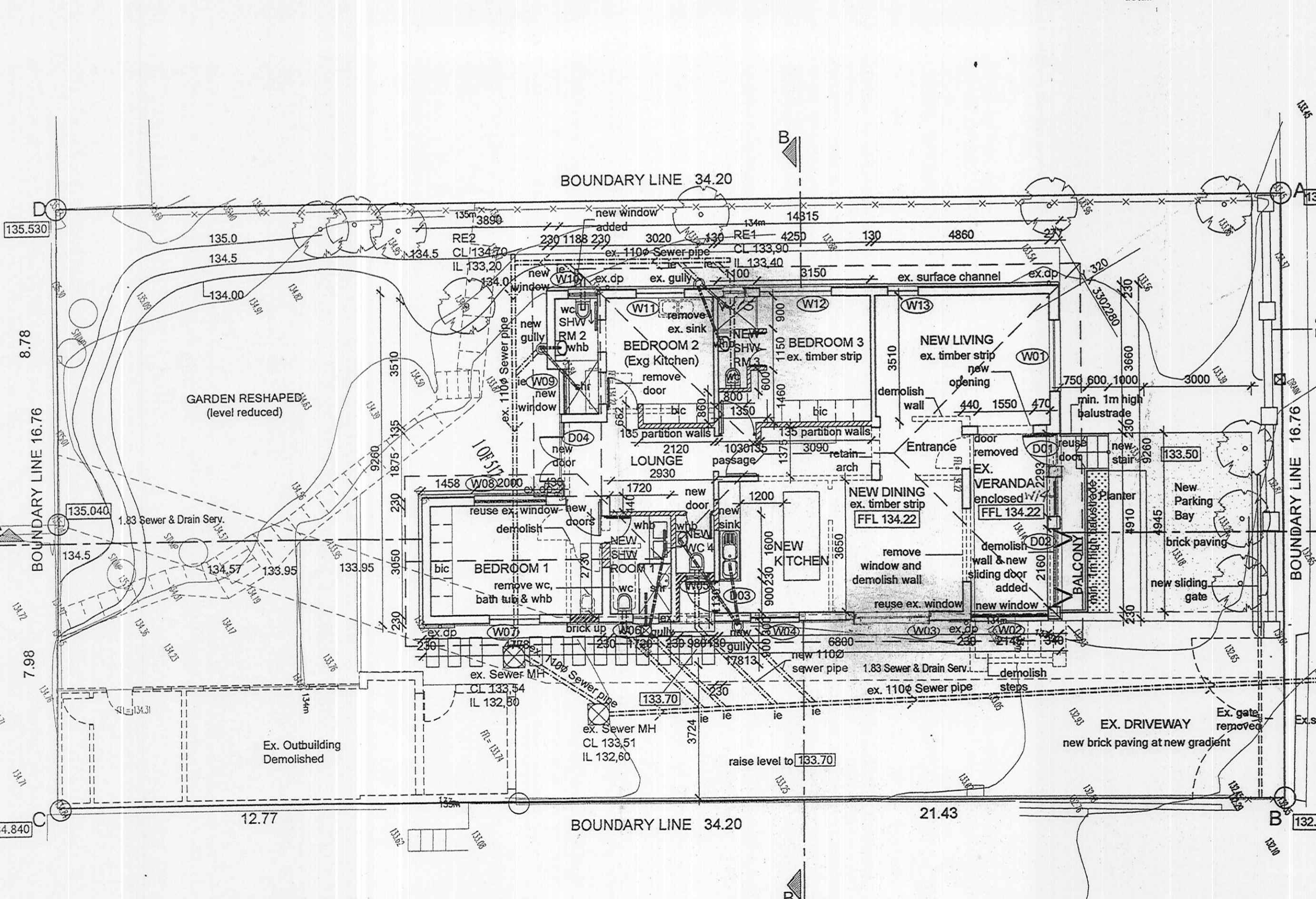
