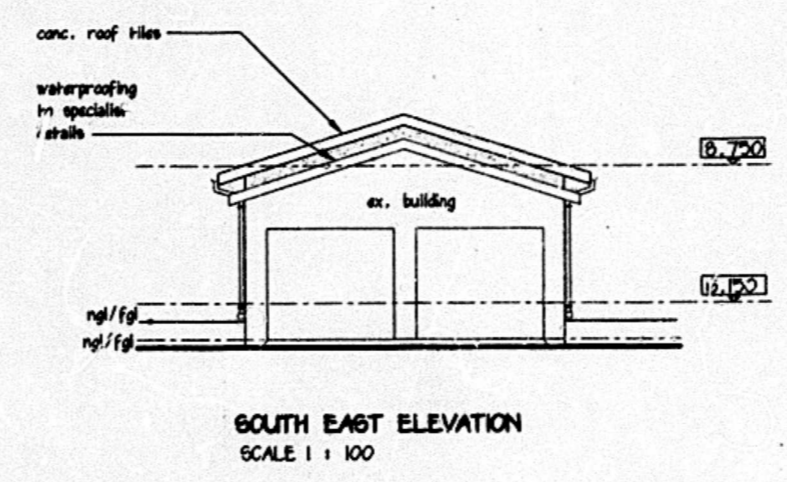
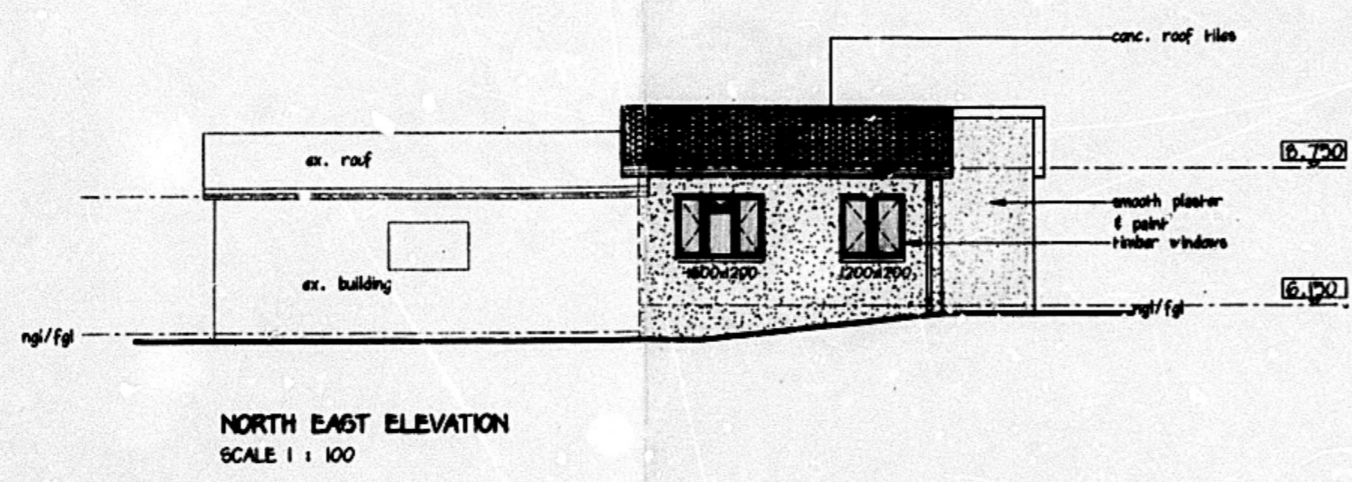
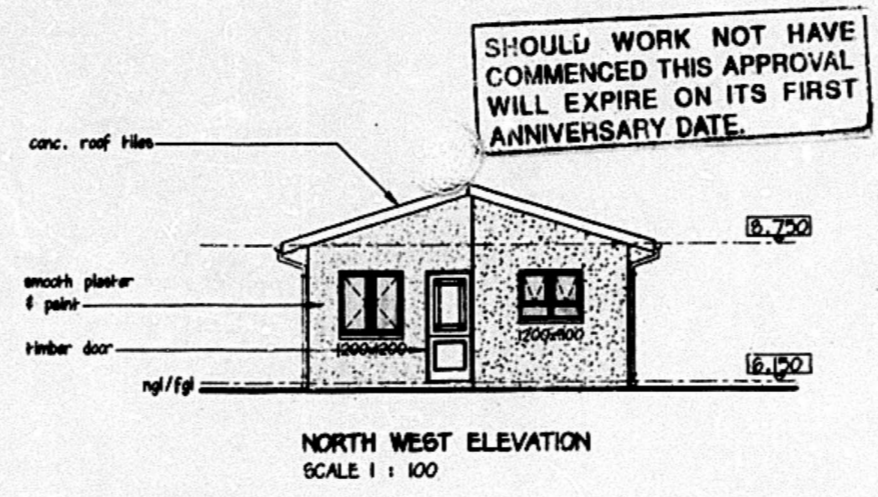
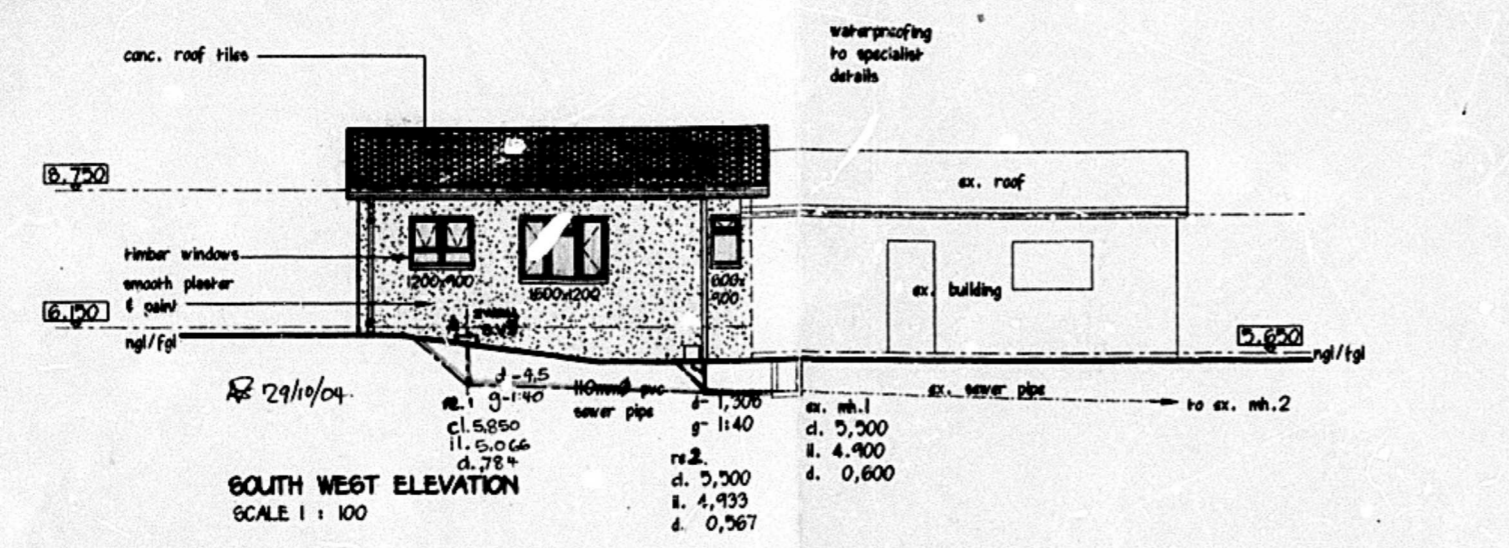


