

DEVELOPMENT SCHEDULE	
ZONING (LAND USE)	SPECIAL RESIDENTIAL 400
ZONING (CLIMATIC ZONE)	ZONE 5
BUILDING CLASSIFICATION	H4
SITE AREA	919,00m ²
PERMISSIBLE F.A.R	N/A
PERMISSIBLE COVERAGE	50%
F.A.R	459,50m ²
EXISTING F.A.R	138,33m ²
PROPOSED F.A.R	3m ²
TOTAL NEW F.A.R	146,33m²
EXISTING COVERAGE	138,33m ²
PROPOSED COVERAGE	36,66m ²
TOTAL NEW COVERAGE	174,99m²

COMPLIANCE IN RESPECT OF THE SOUTH AFRICAN NATIONAL STANDARDS FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS AND STANDARDS ACT NO. 103 OF 1977

PART A SANS 10400 - GENERAL PRINCIPLES AND REQUIREMENTS

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART A WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART A OF THE NATIONAL BUILDING REGULATIONS.

PART B SANS 10400 - STRUCTURAL DESIGN

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART B WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART B OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS PERTAINING TO STRUCTURAL DESIGN CONTAINED IN PART B OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED, SUBJECT TO BUILDINGS IN DOLOMITE LAND COMPLYING WITH THE REQUIREMENTS OF 4.4, WHERE THE STRUCTURAL SYSTEM OF THE BUILDING:
 - (a) IS THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT BY A COMPETENT PERSON IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2
 - (b) IS THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT BY A COMPETENT PERSON IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2

PART C SANS 10400 - DIMENSIONS

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART C WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART C OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS CONTAINED IN PART C OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE DIMENSIONS OF ANY ROOM OR SPACE COMPLY WITH THE REQUIREMENTS OF 4.2, 4.3 & 4.4.

PART D SANS 10400 - PUBLIC SAFETY

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART D WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART D OF THE NATIONAL BUILDING REGULATIONS.

PART E SANS 10400 - SITE OPERATIONS

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART E WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART E OF THE NATIONAL BUILDING REGULATIONS.
- THE REQUIREMENTS OF THE FUNCTIONAL REGULATION F11 CONTAINED IN PART F OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE PROVISION OF SANITARY FACILITIES COMPLIES WITH THE REQUIREMENTS OF 4.2 & THE MEANS OF PROTECTION AGAINST SUBTERRANEAN TERMITE ACTIVITY, WHERE REQUIRED, COMPLIES WITH THE REQUIREMENTS OF 4.3.

PART F SANS 10400 - LIGHTING & VENTILATION

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART F WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART F OF THE NATIONAL BUILDING REGULATIONS.

PART G SANS 10400 - FOUNDATIONS

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART G WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART G OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATION H1 (1) CONTAINED IN PART H OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE A GEOTECHNICAL SITE INVESTIGATION HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, & THE FOUNDATIONS OF A BUILDING ARE IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF:
 - (a) SANS 10400 B, AND SUCH FOUNDATIONS ARE DESIGNED TO SUIT THE SITE CONDITIONS PROVIDED THAT THE OCCUPANCIES CLASSIFIED AS E4, H3, H4 & H5 ALSO COMPLY WITH THE REQUIREMENTS OF ANNEX A.

PART H SANS 10400 - LIGHTING & VENTILATION

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART H WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART H OF THE NATIONAL BUILDING REGULATIONS.

PART I SANS 10400 - STORMWATER DISPOSAL

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART I WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART I OF THE NATIONAL BUILDING REGULATIONS.

