

COPYRIGHT RESERVED
 ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK IS TO BE PUT TO HAND. WHERE TRADE OR PRODUCT NAMES ARE STATED, USE EQUAL OR APPROVED.

SCHEDULE OF AREAS

ZONING :	SPECIAL RESIDENTIAL 1800
SITE AREA :	2 875.00m ²
ALLOWABLE COVERAGE :	40% = 1 150.00m ²
ALLOWABLE F.A.R. :	0.8 = 2 300.00m ²
EXISTING COVERAGE :	15% = 452.19m ²
PROPOSED ADDITIONAL COVERAGE :	4.5% = 129.67 m ²
TOTAL COVERAGE : (EXG COVERAGE + NEW COVERAGE)	20.2% = 581.86 m ²
EXISTING F.A.R. :	0.20,2 = 580.84m ²
PROPOSED ADDITIONAL F.A.R. :	0.13,4 = 386.98 m ²
TOTAL F.A.R. : (EXG F.A.R. + NEW F.A.R.)	0.33,6 = 967.82 m ²

WATER RETICULATION NOTES

1. THE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400 AND 10252-1 : 1994
2. THE INSTALLATION BELOW GROUND SHALL COMPRISE OF HIGH DENSITY POLYETHYLENE TO SANS ISO 4427 : 1996, PERD (DOMESTIC) : CLASS PN 12.5, FIRE : CLASS PN 16). JOINTS SHALL BE EFFECTED BY MEANS OF COMPRESSION FITTINGS.
3. THE INSTALLATION ABOVE GROUND SHALL COMPRISE OF COPPER PIPES TO SANS 460, CLASS 1 IN THE CASE OF THE DOMESTIC AND FIRE-PROTECTION INSTALLATION.
4. THE INSTALLATION OF PIPES AND FITTINGS SHALL BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. THIS APPLIES ESPECIALLY TO SUPPORT BRACKETRY, WHERE PIPES ARE BUILT INTO OR SUPPORTED FROM STRUCTURE. SUCH PIPES SHALL BE FIXED BUT NOT ALLOWED TO SWING. HOWEVER, ALLOWANCE SHALL BE MADE FOR THERMAL MOVEMENT.
5. ISOLATING VALVES SHALL BE INSTALLED ON ALL BRANCH PIPES LONGER THAN 3m, AND TO ALL INDIVIDUAL FITTINGS. PIPEWORK SHALL BE INSTALLED IN SUCH A MANNER SO AS TO AVOID AIRLOCKS.
6. PIPES BUILT INTO STRUCTURE SHALL BE WRAPPED WITH BUILDING PAPER BEFORE PLASTERING OR TILING. EXPANSION LOOPS SHALL BE PROVIDED IN PIPES CROSSING BUILDING EXPANSION JOINTS.
7. ON COMPLETION, THE INSTALLATION SHALL BE STERILISED AND TESTED TO THE ENGINEERS SPECIFICATION.
8. THE CONTRACTOR SHALL SUBMIT A FULL SET OF AS-BUILT DRAWINGS UPON COMPLETION OF THE INSTALLATION.
9. ALL PLUMBING TO BE CHASED OR CONCEALED PIPEWORK. NO EXPOSED PLUMBING OR PIPING TO EXTERNAL WALLS/WORKS.

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 07.
- 6 ALL GLAZING TO COMPLY WITH SANS 10400 PART 11.
- 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 DPC TO COMPLY WITH THE REQUIREMENTS OF PARTS 15.2(a), (b) AND (c) OF SANS 10400
- 12 BAG AND TAR TO OUTER FACE OF INNER SKIN
2 LAYERS OF TAR TO ALL BRICKWORK.

