

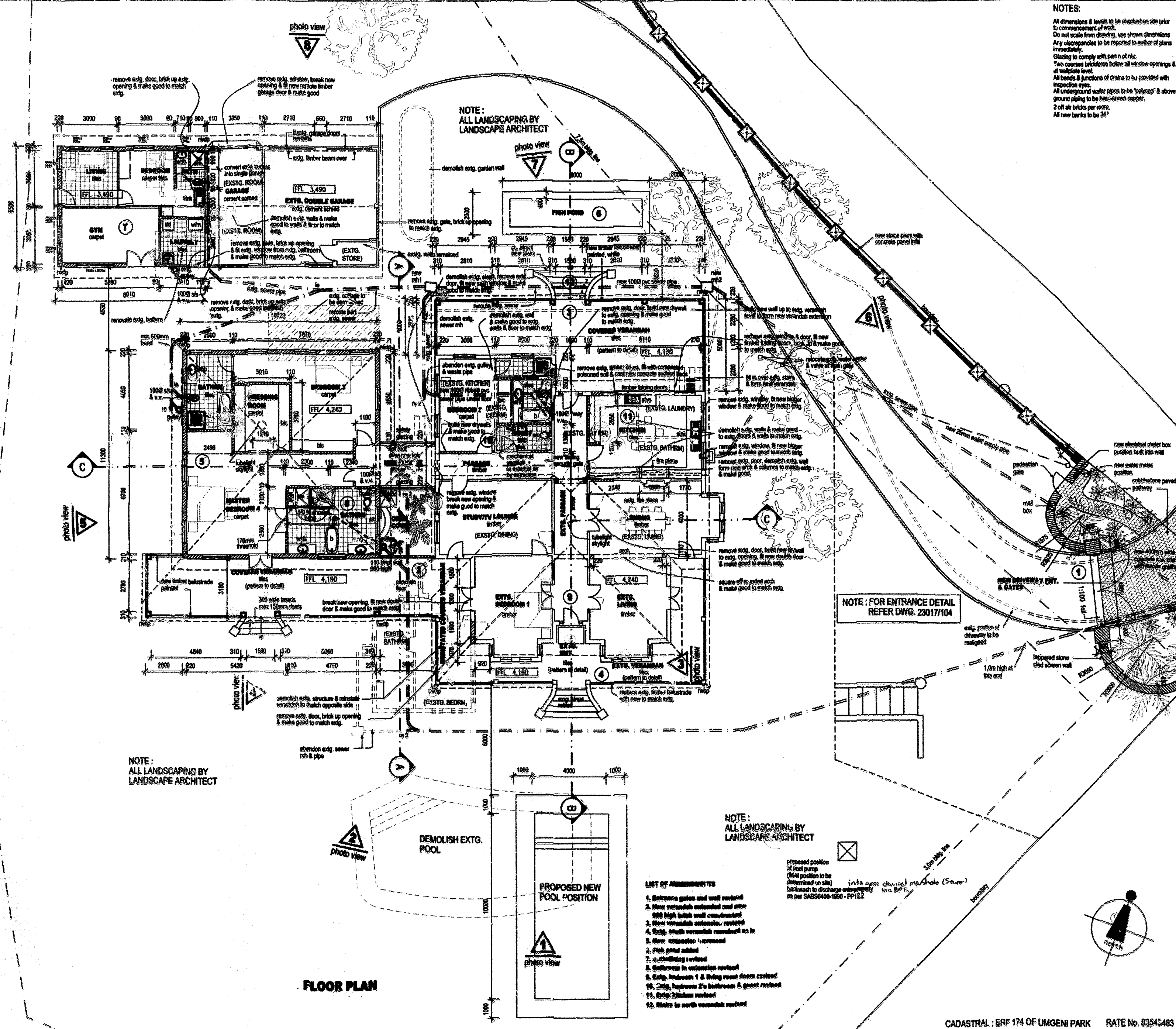
NOTES:
 All dimensions & levels to be checked on site prior to commencement of work.
 Do not scale from drawing, use shown dimensions.
 Any discrepancies to be reported to author of plans immediately.
 Glazing to comply with part n of rbc.
 Two courses brickwork below all window openings & at sills/plate level.
 All bends & junctions of drains to be provided with inspection eyes.
 All underground water pipes to be "polyprop" & above ground piping to be brass/steel copper.
 2 off air bricks per room.
 All new tanks to be 34"

SHEET 74

ETHEKWINI MUNICIPALITY
 CENTRAL
 Plan No: 25 0 0 6

APPROVED in terms of The Municipal Building Regulations and General By-laws Act (Act No. 107 of 1977)

This Plan is approved on the basis of the Information furnished. Although it does not constitute a warranty.



ELECTRIC SERVICES
 Any person undertaking building operations in accordance with this plan is required to ascertain from the Executive Director: Durban Metro Electricity:
 1) The location of any electrical services and services in the vicinity of the proposed works.
 2) All requirements, lighting Substation, Motor rooms and Cable ducts.
 3) Approval regarding the location of the Durban Metro Transmission DAB if provided.

ELECTRICITY SERVICES
 Any person undertaking building operations in accordance with this plan is required to ascertain from the Executive Director: Durban Metro Electricity:
 1) The location of any electrical services and services in the vicinity of the proposed works.
 2) All requirements, lighting Substation, Motor rooms and Cable ducts.

REV	DESCRIPTION	BY	DATE

CLIENT SIGNATURE: *[Signature]*

PHONE: 2408400

CLIENT: **Mr G Hammond**

PROJECT: **Alterations & Additions to Existing Residence P.N. 71 Hunters Way Umgeni Park**

DRAWING: **Amendments to Approved Plan 208/04/03 Submission Drawing Floor Plan**

ZAI CONSULTANTS
 ARCHITECTS CONSULTING ENGINEERS QUANTITY SURVEYORS

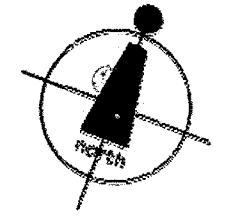
ZAI CONSULTANTS
 STADIUM BUILDING, 892 UMGENI ROAD, DURBAN 4001. TEL: 031-3031801 FAX: 031-3032416