PART J SANS 10400 - FIRE PROTECTION

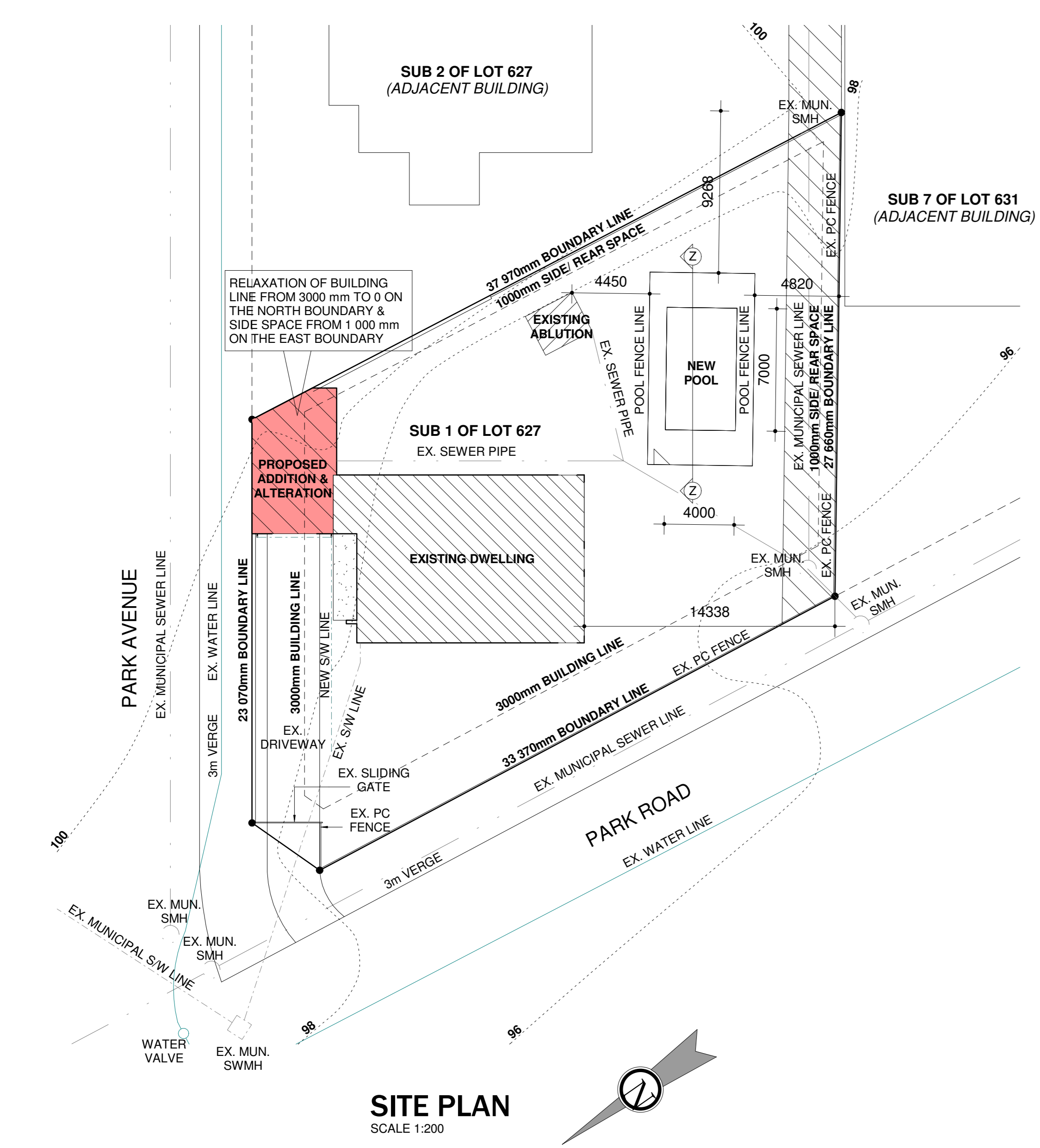
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART J WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART J OF THE NATIONAL BUILDING REGULATIONS.

