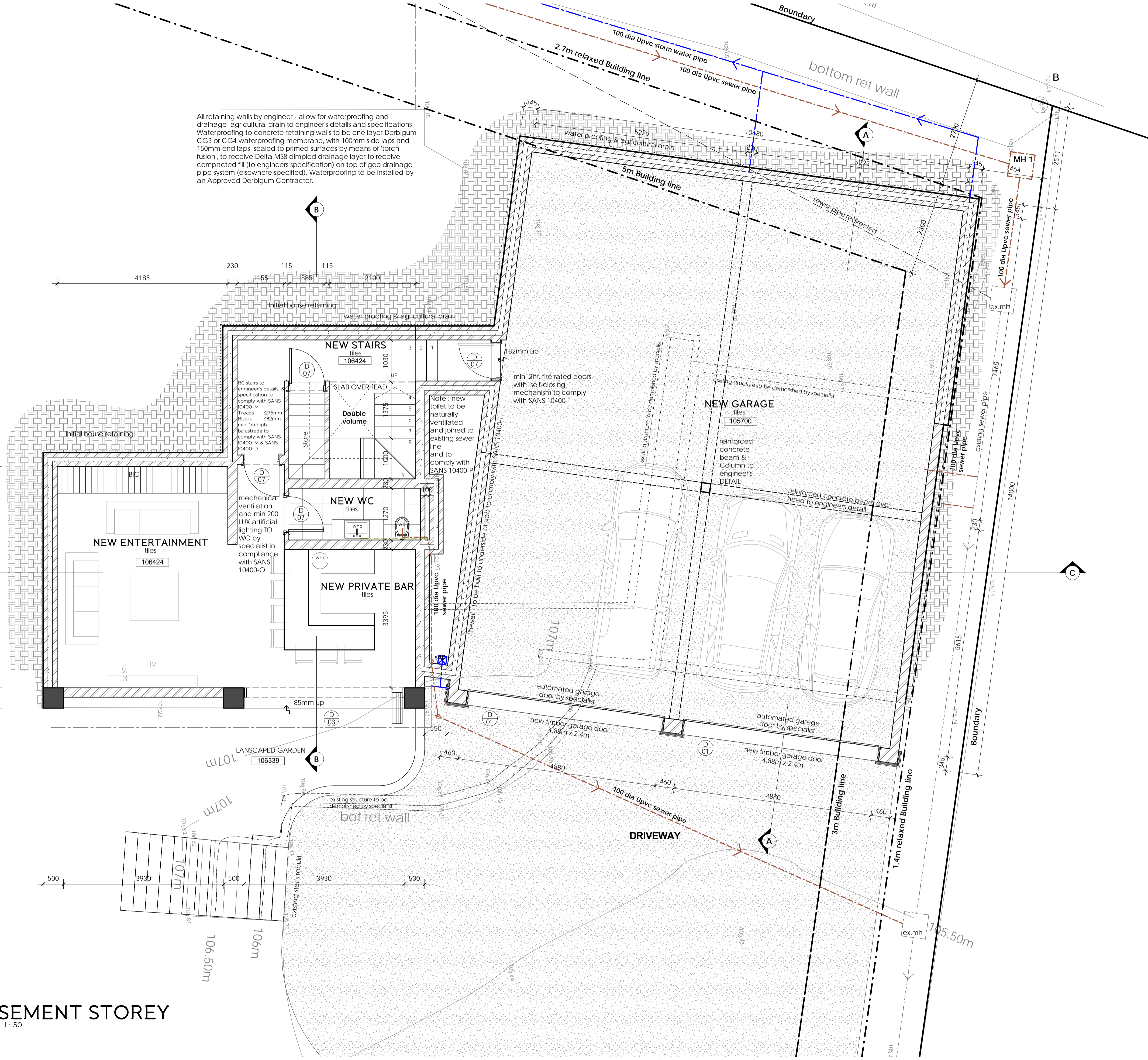


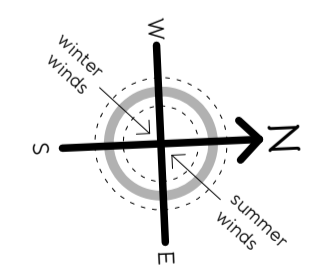
+ GENERAL NOTES:

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- ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NBR & LOCAL AUTHORITY BYE-LAWS.
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All retaining walls by engineer - allow for waterproofing and drainage agricultural drain to engineer's details and specifications. Waterproofing to concrete retaining walls to be one layer Derbigum CG3 or CG4 waterproofing membrane, with 100mm side laps and 150mm end laps, sealed to primed surfaces by means of 'torch-fusion'; to receive Delta MSR dimpled drainage layer to receive compacted fill (to engineer's specification) on top of geo drainage pipe system (elsewhere specified). Waterproofing to be installed by an Approved Derbigum Contractor.



+BASEMENT STOREY
SCALE | 1 : 50



Occupancy as per SANS 10400-A20 H4

+ JUSTIN BATE ARCHITECTURE

+ LOCATION: 229 Lambert Road, Morningside, Durban
 + EMAIL: justin@batearc.com
 + PHONE: 031 303 9107
 + CELL: 072 340 0060 SACAP REG. NO. 21187

OWNER'S SIGNATURE _____
 ARCHITECT'S SIGNATURE *J. Bate*

CLIENT: J ENDRES

PROJECT: PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING on ERF 1714 DURBAN NORTH at 27 GROSVENOR CRESCENT, DURBAN NORTH

PROJECT STAGE: SUBMISSION

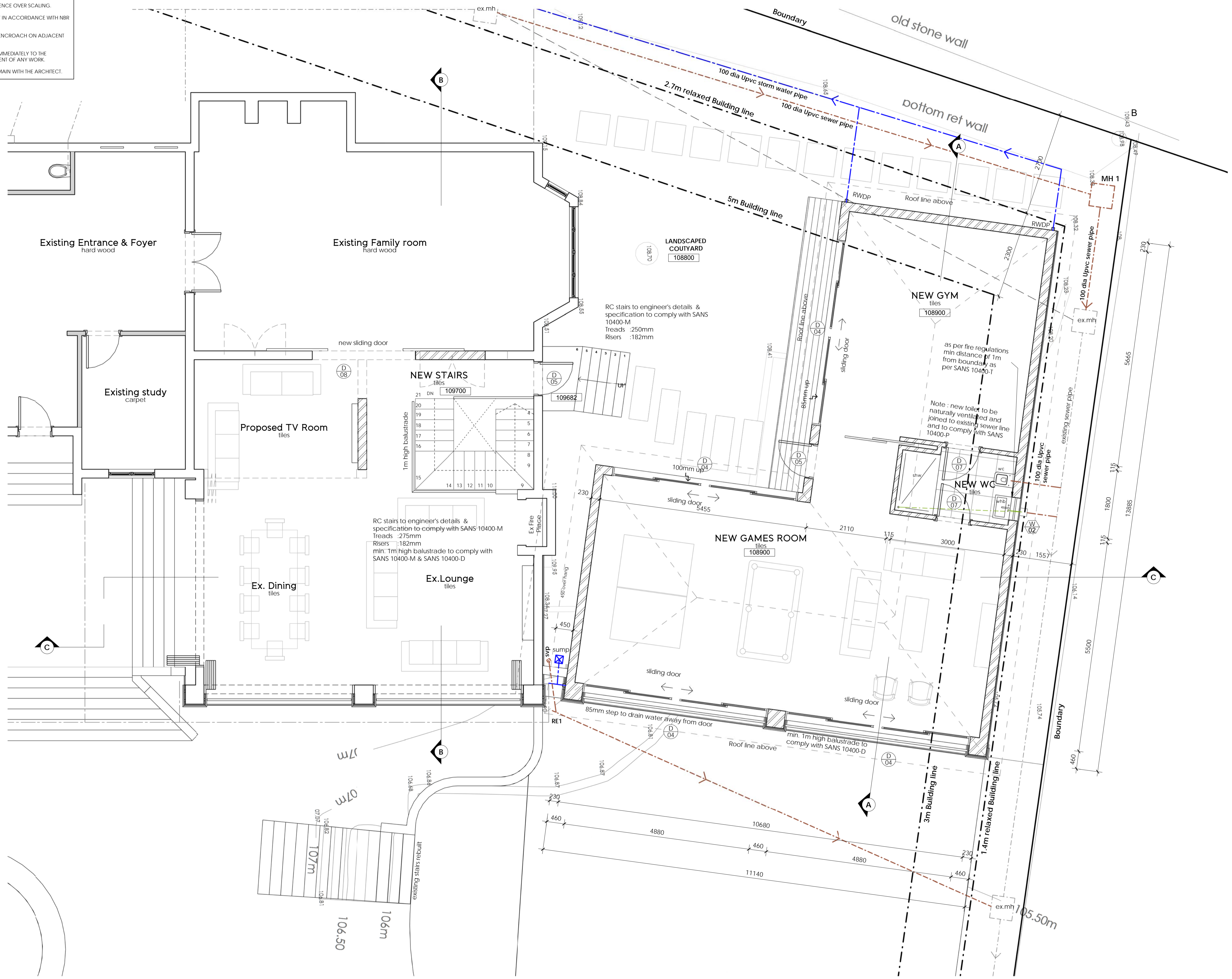
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SCALE : As indicated DATE : 04/09/15
 DRAWN : WW JOB No. : 14-40
 DWG NO. : 002-A REVISION No. :

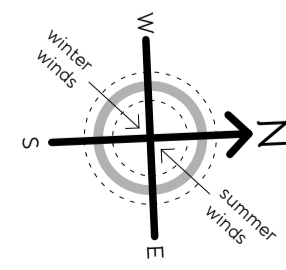
Neighbouring Property Owners Consent					
NAME:	ID No:	ADDRESS:	TEL:	SIGNATURE:	DATE:
		1 GROSVENOR PLACE			
		18 GROSVENOR CRES			
		20 GROSVENOR CRES			
		25 GROSVENOR CRES			
		29 GROSVENOR CRES			

+ GENERAL NOTES:

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- ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NBR & LOCAL AUTHORITY BYE-LAWS.
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- THE COPYRIGHTS OF THIS DRAWING REMAIN WITH THE ARCHITECT.



