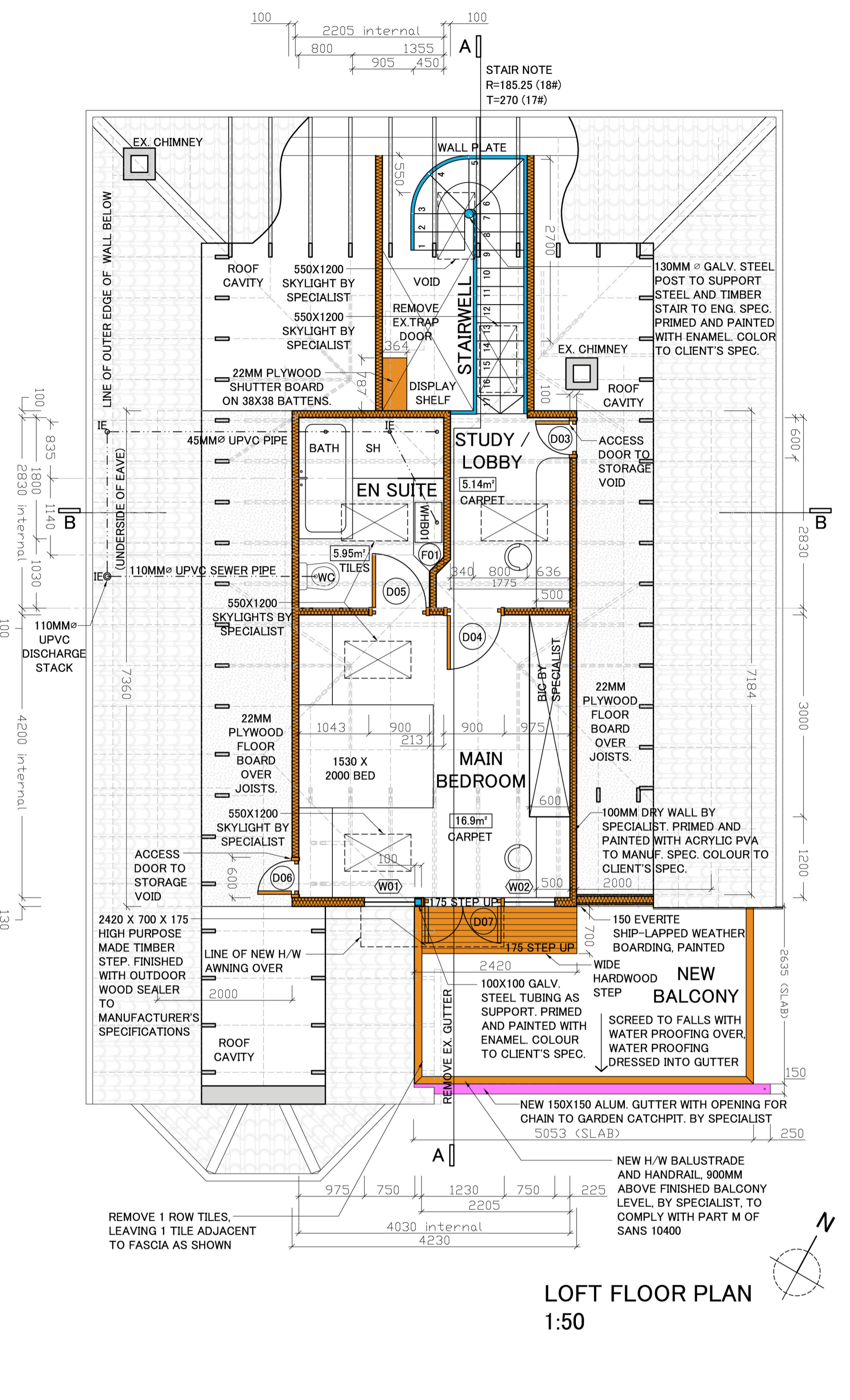
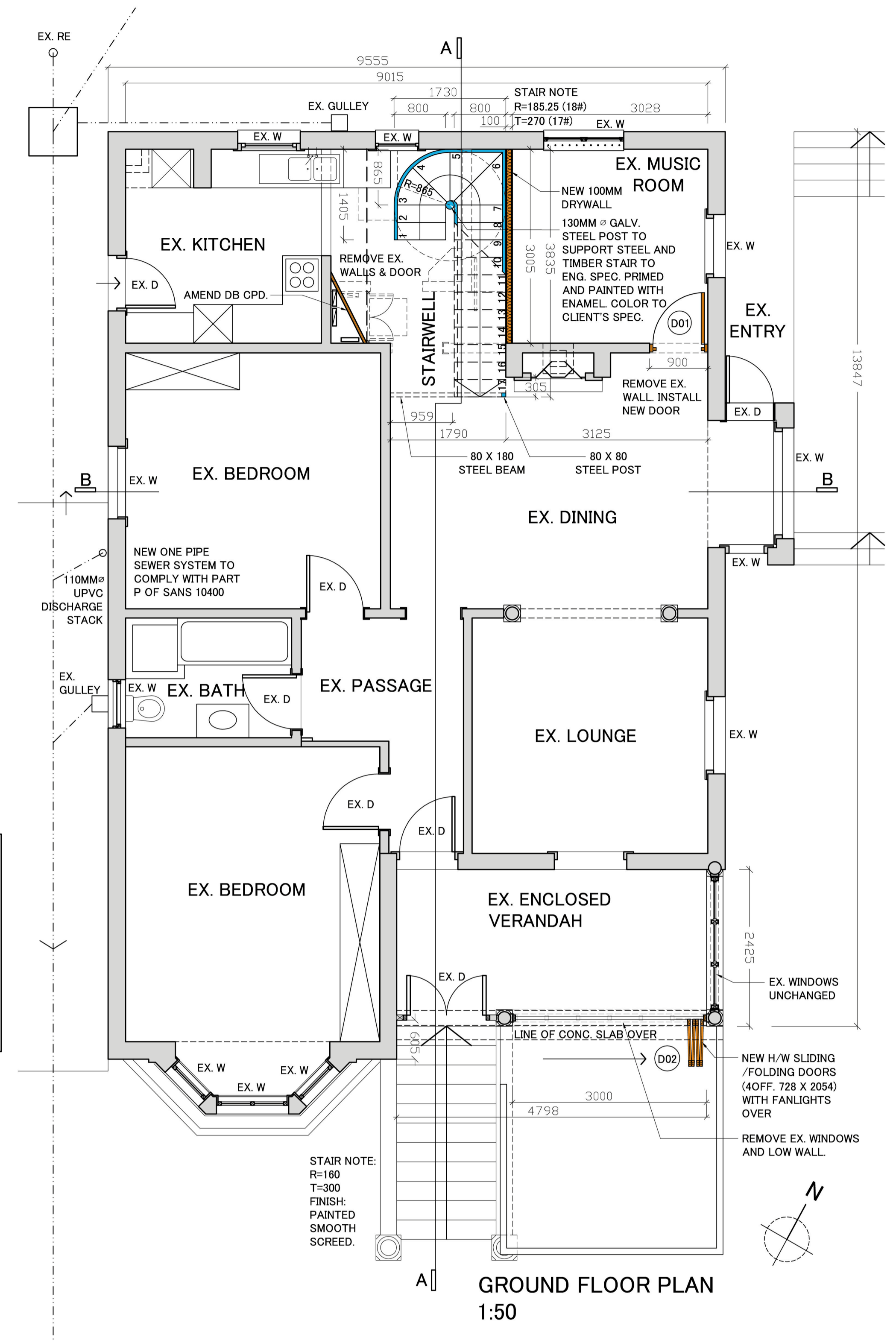