SANS 2001 - CONSTRUCTION WORKS - CM1 MASONRY WALLING

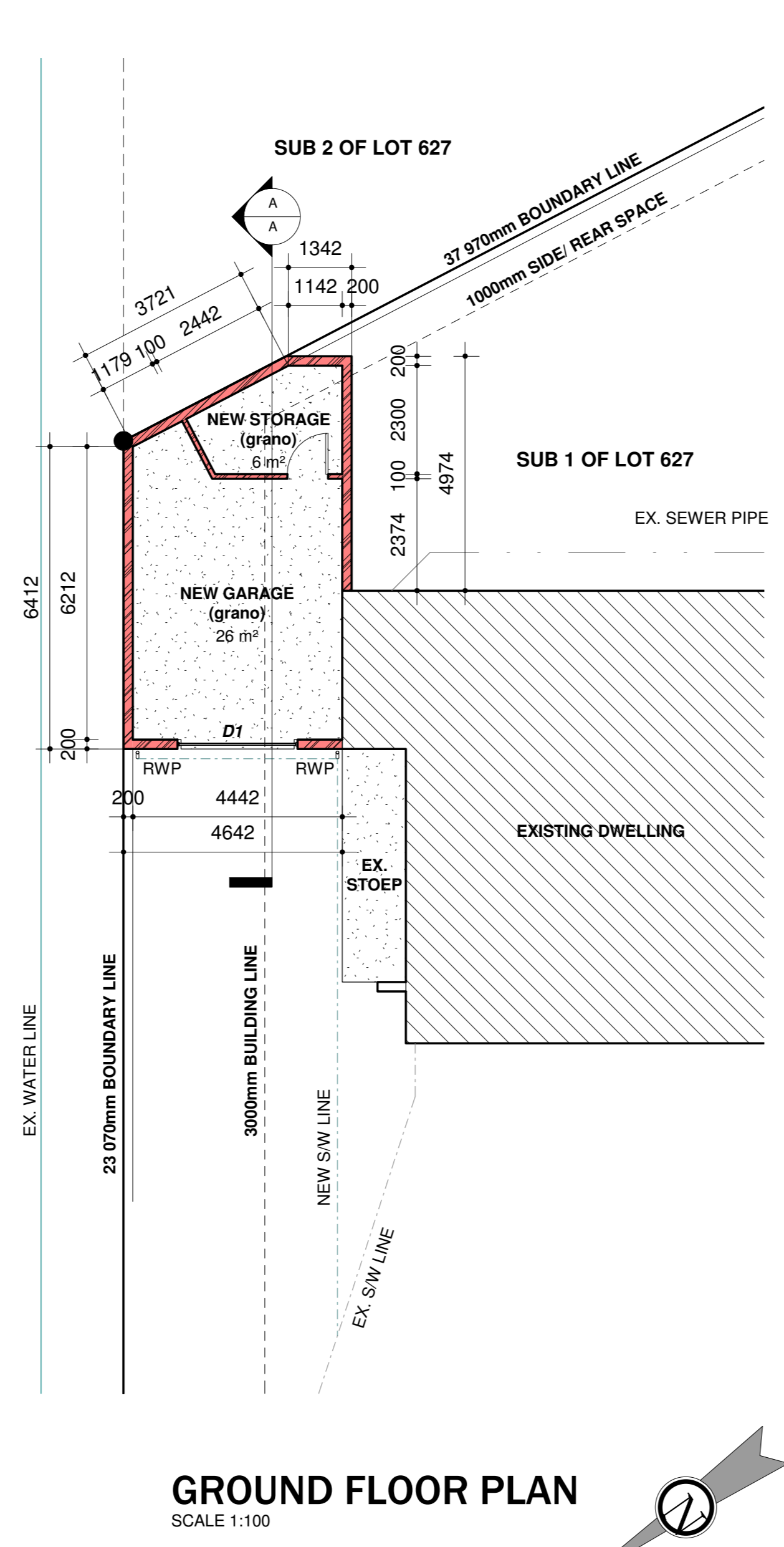
- ALL CONSTRUCTION OF MASONRY WALLING TO COMPLY WITH SANS 2001 CM1.

