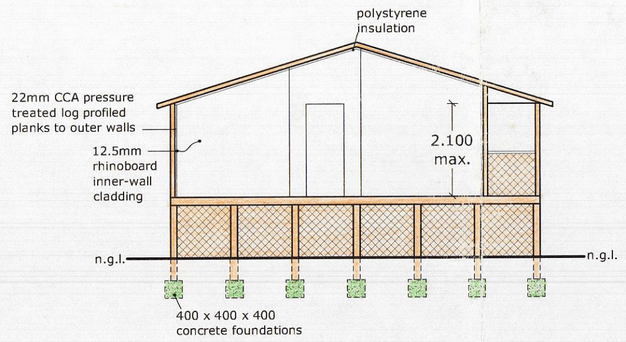
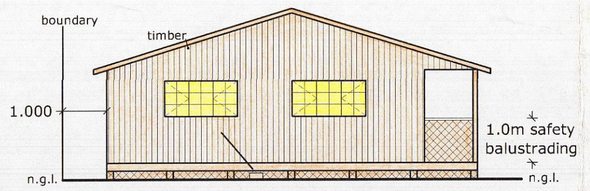
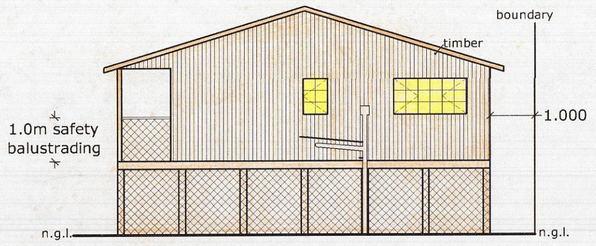


