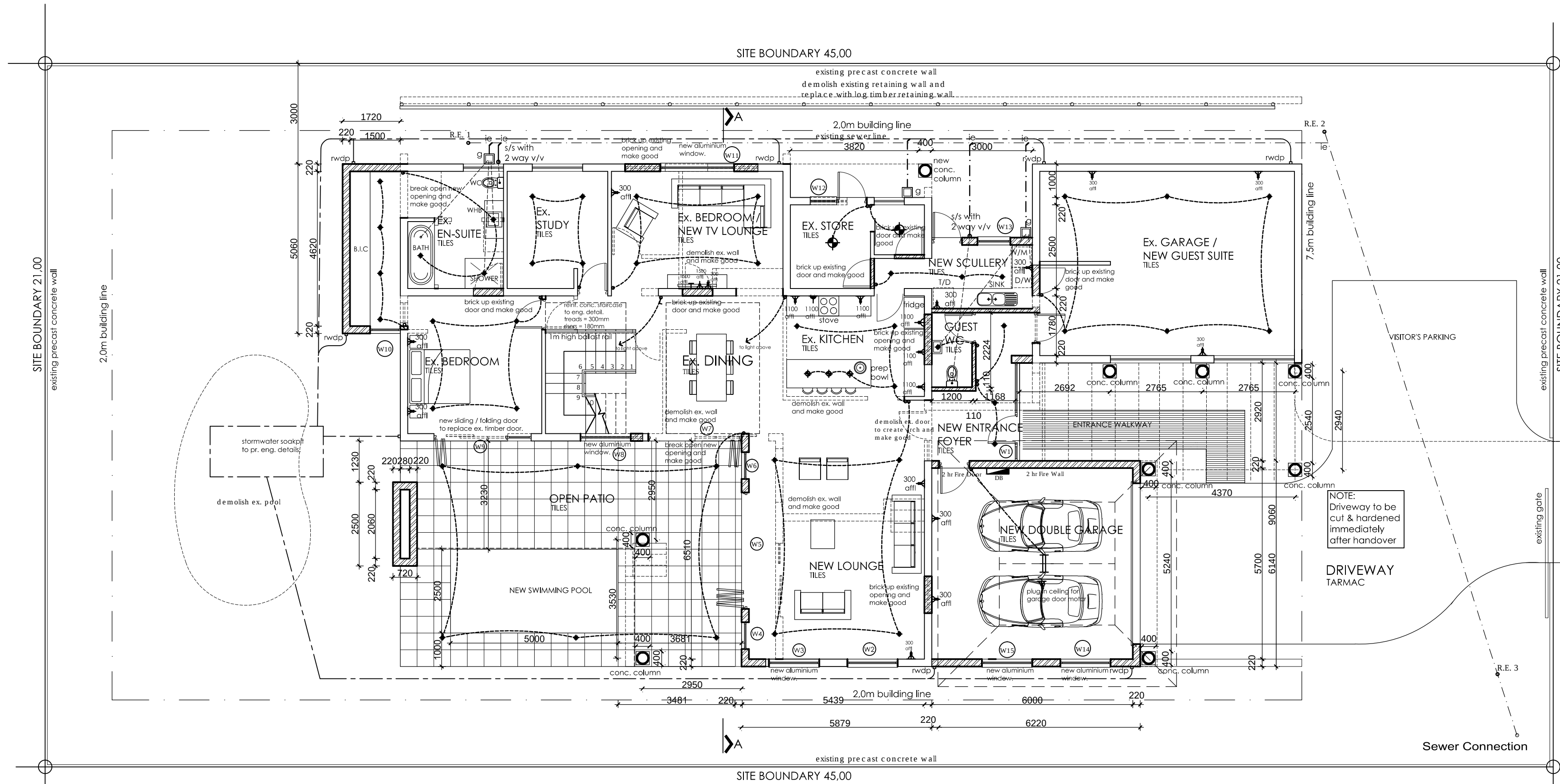
