



**SITE AREA**

SITE AREA	722.0m <sup>2</sup>
ALLOWABLE COVERAGE 40%	288.8m <sup>2</sup> 40%
EXISTING COVERAGE	255 m <sup>2</sup> 35%
PROPOSED COVERAGE	0 m <sup>2</sup> 0%
<b>TOTAL COVERAGE</b>	<b>255 m<sup>2</sup> 35%</b>
ALLOWABLE FAR	433.2m <sup>2</sup> 0.6
EXISTING FAR	330 m <sup>2</sup> 0.45
PROPOSED FAR	14 m <sup>2</sup> 0.02
<b>TOTAL FAR</b>	<b>344 m<sup>2</sup> 0.47</b>

**Area Schedule (Coverage)**

Level	Name	Area	Comments
00 GROUND	PROPOSED COVERAGE GROUND STOREY	255 m <sup>2</sup>	Incl. Garages and covered verandahs
Grand total		255 m <sup>2</sup>	

  

**Area Schedule (FAR)**

Level	Name	Area	Comments
00 GROUND	GROUND STOREY PROPOSED FAR	168 m <sup>2</sup>	Excl. Verandahs and Garage
01 FIRST STOREY	FIRST STOREY PROPOSED FAR	176 m <sup>2</sup>	Excl. Verandahs and Balcony
Grand total		344 m <sup>2</sup>	

**Area Schedule (Gross Building)**

Level	Name	Area	Area Type	Comments
00 GROUND	GARAGE	41 m <sup>2</sup>	Gross Building Area	Excl. from FAR
00 GROUND	GROUND STOREY DWELLING	165 m <sup>2</sup>	Gross Building Area	
00 GROUND	BALCONY	9 m <sup>2</sup>	Exterior Area	Excl. from FAR
00 GROUND	VERANDAH	38 m <sup>2</sup>	Exterior Area	Excl. from FAR
01 FIRST STOREY	FIRST STOREY DWELLING	160 m <sup>2</sup>	Gross Building Area	
01 FIRST STOREY	BALCONY 1	37 m <sup>2</sup>	Exterior Area	Excl. from FAR
01 FIRST STOREY	BALCONY 2	14 m <sup>2</sup>	Exterior Area	
01 FIRST STOREY	STUDY	480 m <sup>2</sup>	Gross Building Area	Additional area added
Grand total				

**BUILDING CLASSIFICATION:** HA

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

**GENERAL NOTES:**

- ALL WALLS, LINTELS, ROOF STRUCTURE, FOUNDATIONS TO ENGINEERS DETAILS
- FENESTRATION REQUIREMENTS GREATER THAN 5% OF FLOOR AREA AS PER SANS 10400 PART D AND COMPLY TO SANS 10400 PART N
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED.
- ALL WORK TO BE EXECUTED IN STRICT ACCORDANCE TO NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY BY-LAWS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS. PARTICULARLY FOUNDATIONS, BUILDING LINES, SERVICES ETC.
- THE CONTRACTOR IS TO LOCATE AND IDENTIFY ANY/ALL EXISTING SERVICES AND TO PROTECT THESE FROM DAMAGE WHILST ON SITE THROUGHOUT THE CONTRACT PERIOD.
- ANY DISCREPANCIES, ERRORS, OMISSIONS ETC. ARE TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT.
- ALL MATERIALS TO BE USED IN STRICT ACCORDANCE TO THE MANUFACTURER'S SPECS.
- WORKMANSHIP TO BE OF THE HIGHEST STANDARD THROUGHOUT.
- NO PART OF WALL OR CAPPING TO ENCRoach BOUNDARY.

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

**SURFACE BED:** CONCRETE SURFACE BED LAID ON APPROVED DPM ON BRG MESH ON WELL COMPACTED AND POINDED FILL TO ENGINEERS DETAILS.

**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 TERRAZZOTA ROOF TILES ON 38-38mm TIMBER BATTENS WITH SENSATION 420 ON ENGINEERED ROOF TRUSSES RESTING ON 14x20mm WALL PLATE AND TIED INTO MIN 3 COURSES OF BRICKWORK USING SLAV STEEL STRAPS. ALL EAVES TO BE ENCLOSED WITH 12mm EVERITE NUTS. FIBRE CEMENT PLAIN TONGUE AND GROOVE BOARD ON SAP BRANDING AT MAX. 900mm C/C. 22.5x45mm 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:**  
DUTTERS: 22x40mm 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 50BS 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 50BS 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 OF A.6. MERANTI SECTIONAL OVERHEAD SHUTTER DOOR STAINED MAHOGANY.

**BALUSTRADES:**  
ALL BALUSTRADES TO BE 1m HIGH TO COMPLY WITH SANS 10400.  
BALUSTRADES TO BE DARK BROWN MAHOGANY STAINED TIMBER UPRIGHTS AND HANDRAIL WITH NAUTICAL 3/3 CABLE HORIZONTALS TO DETAIL.

**CEILING:**  
RHINRODOR CEILING ON 38-38mm BRANDING @ 600mm CENTRES.  
CEILING TO BE FLUSH PLASTERED AND PAINTED. CORNICE TO CLIENT'S CHOICE.

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

**LIGHTING NOTES:**  
ALL EXTERIOR LIGHT FITTINGS TO BE BLACK.  
ALL EXTERNAL LIGHTING TO BE WARM WHITE AND THE INTENSITY TO BE LIMITED. ONLY UNDIRTIBUSIVE BLACK PERMANENT GARDEN LIGHTING TO BE USED.

**PAINT SCHEDULE:**  
WALLS: PLYSOPAN PAINT AS SHOWN.  
PLASTER BANDS: PAINT AS SHOWN.  
TIMBER STAINED DARK BROWN MAHOGANY.

**DRAINAGE NOTES:**  
1. ANY DAMAGED FITTINGS TO BE REPLACED.  
2. ALL GULLY SURROUNDS 150 DIAM MANHOLE COVERS TO BE 75mm ABL.  
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 UPVIC RIBBED PIPE.

**DRIVEWAY:** DRIVEWAY MATERIAL SMARTSTONE SEAWARD COBBLES.

**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, CONDUL, TRUNKING OR CABLING PERMITTED ON EXTERNAL WALLS.

revision	date	description
-	13.07.17	ISSUED FOR CONSTRUCTION
A	20.09.17	BALCONY CHANGED TO STUDY - 3 DOORS OMITTED FROM DRESSING ROOM. 3 NEW WINDOWS TO STUDY - W7 CAVITY WALL TO STUDY NORTH EAST FOR RWOP DRESSING ROOM WALL MOVED 460MM SW
A.1		REVISION A.1
A.2		REVISION A.2
A.3		REVISION A.3
A.4		REVISION A.4
A.5		REVISION A.5
A.6		REVISION A.6
A.7		REVISION A.7
A.8		REVISION A.8
A.9		REVISION A.9
A.10		REVISION A.10
A.11		REVISION A.11
A.12		REVISION A.12
A.13		REVISION A.13
A.14		REVISION A.14
A.15		REVISION A.15

**BODY CORPORATE SIGN:**

**OWNERS SIGN:**  
*M. Willis*

**project:**  
**DWELLING/GARAGE/POOL**  
**LOT 10254, GENAZANO, TONGAAT**

**DEVIATION TO: NR 1606 0099**  
**79 FLATCROWN CIRCLE, WESTBROOK BEACH CLUB**  
**MR N.B. CARY-SMITH & MRS M. WILLISHER**

**SACAP NO: 6358**

**AS BUILT PLANS, SITEPLAN**

**0197 - 101**

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