SANS 2001 - CONSTRUCTION WORKS - EM1 CEMENT PLASTER

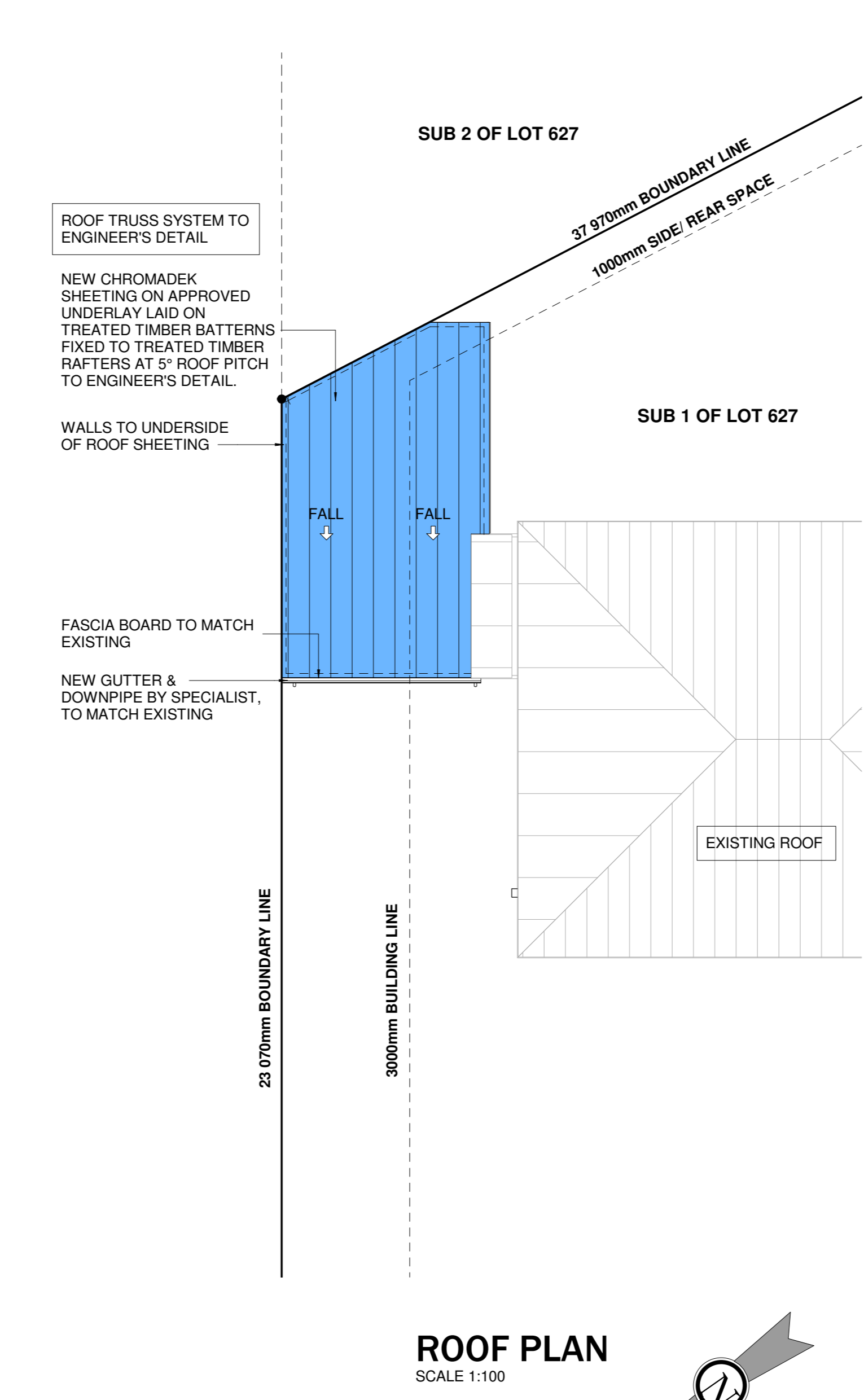
- ALL CEMENT PLASTER TO MASONRY AND CONCRETE SURFACES TO COMPLY WITH SANS 2001-EM1.



