



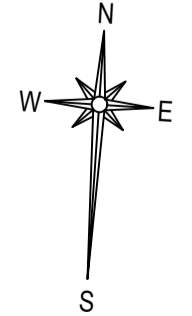
MARINE VIEW AVENUE

PROPOSED ADDITIONS
PTN 7 OF ERF 105 DURBAN NORTH
P.NO. 105

EXISTING GARAGE & OUTBUILDING

PTN 6 OF ERF 105 DURBAN NORTH
P.NO.97

SITE PLAN
SCALE 1: 100



GENERAL NOTES:

- BUILDING OCCUPATION CLASSIFICATION - H4
- BOUNDARY BEACONS TO BE EXPOSED AND DEMARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO UNWRITTEN DIMENSIONS.
- AUTHOR TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL WORK TO COMPLY WITH NATIONAL BUILDING REQUIREMENTS.
- ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH ENGINEER'S DETAILS.
- GLAZING TO COMPLY WITH PART 'N' AND XA SANS 10400 FOUNDATIONS, FLOOR SLABS, WALLS AS PER PROFESSIONAL ENGINEER'S DETAILS

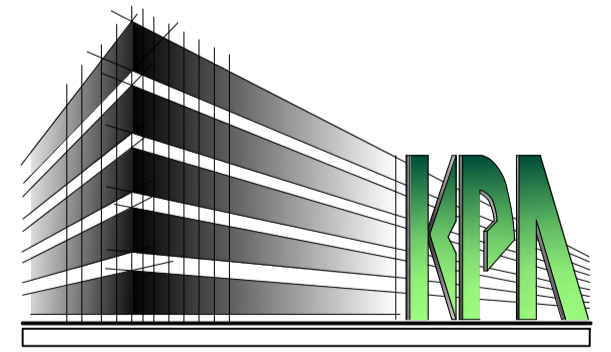
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- IF STORMWATER GRID AND SUMPS ARE ON VEHICULAR TRAFFIC ROUTES THEY NEED TO BE HEAVY DUTY.
- ALL PIPES UNDER SLAB TO A FALL OF 1:60.
- IE'S TO ALL BENDS AND JUNCTIONS.
- SOIL PIPES TO BE 110MM DIA.
- WASTE PIPES FROM FITMENT TO BE 50MM DIA.
- ALL PLUMBING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL AUTHORITY, NATIONAL BUILDING REQUIREMENTS .

SCHEDULE OF AREAS:

SITE AREA	998.00 SQ.M
PERMITTED FAR	N/A SQ.M
EXISTING FAR	214.88 SQ.M
PROPOSED FAR	216.72 SQ.M
TOTAL FAR	431.60 SQ.M
PERMITTED COVERAGE (50%)	499.00 SQ.M
EXISTING COVERAGE	214.58 SQ.M
PROPOSED COVERAGE	26.90 SQ.M
TOTAL COVERAGE	241.48 SQ.M

