



Area Schedule (Coverage)			
Level	Name	Area	Comments
00 GROUND	PROPOSED COVERAGE GROUND STOREY	256 m ²	Incl. Garages and covered verandahs
Grand total		256 m ²	

Area Schedule (FAR)			
Level	Name	Area	Comments
00 GROUND	GROUND STOREY PROPOSED FAR	168 m ²	Excl. Verandahs and Garage
01 FIRST STOREY	FIRST STOREY PROPOSED FAR	176 m ²	Excl. Verandahs and Balcony
Grand total		344 m ²	

revision	date	description
A	13.03.17	ISSUED FOR CONSTRUCTION
	20.09.17	BALCONY CHANGED TO STUDY -
REV A AS APPROVED BY WESTBROOK BEACH CLUB		(A.1) 3 DOORS OMITTED FROM DRESSING ROOM. 2 NEW WINDOWS TO STUDY - W7 (A.2) CAVITY WALL TO STUDY NORTH EAST FOR RWOP DRESSING ROOM WALL MOVED 463MM SW
		(A.3) KITCHEN YARD WALL AND GATE OMITTED
		(A.4) WS CHANGED TO MATCH W3
		(A.5) TIMBER SCREENS REMOVED FROM DA/DB/DH/W2/WS/WS/W5
		(A.6) PLANTER OMITTED FROM LDI BALCONY
B	06.03.18	(A.7) POOL POSITION CHANGED REVERTS TO ORIGINAL FRONT GARDEN GRASSED PLATFORM WITH (A.8) GRASSY STRIP FENCE ADDED STORMWATER ATTENUATION TANK OMITTED
C	18.04.18	(A.9) D4 CHANGED TO DOUBLE TOP OPENING D5 CHANGED TO D5 AND D21 WITH CULUM BETWEEN THEM AND SLIDING/FOLDING (A.10) D6 AND D11 CHANGED TO SLIDING/FOLDING (A.11) D14 CHANGED TO SLIDING/FOLDING D15 CHANGED TO SLIDING/FOLDING WITH OPENING SECTIONS IN THE DOOR (A.12) W3 AND W5 CHANGE TO DOUBLE TOP OPENINGS W8 MIDDLE MILLION ADDED W7 APPEARANCE CHANGED
D	11.12.18	(A.13) FRONT AND BACK GARDEN LANDSCAPED BANK ADDED TO ENG DTL (A.14) POOL PUMP REVERTS TO ORIGINAL POSITION WATER FEATURE ADDED AT POOL (A.15) FIXED PANEL GLAZING ADDED TO BALCONY

BODY CORPORATE SIGN:

OWNERS SIGN:

M. Wulshof

project:

DWELLING/GARAGE/POOL
LOT 10254, GENAZANO, TONGAAT

DEVIATION TO: NR 1606 0089

79 FLATCROWN CIRCLE, WESTBROOK BEACH CLUB

Drawing Title: **AS BUILT PLANS, SITEPLAN**
 SACAP NO: 6358
 0197 date July 2015 drawn by M.J. checked AB As indicated scale not shown

BUILDING CLASSIFICATION HA

LIGHTING AND VENTILATION: ALL TO COMPLY WITH SANS 10400 PART D

UNITES: ALL TO ENGINEERS DETAILS TO COMPLY WITH SANS 10400 PART K 4.2.9

GENERAL NOTES:

1. ALL WALLS, LINTES, ROOF STRUCTURE, FOUNDATIONS TO ENGINEERS DETAILS
2. FENESTRATION REQUIREMENTS GREATER THAN 10% FLOOR AREA AS PER SANS 10400 PART D AND COMPLY TO SANS 10400 PART N
3. FINISHED DIMENSIONS TO BE TAKEN IN ACCORDANCE TO SCALING, ALL DIMENSIONS IN MILLIMETRES UNLESS STATED.
4. ALL WORK TO BE EXECUTED IN STRICT ACCORDANCE TO NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY BY-LAWS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS. PARTICULARLY BEWARE OF THE SHEDS AND SHEDS CONTRACTS.
6. THE CONTRACTOR IS TO DAMAGE AND IDENTIFY ANY/ ALL EXISTING SERVICES AND TO PROTECT THESE FROM DAMAGE WHILST ON SITE THROUGHOUT THE CONTRACT PERIOD.
7. ANY DISCREPANCIES, ERRORS, OMISSIONS ETC. ARE TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT.
8. ALL MATERIALS TO BE USED IN STRICT ACCORDANCE TO THE MANUFACTURER'S SPECIFS.
9. WORKMANSHIP TO BE OF THE HIGHEST STANDARD THROUGHOUT.
10. THE CONTRACTOR IS TO OBTAIN TO THE NECESSARY PERMITS.

FOUNDATIONS: ALL TO ENGINEERS DETAILS TO COMPLY WITH SANS 10400 PART K 4.2.9

RETAINING AND FOUNDATION WALLS:
ALL RETAINING AND FOUNDATION WALLS STRICTLY TO ENGINEERS DETAILS.
ALL RETAINING WALLS TO BE WATERPROOFED BY APPROVED SPECIALIST.

