

TOWN PLANNING CONSTRAINTS

SITE ZONINGS- SPECIAL RESIDENTIAL 1800

ALLOWABLE COVERAGE- 48%

HEIGHT RESTRICTIONS- DOUBLE STOREY

OCCUPANCY/BUILDING CLASSIFICATION H4, RESIDENTIAL

SITE SENSITIVITY LEVEL

MEDIUM SENSITIVITY SITE- PORTION OF SITE PART OF D.MOSS

STRUCTURAL DESIGN

ALL STRUCTURAL SYSTEMS OF THIS BUILDING ARE TO BE DESIGNED AND INSPECTED BY THE APPOINTED STRUCTURAL ENGINEER

DIMENSIONS

THE DIMENSIONS OF ANY ROOM OR SPACE ARE TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-C MIN. CLEAR FLOOR TO CEILING HEIGHT 2400

PUBLIC SAFETY

A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, SWIMMING BATHS IS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

SITE OPERATIONS

PROTECTION OF THE PUBLIC - A FENCE, HOARDING OR BARRICADE TO BE ERRECTED

DAMAGE TO LOCAL AUTHORITIES PROPERTY - DEPOSITS AS MAY BE REQUIRED BY THE LOCAL MUNICIPALITY TO BE LODGE GEOTECHNICAL SITE & ENVIRONMENTAL CONDITIONS- IF REQUIRED BY LOCAL MUNICIPALITY IN ACCORDANCE WITH SANS10400-B RE DOLIMITE LANDS & SANS 10400-H RE FOUNDATIONS

PREPARATION OF THE SITE- 1. SITE TO BE CLEARED OF ALL VEGATABLE MATER, TREE STUMPS, TIMBER & OTHER CELLULOSE MATERIAL, DEBRIS OR REFUSE

2. DRAINAGE TO BE PROVIDED TO DIRECT STORM AWAY FROM SITE IN A APPROVED MANNER

SOIL POISONING- SOIL WITHIN SITE AS DEFINED IN SANS 10124 SHALL BE TREATED IN ACCORDANCE WITH RECOMMENDATIONS OF SANS 10124

CONTROL OF UNREASONABLE LEVELS OF NOISE & DUST- IN ACCORD. WITH SANS 10400-F

CUTTING TO LAYING OPEN & DEMOLISHING OF EXISTING STRUCTURES- IN ACCORD. WITH SANS 10400-F

WASTE MATERIAL ON SITE- IN ACCORD. WITH SANS 10400-F

CLEANING OF SITE- IN ACCORDANCE WITH SANS 10400-F

BUILDERS SIES- TO BE SUPPLIED IN ACCORD. WITH SANS 10400-F

SANITARY FACILITIES- TO BE PROVIDED, IN ACCORD WITH SANS 10400-F

EXCAVATIONS TO BE IN ACCORDANCE WITH ENG. DETAIL.

FLOORS

BASE LAYER- COMPACTED FILL TO ENG. DETAIL

SURFACE BED- 125 CONC SLAB CAST WITH REF 93 MESH.

DPM UNDERLAY - 250 MICRON UPVC WITH ALL SEAMES TO BE TAPED AND OVERLAP BY 150

MOVEMENT JOINTS TO ENG. DETAIL

SCREED- MM. 35 COVER TO BE SMOOTH POLISHED

SUSPENDED SLABS R.CONC SLAB TO BE IN ACCORD WITH STRUCT ENG. DET.

WALLS

ALL TO BE IN ACCORDANCE WITH. SANS 10400-B AND SANS 10400-T THE STRUCTURAL STRENGTH AND STABILITY TO IN ACCORD. WITH SANS 10400-D

WALL FOOTINGS- DOUBLE SKIN CLAY BRICK. WITH BRICK FORCE EVERY COURSE

WALL EXTERNAL- DOUBLE SKIN OF CLAY BRICKS. WITH BRICK FORCE TO BE USED EVERY 4TH COURSE AND OVER EVERY CORSE ABOVE ALL OPENINGS.

WALL INTERNAL- SINGLE SKIN CLAY BRICKS WITH BRICK FORCE EVERY 4TH COURSE AND ON EVERY COURSE OVER ALL OPENINGS

WALL FINISH- WATER PENETRATION THROUGH A WALL IS TO BE IN ACCORDANCE WITH SANS 10400-K

PLASTER- 12 SMOOTH PAINTED.

ROOFS

ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L

ROOF COVER- "CLAY FULL BODY ROOF TILES" MECHANICALLY FIXED TO ROOF BATENS WITH CLIPS

ROOF TILE- CLAY FULL BODY

ROOF DPM- "MARBITE" 400 MICRON NON WOVEN WATERPROOF FABRIC LAID OVER BATTERNS.

