

PN: 16 SPRINGFIELD Rd. PORTION 3 OF ERF 781. DURBAN
25.10m BOUNDARY LINE

EXT: POULTRY BUILDINGS

EXT: GARRRORT

D 80.24

DRAINAGE NOTES

1. ALL DRAINAGE WORK AND MATERIALS ARE TO COMPLY WITH THE LOCAL AUTHORITY REQUIREMENTS IN ACCORDANCE WITH THE SABS 0400-1990 NATIONAL BUILDING REGULATIONS PART F.
2. ALL SEWER RETICULATION, SEPTIC TANKS, SOMPTIS, MANHOLES ETC. ARE TO BE TO ENGINEER'S DESIGN, DETAIL AND SPECIFICATION.
3. PROVIDE DEEP SEAL TRAPS TO ALL FITTINGS.
4. INSPECTION EYES (IES) TO BE PROVIDED TO ALL BENDS AND CHANGES OF DIRECTION.
5. ALL INSPECTION EYES ARE TO BE ACCESSIBLE AT ALL TIMES.
6. INSPECTION EYES IN PAVED AREAS ARE TO HAVE MARKED COVERS AT GROUND LEVEL.
7. ALL WHITE PIPES TO BE 50mm DIA. ALL SOIL PIPES TO BE A MINIMUM OF 100mm DIA.
8. RIGID AND FOUNDATIONS ARE TO BRIDGE OVER ALL PIPES.
9. REMOVABLE ACCESS PANELS ARE TO BE PROVIDED TO ALL DUCTS. FITTINGS ARE TO BE FULLY ACCESSIBLE.
10. ACCESS IS TO BE PROVIDED 150mm ABOVE GROUND LEVEL AT THE FOOT OF ALL SOIL STACKS.
11. PROVIDE 200mm WATER SUPPLY TO ALL FITTINGS.
12. PROVIDE HOT AND COLD WATER TO ALL WASH HAND BASINS (WHBS), SINKS, PREP BOWLS, SHOWERS AND BATHS.
13. WASTE AND SOIL PIPES ARE TO CONNECT SEPARATELY TO STACK.

ADDITIONAL DRAINAGE NOTES

1. INSTALL SURFACE WATER DRAINS "SWS" IN EACH WET AREA AS INDICATED, THESE ARE TO CONNECT TO THE SEWER SYSTEM.
2. ALL BUILT IN CURBSIDES IN WET AREAS TO BE BUILT ON 100mm FINISH TO AVOID WATER DAMAGE.
3. PROVIDE 150mm HIGH KERB TO SHOWERS.
4. ALL PLUMBING IS TO BE CONCEALED.
5. NOTE: LATEST REGULATIONS ON WATER SAVING TO BE COMPLIED WITH.
6. THE HEAD OF THE DRAIN RAIN SHALL BE A MINIMUM OF 450mm BELOW FINISHED GROUND LEVEL (FGL) AND / OR NATURAL GROUND LEVEL (NGL) AND SHALL OTHERWISE BE IN ACCORDANCE WITH THE LEVELS AS SHOWN ON THE DRAININGS.
7. DRAINAGE SHALL BE SINGLE STUB STACK SYSTEM WITH VENT AND WASH DOWN AND TYPE OF STACKS TO BE INDICATED ON THE HOUSED WITHIN DECKS AND VENTED EXTERNALLY AT THE UNDERSIDE OF THE THATCH.
8. WATER RETICULATION SHALL BE CAPILLARY TYPE COPPER TUBING TO ARCHITECT'S APPROVAL AND SHALL BE HOUSED IN DUCTS PROVIDED UNLESS EXPRESSLY NOTED OTHERWISE.
9. STANDARD PRECAST CONCRETE INSPECTION EYE COVERS SHALL BE PROVIDED OVER ALL INSPECTION EYES (IE'S) AND INSPECTION EYES (IE'S) UNDER ALL PAVED AREAS.
10. WASTE AND SOIL PIPE SIZES SHALL BE STRICTLY IN ACCORDANCE WITH THE LOCAL BUILDING BY-LAWS.
11. WASTE TO WHBS 304
12. WASTE TO SHOWERS 400
13. SOIL TO WC 1004
14. BIRTH COTTAGES AND DOWNPIPES SHALL BE SEAMLESS PRE-FINISHED ALUMINIUM COATING, COATING IS TO BE "OCE" PROFILE.