AREA SCHEDULE

SITE AREA = 631m²
 EX. FLOOR AREA = 139m² (MAIN HOUSE) + 40m² (OB) = 179m²
 PROPOSED ADDITIONAL FLOOR AREA = 30m²
 TOTAL NEW FLOOR AREA = 209m²
 TOTAL PROPOSED FAR = 0.33
 EX. COVERAGE = 188m² (29%)
 ALLOWED COVERAGE = 40%
 PROPOSED ADDITIONAL COVERAGE = 0m²
 PROPOSED TOTAL COVERAGE = 29% (UNCHANGED)



GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION / FABRICATION.
 ANY DISCREPANCIES TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING AND ITS INTERNAL AND EXTERNAL WALLING AND IS TO CHECK ALL LEVELS, HEIGHTS AND DIMENSIONS GENERALLY AND BUILT IN DPC'S WHETHER SHOWN OR NOT, TO ALL WALLS, BEAMS, PARAPETS, DOORS, WINDOWS AND OTHER EXTERNAL OPENINGS, AS PER SANS 10400 / SABS 021

ALL DEMOLITION WORK TO COMPLY WITH PARTS D AND E OF SANS 10400.

ALL SITE WORK TO COMPLY WITH PART F AND G OF SANS 10400.

ANY/ALL NEW FOUNDATIONS TO BE SPECIFIED BY ENGINEER AND TO BE IN ACCORDANCE WITH PART H OF SANS 10400.

NEW FLOOR TO BE IN STRICT ACCORDANCE WITH PART J OF SANS 10400.

NEW ROOF TO MATCH EXISTING AND TO BE IN ACCORDANCE WITH PART L OF SANS 10400.

NEW STEEL STAIR AND BALUSTRADE TO COMPLY WITH PART M OF SANS 10400. BY ENGINEER.

NEW WINDOWS AND GLAZING ELEMENTS TO COMPLY WITH PART N OF SANS 10400.

ALL NEW DRAINAGE BY CERTIFIED SPECIALIST. TO BE IN STRICT ACCORDANCE WITH PART P OF SANS 10400

ALL NEW RAIN WATER GOODS TO COMPLY WITH PART R OF SANS 10400.

ALL NEW TIMBER TO BE TREATED AGAINST WOOD EATING INSECTS WITH APPROVED PRODUCT STRICTLY TO MANUF. SPEC.

ALL STEEL TO BE TREATED AGAINST CORROSION, PRIMED AND PAINTED WITH APPROVED ENAMEL TO MANUFACTURER'S SPEC. COLOUR TO BE SPECIFIED BY CLIENT.

LEAD ARCHITECTS
 REGISTRATION No. 5027
 54 EDMONDS ROAD, GLENWOOD, DURBAN, 4001.
 TEL: (031) 205 1410 EMAIL: atarch@telkomsa.net

PROPOSAL

ALTERATIONS & ADDITIONS - NEW LOFT ROOM, BALCONY & DOORS TO EX. ENCLOSED VERANDA - TO EXISTING DWELLING AT 131 SMISO NKWANYANA RD. DURBAN

CADASTRAL DESCRIPTION

PORTION 11 OF ERF 348 OF DURBAN

SIGNATURES

Architect
 Owner

DRAWING

AMAFI HERITAGE APPLICATION
 SITE PLAN
 TOWN PLANNING INFORMATION
 GROUND FLOOR PLAN
 LOFT FLOOR PLAN

DATE 09 January 2014
 SCALE As shown @ A1
 DRAWN DV Dobrev
 CHECKED A Lead
 DRAWING NUMBER 1301 301