

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

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

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 DOLMITE LANDS & SANS 10400-H RE FOUNDATIONS

PREPARATION OF THE SITE: 1. SITE TO BE CLEARED OF ALL VEGETABLE 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: 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-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 COURSE 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. 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. GARANTED BY SPEC.

EXTERNAL WALLS: OUTSIDE 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 950mm 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

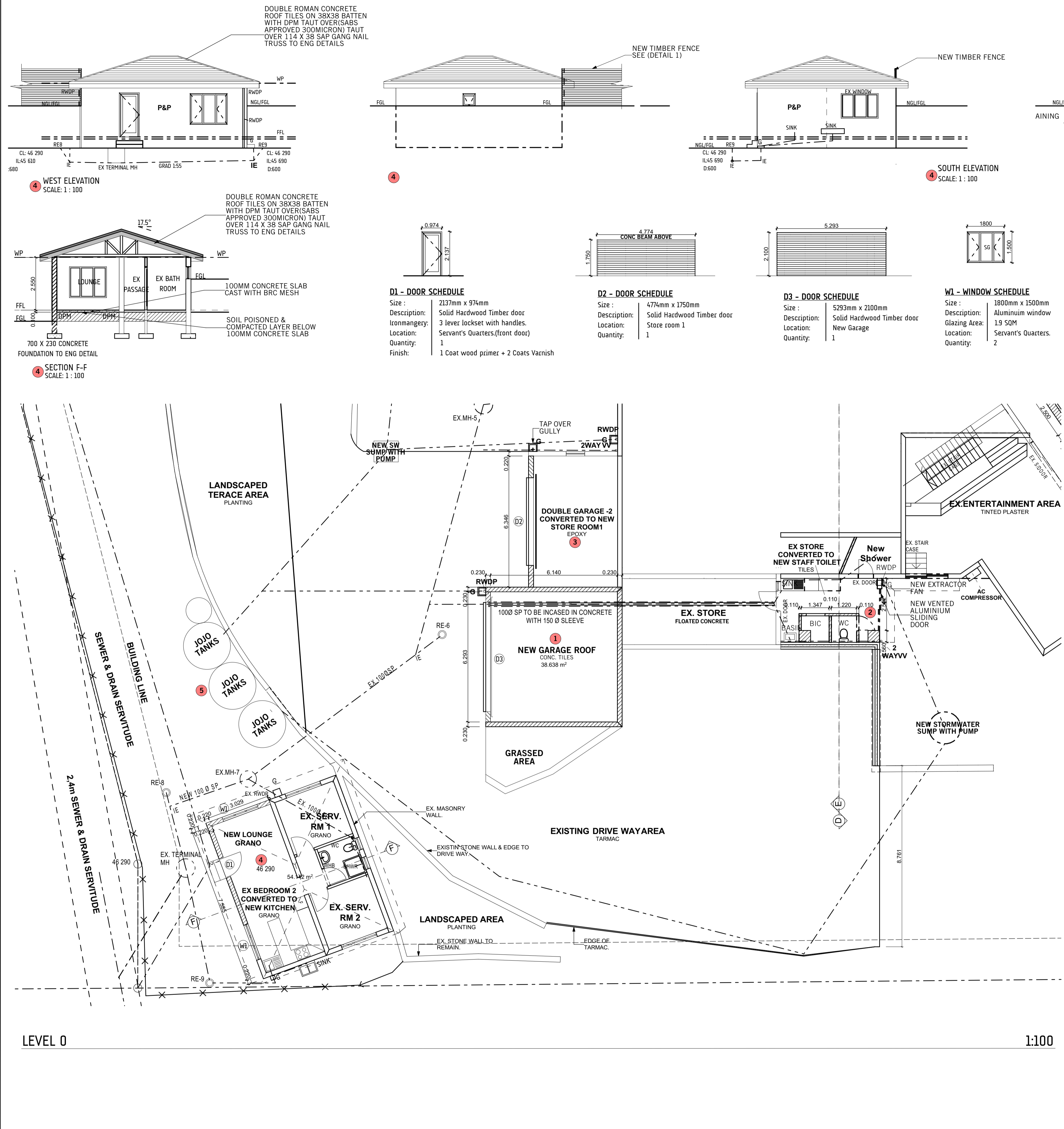
WATERPROOFING FINISH: 25 mm "MARBILITE" MARBEL CHIP WATERPROOF PLASTER.

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 "SWIMMUN" 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 SERVANT'S 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

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 %

COPYRIGHT & RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY IYER URBAN DESIGN STUDIO

HOUSE GOVENDER

DEVIATION TO APPROVED PLAN NO : 102 09 13

PROJECT MANAGER APPROVAL:

SIGNATURE _____ DATE _____

ARCHITECTS SIGNATURE: _____ DATE _____

SIGNATURE _____ DATE _____

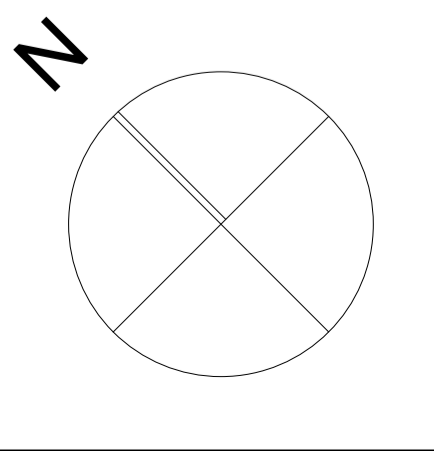
CLIENT APPROVAL:

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 0 - BASEMENT FLOOR PLAN

PROJECT No. 17736

SIZE: A1

DRAWING No. 01. GL. 01. 00

REV No. 0

IYER

JOHANNESBURG: Office 301E, The Main Change, 20 Kruger Street (Cor. Main) Johannesburg 2094
T +27 11 592 0510/11 F +27 86 566 0003

iyer.co.za

PLANNING URBAN DESIGN ARCHITECTURE

DURBAN: 28 Devonshire Avenue, Glenwood, Durban 4001. P.O. Box 17390, Gongilela 4013
T +27 31 202 9550 F +27 31 202 9551