+GROUND STOREY
SCALE | 1 : 50



Neighbouring Property Owners Consent

NAME:	ID No:	ADDRESS:	TEL:	SIGNATURE:	DATE:
		1 GROSVENOR PLACE			
		18 GROSVENOR CRES			
		20 GROSVENOR CRES			
		25 GROSVENOR CRES			
		29 GROSVENOR CRES			

Occupancy as per SANS 10400-A20 H4

+ JUSTIN BATE ARCHITECTURE

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 + EMAIL: justin@batearc.com
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OWNER'S SIGNATURE _____
 ARCHITECT'S SIGNATURE *J. Bate*

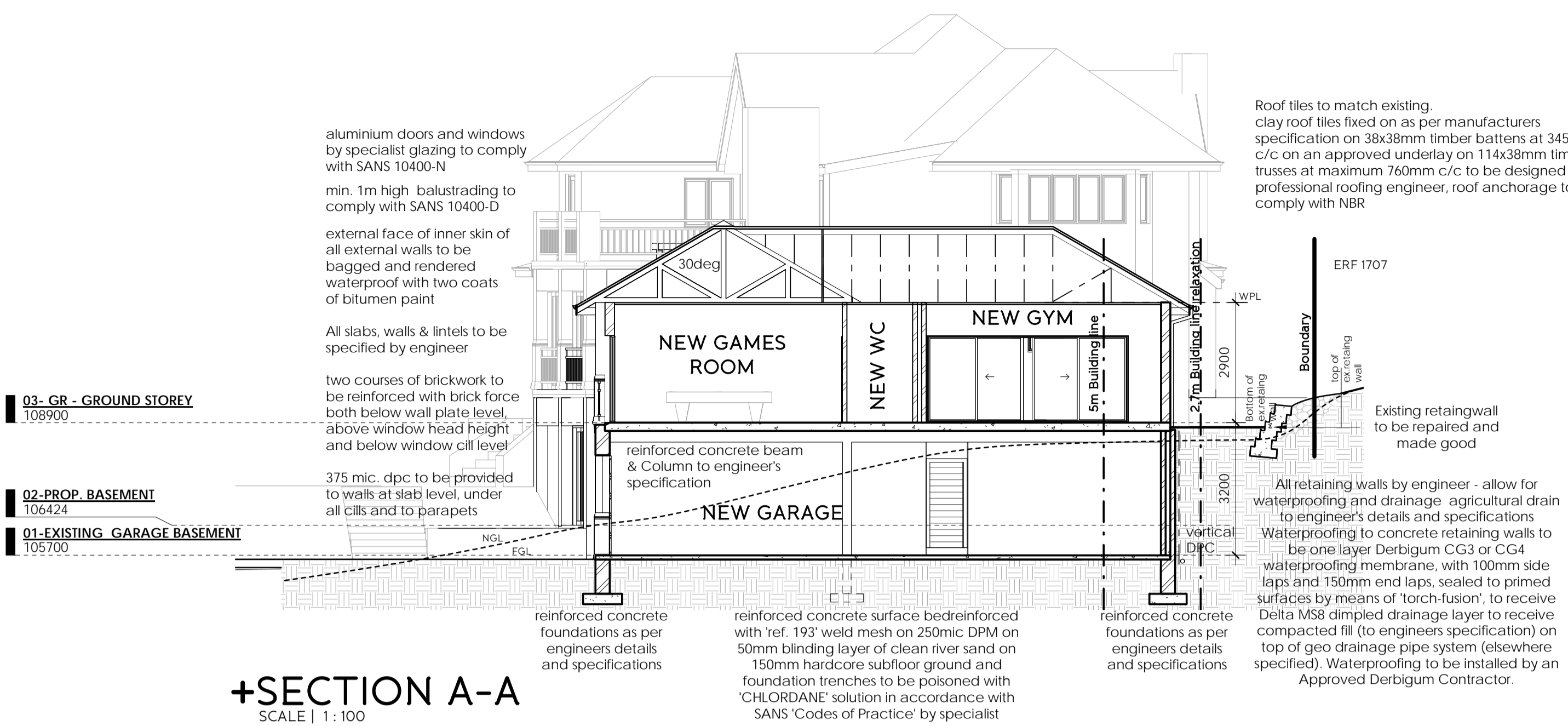
CLIENT: J ENDRES

PROJECT: PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING on ERF 1714 DURBAN NORTH at 27 GROSVENOR CRESCENT, DURBAN NORTH

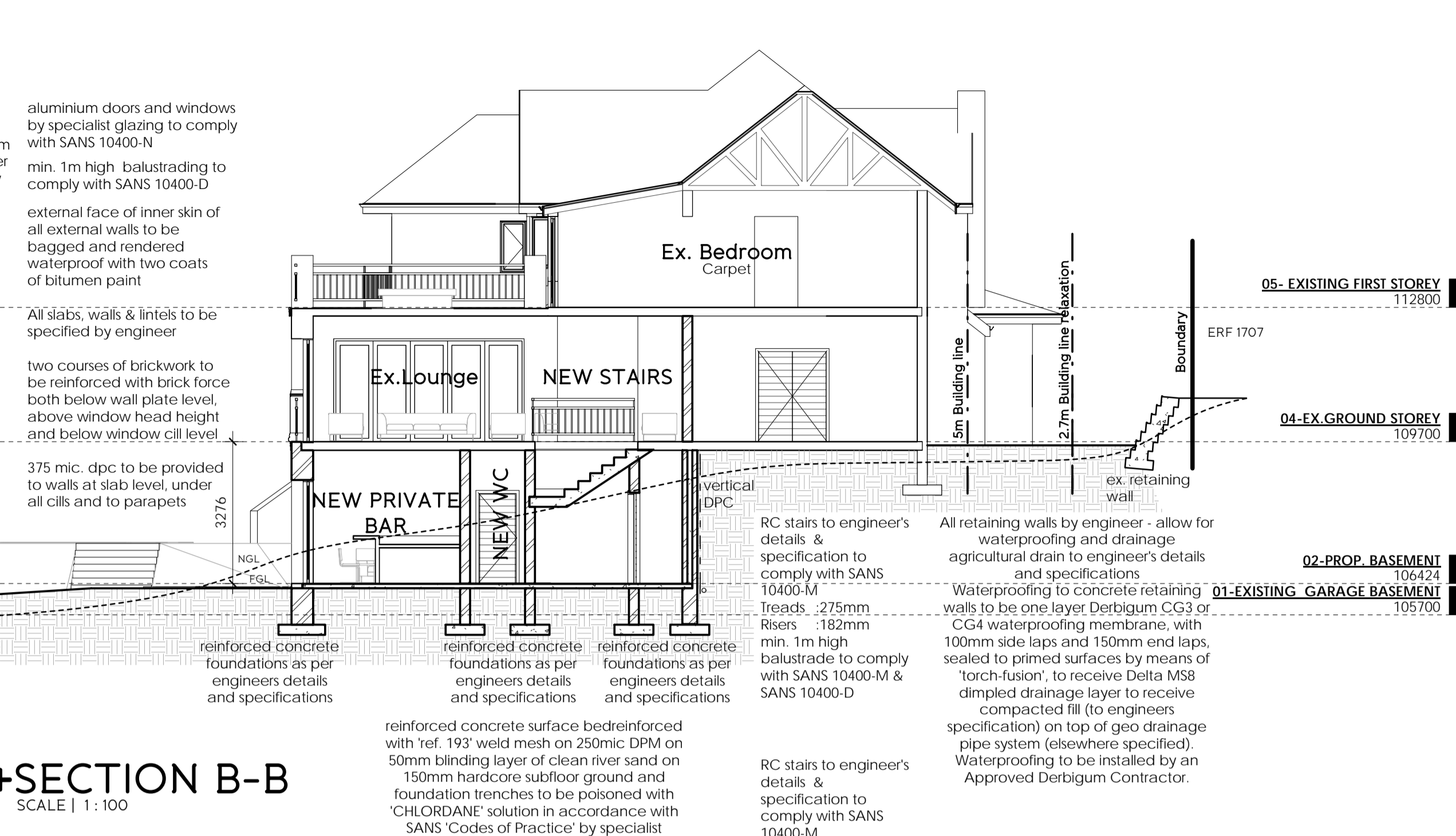
PROJECT STAGE: SUBMISSION

DRAWING TITLE : GROUND STOREY

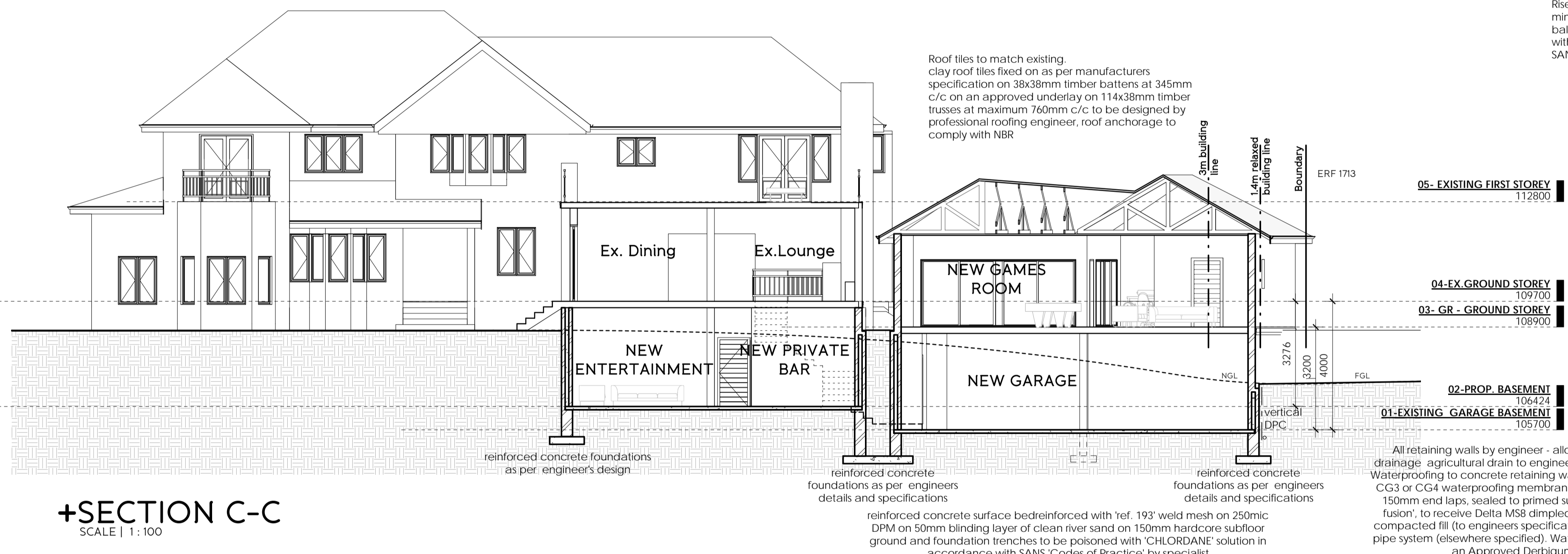
SCALE : As indicated DATE : 04/09/15
 DRAWN : WW JOB No. : 14-40
 DWG NO. : 002-B REVISION No. :



