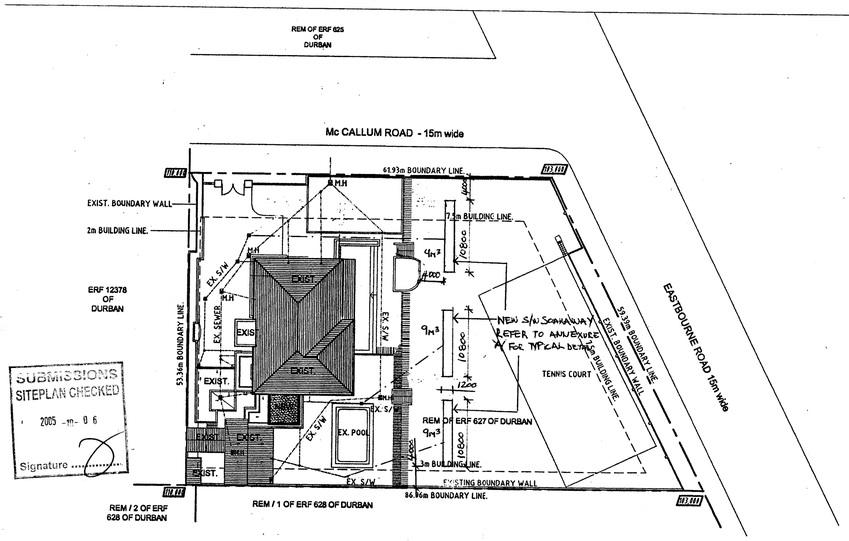
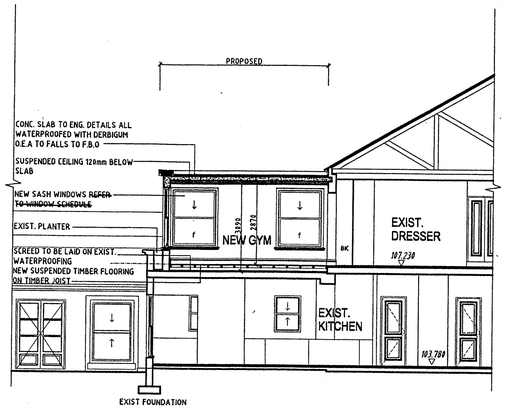


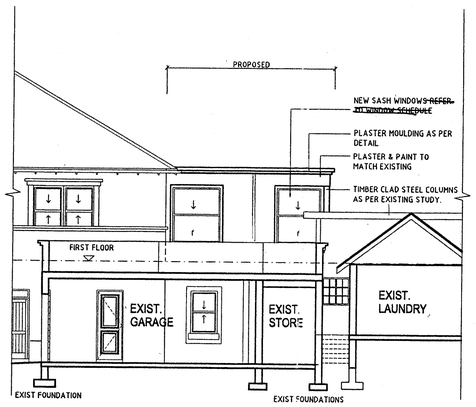
SITE AND ROOF PLAN

SCALE 1 : 500



SECTION A - A

SCALE 1 : 100



NORTH WEST ELEVATION

SCALE 1 : 100

SHEET 1/1 COPY 1

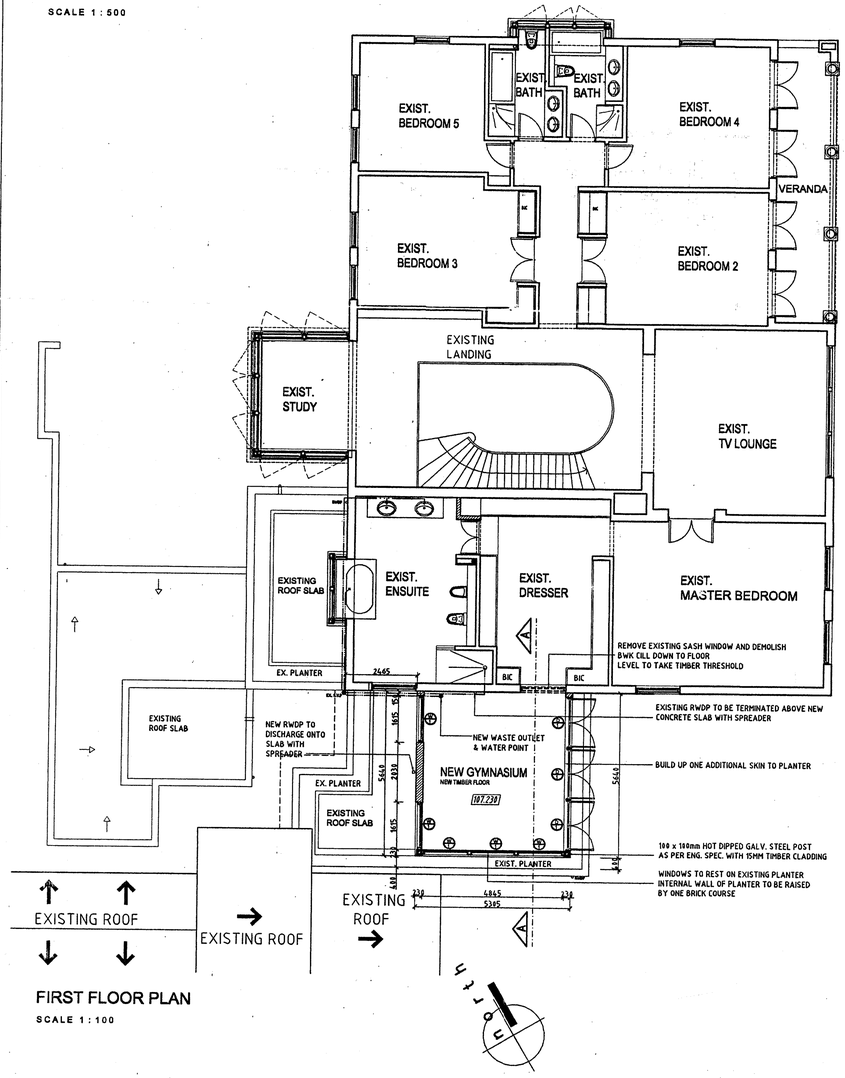
ETHEKWINI MUNICIPALITY
CENTRAL
Plan No: 627 09 05 -