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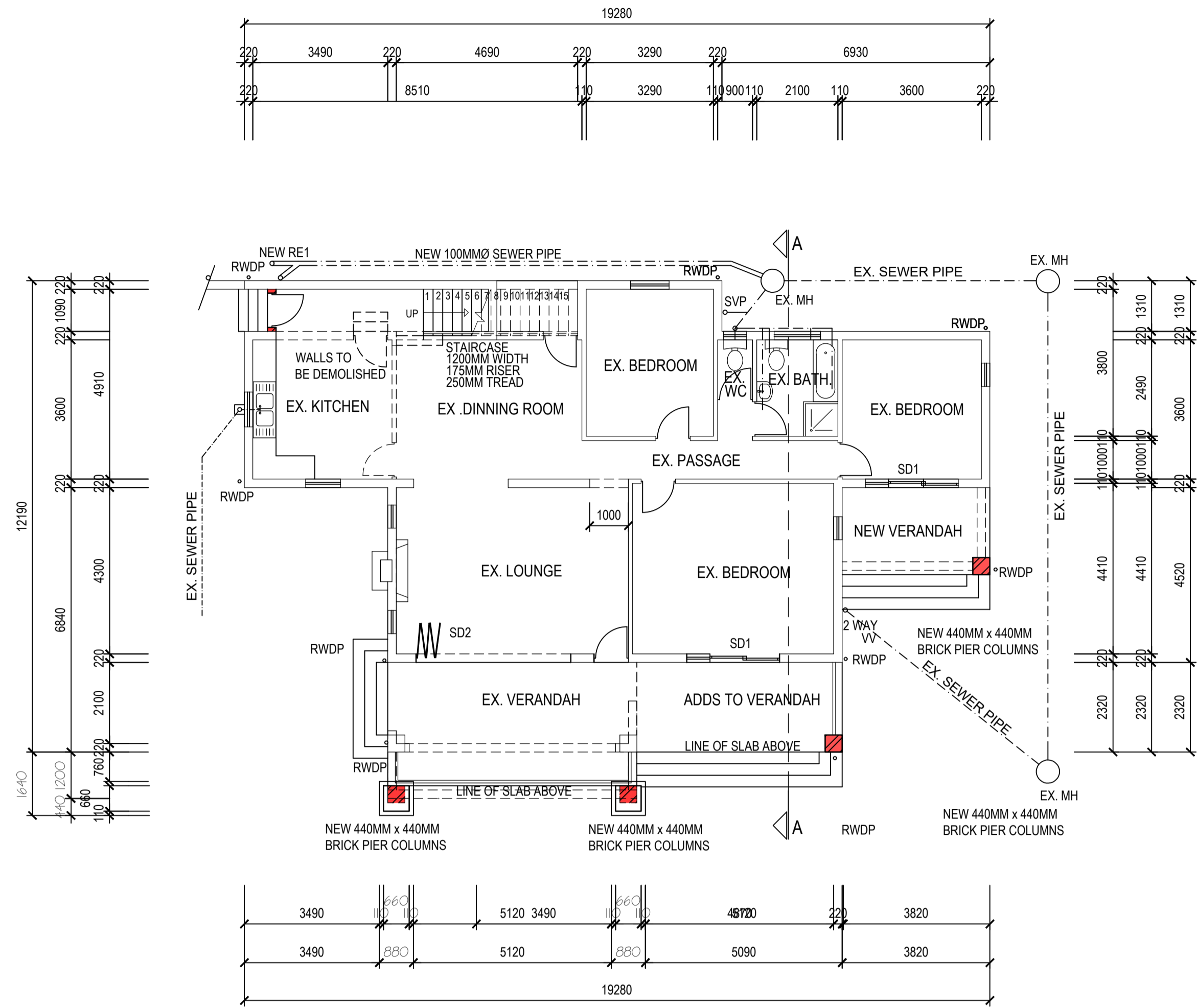
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RIDGEVIEW GARDENS RIDGEVIEW GARDENS
CATO MANDR 4138
TEL : 031 261 6056
CELL : 082 451 8099
EMAIL : KARANA@KPACONS.CO.ZA

PROPOSED ADDITIONS AND ALTERATIONS
FOR MR M. DEVNATH
ON PORTION 7 OF ERF 105 DURBAN NORTH
AT 105 MARINE VIEW AVENUE

SCALE:1:100 DRAWN : M.N DATE : 28/03/2021

SITE PLAN DRAWING NO. 210328/1

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GROUND FLOOR PLAN

SCALE 1: 100

GENERAL NOTES:

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- AUTHOR TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL WORK TO COMPLY WITH NATIONAL BUILDING REQUIREMENTS.
- ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH ENGINEER'S DETAILS.
- GLAZING TO COMPLY WITH PART 'N' AND XA SANS 10400
- ALL LIGHTING TO BE LED'S OR CFL'S



- #### SEWER, STORMWATER AND WATER NOTES:
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 - IE'S TO ALL BENDS AND JUNCTIONS.
 - SOIL PIPES TO BE 110MM DIA.
 - WASTE PIPES FROM FITMENT TO BE 50MM DIA.
 - ALL PLUMBING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL AUTHORITY, NATIONAL BUILDING REQUIREMENTS AND ENGINEERS DETAILS.
 - FOUNDATIONS, FLOOR SLABS, WALLS AND STORMWATER MANAGEMENT AS PER PROFESSIONAL ENGINEER'S DETAILS