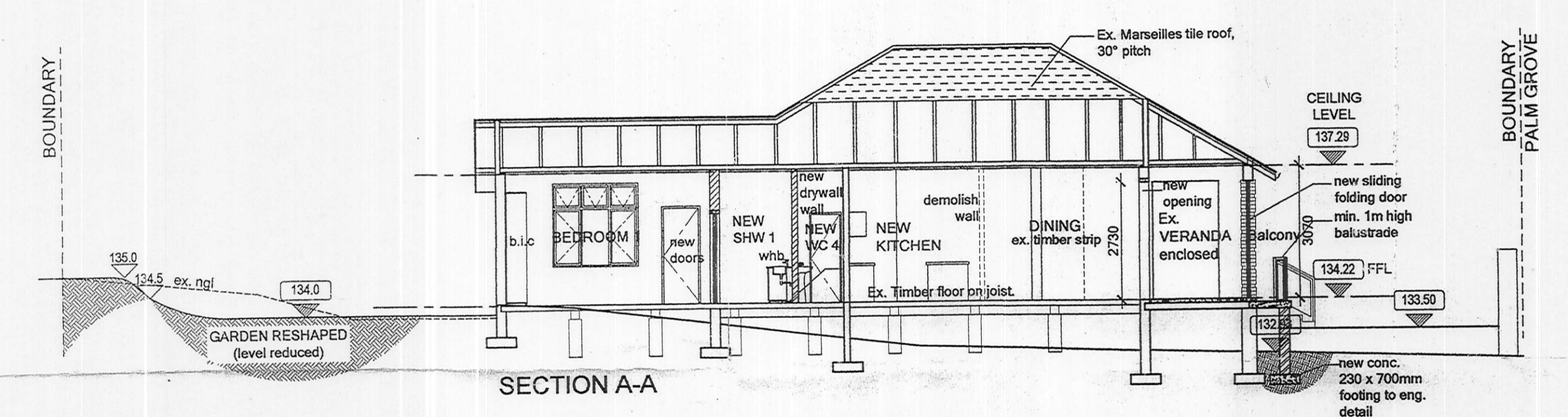
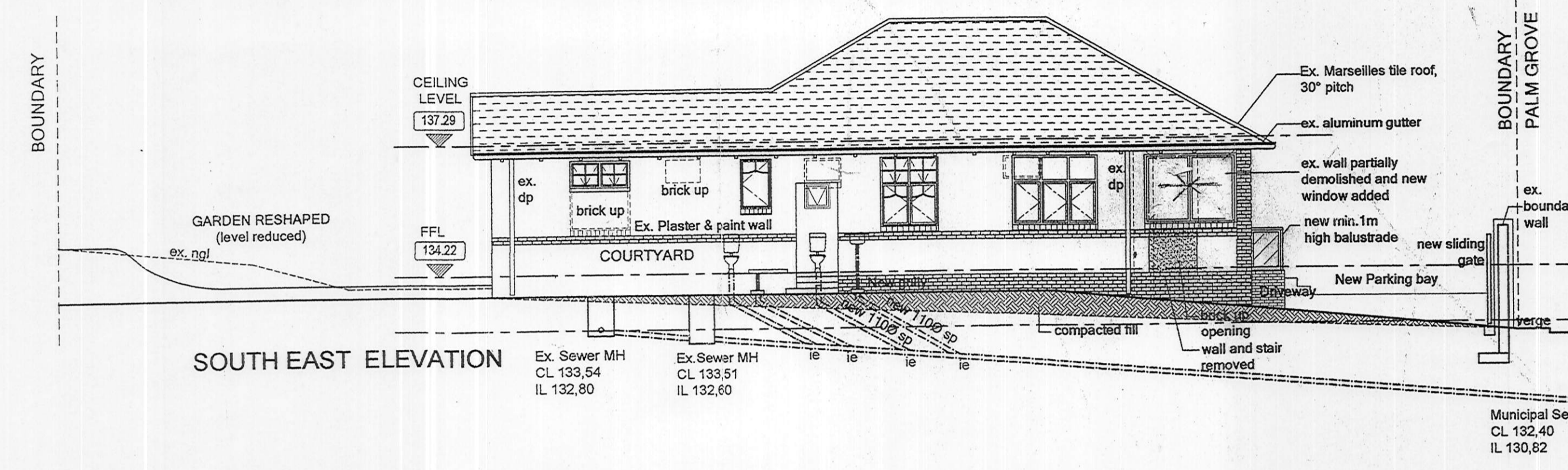