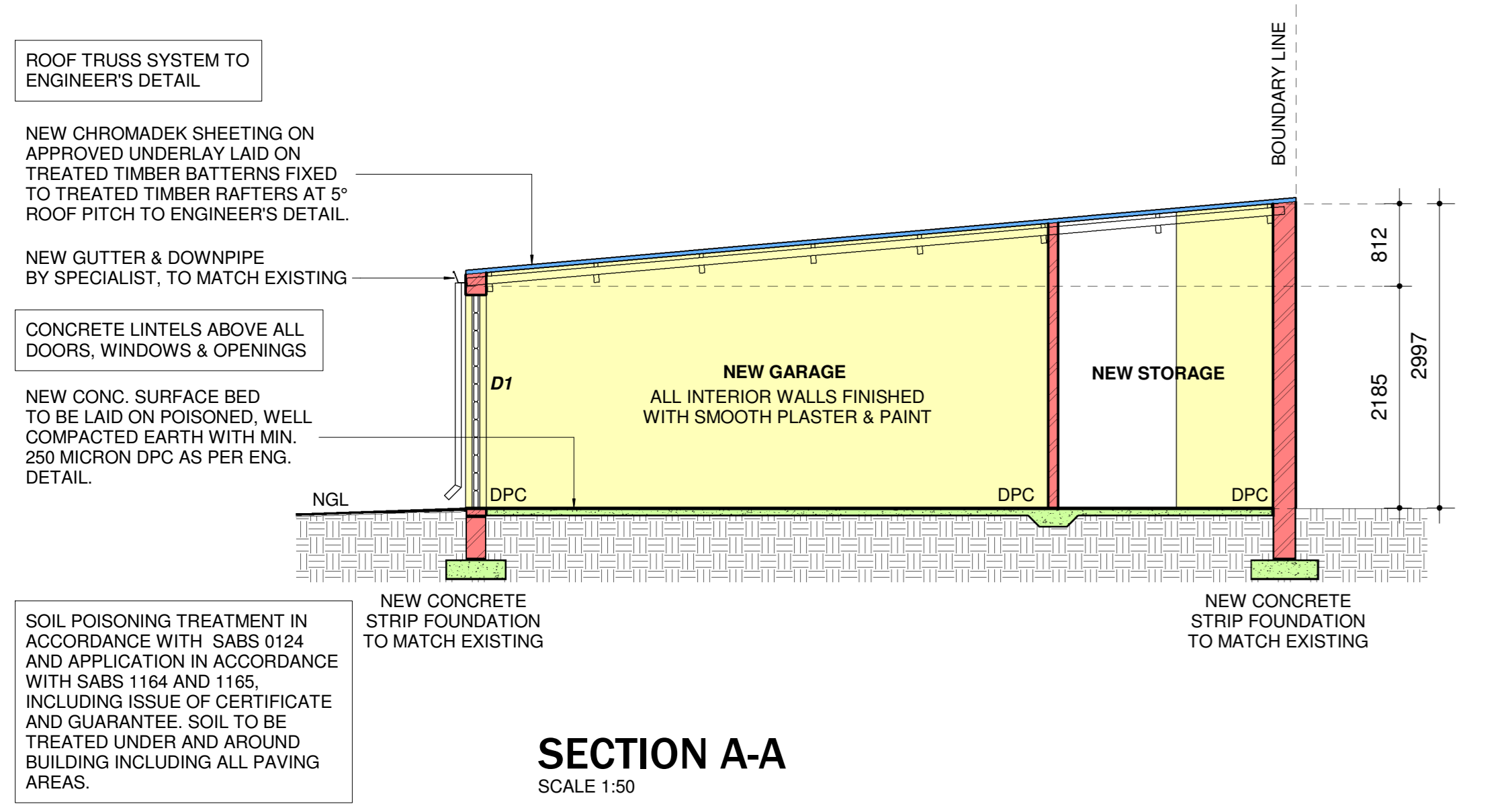
SITE PLAN
SCALE 1:200



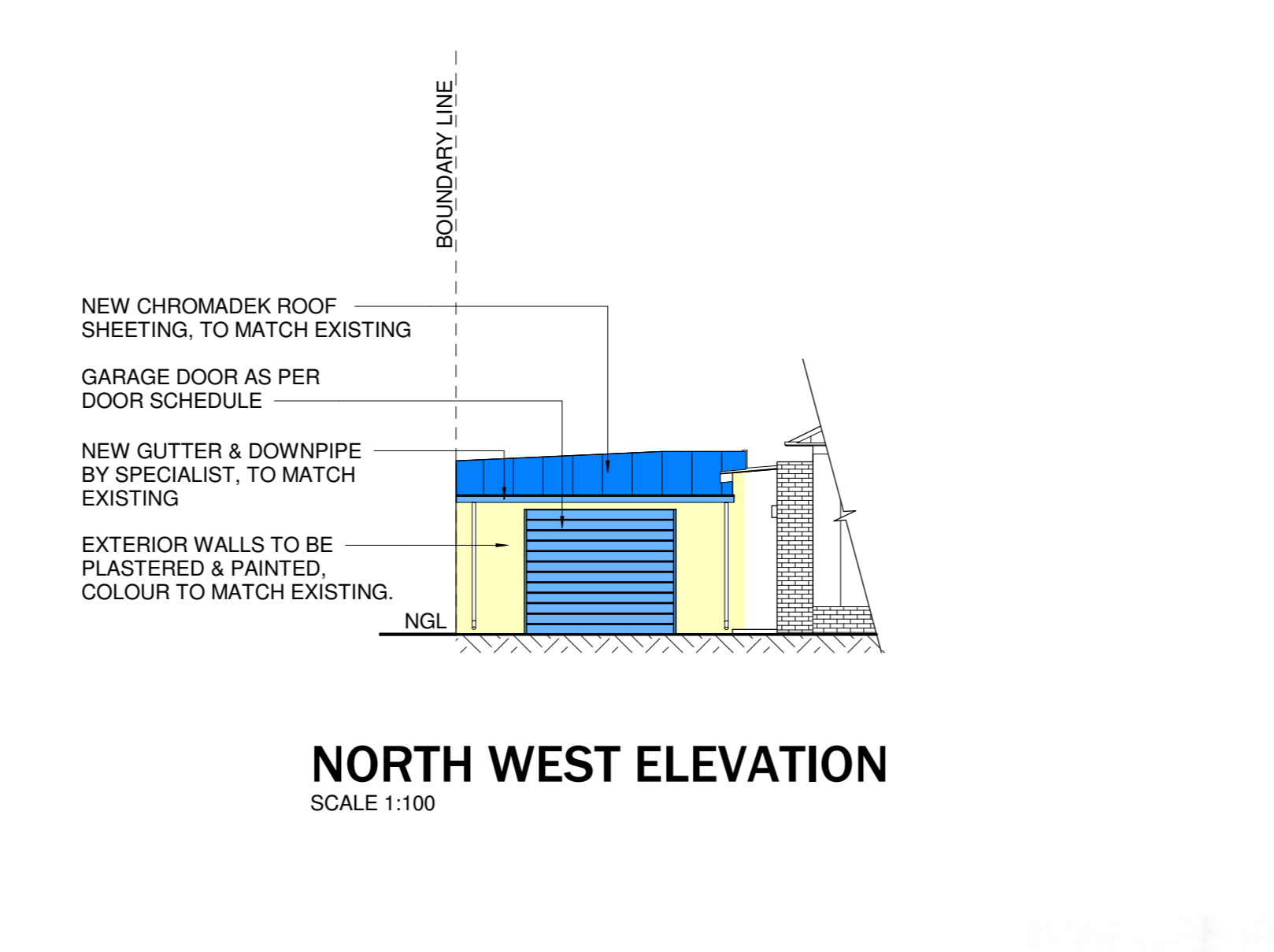
GROUND FLOOR PLAN