APPROVED in terms of The National Building Regulations and Building Standards Act Number 103 of 1977
2007 -01- 19
Local Authority
This plan is approved on the basis of the information shown hereon. Attention is drawn to attached documentation

ALL GLAZING TO COMPLY WITH PART NN2 AND NN3 OF SABS 0400.

ENGINEERS DETAILS REQUIRED

SHOULD WORK NOT HAVE COMMENCED THIS APPROVAL WILL EXPIRE ON ITS FIRST ANNIVERSARY DATE.

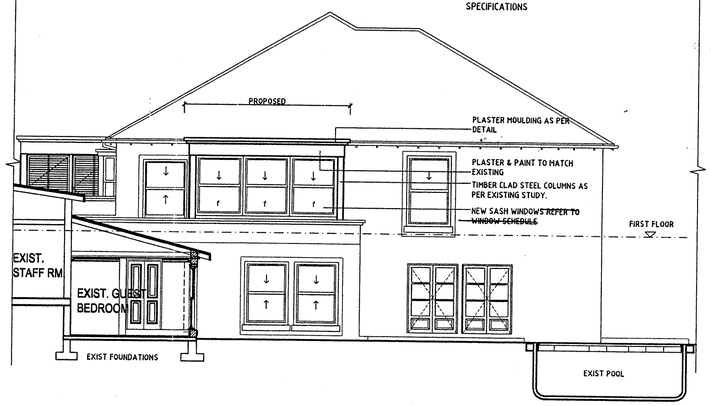


FIRST FLOOR PLAN

SCALE 1 : 100

SOUTH EAST ELEVATION

SCALE 1 : 100



SOUTH WEST ELEVATION

SCALE 1 : 100

STRUCTURAL NOTE

-ALL EXISTING R/C SLABS AND FOUNDATIONS TO BE TO BE CHECKED BY ENGINEER PRIOR TO ANY WORK BEING CARRIED OUT
-ALL REMEDIAL STRUCTURAL WORK THAT MAY BE REQUIRED IS TO BE TO ENGINEERS DETAILS AND SPECIFICATIONS

NOTES:

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TOCONSTRUCTION.
ALL DIMENSIONS AND LEVELS ON THIS DRAWING ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF THIS DRAWING.
ANY DISCREPENCIES ON THIS DRAWING ARE TO BE REPORTED TO THE OFFICE OF THE ARCHITECT PRIOR TO CONSTRUCTION.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.R.ALL RETAINING WALLS, PILES, FOOTINGS, SLABS, BEAMS, COLUMNS AND AGRICULTURAL DRAINS TO ENGINEER'S DETAILS.
MINIMUM CLEAR OPENING DOORS TO BE 750mm IN ACCORDANCE WITH SABS 0400 - 1990, PART SS4.
ALL VENT VALVES TO BE 2 WAY VENT VALVES.
VENT STACKS TO COMPLY WITH SABS 0400-1990, PP15 AND PP20.4.
STAIRS TO COMPLY FULLY WITH PART M OF SABS 0400-1990.

SCHEDULE OF AREAS:-

AREA OF SITE	4002m2
EXISTING GROUND FLOOR AREA	396m2
EXISTING GROUND FLOOR VERANDAH AREA	61m2
EXISTING FIRST FLOOR AREA	401m2
EXISTING FIRST FLOOR VERANDAH AREA	26m2
EXISTING OUTBUILDINGS AREA	164m2
EXISTING GARAGE AREA	172m2
PROPOSED NEW GYM F.A.R	30m2
EXISTING COVERAGE	691m2 17%
PROPOSED NEW COVERAGE	NIL

CLIENT

TEL: (031) 268 9503

SOAKPIT/S TO BE 1m³ FOR EVERY 40m² OF ROOFED AND HARDENED AREA

ELECTRICITY SERVICES

Any person undertaking erection of a structure/sign in accordance with this plan is required to ensure that:-

1) The electrical installation complies with the Code of Practice for the wiring of Premises SABS 0142-1987 as amended, and the Occupational Health and Safety Act 85/1993.
2) A certificate of [illegible] application for Permission to [illegible] with DME prior to electrical connection to supply source.
3) Adequate earthing to the satisfaction of the Director: Transmission, DME is provided.

ELECTRICITY SERVICES

Any person undertaking building operations in accordance with this plan is required to ascertain from the Executive Director: Durban Metro Electricity.

1) The location of any electrical services and servitudes in the vicinity of the proposed works.
2) DME requirements regarding Substation, Meter rooms, and Cable ducts.

IYD
DESIGNS
ISMAIL .Y. DINDAR
312 KENSINGTON, 311 NORTHRIDGE, MORNINGSIDE, 4001
Phone:(031) 2097726 Cell: 083 786 9974

SCALE	DRAWING NUMBER
1:200/100	2005/ 35 / 001

PROJECT:
ADDITIONS AND ALTERATIONS TO 40 EASTBOURNE ROAD, MORNINGSIDE, DURBAN ON REM OF ERF 627 OF DURBAN FOR S.B SAAD
RATE NO. 7426 045

TITLE:
SUBMISSION DRAWINGS

DATE: 23.09.2005 DRAWN: LD