BATTERNS- 383 X 38 SAP H2 @ 320 CENTRES.

ROOF ASSEMBLY- 38 X114 SAP H2 GANG NAIL TRUSS @ 690 CENTRES TO ENG DETAIL

RAIN WATER GOODS- TO BE SIZED IN ACCORD. WITH SANS 0400-R.

GUTTERS- TO BE 125 X 85 CONTINUOUS SEAM ALUM. "OG" PROFILE.

RWDP- TO BE 750 UPVC ROUND RAIN DOWN PIPE.

CEILING ASSEMBLY- TO BE IN ACCORD WITH SANS 10400-C, 10400-L & 10400-K

9mm PAINTED "RHINO BOARD" GYPSUM NAIL UP CEILING FIXED TO 38 X 38 SAP H2 BATTERNS @ 300 CENTRES. JIONTS TO BE TAPPED & SKIMMED.

FIRE RESISTANCE- ROOF & CEILING ASSEMBLY TO BE IN ACCORD. WITH SANS 10400-T

STAIRWAYS AND CHANGE IN LEVEL. ALL EXISTING AND NEW STAIRS TO BE IN ACCORD WITH SANS 10400 PART M AND PART D

WATERPROOFING

RETAINING WALLS. DUAL LAYER 7mm FIBRE GLASS REINFORCED BITUMIN TOUCH ON. WITH AGG DRAIN TO DETAIL. GARANTE BY SPEC.

FLATROOFS: DUAL LAYER 7mm FIBRE GLASS REINFORCED BITUMEN TOUCH ON. GARANTED BY SPEC.

EXTERNAL WALLS: OUSIDE FACE OF INNER SKIN TO BE BAGGED WITH BITU SEAL.

GLAZING REFER TO DOOR & WINDOW SCHEDULE.

TO BE IN ACCORD. WITH SANS 10400-B & 10400-N

LIGHTING AND VENTILATION REFER TO DOOR & WINDOW SCHEDULE

IN ACCORD. WITH SANS 10400-T & SANS 10400-O

DRAINAGE NA

WATER-BORNE MEANS OF SANITARY DISPOSAL

ALL DRAINAGE TO BE IN ACCORD. WITH SANS 10400 PART P

ALL SEWER DRAINS TO BE 1000 UPVC SET AT MIN 1:60 FALLS. TO DISCHARGE BULK SEWER MAIN. AS PER DETAIL.

ALL WASTE PIPES TO BE 850mm PVC TO DISCHARGE INTO P.C. GULLY UNLESS OTHERWISE STATED INSPECTION EYES TO BE PROVIDED AT ALL JUNCTIONS AND BENDS.

STORMWATER DISPOSAL

CONTROL AND DISPOSAL OF STORMWATER IS TO BE IN ACCORD WITH SANS 10400R TO DISCHARGE INTO SOAK AWAYS OR JOJO TANKS AS INDICATED ON SITE PLAN (AS PER STORMWATER MANAGEMENT PLAN)

PERSONS WITH DISABILITIES NA

FIRE PROTECTION TO BE ACCORD WITH SANS 10400T

SPACE HEATING TO BE IN ACCORD. SANS 10400-V

FIRE INSTALLATION TO COMPLY WITH SANS 10400-W

THE SUPPLY OF WATER TO BE IN ACCORD. WITH SANS 10400W

SWIMMING POOL CONSTRUCTION

STRUCTURAL SYSTEM- COMPOSITE WALL OF 2 OUTER SKINS OF 90 CLAY MAX WITH INNER 100 CAVITY FILLED WITH R.CONC. RETAINING STRUCTURE BEARING ON R.CONC FOUND TO ENG. DET.

SHELL- TO BE OF 90 mm THICK GUNITED CONCRETE WITH R8 R-BAR @ 150 CENTRES BOUND IN BOTH DIRECTIONS IN ACCORD WITH ENG DETAIL

WATERPROOFING & FINISH: 25 mm "MARBILITE" MARBEL CHIP WATERPROOF PLASTER.