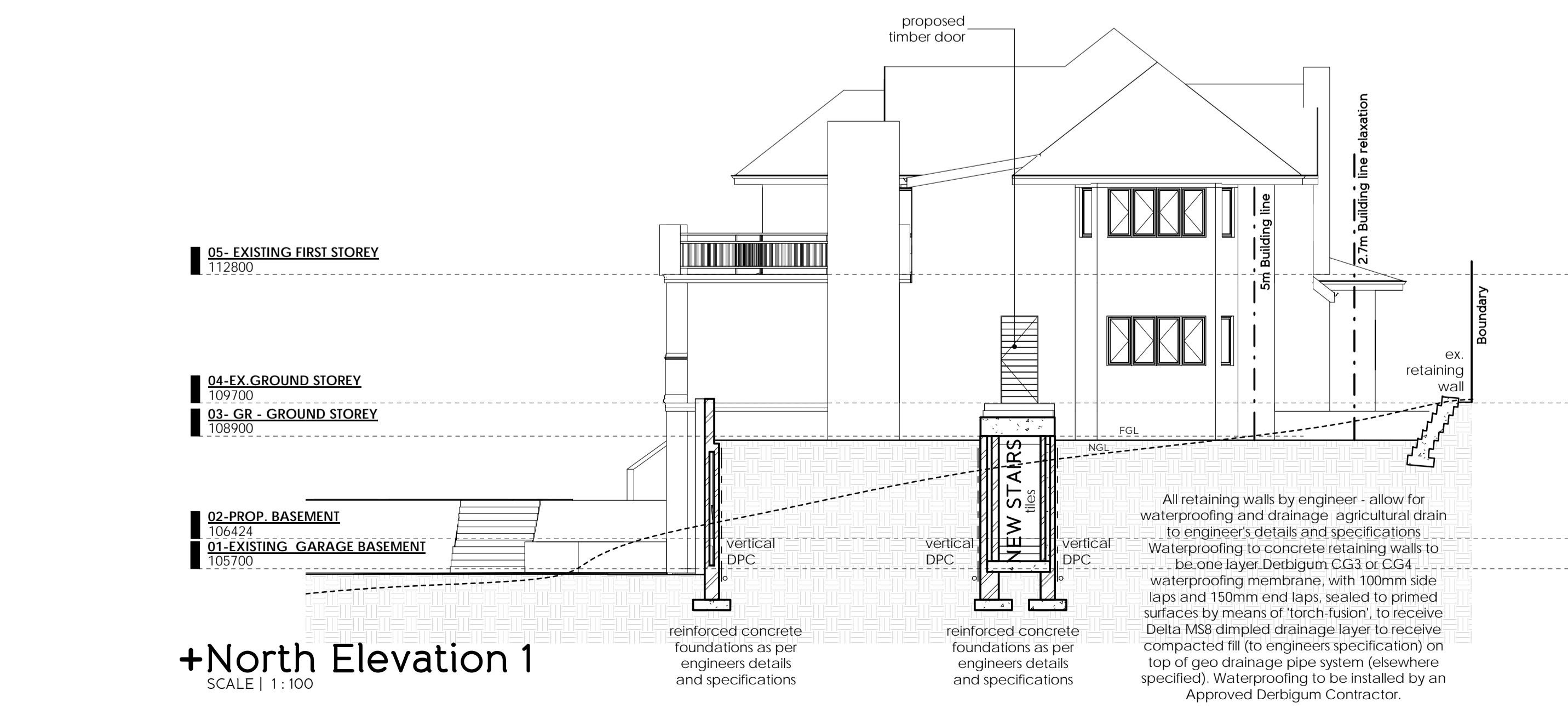
+SECTION A-A
SCALE | 1 : 100



+SECTION B-B
SCALE | 1 : 100



+SECTION C-C
SCALE | 1 : 100



+North Elevation 1
SCALE | 1 : 100

Neighbouring Property Owners Consent

NAME:	ID No:	ADDRESS:	TEL:	SIGNATURE:	DATE:
		1 GROSVENOR PLACE			
		18 GROSVENOR CRES			
		20 GROSVENOR CRES			
		25 GROSVENOR CRES			
		29 GROSVENOR CRES			

Occupancy as per SANS 10400-A20 H4

+ JUSTIN BATE ARCHITECTURE

+ LOCATION: 229 Lambert Road, Morningside, Durban
 + EMAIL: justin@batearc.com
 + PHONE: 031 303 9107
 + CELL: 072 340 0060 SACAP REG. NO. 21187

OWNER'S SIGNATURE
 ARCHITECT'S SIGNATURE

CLIENT: J ENDRES

PROJECT: PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON ERF 1714 DURBAN NORTH AT 27 GROSVENOR CRESCENT, DURBAN NORTH

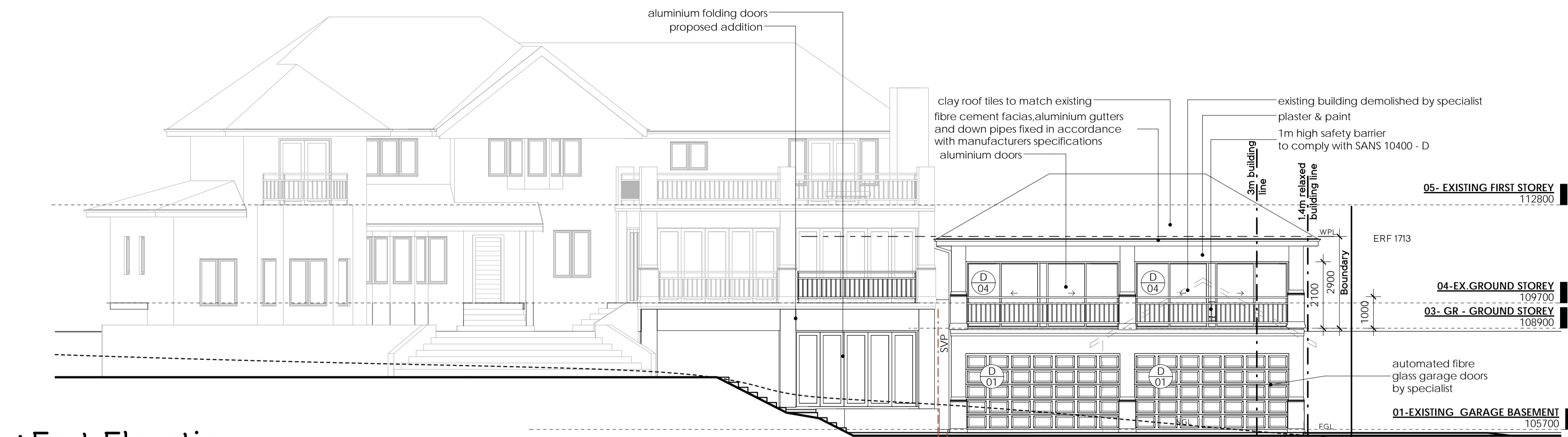
PROJECT STAGE: SUBMISSION

DRAWING TITLE : SECTIONS & ELEVATIONS

SCALE : As indicated DATE : 04/09/15
 DRAWN : WW JOB No. : 14-40
 DWG NO. : 002-C REVISION No. :

+ GENERAL NOTES:

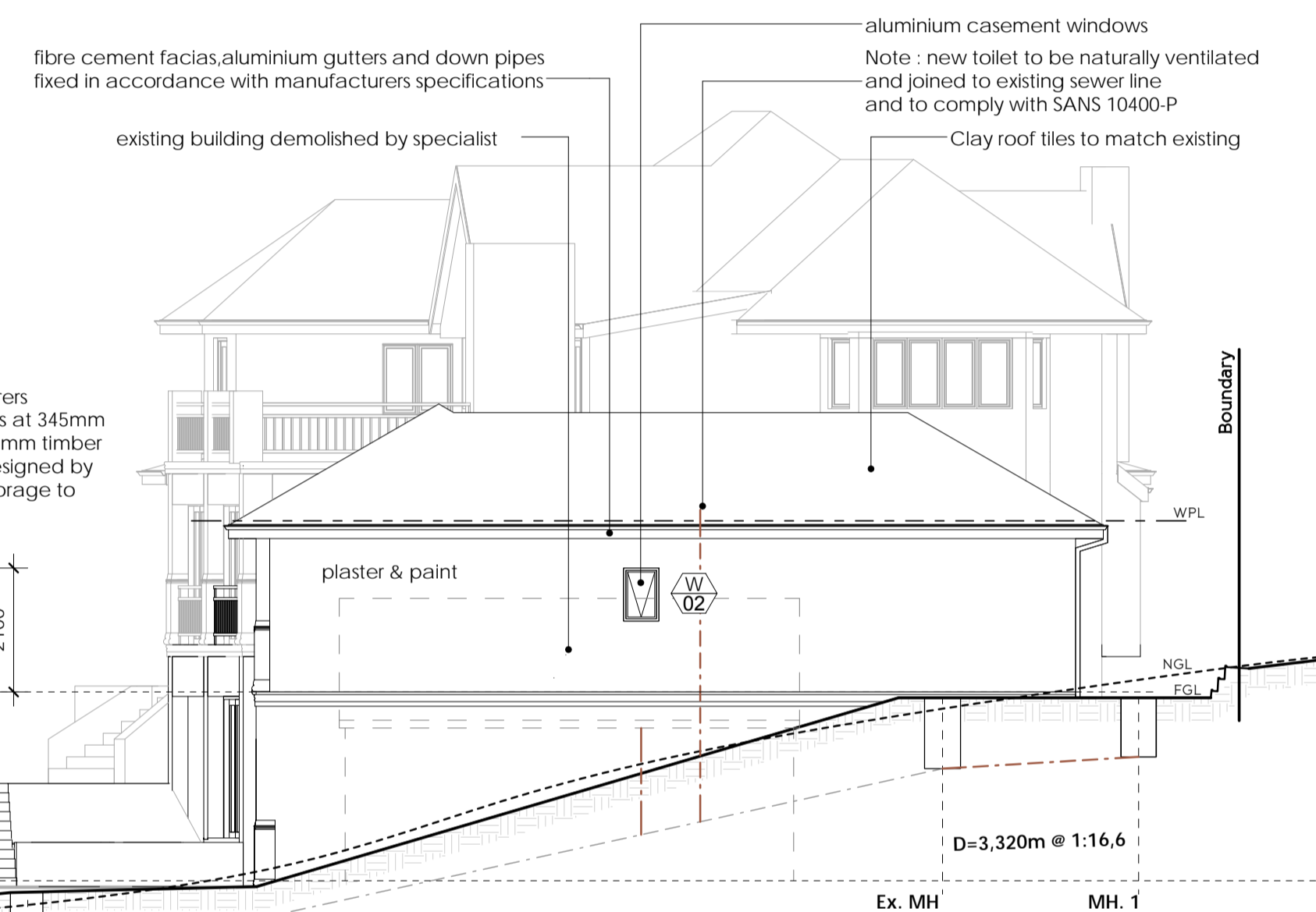
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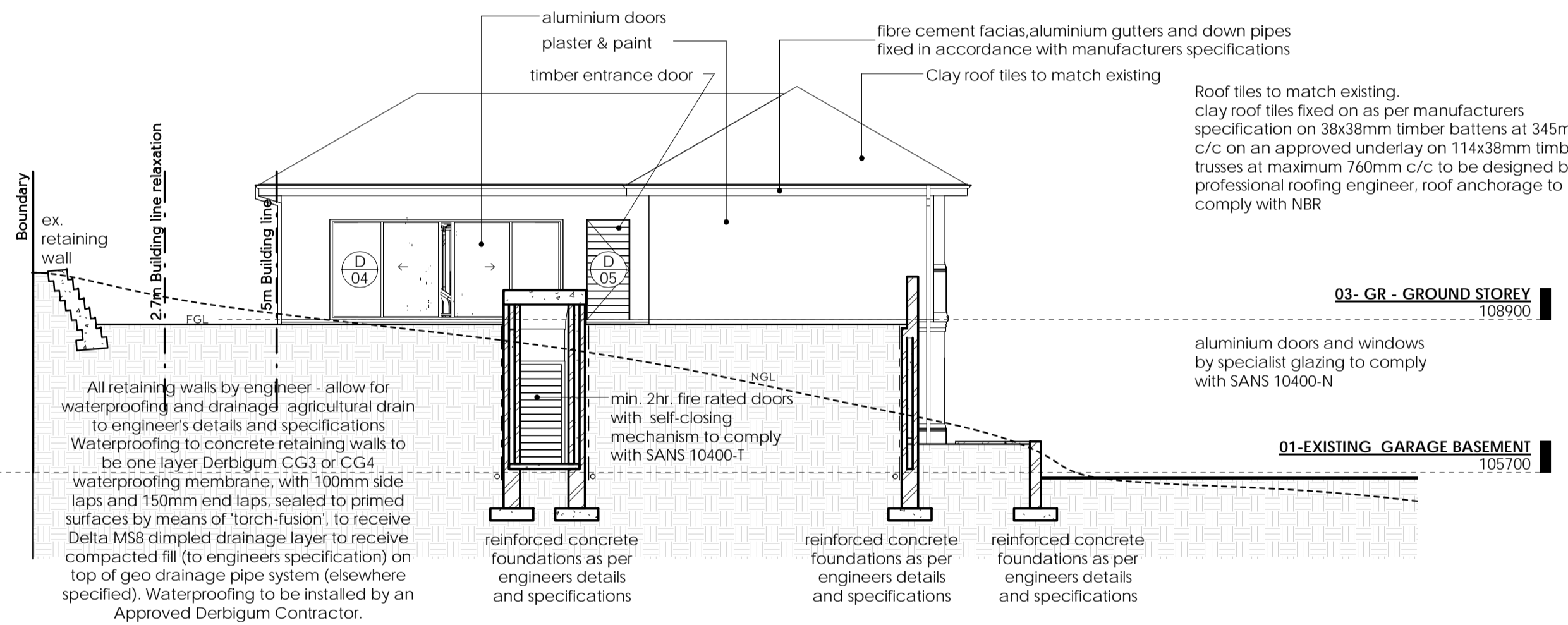
+East Elevation
SCALE | 1:100

Roof tiles to match existing. clay roof tiles fixed on as per manufacturers specification on 38x38mm timber battens at 345mm c/c on an approved underlay on 114x38mm timber trusses at maximum 760mm c/c to be designed by professional roofing engineer, roof anchorage to comply with NBR

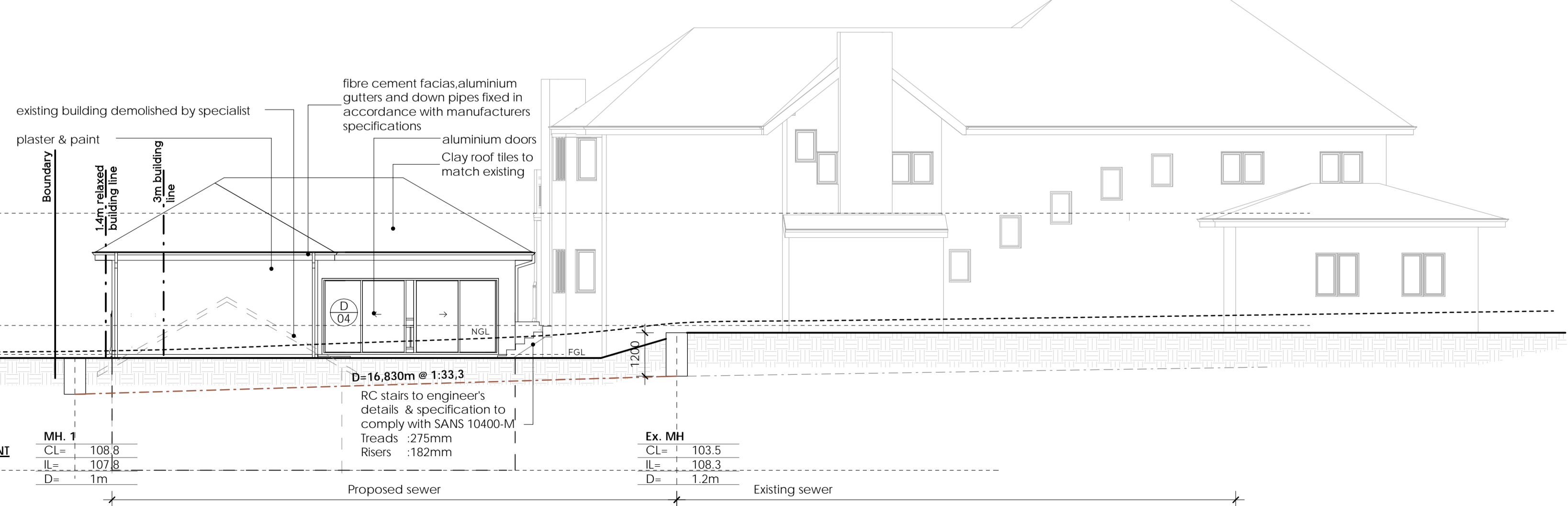
aluminium doors and windows by specialist glazing to comply with SANS 10400-N



+North Elevation 2
SCALE | 1:100



+South Elevation
SCALE | 1:100



+West Elevation
SCALE | 1:100

Occupancy as per SANS 10400-A20 H4

+ JUSTIN BATE ARCHITECTURE

+ LOCATION: 229 Lambert Road, Morningside, Durban
+ EMAIL: justin@batearc.com
+ PHONE: 031 303 9107
+ CELL: 072 340 0060 SACAP REG. NO. 21187

OWNER'S SIGNATURE
ARCHITECT'S SIGNATURE

CLIENT: J ENDRES

PROJECT: PROPOSED ADDITIONS AND ALTERATIONS to EXISTING DWELLING on ERF 1714 DURBAN NORTH at 27 GROSVENOR CRESCENT, DURBAN NORTH

