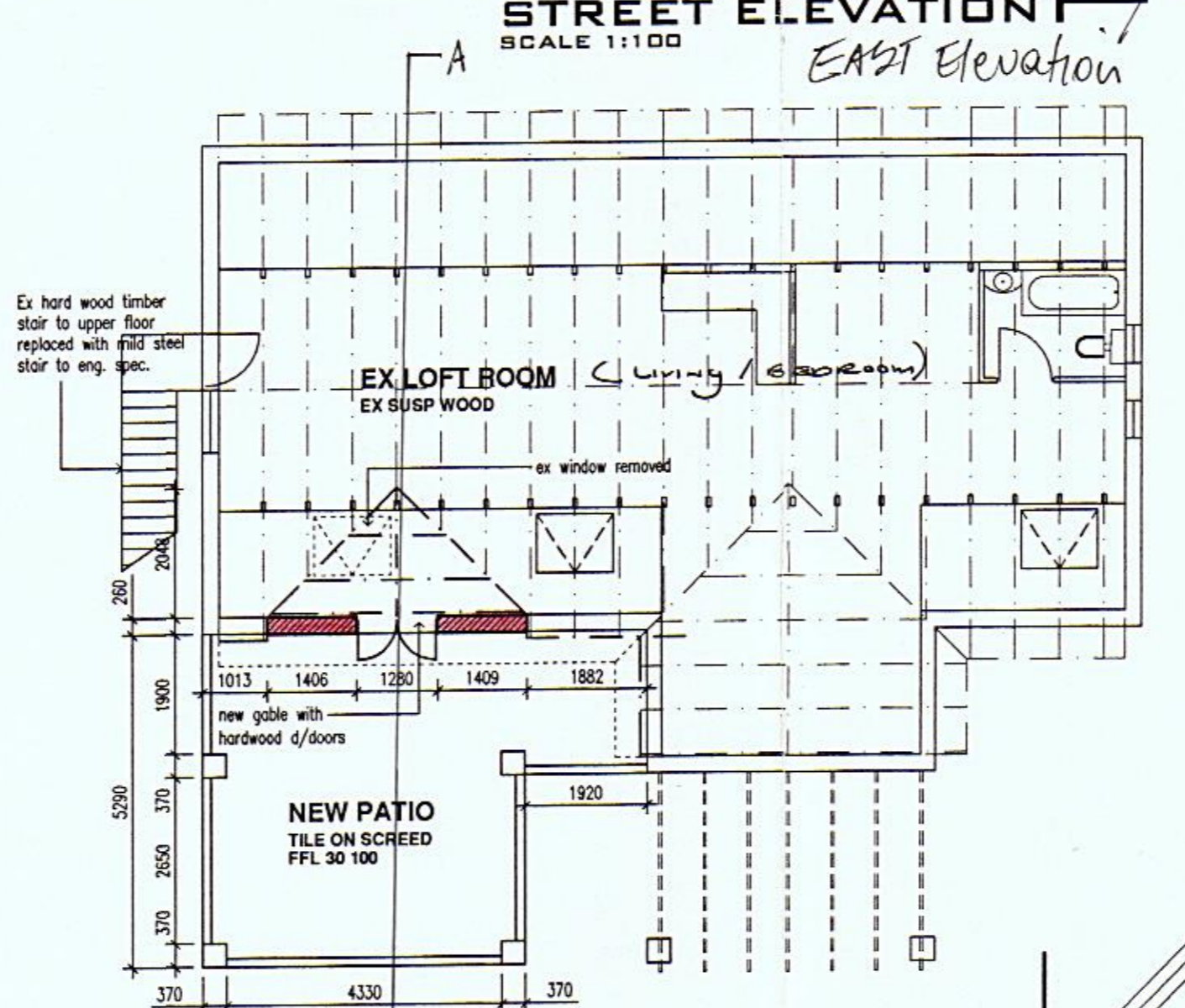
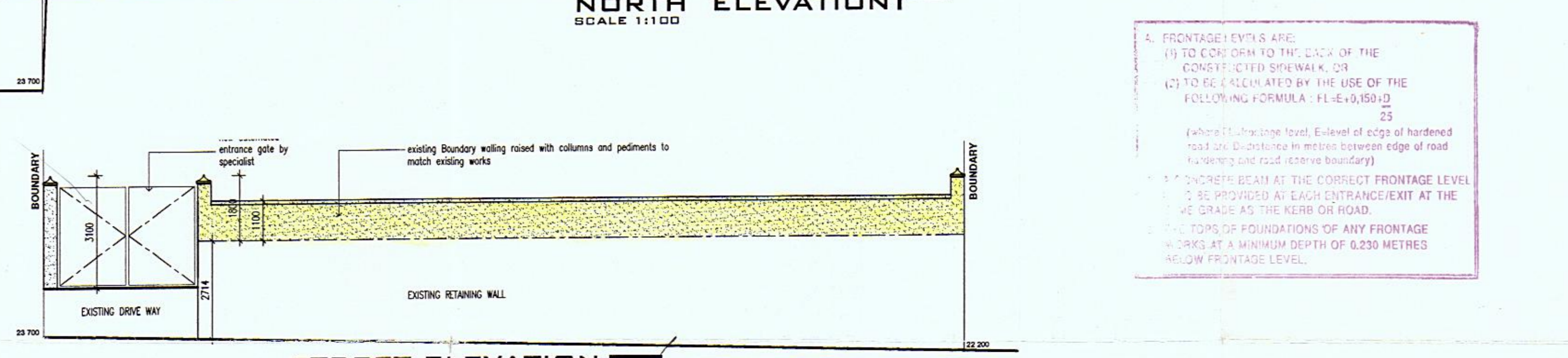