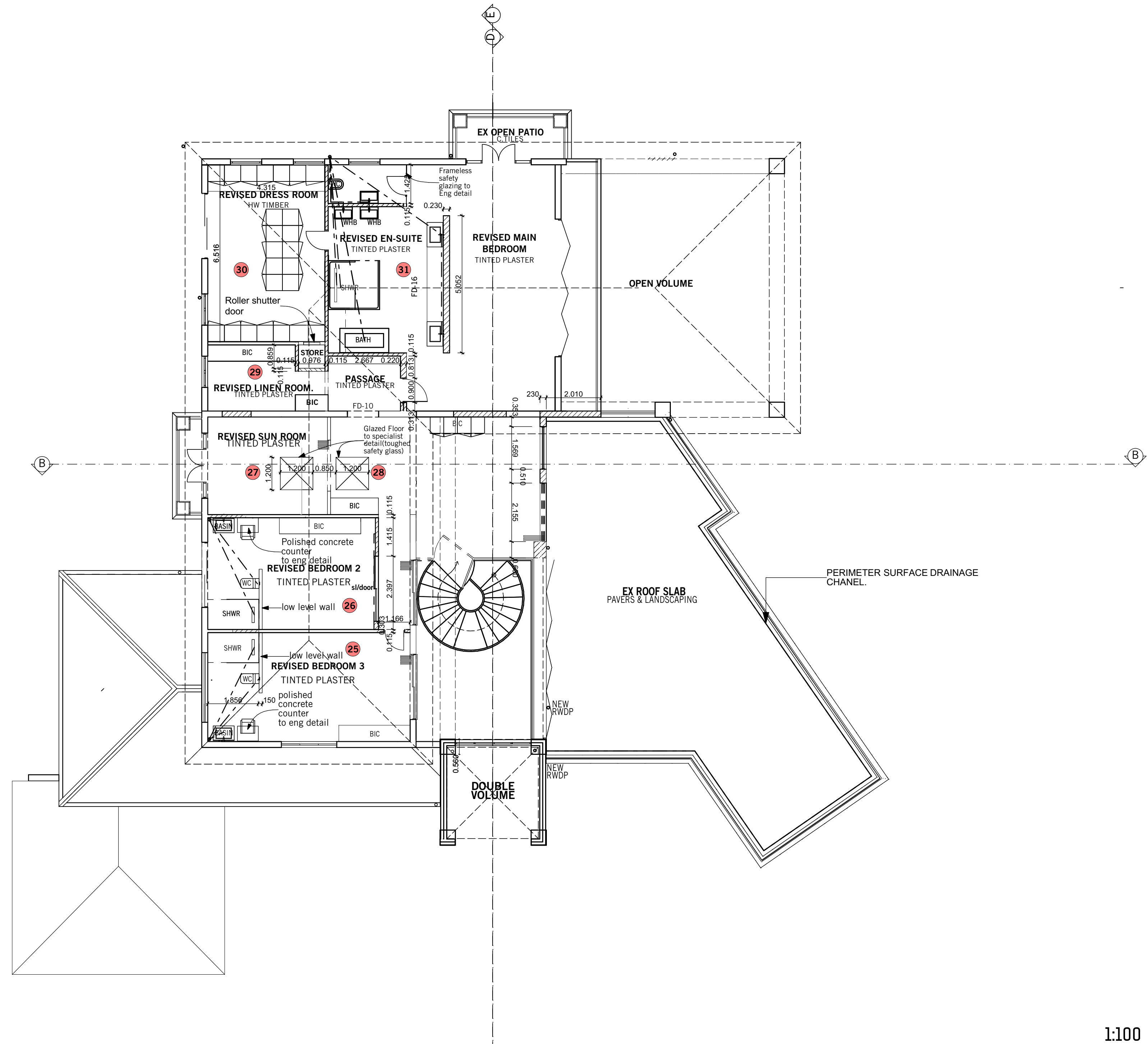
ELECTRICAL EARTH LEAKAGE PROTECTION TO BE FITTED TO ELECTRICAL SUPPLY ELEC APPARATUS HOUSED PRECAUTION TAKEN AGAINST FLOODING & LEAKAGE

DRAINAGE-PUMP CHAMBER TO HAVE ADEQUATE DRAINAGE BACKWASH, OVERFLOW & DISCHARGE TO BE INTO SOAK AWAY IN ACCORDANCE WITH SANS 10400 PART PP12

FENCING- POOL AREA TO BE FENCED IN ACCORDANCE WITH SANS 10440 D4 (1,2,3)

