

DEVELOPMENT SCHEDULE	
ZONING (LAND USE)	SPECIAL RESIDENTIAL 400
ZONING (CLIMATIC ZONE)	ZONE 5
BUILDING CLASSIFICATION	IH
SITE AREA	916.00m <sup>2</sup>
PERMISSIBLE F.A.R.	N/A
PERMISSIBLE COVERAGE	50%
F.A.R.	
EXISTING F.A.R.	138.33m <sup>2</sup>
PROPOSED COVERAGE	36.38m <sup>2</sup>
TOTAL NEW F.A.R.	146.53m <sup>2</sup>
COVERAGE	
EXISTING COVERAGE	138.33m <sup>2</sup>
PROPOSED COVERAGE	36.38m <sup>2</sup>
TOTAL NEW COVERAGE	174.68m <sup>2</sup>

**COMPLIANCE IN RESPECT OF THE SOUTH AFRICAN NATIONAL STANDARDS FOR THE APPLICABLE BUILDING REGULATIONS AND SANS 10400:1 TO 10400:10**

**PART A SANS 10400 - GENERAL PRINCIPLES AND COMPLIANCE**

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART J WILL BE DEEMED TO BE COMPLIANCE WITH THE REQUIREMENTS OF PART J OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS CONTAINED IN PART J OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE:
- (a) SANS 10400:1 TO 10400:10 ARE COMPLIED WITH;
- (b) SUSPENDED FLOORS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING:
- (c) SLABS SUPPORTED ON THE GROUND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400:10
- (d) SANS 10400:10

**PART K SANS 10400 - WALLS**

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART L WILL BE DEEMED TO BE COMPLIANCE WITH THE REQUIREMENTS OF PART L OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS CONTAINED IN PART L OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE A WALL COMPLEES WITH THE REQUIREMENTS OF:
- (a) SANS 10400:9, SANS 10400:1 & 4.4;

**PART L SANS 10400 - ROOFS**

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART L WILL BE DEEMED TO BE COMPLIANCE WITH THE REQUIREMENTS OF PART L OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS PERTAINING TO PART L OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE A ROOF COMPLEES WITH THE REQUIREMENTS OF:
- (a) SANS 10400:9, SANS 10400:1 & 4.4;

**PART M SANS 10400 - PUBLIC SAFETY**

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

**PART N SANS 10400 - SITE OPERATIONS**

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART D WILL BE DEEMED TO BE COMPLIANCE WITH THE REQUIREMENTS OF PART D OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS CONTAINED IN PART D OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE:
- (a) SANS 10400:9, SANS 10400:1 & 4.4;

**PART O SANS 10400 - FOUNDATIONS**

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART H WILL BE DEEMED TO BE COMPLIANCE WITH THE REQUIREMENTS OF PART H OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATION (H) CONTAINED IN PART H OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE A GEOTECHNICAL SITE INVESTIGATION HAS BEEN COMPLETED AND THE FOUNDATIONS OF A BUILDING COMPLY WITH THE RELEVANT REQUIREMENTS OF:
- (a) SANS 10400:9, SANS 10400:1 & 4.4;
- (b) SANS 10400:9, SANS 10400:1 & 4.4;
- (c) SANS 10400:9, SANS 10400:1 & 4.4;

