



SCHEDULE OF AREAS

ZONING :	SPECIAL RESIDENTIAL 1800
OCCUPANCY CLASSIFICATION :	A3
SITE AREA :	2486.00m ²
ALLOWABLE COVERAGE :	40% = 994.40m ²
ALLOWABLE F.A.R. :	0.8 = 1988.80m ²
COVERAGE :	
EXISTING COVERAGE :	350.90m ²
DEMOLISHED COVERAGE :	NONE
TOTAL COVERAGE (EXG. - DEMO.) :	350.90m ²
PROPOSED NEW COVERAGE :	34.93m ²
TOTAL COVERAGE (EXG. + NEW) :	385.83m ²
F.A.R. :	
EXISTING F.A.R. :	314.40m ²
DEMOLISHED F.A.R. :	NONE
TOTAL F.A.R. (EXG. - DEMO.) :	314.40m ²
PROPOSED NEW F.A.R. :	NONE
TOTAL F.A.R. (EXG. + NEW) :	314.40m ²
NEW COVERED WAITING AREA :	34.93m ²

GENERAL NOTES

- THIS DRAWING IS NOT TO BE SCALED. IF ANY DOUBT ARISES CONTACT THE ARCHITECT IMMEDIATELY.
 - WHERE TRADE OR PRODUCT NAMES ARE STATED USE EQUAL OR APPROVED PRODUCTS.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES AND SPECIFICATIONS RELATED TO THE PROJECT AS WELL AS ALL ENGINEERS DRAWINGS.
 - ALL BUILDING WORK AND MATERIALS TO COMPLY WITH SABS 0400-1996.
 - ALL NATURAL LIGHTING AND VENTILATION TO BE IN ACCORDANCE WITH SABS PART 2.
 - ALL GLAZING TO COMPLY WITH SABS PART 2.
 - ALL STRUCTURAL WORK, FOUNDATION, SLABS, STORMWATER, SEWER, EFFLUENT DRAINAGE AND FIRE TO BE TO ENGINEERS DETAIL.
 - ALL STAIRS TO HAVE MINIMUM TREAD OF 250mm AND A MAXIMUM RISE OF 200mm.
 - ALL HANDRAILS TO BE 1000mm HIGH.
 - PROTECTION AGAINST FALLING TO BE PROVIDED IN TERMS OF SECTION D OF THE NERS.
 - DPC TO COMPLY WITH THE REQUIREMENTS OF PARTS 15.2(a), (b) AND (c) OF SABS 0400-1996.
- DRAINAGE NOTES**
- INSPECTION EYES ARE TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES.
 - INSPECTION EYES IN PAVED AREAS ARE TO HAVE MARKED COVERS AT GROUND LEVEL.
 - WALLS AND FOUNDATIONS TO BRIDGE OVER ALL PIPES.
 - ACCESS PANELS TO BE PROVIDED TO ALL DUCTS AND FITTINGS TO BE FULLY ACCESSIBLE.
 - ACCESS EYES TO BE PROVIDED AT THE FOOT OF ALL SOIL STACKS.
 - 20" WATER SUPPLY TO ALL FITTINGS.
 - WHEN SINKS AND SHOWERS TO HAVE HOT AND COLD WATER.
 - WASTE AND SOIL PIPES TO CONNECT SEPARATELY TO STACK.
 - NEW SEWER AND STORMWATER PIPES TO CONNECT INTO EXISTING PIPE RUNS.
 - ANY FIREWORK UNDER THE BUILDING TO BE ENCASED IN CONCRETE.
- ALL WORK IS EXISTING EXCEPT WHERE ANNOTATED AS NEW
ALL WORK IS TO COMPLY WITH SABS 0400**

COUNCIL STAMPS:

CLIENT
CHELSEA PREPARATORY SCHOOL

CLIENT TEL:

PROJECT DESCRIPTION
UPGRADE OF AFTER CARE FACILITY

CADASTRAL DESCRIPTION
Erf 1485, DURBAN NORTH

STREET ADDRESS
137 NORTHWAY/KENNETH KAUNDA RD

DRAWING TITLE SUBMISSION DRAWING
FLOOR PLANS AND ELEVATIONS

DRAWING NUMBER: 5510 150/01 **REV:** 0

SCALE: 1:100 **ARCHITECT:** R. DOWAR
DATE: 27 03 2013 **DRAWN:** A. LOGAN
SACAP No: 5556

SHEET 1 OF 1 **A0**

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CONTRACTOR AND SUB-CONTRACTOR TO CHECK
ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY
WORK IS COMMENCED AND ANY DISCREPANCIES TO BE REPORTED
TO THE ARCHITECT IMMEDIATELY.