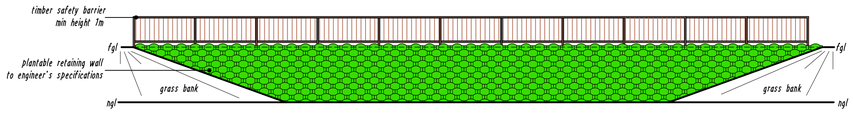
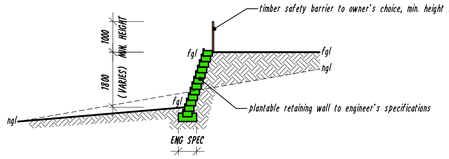


WEST ELEVATION - PROPOSED PLANTABLE RETAINING WALL
SCALE 1:100



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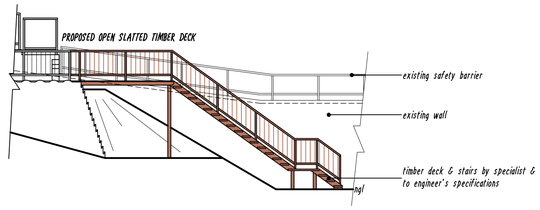
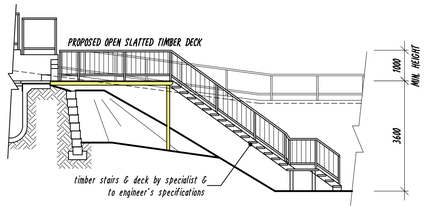


WEST ELEVATION
SCALE 1:100



SECTION "A-A"
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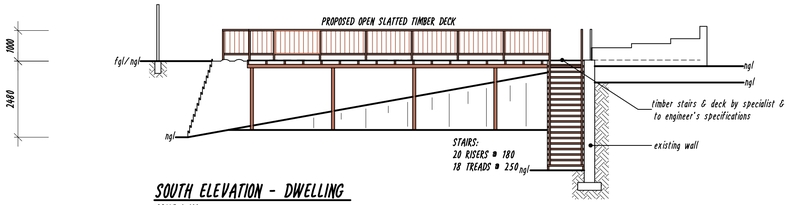
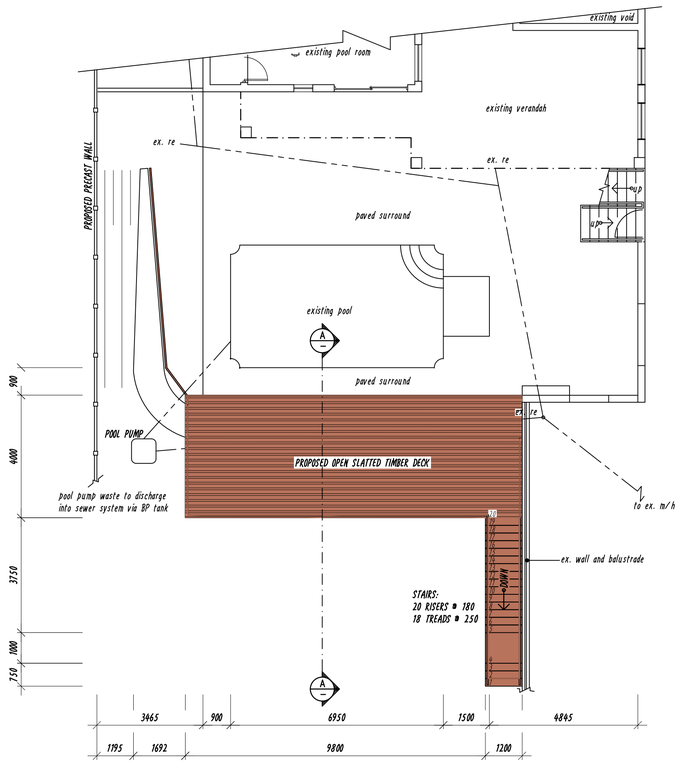
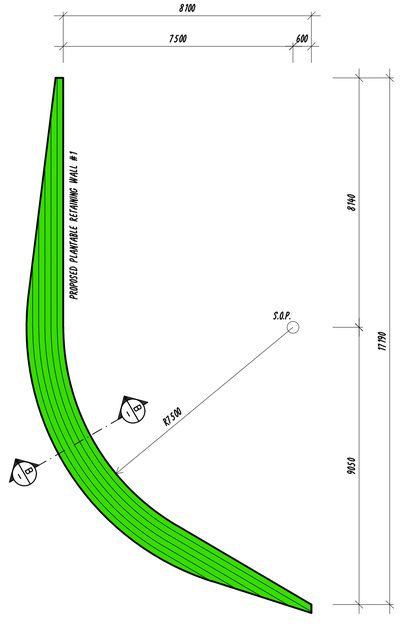


