

<b><u>TOWN PLANNING REQUIREMENTS:</u></b>	
AREA OF SITE	1458 m²
PERMITTED COVERAGE	40% (583.2m²)
EX. SITE COVERAGE -	243.70m²
PERMITTED F.A.R	N/A
EXISTING SITE COVERAGE	243.70m²
PROP NEW COVERAGE-Dwelling	22.20m²
TOTAL PROPOSED COVERAGE	265.90m² (18.2%)
AREA ADDED ON THIS APPLICATION: 22m²	

EARTH LEAKAGE PROTECTION TO BE FITTED TO ALL ELECTRICAL SUPPLY.

PRECAUTION TO BE TAKEN AGAINST:-

1) FLOODING, SEEPAGE AND RAIN WATER IN SUNKEN PUMP CHAMBERS AND FILTER UNITS.

2) CONDENSATE.

PUMP CHAMBERS TO BE ADEQUATELY DRAINED

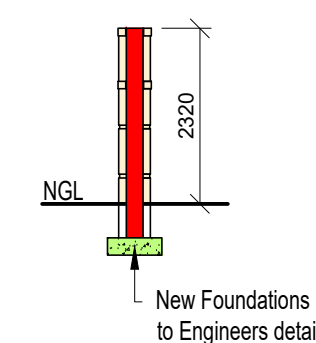
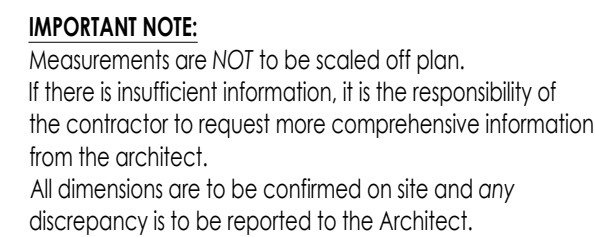
PLANT ARRANGEMENT TO SUPPLIERS REQUIREMENTS.

EXCAVATED SOIL TO BE REMOVED FROM SITE BY OWNER

PLAN TO COMPLY WITH SECTION A5(2) AND PART D4 (1)(2)(3) OF THE NATIONAL BUILDING REGULATION.

WASTE WATER FROM POOL TO DISCHARGE INTO EXISTING R.E WATER FROM PRESSURE PIPE.

FULLY FENCED WITH SELF LOCKING GATE



WALLS TO COMPLY WITH PART K OF SANS-10400  
D.P.C. TO BE PLACED UNDER ALL WINDOW SILLS ACCORDING TO SABS STANDARDS INTERNAL  
SKIN OF BRICKS TO BE SEALED WITH BITUMEN BEFORE EXTERNAL SKIN ARE TO BE BUILT  
DOUBLE LINTELS TO BE PLACED ACROSS THE TOP OF ALL OPENINGS IN EXTERNAL WALLS, AND  
A SINGLE LINTEL ACROSS THE TOP OF ALL HALF BRICK WALLS IN INTERNAL WALLS. WALL FINISH  
TO OWNER OR ARCHITECT'S SPECIFICATIONS. ALL EXTERNAL WALLS TO BE 220 mm. WALL FINISH  
TO MATCH EXISTING RESIDENCE OR TO OWNERS SPECIFICATIONS. INTERNAL WALLS TO BE BUILT  
WITH 70mm BRICK/FOUR BUILT IN EVERY THIRD COURSE DAMPPROOF COURSE TO BE BUILT IN  
UNDER ALL WALLS.

2,5° PITCH ROOF  
ALUMINIUM CORRUGATED ROOF SHEETING ON 38 x 38 BATTENS ON TIMBER 38 x 114 TRUSSES AT  
760MM CRS. ON 38 x 114 WALL PLATES WITH CEILING BOARD.  
NEW ROOF DESIGN BY REGISTERED PERSON WITH COMPLETION CERTIFICATE.  
ROOF TO COMPLY WITH PART L & XA OF SANS10400 & SANS204

WATERPROOFING TO BE DONE BY QUALIFIED PERSON TO MANUFACTURER'S SPECIFICATIONS  
DERIGMUM TORCH ON SYSTEM TO BE APPLIED BY APPROVED APPLICATOR  
A 10 YEAR WRITTEN GUARANTEE TO BE SUPPLIED TO ARCHITECT OR OWNER AFTER COMPLETION OF  
WATERPROOFING CONTRACT.  
WATERPROOFING TO BE APPLIED ACCORDING TO DETAIL DRAWING.  
WINDOW SILLS TO BE WATERPROOFED WITH APPROVED WATERPROOFING AGENT.