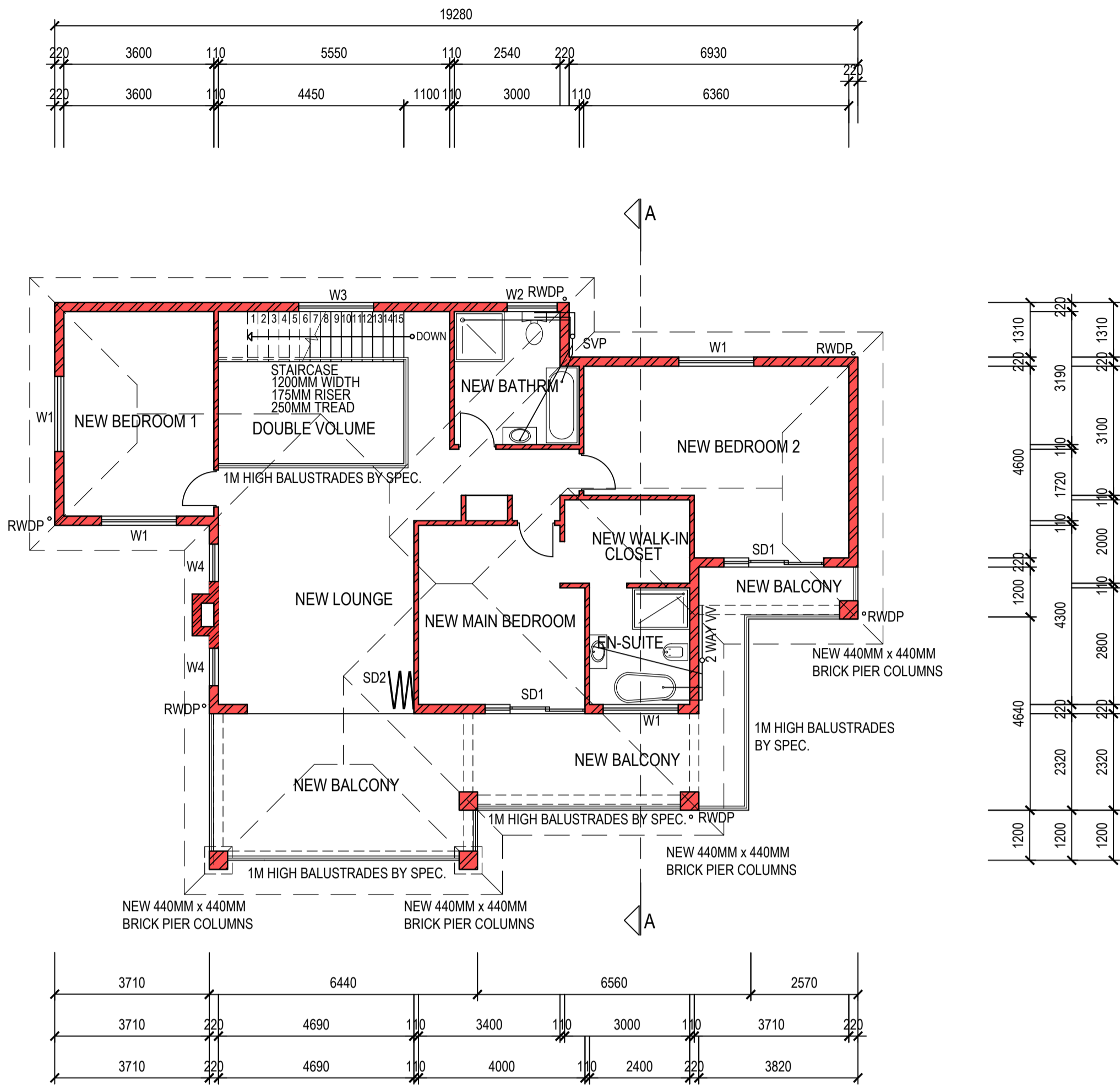
WINDOW SCHEDULE

	1800	1200	1800	900	2400	3310
UNDER LINTEL	1200	900	1000	1200	2100	2100
TOP OF SLAB						

WINDOW NO	W1	W2	W3	W4	SD1	SD2
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
GLAZING MATERIAL	MONO ANNEALED GLASS	OBSCURE GLASS TSG	TSG	TSG	TSG	TSG
NO. OF SIDES SUPPORTED	4	4	4	4	4	4
GLAZING PANE - MIN. THICKNESS	4MM	4MM	4MM	4MM	4MM	4MM
GLAZING PANE - MAX. AREA	1.5 SQ.M	1.9 SQ.M	1.9 SQ.M	1.9 SQ.M	1.9 SQ.M	1.9 SQ.M