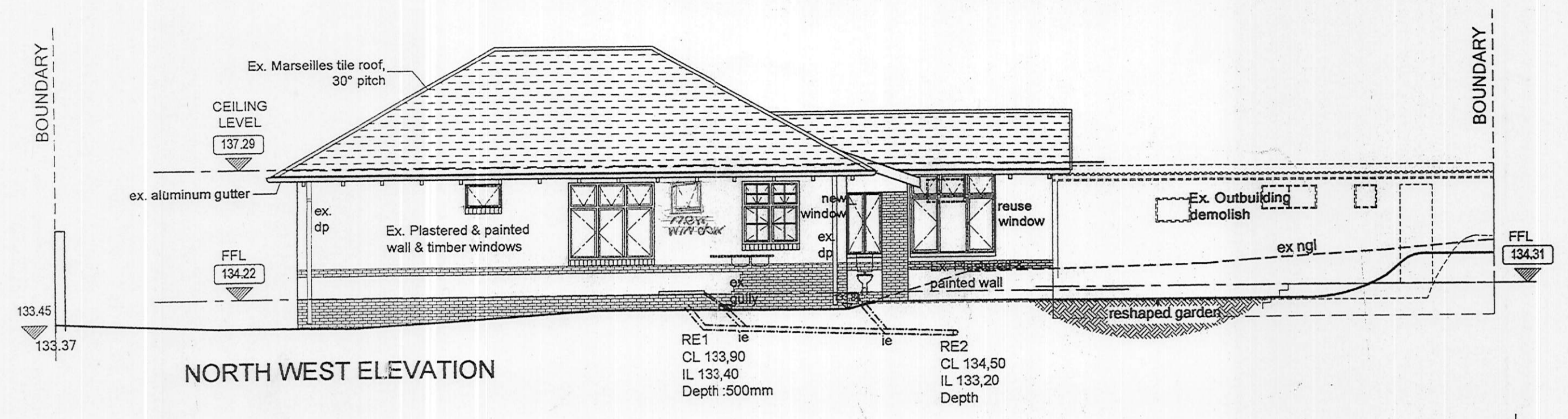