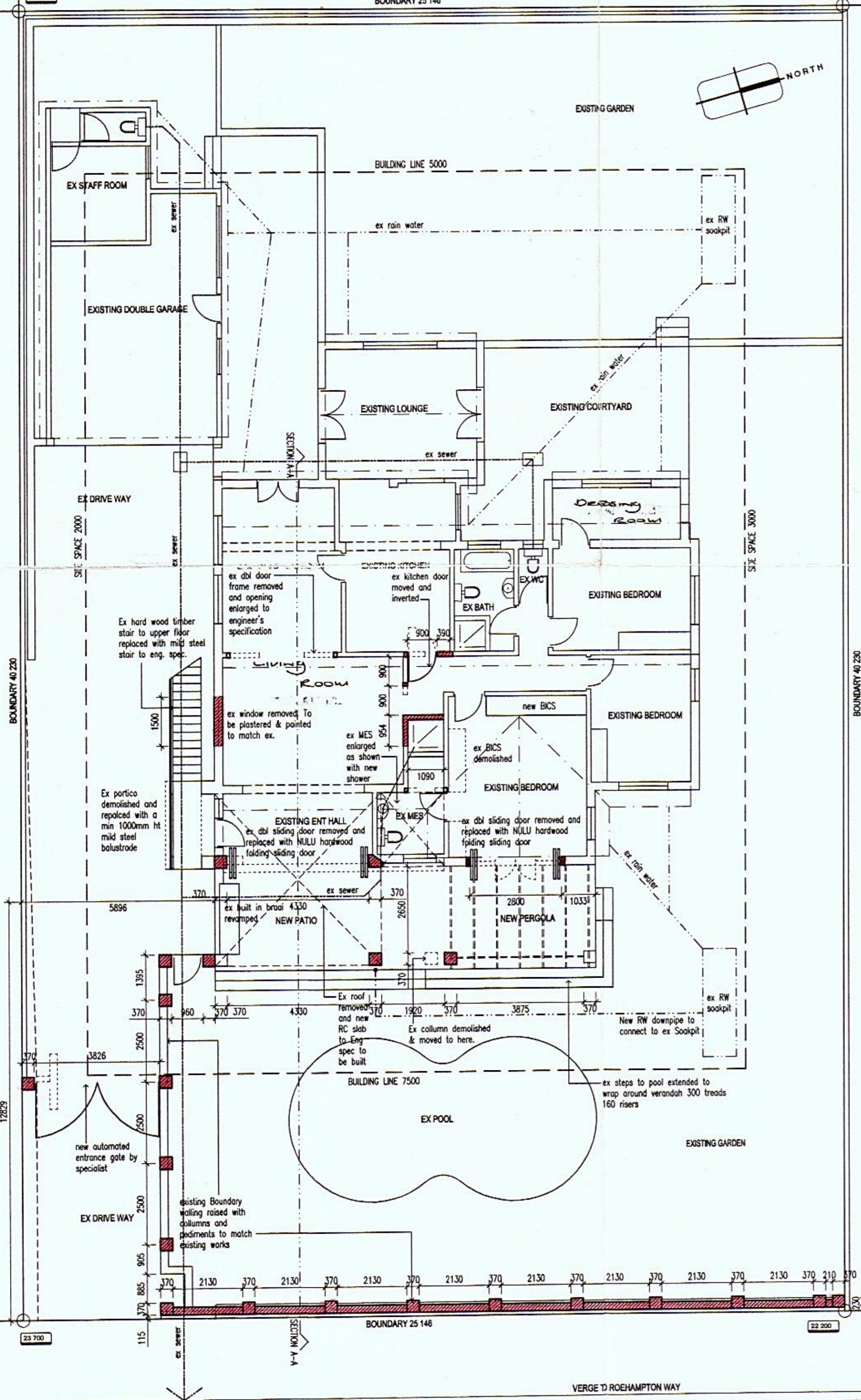