DESIGNED	DATE	COPYRIGHT RESERVED	DATE

SCALE: **1:100**

DRAWING No. **23017/101**

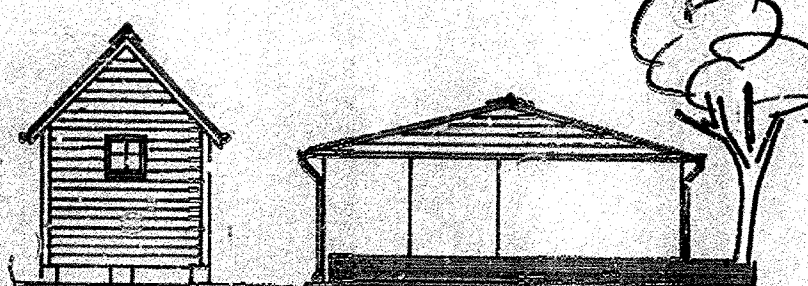
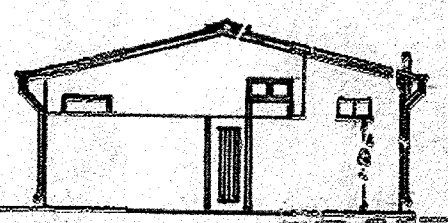
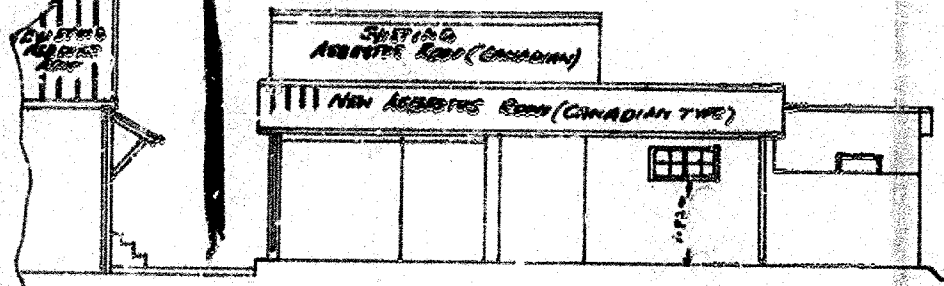
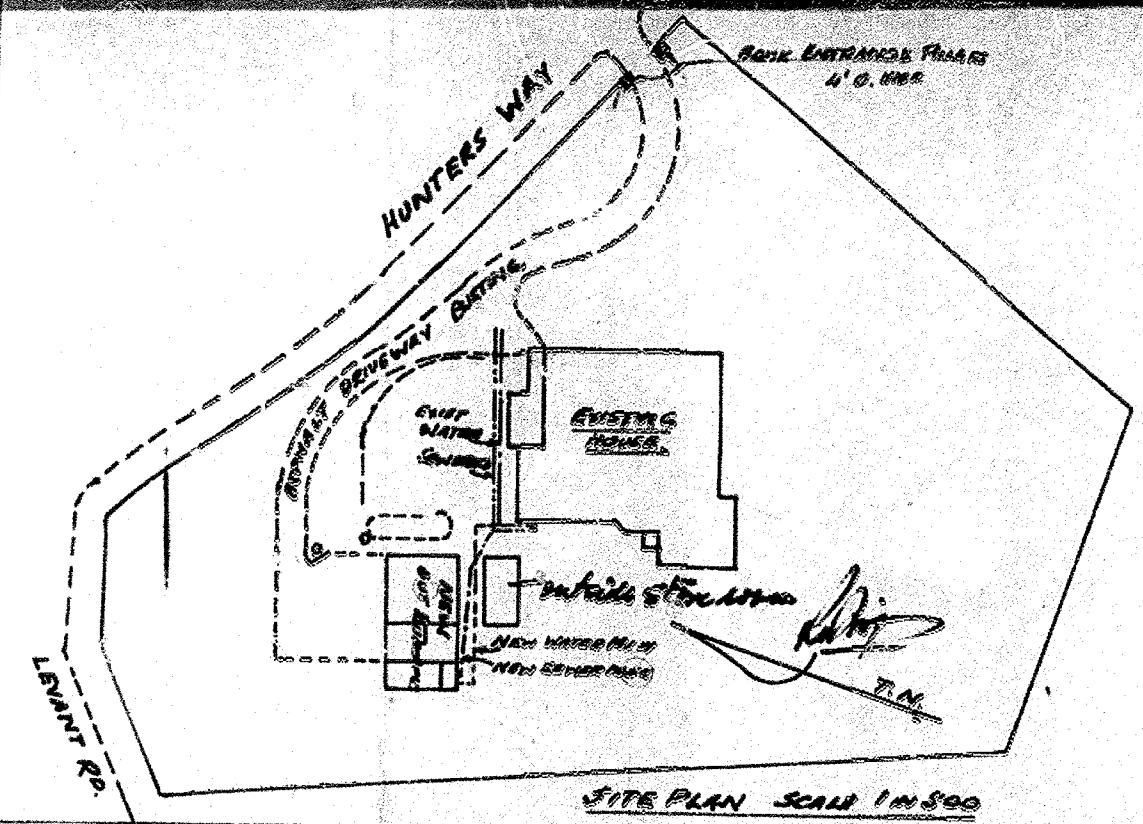
- LIST OF AMENDMENTS**
1. Entrance gates and wall revised
 2. New verandah extended and roof
 3. 800 high brick wall constructed
 4. Edge, south verandah removed as is
 5. New verandah increased
 6. Fish pond added
 7. Pool pump revised
 8. Bathroom in extension revised
 9. Edge, bedroom 1 & living room doors revised
 10. Edge, bedroom 2's bathroom & guest revised
 11. Edge, kitchen revised
 12. Steps to north verandah revised



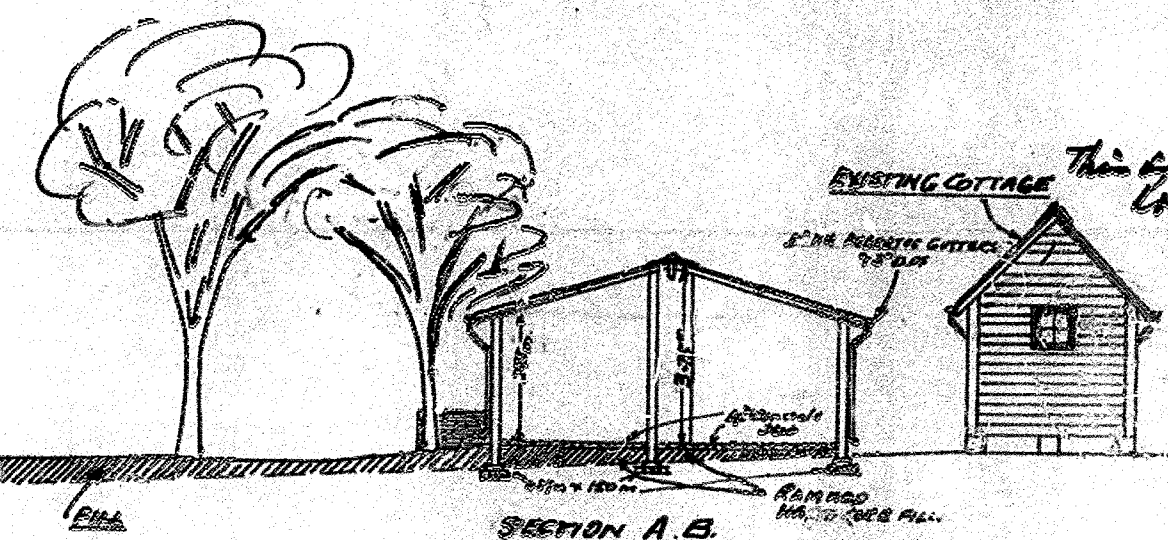
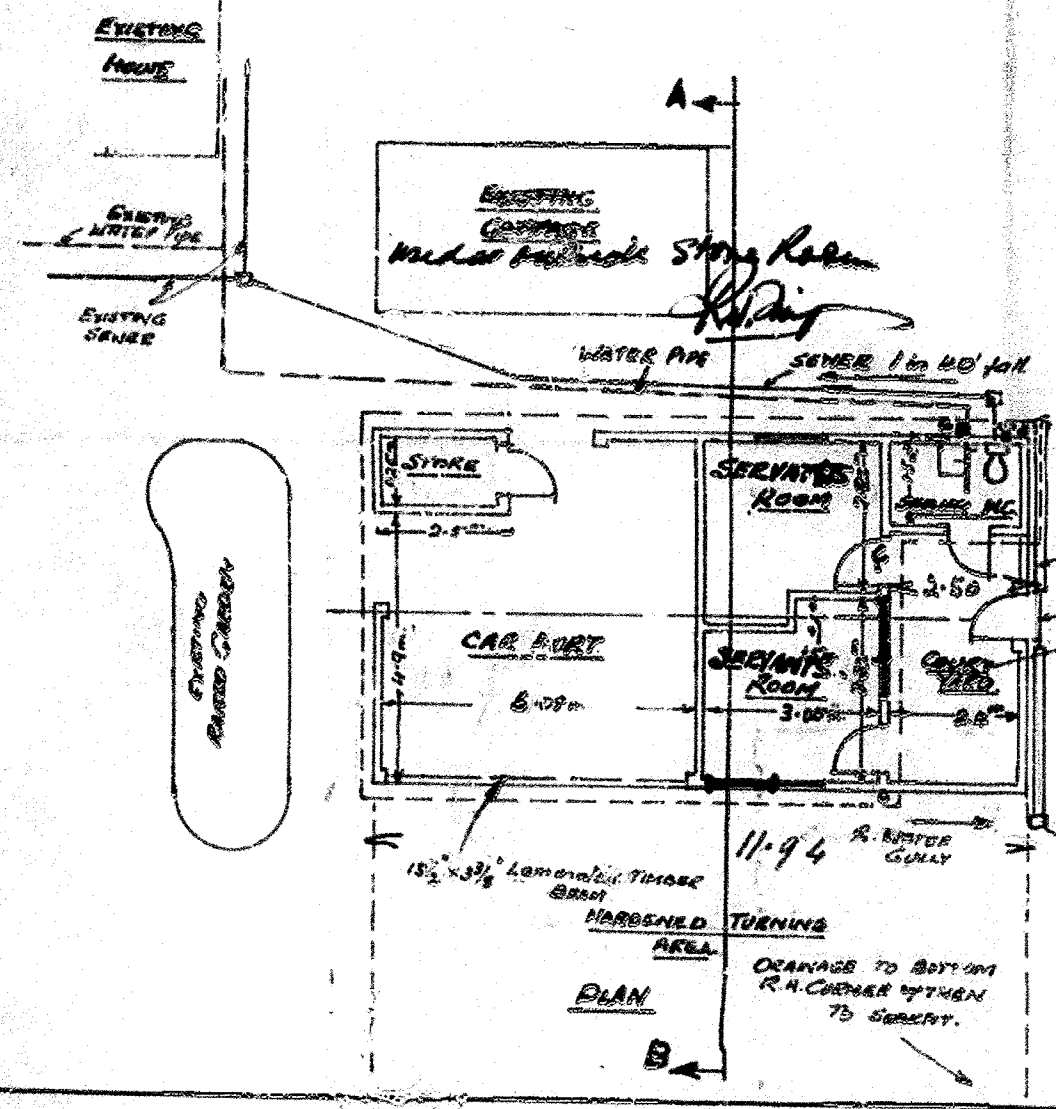
SHEET	1/1	COPY	3
CITY OF DURBAN			
PLAN No.	567/7/72		
APPROVED	11 AUG 1972		
C. G. HANDS	DATE		
CITY ENGINEER	PER <i>[Signature]</i>		

