



**SOUTH ELEVATION & BOUNDARY WALL**  
SCALE 1:100

- General Notes:**
- All work to comply with NBR & standards act SANS 10400: 2010.
  - All dimensions & levels must be checked on site.
  - Architects to be notified of any discrepancies before any work is put in hand.
  - Drawings not to be scaled.
  - Safety glass to be used within 500mm of finished floor level.
  - Stairways to comply with SANS 10400:2010 Part M.
  - All internal walls are generally plastered and painted.
  - Two courses brickforce (minimum) to be built-in at window & door head levels & at window sill levels where possible.

- Floor Notes:**
- 100mm B.R.C mesh reinforced concrete floor slab cast on gunitas US3 green waterproof underlay laid over 150mm minimum thick hardcore.
  - Ant soil poison to be applied & certified by specialist.
  - All foundations must be cast in natural ground with final depths determined on site.
  - Foundation details to be confirmed by Engineer.

- Drainage Notes:**
- Provide deep seal traps to all fittings.
  - Provide I.E.s to all bends & junctions of all soil and waste pipes.
  - Provide 150mm high kerb to showers.
  - All I.E.s to be accessible at all times.
  - Access to be provided 150mm above ground level to feet of all stacks.
  - 100Ø and 50Ø two way vent valves to be provided where possible.
  - All waste pipes to be 50mmØ
  - All soil pipes to be min. 100mmØ
  - Provide hot & cold water to wash hand basins, sinks, showers & baths.
  - All plumbing to be concealed.
  - All drainage to comply with Municipality's requirements and by-laws.

- Storm Water Layout:**  
Storm water layout to building and site to be designed by an Engineer, and to comply with NBR and SANS 10400:2010 Part R
- Structure Notes:**
- All soil excavation & filling conditions to Engineer's requirements.
  - RC floor slabs to Engineer's requirements.
  - PC lintels to all openings.
  - Off shutter concrete to be cleaned & rubbed down.

- Roof Notes:**
- Roof trusses to be designed & certified by a professional Engineer.
  - Trusses to be spaced at maximum 760 centres

Schedule of Areas:	
Site Area - 830m <sup>2</sup>	
FAR - N/A	
Existing FAR - 116m <sup>2</sup> + 84.6 = 200.6 m	
Prop. Additional FAR - 18m <sup>2</sup>	
Total new FAR- 218.6m <sup>2</sup>	
Coverage - 50%	
Permissible Coverage - 415m <sup>2</sup>	
Existing Coverage - 244.6m <sup>2</sup>	
Additional Coverage (Awings) - 49.9m <sup>2</sup>	
Total Coverage: 294.5m <sup>2</sup>	
<b>PARKING</b>	
Parking bays - 9	
Loading bays - 1	
<b>OCCUPANCY CLASSIFICATION - G1</b>	

**GENERAL ARRANGEMENT FLOOR PLAN**

**ALTERATIONS AND RENOVATIONS TO FRONT OFFICE BUILDING UNDERTAKEN WITH AMAFA APPROVAL - PERMIT 12-179 a DATED 27 SEPTEMBER 2012**

OWNER:	RATE NO:			CODE:		
VOL:	ARCHITECT:			PROJECT:		
NO	DATE	BY	REMARK	DATE	BY	REMARK
1	04-03-14	JA	ISSUED FOR TENDER			
PROJECT: Conversion on dwelling to offices and businesses for Paul Henderson Rigging Services SITE ADDRESS: 12 Bylthswood Road, Umhlobo Lot 7702, Durban DRAWN: SMLS DATE: 04-03-14 CHECKED: JA DATE: 12-03-14 APPROVED: JA DATE: 12-03-14 SCALE: SHOWN <b>WORKSPACE SOLUTION</b> ARCHITECTURE • CONSTRUCTION • PROJECT MANAGEMENT Kemble 82 Thames Drive Westville 3629 T: +27 31 266 4879 F: +27 86 953 4250 E: jayson@workspace.durban.co.za W: workspace.durban.co.za						
DRAWING TITLE:	<b>SITE PLAN</b>					
DRAWING NO:	WS005-01-201-S					REVISION:
A1						00