**PART P SANS 10400 - LIGHTING AND VENTILATION**

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

**PART Q SANS 10400 - STORMWATER DISPOSAL**

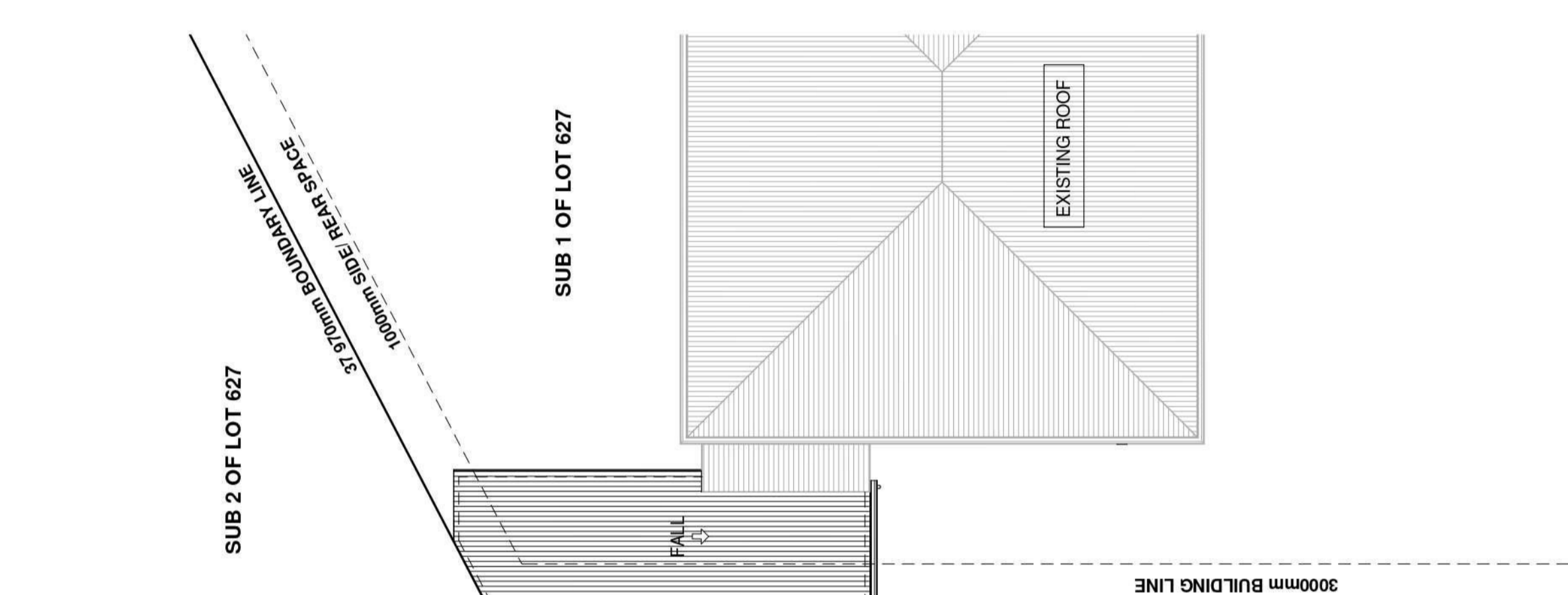
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART R WILL BE DEEMED TO BE COMPLIANCE WITH THE REQUIREMENTS OF PART R OF THE NATIONAL BUILDING REGULATIONS.