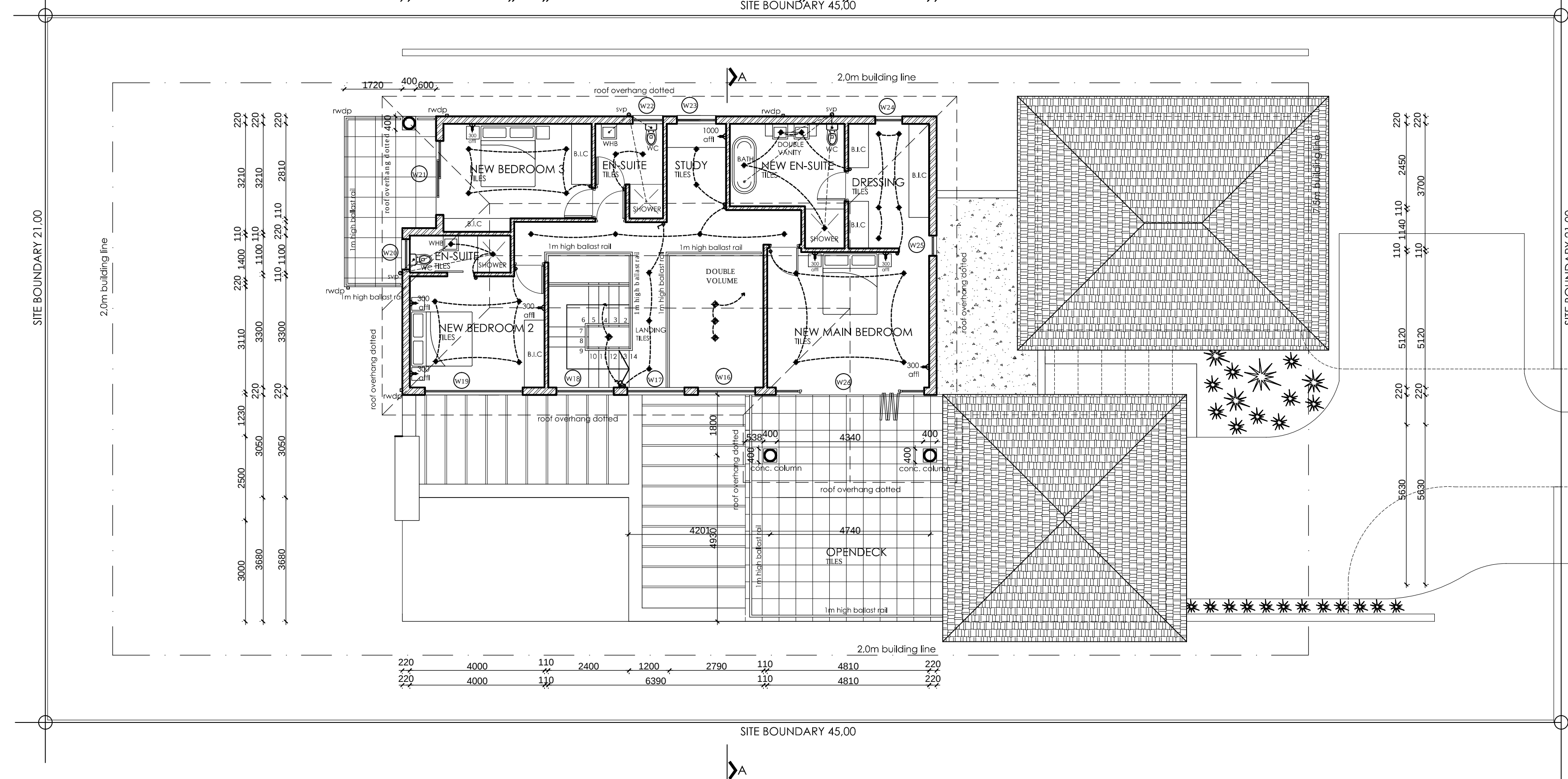