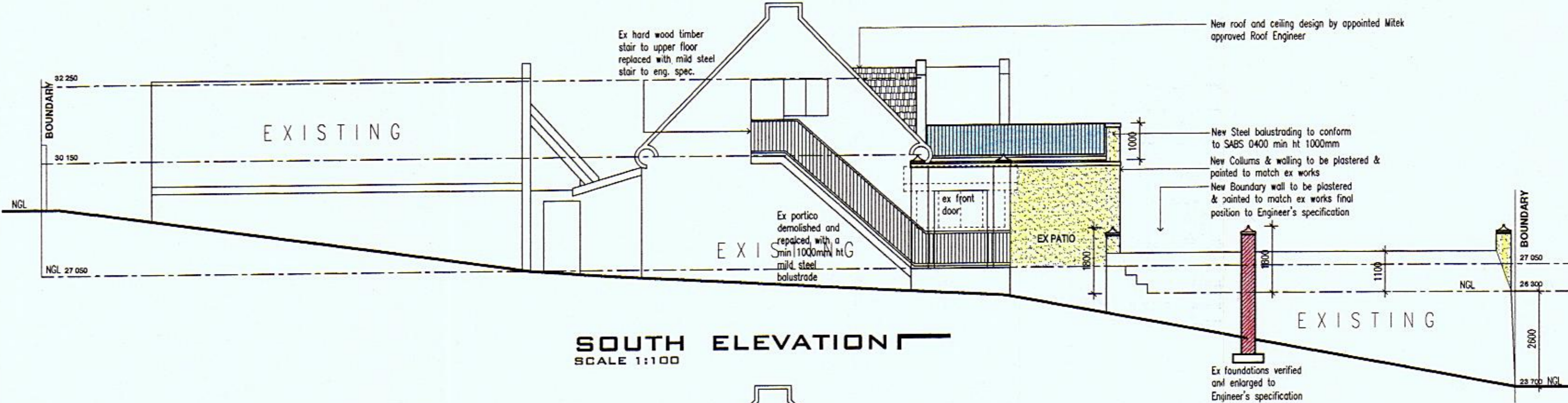
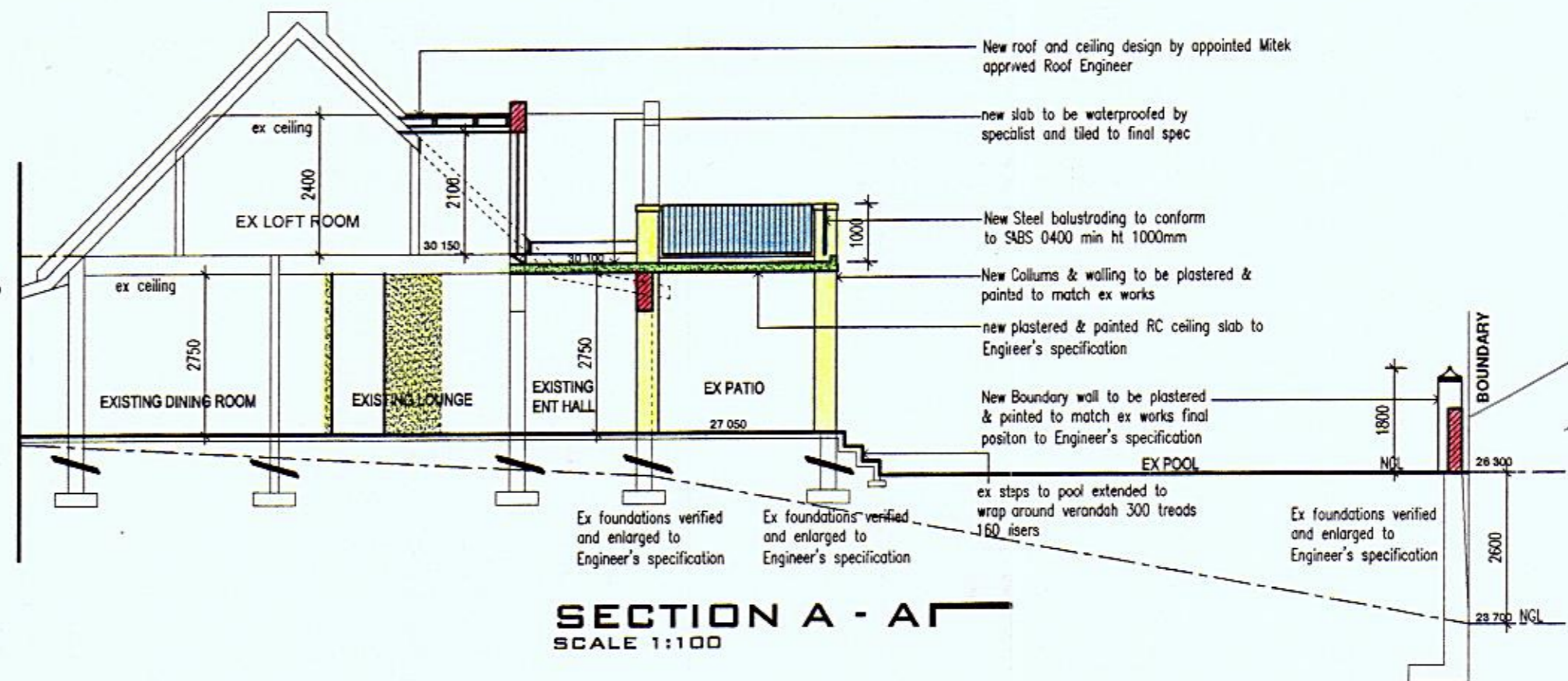