**PART R SANS 10400 - FIRE PROTECTION**

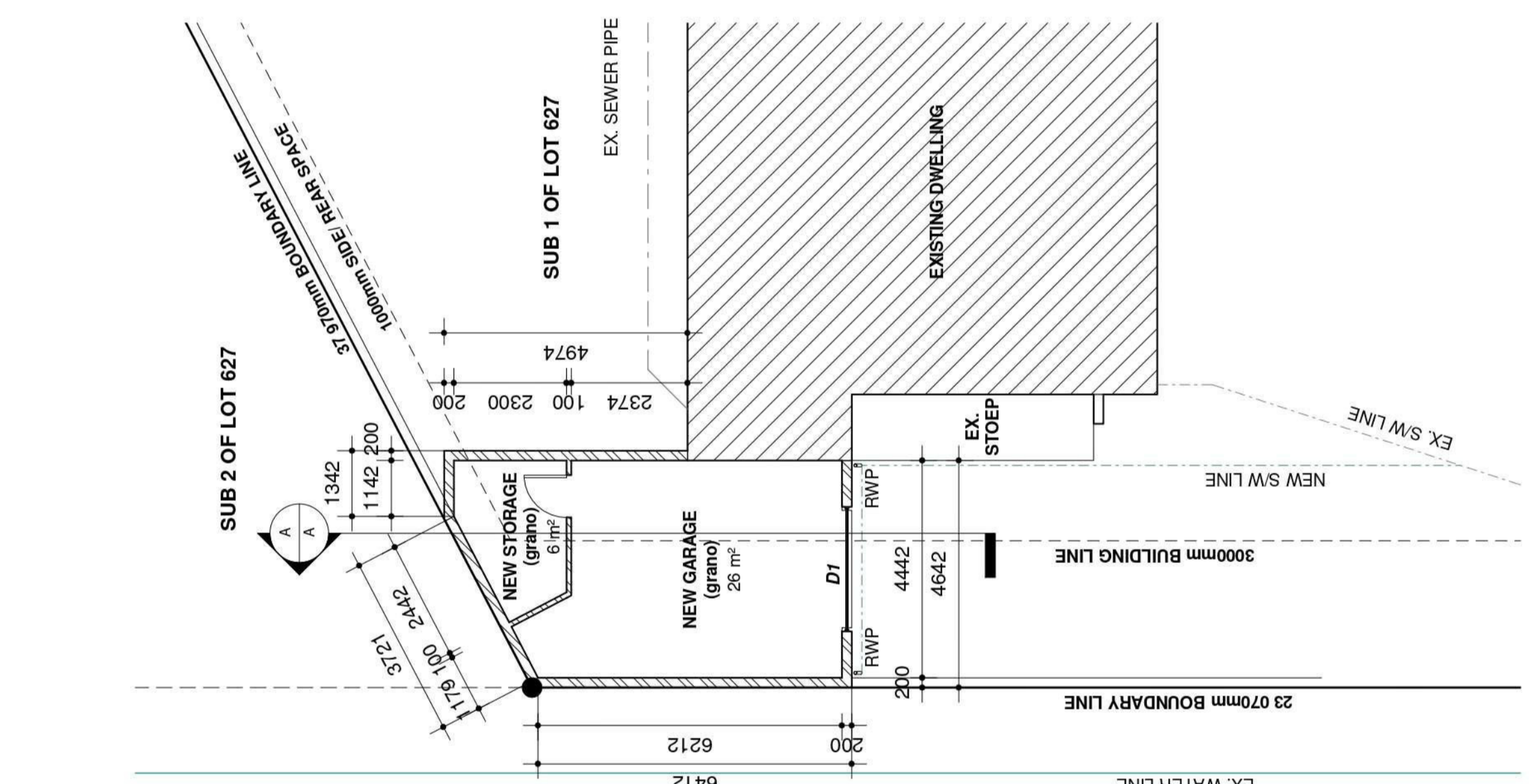
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART T WILL BE DEEMED TO BE COMPLIANCE WITH THE REQUIREMENTS OF PART T OF THE NATIONAL BUILDING REGULATIONS.