PROJECT STAGE: SUBMISSION

Neighbouring Property Owners Consent

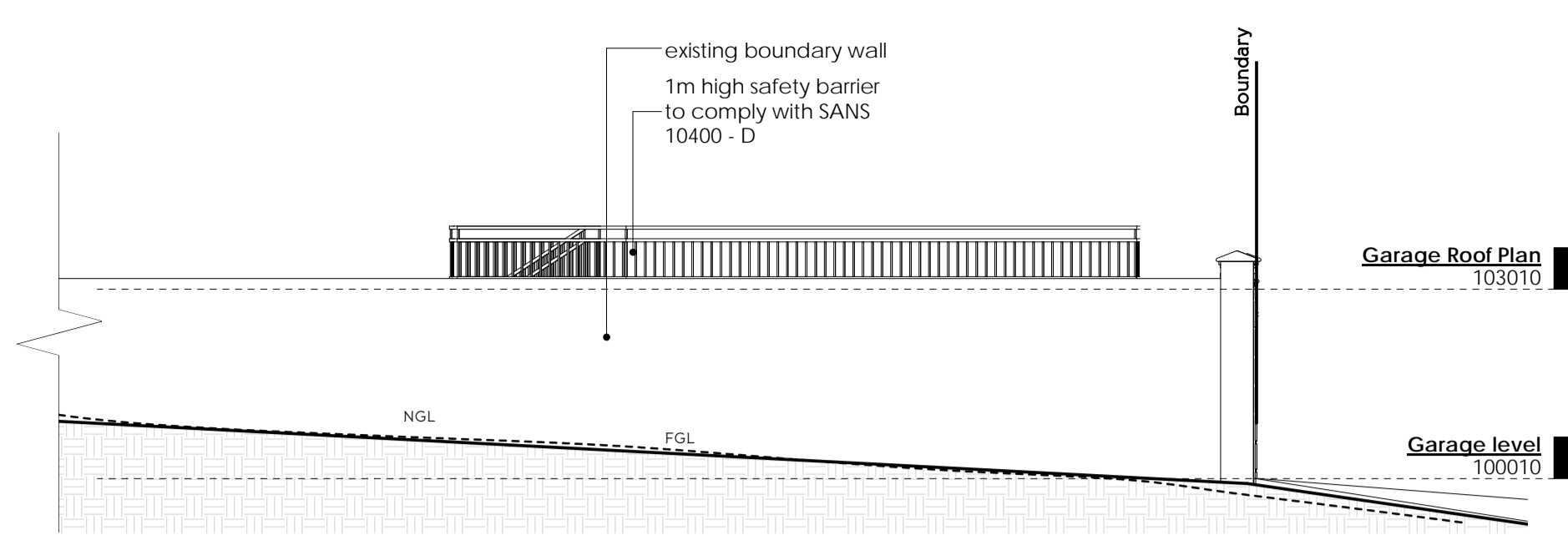
NAME:	ID No:	ADDRESS:	TEL:	SIGNATURE:	DATE:
		1 GROSVENOR PLACE			
		18 GROSVENOR CRES			
		20 GROSVENOR CRES			
		25 GROSVENOR CRES			
		29 GROSVENOR CRES			

DRAWING TITLE : ELEVATIONS

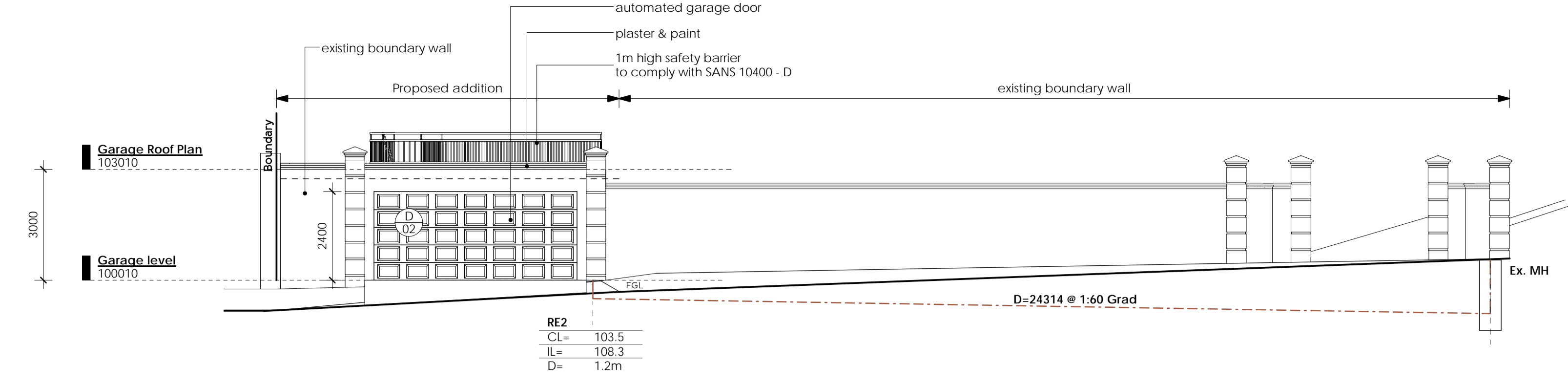
SCALE : As indicated DATE : 04/09/15

DRAWN : WW JOB No. : 14-40

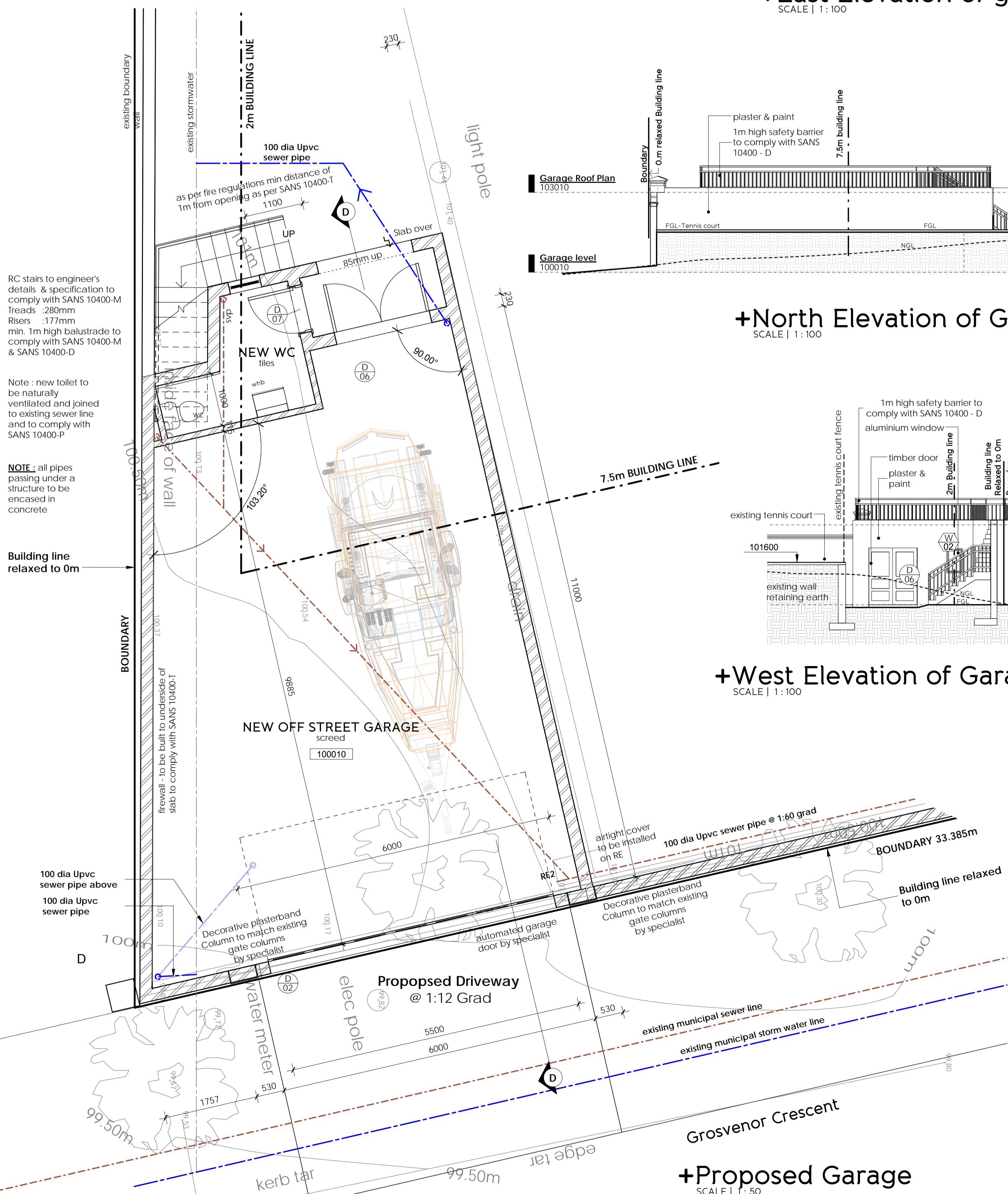
DWG NO. : 002-D REVISION No. :



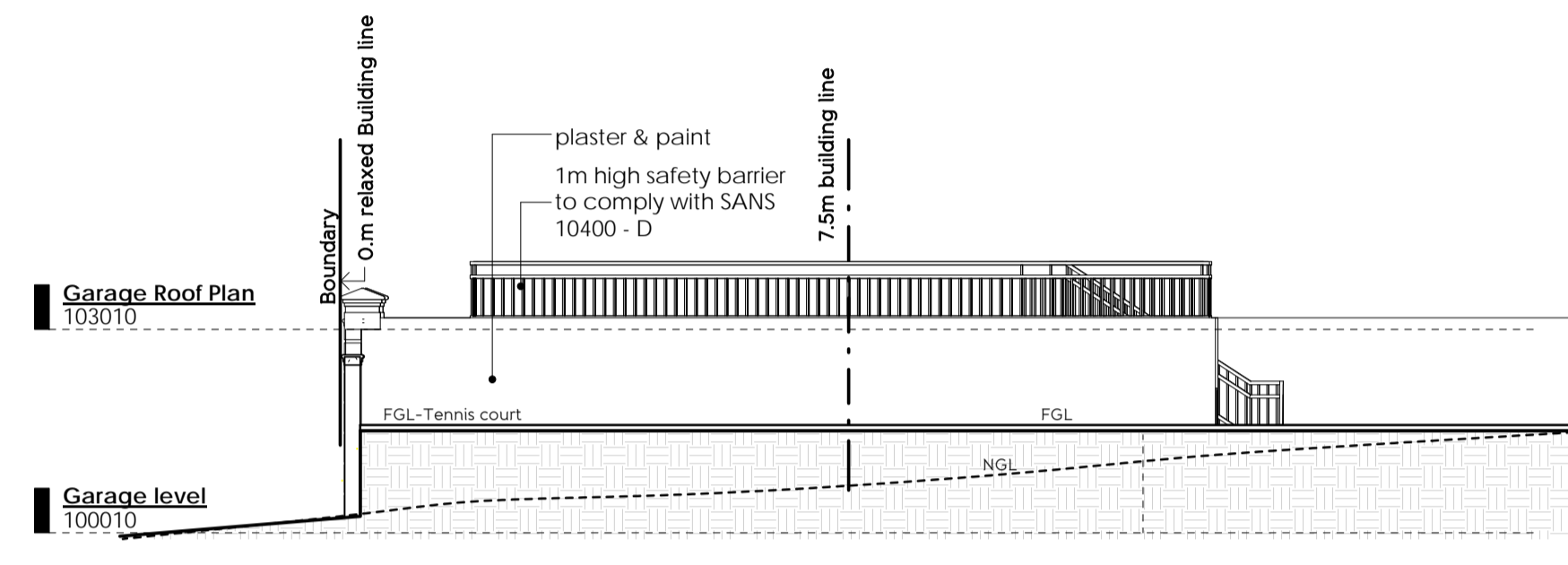
+South Elevation of Garage
SCALE | 1:100