FILTER- TO BE "SWIMUN" SAND FILTER POOL SURROUND- TO BE NON SKID STONE PAVERS

- ### LIST OF DEVIATIONS
- 1 NEW GARAGE
 - 2 EX STORE CONVERTED INTO STAFF CHANGE ROOM
 - 3 EX DOUBLE GARAGE CONVERTED INTO NEW STORE ROOM 1
 - 4 EX SERVANTS QUARTERS EXTENDED WITH NEW LOUNGE AND KITCHEN
 - 5 NEW JOJO TANKS
 - 6 NEW TIMBER RAMP
 - 7 NEW TIMBER LAMINATED BEAM & NEW COLUMN TO ENG DETAIL
 - 8 EX OFFICE CONVERTED INTO NEW GUEST BEDROOM 1 WITH EN-SUITE
 - 9 NEW RC SPIRAL STAIR CASE & NEW PLAY AREA TO ENG DETAIL
 - 10 REVISED GUEST TOILET LAYOUT
 - 11 NEW STEEL 'I' BEAM TO ENG DETAIL
 - 12 REVISED GUEST BEDROOM 1 & EN SUITE LAYOUT
 - 13 REVISED KITCHEN LAYOUT
 - 14 REVISED TV LOUNGE LAYOUT
 - 15 REVISED SCULLERY LAYOUT
 - 16 REVISED EX PATIO (ADDED NEW STAIRS & BALUSTRADES)
 - 17 REVISED DRYING YARD AREA
 - 18 REVISED COVERED PATIO LAYOUT
 - 19 NEW CONCRETE STAIR ADDED
 - 20 NEW OUTSIDE SHOWER
 - 21 NEW TIMBER FENCE ALONG SIDE BOUNDARY 1.8 METERS IN HEIGHT
 - 22 NEW PRE-CAST OUTSIDE STAIRCASE TO ENG DETAIL DESIGN
 - 23 NEW OUTSIDE ENTERTAINMENT AREA WITH JUCUZZI AND TIMBER DECK TO ENG DETAIL DESIGN
 - 24 NEW SWIMMING POOL LAYOUT TO ENG DETAIL DESIGN
 - 25 REVISED BEDROOM 3 & EN-SUITE
 - 26 REVISED BEDROOM 2 & EN-SUITE
 - 27 REVISED SUN ROOM
 - 28 NEW GLAZED FLOOR TO ENG DETAIL & SPEC
 - 29 REVISED LINEN ROOM
 - 30 REVISED MAIN BEDROOM
 - 31 REVISED DRESS ROOM
 - 32 NEW ROOF OVERHANG FIXED TO EXISTING WALL



LEVEL 2

1:100

SCHEDULE OF AREAS	
SITE ARE	4835,00m ²
BASEMENT FLOOR LEVEL	
EX ENTERTAINMENT LOUNGE	73,43m ²
EXISTING CHANGES ROOMS & STORE	36,25m ²
EX DOUBLE GARAGE 2 CONVERTED TO STORE ROOM 1:	28,2m ²
NEW GARAGE 1	38,6m ²
GROUND FLOOR LEVEL	
EXISTING FLOOR AREA	424,23m ²
REVISED FLOOR AREA	435,9m ²
FIRST FLOOR LEVEL	
EXISTING FLOOR LEVEL	294,46m ²
REVISED FLOOR LEVEL	280,2m ²
OUT BUILDINGS	
EX. SERVANTS QUARTERS	40,0m ²
REVISED SERVANTS QUARTERS	54,1m ²
TOTAL AREAS	
EXISTING TOTAL FLOOR AREA	914,80m ²
REVISED TOTAL FLOOR AREA	960,81m ²
COVERAGE	
EXISTING COVERAGE	13,24 %
REVISED COVERAGE	14,64 %

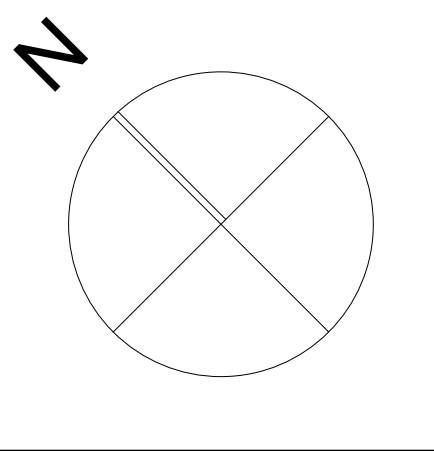
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HOUSE GOVENDER

DEVIATION TO APPROVED PLAN NO : 102 09 13

PROJECT MANAGER APPROVAL:	
SIGNATURE	DATE
ARCHITECTS SIGNATURE:	
SIGNATURE	DATE
CLIENT APPROVAL:	
SIGNATURE	DATE

CLIENT: MR S & MRS T GOVENDER
ADDRESS: 351 MARINE DRIVE , BLUFF
SITE DESCRIPTION: PORTION 54 OF ERF 81 BLUFF



DRAWN: EF. Huizinga/ AM	CHECKED: AS
SCALES: 1 : 100 / 1 : 250 / 1 : 50	DATE: 31/07/2017
DRAWING TITLE: LEVEL 2 - FIRST FLOOR PLAN	
PROJECT No. 17736	SIZE: A1
DRAWING No. 01. GL. 01. 02	REV No. 0

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