**SANS 2001 - CONSTRUCTION WORKS - CIVIL MASONRY WALLING**

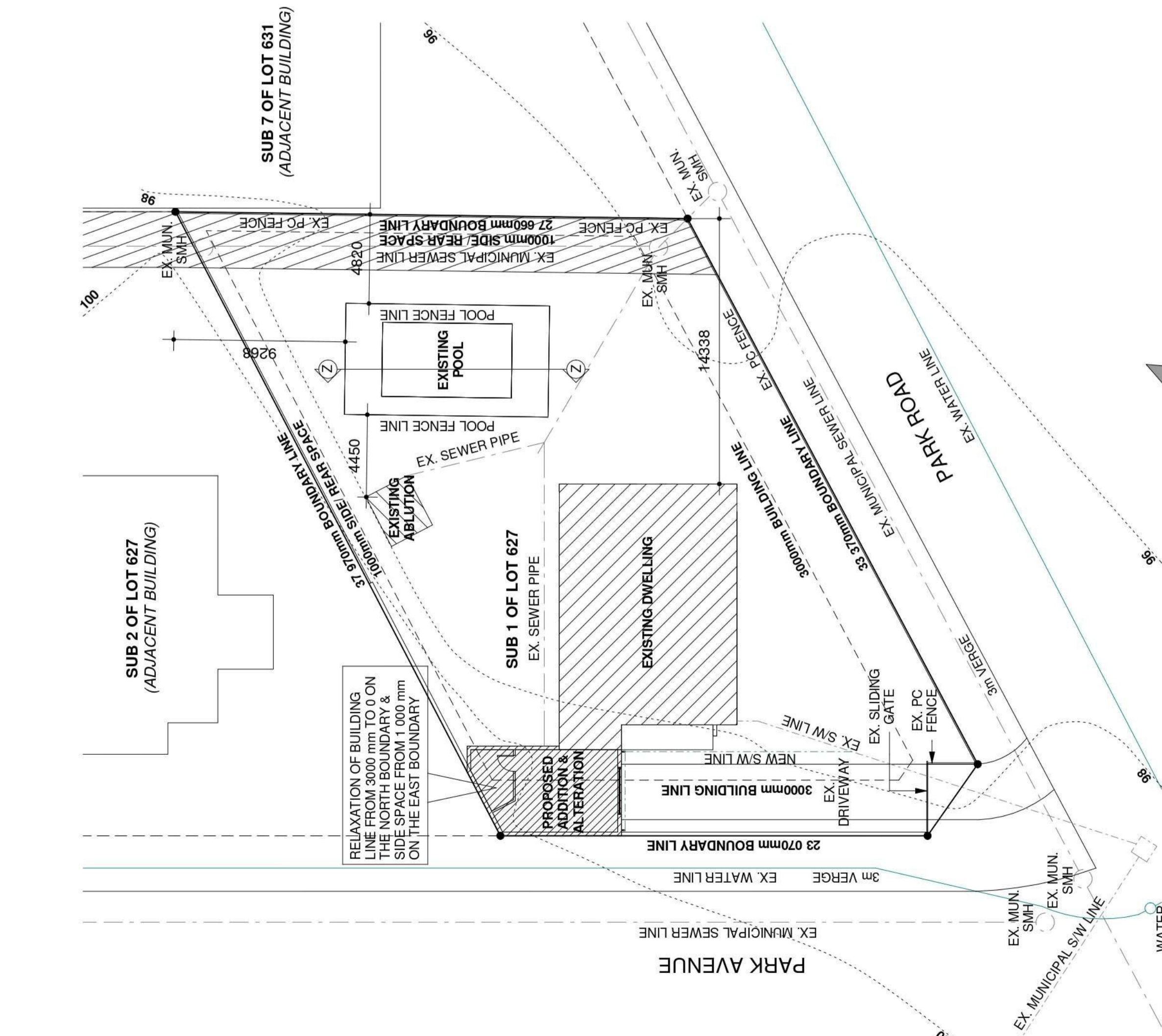
- ALL GEMENT PLASTER TO MASONRY AND PLASTER TO CONCRETE SURFACES TO COMPLY WITH SANS 2001-EM1