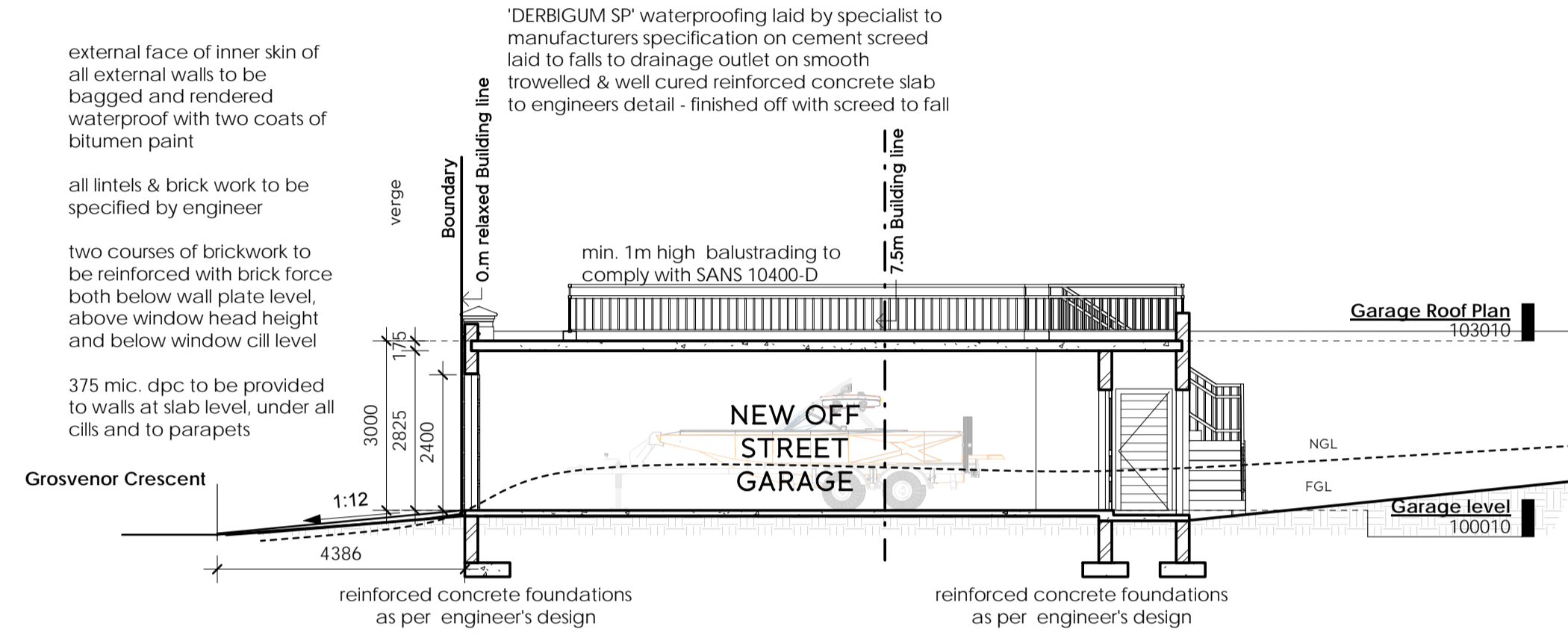
+East Elevation of garage
SCALE | 1:100



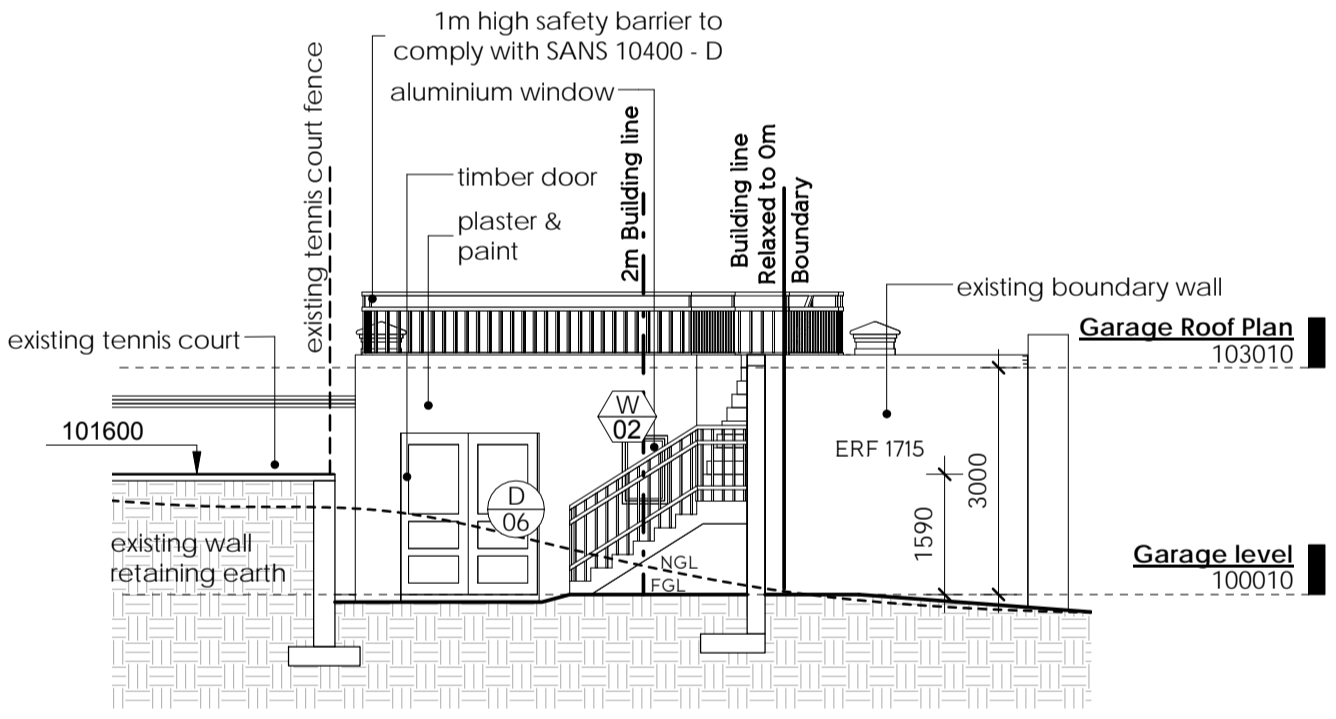
+Proposed Garage
SCALE | 1:50



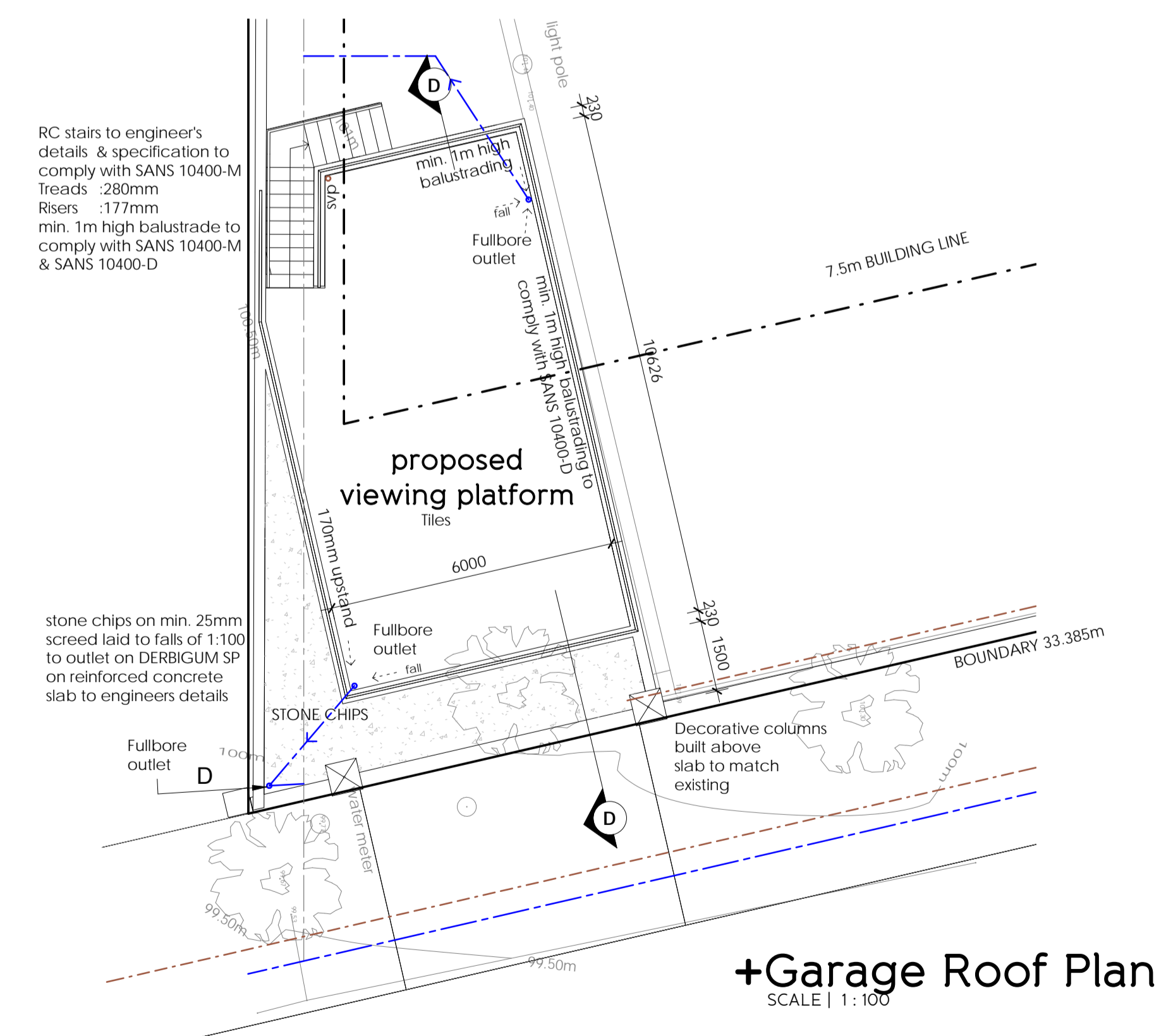
+North Elevation of Garage
SCALE | 1:100



