

● **GROUND FLOOR PLAN.**

- # FIRE NOTES:
1. ALL STRUCTURAL ELEMENTS ARE TO COMPLY WITH TTT OF SABS AND WITH RELATED SECURITY UNDOOR FIRE CONDITIONS.
 2. ALL NEW DOORS ON ESCAPE ROUTES TO COMPLY WITH TTT OF SABS 0400.
 3. ALL FLOOR & CEILING SURFACES SHALL BE CLASSIFIED ACCORDING TO ACCORDANCE WITH TTT OF SABS 0400.
 4. EMERGENCY LIGHTING TO ALL ROOMS TO BE PROVIDED IN ACCORDANCE WITH TTT OF SABS 0400.
 5. FIRE RESISTANT REQUIREMENT IS TO BE PROVIDED & MAINTAINED IN ACCORDANCE WITH TTT OF SABS 0400.
 6. FIRE RISK ANALYSIS & RISK RATES ARE TO BE PROVIDED IN ACCORDANCE WITH TTT OF SABS 0400.
 7. ADDITIONAL FIRE RESISTANCE ARE TO BE PROVIDED IN ACCORDANCE WITH TTT OF SABS 0400.
 8. EMERGENCY ROUTES ARE AS INDICATED ON PLAN.

● **NOTES.**

CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF THE RELEVANT WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY THEY BECOME EVIDENT. ALL WRITTEN CHANGINGS TO BE TAKEN IN PREFERENCE TO SCALING.

ALL REINFORCED CONCRETE WORK TO STRICT ENGINEERS SPECIFICATIONS.

ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NATURAL GROUND LEVEL.

TWO COURSES OF BRICKWORK TO BE REINFORCED WITH BRICKFORE IN SOLID CEMENT MORTAR JOINTS BOTH AT WALL/SLATE LEVEL, WINDOW HEAD AND WINDOW CHILL LEVEL.

EXTERNAL FACE OF INNER SKIN OF ALL EXTERNAL WALLS TO BE RENDERED WATERPROOF WITH TWO COATS OF BITUMEN PAINT.

GLAZING TO COMPLY WITH PART N OF SABS 0400. BALUSTRADE TO COMPLY WITH PART D OF SABS 0400.

● **PLUMBING NOTES.**

ALL BENDS AND JUNCTIONS TO BE PROVIDED WITH IE'S. RE'S TO BE PROVIDED AT CHANGE OF DIRECTION. SEWER TO BE ENCASED IN CONCRETE WHEN PASSING UNDER A BUILDING.

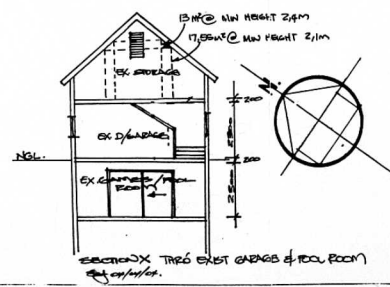
● **DECK DETAIL 1**

● **SCHEDULE OF AREAS.**

AREA OF SITE	2330.00 m ²
PERMITTED FAR (0.25)	1864.00 m ²
PERMITTED COVERAGE (33.3%)	932.00 m ²
EXISTING FAR	560.00 m ²
EXISTING COVERAGE	370.00 m ²
PROPOSED FAR	280.00 m ²
PROPOSED COVERAGE	530.00 m ²
NEW TOTAL FAR	840.00 m ²
NEW TOTAL COVERAGE	372.00 m ²

FREE STAIRS ABOVE TO BECOME BALUSTRADES.

JUNE GLAZING TO BE SUBMITTED WITH ALL DRAWINGS & NOTICES.



PLAN SUBSTITUTED
16.04.04

16.04.04

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APPROVED BY THE MUNICIPALITY

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DATE: 08 JUN 2004

LOCAL AUTHORITY

AS BUILT

R. Bouscra

DEVELOPMENT MANAGEMENT DEPARTMENT

LAND USE CONSENT

GRANTED NOT GRANTED

GRANTED: subject to the attached conditions

EXEC: DIR. (Development & Planning Unit)

2004-05-13

VALUATION COMPLETE

RATE NO. 88149082

REG. NO.

PROPOSED ADDITIONS ALTERATIONS AND CONVERSION OF EXISTING DWELLING TO GUEST HOUSE FOR MRS. M.M. BARRETT AT 2 WESTMINSTER PLACE ON ERF 1506 OF DURBAN NORTH DURBAN.

DESCRIPTION

DATE

APPROVED BY

R. Bouscra

MORPHOSIS DIGITAL ARTcc ARCHITECTS

25 MARLOWE AVE. WESTVILLE. 3630

SCALE 1:100 DATE: 17.02.04 PM 262344.9