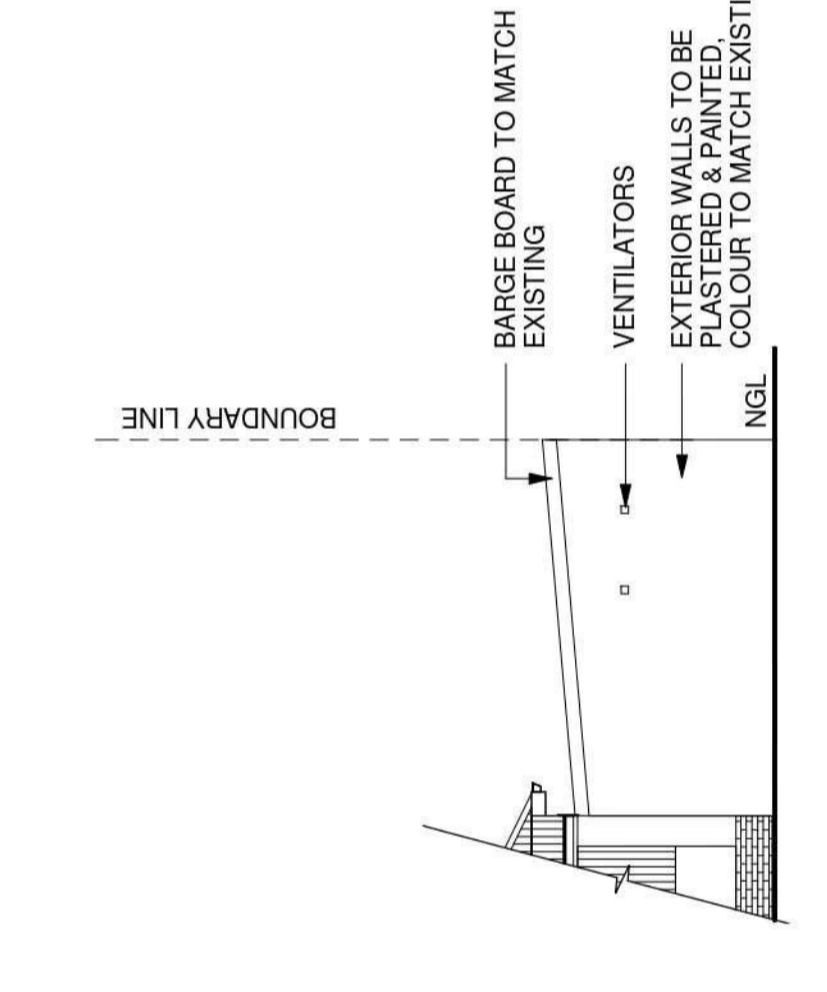
**ROOF PLAN**  
SCALE 1:100



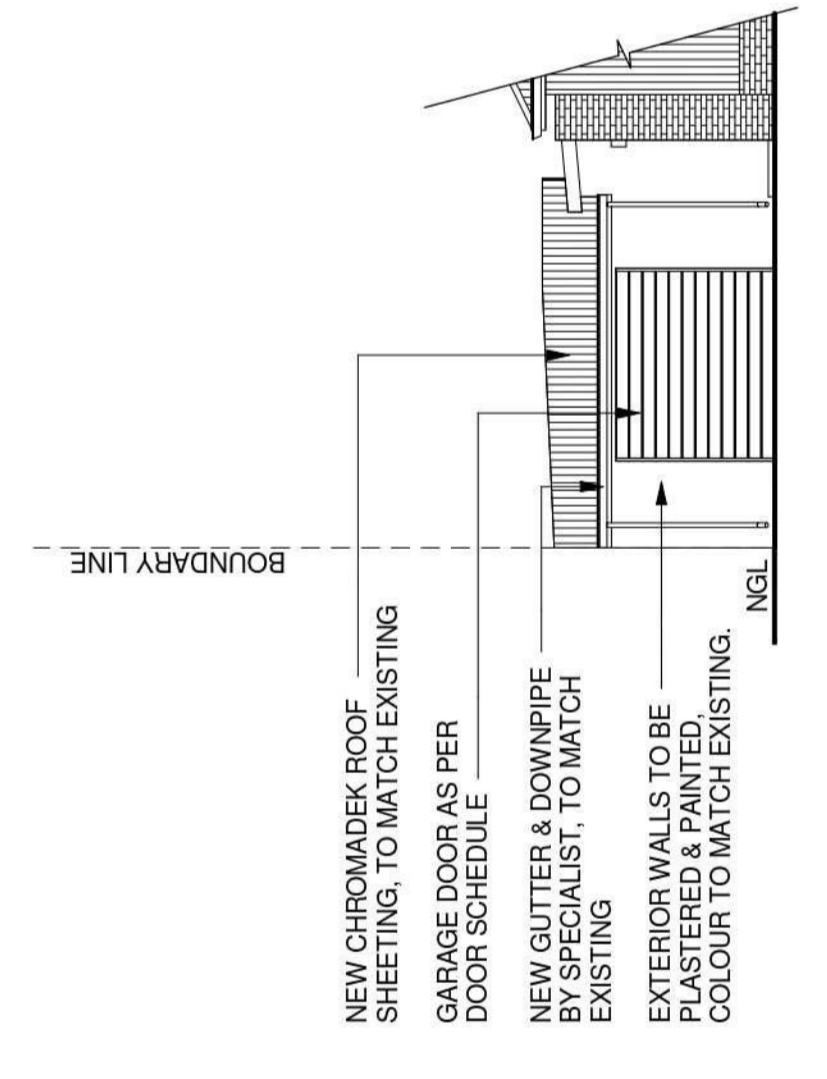
**GROUND FLOOR PLAN**  
SCALE 1:100



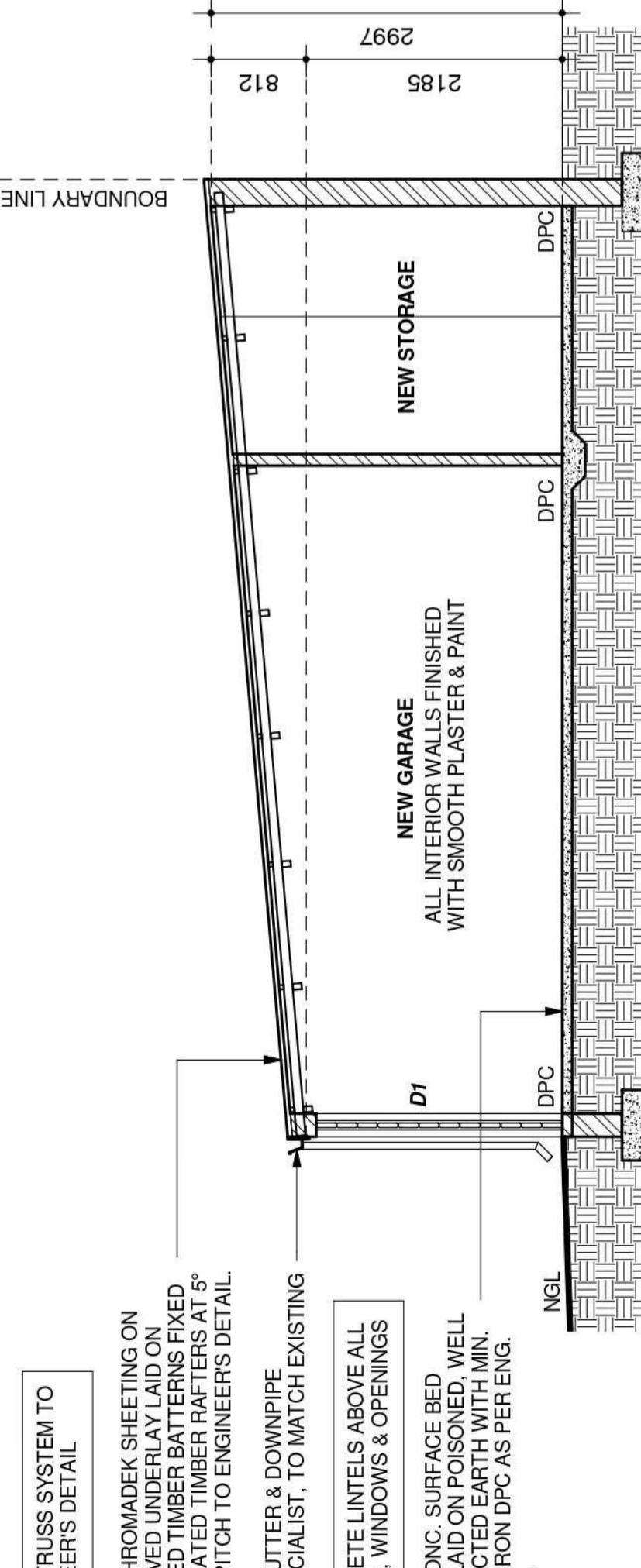
**SITE PLAN**  
SCALE 1:200



**SOUTH WEST ELEVATION**  
SCALE 1:100



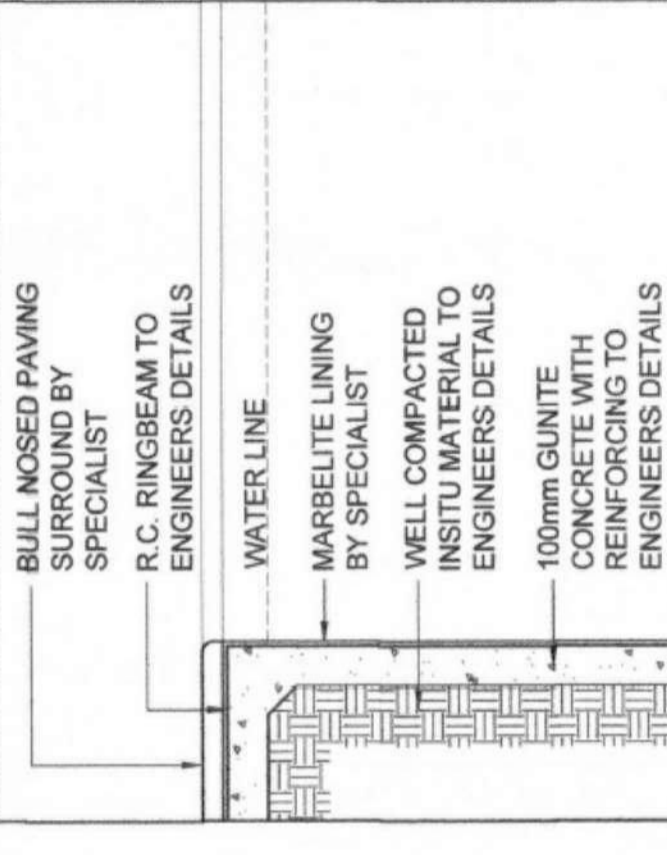
**NORTH WEST ELEVATION**  
SCALE 1:100



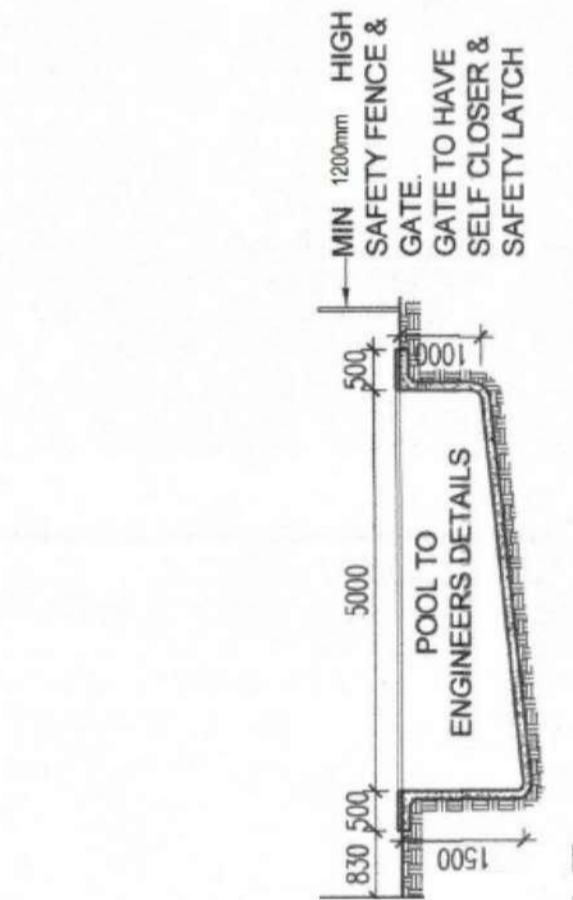
**SECTION A-A**  
SCALE 1:50

**POOL NOTES:**

1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND SANS 10400:1 TO 10400:10.
2. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND SANS 10400:1 TO 10400:10.
3. PUMP CHAMBER TO BE ADEQUATELY DRAINED.