+SECTION D-D
SCALE | 1:100



+West Elevation of Garage
SCALE | 1:100



+Garage Roof Plan
SCALE | 1:100

Neighbouring Property Owners Consent

NAME:	ID No:	ADDRESS:	TEL:	SIGNATURE:	DATE:
		1 GROSVENOR PLACE			
		18 GROSVENOR CRES			
		20 GROSVENOR CRES			
		25 GROSVENOR CRES			
		29 GROSVENOR CRES			

Occupancy as per SANS 10400-A20 H4

+ JUSTIN BATE ARCHITECTURE

LOCATION: 229 Lambert Road, Morningside, Durban
 EMAIL: justin@baterec.com
 PHONE: 031 303 9107
 CELL: 072 340 0060
 SACAP REG. NO. 21187

OWNER'S SIGNATURE
 ARCHITECT'S SIGNATURE

CLIENT: J ENDRES

PROJECT: PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON ERF 1714 DURBAN NORTH AT 27 GROSVENOR CRESCENT, DURBAN NORTH

PROJECT STAGE: SUBMISSION

DRAWING TITLE : GARAGE PLANS, SECTIONS & ELEVATIONS

SCALE : As indicated DATE : 04/09/15
 DRAWN : WW JOB No. : 14-40
 DWG NO. : 002-E REVISION No. :

+ GENERAL NOTES:

- FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
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GENERAL NOTES:

- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING, AND ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- FIGURED DIMENSIONS ONLY TO BE TAKEN - DRAWINGS ARE NOT TO BE SCALED.
- ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION.
- ANTGUARDS AND DAMPROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND N.B.R. REQUIREMENTS.
- ALL WALLS TO BE REINFORCED WITH TWO COURSES BRICKFORCE AT ALL CILL AND WALL PLACES.
- WALL THICKNESS TO COMPLY WITH SANS 10400-K
- ALL EXTERNAL FACE BRICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK BAGGED AND PAINTED WITH BITUMEN.
- ALL NEW SIGNAGE TO BE UNDER SEPARATE APPLICATION.
- ALL FIRE INSTALLATIONS TO CONFORM TO NATIONAL BUILDING REGS. STABILITY TO COMPLY WITH SANS 10400-T PART 4.7
- ALL SIGNAGE TO COMPLY WITH SANS 10400-T PARTS 4.29 AND 4.32
- MECHANICAL VENTILATION INSTALLATION TO COMPLY WITH SANS 10400-O PART 4.3
- FOR ALL ROADWAYS, PEDESTRIAN WALKWAYS, RAMPS, REFER TO ENGINEERS DRAWINGS
- ALL PLUMBING DESIGNS TO COMPLY WITH SANS 10400-P
- ARTIFICIAL LIGHTING TO BE MINIMUM 200 LUX AND TO COMPLY WITH SANS 10400-O PART 4.2
- SHOULD NOISE, NUISANCE ARISE, REMEDIAL MEASURES WILL BE CARRIED OUT
- PROVIDE SAFETY GLASS, WHERE NECESSARY. ALL GLAZING TO COMPLY SANS 10400-N
- EXTERNAL WALLS TO BE PAINTED WITH ANTI-FUNGAL PAINT
- ALL WALLS TO BE PROTECTED FROM RISING DAMP IN TERMS OF SANS 10400-K 4.5.3
- SUBSOIL DRAINS ARE TO BE PROVIDED NEAR RETAINING WALLS IN COMPLIANCE WITH SANS 10400-J REGULATION J1 (5) TO ENGINEERS DETAILS AND SPECIFICATIONS

FIRE NOTES:

- ACCESS TO BUILDING FOR FIRE FIGHTING & RESCUE PURPOSES MUST COMPLY WITH SANS 10400-T PART 4.54
- ALL FIRE INSTALLATIONS TO CONFORM TO NATIONAL BUILDING REGS. STABILITY TO COMPLY WITH SANS 10400-T PART 4.32
- ALL FIRE EXTINGUISHERS TO COMPLY WITH SANS 10400-T PARTS 4.37 AND/OR 4.38
- ESCAPE ROUTES AS PER SANS 10400-T PART 4.16. COMPONENTS OF ESCAPE ROUTES AS PER SANS 10400-T PART 4.20 SIZE OF ESCAPE ROUTES AS PER SANS 10400-T PART 4.21
- EXIT DOORS AS PER SANS 10400-T PART 4.17
- ESCAPE DOORS TO HAVE APPROVED LOCKING DEVICES AS PER SANS 10400-T PART 4.19.11

HEALTH AND DRAINAGE NOTES:

- AIR TO BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA
- LIGHTING AND VENTILATION TO COMPLY WITH SANS 10400-O
- ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH
- INSPECTION EYES (I.E.'S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT A MAXIMUM OF 23m LENGTHS ALONG STRAIGHT RUNS OF THE DRAIN IN COMPLIANCE WITH SANS 10400-P
- ALL INSPECTION EYES TO HAVE MARKED COVERS AT GROUND LEVEL
- CLEANING EYES (C.E.'S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
- ALL WASTES TO BE FITTED WITH 64mm RE-SEAL TRAPS.
- PREMISES TO BE SUITABLY RODENTPROOFED
- ALL SOIL PIPES TO BE Ø100mm EXCEPT URINALS WHICH ARE TO BE Ø75mm OR Ø50mm IN THE CASE OF WALL HUNG URINALS. ALL PIPES TO COMPLY WITH SANS 10400-P
- ANY WASTE WATER DISCHARGING OVER A GULLY TO COMPLY WITH PART 4.21 OF SANS 10400-P
- ALL SOIL VENTILATION PIPES (S.V.P.'S) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1,8m ABOVE THE NEAREST ADJACENT WINDOW HEAD.
- WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE I.E.'S AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
- WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1,2m THESE FITTINGS ARE TO BE ANTI-SYPHON VENTED

NOTES IN RESPECT OF S.A NATIONAL STANDARD FOR THE APPLICATION OF NATIONAL BUILDING REGULATIONS SANS 10400

PART A GENERAL PRINCIPLES AND REQUIREMENTS

- ALL REQUIREMENTS TO COMPLY WITH PART A SANS 10400

PART B STRUCTURAL DESIGN

- ALL STRUCTURAL DESIGN, IF NOT DESIGNED BY A COMPETENT PERSON, SHALL COMPLY WITH PART B SANS10 400
- ALL STRUCTURAL DESIGN AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART C DIMENSIONS

- ALL DIMENSIONS OF ANY ROOM OR SPACE TO COMPLY WITH THE REQUIREMENTS OF PART C SANS 10400

PART D PUBLIC SAFETY

- ALL BALUSTRADING TO COMPLY WITH D4.2 & D1 (ANNEX A)
- PEDESTRIAN ENTRANCES TO PARKING AREAS IN BUILDINGS TO COMPLY WITH D2 (ANNEX A)
- ALL RAMPS AND DRIVEWAYS TO COMPLY WITH D4.3 & D3 (ANNEX A)
- ALL SWIMMING POOLS AND SWIMMING BATHS TO COMPLY WITH D4.4 & D4 (ANNEX A)

PART E SITE OPERATIONS

- ALL SITE OPERATIONS TO COMPLY WITH PART F SANS 10400

PART G EXCAVATIONS

- ALL EXCAVATIONS RELATING TO A BUILDING TO COMPLY WITH G4.1 & G4.2

PART H FOUNDATIONS

- ALL FOUNDATIONS TO COMPLY WITH PART H OF SANS 10 400
- ALL FOUNDATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART J FLOORS

- ALL FLOORS TO COMPLY WITH (ANNEX A) J1
- ALL WATER RESISTANT FLOORS TO COMPLY WITH J4.2
- ALL SUSPENDED TIMBER FLOORS NOT EXPOSED TO THE ELEMENTS TO COMPLY WITH J4.3
- ALL CONCRETE FLOORS SLABS TO COMPLY WITH J4.4

PART K WALLS

- ALL MASONRY WALLS TO COMPLY WITH K4.2 & K1 - K2 (ANNEX A)
- ALL LINTELS TO COMPLY WITH B1 (ANNEX B) OF PART K
- FIXING OF ROOF TO CONCRETE ELEMENTS TO COMPLY WITH K4.4 & K3 (ANNEX A)
- ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C) OF PART K

PART L ROOFS

- ALL ROOF ASSEMBLIES TO COMPLY WITH L4.1
- ALL WATERPROOFING AND COVERINGS TO PITCHED ROOFS TO COMPLY WITH L4.2
- ALL FLAT ROOFS TO COMPLY WITH L4.3
- ALL TIMBER ROOF CONSTRUCTION TO COMPLY WITH L4.4
- THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY TO COMPLY WITH L4.5

PART M STAIRWAYS

- ALL STAIRWAYS TO COMPLY WITH M4.1
- DIMENSIONS OF STAIRWAYS TO BE IN COMPLIANCE WITH M4.2
- ALL BALUSTRADING TO COMPLY WITH M4.3
- ALL MASONRY STAIRWAYS TO COMPLY WITH M4.4

PART N GLAZING

- ALL GLAZING TO COMPLY WITH PART N4, N1(ANNEX A) AND AAMSA REGULATIONS'

PART P DRAINAGE

- ALL PIPE JOINTS TO COMPLY WITH P4.2
- ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH P4.3, P4.4 & P4.5
- ALL CONSERVANCY TANKS, SEPTIC TANKS & FRENCH DRAINS TO COMPLY WITH P4.8
- ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH P4.9

PART P DRAINAGE (CONT.)