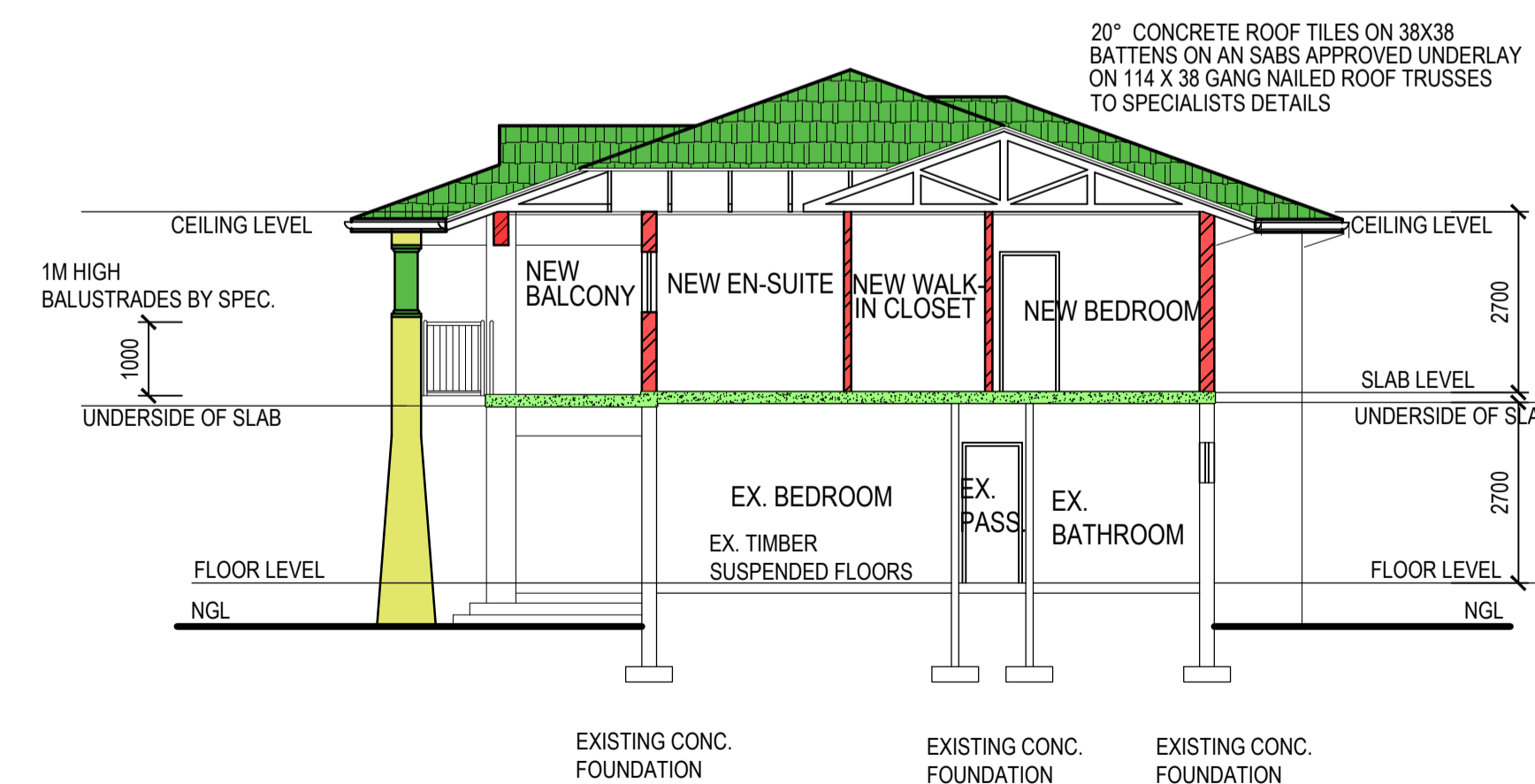
THE PANES OF ALL SAFETY GLASS MATERIAL SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION.

FENESTRATION ALLOWANCE <= 20% OF FAR
20% OF 378.36 = 75.67m
FENESTRATION AREA = 61.36m (16.22%)
FENESTRATION IS WITHIN 20% ALLOWANCE



