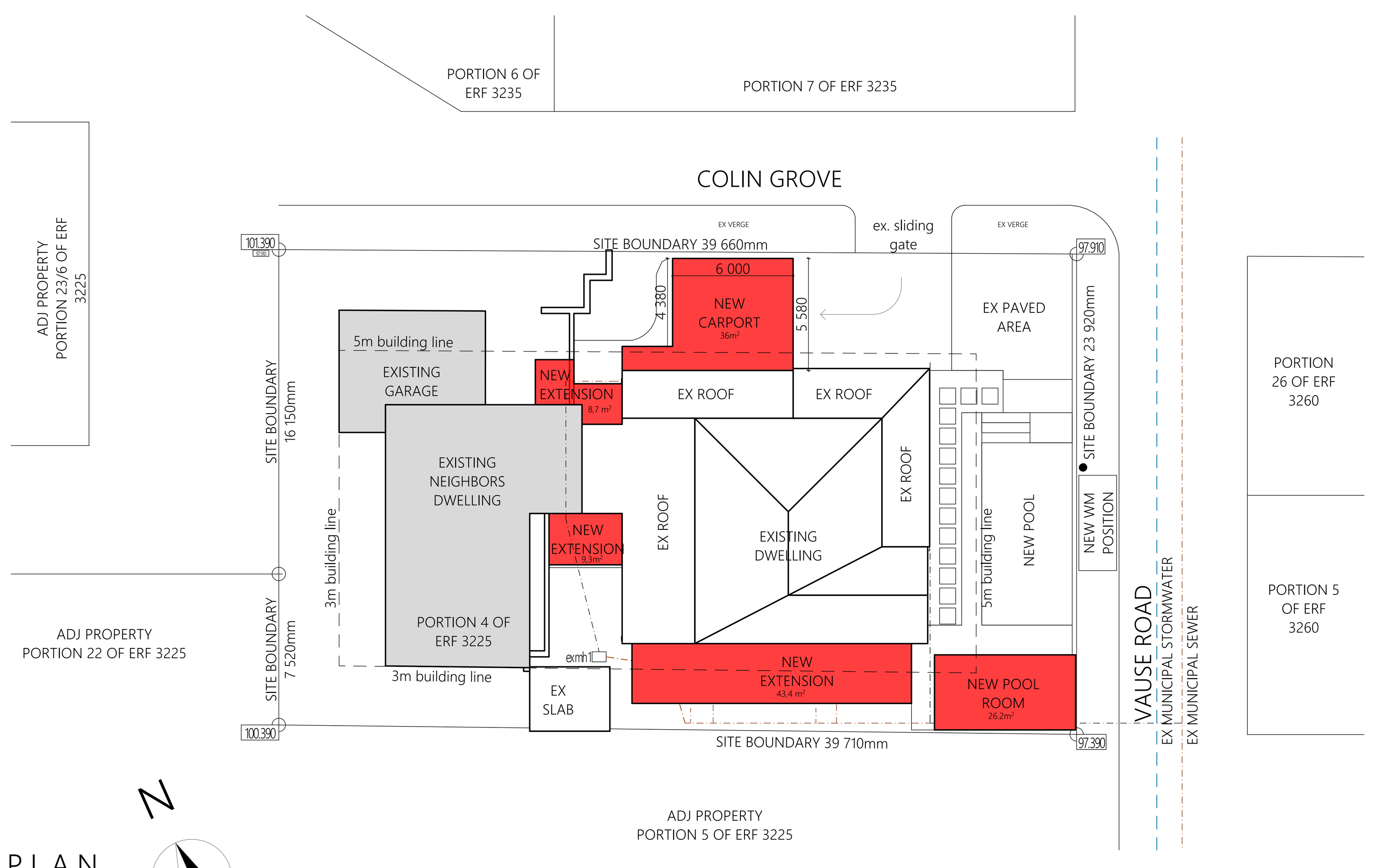
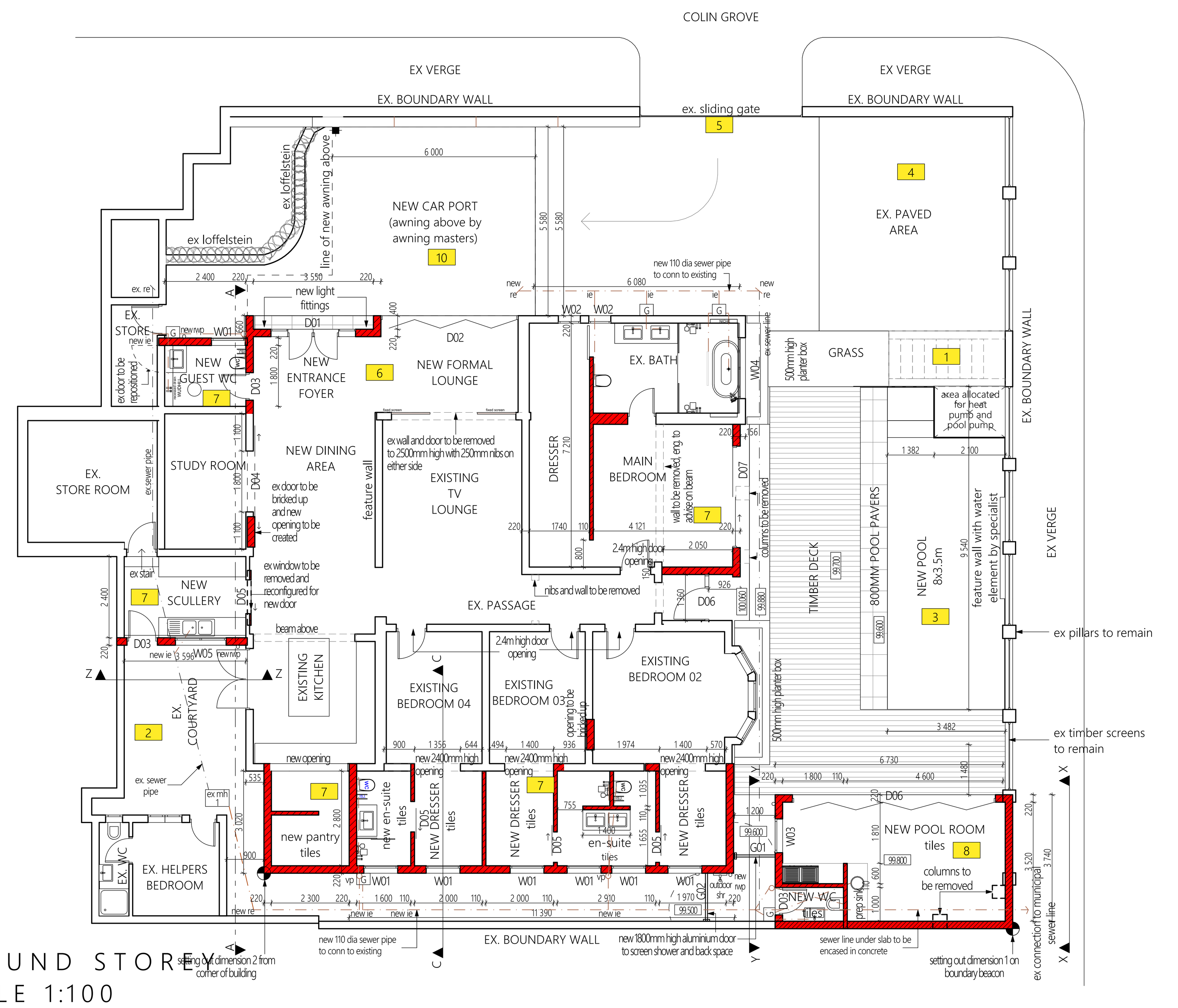