- ALL DISCHARGES FROM SWIMMING BATHS, POOLS, FOUNTAINS OR RESERVOIRS TO COMPLY WITH P4.10
- ALL SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH P4.11
- ALL DRAINAGE SYSTEMS TO COMPLY WITH P4.13
- ALL SIZING OF DISCHARGE PIPES TO COMPLY WITH P4.14
- ALL DRAIN SIZES SHALL COMPLY WITH P4.15
- ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH P4.16
- ALL SIZING OF VENTILATION PIPES TO COMPLY WITH P4.17
- ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN COMPLIANCE WITH P4.18
- DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH P4.19
- ALL TRAPS TO BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF P4.20
- GULLY TO COMPLY WITH REQUIREMENTS OF P4.21
- ALL DRAINS TO BE LAID IN ACCORDANCE WITH P4.22 & P4.23

PART R STORMWATER DISPOSAL

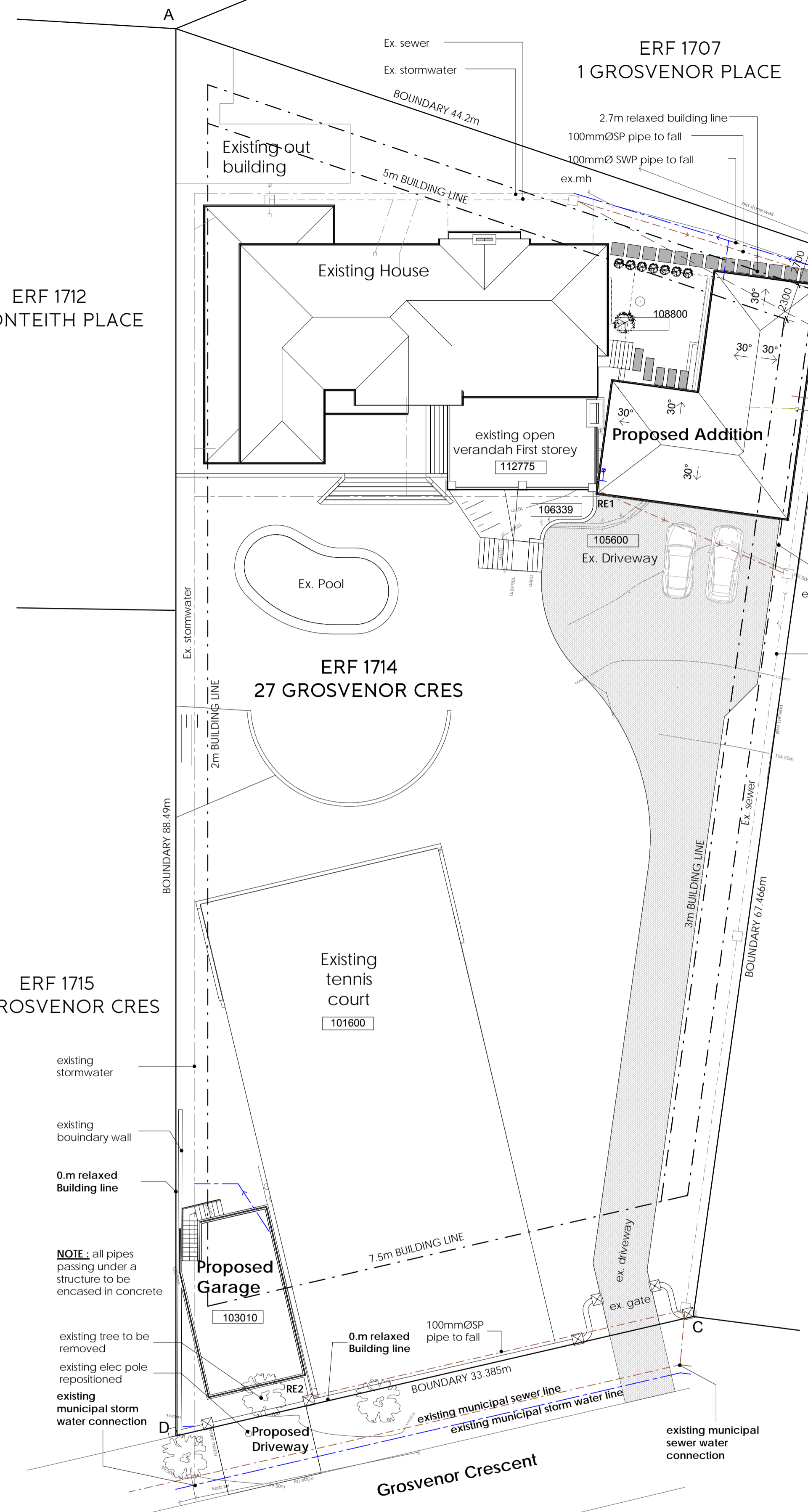
- SIZES OF ROOF VALLEYS & GUTTERS TO COMPLY WITH RR3
- DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH RR4
- ALL STORMWATER DISPOSAL TO COMPLY WITH PART R SANS10 400

PART T FIRE PROTECTION

- ALL SAFETY DISTANCES TO COMPLY WITH T4.2
- ALL MATERIALS TO COMPLY WITH T4.5
- FIRE RESISTANCE OF DIVISION SEPARATING ELEMENTS TO COMPLY WITH T4.6
- ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7
- ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T4.10
- ROOF ASSEMBLIES & COVERINGS TO COMPLY WITH T4.12
- ALL CEILINGS TO COMPLY WITH T4.13
- ALL FLOOR COVERINGS TO COMPLY WITH T4.14
- ALL WALL FINISHES TO COMPLY WITH T4.15
- ACCESS FOR FIRE FIGHTING AND RESCUE PURPOSES TO BE PROVIDED IN ACCORDANCE WITH T4.54
- BUILDING MATERIALS TO COMPLY WITH T4.55 & T4.56
- FIRE PROTECTION FOR CATEGORY 1 BUILDINGS H1 & H4 TO COMPLY WITH T4.57

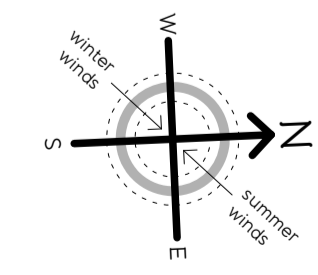
PART XA ENERGY USAGE IN BUILDINGS

- HOT WATER SUPPLY TO BE PROVIDED IN ACCORDANCE WITH PART XA4.1 OF SANS 10400 & PART 4.5 OF SANS 204
- ENERGY USAGE AND BUILDING ENVELOPE TO BE DESIGNED IN ACCORDANCE WITH PART XA4.2 & XA4.3 & XA4.4 OF SANS 10400
- BUILDING DESIGN TO BE IN ACCORDANCE WITH PART 4.1.4.2, 4.3 & 4.4 OF SANS 204
- SERVICES TO BE PROVIDED IN ACCORDANCE WITH PART 4.5 OF SANS 204



SCHEDULE OF AREAS	
AREA OF SITE	2903m ²
PERIMETER	233.5443m
SERVITUDE AREA	0.0m ²
NET AREA	2903m ²
PERMITTED COVERAGE (40%)	1161.2m ²
PERMITTED/BULK FAR (1.0)	2903m ²
EXISTING AREA	
EX.GROUND STOREY DWELLING	(FAR) 307.66m ²
EX. PORCH 1	3.06m ²
EX. PORCH 2	3.65m ²
EX.GARAGE	48.25m ²
EX. FIRST STOREY DWELLING	(FAR) 199.29m ²
EX. OUT BUILDING	(FAR) 59.17m ²
TOTAL EXISTING	621.08m²
PROPOSED AREA	
GROUND STOREY ADDITION	(FAR) 110.14m ²
PROPOSED BASEMENT	(FAR) 72.48m ²
PROPOSED GARAGE 1	105.15m ²
PROPOSED GARAGE 2	81.39m ²
PROPOSED WC	(FAR) 6.52m ²
PROPOSED COVERED PORCH	3.84m ²
EXISTING COVERAGE :	
EXISTING FAR :	0.195 566.12m ²
PROPOSED COVERAGE :	6.78% 196.90m ²
PROPOSED FAR :	0.065 189.14 m ²
TOTAL COVERAGE :	19.27% 559.52m ²
TOTAL FAR :	0.260 755.26m ²
OVERALL TOTAL AREA (FEES) :	379.52 m ²
EXCLUDES OPEN VERANDAHS, COURTYARDS, GARDENS & OPEN TIMBER DECKS	

+SITE PLAN
SCALE | 1:200



Neighbouring Property Owners Consent

NAME:	ID No:	ADDRESS:	TEL:	SIGNATURE:	DATE:
		1 GROSVENOR PLACE			
		18 GROSVENOR CRES			
		20 GROSVENOR CRES			
		25 GROSVENOR CRES			
		29 GROSVENOR CRES			

Occupancy as per SANS 10400-A20 H4

+ JUSTIN BATE ARCHITECTURE

+ LOCATION: 229 Lambert Road, Morningside, Durban
 + EMAIL: justin@batetarc.com
 + PHONE: 031 303 9107
 + CELL: 072 340 0060 SACAP REG. NO. 21187

OWNER'S SIGNATURE
 ARCHITECT'S SIGNATURE

CLIENT: J ENDRES

PROJECT: PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON ERF 1714 DURBAN NORTH AT 27 GROSVENOR CRESCENT, DURBAN NORTH

PROJECT STAGE: SUBMISSION

DRAWING TITLE :
SITE PLAN

SCALE : As indicated DATE : 04/09/15
 DRAWN : WW JOB No. : 14-40
 DWG NO. : 002-F REVISION No. :