4 Burnside Pl



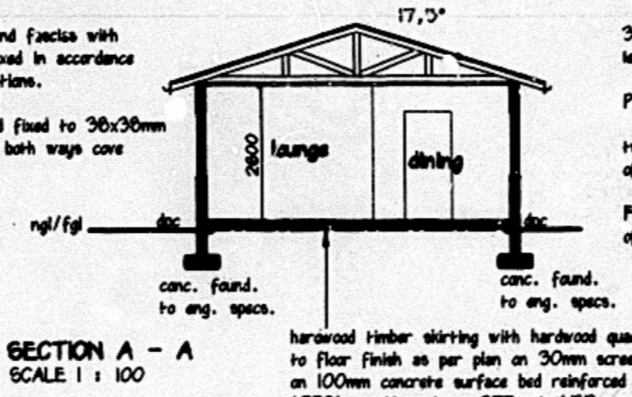
GENERAL NOTES
 Corner beams to be located and exposed before work on site commences.
 Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the ARCHITECT.
 All written dimensions to be taken in preference to scaling.
 All reinforced concrete, slabs, foundations, column details, beams, stairs, structural steel work and retaining walls are to be built strictly in accordance with professional engineers detail and under his 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 the local authority.

DRAINAGE NOTES
 1. ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
 2. INSPECTION EYES (I.E.'S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT A MAXIMUM OF 24m LENGTHS ALONG STRAIGHT RUNS OF DRAIN.
 3. ALL I.E.'S MUST HAVE WIPED COVERS AT GROUND LEVEL.
 4. CLEANING EYES (C.E.'S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
 5. WASTE TO BE FITTED WITH 64mm RESCAL TRAPS.
 6. WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1.2m THESE FITTINGS ARE TO BE ANTI-SYPHONED