TOWN PLANNING SECTION	
APPROVED	<i>[Signature]</i>
DATE	8 AUG 1972
SIGNATURE	<i>[Signature]</i>

71 HUNTERS WAY
NEW BLDG.



NOTES: CANADIAN TYPE ASBESTOS ROOFING
AIR BRICKS INSTALLED TO BUILDING BY-LAWS
WINDOW VENTILATION TO BUILDING BY-LAWS
SEWER EXPANSION TO ALL 4 ROOMS TO COMPLY WITH BUILDING BY-LAWS
4.5" BRICK WALLS PLASTERED BOTH SIDES

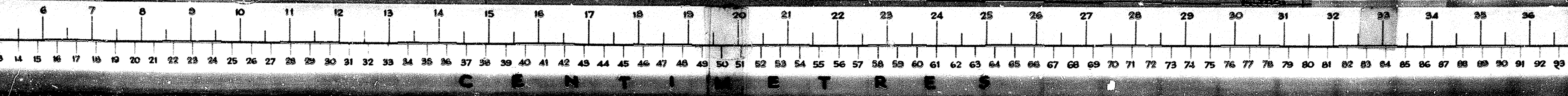


PROPOSED NEW OUTBUILDINGS
FOR MRS S.J. SIMPSON AT 71 HUNTERS WAY
UMGEMI PARK.

SCALE 1 in 100
37.7.72

[Signature]