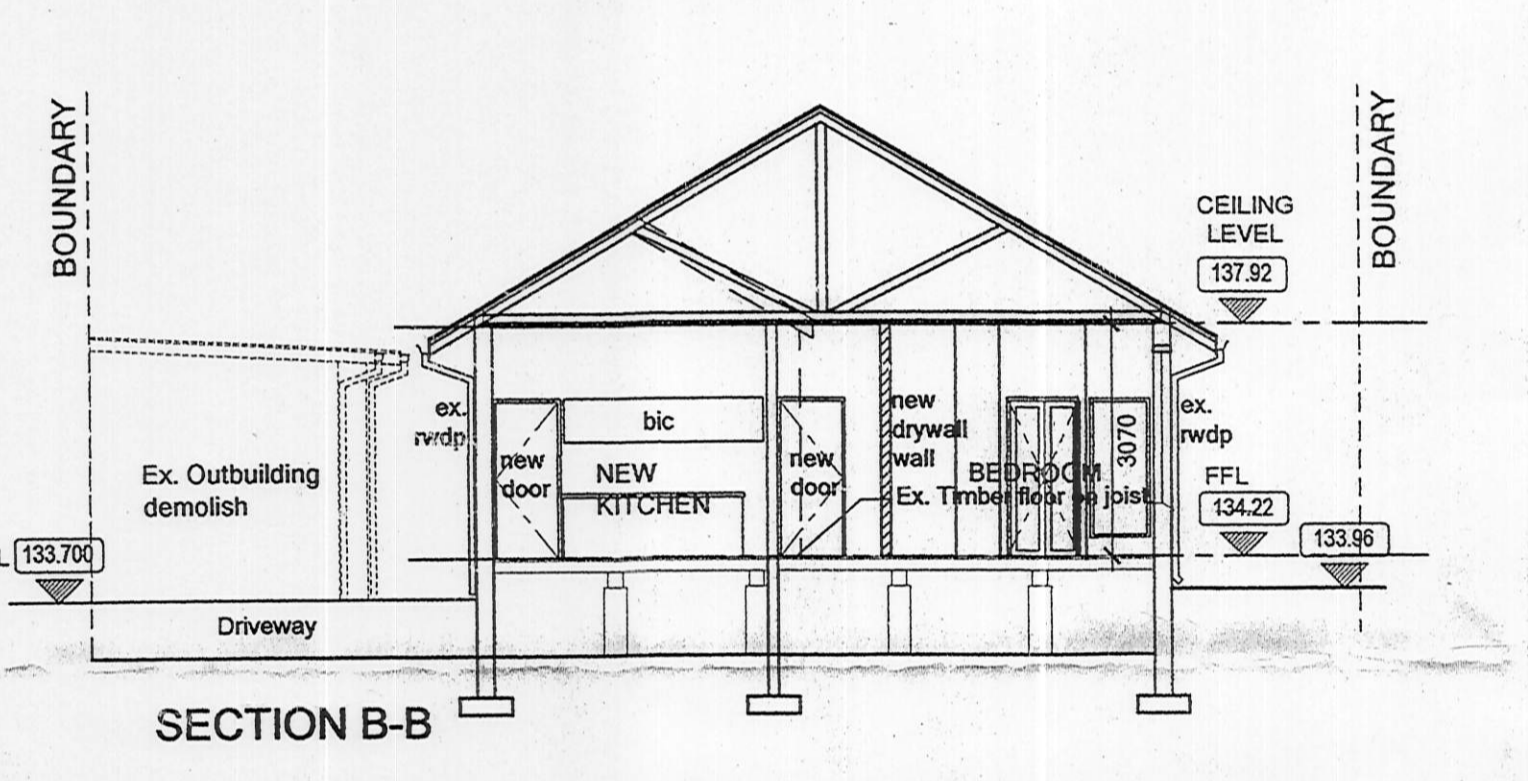
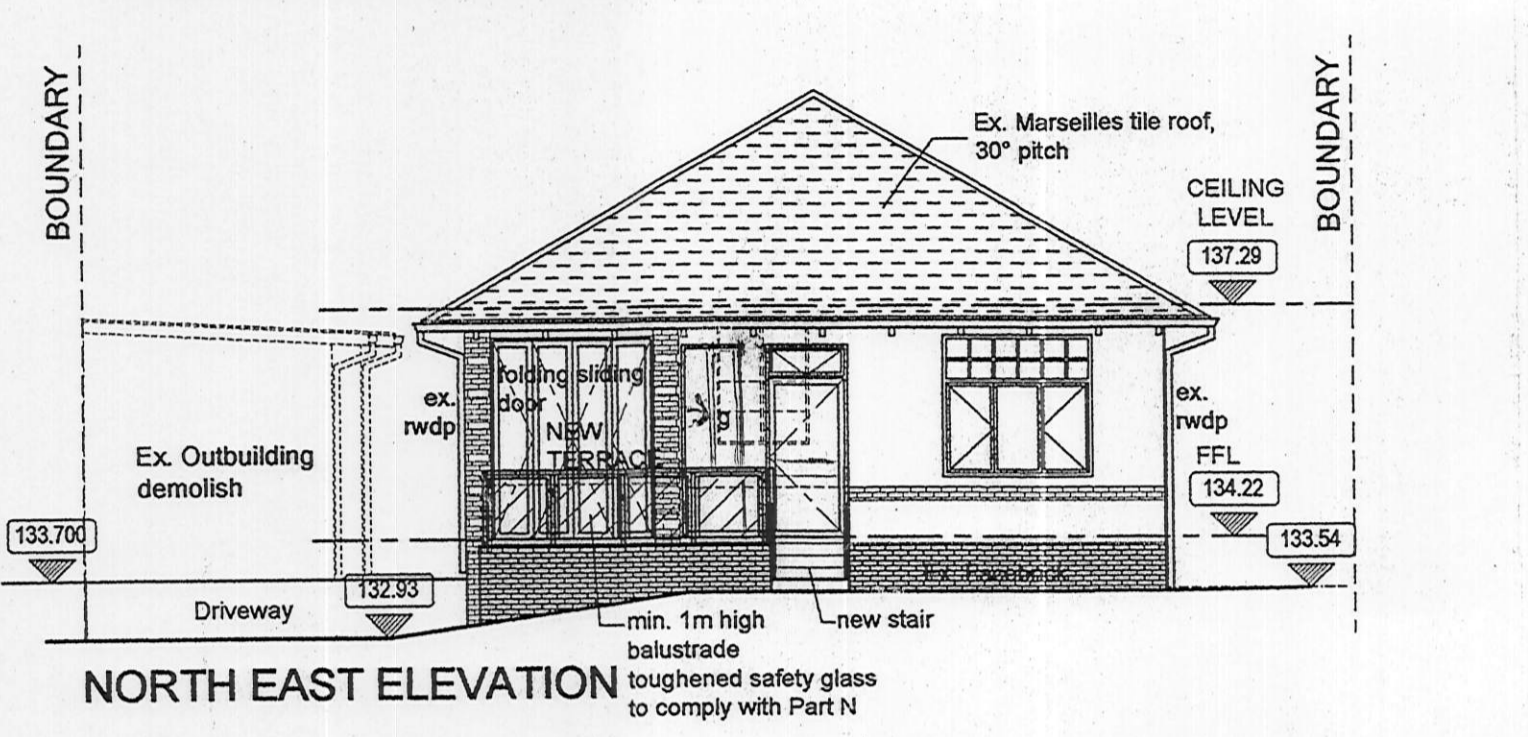
