

**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 SANS 10400-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 SHED**- 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**- 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-K

**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**- "MAM-TEK" 400 MICRON NON WOVEN WATERPROOF FABRIC LAID OVER BATTEENS.  
**BATTEENS**- 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 BATTEENS @ 300 CENTRES. JOINTS 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 BITUMIN TOUCH ON. GARANTE 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 85mm 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

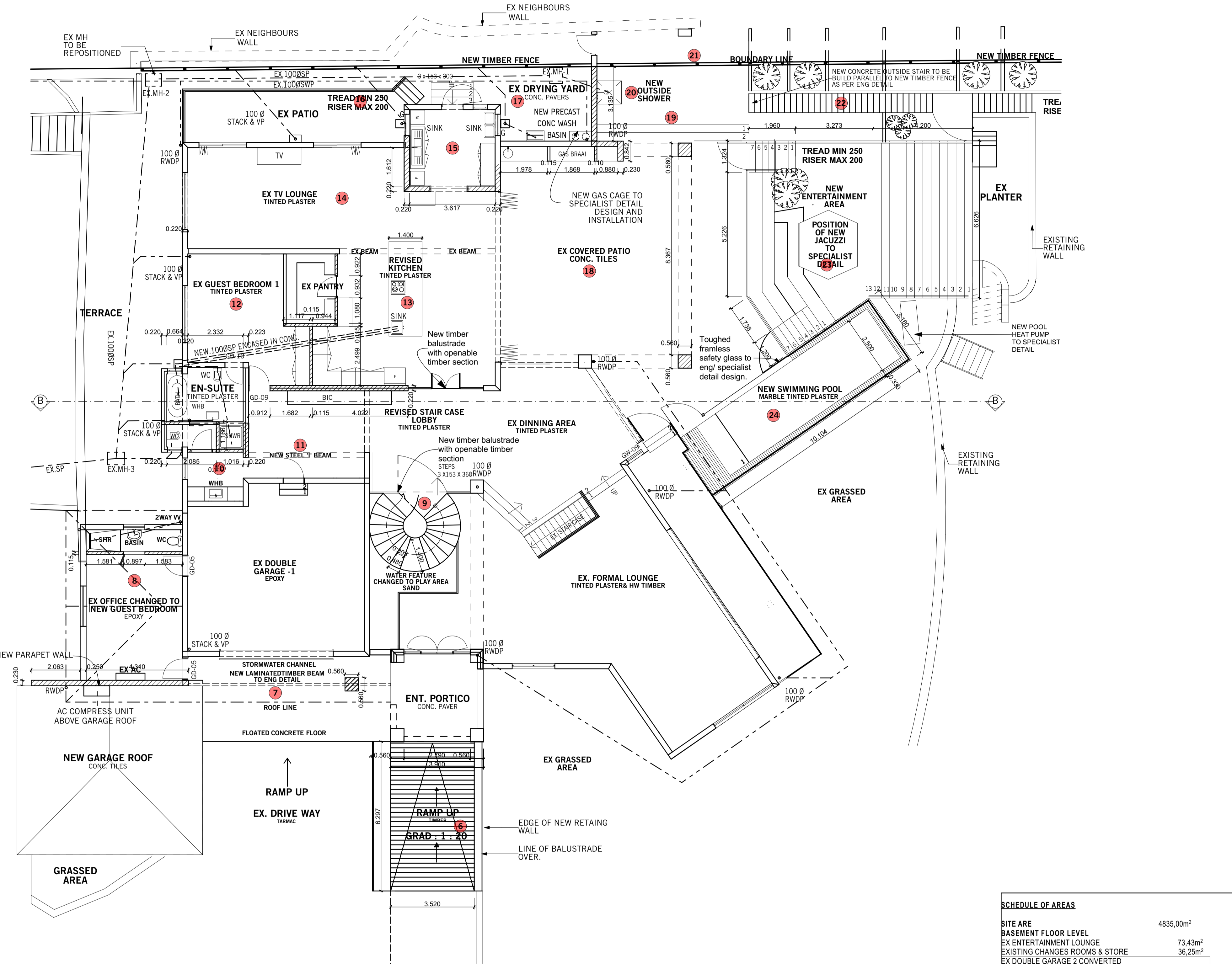
**SWIMMING POOL CONSTRUCTION**  
**STRUCTURAL SYSTEM**- COMPOSITE WALL OF 2 OUTER SKINS OF 90 CLAY MAX WITH INNER 100 CAVITY FILLED WITH R.CONC. RETAINING STRUCTURE BEARING ON R.CONC FOUND TO ENG. DET.  
 SHELL- TO BE OF 90 mm THICK GUNITED CONCRETE WITH R8 R-BAR @ 150 CENTRES BOUND IN BOTH DIRECTIONS IN ACCORD WITH ENG DETAIL  
**WATERPROOFING FINISH**: 25 mm "MARBLITE" 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**
- NEW GARAGE
  - EX STORE CONVERTED INTO STAFF CHANGE ROOM
  - EX DOUBLE GARAGE CONVERTED INTO NEW STORE ROOM 1
  - EX SERVANTS QUARTES EXTENDED WITH NEW LOUNGE AND KITCHEN
  - NEW JOJO TANKS
  - NEW TIMBER RAMP
  - NEW TIMBER LAMINATED BEAM & NEW COLUMN TO ENG DETAIL
  - EX OFFICE CONVERTED INTO NEW GUEST BEDROOM 1 WITH EN-SUITE
  - NEW RC SPIRAL STAIR CASE & NEW PLAY AREA TO ENG DETAIL
  - REVISED GUEST TOILET LAYOUT
  - NEW STEEL 'I' BEAM TO ENG DETAIL
  - REVISED GUEST BEDROOM 1 & EN SUITE LAYOUT
  - REVISED KITCHEN LAYOUT
  - REVISED TV LOUNGE LAYOUT
  - REVISED SCULLERY LAYOUT
  - REVISED EX PATIO (ADDED NEW STAIRS & BALUSTRADES)
  - REVISED DRYING YARD AREA
  - REVISED COVERED PATIO LAYOUT
  - NEW CONCRETE STAIR ADDED
  - NEW OUTSIDE SHOWER
  - NEW TIMBER FENCE ALONG SIDE BOUNDARY 1.8 METERS IN HEIGHT
  - NEW PRE-CAST OUTSIDE STAIRCASE TO ENG DETAIL DESIGN
  - NEW OUTSIDE ENTERTAINMENT AREA WITH JUCUZZI AND TIMBER DECK TO ENG DETAIL DESIGN
  - NEW SWIMMING POOL LAYOUT TO ENG DETAIL DESIGN
  - REVISED BEDROOM 3 & EN-SUITE
  - REVISED BEDROOM 2 & EN-SUITE
  - REVISED SUN ROOM
  - NEW GLAZED FLOOR TO ENG DETAIL & SPEC
  - REVISED LINEN ROOM
  - REVISED MAIN BEDROOM
  - REVISED DRESS ROOM
  - NEW ROOF OVERHANG FIXED TO EXISTING WALL

