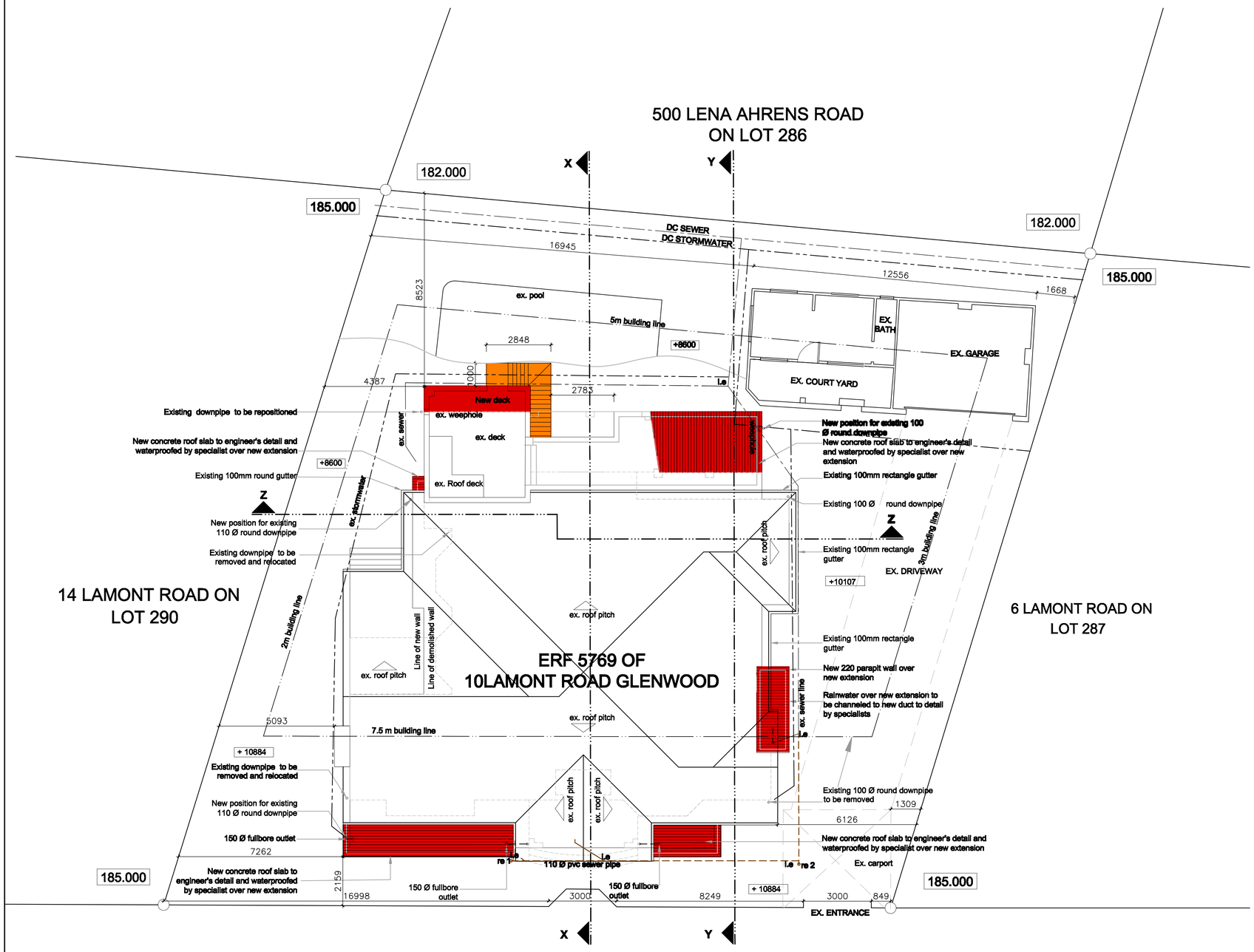

SITE PLAN
SCALE 1:100

SCHEDULE OF AREAS

SITE AREA	987m²
PERMITED COVERAGE 40%	394.8m²
PERMITED F.A.R 0.8	789.6m²
FAR	
EXISTING FAR	473m²
PROPOSED -LOWER GROUND FLOOR	57m²
GROUND FLOOR	47m²
ROOF DECK	21m²
FAR PROPOSED	125m²
TOTAL FAR PROPOSED 125m²+ 473m²=	598m²
COVERAGE	
TOTAL EXISTING COVERAGE	
PROPOSED COVERAGE	319m²
TOTAL COVERAGE PROPOSED	51m²
TOTAL COVERAGE PROPOSED	370m²
PARKING	
EXISTING PARKING FOR DWELLING	3 bays