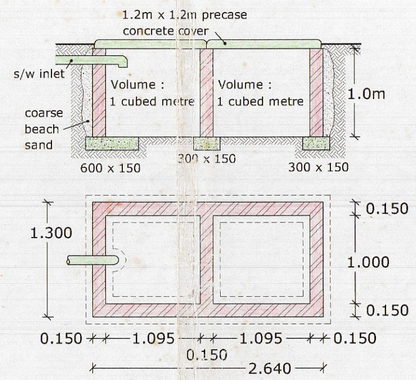
Section A - A



South West Elevation

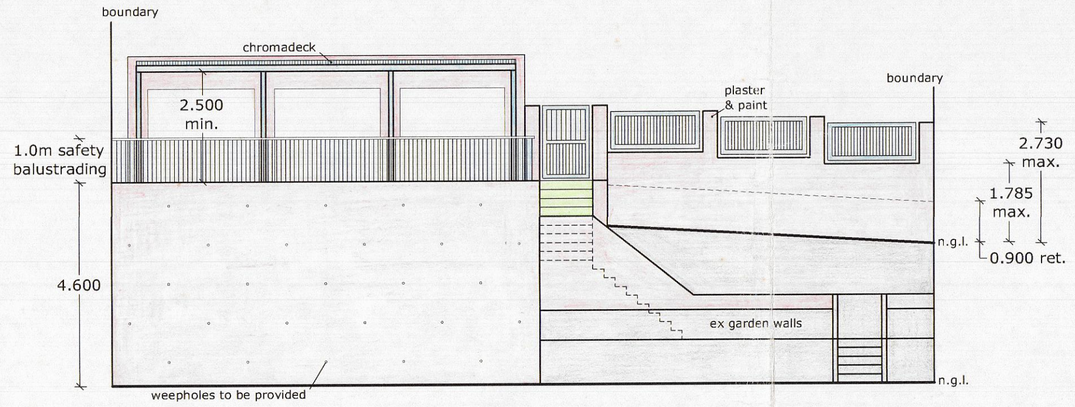


North East Elevation

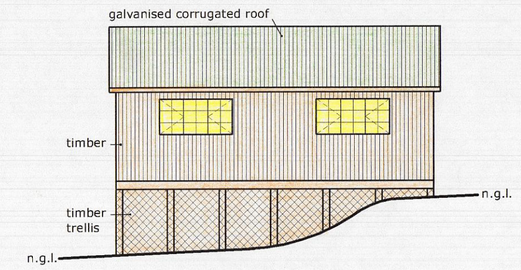


Stormwater Soakpit Details 1:50 Scale

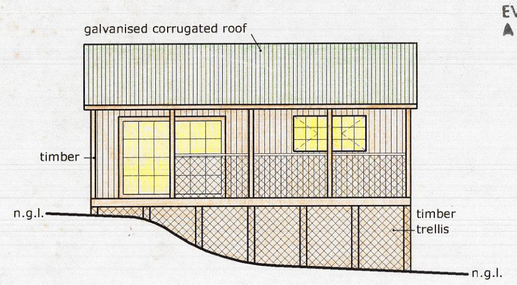
SOAKPITS TO BE 1m³ FOR EVERY 40m² OF ROOFED AND HARDENED AREA



North East Elevation



North West Elevation



South East Elevation

BOUNDARY BEACONS
FAILURE TO EXPOSE THE BOUNDARY BEACONS BEFORE STARTING THIS WORK IS AN OFFENCE.

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

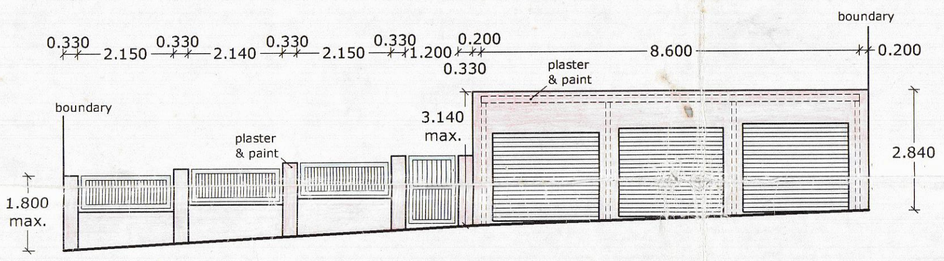
ANTGUARD-D.P.C.-VERTICAL D.P.C.
SOIL POISONING REQUIRED

ENGINEERS DETAILS REQUIRED

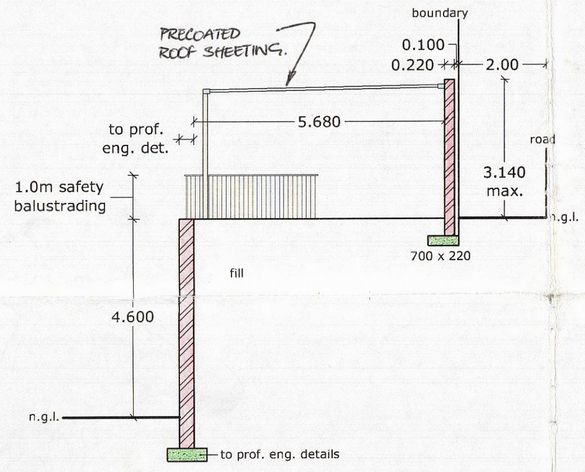
Table of Hardened & Roofed Areas for Stormwater Soakpits

Ex Dwelling Roofed Area :	99.36 sq. metres
Ex Store Roofed Area :	13.24 sq. metres
Prop Carport Roofed Area :	27.99 sq. metres
Prop Servants Quarters And Verandah Roofed Area:	60.48 sq. metres
Pool Surround Paving :	20.74 sq. metres
Total :	217.81 sq. metres

217.81 sq. metres divide by 40 = 6 sq. metres of soakpit as inicated on plan.



South West Elevation



Section B - B

Note : Provision to be made in timber trellis for access to existing domestic sewer drain under proposed servants quarters.

Note : Part existing garden steps and retaining walls to be demolished.

