LIST OF ALTERATIONS

A1. EXISTING STAIRWAY AND BALUSTRADE REMOVED

A2. EXISTING WALL REMOVED

A3. NEW WINDOW TO EXISTING WALL

A4. EXISTING OPENING TO BE BRICKED UP AND PLASTERED AND PAINTED ON BOTH SIDES

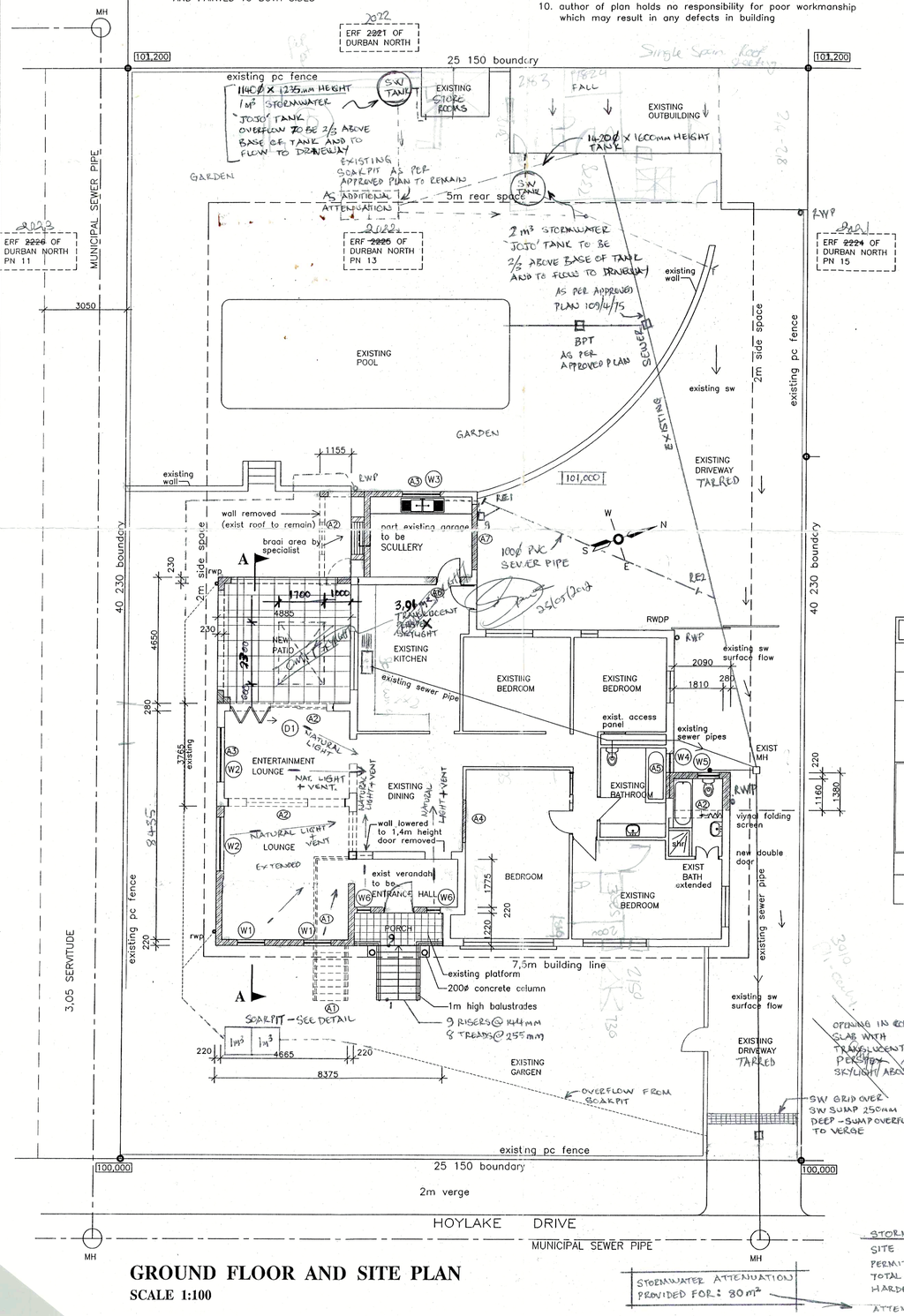
A5. EXISTING WINDOW TO BE REMOVED AND PART OPENING TO BE BRICKED UP AND PLASTERED AND PAINTED ON BOTH SIDES

