

GENERAL NOTES:

- OCCUPANCY: H4
- ALL WORK TO COMPLY WITH SANS 10400
- ALL DIMENSIONS AND LEVELS GIVEN TO BE VERIFIED ON SITE. WHEN IN DOUBT, CONFIRM WITH ARCHITECT
- OVERALL EXTERNAL DIMENSIONS ARE TO TAKE PRECEDENCE. WORK FROM FIGURED DIMENSIONS ONLY - DO NOT SCALE FROM THE DRAWINGS
- WHERE APPLICABLE, SUB-CONTRACTORS TO CHECK ON SITE THE SIZE OF COMPONENTS PRIOR TO MANUFACTURE
- ROOF CONSTRUCTION TO COMPLY WITH PART 'L' OF SANS 10400
- DEPTH OF FOUNDATIONS TO BE APPROVED ON SITE BY CONSULTING ENGINEER
- ALL LINTOLS OVER DOORS AND WINDOWS LAID TO MANUFACTURER'S SPECIFICATIONS
- FINISHED FLOOR LEVEL TO BE MIN 150mm ABOVE NATURAL GROUND LEVEL
- ALL GLAZED DOORS AND WINDOWS IN EXCESS OF 150mm OR WITHIN 300mm OF FINISHED FLOOR LEVEL TO BE SAFETY GLAZED
- DPC TO BE MIN 150mm ABOVE EXTERNAL FINISHED GROUND LEVEL
- DPC'S TO ALL WINDOW CILLS VERTICAL DPC'S TO ALL CHANGES IN GROUND FLOOR LEVELS
- STORM WATER TO BE DIRECTED AWAY FROM BUILDING
- ROOF TRUSSES TO BE FIXED AS PER CONSULTING ENGINEER'S SPECIFICATIONS
- ALL PORTIONS OF STRUCTURAL TIMBER BUILT INTO WALLS ARE TO BE WELL TARRED, CREOSOTED AND/OR ENCASED IN A DAMP PROOF MEMBRANE
- BEAM FILL TO UNDERSIDE OF ROOF COVERINGS

DRAINAGE NOTES:

- ALL DRAINAGE TO COMPLY WITH PART 'P' OF SANS 10400
- IE'S TO ALL BENDS AND JUNCTIONS IN WASTE, SOIL AND DRAIN PIPES
- IE'S UNDER GROUND TO BE MARKED AT GROUND LEVEL
- DRAINS UNDER BUILDINGS TO BE ENCASED IN 150mm CONCRETE. HAVE NO BENDS OR JUNCTIONS AND HAVE IE'S AT EITHER END
- WASTES TO BE FULLY ACCESSIBLE FOR REPAIRS
- WASTE PIPES FOR WHB TO BE 50mm MIN
- SOIL DRAINS TO BE 110mm diam. UPVC UNLESS OTHERWISE STATED AND BE FULLY ACCESSIBLE
- OVP'S TO BE 110mm UPVC OR OTHER APPROVED AND BE CARRIED UP MINIMUM 100mm ABOVE THE HIGHEST JUNCTION WITH THE ROOF AND/OR 200mm ABOVE THE HIGHEST DOOR OR WINDOW HEAD WITHIN 600mm OF SAME
- ALL SOIL PIPES WITH MAX FALL OF 1:80
- WASTE FITTINGS TO BE FITTED WITH APPROVED RESEAL TRAPS AND FULLY ANTI-SYPHONED IF REQUIRED BY LOCAL AUTHORITY
- IE'S TO ALL CONNECTIONS
- IE'S AT CHANGE OF DIRECTION
- AND HEAD OF DRAIN WITH MARKED COVERS AT GROUND LEVEL
- DRAIN PIPES EXCEEDING 6m TO JUNCTION TO HAVE OWN 110 diam. OVP
- WHERE DRAINAGE OCCURS UNDER FOUNDATIONS AND CONCRETE FLOOR SLAB, DRAIN TO BE PROTECTED AGAINST THE LOAD
- MINIMUM INVERT LEVEL OF DRAIN 450mm
- 110 diam. OVP AT HEAD OF DRAIN
- MINIMUM FALL OF DRAIN 1:60