4. ELECTRICAL EQUIPMENT TO BE SIMILARLY PROTECTED WITH THE REQUIREMENTS OF SANS 10400:10.
5. WATER WASTE TO BE DISCHARGED INTO SEWERLINE VIA IPT.
6. SOIL TO BE USED AS FILL ON SITE AND EXCESS TO BE CARRIED OFF SITE.
7. POOL AREA TO BE FENCED IN ACCORDANCE WITH SANS 10400:10 PART I.
8. POOL TO BE FENCED IN ACCORDANCE WITH SANS 10400:10 PART I.
9. POOL TO ENGINEERS DETAILS.



**TYPICAL POOL RIM EDGE DETAIL**  
SCALE 1:20



**SECTION Z-Z**  
SCALE 1:100

ADDRESS	NAME & SURNAME	NEIGHBOURS CONSENT	I.D. NUMBER	CONTACT NO.	SIGNATURE
18 PARK AVENUE	GORDON STEWART		5940125692086	083 662 28307	[Signature]
14 PARK AVENUE	COEK VALLO		611020076027	083 781 6318	[Signature]
9 PARK AVENUE	P. VAN DER MERWE		640212 072 6158	083 781 6318	[Signature]
150 PARK ROAD	SHAMAL SINGH		0505645201086	083 319 2366	[Signature]

**NextSpace Pty Ltd**

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E: info@nextspace.co.za

PROJECT: PROPOSED ADDITIONAL & MODIFICATIONS TO EXISTING POOL

CLIENT: CLARE FRANCES GLOVER

PROJECT NO.: 2231\_0\_0\_0

DATE: 01/03/2024

PROJECT: SUBMISSION TO LOCAL AUTHORITY

PROJECT NO.: 2231\_0\_0\_0

DATE: 01/03/2024

**IMPORTANT NOTES:**

1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND SANS 10400:1 TO 10400:10.
2. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND SANS 10400:1 TO 10400:10.
3. PUMP CHAMBER TO BE ADEQUATELY DRAINED.
4. ELECTRICAL EQUIPMENT TO BE SIMILARLY PROTECTED WITH THE REQUIREMENTS OF SANS 10400:10.
5. WATER WASTE TO BE DISCHARGED INTO SEWERLINE VIA IPT.
6. SOIL TO BE USED AS FILL ON SITE AND EXCESS TO BE CARRIED OFF SITE.
7. POOL AREA TO BE FENCED IN ACCORDANCE WITH SANS 10400:10 PART I.
8. POOL TO BE FENCED IN ACCORDANCE WITH SANS 10400:10 PART I.
9. POOL TO ENGINEERS DETAILS.

**REVISIONS:**

NO.	DATE	DESCRIPTION

**APPROVALS:**

DATE	DESCRIPTION	REVISIONS

**CLIENT'S SIGNATURE:**

SHAMAL SINGH

SACAP PSAT 4107208

19/03/2024