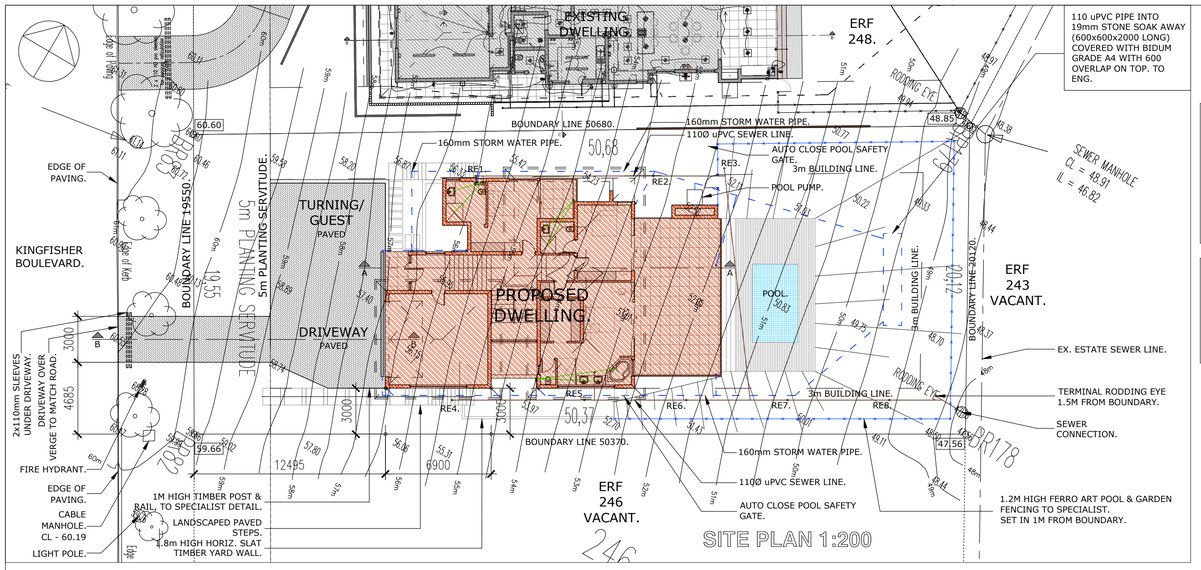


AREAS:

UGF GARAGE: 44.2m²
UGF COVERED BALCONY: 6.14m²
UGF STOEP: 3.8m²
UGF HOUSE: 122.95m²

LGF HOUSE: 152.71m²
LGF COVERED PATIO: 44.23m²
TOTAL 374.03m²

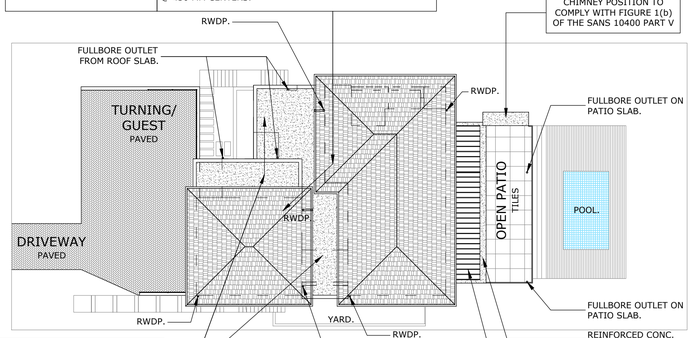
AREA SITE: 1002m²
ALLOWABLE COVERAGE (40%): 400.8m²
COVERAGE: 244.18m² (60.92%)
ALLOWABLE FAR: (.45) : 450.9m²
FAR: **275.66m² (0.27 USED)**