DRAINAGE NOTES

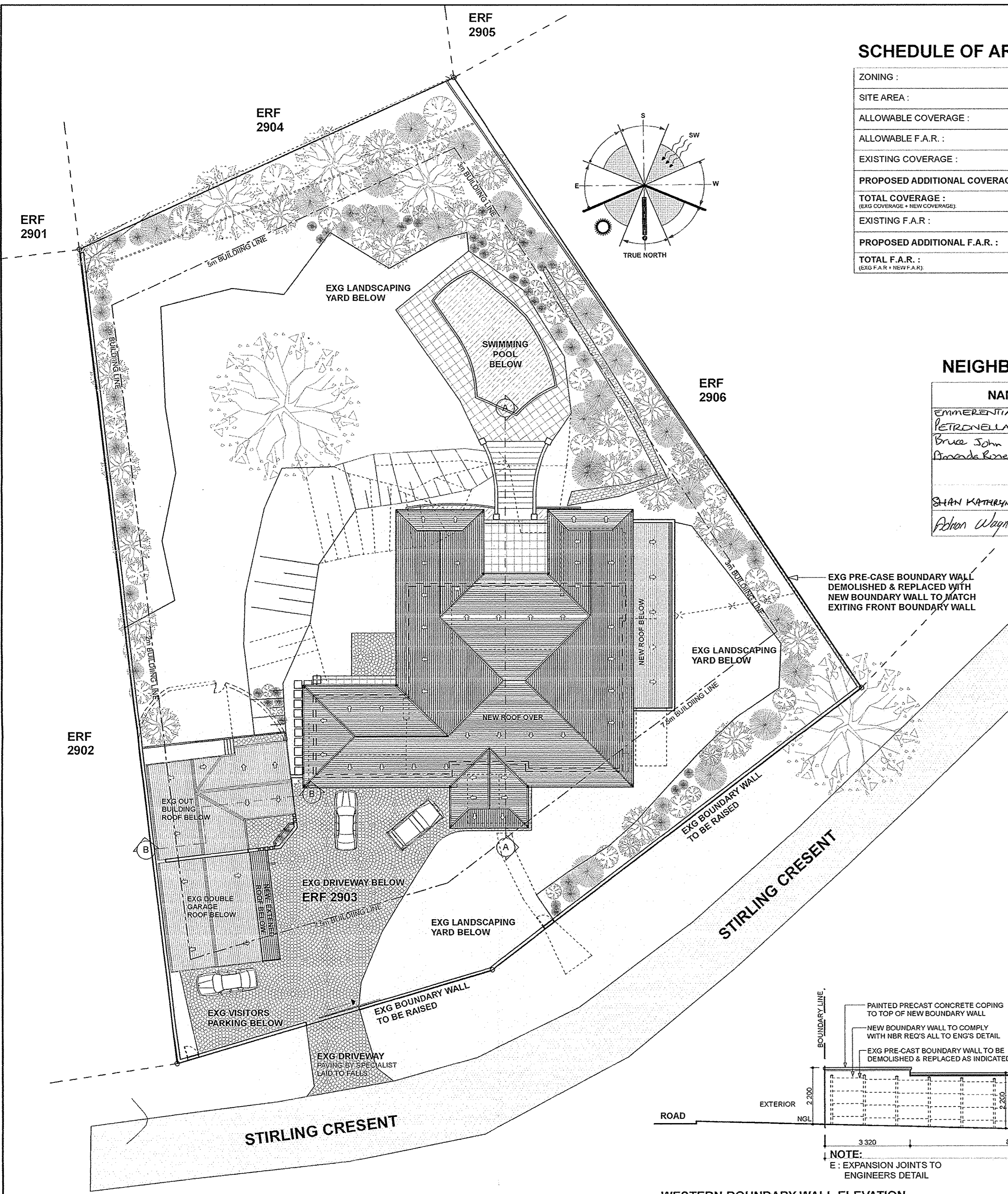
- 1 INSPECTION EYES ARE TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES.
- 2 INSPECTION EYES IN PAVED AREAS ARE TO HAVE MARKED COVERS AT GROUND LEVEL.
- 3 WALLS AND FOUNDATIONS TO BRIDGE OVER ALL PIPES. ACCESS PANELS TO BE PROVIDED TO ALL DUCTS AND FITTINGS TO BE FULLY ACCESSIBLE.
- 4 ACCESS EYES TO BE PROVIDED AT THE FOOT OF ALL SOIL STACKS.
- 5 20' WATER SUPPLY TO ALL FITTINGS.
- 6 WHBS, VM, SINKS AND SHOWERS TO HAVE HOT AND COLD WATER.
- 7 WASTE AND SOIL PIPES TO CONNECT SEPERATELY 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 :