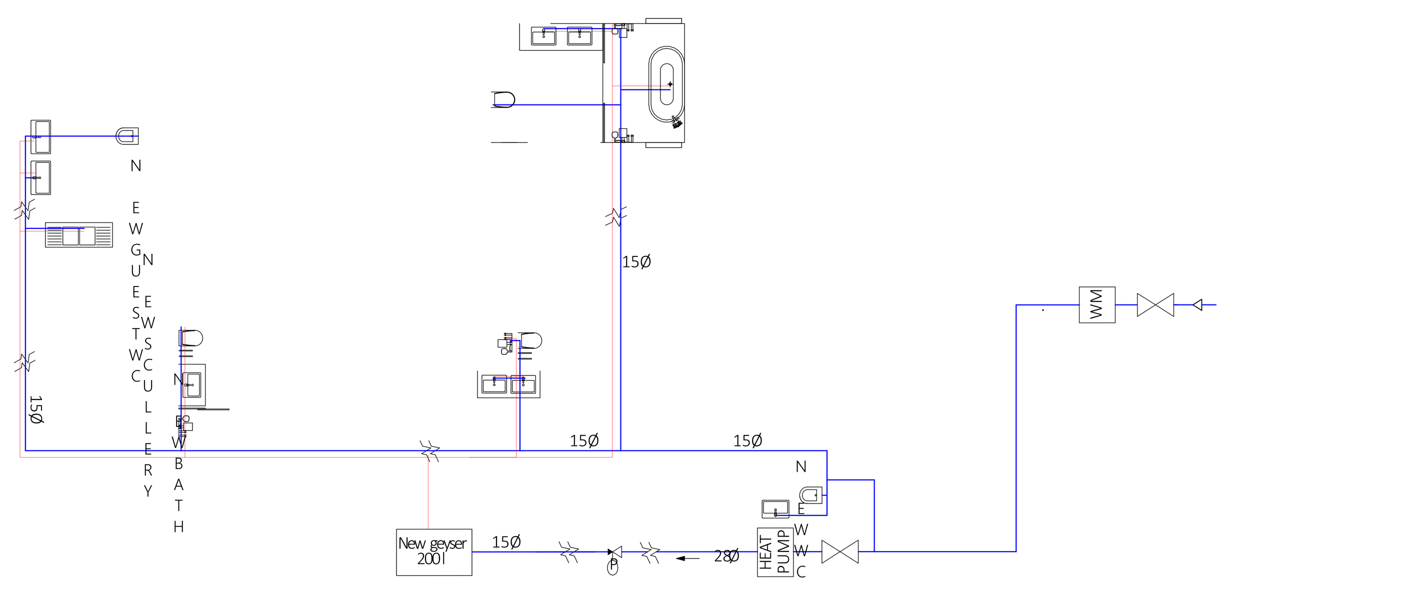
SITE PLAN
SCALE 1:200