Carport Notes

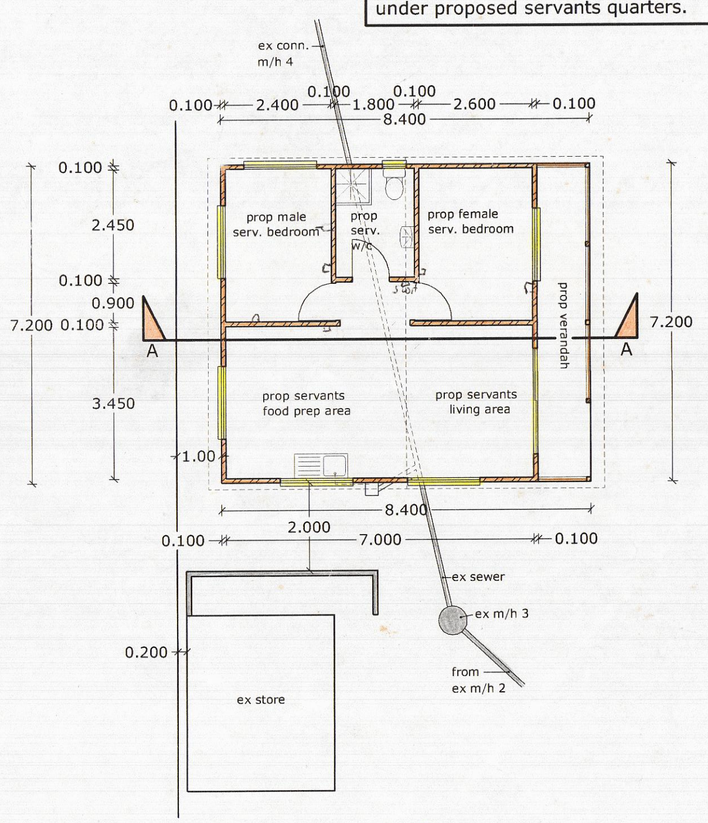
Proposed carport constructed of chromadeck sheeting and fascias with concealed gutter, bolted onto external wall of ex outbuilding and supported on 76 x 76mm hot dipped galvanized epoxy coated poles cast in 450 x 450 x 450mm concrete bases and also bolted onto proposed wall. Awning to be constructed by specialist. P.V.C downpipe to be fitted with stormwater discharging into soakpit as indicated.

THE AUTHOR OF THIS PLAN IS RESPONSIBLE FOR SHOWING ON THE APPLICATION DRAWINGS THE TOPS OF FOUNDATIONS OF ANY FRONTAGE WORKS AT A MINIMUM DEPTH OF 0.230 METERS BELOW FRONTAGE LEVEL.