LEVEL 1



1:100

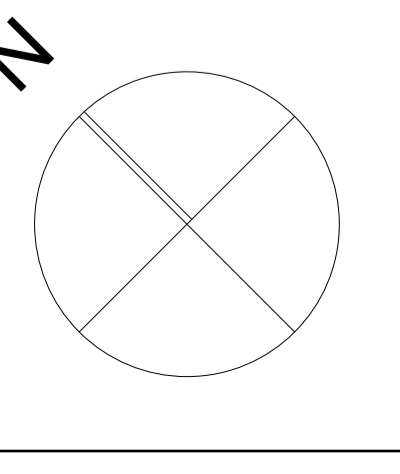
SCHEDULE OF AREAS	
SITE ARE	4835,00m <sup>2</sup>
<b>BASEMENT FLOOR LEVEL</b>	
EX ENTERTAINMENT LOUNGE	73,43m <sup>2</sup>
EXISTING CHANGES ROOMS & STORE	36,25m <sup>2</sup>
EX DOUBLE GARAGE 2 CONVERTED TO STORE ROOM 1:	28,2m <sup>2</sup>
NEW GARAGE 1	38,6m <sup>2</sup>
<b>GROUND FLOOR LEVEL</b>	
EXISTING FLOOR AREA	424,23m <sup>2</sup>
REVISED FLOOR AREA	435,9m <sup>2</sup>
<b>FIRST FLOOR LEVEL</b>	
EXISTING FLOOR LEVEL	294,46m <sup>2</sup>
REVISED FLOOR LEVEL	280,2m <sup>2</sup>
<b>OUT BUILDINGS</b>	
EX. SERVANTS QUARTERS	40,0m <sup>2</sup>
REVISED SERVANTS QUARTERS	54,1m <sup>2</sup>
<b>TOTAL AREAS</b>	
EXISTING TOTAL FLOOR AREA	914,80m <sup>2</sup>
REVISED TOTAL FLOOR AREA	960,81m <sup>2</sup>
<b>COVERAGE</b>	
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:		CLIENT:	
SIGNATURE	DATE	MR S & MRS T GOVENDER	
ARCHITECTS SIGNATURE:		ADDRESS:	
SIGNATURE	DATE	351 MARINE DRIVE , BLUFF	
CLIENT APPROVAL:		SITE DESCRIPTION:	
SIGNATURE	DATE	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 1 - GROUND FLOOR PLAN			
PROJECT No.	17736	SIZE:	A1
DRAWING No.	01. GL. 01. 01	REV No.	0

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