



GROUND FLOOR PLAN
SCALE 1:100
HAMPTON PLACE

GENERAL NOTES

- 1 THIS DRAWING IS NOT TO BE SCALED. IF ANY DOUBT ARISES CONTACT THE ARCHITECT IMMEDIATELY.
- 2 WHERE TRADE OF PRODUCT NAMES ARE STATED USE EQUAL OR APPROVED PRODUCTS.
- 3 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES AND SPECIFICATIONS RELATED TO THE PROJECT AS WELL AS ALL ENGINEERS DRAWINGS.
- 4 ALL BUILDING WORK AND MATERIALS TO COMPLY WITH SANS 10400
- 5 ALL NATURAL LIGHTING AND VENTILATION TO BE IN ACCORDANCE WITH SANS 10400 PART 'C'.
- 6 ALL GLAZING TO COMPLY WITH SANS 10400 PART 'B'.
- 7 ALL STRUCTURAL WORK, FOUNDATION, SLABS, STORMWATER, SEWER, EFFLUENT DRAINAGE AND FIRE TO BE TO ENGINEERS DETAIL.
- 8 ALL STAIRS TO HAVE MINIMUM TREAD OF 300mm AND A MAXIMUM RISER OF 200mm.
- 9 ALL HANDRAILS TO BE 1000mm HIGH.
- 10 PROTECTION AGAINST FALLING TO BE PROVIDED IN TERMS OF SECTION D OF THE SANS 10400.
- 11 OPC TO COMPLY WITH THE REQUIREMENTS OF PARTS 15.2(a), (b) AND (f) OF SANS 10400
- 12 BAG AND TAR TO OUTER FACE OF INNER SKIN
2 LAYERS OF TAR TO ALL BRICKWORK.

DRAINAGE NOTES

- 1 INSPECTION EYES ARE TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES.
- 2 INSPECTION EYES IN PAVED AREAS ARE TO HAVE MARKED COVERS AT GROUND LEVEL.
- 3 WALLS AND FOUNDATIONS TO BRIDGE OVER ALL PIPES.
- 4 ACCESS PANELS TO BE PROVIDED TO ALL DUCTS AND FITTINGS TO BE FULLY ACCESSIBLE.
- 5 ACCESS EYES TO BE PROVIDED AT THE FOOT OF ALL SOIL STACKS.
- 6 20" WATER SUPPLY TO ALL FITTINGS.
- 7 WASTE AND SOIL PIPES TO CONNECT SEPARATELY TO STACK.
- 8 NEW SEWER AND STORMWATER PIPES TO CONNECT INTO EXISTING PIPE RUNS.
- 9 ANY PIPEWORK UNDER THE BUILDING TO BE ENCASED IN CONCRETE

PLEASE NOTE :

- 1 GALVANISED BRICK FORCE IS TO BE PROVIDED EVERY 4 COURSES.
- 2 ALL BRICKS ARE TO BE CLAY. ALTERNATE QUOTE USING CONCRETE BLOCKS
- 3 ALL EXPOSED VERANDAH PURLINS, RAFTERS AND EAVES TIMBERS TO BE PAINTED TO SPEC TO ARCHITECTS SPECIFICATION.
- 4 THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF THE ROOF TILES AND SHEETING FOR THE DURATION OF THE CONTRACT PERIOD.
- 5 ROOF TO BE BUILT AT A PITCH OF 20°
- 6 ALL PLUMBING TO BE CHASED OR CONCEALED PIPEWORK. NO EXPOSED PLUMBING OR PIPING TO EXTERNAL WALLS/WORKS.
- 7 ALL STAINLESS STEEL TO BE GRADE 316 BRUSHED FINISH

NOTE: ALL LEVELS TO BE CHECKED ON SITE

SCHEDULE OF AREAS

ZONING :	SPECIAL RESIDENTIAL 1400
SITE AREA :	1 893.00 m ²
ALLOWABLE COVERAGE :	40% = 757.20 m ²
EXISTING COVERAGE :	16.88% = 319.596 m ²
PROPOSED ADDITIONAL COVERAGE :	1.7% = 33.18 m ²
TOTAL COVERAGE : (EXISTING COVERAGE + NEW COVERAGE)	18.63% = 352.74 m ²
ALLOWABLE F.A.R. :	N/A
EXISTING F.A.R. :	N/A
PROPOSED ADDITIONAL F.A.R. :	N/A
TOTAL F.A.R. : (EXISTING F.A.R. + NEW F.A.R.)	N/A

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THE TYBUR TRUST

PROJECT:
ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE ON ERF 2971 AT 14 HAMPTON PLACE, DURBAN NORTH

SCALE: 1:100	DRAWING No: 0513 150	Rev. 1
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DRAWING:
GROUND FLOOR PLAN

SHEET NO:
1 OF 4

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