SCHEDULE OF AREA'S

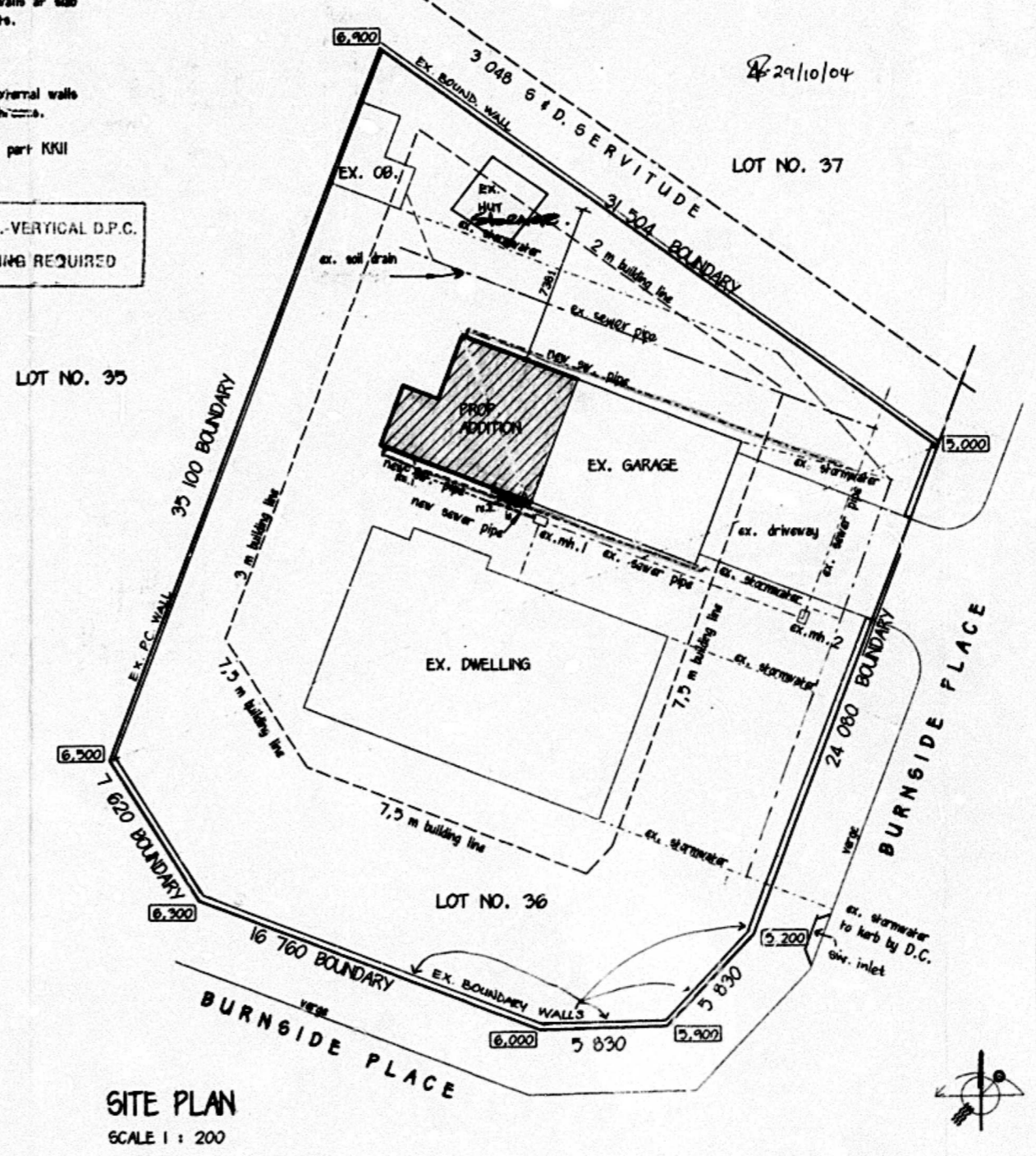
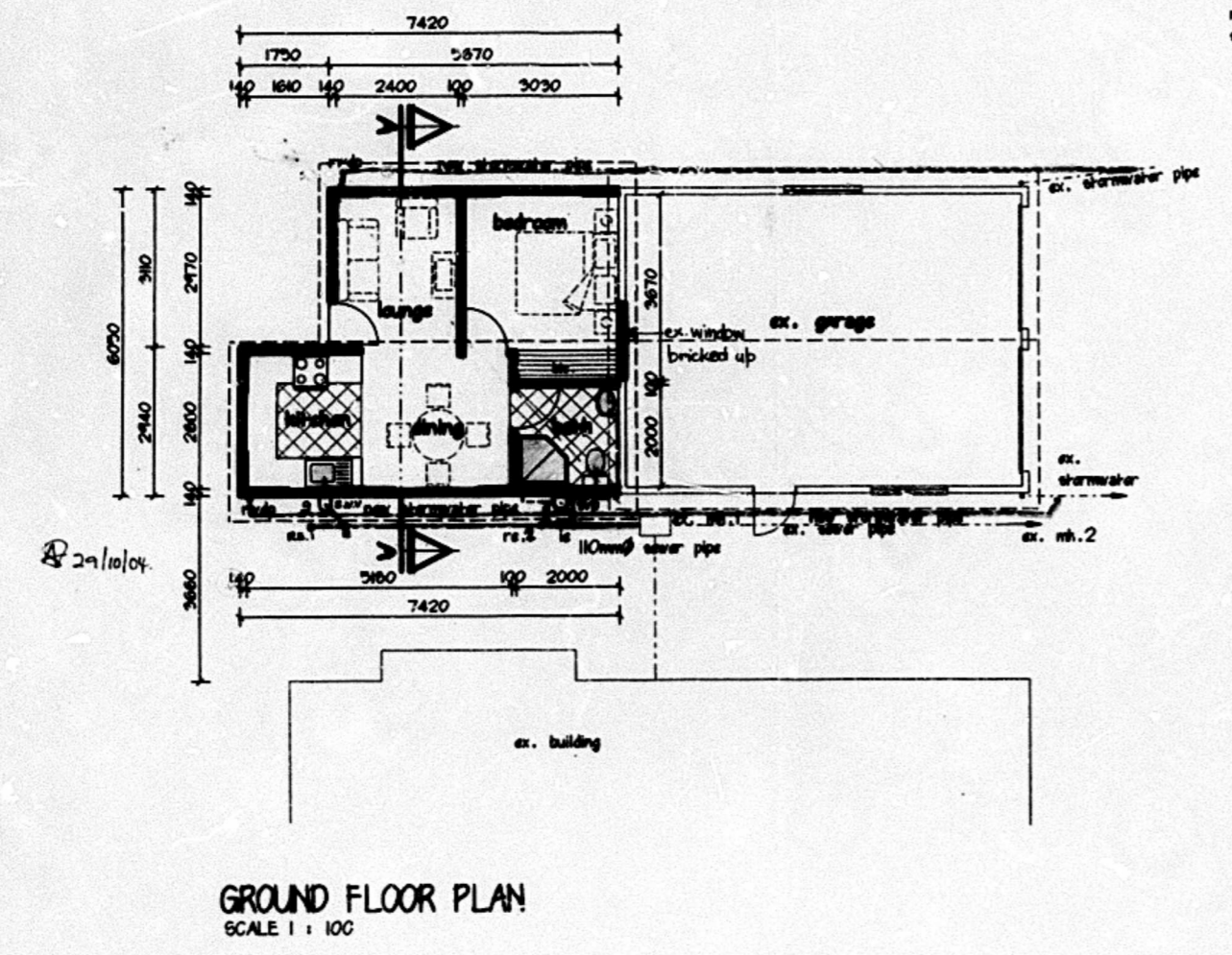
AREA	SITE	1037 m ²
Permitted Coverage	422,6 m ²	
Permitted F.A.R.	845,6 m ²	
Existing Coverage	192,7 m ²	
Existing F.A.R.	192,7 m ²	
Proposed Coverage	291,5 m ²	
Proposed F.A.R.	291,5 m ²	
Total Coverage	232,2 m ²	
Total F.A.R.	232,2 m ²	