SCHEDULE OF AREAS:	
SITE AREA:	1466.200m ²
EXISTING GARAGE/CL. LAUNDRY	41.8650m
EXISTING OUTBUILDING:	28.1050m
TOTAL EXISTING COVERAGE:	320.3650m

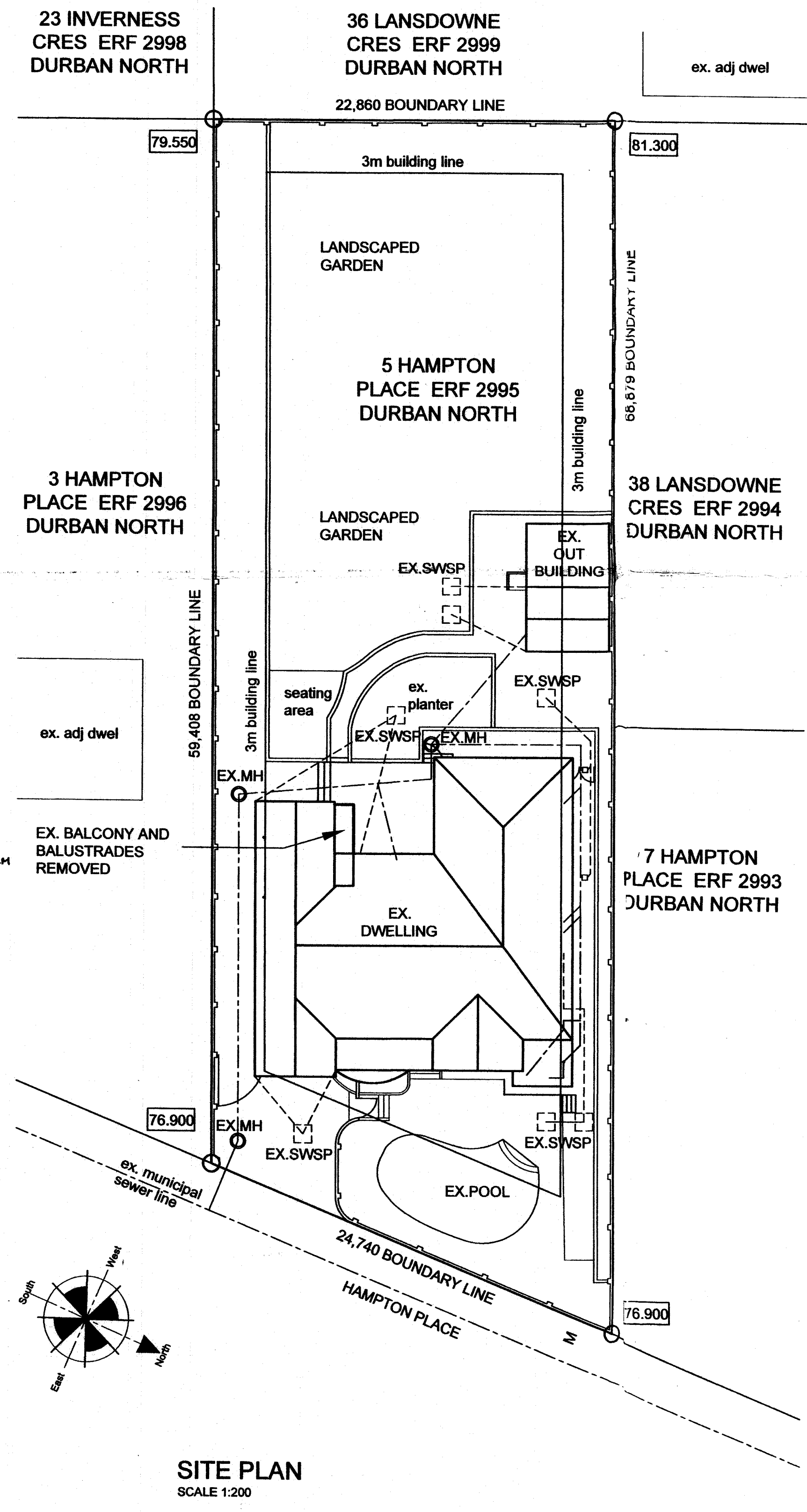
2100mm									
F.F.L.									
CODE	W1 (EX)	W2 (New)	W3 (EX)	SF2 (EX)	W4 (EX)	W5 (EX)	W6 (EX)	W7 (EX)	
AMOUNT	2	1	1	1	1	1	1	2	
HEIGHT	1200	1400	500	2100	600	900	1980	900	
WIDTH	1250	2500	530	3780	1800	1200	1200	500	
GLAZING	clear glass	clear glass with 20% smoke grey film	clear glass	6mm TSG	clear glass	clear glass	clear glass with 20% smoke grey film	clear glass with 10% smoke grey film	
2100mm									
F.F.L.									
CODE	D 1	D 2	W8 (EX)	W9 (NEW)	W10 (EX)	W11 (EX)	W12 (EX)	W13 (EX)	W14 (NEW)
AMOUNT	1	1	1	1	1	1	1	1	1
HEIGHT	2100	2100	900	2800	1250	1250	1250	650	1400
WIDTH	2500	1450	900	1500	1800	600	1200	650	1500
GLAZING	4mm TSG	4mm TSG	clear glass	clear glass with 10% smoke grey film	clear glass	clear glass	clear glass	clear glass	clear glass