ALL MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH A.S.B. SPECIFICATIONS AND CODES OF PRACTICE.

FIELD TRAVEL IN CONNECTION WITH THE ENGINEERS, LAND SURVEYOR OR OTHER SPECIALISTS DRAWINGS & DATA, WHOEVER MAY BE APPLICABLE.

THE CONTRACTOR SHALL NOTIFY THE SUPERVISING CONSULTANT AT LEAST 24 HOURS IN ADVANCE OF ANY REQUEST FOR A MEETING OR VISIT TO THE PROJECT SITE.

IF ANY DISCREPANCY EXISTS BETWEEN ANY DIMENSIONS AND / OR THE SPECIFICATIONS, THE CONSULTANT SHALL BE NOTIFIED WITHOUT DELAY AND HE WILL MAKE THE FINAL DESIGN DECISION.

IF ANY DISCREPANCY FROM THE DATA IS DESIRED, THE CONSULTANTS WRITTEN APPROVAL SHALL BE OBTAINED BEFOREHAND.

ALL STIPULATIONS OF THE LOCAL AUTHORITY AND / OR STATUTORY BODY WITH REGARD TO CONSTRUCTION OF THE PROJECT SHALL BE STRICTLY OBSERVED.

ONLY THE DRAWING WITH THE MOST RECENT REVISION WILL BE VALID, UNLESS IT IS REPLACED BY A WRITTEN INSTRUCTION.

ONLY WRITE DIMENSIONS AND / OR LEVELS SHALL BE USED.

DAMPSCOURE TO BE USED UNDER ALL WINDOW SILLS AND WALLS.

CONCRETE RAINWATER CHANNELS TO BE USED UNDER ALL RAINWATER PIPES.

ALL ELECTRICAL AND PLUMBING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.

RATERS MUST BE BOLTED AT ALL JOINTS.

PURIN-RATERS CONNECTIONS MUST BE MADE WITH SUITABLE VUE.

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE TO DIMENSIONS GIVEN.

ALL WINDOWS & DOORS MUST TO BE APPROVED DESIGN.

ALL DIMENSIONS PERTAINING TO THE STRUCTURAL INTEGRITY OF THE STRUCTURE ARE FOR INFORMATION ONLY. THE APPOINTED ENGINEER MUST SPECIFY ALL FOUNDATIONS, DEPTH OF FOUNDS, BACKFILL, REINFORCED CONC. SLABS, LINTOLS, BRICKWORK AND ALL MATTERS RELATING TO THE STRUCTURAL STABILITY OF THE PROPOSED WORKS. THE ENGINEER IS TO PROVIDE DETAILED DRAWINGS OF SUCH SPECIFICATIONS AND TO CERTIFY ALL WORK THAT HE IS RESPONSIBLE FOR.

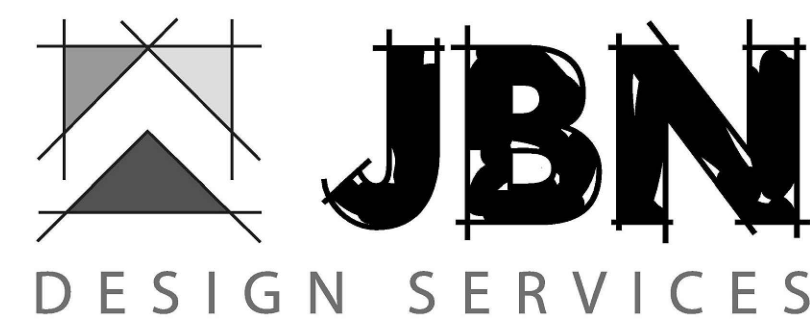
SHOULD THE ENGINEER SPECIFY SOMETHING DIFFERENT TO WHAT HAS BEEN DIMENSIONED THEN THE PR. ENGINEERS SPECIFICATION MUST SUPERCEDE THE NOTED DIMENSIONS.

THE DISCREPANCIES MUST BE REPORTED TO THE AUTHOR PRIOR TO CONSTRUCTION.



**JORGE NICOLAU**  
Pr. Arch. Draught.  
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## SITE & FLOOR PLANS



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Project Title:  
**PROP AS BUILT PLANS**  
Por 61 of ERF3193  
of DURBAN NORTH  
For: Mr CARL HENNIE ROUX  
207 Adelaide Tambo Drive, Durban North  
Drawing Title:  
**SUBMISSION DRAWINGS**

Scale: 1 : 100	Date: 16/01/2023	Drawn: J NICOLAU	Checked: G.C.
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23-407/01

Revision