FIRST FLOOR PLAN

SCALE 1: 100



SECTION A-A

SCALE 1: 100

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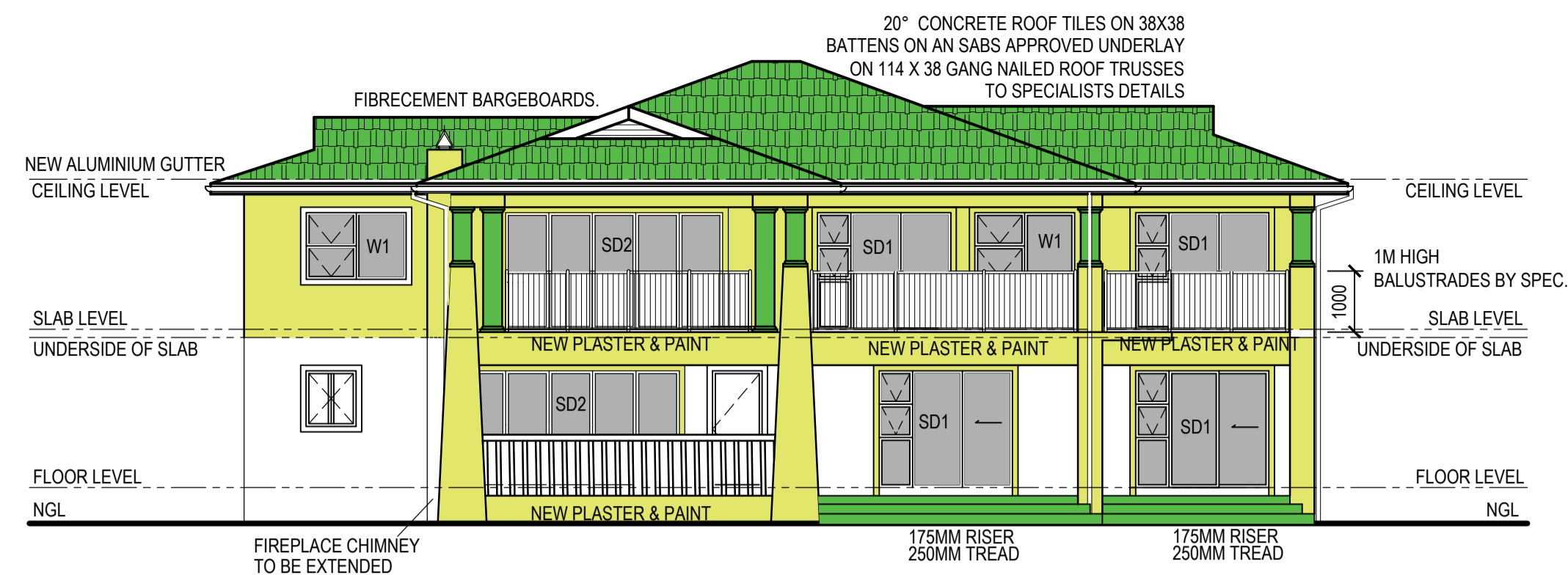
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RIDGEVIEW GARDENS
CATO MANOR
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CELL : 082 451 8099
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PROPOSED ADDITIONS AND ALTERATIONS FOR MR M. DEVNATH ON PORTION 7 OF ERF 105 DURBAN NORTH AT 105 MARINE VIEW AVENUE

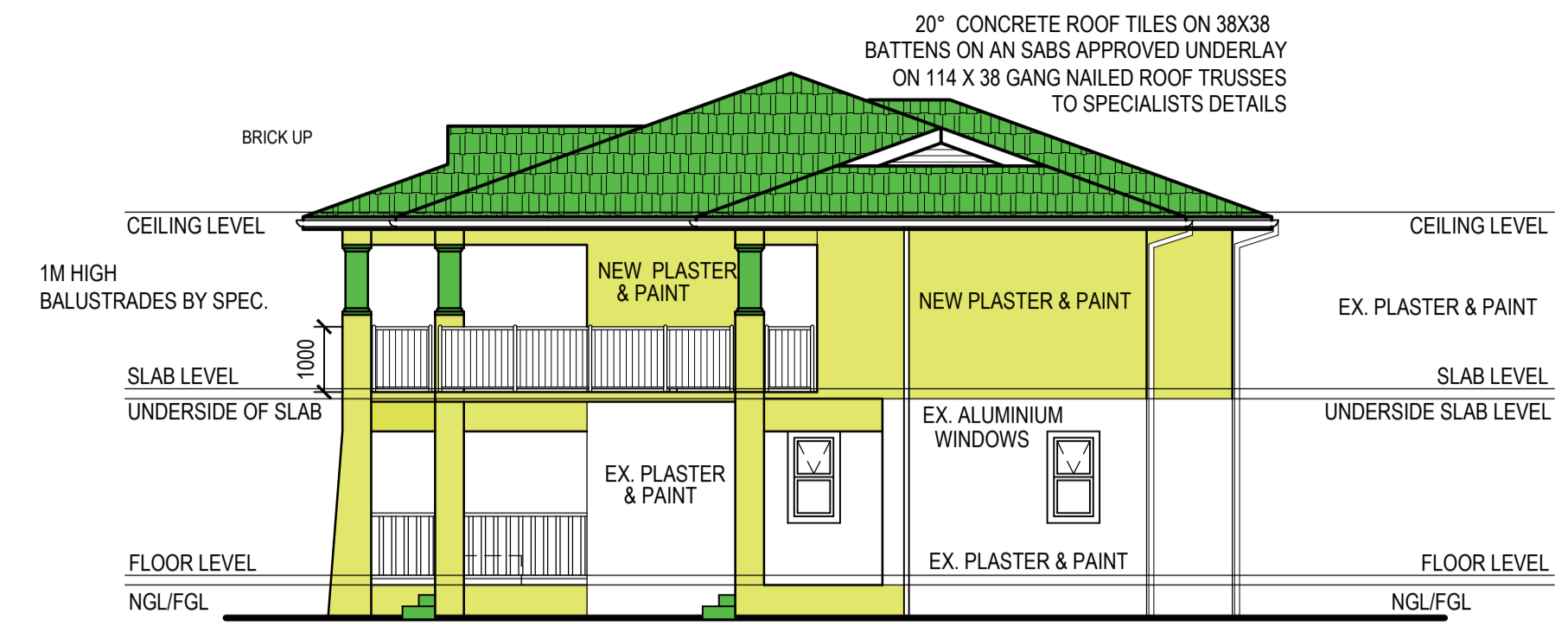
SCALE:1:100 DRAWN : M.N DATE : 28/03/2021

