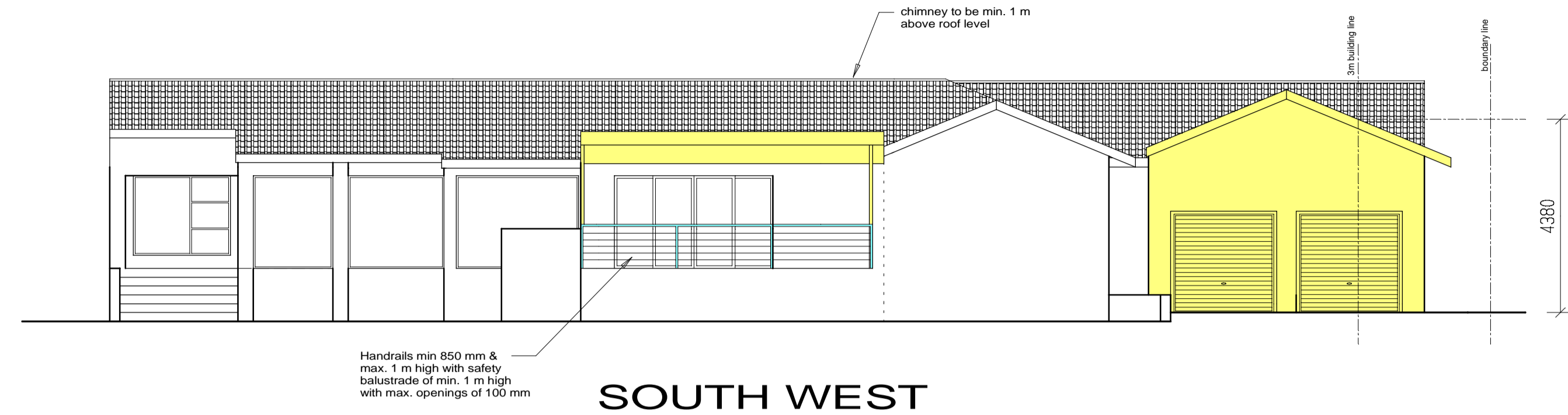
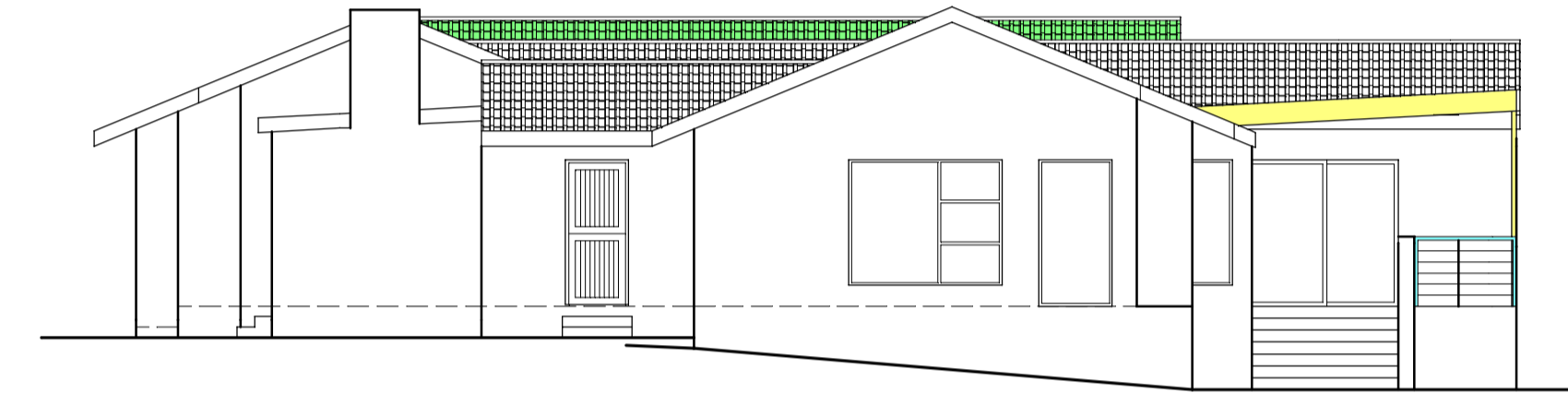