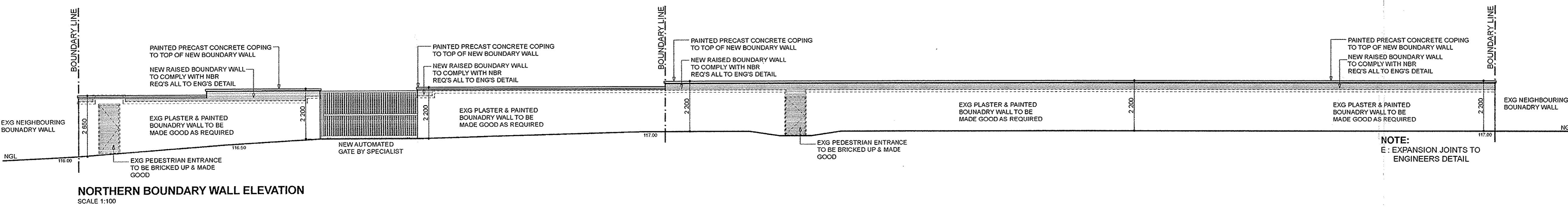
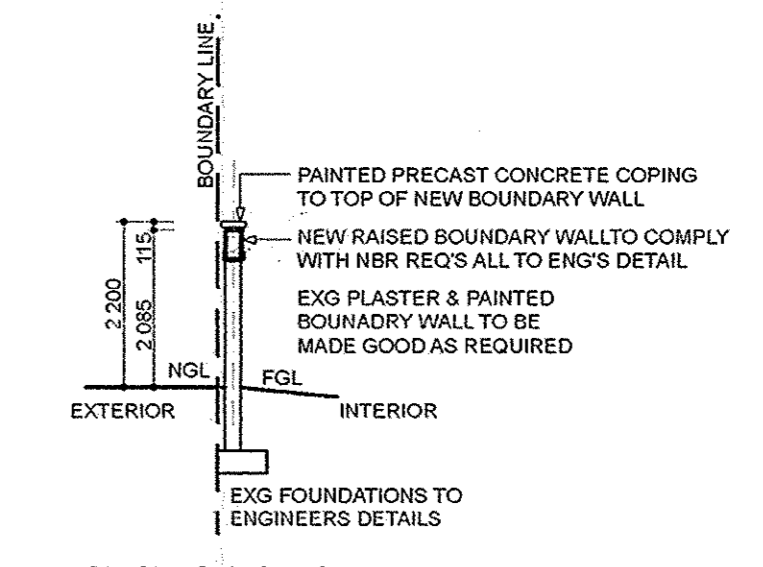
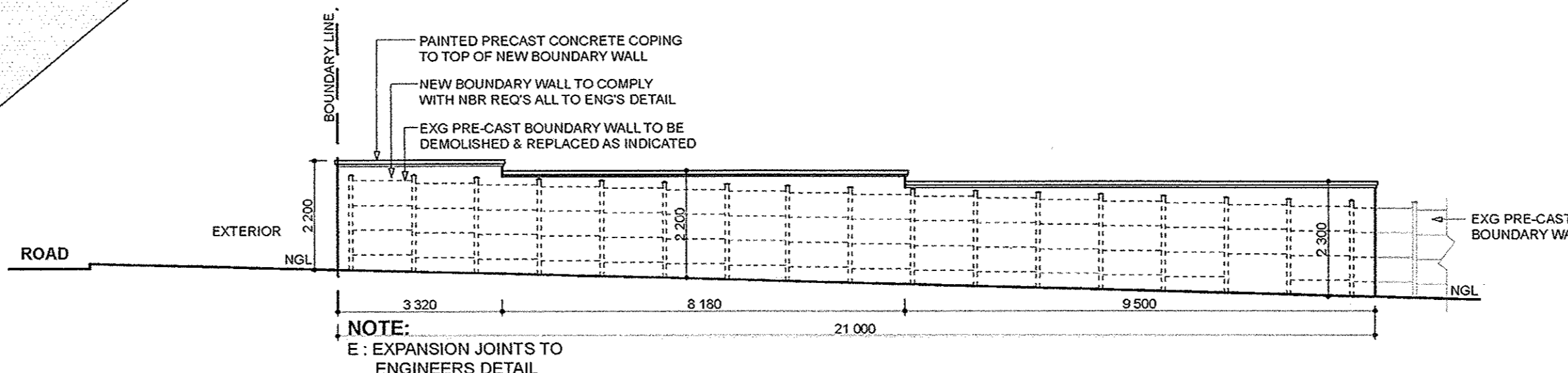
- BUILDING CLASSIFICATION : H4
 - 1. ALL EXPOSED EARTH TO BE GRADED, ROUGHLY LEVELED & RAKED.
 - 2. GALVANISED BRICK FORCE IS TO BE PROVIDED EVERY 4 COURSES.
 - 3. ALL BRICKS ARE TO BE CLAY. (ALTERNATE QUOTE USING CONCRETE BLOCK)
 - 4. ALL EXPOSED VERANDAH PURLINS, RAFTERS AND EAVES TIMBERS TO BE PAINTED TO SPEC TO ARCHITECTS SPECIFICATION.
 - 5. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF T SHEETING FOR THE DURATION OF THE CONTRACT PERIOD.
 - 6. ALL PLUMBING TO BE CHASED OR CONCEALED PIPEWORK. NO EXPOSED OR PIPING TO EXTERNAL WALLS/WORKS.
 - 7. ALL STAINLESS STEEL TO BE GRADE 316 BRUSHED FINISH
- NOTE: ALL LEVELS TO BE CHECKED ON SITE