SCALE 1:100



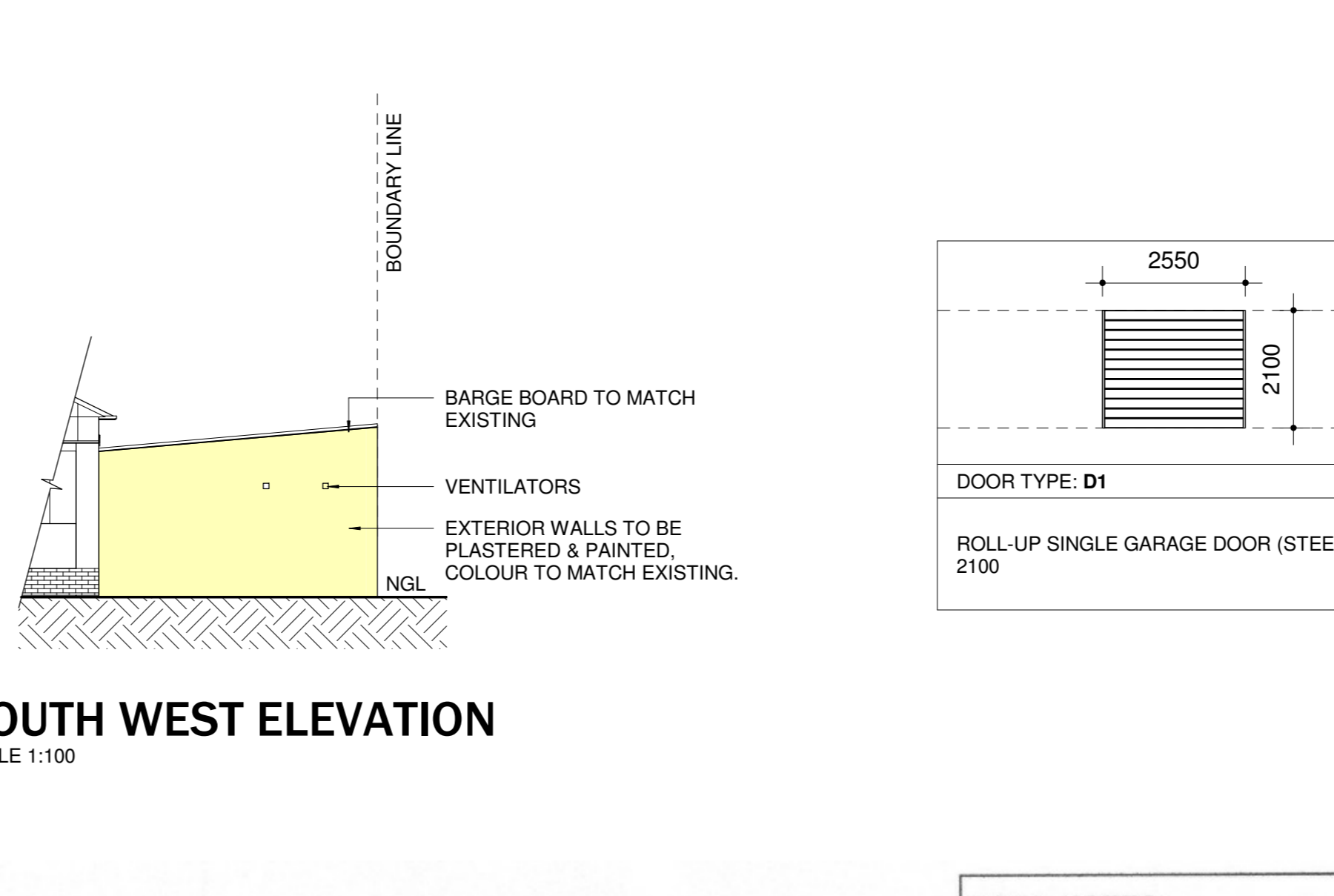
ROOF PLAN
SCALE 1:100



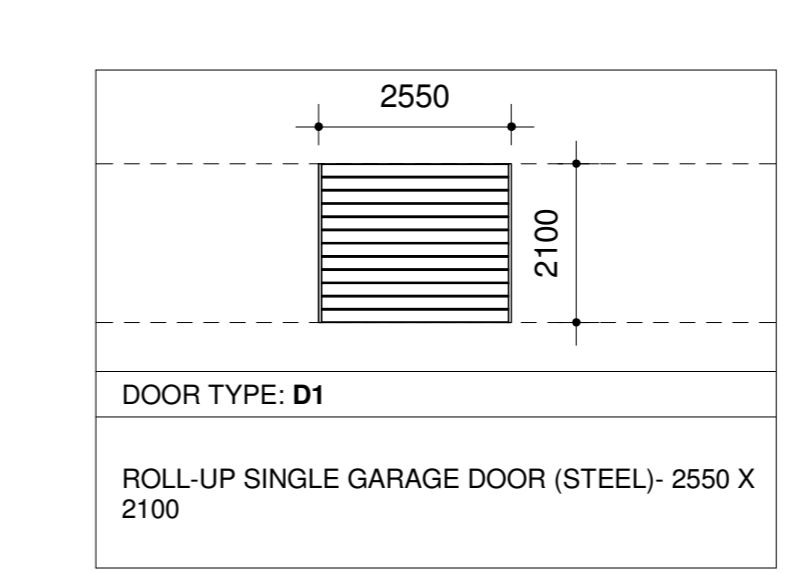
SECTION A-A
SCALE 1:50



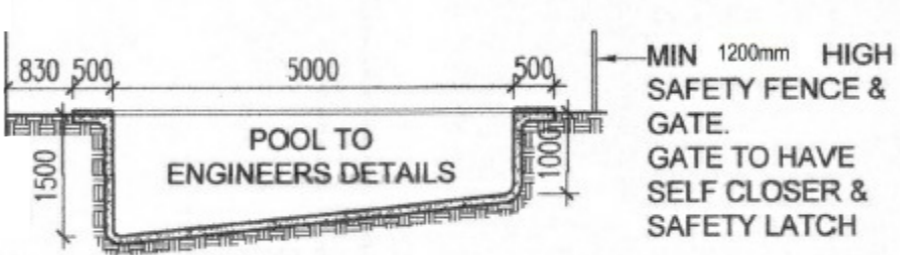
NORTH WEST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