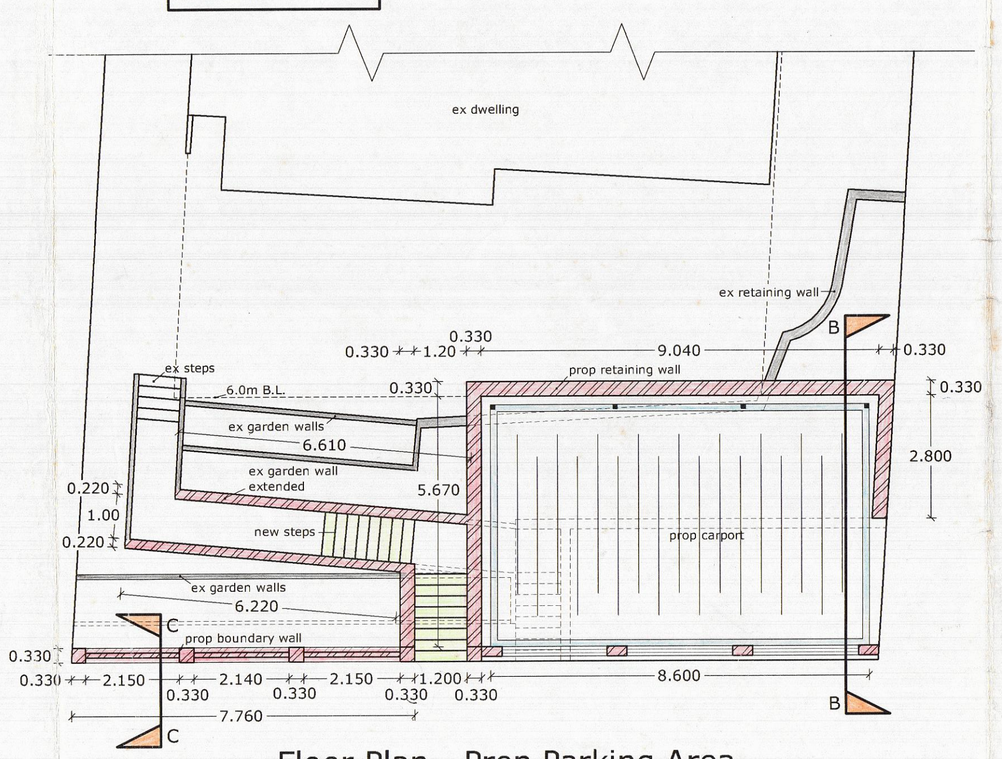
FRONTAGE LEVELS ARE
(1) TO CONFORM TO THE BACK OF THE CONSTRUCTED SIDEWALK, OR
(2) TO BE CALCULATED BY THE USE OF THE FOLLOWING FORMULA: RL = RL + (0.06m x D) / 25
(WHERE RL = FRONTAGE LEVEL, RL = LEVEL OF EDGE OF HARDENED ROAD AND D = DISTANCE IN METERS BETWEEN EDGE OF ROAD HARDENING AND ROAD RESERVE BOUNDARY)
A CONCRETE BEAM AT THE CORRECT FRONTAGE LEVEL IS TO BE PROVIDED AT EACH ENTRANCE/EXIT AT THE SAME GRADE AS THE KERB OF ROAD.

FOUNDATIONS TO BE A MINIMUM OF 1.00m FROM D.C. SERVICES AND TOP OF FOUNDATION LEVEL WITH INVERT OF D.C. SERVICES.

ROOF STRUCTURE TO BE TO "EMPIRICAL RULES" OR TO RATIONAL DESIGN COMPLYING WITH "DEEMED TO SATISFY RULE BR.4"