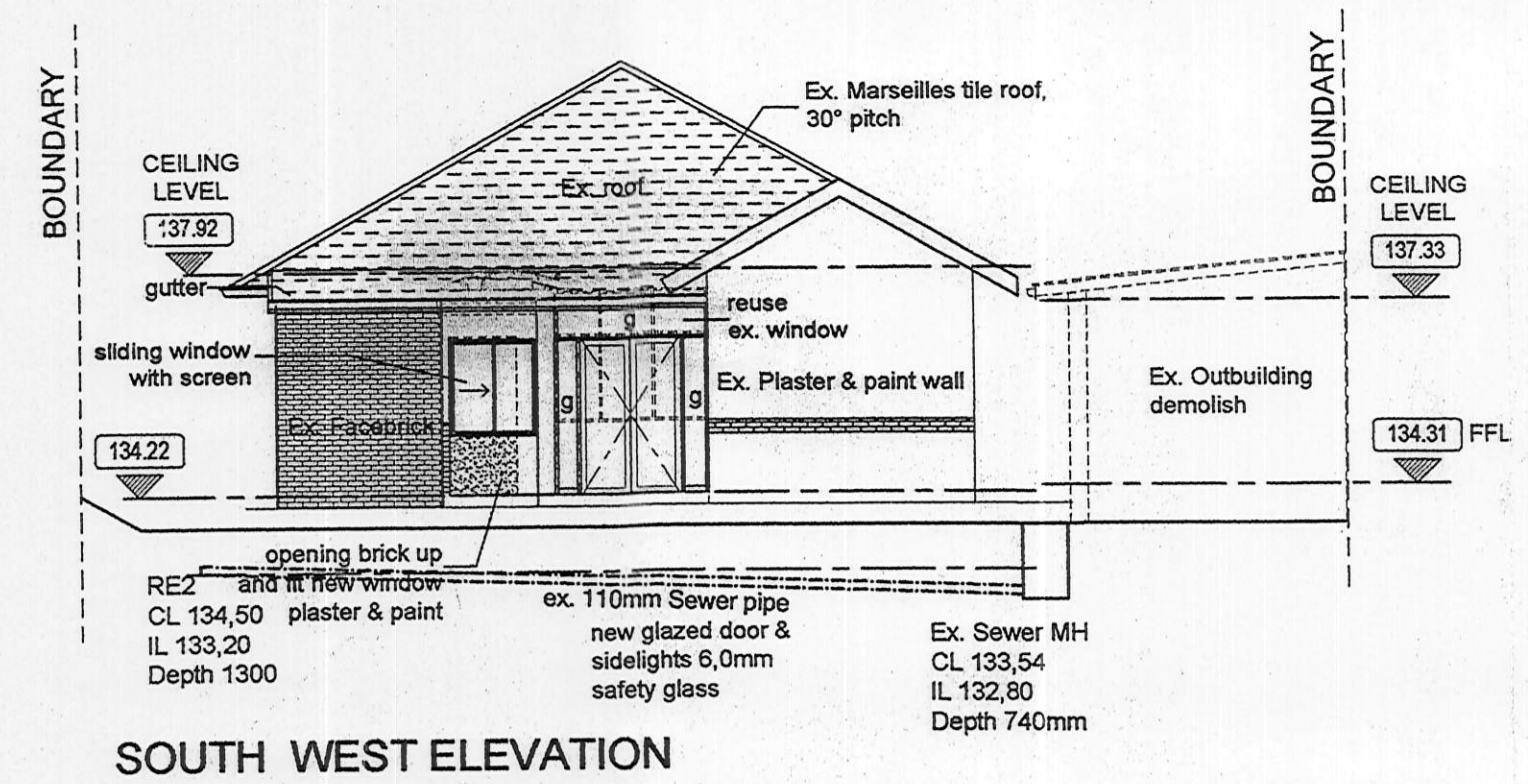