POOL NOTES

1. 88 R/RAD AT 250 C/C BOTTOM AND SIDE STEEL.
2. 32 R/RAD AT CORNERS TO FORM BASK BEAM.
3. 125 THICK MINIMUM 25 MPA QUINTE CONCRETE WITH W/W.
4. R/BAR COVER 50MM.
5. ALL REINFORCING TO BE TIED TO EACH OTHER.
6. WASTE PIPES TO BE TIED TO MAIN TO 100mm DIA. AS TO FLOW AWAY FROM POOL INTO NEAREST STORMWATER SUMP.
7. POOL OVERFLOW AND BACKWASH WATER TO BE DISCHARGED INTO WET AREA STAIN AND TO BE LOCATED WITHIN BUILDING.
8. LINE 800MM PAVED STRIP AROUND POOL.
9. PRECAUTION MUST BE TAKEN IN THE PUMP CHAMBER.
10. ALL PLUMBING TO BE FITTED.
11. EXCAVATED SOIL TO BE USED AS FILL.
12. ALL ABOVE TO ENGINEER'S FINAL SPECS.

PN: 707 CURRIE ROAD PORTION 5 OF ERF 781. DURBAN

44.44m BOUNDARY LINE

44.52m BOUNDARY LINE

PN: 701 CURRIE Rd. PORTION 4 OF ERF 781. DURBAN

25.13m BOUNDARY LINE

75.380

GATE

A 78.31

D 80.24

MUNICIPAL OFFICE USE ONLY

CONSTRUCTION NOTES

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2. ALL SEWER RETICULATION, SEPTIC TANKS, SOMPTIS, MANHOLES ETC. ARE TO BE TO ENGINEER'S DESIGN, DETAIL AND SPECIFICATION.
3. PROVIDE DEEP SEAL TRAPS TO ALL FITTINGS.
4. INSPECTION EYES (IES) TO BE PROVIDED TO ALL BENDS AND CHANGES OF DIRECTION.
5. ALL INSPECTION EYES ARE TO BE ACCESSIBLE AT ALL TIMES.
6. INSPECTION EYES IN PAVED AREAS ARE TO HAVE MARKED COVERS AT GROUND LEVEL.
7. ALL WHITE PIPES TO BE 50mm DIA. ALL SOIL PIPES TO BE A MINIMUM OF 100mm DIA.
8. RIGID AND FOUNDATIONS ARE TO BRIDGE OVER ALL PIPES.
9. REMOVABLE ACCESS PANELS ARE TO BE PROVIDED TO ALL DUCTS. FITTINGS ARE TO BE FULLY ACCESSIBLE.
10. ACCESS IS TO BE PROVIDED 150mm ABOVE GROUND LEVEL AT THE FOOT OF ALL SOIL STACKS.
11. PROVIDE 200mm WATER SUPPLY TO ALL FITTINGS.
12. PROVIDE HOT AND COLD WATER TO ALL WASH HAND BASINS (WHBS), SINKS, PREP BOWLS, SHOWERS AND BATHS.
13. WASTE AND SOIL PIPES ARE TO CONNECT SEPARATELY TO STACK.
14. INSPECT SURFACE WATER DRAINS "SWS" IN EACH WET AREA AS INDICATED, THESE ARE TO CONNECT TO THE SEWER SYSTEM.
15. ALL BUILT IN CURBSIDES IN WET AREAS TO BE BUILT ON 100mm FINISH TO AVOID WATER DAMAGE.
16. PROVIDE 150mm HIGH KERB TO SHOWERS.
17. ALL PLUMBING IS TO BE CONCEALED.
18. NOTE: LATEST REGULATIONS ON WATER SAVING TO BE COMPLIED WITH.
19. THE HEAD OF THE DRAIN RAIN SHALL BE A MINIMUM OF 450mm BELOW FINISHED GROUND LEVEL (FGL) AND / OR NATURAL GROUND LEVEL (NGL) AND SHALL OTHERWISE BE IN ACCORDANCE WITH THE LEVELS AS SHOWN ON THE DRAININGS.
20. DRAINAGE SHALL BE SINGLE STUB STACK SYSTEM WITH VENT AND WASH DOWN AND TYPE OF STACKS TO BE INDICATED ON THE HOUSED WITHIN DECKS AND VENTED EXTERNALLY AT THE UNDERSIDE OF THE THATCH.