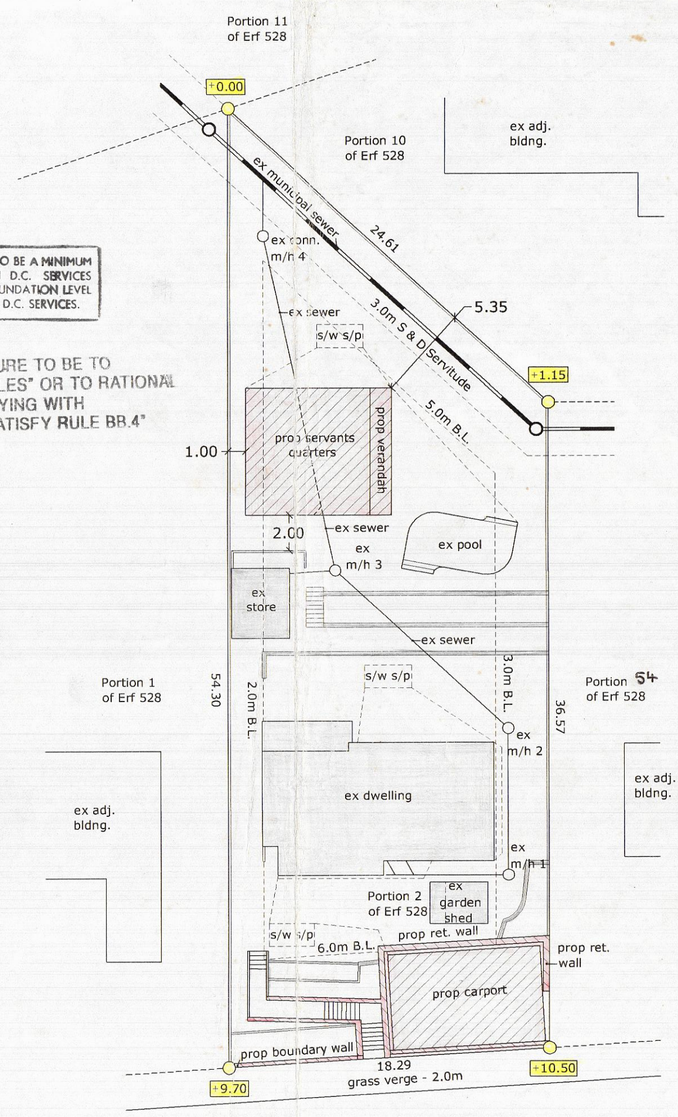
Floor Plan - Timber Servants Quarters



Floor Plan - Prop Parking Area

Schedule of Areas

Site Area :	824.67 sq. metres
Ex Dwelling :	99.36 sq. metres
Ex Store :	13.24 sq. metres
Ex Garden Shed :	11.20 sq. metres
Prop Servants Quarters :	51.84 sq. metres
Prop Carport :	28.63 sq. metres
Prop Verandah to Serv. Qtrs. :	8.64 sq. metres
Total New Area :	89.11 sq. metres
Ex Coverage :	123.80 sq. metres
Which Represents :	15.01%
Prop Coverage :	89.11 sq. metres
Which Represents :	10.80%
Total Coverage :	212.91 sq. metres
Which Represents :	25.82%
Ex F.A.R :	99.36 sq. metres
Which Represents :	0.1205
Prop F.A.R :	51.84 sq. metres
Which represents :	0.0629
Total F.A.R :	151.20 sq. metres
Which Represents :	0.1833



Site Plan

SHEET 2/2 COPY

ETHEKWINI MUNICIPALITY
CENTRAL
Plan No: 557 - 10 - 06
APPROVED in terms of The National Building Regulations and Building Standards Act Number 103 of 1977
2006 -12- 18
Local Authority
This plan is approved on the basis of the information given. Attention is drawn to attached conditions

Occupation of this building shall not be permitted by the Building Control Officer until written certification of compliance with the following ~~undelined~~ Rules & Regulations contained in SABS 0400 is obtained, from a competent person, on the prescribed form, and copied to the eThekwini Municipality Fire & Disaster Management Fire Safety Branch:
2,5,6,8,9,10,12,13,14,15,25,29,30,31,33,36,39,40,42, 43,45,47,53,54,57, and Regulations A20 and A21.

eTHEKWINI MUNICIPALITY FIRE & DISASTER MANAGEMENT
APPROVED
SIGNATURE: .....
DATE: 20/11/06

ELECTRICITY SERVICES
Any person undertaking erection of a structure/sign in accordance with this plan is 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 Compliance and Application for Permission to Connect is lodged with DME prior to electrical connection to the 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.

Any construction or work undertaken by the owner which encroaches upon a Council servitude is undertaken entirely at owner's risk. Any consent by the Council thereto shall not be deemed to be a waiver of any of the Council's rights in respect of such servitude.

SUBMISSIONS
SITEPLAN CHECKED
2006 -10- 27
Signature: .....

Proposed Servants Quarters, Carport And Boundary & Retaining Walls for Miss. Gayle Green at 7 Watt Road, Hillary. Portion 2 of Erf 528 of Bellair.

Drawn By : John Littlefield : Professional Architectural Draughtsperson : Reg. No. D0424
P.O. Box 28207, Malvern, 4055. Cell. 0722 970 940

J.A. Littlefield

Rate No. : 33394054-000

Owners Signature :

Scales - 1:50, 1:100 & 1:250