GENERIC INSULATION PRODUCT: FLEXIBLE MINERAL/ROCKWOOL 60 TO 120KG/M³ DENSITY 0,033 THERMAL CONDUCTIVITY 100MM THICKNESS

SISOLATION: 420 UNDER ROOF BATTENS. ROOF WATER RESISTANT UNDERLAY

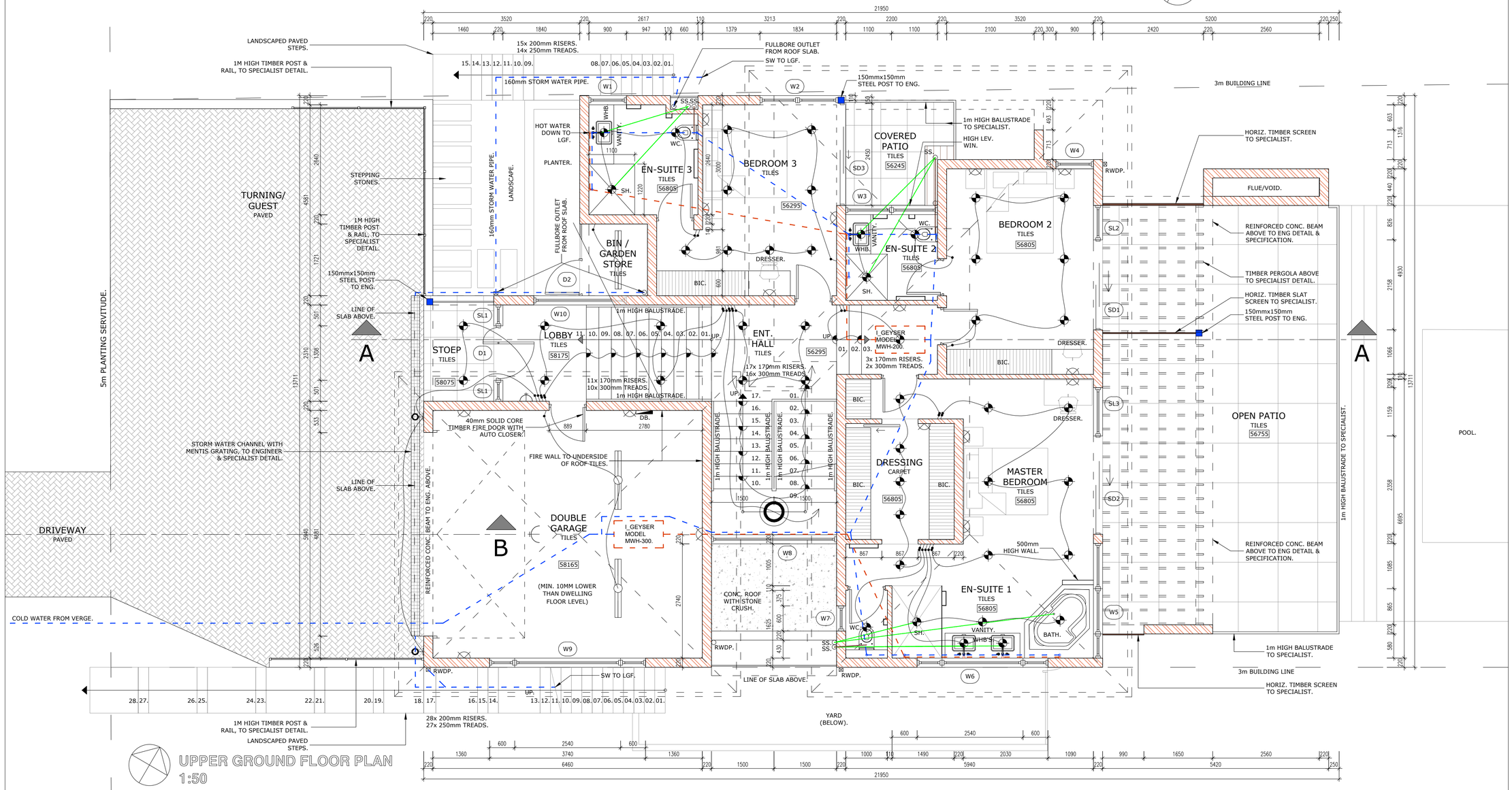
CONCRETE ROOF TILES, INSTALLED TO MANUFACTURERS SPECIFICATION ON PRE FAB TRUSSES AT MAX. 760 MM CENTERS, EX 114 X 38 TIMBER RAFTERS. (78 X 38 WALL PLATE & GALV ROOF TIES.)
GALV ROOF TIES BUILT IN SIX COURSES AS PER NBR & ENGINEERS SPECIFICATION. ROOF PITCH 17.5°. SUPPLY HURRICANE CLIPS TO ALL ROOF TILES ON ROOF OVERHANGS.

GYPSON BOARD CEILING ON 38 X 38 SA PINE BRANDERING @ 450 MM CENTERS.



ALL CONCRETE GUTTERS TO ENGINEERS SPECIFICATION, WITH SCREED TO FALL TO OUTLETS MIN 1/100. 3mm & 3mm THK "THERMOFLEX" WATERPROOFING ON BOTTOM & SIDES OF GUTTER BY SPECIALIST. PROVIDE FULLBORE OUTLETS TO ENGINEERS SPECIFICATION.

ROOF PLAN 1:200



UPPER GROUND FLOOR PLAN 1:50

ELEC LEGEND:

	DOUBLE PLUG 250mm ABOVE FFL
	DOUBLE PLUG 1125mm ABOVE FFL
	DOUBLE PLUG 2250mm ABOVE FFL
	SINGLE PLUG 250mm ABOVE FFL
	SINGLE PLUG 1125mm ABOVE FFL
	FLUORESCENT TUBE LIGHT
	WALL LIGHT 1600mm ABOVE FFL WP
	WALL LIGHT 1600mm ABOVE FFL
	DOWN LIGHT
	STAR LIGHT - DOWN LIGHT
	WALL RECESED LOW LEVEL FOOT LIGHT
TEL	TELEPHONE POINT 250mm ABOVE FFL
TEL	TELEPHONE POINT 1125mm ABOVE FFL
TV	TELEVISION POINT 250mm ABOVE FFL
TV	TELEVISION POINT 1125mm ABOVE FFL
DB	DISTRIBUTION BOARD
	DOOR BELL
	PENDANT
	ONE WAY SWITCH, 900mm ABOVE FFL
	TWO WAY SWITCH, 900mm ABOVE FFL
	TWO WAY SWITCH, 900mm ABOVE FFL, DIMMER
	CHANDELIER
	LIGHT POINT TO HEIGHT SPECIFIED

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PROPOSED NEW HOUSE
FOR POPULAR TRADING CC,
LOT 247, 247 KINGFISHER BOULEVARD,
BRETTENWOOD COASTAL ESTATE,
SHEFFIELD BEACH.

UPPER GROUND FLOOR PLAN 1:50
SITE PLAN 1:200
ROOF PLAN 1:200

COUNCIL DRAWINGS	date 27-11-2018	drawing no. KZN 2018 00