1. ALL LEVELS TO BE CHECKED ON SITE BEFORE WORK COMMENCES
2. NGL IN APPROXIMATE POSITION ONLY
3. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING
4. ALL REINFORCED CONCR. BEAMS, COLUMNS AND SLABS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENG. DETAILS AND UNDER HIS SUPERVISION
5. PRE-CAST LINTELS TO BE PROVIDED OVER ALL DOORS & WINDOWS & OPC WHERE NECESSARY
6. 5% SOIL SOLID UNDER ALL SURFACE BEDS & DRAINWAYS
7. ALL CLADDING TO COMPLY WITH PART N OF SABS 0400
8. ALL DISCREPANCIES AND OMISSIONS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY
9. ALL TRAPS TO BE PROVIDED AT ALL SINKS AND JUNCTIONS
10. WASTE PIPES AND VENTS TO BE 50 DIA. PVC
11. SOIL PIPES AND VENTS TO BE 100 DIA. PVC
12. ALL TRAPS TO BE "P" TYPE
13. ALL VENT PIPES TO BE STUB STACKS
14. ALL BUILDING WORK TO COMPLY WITH SABS 0400
15. ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NGL



AREA SCHEDULE

STAND	1011,6
EXISTING GRND FLOOR	240
EXISTING FIRST FLOOR	70,6
PROPOSED GRND FLR ADD.	15,3
PROPOSED FIRST FLR ADD.	0
TOTAL ADDITION	15,3
TOTAL AREA	325,9
PERMISSIBLE COVERAGE (40%)	404,6
USED COVER (25%)	255,3
COVER IN HAND	149,3
PERMISSIBLE F.A.R. (80%)	809,28
USED F.A.R. (32%)	325,9
F.A.R. IN HAND	483,4



