

ON LOT 3 OF 176 OF LOT 13 OF No. 1546.

69,560m SITE BOUNDARY LINE

Rem Portion No. 17

GENERAL NOTES :
 FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
 ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NBR & LOCAL AUTHORITY BYE-LAWS.
 NO PORTION OF PROPOSED WORK TO ENCOACH ON ADJACENT PROPERTIES.
 ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
 THIS DRAWING IS COPYRIGHT AND REMAINS WITH THE ARCHITECT.

R. Dancaster
 OWNER'S SIGNATURE
[Signature]
 ARCHITECT'S SIGNATURE PR ARCH 4848



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 BUILDING 3A, GLENEAGLES PARK, 10 FLANDERS DRIVE, MOUNT EDGECOMBE
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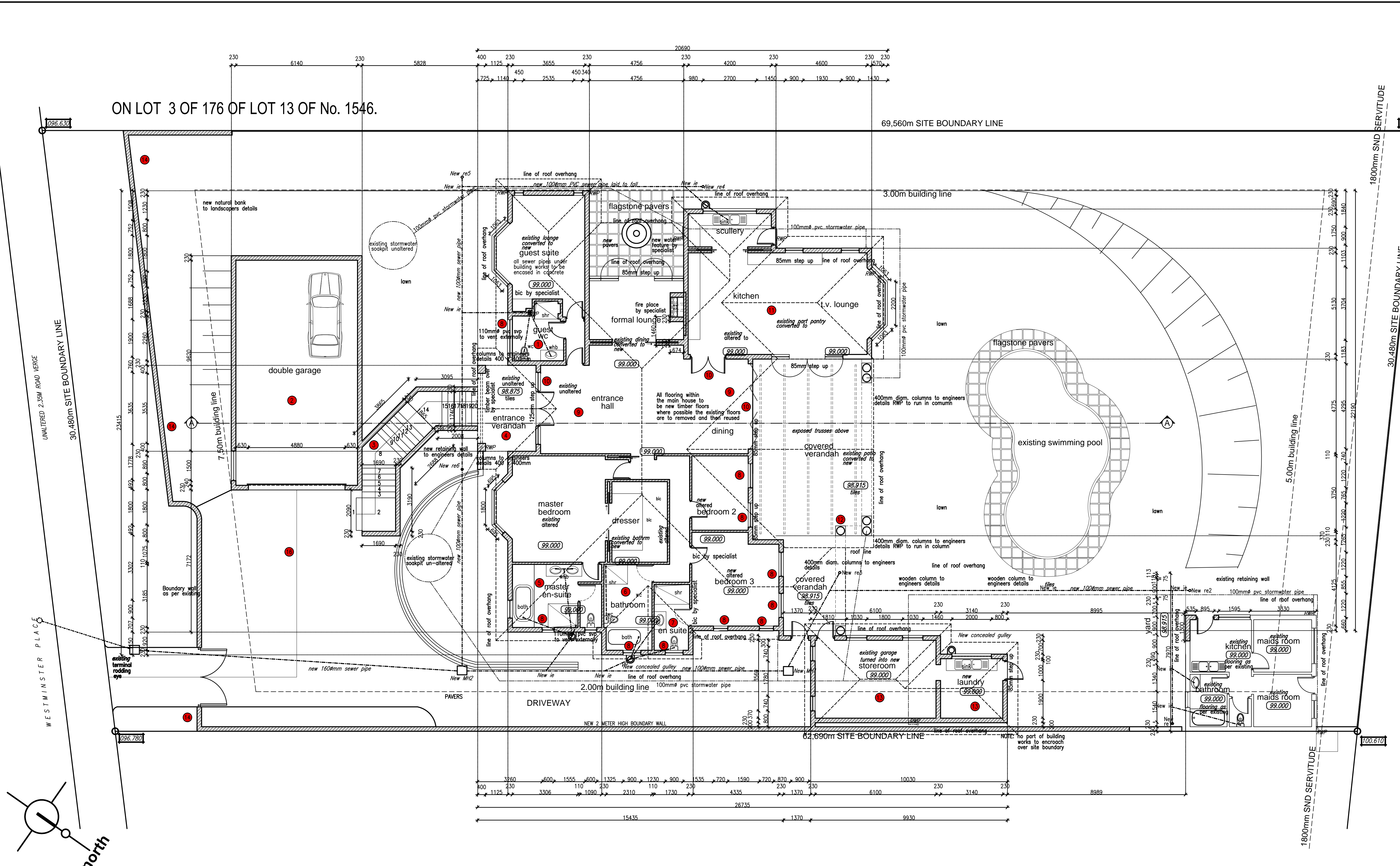
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PROJECT : HOUSE DANCASTER
 DEVIATIONS TO APPROVED PLANS
 NO. 223/03/08 ON PTN 2 OF 1580
 NO. 7 WESTMINSTER PLACE,
 DURBAN NORTH

