  
NHBC HOME BUILDERS MANUALS STANDARDS.  
ONLY SABS APPROVED MATERIALS TO BE USED.

NOTE: ALL NEW BUILDINGS TO BE ASSESSED BY ENG. BEFORE COMMENCEMENT OF WORKS. THE ONUS REMAINS WITH THE OWNER TO ENSURE COMPLIANCE OF REGULATIONS, ETC.



NOTE THAT ALL STRUCTURAL ELEMENTS TO BE APPROVED AND CHECK BY PR. ENG.

**RETAINING WALL DETAIL**  
SCALE 1:20



**GROUND FLOOR LAYOUT**  
SCALE 1:100

**SPECIFICS :**

<b>FLOOR AREA:</b>	
GROUND FLOOR:	156.73m <sup>2</sup>
FIRST FLOOR:	241.15m <sup>2</sup>
TOTAL:	397.88m <sup>2</sup>
<b>VARANDHA'S:</b>	
GROUND FLOOR:	28.91m <sup>2</sup> (open)
FIRST FLOOR:	52.405m <sup>2</sup> (open)
TOTAL:	81.315m <sup>2</sup>
TOTAL NEW:	397.88m <sup>2</sup>
PLOT SIZE:	1361.52m <sup>2</sup>
F.A.R.:	0.2922
COVERAGE:	(316.76m <sup>2</sup> ) 23.26%

**DRAWING TITLE :**

**GROUND & FIRST FLOOR PLAN**

**FINAL A102-11-2006**

**OWNER :**

**Mr. M Badenhorst**

**PROJECT :**

**PROPOSED NEW DWELLING ON LOT 1439, AVONDALE ESTATES, BALLITO**

**RD PROJECTS**

ARCHITECTURAL SERVICES, CONSTRUCTION, PROJECT MANAGEMENT, SITE SUPERVISION SERVICES, CONSULTING, ETC.

P.O. Box 603, Mtubatuba, 3935  
CELL: 083 650 123 1

Designed:  
RE Dorfling Pr.Arch.T (T0718)



Reg No 17687