SOUTH ELEVATION - DWELLING
SCALE 1:100



DWELLING - BASEMENT STOREY
SCALE 1:100



PLAN - PROPOSED PLANTABLE RETAINING WALL #1
SCALE 1:100

General Notes

Structural engineer
All piling, footings, foundations, columns, beams and elevated slabs to structural engineers specification and detail.
All structures to comply with SANS 10400 - B , Structural Design.

Demolitions SANS 10400 - E
All demolitions to comply with SANS 10400-E.

Site Operations SANS 10400 - F
Sanitary facilities to be provided for duration of contract to comply with SANS 10400- F4.2 and F11.

Soil poisoning to comply with SANS 10400- F 4.3 and F5 in accordance with SANS 10124.

Public protection to comply with SANS 10400 - F1.

Control of dust and noise levels to comply with SANS 10400- F6

Explorative cutting into, laying open or demolition to comply with SANS 10400 - F7.

Waste material on site to comply with SANS 10400 - F8.

Site cleaning to comply with SANS 10400 - F9.

Site accommodation to comply with SANS 10400 -F10.

Excavations SANS 10400 -G
All excavations to comply with SANS 10400 - G1 and 2 and subject to engineer's specification and detail.

Foundations SANS 10400-H
All foundations to structural engineer's specification and detail.

Floors SANS 10400 - J
Concrete floors are to be concrete surface beds on 250 micron dpm on poisoned consolidated fill to comply with SANS 10400-J 4.4.
Suspended timber floor to comply with SANS 10400-J 2.8 & 2.9

Walls SANS 10400-k
All walls to comply with SANS 10400 -K and structural engineer's specifications and detail.
All lintels to comply with SANS 10400 -K4.2.9
Fall protection to be provided to comply with SANS 10400-HM.3

Stormwater disposal SANS 10400-R
All stormwater management systems to comply with SANS 10400-R.

All to comply with SANS 10400 - T for fire protection and SANS 10400 - W for fire installation.

All stormwater to comply with SANS 10400 - R (Stormwater Disposal)
All sewers to comply with SANS 10400 - P (Drainage).
Non water bourne sewer to engineer's design & specifications

FINISHES:

ROOF:
-Cement fibre barges, fascias to match ex.
-aluminium rain water gutters & pvc down pipes to match ex.
-Approved flashing to all parapets.

WALLS:
-Scratch plaster to be removed & replaced with smooth plaster throughout.
-Cement plaster bands

GLAZING:
-Min. 6,38mm safety glazing to all glass within 300mm off fff.
-Tile cills to be replaced with moulded concrete cills.

PLUMBING:
-i.e.'s at all bends, junctions & changes in direction
-Rwdp's to discharge to dished gulley's.
-Required Fire Resistance of Division Separating Elements as per SANS 10400 T4.6.2 Table 5 = 60 minutes.

DRAWING NOTES:

1. Do not scale this drawing.
2. All dimensions and levels to be checked on site before commencing work.
3. All discrepancies to be brought to author's notice.
4. No foundations to encroach over boundaries/servitudes.
5. Depth of foundations to be determined on site- min. 4 courses.
6. All work to comply with SANS 10400 and L.A. building regulation's.
7. Contractor to locate and protect ex. services on site during construction.

ENGINEER'S NOTES:

THE FOLLOWING ARE TO BE THE ENGINEER'S RESPONSABILITY:
1. SLABS
2. BEAMS
3. COLUMNS
4. FOUNDATIONS
5. STAIRS
6. TIMBER DECK