21. WATER RETICULATION SHALL BE CAPILLARY TYPE COPPER TUBING TO ARCHITECT'S APPROVAL AND SHALL BE HOUSED IN DUCTS PROVIDED UNLESS EXPRESSLY NOTED OTHERWISE.
22. STANDARD PRECAST CONCRETE INSPECTION EYE COVERS SHALL BE PROVIDED OVER ALL INSPECTION EYES (IE'S) AND INSPECTION EYES (IE'S) UNDER ALL PAVED AREAS.
23. WASTE AND SOIL PIPE SIZES SHALL BE STRICTLY IN ACCORDANCE WITH THE LOCAL BUILDING BY-LAWS.
24. WASTE TO WHBS 304
25. WASTE TO SHOWERS 400
26. SOIL TO WC 1004
27. BIRTH COTTAGES AND DOWNPIPES SHALL BE SEAMLESS PRE-FINISHED ALUMINIUM COATING, COATING IS TO BE "OCE" PROFILE.
28. ALL SURFACE BEDS ARE TO BE REINFORCED USING 135 THICK MINIMUM 25 MPA QUINTE CONCRETE WITH W/W TO BE LAID ON WELL COMPACTED SOIL.
29. ALL CLAY AND ORGANIC MATTER ALL IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL.
30. SURFACE BEDS ARE TO BE STEPPED DOWN AT THRESHOLDS.
31. 250 MICRON PAC SHEETING TO BE TURNED UP AND DRESSED INTO THE EXTERNAL WALLS UNDER THE BROOKSIP DPC.
32. THE SOIL SHALL BE TREATED AND CERTIFIED BY A SOIL POSITIONING SPECIALIST USING APPROVED SOIL POSITIONING IN ACCORDANCE WITH THE RECOMMENDATIONS OF SABS 0174.
33. BRICKWORK GENERAL
EMERGED 375 MICRON BROOKSIP DPC SHALL BE PLACED IN ALL EXTERNAL WALLS AT A MINIMUM HEIGHT OF 150mm ABOVE GROUND LEVEL AND UNDER WINDOW CILLS LAID TO FULL WIDTH AND LAPPED AT ENDS, ANGLES AND JUNCTIONS BY A MINIMUM OF 100mm.
34. ALL BRICKWORK SHALL BE PLUMB AND TRUE AND CORRECTLY Banded; BROOKSIP TO BE USED AT EVERY COURSE ABOVE FLOOR LEVEL; BROOKSIP TO BE USED AT EVERY COURSE ABOVE FLOOR LEVEL; UNLESS OTHERWISE SPECIFIED.
35. ALL BRICKWORK TO HAVE EXPANSION JOINTS TO MANUFACTURER'S SPECIFICATION.
36. ALL BRICKWORK TO BE CONNECTED WITH GALVANISED MILD STEEL HOOP IRON TIES AT 1000mm CENTRE TO CENTRE.
37. THE OUTER FACE OF THE INNER SOLE OF BRICKWORK SHALL BE BAGGED AND PAINTED WITH A MINIMUM OF 2 COATS OF BITUMASTIC PAINT.
38. EARTH WORKS AND EXCAVATIONS
ALL LEVELS ARE TO BE AS PER THE DRAININGS.
39. ALL GENERAL EXCAVATION WORK, INCLUDING CUT AND FILL IS TO BE AS PER THE DRAININGS.
40. EXCAVATE ALL FOUNDATION TRENCHES TO FIRM NATURAL GROUND LEVEL AS PER STRUCTURAL ENGINEER'S DESIGN AND TO STRUCTURAL ENGINEER'S APPROVAL.
41. REMOVE TOP SOIL TO A MINIMUM DEPTH OF 300mm AS REQUIRED AND TO THE DEPTH OF THE AREA OF NEW BUILDING WORK, SET THIS TOP SOIL ASIDE FOR LATER USE.
42. TRENCHES FOR ALL PIPES, BIRMS, CABLES ETC. SHALL BE EXCAVATED TO A MINIMUM DEPTH BELOW FINISHED GROUND LEVEL.