TABLE 2
27 JUL 1972

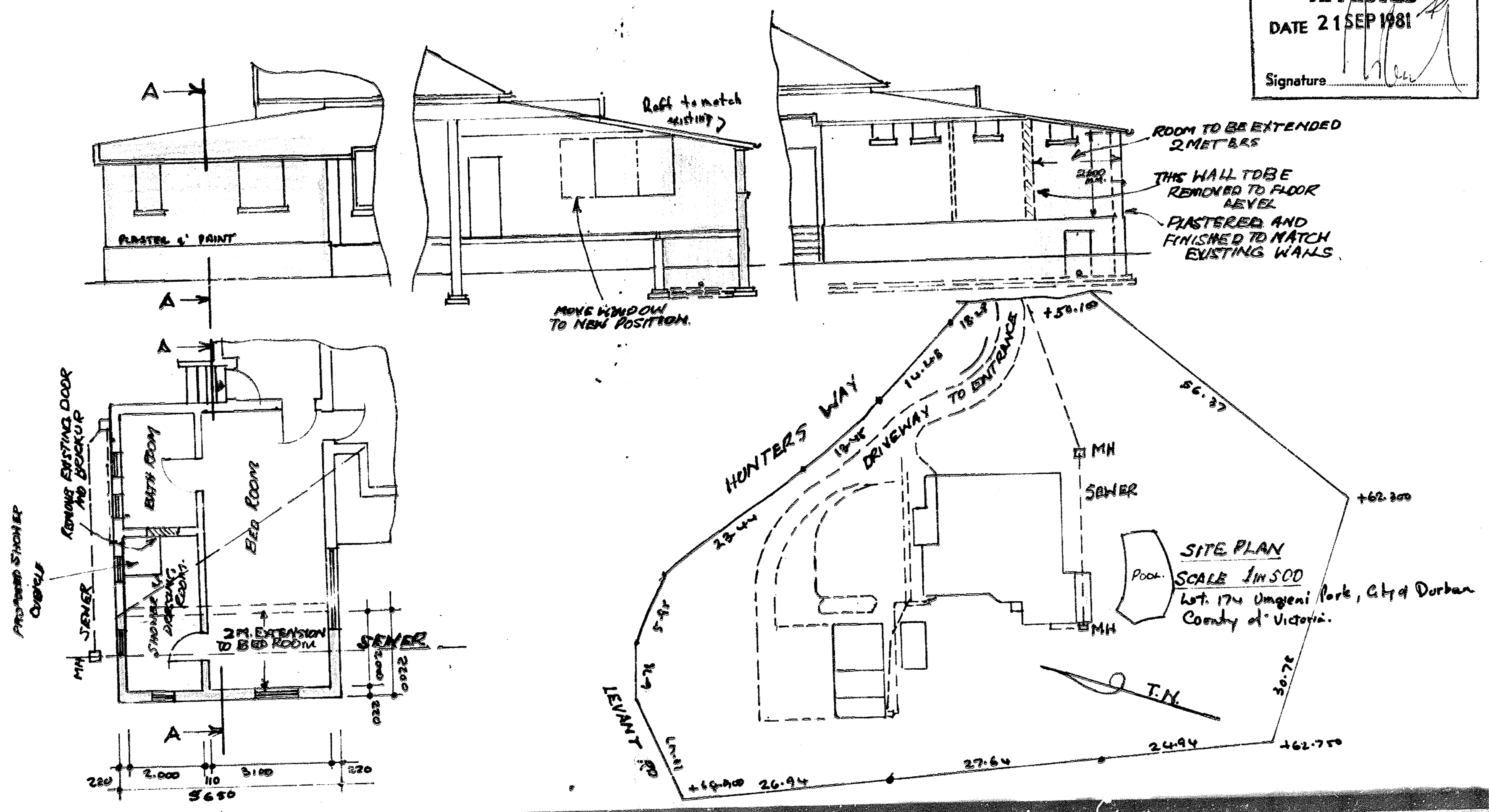


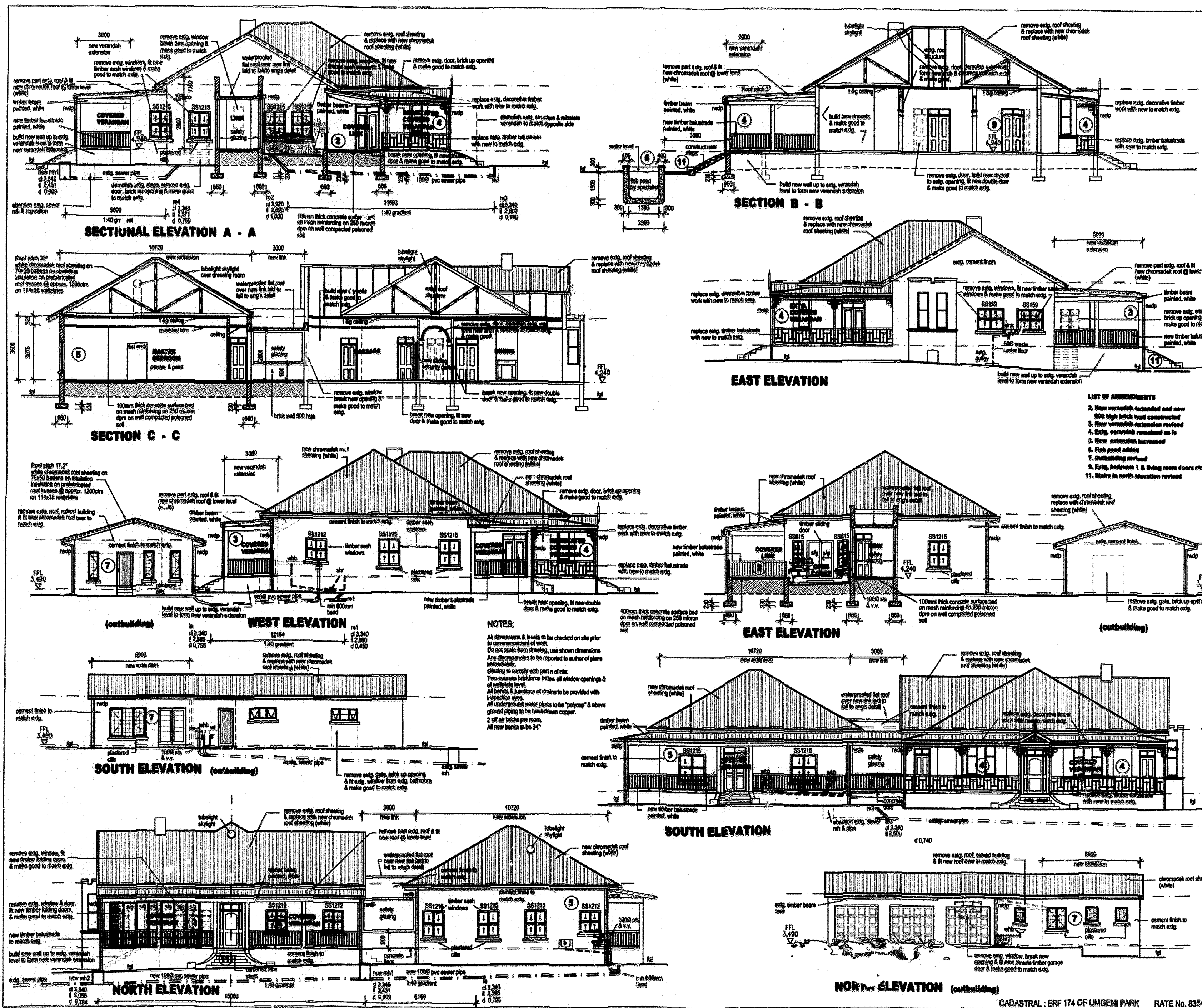
PROPOSED ADDITION TO RESIDENCE OF
MRS S.J. SIMPSON AT 71 HUNTERS WAY DURBAN NORTH.

SCALE 1 IN 100.

SHEET	1/1	COPY	3
CITY OF DURBAN			
PLAN NO. <u>1058/8/81</u>			
APPROVED		- 4 NOV 1981	
		DATE	
D. C. MACLEOD		PER <i>[Signature]</i>	
CITY ENGINEER			

TOWN PLANNING BRANCH	
APPROVED	
DATE 21 SEP 1981	
Signature <i>[Signature]</i>	





SHEET 2 OF 2

ETHEKWINI MUNICIPALITY

Plan No. 25 03 064

APPROVED in terms of the National Building Regulations and Building Standards Act of 1977

This Plan is approved for the purpose of Information, subject to the provisions of the Act and the Regulations thereunder.

- LIST OF AMENDMENTS**
2. New verandah extended and new 900 high brick wall constructed
 3. New verandah extension revised
 4. Estg. verandah remained as is
 5. New extension increased
 6. Fish pond added
 7. Outbuilding revised
 8. Estg. bedroom 1 & living room doors revised
 11. Stairs in north elevation revised

ELECTRICITY SERVICES

Any person undertaking building operations in accordance with this plan is required to ascertain from the Executive Director, Durban Metro Electricity:

- 1) The location of any electrical services and appliances in the vicinity of the proposed works.
- 2) DME require vents extending Substation, Meter rooms, and Cable ducts.

ELECTRICITY SERVICES

Any person undertaking building operations in accordance with this plan is required to ascertain from the Executive Director, Durban Metro Electricity:

- 1) The location of any electrical services and appliances in the vicinity of the proposed works.
- 2) DME require vents extending Substation, Meter rooms, and Cable ducts.

NOTES:

All dimensions & levels to be checked on site prior to commencement of work. Do not scale from drawings, use shown dimensions. Any discrepancies to be reported to author of plans immediately.

Glazing to comply with part n of n.b.

Two courses brickwork below all window openings & of verandah level.

All bends & junctions of drains to be provided with inspection eyes.

All underground water pipes to be "polyco" & above ground piping to be hard-drawn copper.

2 off air bricks per room.

All new berths to be 94"

REV	DESCRIPTION	BY	DATE

CLIENT SIGNATURE: *[Signature]*

PHONE: 2406400

CLIENT: Mr G Hammond

PROJECT: Alterations & Additions to Existing Residence P.M. 71 Hunters Way Umgeni Park

DRAWING: Amendments to Approved Plan 208/0403 Submission Drawing Sections & Elevations

ZAI CONSULTANTS

ARCHITECTS CONSULTING ENGINEERS QUANTITY SURVEYORS

ZAI CONSULTANTS
STADIUM BUILDING, 892 UMGENI ROAD, DURBAN 4001. TEL: 031-3031901
FAX: 031-3032418

DESIGNED	DATE	COPYRIGHT RESERVED	DATE

SCALE: 1:100

DRAWING No. 23017/102

LEVANT ROAD

ERF 172

ERF 175

ERF 176

ERF 177

ERF 183

ERF 184

ERF 171

ERF 185

Scope of work

- A** NEW BOUNDARY WALL & ENTRANCE GATES
- B** ALTERATIONS & ADDITIONS TO EXISTING HOUSE
- C** NEW BEDROOM & BATHROOM W.C.
- D** ALTERATIONS & ADDITIONS TO EXISTING OUTBUILDING
- E** RELOCATION OF EXISTING POOL

NOTES:

All dimensions & levels to be checked on site prior to commencement of work.
 Do not scale from drawing, use shown dimensions.
 Any discrepancies to be reported to author of plans immediately.
 Cladding to comply with part n of nrb.
 Two courses brickwork below all window openings & at wastegate level.
 All berms & junctions of drains to be provided with sags.
 All underground water pipes to be "polypropylene" & above ground piping to be hard-drawn copper.
 2 off air bricks per room.
 All new berms to be 34"

ELECTRICAL NOTES

New 3 phase supply required
 Electrical meter to be located at main entrance

SHOULD WORK NOT HAVE COMMENCED THE APPROVAL WILL EXPIRE ON ITS FIRST ANNIVERSARY DATE.