SCHEDULE OF AREAS

REM OF ERF 78
DURBAN NORTH, AREA - 1893,00 m²
ZONE - SPECIAL RESIDENTIAL 900

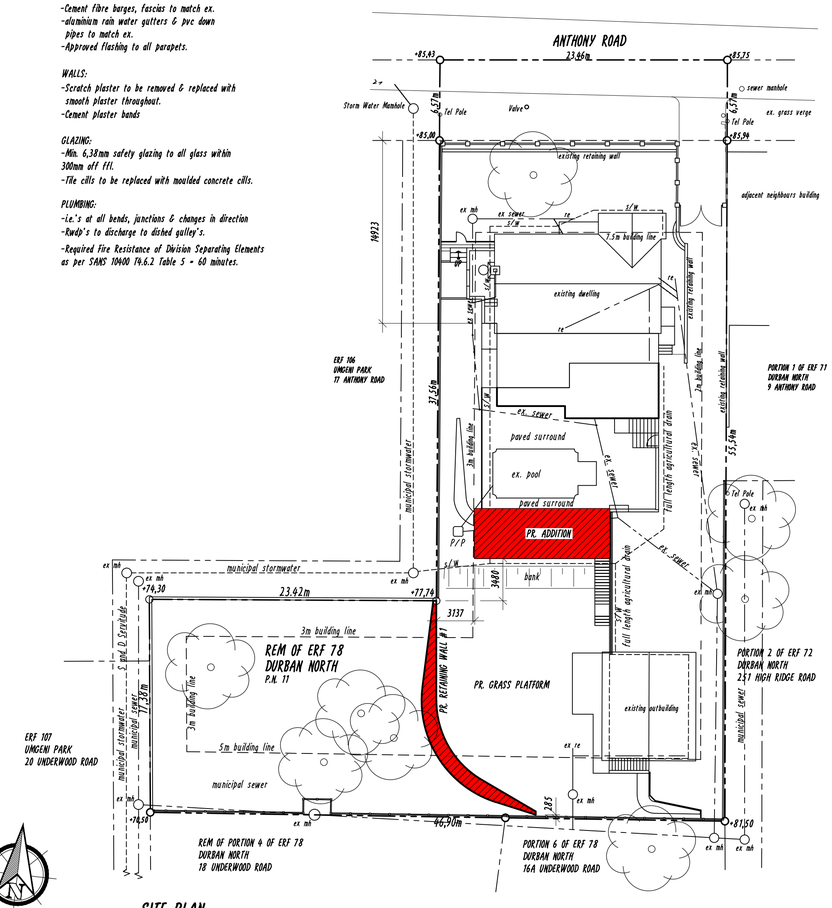
BUILDING LINES: FRONT = 7,5 m
BACK = 5 m
SIDES = 2 m & 3 m

FLOOR AREA RATIO

PERMISSABLE F.A.R.	=	N/A
EXISTING FLOOR AREA	=	483,41 m²
PROPOSED FLOOR AREA	=	0,00 m²
TOTAL FLOOR AREA	=	483,41 m²

COVERAGE

PERMISSIBLE 40% OF 1893 m²	=	757,20 m²
EXISTING COVERAGE AREA	=	287,21 m²
PROPOSED COVERAGE	=	0,00 m²
TOTAL COVERAGE	=	287,21 m²
COVERAGE IN HAND	=	469,99 m²



SITE PLAN
SCALE 1:250

NEIGHBOURS CONSENT

ADDRESS	NAME	TEL: No	SIGNATURE
9 Anthony Road	LES JANSEN	083 272 4869	
12 Anthony Road	E. Landsberg & Landsberg	079 7855470	
14 Anthony Road	C ROBERT	082 522 3647	
	RC ROBERT	0823223516	
16 Anthony Road	J NAICKER	0836274438	
17 Anthony Road	A. DURANT	0837462595	
16A Underwood Road	A MATTHEW	0825749462	
18 Underwood Road	A. MATTHEW	0836257266	
20 Underwood Road	N. MORTON	0711646600	
251 High Ridge Road	V. COOKE	0722617899	

HYPEREASE SYSTEMS cc CK 94/13816/23 T/A
Ian Whitaker
Draughting Designs
COMPUTER AIDED DRAWINGS
REG. No. D0783
PROFESSIONAL ARCHITECTURAL DRAUGHTS PERSON CELL No. 083 303 8863
8 UP THE HILL, SUNNINGDALE, 4051 TEL: 031 5620310

Owner:
J.K.B. BOSSERT & G. BOSSERT

Property Details:
11 ANTHONY ROAD
ATHLONE
REM OF ERF 78
DURBAN NORTH

Proposal:
PROPOSED TIMBER DECK
AND RETAINING WALL
TO
EXISTING DWELLING

OCCUPANCY: H3 CLIMATE ZONE: 5

DRAWING TITLE
SUBMISSION – SITE PLAN, FLOOR PLANS & NOTES

PROJECT NO:	DRAWING NO:	REV. NO:
WD19/29	WD19/29/ap/s01	A

SCALE : 1:100 & 1:250
DATE : 28-10-2019

AUTHOR'S SIGNATURE : .....

OWNER'S SIGNATURE : .....