FLOOR PLAN AND SECTION | DRAWING NO. 210328/2

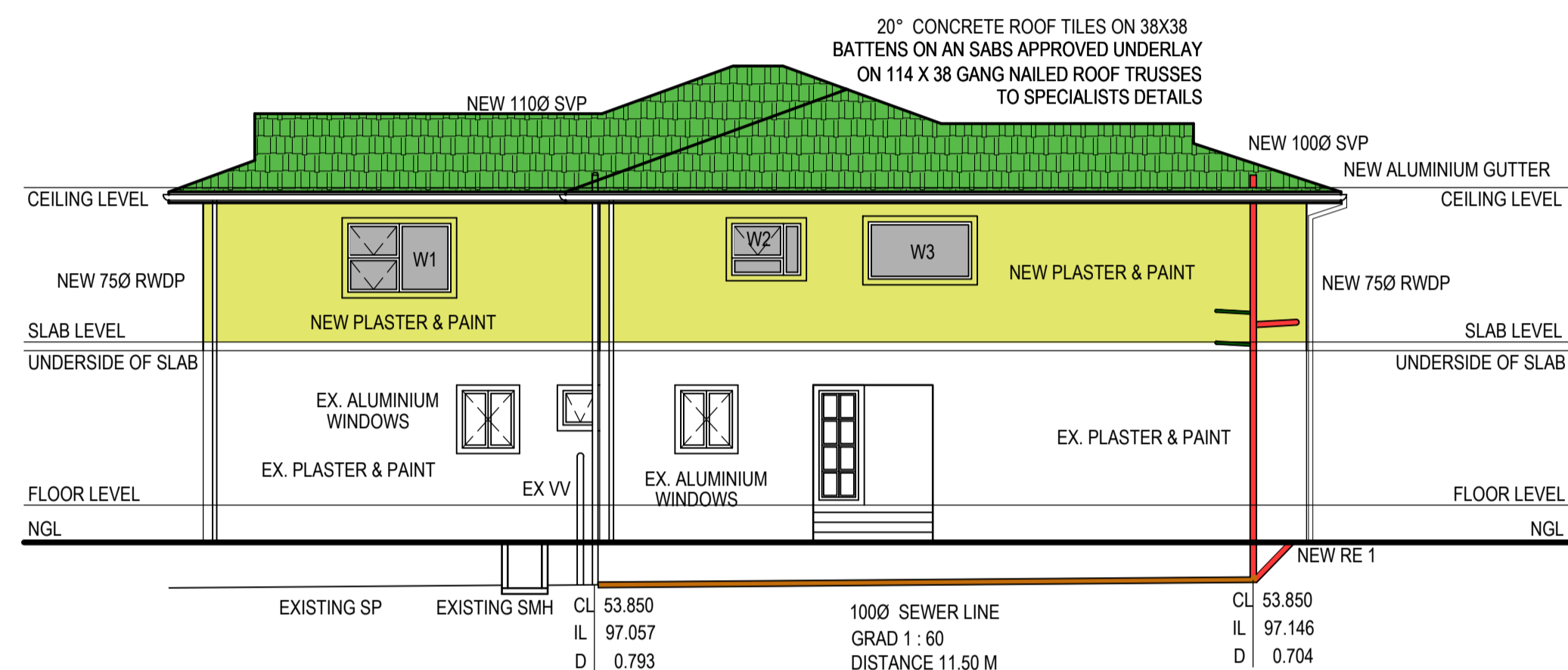
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SOUTH EAST ELEVATION
SCALE 1: 100