GROUND STOREY
SCALE 1:100

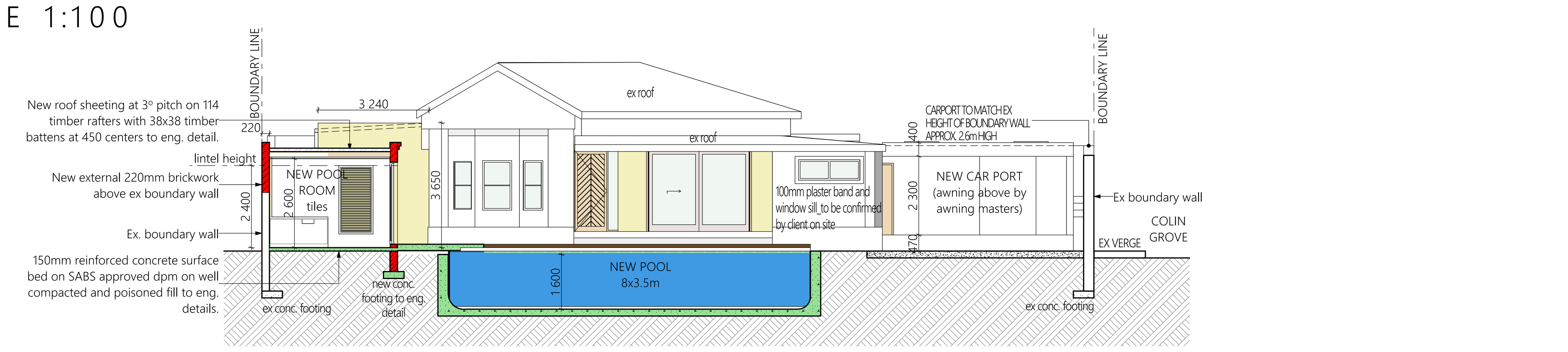


WATER RETICULATION
SCALE 1:100

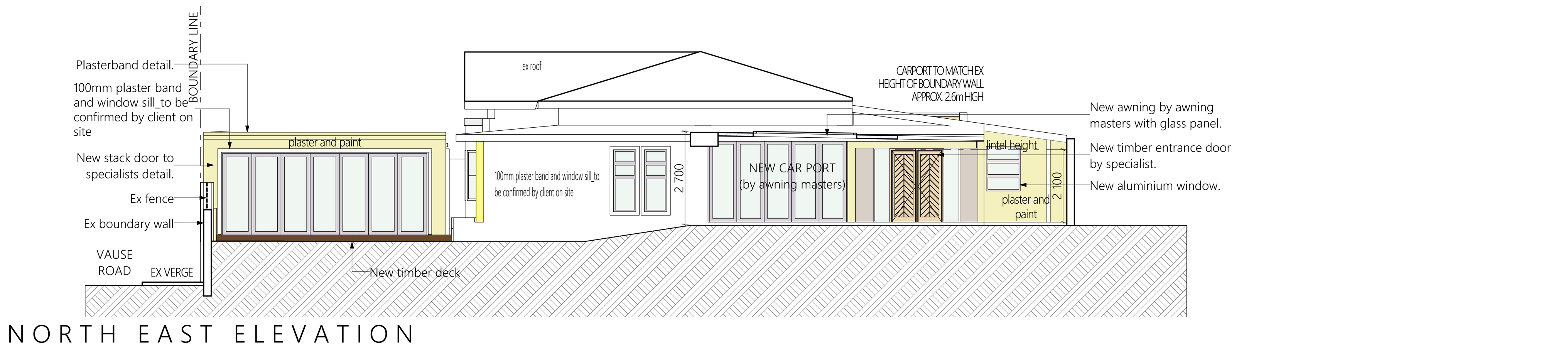


NEIGHBOURS CONSENT				
NAME	ADDRESS	I.D NO	TEL/CELL	SIGNATURE
Khalid Desai	129 Vause Road	7507205060087	0823216525	
C. RAINES	143 Vause Road	6009240126081	0825736837	CRaines
Maria Davey	6 Colin Grove	6601300184081	083 3002378	
Coventry Trust	138 Vause Road	5904025110089	0836263212	
Ameetha Parusnath	136 Vause Road	5809180286089	071 365 9330	