4. FRONTAGE EWT'S ARE:
(1) TO CONFORM TO THE BACK OF THE CONSTRUCTED SIDEWALK, OR
(2) TO BE CALCULATED BY THE USE OF THE FOLLOWING FORMULA: $FLE = 0,150 \cdot D$
(Where FLE = Frontage level, E = level of edge of hardened road 3m distance in metres between edge of road boundary and road reserve boundary)

5. 25% CONCRETE BEAM AT THE CORRECT FRONTAGE LEVEL
6. TO BE PROVIDED AT EACH ENTRANCE/EXIT AT THE SAME GRADE AS THE KERB OR ROAD.
7. THE TOPS OF FOUNDATIONS OF ANY FRONTAGE WORKS AT A MINIMUM DEPTH OF 0,230 METRES BELOW FRONTAGE LEVEL.

In pursuance of Clause 22 of the Durban Town Planning Scheme in the course of preparation and Section 67bis of the Town Planning Ordinance No. 27 of 1949 (Natal), as amended, the abovementioned development is hereby **AUTHORISED** subject to the following specific conditions:

ALL GLAZING TO COMPLY WITH PART NN2 AND NN3 OF SABS 0400.

ETHEKWINI MUNICIPALITY
APPROVED in terms of The National Building Regulations and Building Standards Act - Number 103 of 1977
2005-06-08
This plan is approved on the basis of the information shown hereon. Attention is drawn to attached documentation.

ELECTRICITY SERVICES
Any person undertaking building operations in accordance with this plan is required to ascertain 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 regarding Substation, Meter rooms, and Cable ducts.

ELECTRICITY SERVICES
Any person undertaking building operations in accordance with this plan is required to ascertain from the Executive Director, Durban Metro Electricity:
1) The correct installation of electrical services in accordance with the Code of Practice for the Wiring of Premises SABS 0142:1987 as amended, and the Code for the Health and Safety Act 95 of 1987.
2) A permit to install electrical services for electrical installations in accordance with the Code of Practice for the Wiring of Premises SABS 0142:1987 as amended, and the Code for the Health and Safety Act 95 of 1987.
3) Accurate wiring to the satisfaction of the Director. Transmittal 'DME' is provided.

RAILSTRADES, HANDRAILS, RUSTLS AND CHURNS TO COMPLY WITH SABS 0400.

SITE INSPECTION IN ORDER
D.B.I. *R. Brusch*
D.B.I. *[Signature]*
DATE 21/04/2005

ENGINEERS DETAILS REQUIRED
LAND USE MANAGEMENT CONSENT USE AUTHORITY GRANTED
2005-05-06
Signature *[Signature]*
Checked

levelsixdesignlab
006
DURBAN T. 27 03 12076544
JOHANNESBURG T. 27 01 12072888
JOHANNESBURG T. 27 01 17881850
JOHANNESBURG T. 27 01 17881850

74 4TH STREET PARKHURST JOHANNESBURG RSA
856 HOUSE 2 MARYVALE ROAD WESTVILLE 2020 RSA

REGISTERED OWNER: *[Signature]*
OWNER'S SIGNATURE: *[Signature]* TELEPHONE: 5791335
OWNER'S ID NO: 200275015084
DESIGNER'S SIGNATURE: *[Signature]* RATE NO. 684 90 94
DRAWING TITLE: UPPER FLOOR PLAN

DATE: 04/04/2005
AUTHOR: LP
CHECKED: RB
SCALE: 1:100

PROJECT TITLE
HOUSE ROUX
PROPOSED ALTS AND ADDS
ON ERF 2066 OF DURBAN NORTH
KNOWN AS
1 ROEHAMPTON WAY, DURBAN NORTH
DRAWING NO:
521 - 201 - R0

SUBMISSIONS SITEPLAN CHECKED
2005-04-25
Signature *[Signature]*