A6. NEW DOORWAY TO EXISTING WALL

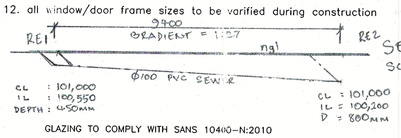
A7. EXISTING OPENING TO BE BRICKED UP AND PLASTERED AND PAINTED TO BOTH SIDES

CONSTRUCTION NOTES

1. 190mm thick external blockwork to be SABS approved
2. all workmanship to comply with national building regulations
3. contractor to make certain the position of all electrical cables telephone cables, sewer pipe, s.w pipe, and water supply pipes before digging of trenches
4. there shall be no encroachment onto any of the adjoining sites.
5. all discrepancies with dimentions to be reported immediately to author of plan
6. contractor to check all levels on site prior to comencement of work
7. contractor to use figured dimentions in preferance to scaling
8. no building to commence without approval of this plan by local authority
9. concrete slabs to engineer's details
10. author of plan holds no responsibility for poor workmanship which may result in any defects in building
11. all walls that are to be demolished to be first assesed by structural engineer
12. all window/door frame sizes to be varified during construction



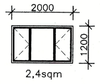
GROUND FLOOR AND SITE PLAN
SCALE 1:100



SEWER SECTIONS
SCALE 1:100

GLAZING TO COMPLY WITH SANS 10400-N:2010 OF SABS

W1
QUANTITY = 1
GLAZING : 4mm thick toughened safety clear tranparent glazing
1,2sqm



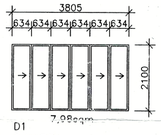
W2
QUANTITY = 2
GLAZING : 4mm thick toughened safety clear tranparent glazing
2,4sqm

W3
QUANTITY = 1
GLAZING : 4mm thick toughened safety clear tranparent glazing
1,26sqm

W4
QUANTITY = 1
GLAZING : 6mm thick toughened safety tranparent glazing (frostered)
0,5sqm

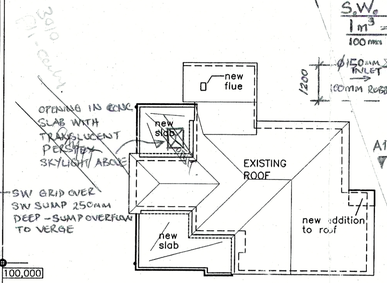
W5
QUANTITY = 1
GLAZING : 4mm thick monolithic annealed tranparent glazing (frostered)
0,56sqm

W6
QUANTITY = 2
GLAZING : 4mm thick monolithic annealed clear tranparent glazing
0,7sqm



D1
QUANTITY = 1
GLAZING : 8mm thick toughened safety clear tranparent glazing
7,98sqm

SCHEDULE OF AREAS:-	
SITE	1012sqm
PERMITTED SITE COVERAGE	404,80sqm (40%)
EXISTING SITE COVERAGE	
EXIST MAIN BLDG	185,00sqm
EXIST O/BUILDINGS	46,50sqm
TOTAL EXIST SITE COV	231,50sqm
PROPOSED FLOOR COVERAGE (council fee)	
ENT. HALL / PORCH	12,20sqm
LOUNGE ~~/ STUDY~~	25,30sqm
PATIO (rear)	23,00sqm
ADD TO ENS.	2,90sqm
TOTAL FLR COV.	66,30sqm
PROPOSED SITE COVERAGE	66,30sqm
TOTAL SITE COVERAGE	297,80sqm



BASIC ROOF PLAN
SCALE 1:250

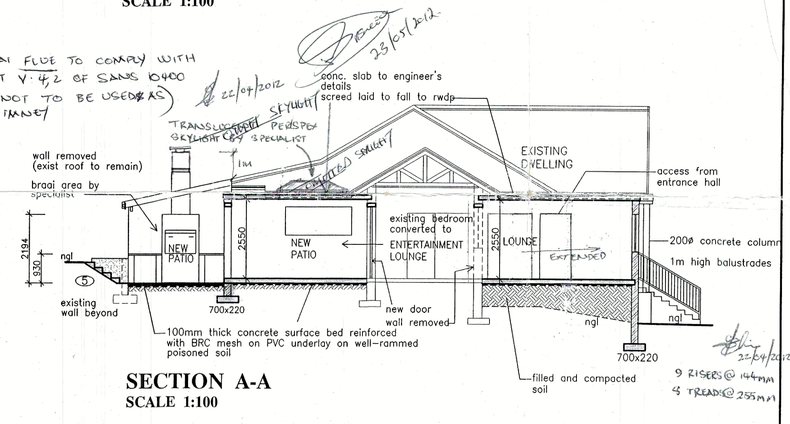
STORMWATER CALCULATIONS

SITE	1012 m²
PERMITTED DIRECT DRAINAGE	404,80 m² (40%)
TOTAL BUILDING COVERAGE	297,80 m²
HARDENED GROUND COVERAGE (DRIVEWAY)	156,40 m²
ATTENUATION REQUIRED	79,4 m²

