

Portion 72 of Erf 230 Springfield

Portion 74 of Erf 230 Springfield

Portion 73 of Erf 230 Springfield

Portion 75 of Erf 230 Springfield

1 Site Plan
1:100



SCHEDULE OF AREAS		BUILDING LINES			
Site Area	1065 sqm	Front	3000mm		
Zoning	Special Residential 400	Back	1000mm		
Building Classification	Dwelling H4	Side	1000mm		
Height	2 Storeys	Existing FAR	221sqm		
Permitted FAR	607 sqm (0.3)	Total FAR	451sqm		
Proposed FAR	230 sqm	Existing COV	110.5% 110.5sqm		
Permitted COV	30% 0sqm	Total COV	25% 197.5sqm		
Proposed COV	14% 87 sqm				
SEWER LEVELS					
Manhole / Rodding Eye	RE1	MH1	MH2	MH3	RE2 & RE3
Cover Level	188 750	188 750	188 750	188 750	799 885
Depth	000 450	000 575	000 885	003 000	001 230
Invert Level	188 300	188 175	187 865	185 750	798 655

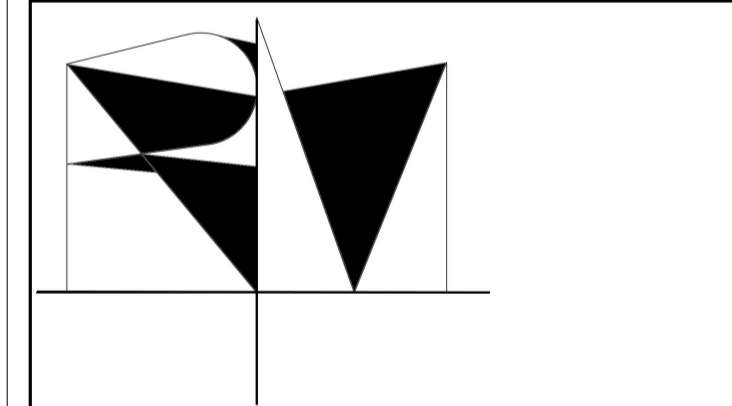
STAMPS

NOTES:

- The drawing is copyright reserved and remains the property of the Architects.
- All dimensions are to be checked on site and any discrepancies should be reported to the architects office immediately.
- All work is to be executed in strict accordance with local by-laws.
- The contractor is responsible for the correct setting out of the buildings and should report any discrepancies to the architect.
- No scaling from the drawings.
- All Boundary wall foundations not to encroach over the boundary.
- All structural work to engineers specifications and details.
- Drawings to be read as a set with all consultants drawings.
- The contractor is to verify all levels, heights, dimensions against the drawings before commencing with the work.
- The architect must be informed in writing of any changes to these plans.
- The contractor shall provide all assistance and everything necessary to enable the accuracy of the setting out of the works. Checking the setting out shall not relieve the contractor of his responsibilities for the correctness thereof and the contractor shall rectify any errors in the works that may arise from the incorrect setting out without adjustments to the contract sum. The contractor/ client may not claim against the architect as a result of discrepancies not reported to the architect before construction.
- The client is to note that all changes different to the specifications of the original agreement will be charged for.
- The client may not hold the architect liable if he decides on his own accord, without written consultation to deviate from the approved plans stipulations of material use and construction that deemed to satisfy regulatory requirements and will appoint a competent person as stipulated in SANS 204 to give recommendations to satisfy the regulatory requirements for any changes he makes.

Rev.	Date	Description

Architect: Rishen Mahadew Sacap reg. no.: Pr.Arch 24750935
 Signature: _____ Date: _____



147 Botanic Gardens Road, Musgrave, Durban
 Rishen Mahadew cell: +27 (0)717490964 email: rishen.mahadew@gmail.com

CLIENT:
Mr Farhad Hussain
 Signature: _____ Date: _____

PROJECT DESCRIPTION
Alterations and Additions to Dwelling

PROJECT LOCATION
Portion 73 of Erf 230 Springfield / 45 Mountain View Avenue, Morningside, Durban

DRAWING DESCRIPTION
Site Plan

DATE: 2022/03/20 12:45:05 AM	SHEET SIZE: A1	SCALE: SCALE: 1:100	
PRELIM	MUNICIPAL	TENDER	CONSTRUCTION
PROJECT NO. 202203	DISCIPLINE A	DRAWING NO. A001	REVISION

202203-A001