A. FRONTAGE LEVELS ARE TO CONFORM TO THE BACK OF THE CONSTRUCTED DRIVEWAY OR TO BE CALCULATED BY THE USE OF THE FOLLOWING FORMULA:

$$F = \frac{1}{2} (F_1 + F_2) + \frac{1}{2} (D_1 + D_2) \times \frac{1}{100} \times \frac{1}{100}$$
 (where F = frontage level, F₁ & F₂ = level of existing road and driveway at each end, D₁ & D₂ = distance in metres between existing road and driveway at each end.)
B. A CONCRETE BEAM AT THE CORRECT FRONTAGE LEVEL IS TO BE PROVIDED AT EACH ENTRANCE TO THE SAME GRADE AS THE KERB OR ROAD.
C. THE TOPS OF FOUNDATIONS OF ANY FRONTAGE WALLS AT A MINIMUM DEPTH OF 8.230 METRES BELOW FRONTAGE LEVEL.

SHEET 14 COPY 3
ETHEKWINI MUNICIPALITY
 CENTRAL
 Plan No: 208 04 03
 APPROVED in terms of The National Building Regulations and Building Standards Act No. 103 of 1977
 25 MAY 2003
 DATE BUILDING CONTROL OFFICER
 This Plan is approved on the basis of the information shown hereon. Attention is drawn to attached documents.

ROOF STRUCTURE TO BE TO "EMPIRICAL TEST" OR TO NATIONAL DESIGN CONFORMING WITH "DEEMED TO SATISFY RULE BB.4"

LAND USE MANAGEMENT
 CONSENT USE AUTHORITY
GRANTED
 2003-04-17
 Signature: [Signature]
 Checked: [Signature]

"It should be noted that this plan has been approved on the basis of information thereon."

A. FRONTAGE LEVELS ARE TO CONFORM TO THE BACK OF THE CONSTRUCTED DRIVEWAY OR TO BE CALCULATED BY THE USE OF THE FOLLOWING FORMULA:

$$F = \frac{1}{2} (F_1 + F_2) + \frac{1}{2} (D_1 + D_2) \times \frac{1}{100} \times \frac{1}{100}$$
 (where F = frontage level, F₁ & F₂ = level of existing road and driveway at each end, D₁ & D₂ = distance in metres between existing road and driveway at each end.)
B. A CONCRETE BEAM AT THE CORRECT FRONTAGE LEVEL IS TO BE PROVIDED AT EACH ENTRANCE TO THE SAME GRADE AS THE KERB OR ROAD.
C. THE TOPS OF FOUNDATIONS OF ANY FRONTAGE WALLS AT A MINIMUM DEPTH OF 8.230 METRES BELOW FRONTAGE LEVEL.

ALL PLAZING TO CONPLY WITH PART NN2 AND NN3 OF SABS 0400.

ENGINEERS DETAILS REQUIRED

ELECTRICITY SERVICES

Any person undertaking erection of a structure in accordance with this plan is to ensure that:
 1) The electrical installation complies with the Code of Practice for the wiring of premises SABS 014:1997 as amended, and the Occupational Health and Safety Act 85/1993
 2) A certificate of Compliance and Application for Permission to Connect is lodged with DME prior to electrical connection to the supply source
 3) Adequate earthing to the satisfaction of the Director of Transmission, DME is provided.

SUBMISSIONS
 SITEPLAN CHECKED
 2003-04-15
 [Signature]

REV. DESCRIPTION APP. BY DATE
 CLIENT SIGNATURE
 Mr. Hammond

PROJECT:
Alterations & Additions to Existing Residence P.M. 71 Hunters Way Umgeni park
 DRAWING:
Submission Drawing Site Plan

ZAI ARCHITECTS CONSULTING ENGINEERS QUANTITY SURVEYORS
CONSULTANTS

ZAI CONSULTANTS
 245 NORTH RIDGE ROAD, DURBAN 4001. TEL: 031-3031901 FAX: 031-3032418

INITIAL	DATE	COPYRIGHT RESERVED	DATE
DESIGNED		APP.	
DRAWN	D.J.	03/2003	
SCALE		CLIENT	

DRAWING No. **23017/100** REV.

AREA SCHEDULE
 SITE AREA 4104sqm

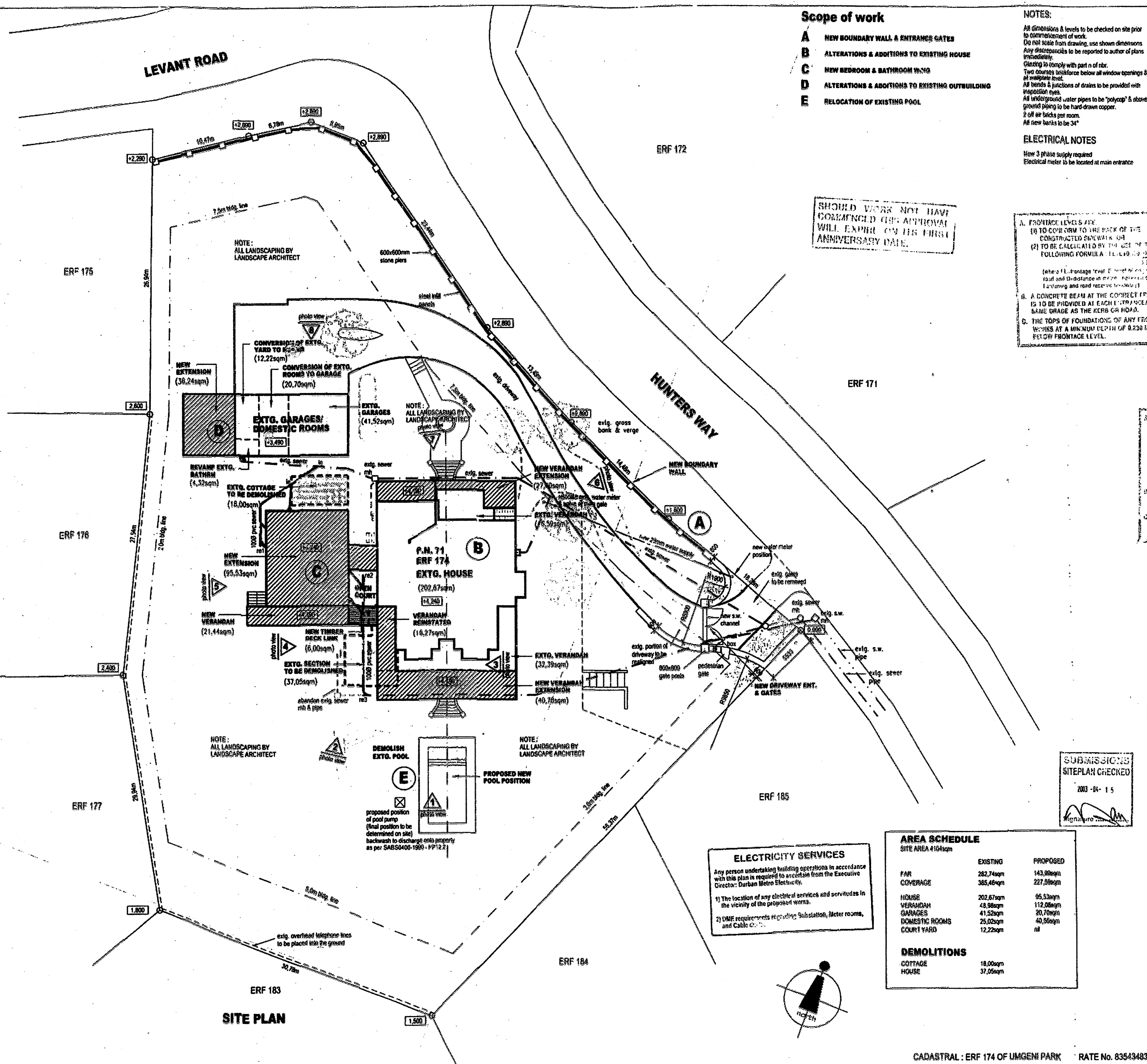
	EXISTING	PROPOSED
FAR COVERAGE	282,74sqm	143,88sqm
HOUSE	385,46sqm	227,88sqm
VERANDAH	202,67sqm	95,53sqm
GARAGES	48,98sqm	112,08sqm
DOMESTIC ROOMS	41,52sqm	20,70sqm
COURT YARD	25,02sqm	40,56sqm
	12,22sqm	nil