GENERAL NOTES

1. ALL LEVELS TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
2. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALES.
3. ALL REINFORCED CONC. BEAMS, COLUMNS AND SLABS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENG. DETAILS AND DIMENSIONS.
4. PRE-CAST UNITS TO BE PROVIDED OVER ALL DOORS & WINDOWS.
5. DPC WHERE NECESSARY.
6. ALL CLAYING TO COMPLY WITH PART 14 OF SABS 0400.
7. DISCREPANCIES AND OMISSIONS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
8. ALL WALLS OF FOUNDATIONS TO EXCEED OVER BOUNDARY.
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11. WASTE PIPES AND VENTS TO BE 50 DIA. PVC.
12. WASTE PIPES AND VENTS TO BE 100 DIA. PVC.
13. SOIL PIPES AND VENTS TO BE 100 DIA. PVC.
14. ALL PIPES TO BE "P" TYPE.
15. ALL FOUNDATIONS TO BE TAKEN DOWN TO STOKES.
16. ALL BUILDING WORK TO COMPLY WITH SABS 0400.
17. ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NGL.

SITE PLAN

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR MR. D. SMITH AT 701 CURRIE ROAD, PORTION 4 OF ERF 781, DURBAN.

SITE/GROUND FLOOR PLAN
SCALE: 1:100

Edge of road.
CURRIE ROAD +/- 10m WIDE

Edge of road.

SCHEDULE OF AREAS:

SITE AREA	Area
FAR permitted	- 117m ²
FAR existing	- 7m ² (7%)
FAR proposed	- 401m ² (36%)
COVERAGE permitted	- 0m ²
COVERAGE existing	- 447m ² (40%)
COVERAGE proposed	- 273m ² (24%)
	- 65m ² (6%)



NTC TECHNICAL SERVICES cc
10001 SPRINGFIELD ROAD
DURBAN 4013
TEL: 031 262 7142
FAX: 031 262 7142
CELL: 082 921 8425
MESSRS 162 (Pty) Ltd POAL/CH/AS/ET/RE/LE/LO/INDO

NAME OF OWNER: MESSRS 162 (Pty) Ltd
ARCHITECT'S SIGNATURE: [Signature]
ARCHITECT'S NUMBER: 73825/0408/003
PHONE NUMBER: 084 521 1842
DATE: [Blank]

PROJECT INFORMATION: PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR MR. D. SMITH AT 701 CURRIE ROAD, PORTION 4 OF ERF 781, DURBAN.

DATE OF PRINT: 17/08/2016
DATE OF SITE: 06/09/2016

NOTES: CORNER BEAGONS TO BE LOCATED, EXPOSED AND PLANS APPROVED BEFORE WORK ON SITE COMMENCES. LCN ARCHITECTURE CC. WILL NOT BE RESPONSIBLE IN THE DELAYS OF APPROVAL OF PLANS BY LOCAL AUTHORITIES, CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS (SCHEDULES AND DETAILS) BEFORE THE RELEVANT WORK IS PLACED IN HAND AND REPORT ANY DISCREPANCIES TO THE LCN ARCHITECTURE CC. ALL REINFORCED CONCRETE, SLAB, FOUNDATIONS, COLUMNS DETAILS, BEAMS, STAIRS, STRUCTURAL STEEL WORK AND RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENGINEERS DETAILS AND UNDER THE SUPERVISION, CONTRACTOR TO ENSURE THAT NO CHANGES IN LEVELS ARE MADE OVER LOCAL AUTHORITY SERVICES OR UNDERGROUND SERVICES UNLESS PERMISSION HAS BEEN GIVEN IN WRITING BY LOCAL AUTHORITY.