DRAWING STAGE : DEVIATIONS RATE VOLUME No. :
 DRAWING TITLE : SITE GROUND FLOOR PLAN

SCALE : 1 : 100 DATE : 26/09/2013
 DRAWN : F.K./S.N JOB No: 601/05
 SAA CHECKED: DATE CHECKED:
 SI CHECKED: DATE CHECKED:

DRAWING NUMBER : S/601/05/01 REVISION NO. 1



SITE PLAN & GROUND STORY PLAN

SCALE 1:100

SCHEDULE OF AREAS

AREA OF SITE	= 2 002.65sqm.
PERMITTED FAR (0,80)	= 1 602.12sqm.
PERMITTED COVERAGE (40,0%)	= 0 801.06sqm.
EXISTING FAR	= 0 265.06sqm.
EXISTING COVERAGE	= 0 319.29sqm.
ADDITIONAL FAR	= 89.11sqm.
ADDITIONAL COVERAGE	= 224.45sqm.
TOTAL PROPOSED FAR	= 354.17sqm.
TOTAL PROPOSED COVERAGE	= 543.74sqm.
TOTAL PROPOSED AREA	= 483.18sqm.

GENERAL NOTES

AIR TO BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA.
 LIGHTING AND VENTILATION TO COMPLY WITH L.A. & N.B.R. REQUIREMENTS.
 ALL WASTE PIPES AND DRAINS TO BE ACCESSABLE 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.
 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.

ALL SOIL PIPES TO BE #100mm EXCEPT URINALS WHICH ARE TO BE #75mm OR #50mm IN THE CASE OF WALL HUNG URINALS.
 ANY WASTE WATER DISCHARGING OVER A GULLY TO COMPLY WITH PART PP18.2 OF THE N.B.R.'s.
 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.

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.
 ANTIGUARDS AND DAMPPROOF 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 PLATE LEVELS.
 ALL EXTERNAL FACE BRICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK BAGGED AND PAINTED WITH BITUMEN.
 NO CONCRETE FOOTING FOUNDATIONS TO ENCOACH OVER SITE BOUNDARIES.

SWIMMING POOL NOTES

POOL IN GUNITE MONOLITHICALLY AND PNEUMATICALLY PLACED POOL TO CONFORM TO NATIONAL BUILDING REGULATIONS EXCESS SOIL TO BE ON SITE LANDSCAPING
 EARTH LEAKAGE PROTECTION TO BE FITTED TO ELECTRICAL SUPPLY PUMP CHAMBER TO HAVE ADEQUATE DRAINAGE AND VENTILATION ELECTRICAL APPARATUS TO BE HOUSED AND PRECAUTION TO BE TAKEN AGAINST FLOODING, SEEPAGE, ETC.
 SHOP DRAWINGS TO ARCHITECTS APPROVAL

LIST OF DEVIATIONS

- DESIGN TO GUEST W/C AMENDED
- DOUBLE GARAGE REPOSITIONED AND REDESIGNED
- NEW STAIRCASE TO ENTRANCE
- ENTRANCE VERANDAH REDESIGNED
- MASTER EN-SUITE REDESIGNED
- BATHROOM REDESIGNED
- EN SUITE 2 ADDED
- ENTRANCE HALL REDESIGNED
- NEW DOOR
- KITCHEN REDESIGNED
- COLUMN ADDED
- EXISTING GARAGE TURNED INTO NEW STOREROOM, LAUNDRY
- FRONT BOUNDARY WALL REDESIGNED
- ROOF LAYOUT AMENDED ACCORDINGLY
- DRIVEWAY LAYOUT AMENDED ACCORDINGLY

ON LOT 1 OF 176 OF LOT 13 OF No. 1546.