**BUILDING APPLICATION**  
 APPROVED in terms Sec. 7 of the Municipal Planning Regulations and Building Standards Act No. 1977  
 2019-02-11  
 DATE: This plan is approved on the part of the LOCAL AUTHORITY herein.  
 Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date unless the erection of the building in terms of NBR Act 1931977 is commenced.

**ENCROACHMENTS INTO OVER SERVITUDES**  
 No construction work undertaken by the owner which "to" encroaches upon a Municipal servitude is undertaken unless the owner's risk. Any authority of the council thereon shall not be a waiver of the Municipality's right in respect of such servitude.  
 Providing benches to locate the exact position of Municipal servitudes to be done before any building work is undertaken and is the responsibility of the applicant.  
 No concrete hardening is permitted over servitude areas



**SITE PLAN / GROUND STOREY PLAN**  
 SITE DESCRIPTION PORTION 1 OF ERF 517 BRICKFIELD



**11 PALM GROVE**

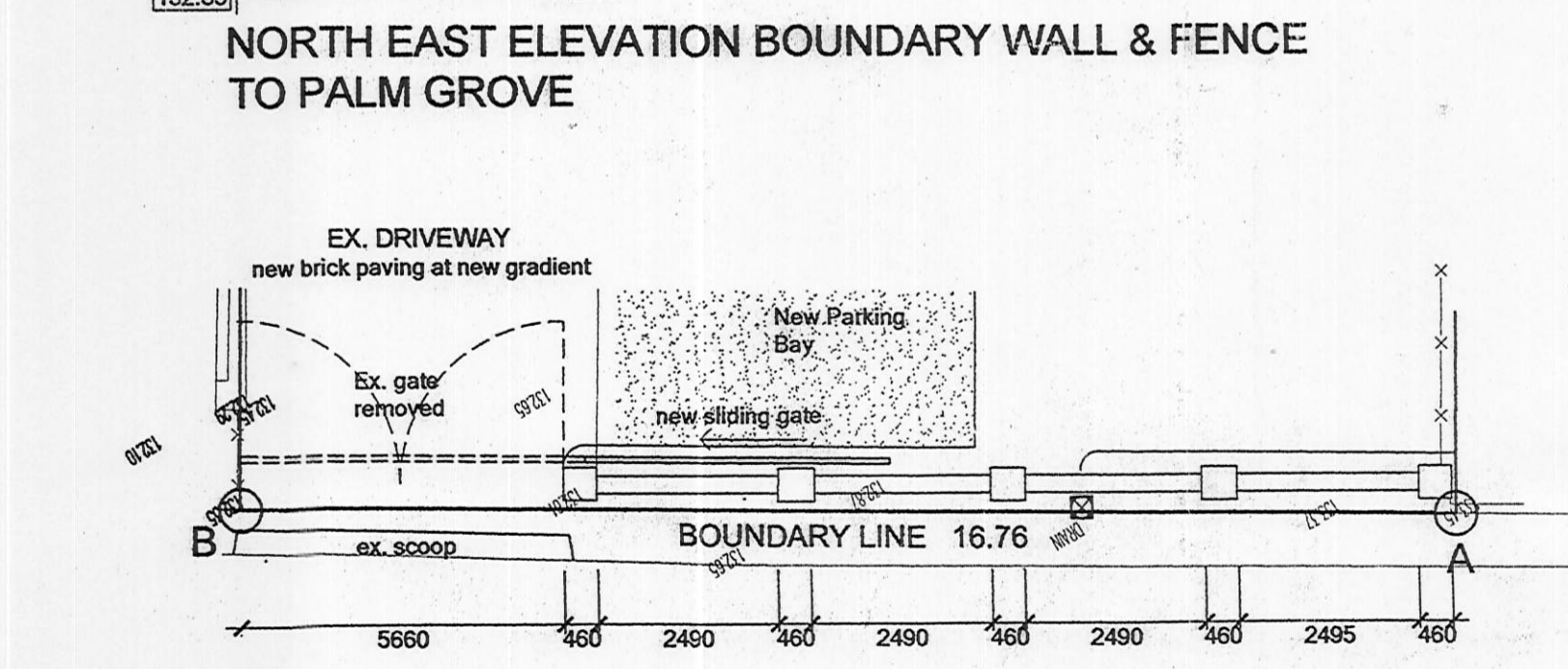
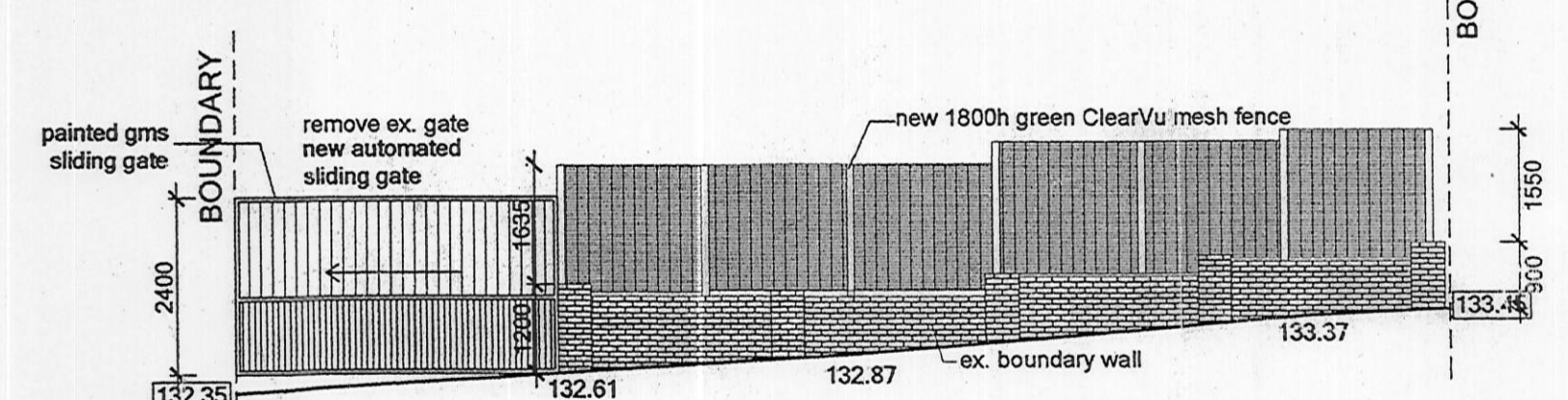
**AREA SCHEDULE**