ALL SERVICES TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED WITH ARCHITECT BEFORE COMMENCING ANY WORK

NO VEGETATATION TO BE REMOVED WITHOUT PRIOR AUTHORISATION FROM ENVIRONMENTALIST AND ARCHITECT

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED WITH ARCHITECT BEFORE COMMENCING ANY WORK

ALL SEWER & STORMWATER DRAINAGE TO CIVIL ENGINEERS DETAILS & SPECIFICATIONS & TO CONNECT TO EXISTING MUNICIPAL LINES

ALL BUILDING MATERIALS AND WORK TO COMPLY WITH SANS 10400 AND SANS 204

FIGURED DIMENSIONS TO BE TAKEN, * DO NOT SCALE OFF DRAWINGS

ALL STRUCTURAL WORK TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

ALL TRADE NAMES TO BE AS SPECIFIED OR OTHER APPROVED.

ALL WATERPROOFING BY SPECIALIST

ALL SANITARY TO BE AS SPECIFIED ON SANITARY SCHEDULE

ALL TIMBER SIZES ARE SUGGESTED ONLY AND TO BE CONFIRMED BY THE STRUCTURAL ENGINEER

ALL SPECIALIST FINISHES & MATERIALS TO BE APPLIED / FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS BY RECOMMENDED SPECIALIST.

ROOF STRUCTURE TO ENG. DETAIL & SPEC.

ALL GLAZING SHALL COMPLY WITH SANS 10400 AND AAAMSA REGULATIONS

FIRE NOTES:(ALL TO COMPLY WITH PART-T)

ALL EXTERNAL WALLS TO HAVE FIRE RESISTANCE OF 30Min

ALL FIRE ESCAPE ROUTES TO HAVE EMERGENCY BACKUP LIGHTS & ILLUMINATED EXIT SIGNS WITH BATTERY BACKUP. SIGNAGE TO BE PHOTO LUMINESCENT

STABILITY OF STRUCTURAL ELEMENTS SHALL COMPLY WITH – TT7

ALL FLOOR COVERINGS SHALL COMPLY WITH – SANS 10177–4
ALL WALL COVERINGS SHALL COMPLY WITH – SANS 10177–3

SIGNAGE TO STAIRS SHALL COMPLY WITH –SANS 1186–3

LOCKING DEVICES TO COMPLY WITH – SANS 4.16.9 (PART–T)

DRAWING STATUS
SUBMISSION

REVISIONS		
NUMBER	DATE	DETAILS

CAHROCRHOIMTAENGSTKSI
P.O. BOX 751564 GARDEN PARK 4070 KWAZULU NATAL SOUTH AFRICA
2ND FLOOR NORTH BEACH CORNERSTONE DURBAN 4001 KWAZULU NATAL
TEL +27 31 335 2555 / FAX +27 31 332 2218 / INFO@CHOICHANGXI.COM

CLIENT
SULEMAN PADIA TRUST

CLIENT SIGNATURE

DATE
AUTHOR'S SIGNATURE

DATE

PROJECT
PROPOSED ADDITIONS AND ALTERATIONS AT 10 - LAMONT ROAD, GLENWOOD, DURBAN - 4001

ERF 5760 DURBAN

CONTRACT No

DRAWING
SITE PLAN

DESIGNED	SCALE 1 : 100
DRAWN J.K.	DATE 2013-06-27
APPROVED	COPYRIGHT RESERVED

PROJECT	STAGE	DRAWING	NUMBER	REV	REVISION DATE
HP	M	PL	1000	0	