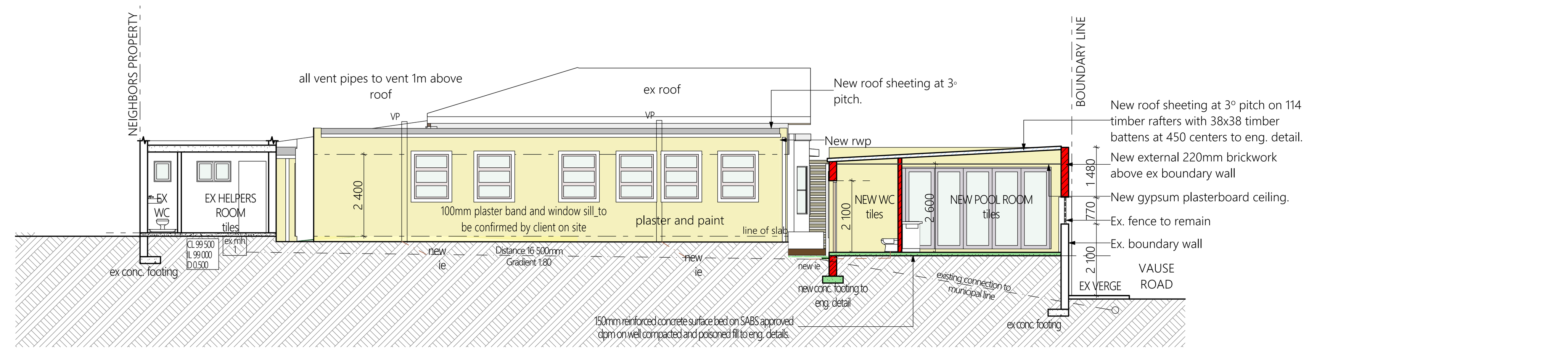
ELEVATIONS AND SECTIONS
SCALE 1:100



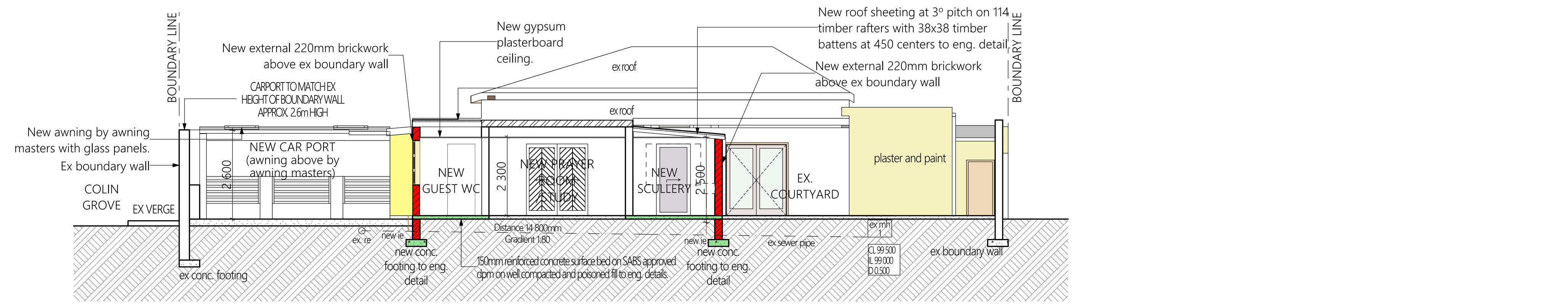
SOUTH EAST ELEVATION



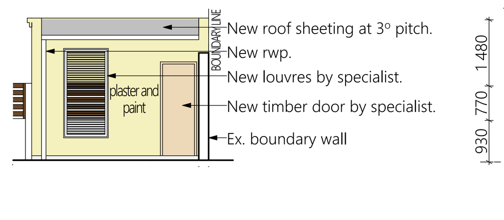
NORTH EAST ELEVATION



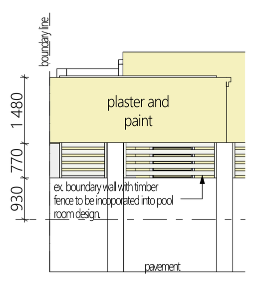
SOUTH WEST ELEVATION



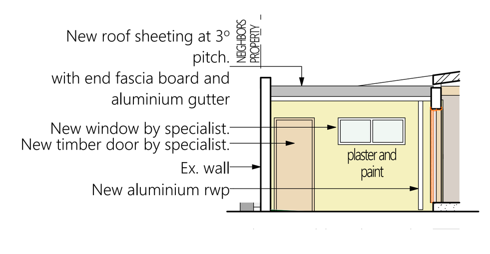
SECTION A-A AND PART NORTH WEST ELEVATION



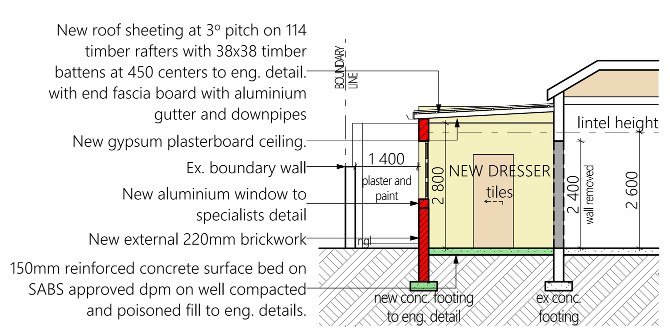
ELEVATION Y



ELEVATION X



ELEVATION Z



SECTION ON C-C

DOOR SCHEDULE SCALE 1:100

	D01	D02	D03	D04	D05	D06	D07	D08	G 01	G 02
Dimensions	500, 1500, 500 × 2 100	4 300 (860, 860) × 2 400	900 × 2 100	1 800 (900, 900) × 2 100	900 × 2 100	6 000 (860, 860) × 2 400	3 000 (1 500, 1 500) × 2 400	1 290 (900, 390) × 2 400	1 200 × 1 800, 100	1 400 × 1 800, 100
No of	1	1	3	1	4	1	1	1	1	1
Frame	Aluminium frame	Aluminium frame	Timber frame	Timber frame	Timber frame client to confirm scullery door option to be aluminium with mirror infill	Aluminium frame	Aluminium frame	Aluminium frame	Aluminium frame vertical infill slats	Aluminium frame vertical infill slats
Glazing	6mm toughened annealed safety glass	6mm toughened annealed safety glass	N/A	N/A	N/A	6mm toughened annealed safety glass	6mm toughened annealed safety glass	6mm toughened annealed safety glass		