SOUTH WEST ELEVATION
SCALE 1: 100



NORTH WEST ELEVATION
SCALE 1: 100

WINDOW SCHEDULE

WINDOW NO.	W1	W2	W3	W4	SD1	SD2
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
GLAZING MATERIAL	MONO ANNEALED GLASS	OBSCURE GLASS TSG	TSG	TSG	TSG	TSG
NO. OF SIDES SUPPORTED	4	4	4	4	4	4
GLAZING PANE - MIN. THICKNESS	4MM	4MM	4MM	4MM	4MM	4MM
GLAZING PANE - MAX. AREA	1.5 SQ.M	1.9 SQ.M	1.9 SQ.M	1.9 SQ.M	1.9 SQ.M	1.9 SQ.M

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FENESTRATION
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20% OF 378.36 = 75.67m
FENESTRATION AREA = 61.36m (16.22%)
FENESTRATION IS WITHIN 20% ALLOWANCE

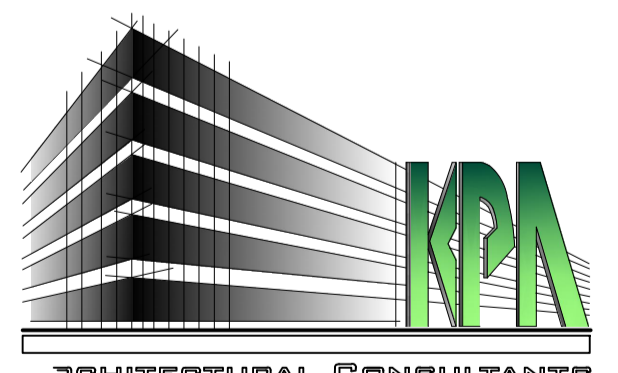
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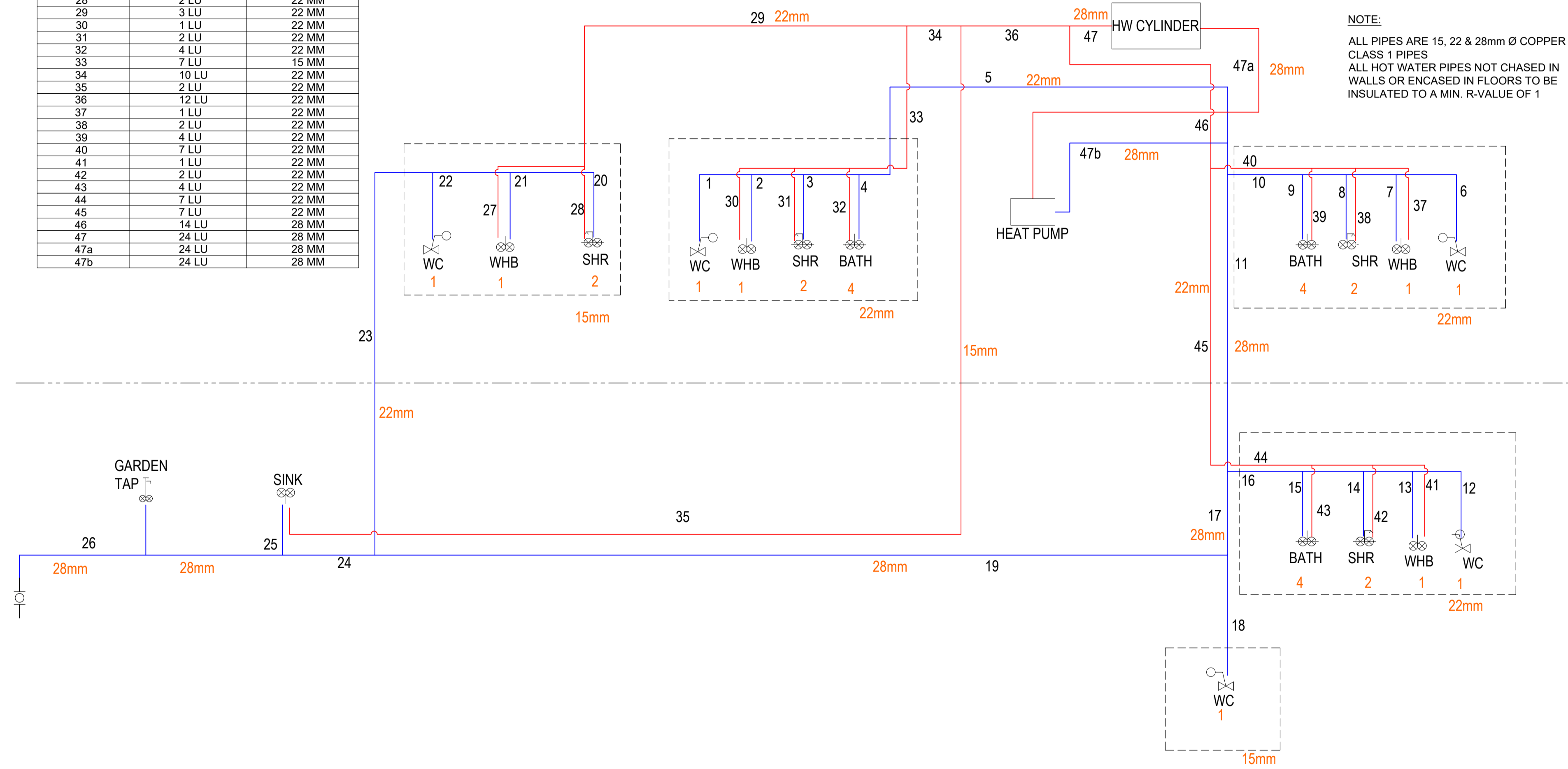
PROPOSED ADDITIONS AND ALTERATIONS
FOR MR M. DEVNATH
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AT 105 MARINE VIEW AVENUE