DEMOLITIONS

COTTAGE	18,00sqm
HOUSE	37,05sqm

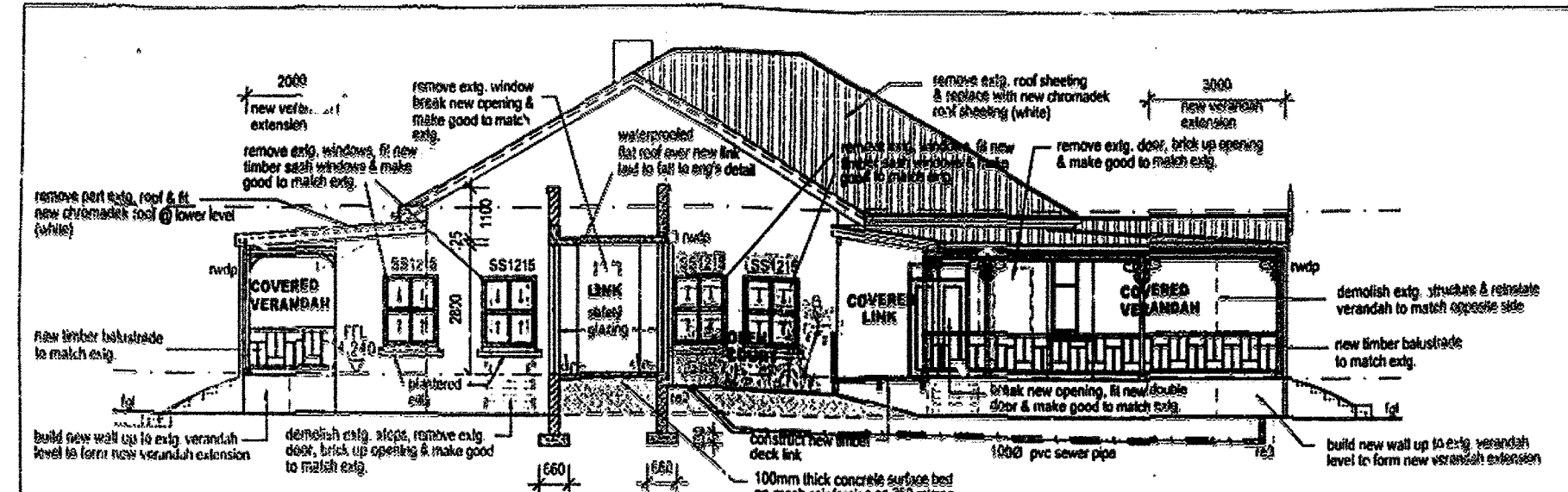
ELECTRICITY SERVICES
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 2) DME requirements regarding Substation, Meter rooms, and Cable ducts.

SITE PLAN

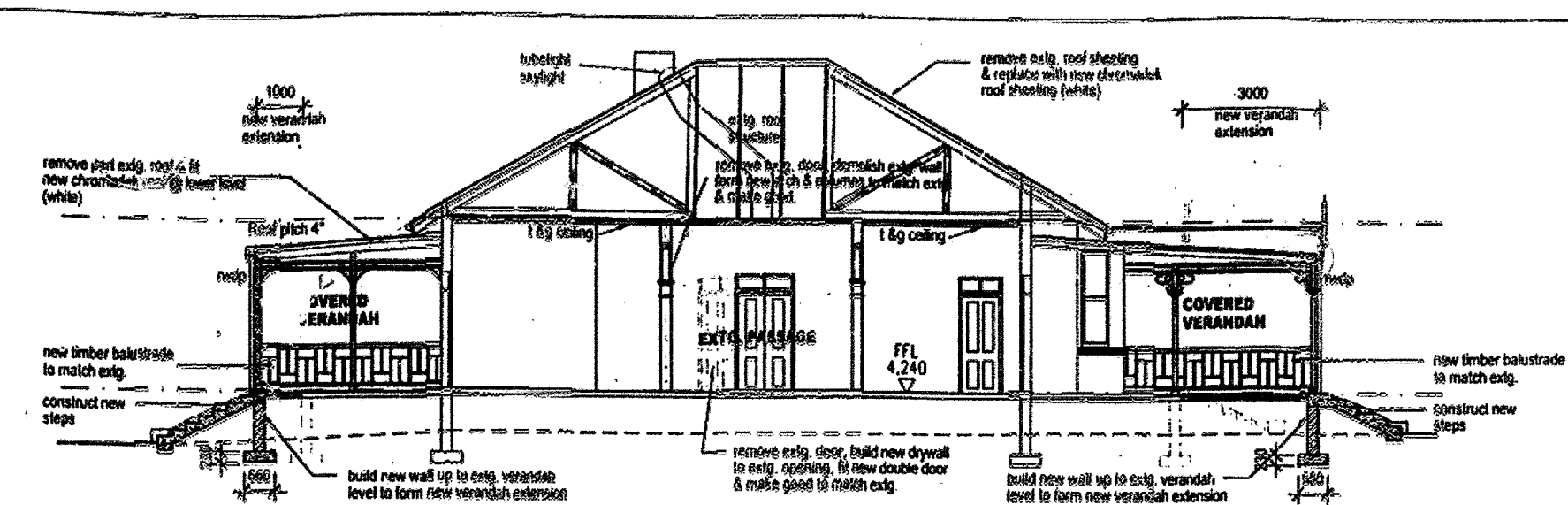


SHEET 3/4 COPY 3
ETHEKWINI MUNICIPALITY
 Plan No: **2080403**
 APPROVED in terms of The National Building Regulations and Building Standards Act No. 103 of 1977
 25 MAY 2003
 DATE: *[Signature]*
 BUILDING CONTROL OFFICER
 This Plan is approved on the basis of the information shown hereon. Attention is drawn to attached document 25001.