ALL ALUMINIUM TO BE WHITE
ALL GLAZING TO COMPLY WITH SANS10400 PART N

WINDOW SCHEDULE SCALE 1:100

	W01	W02	W03	W04	W05
Dimensions	frosted glass in bathrooms; 1 000 × 1 300, 2 400, 1 100	650 × 1 000, 2 400, 600	1 000 × 2 000, 2 400, 400	1 500 × 900, 2 100	1 800 × 650, 2 100
No of	7	2	1	1	1
Frame	Top hung aluminium frame with fixed glazing panel	Top hung aluminium frame with fixed glazing panel	Aluminium frame with fixed aluminium louvres	sliding aluminium frame with fixed glazing panel	sliding aluminium frame with fixed glazing panel
Glazing	6mm toughened annealed safety glass	6mm toughened annealed safety glass	N/A	4mm toughened annealed safety glass	4mm toughened annealed safety glass

6

windows to have 100mm plasterbands and plastered sills

DEVIATIONS	
1	STAIR TO BE FILLED
2	PERGOLAS OMMITED
3	POOL REPOSITIONED
4	CAR PORT OMMITED
5	NEW ENTRANCE
6	VERANDAH ENCLOSED
7	EXTENTION TO DWELLING
8	NEW ENTERTAINMENT ROOM
10	NEW CARPORT
11	BATHROOM FITTING RECONFIGURED

NOTE: THESE STANDARD NOTES REFER TO COMPLIANCE WITH THE SANS 10400 -2010 CODE OF PRACTICE FOR THE APPLICATION OF THE NBR OR ITS LATEST REVISION

SCHEME : H3

PART A GENERAL PRINCIPLES AND REQUIREMENTS
· ALL REQUIREMENTS TO COMPLY WITH PART A
PART B STRUCTURAL DESIGN
· ALL STRUCTURAL DESIGN , IF NOT DESIGNED BY A COMPETENT PERSON, SHALL COMPLY WITH PART B
· ALL STRUCTURAL DESIGN AS PER RATIONAL DESIGN BY COMPETENT PERSON
PART C DIMENSIONS
· ALL DIMENSIONS OF ANY ROOM OR SPACE TO COMPLY WITH THE REQUIREMENTS OF PART C
PART D PUBLIC SAFETY
· ALL BALUSTRADING TO COMPLY WITH D4.2 & D1 (ANNEX A)
· ALL RAMPS AND DRIVEWAYS TO COMPLY WITH D4.3 & D3 (ANNEX A)
PART F SITE OPERATIONS
· ALL SITE OPERATIONS TO COMPLY WITH PART F
PART G EXCAVATIONS
· ALL EXCAVATIONS RELATING TO A BUILDING TO COMPLY WITH G4.1 & G4.2
· ALL EXCAVATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON
PART H FOUNDATIONS
· ALL FOUNDATIONS TO COMPLY WITH PART H
· ALL FOUNDATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON
PART J FLOORS
· ALL FLOORS TO COMPLY WITH (ANNEX A) J1
· ALL WATER RESISTANT FLOORS TO COMPLY WITH J4.2
· ALL CONCRETE FLOORS SLABS TO COMPLY WITH J4.4
· ALL FLOORS AS PER RATIONAL DESIGN BY COMPETENT PERSON
PART K WALLS
· ALL MASONRY WALLS TO COMPLY WITH K4.2 & K1 - K2 (ANNEX A)
· ALL LINTELS TO COMPLY WITH B1 (ANNEX B) PART K
· FIXING OF ROOF TO CONCRETE ELEMENTS TO COMPLY WITH K4.4 & K3 (ANNEX A)
· ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C) OF PART K