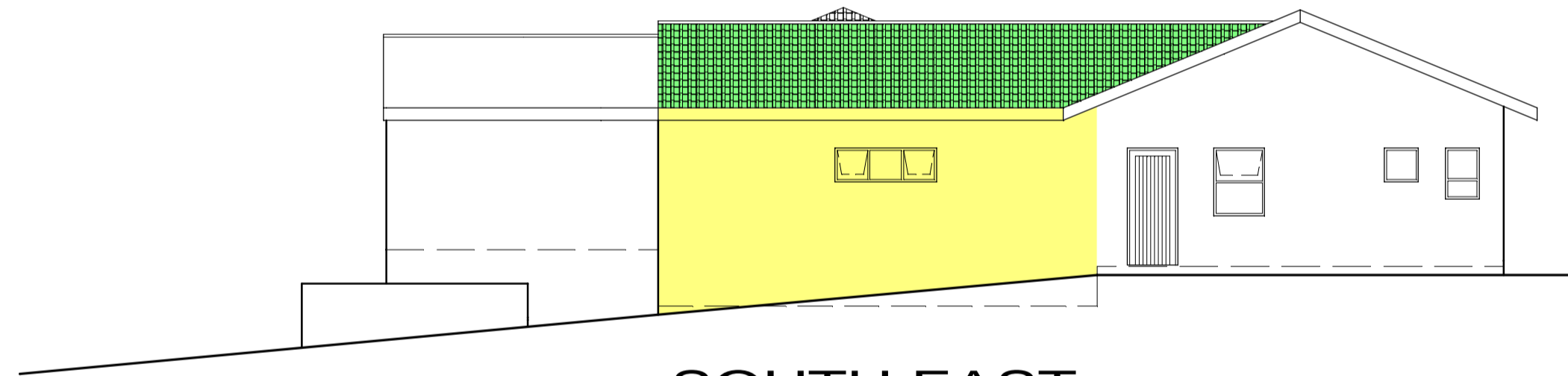
council approval



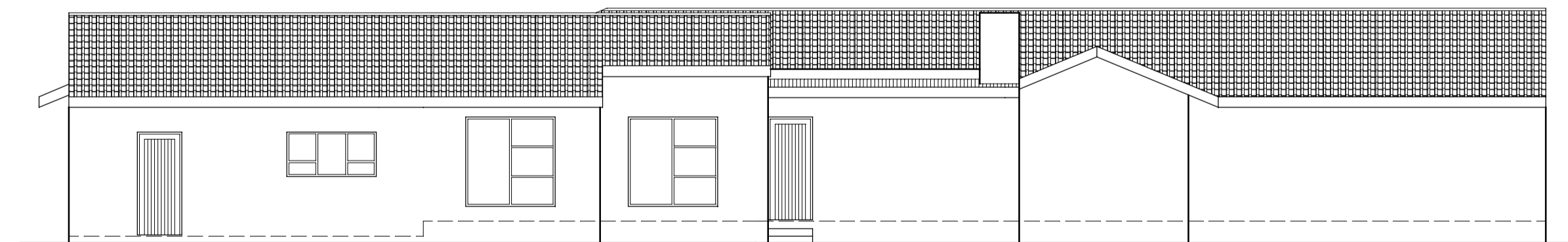
SOUTH WEST



NORTH WEST



SOUTH EAST



NORTH EAST

All measurements to be checked before any buildwork is commenced  
Drawings not to be scaled

### SPECIFICATIONS

WINDOWS: to be aluminium

All glazing to comply with requirements of SANS 10137 & SANS 10400 N - Access doors & side lights, windows lower than 500 mm floor, windows lower than 1500 mm above pitch line of stairs and shop fronts to be safety glass (type of glass and glass thickness to adhere to tables 1 to 6 of SANS 10400 part N) and clearly indicated as such on glass at eye level.

CEILING: 40 mm ISOboard on 38 x 38 mm battens @ 600 mm

STAIRS : Rises - 200 mm max.  
Treads - 250 mm min.

FLOOR: 25 mm screed on 100 mm concrete slab on compacted filling. Provided DPM underlay to slab (min. 250 micron)

Finished floor level of dwelling to be a min. of 250 mm above the back of footway level (B.O.F.) at the sewer connection.

The garage floor level to be a min. of 150 mm above the B.O.F. at the driveway entrance.

No foundations to encroach any boundaries

LINTELS: All precast and stessco lintels exceeding 900 mm to be laid in accordance with manufac. specs. with 4 layers of brickwork ontop.

WALLS: to be plastered & painted

EXTERNAL: 280 mm brick wall with a 50 mm cavity with 4 wall ties per m<sup>2</sup> evenly spaced.

INTERNAL: 110 mm brick

- New additions: 48 m<sup>2</sup>
- New second dwelling conversion: 46.9 m<sup>2</sup>
- New covered patio: 30 m<sup>2</sup>
- New internal changes
- New Fence: 50 m

New additions to exist. dwelling of Me EJ van Zyl on erf 19093 16 Yvette Street De Tijger project

owner:	19093/2024
date:	09/08/2024
plan no:	19093/2024
scale	1:100 floor plan, sections, elevations
	1:200 siteplan sheet: 1/2

**diverse design**  
development planning & architecture

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