Conc. roof tiles on 30x30mm battens on skeleton on nail plated timber trusses to be designed & certified by engineer at 17.5° pitch and at max. 720mm centres on 114x30mm wall plate with trusses fixed using galvanised hoop iron ties tied down 6 courses into brickwork.
 Fibre cement barge boards and fascia with aluminium rainwater goods fixed in accordance with manufacturers specifications.
 6,4mm gypsum ceiling board fixed to 30x30mm bracing at 400 centres both ways over cornice



every third (3) course of brickwork to be reinforced with bricofix in solid cement mortar joints.
 external face of inner skin of all external walls to be bagged and rendered waterproof with two coats of bitumen paint.
 375 mic DPC to be provided to walls at slab level, under all eaves and parapets.
 Plaster coping to top of walls
 two air bricks to be provided to external walls of all habitable rooms, including bathrooms.
 Free standing walls to comply with part K11 of SABS 0400.

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



SHEET 11 COPY 2
 ETHERWINI MUNICIPALITY CENTRAL
 Plan No: 572 08 04
 APPROVED in terms of The National Building Regulations and Building Standards Act Number 103 of 1977
 DEC 2004
 Local Authority
 Any person undertaking building work in accordance with this plan is required to obtain 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 including Substation, Meter rooms, and Cable ducts.

ELECTRICITY SERVICES
 Any person undertaking erection of a structure in accordance with this plan is to ensure that:
 1) The electrical installation complies with the Code of Practice for the Wiring of Premises (SA 60 3142:1987, as amended), and the Occupational Health and Safety Act 84/1995.
 2) A certificate of Compliance and Authorization for Provision of Electrical Services is obtained prior to electrical connection to the supply source.
 3) Adequate earthing in the installation of the Director: Transmitters, etc. is provided.

SITE INSPECTION IN ORDER
 D.B.I. _____
 S.B.I. _____
 DATE: 19/11/2004

FRONTAGE LEVELS APP.
 TO BE CONFORM TO THE BACK OF THE CURB OR THE SIDEWALK, OR TO BE CALCULATED BY THE USE OF THE FOLLOWING FORMULA: $F.L. = H.C.G. + 25$
 B. A CORNER LEVEL AT THE CORNER FRONTAGE LEVEL IS TO BE PROVIDED AT EACH EXTREME POINT AT THE SAME OR NEAR THE CORNER OR ROAD.
 C. THE TOP OF FOUNDATIONS OF ANY FRONTAGE WORKS AT A MINIMUM DEPTH OF 0.200 METRES BELOW FRONTAGE LEVEL.

ENGINEERS DETAILS REQUIRED

ARCHITECT'S SIGNATURE: [Signature]
 CLIENT'S SIGNATURE: [Signature]
 PROJECT: PROPOSED ANCILLARY UNIT FOR MR. E.P. RODRIGUES AT 4 BURNSIDE PLACE ON PORTION 36 OF ERF 3137, DURBAN NORTH

SUBMISSION DRAWING

A.A.A. ARCHITECTURAL DESIGNS

SCALE: 1:100/200
 DATE: 15/12/03
 DRAWN: MICHAEL SINGH

DATE: 9/18/2004