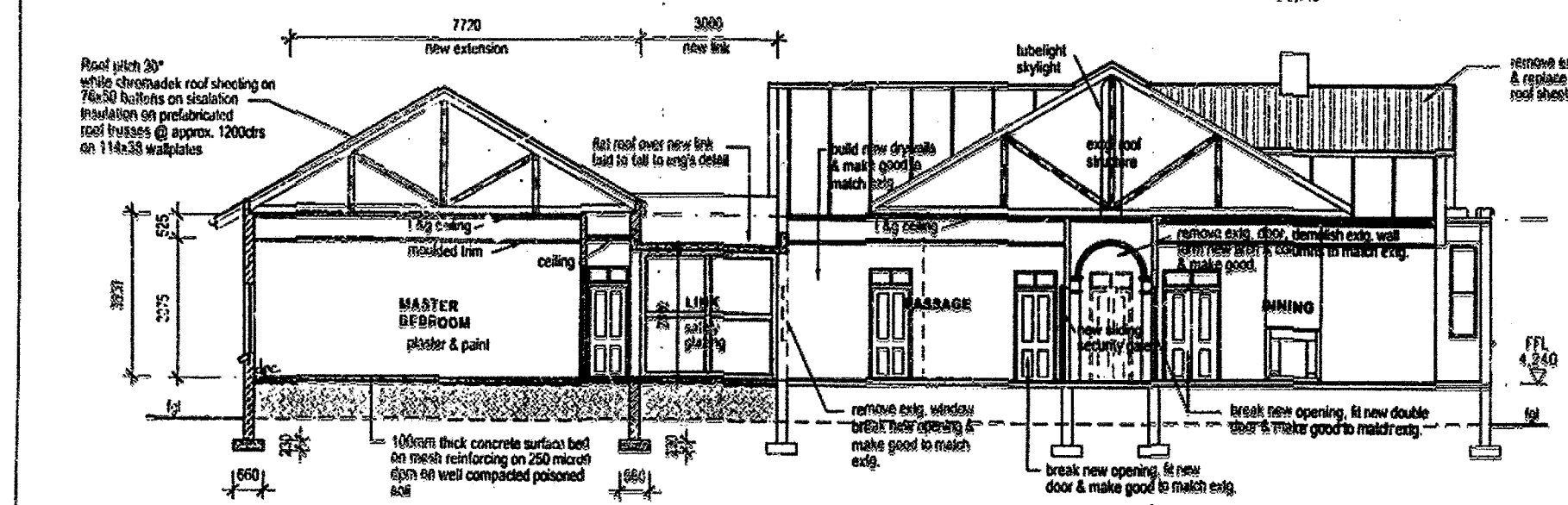
LAND USE MANAGEMENT
 CONSENT USE AUTHORITY
GRANTED
 2003-04-17
 Signature: *[Signature]*
 Checked: *[Signature]*