· ALL FIRE PERFORMANCE AND RESISTANCE OF WALLS TO COMPLY WITH K4.6 & K4 (ANNEX A)
· ALL STRUCTURAL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON
PART L ROOFS
· ALL ROOF ASSEMBLIES TO COMPLY WITH L4.1
· ALL WATERPROOFING AND COVERINGS TO PITCHED ROOFS TO COMPLY WITH L4.2
· ALL FLAT ROOFS TO COMPLY WITH L4.3
· THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY TO COMPLY WITH L4.5
· ROOF AS PER RATIONAL DESIGN BY COMPETENT PERSON
PART M STAIRWAYS
· ALL STAIRWAYS TO COMPLY WITH M4.1
· DIMENSIONS OF STAIRWAYS TO BE IN COMPLIANCE WITH M4.2
· ALL BALUSTRADING TO COMPLY WITH M4.3
· ALL MASONRY STAIRWAYS TO COMPLY WITH M4.4
· ALL TIMBER STAIRWAYS TO COMPLY WITH M4.5
· STAIRWAYS AS PER RATIONAL DESIGN BY COMPETENT PERSON
PART N GLAZING
· ALL GLAZING TO COMPLY WITH PART N4, N1(ANNEX A) AND AAAMSA REGULATIONS
· GLAZING & GLAZING STRUCTURE AS PER RATIONAL DESIGN BY COMPETENT PERSON
· ALL FRAMES TO BE POWDERCOATED ALUMINIUM
PART O LIGHTING & VENTILATION
· ALL LIGHTING AND VENTILATION TO COMPLY WITH PART O4.1
· ALL AREAS TO BE ARTIFICIALLY AND NATURALLY LIT TO COMPLY WITH PART O 4.2
· ALL NATURAL AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O 4.3
PART P DRAINAGE
· ALL PIPE JOINTS TO COMPLY WITH P4.2
· ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH P4.3, P4.4 & P4.5
· ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH P4.9
· ALL SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH P4.11
· ALL HYDRAULIC LOADING OF DRAINAGE INSTALLATIONS TO BE INSTALLED IN ACCORDANCE OF P4.12
· ALL DRAINAGE SYSTEMS TO COMPLY WITH P4.13
· ALL SIZING OF DISCHARGE PIPES TO COMPLY WITH P4.14
· ALL DRAIN SIZES SHALL COMPLY WITH P4.15
· ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH P4.16
· ALL SIZING OF VENTILATION PIPES TO COMPLY WITH P4.17
· ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN COMPLIANCE WITH P4.18
· DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH P4.19
· ALL TRAPS TO BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF P4.20
· GULLY TO COMPLY WITH REQUIREMENTS OF P4.21
· ALL DRAINS TO BE LAID IN ACCORDANCE WITH P4.22 & P4.23
· ALL DRAINAGE AS PER RATIONAL DESIGN BY COMPETENT PERSON
PART R STORMWATER DISPOSAL
· SIZES OF ROOF VALLEYS & GUTTERS TO COMPLY WITH RR3
· DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH RR4
· ALL STORMWATER DISPOSAL TO COMPLY WITH PART
· ALL STORMWATER AS PER RATIONAL DESIGN BY COMPETENT PERSON