SCALE:1:100 DRAWN : M.N DATE : 28/03/2021

ELEVATIONS DRAWING NO. 210328/3

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LENGTH NO.	LOADING UNITS	PIPE DIAMETER
1	1 LU	22 MM
2	1 LU	22 MM
3	2 LU	22 MM
4	4 LU	22 MM
5	8 LU	22 MM
6	1 LU	22 MM
7	1 LU	22 MM
8	2 LU	22 MM
9	4 LU	22 MM
10	8 LU	22 MM
11	16 LU	28 MM
12	1 LU	22 MM
13	1 LU	22 MM
14	2 LU	22 MM
15	4 LU	22 MM
16	8 LU	22 MM
17	24 LU	28 MM
18	1 LU	15 MM
19	25 LU	28 MM
20	2 LU	15 MM
21	1 LU	15 MM
22	1 LU	15 MM
23	2 LU	22 MM
24	29 LU	28 MM
25	31 LU	28 MM
26	36 LU	28 MM
27	1 LU	15 MM
28	2 LU	22 MM
29	3 LU	22 MM
30	1 LU	22 MM
31	2 LU	22 MM
32	4 LU	22 MM
33	7 LU	15 MM
34	10 LU	22 MM
35	2 LU	22 MM
36	12 LU	22 MM
37	1 LU	22 MM
38	2 LU	22 MM
39	4 LU	22 MM
40	7 LU	22 MM
41	1 LU	22 MM
42	2 LU	22 MM
43	4 LU	22 MM
44	7 LU	22 MM
45	7 LU	22 MM
46	14 LU	28 MM
47	24 LU	28 MM
47a	24 LU	28 MM
47b	24 LU	28 MM



NOTE:
 ALL PIPES ARE 15, 22 & 28mm Ø COPPER CLASS 1 PIPES
 ALL HOT WATER PIPES NOT CHASED IN WALLS OR ENCASED IN FLOORS TO BE INSULATED TO A MIN. R-VALUE OF 1

WATER RETICULATION LEGEND			
	WATER METER (WM)		OPEN / CLOSED SOLENOID VALVE
	AIRVENT		VACUUM PRESSURE
	3 WAY DIVERTING VALVE		400V 3PH 50 CYCLE POWER SUPPLY AND ISOLATOR
	BUTTERFLY VALVE		220V 3PH 50 CYCLE PLUG POINT
	ALPHA FRESE VALVE		TRAPPED DRAIN
	REDUCER		GEYSER
	NON-RETURN VALVE		SHOWER (SHR)
	THERMOMETER		WASH HAND BASIN (WHB)
	LOW TEMP STAT		BATH
	BINDER FITTING		TOILET (WC)
	FLOW SWITCH		GARDEN TAP
	FLANGE / UNION		COLD WATER SUPPLY
	SOLENOID VALVE		HOT WATER SUPPLY

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PROPOSED ADDITIONS AND ALTERATIONS FOR MR M. DEVNATH ON PORTION 7 OF ERF 105 DURBAN NORTH AT 105 MARINE VIEW AVENUE

SCALE:1:100 DRAWN : M.N DATE : 28/03/2021

WATER RETICULATION DRAWING NO. 210328/4

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