NEIGHBOURS CONSENT

NAME	I.D. No.	ADDRESS	SIGN
EMMERENTIA WILHELMINA PETRONELLA DENYSSCHEN	270420 0034 08 5	18 STIRLING CRESCENT ERF 2906	<i>[Signature]</i>
Bruce John Leighton	6411045195 081	33A STIRLING CRESCENT PTN 2 OF ERF 2859	<i>[Signature]</i>
Priscilla Rened Leighton	6607290040 084	33 STIRLING CRESCENT REM OF ERF 2858	<i>[Signature]</i>
SHAN KATHRYN CHARLES	50113300370 81	22 STIRLING CRESCENT ERF 2902	<i>[Signature]</i>
Adrian Wayne Louys	720014 510 080	5 CARNARVON PLACE ERF 2904	<i>[Signature]</i>



EXG PRE-CASE BOUNDARY WALL DEMOLISHED & REPLACED WITH NEW BOUNDARY WALL TO MATCH EXISTING FRONT BOUNDARY WALL



ARCHITECT: *[Signature]*
 PR. S. ARCHT. : ST0232

CLIENT: *[Signature]*
 TEL No. : 031

CLIENT:
MRS SHARON SCHNELL

PROJECT:
ALTERATIONS & ADDITIONS TO EXG. RESIDENCE ON ERF 2903 AT 20 STIRLING CRESCENT, DURBAN NORTH

SCALE: 1:50 DRAWING No: 1513 150 Rev. 0
 DATE: 10.12.2013
 DRAWN: J DEK SHEET SIZE: A1

DRAWING: SUBMISSION
SITE / ROOF PLAN

SHEET NO: 1 OF 4

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 architecture

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