WALLS:ALL WALLS TO BE CONSTRUCTED WITH CLAY OR CONCRETE BRICKS

REINFORCED CONCRETE SUSPENDED SLAB:
ALL REINFORCED CONCRETE SUSPENDED SLAB TO ENGINEERS DETAILS.

STAIRCASES:
ALL STAIRCASES TO ENGINEERS DETAILS.
TREADS AND RISERS AS INDICATED ON ARCHITECT'S DRAWINGS.
MINIMUM HEAD HEIGHT OF 2.1m TO BE MAINTAINED THROUGHOUT STAIR FLIGHT

ROOF:
MARLEY MONARCH ANTIQUE TERRACOTTA ROOF TILES ON 38x38mm TIMBER BATTENS
WITH SINGLATION 420 ON ENGINEERED ROOF TRUSSES RESTING ON 14x38mm
WALL PLATE AND TIED INTO 3M COURSES OF BRICKWORK USING GLAV. STEEL STRAPS.
ALL EAVES TO BE ENCLOSED WITH 12mm EVERITE NUTEC FIBRE CEMENT PLAIN
TONGUE AND GROOVE BOARD ON SAP BRIDGERING AT MAX. 900mm C/C.
22.5x5mm FIBRE CEMENT FASCIA BOARD.
ALL EXPOSED ROOF MEMBERS TO BE STAINED MAHOGANY.
RIDGE TILE TO BE MARLEY MONARCH ANTIQUE 120 CAPPED RIDGE TILE.

RAINWATER GOODS:
GUTTERS: 120x100mm BROWN POWDER COATED SEAMLESS ALUMINIUM.

RAINWATER DOWNPIPES - 100x100mm BROWN POWDER COATED SEAMLESS ALUMINIUM.

WINDOWS:
WINDOWS TO BE 25 MICRON DARK BROWN POWDER COATED ALUMINIUM COLOUR
ANP 9085 MATT BRONZE 543 WITH 100mm SIMPLE RAISED PLASTER BANDS TO THE
EXTERNAL. REFER TO WINDOW SCHEDULE FOR FURTHER DETAILS.

TIMBER LOUVRE PANELS TO CERTAIN WINDOWS TO BE DARK BROWN MAHOGANY STAINED.

DOORS:

ALUMINIUM DOORS TO BE 25 MICRON DARK BROWN POWDER COATED ALUMINIUM
COLOUR ANP 9085 MATT BRONZE 543. EXTERNAL TIMBER DOORS TO BE DARK BROWN
STAINED MAHOGANY. ALL DOORS WITH 100mm SIMPLE RAISED PLASTER BANDS TO EXT.
GARAGE DOOR TO BE JUST DOORS D.E.A. MERANTI SECTIONAL OVERHEAD SHUTTER DOOR

BALLSTRADING:
ALL BALLSTRADING TO BE 1m HIGH TO COMPLY WITH SANS 10400.
BALLSTRADING TO BE DARK BROWN MAHOGANY STAINED TIMBER UPRIGHTS AND

CEILING:
RHINOBOARD CEILING ON 38x38mm BRANDING @ 600mm CENTRES.

CEILINGS TO BE FLUSH PLASTERED AND PAINTED. CORNICE TO CLIENTS CHOICE.

FIRE NOTES:
ALL FIRE DOORS TO BE 40mm HARDWOOD TIMBER DOORS WITH 25mm REBATE AND
FITTED WITH SELF-CLOSERS.
ALL FIREWALLS TO REACH UNDERSIDE OF ROOF TILES/SOFFIT OF SLAB.

LIGHTING NOTES:
ALL EXTERIOR LIGHT FITTINGS TO BE BLACK.
ALL EXTERIOR LIGHTING TO BE WARM WHITE AND THE INTENSITY TO BE LIMITED.
ONLY UNDERGROUND BLACK RECESSED CROWN LIGHTING TO BE USED.

PAINT SCHEDULE:
WALLS: PLASCON PAINT AS SHOWN.
PLASTER BANDS: PAINT AS SHOWN.

DRAINAGE NOTES:

1. ANY DAMAGED FITTINGS TO BE REPLACED.
2. ALL GULLY SURROUNDINGS 150 DIAM MANHOLE COVERS TO BE 75mm AGL.
3. SEWER CONNECTION TO BE EXPOSED BEFORE COMMENCING WORK.
4. IE'S TO ALL BENDS AND JUNCTIONS.
5. SOIL PIPES TO BE 100mm DIAM PVC.
6. WASTE PIPES TO BE 50mm DIAM PVC.

7. ALL SEWER PIPES UNDER BUILDING TO BE UPVC RIBBED PIPE.

POOL FENCING:
DARK BROWN 1.2m HIGH POOL FENCING TO SANS 10400 PART D.
GATES TO BE SELF-CLOSING.

WESTBROOK BEACH CLUB NOTES

ALL WORKS TO COMPLY WITH WBC ENVIRONMENTAL MANAGEMENT PLAN.

ALL STONE CLADDING MATERIALS: COLOUR AND SHAPE TO BE APPROVED BY THE REVIEW COMMITTEE PRIOR TO INSTALLATION.

ACCESSORIES TO COMPLY WITH ANNEXURE 8.4.2.5.

NO EXPOSED DRAINAGE PIPE WORK, CONDUIT, TRUNKING OR CABLING PERMITTED ON CUSTOMER PROPERTIES.