Site Description	Portion 1 of Erf 517 Brickfield
Area	571 m <sup>2</sup>
Zoning	Special Residential 60
PAR	Permissible (2 storeys) 456 m <sup>2</sup>
PROPOSED PAR	
EXISTING PAR	Residence 143 m <sup>2</sup>
PROPOSED PAR	Outbuilding demolished 143 m <sup>2</sup>
TOTAL PAR	143 m <sup>2</sup>
COVERAGE	Permissible (40%) 228 m <sup>2</sup>
PROPOSED COVERAGE	EXISTING COVERAGE 186 m <sup>2</sup>
PROPOSED COVERAGE	143 m <sup>2</sup>

**Partition Note:** All new partition walls to be RhinoWall 102mm x 34mm DOWN UltraSteel Stud at 600 centres with 15mm Fire stop RhinoBoard with sound seal Secured to floor with 102mm Cavitybatt insulation

**Glazing Note:** Glazing to comply with SANS 10400 Part N  
 Glazed doors & shower room windows, 6,0mm toughened safety glass  
 Shower doors & screens 6,0mm toughened safety glass

**Balustrade Note:** 1m high balustrade 12mm toughened safety glass in aluminum frame to comply with Part N



ARCHITECT  
 1012, NO. 11, ARCH-2011 P. EMMETT  
 JAMES

PROJECT:  
**11 PALM GROVE, ALTERATIONS AND ADDITIONS TO HOUSE FOR**  
 DGS HOLDINGS AND INVESTMENTS (PTY) LTD  
 On Portion 1 of Erf 517 Brickfield

**GROUND STOREY PLAN, ELEVATIONS & SECTIONS**

SCALE - 1:100  
 DATE - 05-09-2018  
 DWG. No. - 01804/ 01  
 REV. No. - B

**Emmett : Emmett**  
 ARCHITECTS  
 362 LILIAN NGOYI (WINDERMERE) ROAD, DURBAN 4001.  
 TEL. (031) 312 6498, FAX (031) 303 5229 E-MAIL emmettaro@gmail.com