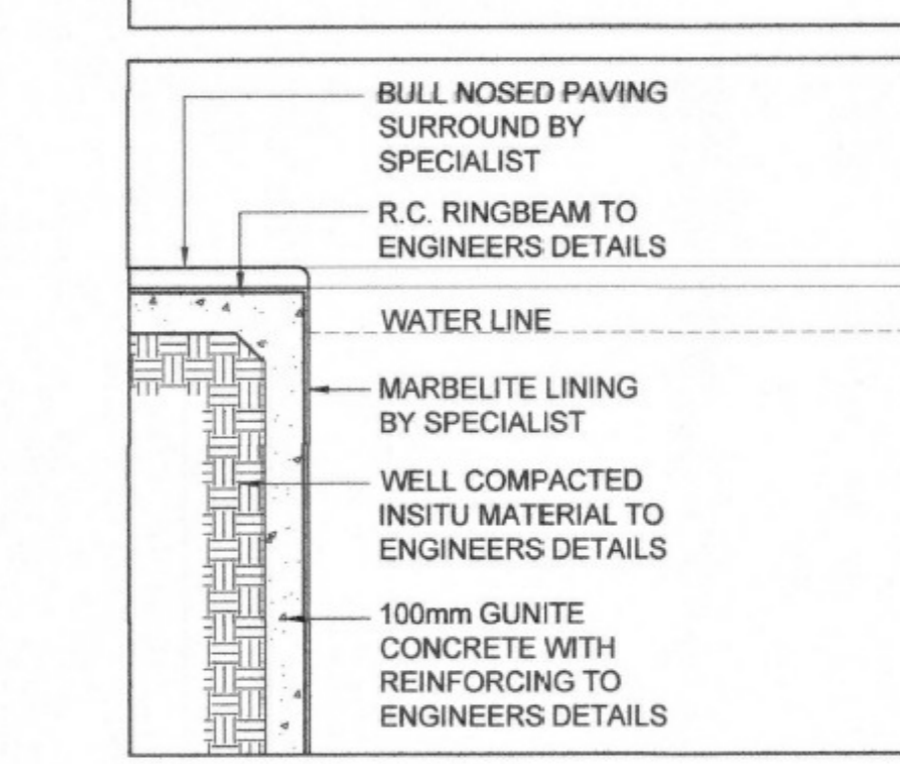


DOOR TYPE: D1
ROLL-UP SINGLE GARAGE DOOR (STEEL) - 2550 X 2100



SECTION Z-Z
SCALE 1:100

- POOL NOTES:**
- EARTH LEAKAGE RELAY TO BE STOPPED IN ELECTRICAL CIRCUIT
 - ALL ELECTRICAL EQUIPMENT TO BE ADEQUATELY EARTHED
 - PUMP CHAMBER TO BE ADEQUATELY DRAINED
 - PRECAUTIONS TO BE TAKEN WITH REGARDS TO CONDENSATION
 - ELECTRICAL EQUIPMENT TO BE SIMILARLY HOUSED WITH PRECAUTIONS TAKEN WITH REGARDS TO CONDENSATION
 - WASTE WATER TO BE DISCHARGED INTO SITE LINE VIA 100mm DIA. PIPE
 - SOIL TO BE USED AS FILL ON SITE AND EXCESS TO BE CARTED OFF SITE
 - POOL AREA TO BE FENCED IN ACCORDANCE WITH SANS 10400 PART DDA
 - POOL TO ENGINEERS DETAILS



TYPICAL POOL RIM EDGE DETAIL
SCALE 1:20

owner's signature
SHAMAL SINGH
professional's name
SACAP PSAT 41057526
reg. no.
professional's signature

revisions	revisions	revisions	revisions	revisions
date	rev.	description	rev. by	date

revisions	revisions	revisions	revisions	revisions
date	rev.	description	rev. by	date

revisions	revisions	revisions	revisions	revisions
date	rev.	description	rev. by	date

revisions	revisions	revisions	revisions	revisions
date	rev.	description	rev. by	date

revisions	revisions	revisions	revisions	revisions
date	rev.	description	rev. by	date

IMPORTANT NOTES:

NEXTSPACE will not be responsible for work carried out without the architect's consent, as well as deviations from the approved plans. The attention of the owner is drawn to the fact that changes to the plan and / or specifications after official approval are likely to invalidate that approval. These drawings are to be read in conjunction with other consultants drawings, specifications and keys and the schedules of finishes. All work to be carried out in accordance with the national building regulations and SANS codes. All retaining walls, piles, footings, slabs, beams, columns, agricultural drains and other structural work to Engineers details. The contractor is to inspect the official approved copies of the drawings to ensure that all amendments have been taken into account. Drawings are not to be scaled. A datum level MUST be established on site by contractor prior to construction. Contractor is to ensure proper safety requirements are carried out on site at all times for public safety all site operations are to be in accordance with Parts D, E and F of the SANS 10400 codes. Any discrepancies are to be brought to the attention of the Architect immediately prior to commencement of task. All specifications are deemed to be "or equally approved".

drawing legend

- concrete
- brickwork
- concrete brickwork
- plaster

standard hatch legend

- earth

notes:

- all work to be done in accordance with National Building Regulations and Building Standards Act No. 103 of 1977
- signed dimensions to be taken in preference to scaled dimensions
- report any discrepancies direct to the architect before commencing work
- this drawing is copyright and remains with the architect

project: PROPOSED ADDITIONALS & ALTERATIONS TO EX. DWELLING & POOL.
location: 160 PARK ROAD, SUB 1 OF LOT 627 OF PARK HILL, DURBAN NORTH, KWAZULU NATAL.
client: CLAIRE FRANCES GLOVER
project no.: 2231-0-0-0-100

drawing: SUBMISSION TO LOCAL AUTHORITY
scale: AS SHOWN
date: 05/03/22
drawn: Z.E. MAKHATHINI
checked: S. SINGH
revision: []

NextSpace PTV LTD
101 Hippo Road, Bakerville Gardens, Durban, 4037
085 237 8138
081 599 8606
info@nrsarch.co.za