SWIMMING POOL
· EARTH LEAKAGE RLELAY TO BE STORED IN CCT. PRECAUTIONS TO BE TAKEN IN REGARDS TO CONDENSTATION
POOL AREA TO BE COVERED WITH A NET WHEN NOT IN USE

AREA SCHEDULE	
SITE AREA	936 SQM
PERMITTED FAR	N/A
PERMITTED COV 50%	468 SQM
NEW AREA CALCULATION	
EX COVERAGE	372.12 SQM
OMMITED	
PADESTRIAN ENT	-4.73 SQM
GAZEBO	-8.51 SQM
NEW	
POOL ROOM	27.00 SQM
DWELLING EXT	61.40SQM
CARPORT - TEMP STRUCTURE	NIL
TOTAL	447.28SQM
EX FAR	364.52 SQM
NEW	
POOL ROOM	27.00SQM
REAR EXT-BEDROOM ENSUITES/ DRESSER/ PANTRY	43.31 SQM
ENT/LOUNGE/WC	24.46 SQM
SCULLERY	9.41 SQM
MAIN BEDROOM	10.00 SQM
TOTAL	478.70 SQM

OWNER: ZUBAIR MOTALA

ARCHITECT: Laila Tickley SACAP REG NO : 21560
THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

PROJECT
1 COLLIN GROVE
PROP NEW POOL, ENTERTAINMENT ROOM AND ADDS AND ALTS TO EXISTING SECTIONAL TITLE DWELLING ON PORTION 4 OF ERF 3225, MUSGRAVE DURBAN

TITLE
MUNICIPAL SUBMISSION

JOB NO.	DATE	DRAWN
LTK84	07/06/2021	LT/RR
DRAWING NO.	REVISION NO.	SCALE
LTK84_D01		as shown

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