DOOR AND WINDOW SCHEDULE
SCALE 1:50
(DOOR/WINDOW MANUFACTURER: BY CLIENT)

ALL SAFETY GLASS TO BE PERMANENTLY MARKED AS PER SANS 10400 PART N 4.4

NOTE
ALL WINDOWS EXTENDING BELOW 800mm ABOVE FINISHED FLOOR LEVEL AND GLAZED DOORS TO BE MIN. 4mm THICK TOUGHENED SAFETY GLASS TO COMPLY WITH SANS 10400 PART N, TABLE 1.
ALL OTHER WINDOW PANES TO BE MIN. 3mm THICK MONOLITHIC ANNEALED GLASS TO COMPLY WITH SANS 10400 PART N, TABLE 1.
ALL DOORS AND WINDOW FRAMES BY CLIENT
ALL NEW LINTOLS TO COMPLY WITH SANS 10400 PART K, TO ENGINEER'S DETAIL.

21/02/2017.



SITE PLAN
SCALE 1:200

SHEET	2	COPY	
ETHEKWINI MUNICIPALITY (CENTRAL)			
247 10 16			
APPLICATION NO.			

BUILDING APPLICATION
APPROVED in terms of Sec. 1 of the National Building Regulations and Building Standards Act No. 103/1977

DATE: 9/3/17 LOCAL AUTHORITY: [Signature]

This plan is approved on the basis of the information shown herein. Attention is drawn to the attached documentation & that this approval shall lapse 03/1 year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

No:	DATE:	DESCRIPTION:
		REVISION:
GENERAL NOTES		
1. IF IN DOUBT, ASK.		
2. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY SPECIFICATIONS AND THE NATIONAL BUILDING REGULATIONS.		
3. FIGURED DIMENSION TO BE TAKEN IN PREFERENCE WITH SCALING.		
4. CHECK ALL DIMENSIONS ON SITE.		
OWNERS SIGNATURE:	[Signature]	DATE: 10/10/2016
TOWNSCAPE DESIGNS		
PROJECT MANAGEMENT AND DESIGN		
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3A BEAUFIELD RD, WESTVILLE 3629		
SACAP NO.: BT 0315		
SIAAT NO.: 32155		
PROJECT: DEVIATION PLANS FOR APPROVED PLAN NO: 073 07 15 FOR MR M & MRS S LOURENS AT 5 HAMPTON PLACE, ON ERF 2995, DURBAN NORTH, DURBAN		
DRAWING NAME: SUBMISSION PLAN: AS BUILT SITE PLAN, WINDOW AND DOOR SCHEDULE		
DATE: SEP - 2015	SCALE: 1:200	1:50
DRAWING No: 2016-62-101	DRAWN BY: J.PASCOE	[Signature]