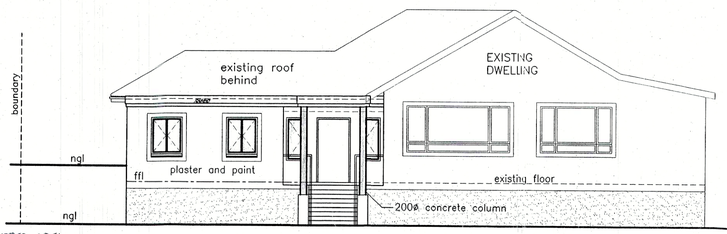
STORMWATER ATTENUATION PROVIDED FOR: 80 m²

S.W. SOAKPIT
1m³ = 40m² COVERED AREA
100mm PIPE
1,2m x 1,2m PRECAST COVERS
Ø150mm INLET
100mm RUBBLE
1m³ 1m³
NIB FINES CONCRETE BLOCKS
440 x 290 x 150
SECTION A1-A1
600mm
300x150 (15mPa) CONCRETE
A1
100mm PIPE
1095 1095
150 150 150
PLAN SCALE 1:100

BRAAI FLUE TO COMPLY WITH PART V: 4,2 OF SANS 10400 (IE NOT TO BE USED AS CHIMNEY)
22/06/2012

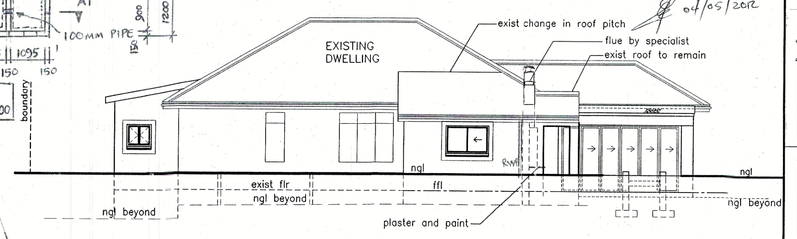


SECTION A-A
SCALE 1:100

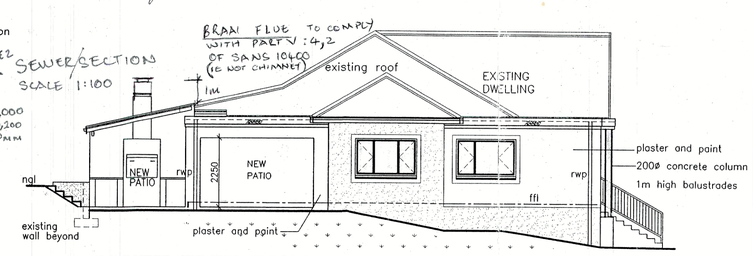


EAST ELEVATION
SCALE 1:100

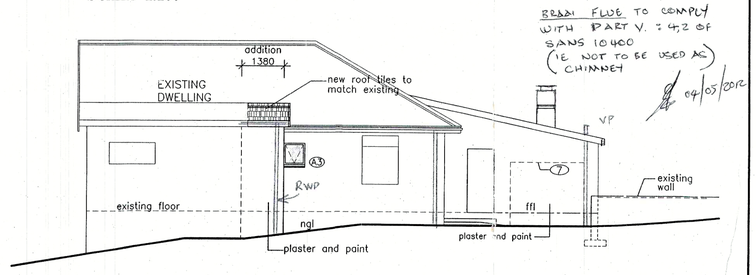
BRAAI FLUE TO COMPLY WITH PART V: 4,2 OF SANS 10400 (IE NOT TO BE USED AS CHIMNEY)
04/05/2012



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

SHEET 1 / COPY 1
ETHEKWINI MUNICIPALITY (CENTRAL)
Nº 19 04 12.
APPLICATION NO.

BUILDING APPLICATION
APPROVED in terms Sec. 7 of The National Building Regulations and Building Standards Act No 103/1977
2012-05-23
DATE
LOCAL AUTHORITY
This plan is approved on the basis of the information known herein.
Attention is drawn to the attached documentation & that this approval shall lose ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

PROPOSED
ADDITION AND ALTERATION TO DWELLING
ON ERF ~~2225~~ 2022 DURBAN NORTH
AT 13 HOYLAKE DRIVE FOR
MR D.H SPENCER & MRS. T.H. SPENCER

Owner's Signature:	Date: 05/03/2012	REVISION 0
owner's Contact No : 079 657 3399 078 695 4636	Scale: 1:100	DWG No: 2B2-DUR-B5
	Drawn: YOUNUS	Sheet No: 1 OF 1

PLAN-IT DESIGNS
architectural consultant
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PARKGATE
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