GROUND FLOOR PLAN
scale 1:100



FIRST FLOOR PLAN
scale 1:100

NOTE : all boundary beacons to be exposed and flagged for official site handover

NOTE: 1m high timber post & rail balustrade, to comply with SABS 0400-1990, to be provided on top of retaining walls exceeding 1m in height

NOTE: all laundry lines & television reception devices to be screened, satellite dish to be screened & not to be higher than 1.8m.

NOTE:
1.All stormwater soakpit's size to be 1 cubic m for every 40 sqm of roofed area and all hardend surface areas.
2.Emergency overflow to be provided.

LEONORA DRIVE

site area	945.0 sqm
GROUND FLOOR	
existing living	146.0 sqm
existing store	10.0 sqm
new living	34.3 sqm
ex. garage converted into living	47.7 sqm
ex. open patio	43.8 sqm
new garages	38.2 sqm
FIRST FLOOR	
new living	101.4 sqm
new covered patio	13.8 sqm
new open deck	27.4 sqm
TOTAL	462.6 sqm
TOTAL NEW AREA	215.1 sqm
permissible coverage (30%)	283.5 sqm
existing coverage	210.97 sqm
proposed new coverage	65.23 sqm
total new coverage (29%)	276.2 sqm
permissible f.a.r. (0.35)	330.75 sqm
existing f.a.r	210.97 sqm
proposed new f.a.r	118.43 sqm
total new f.a.r. (0.35)	329.40 sqm

ELECTRICAL LEGEND

- 220V pendant light fitting
- downlighter
- 220V bulkhead fitting
- wall mounted light fitting
- fluorescent light fitting (thin)
- outdoor up/down light
- Sub 50 submersible spot light
- Spot light
- recessed floor mounted uplighter
- one way light switch
- two way light switch
- telephone jack
- t.v. aerial socket

ELECTRICAL LEGEND

- 15 amp single plug
- 15 amp double plug
- dedicated oven/stove connection
- distribution board
- hot water cylinder

NOTE:
All plug point heights as indicated on the plan.
Heights are to the centre of the fitting.
All switches heights to be 1100mm from f.f.l. to the centre of fitting.

CADASTRAL BOUNDARY IDENTIFICATION
All cadastral boundary pegs must be exposed and flagged prior to the site being handed over for any works to commence, and must remain exposed and flagged through out the construction period. The Land Surveyor must place the site number plate identifying the site, on

DRIVEWAY ACCESS & ENTRANCE LEVEL
A CONCRETE BEAM AT THE CORRECT FRONTAGE LEVEL IS TO BE PROVIDED AT THE SITE BOUNDARY ACROSS THE DRIVEWAY ACCESS AT THE SAME GRADIENT AS THE ROAD. THE ENTRANCE LEVEL IS CALCULATED BY USING THE FOLLOWING FORMULA.
ROAD LEVEL +0,150 + VERGE WIDTH

THE DRIVEWAY GRADIENT MUST NOT BE STEEPER THAN 1:25 OVER THE FIRST 6m MEASURED FROM THE BOUNDARY INTO THE PROPERTY

SATELLITE DISH / RADIO RECEPTION DEVICE INSTALLATION
THE POSITION OF THE SATELLITE DISH MUST BE INSPECTED ON SITE WITH THE INSTALLER AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION

TELKOM REQUIREMENTS
The applicant and the owner is responsible for obtaining Telkom installation and layout approval prior to the site being handed over

Please contact Douglas Bellingham on 032 9461044 or 082 572 1105, or e-mail: belindr@telkom.co.za

ELECTRICAL INSTALLATION
The Building contractor must immediately after site handover ascertain the location of the electrical cable buried in the vicinity of the red marker on the site. This cable must then be connected to a temporary DB at this location. Thereafter an electrical connection and the meter installation application must be lodged at the Kwa Dukuza Elec Dept.

Registered owner's signature

Date



P.O. Box 474, Klooof, 3610, KZN
Web: www.waa.co.za
Email: office@waa.co.za
Tel: +27 (0)31 767 4140
Fax: +27 (0)31 7674145

Reg No. 5309

Proposed Alteration to
Existing Dwellling for
N. XABA
ON

Lot 665 , Ballito

74 Leonora Drive

SITE PLAN & PLAN

scale | 1 : 100

Drawn	Checked	Date
J.S	B.W	Jan 2016
Job No.	Drawing No.	Revision No.
16.03	001	