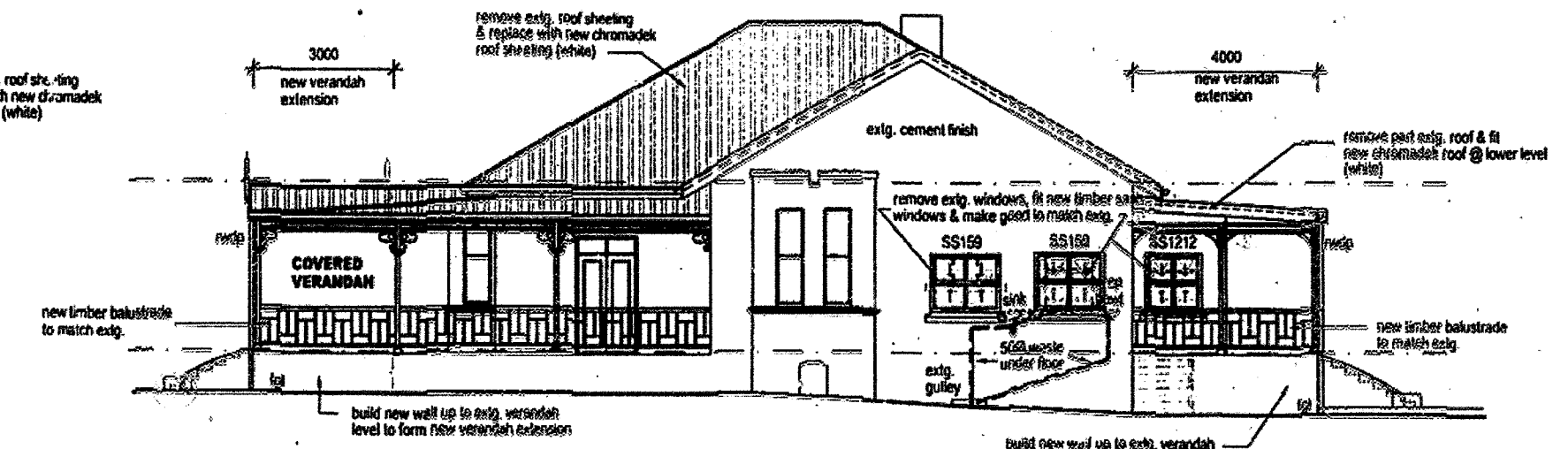
SECTIONAL ELEVATION A - A



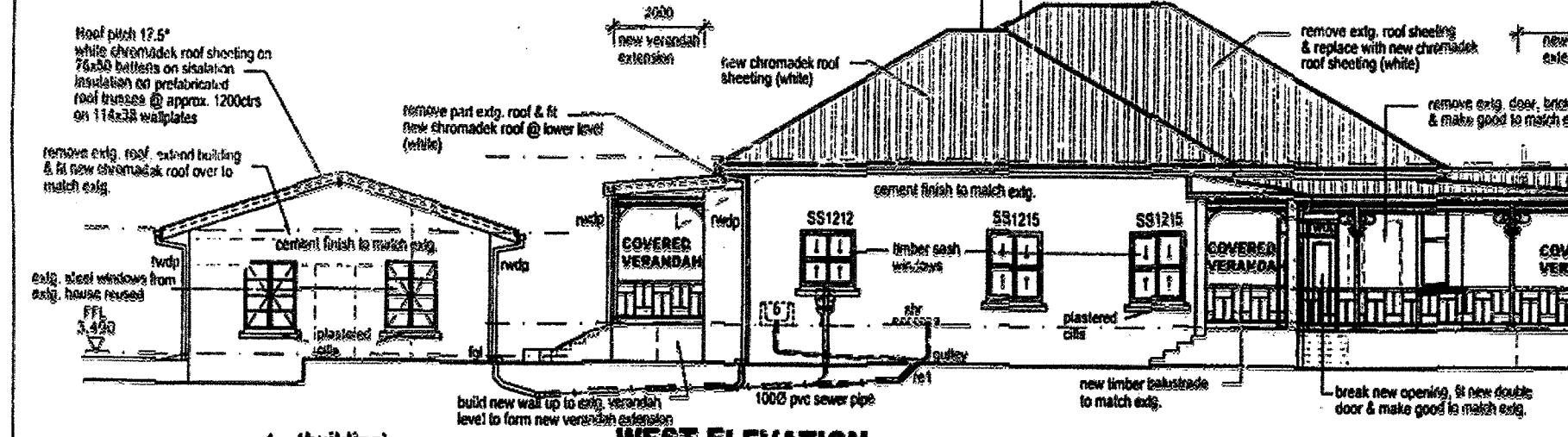
SECTION B - B



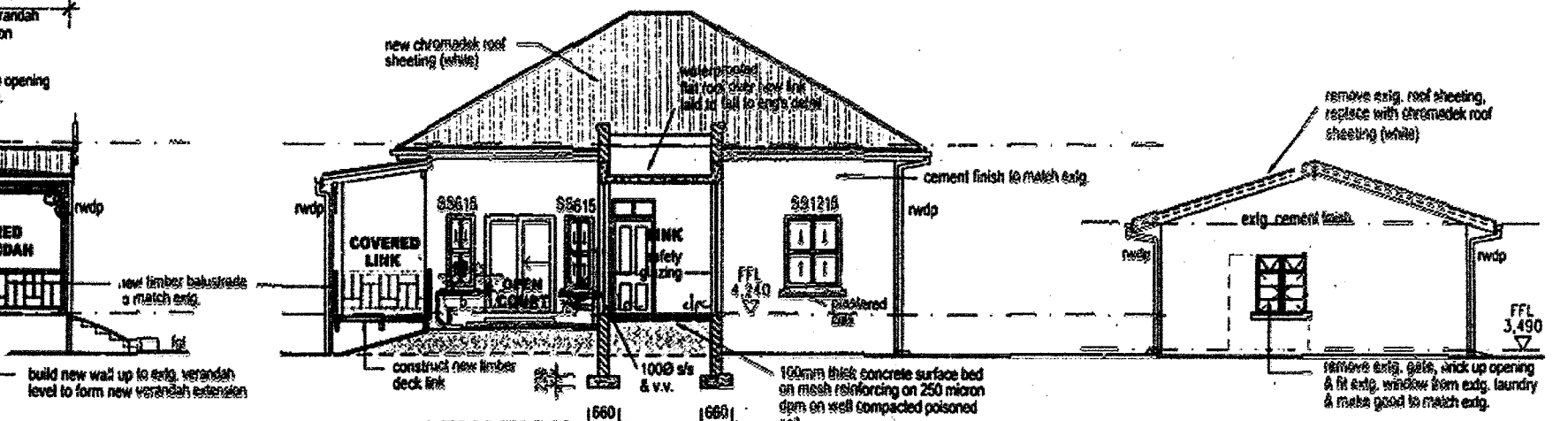
SECTION C - C



EAST ELEVATION

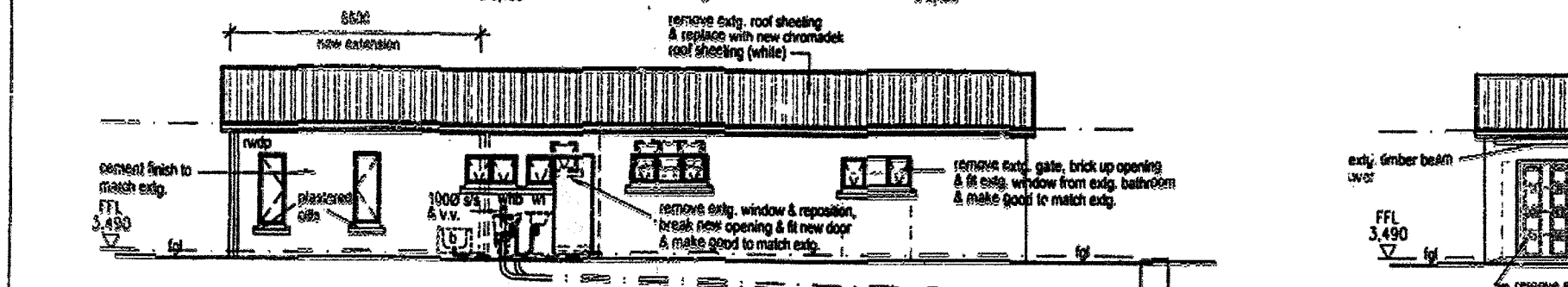


WEST ELEVATION

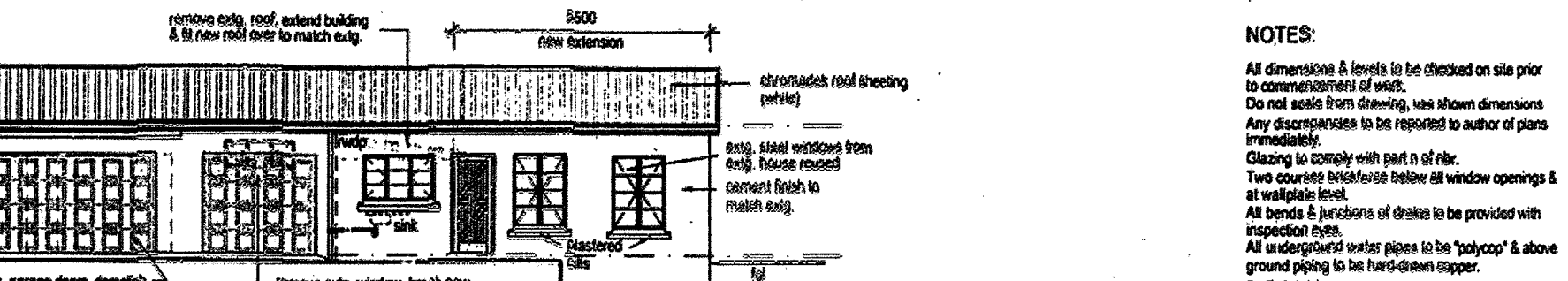


EAST ELEVATION

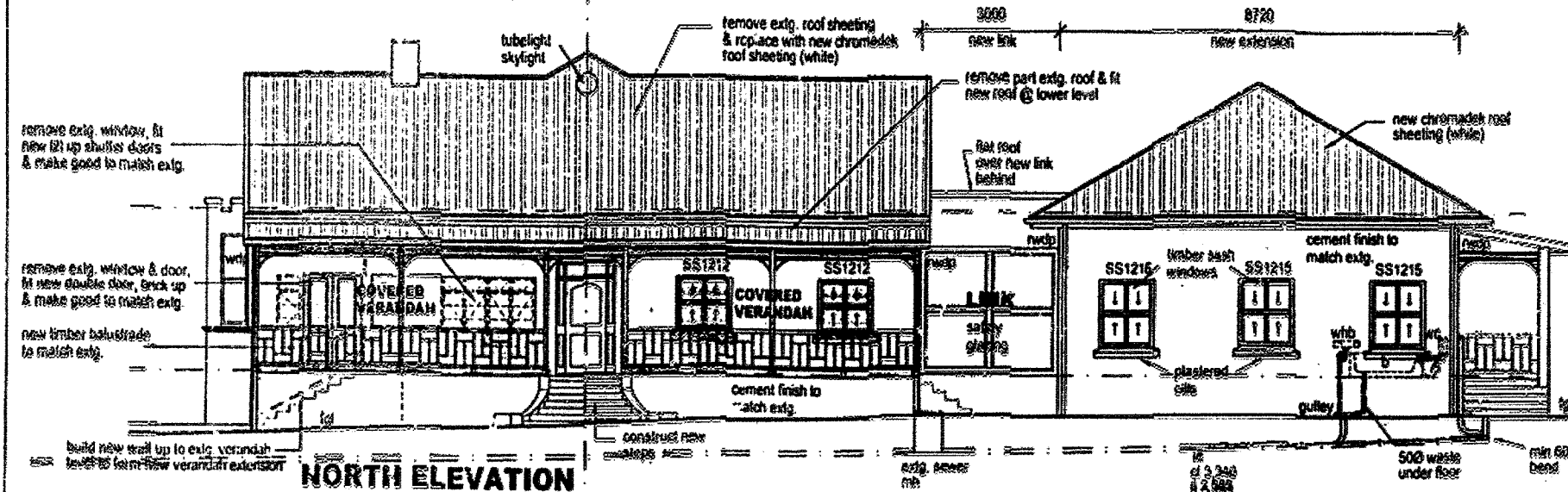
(outbuilding)



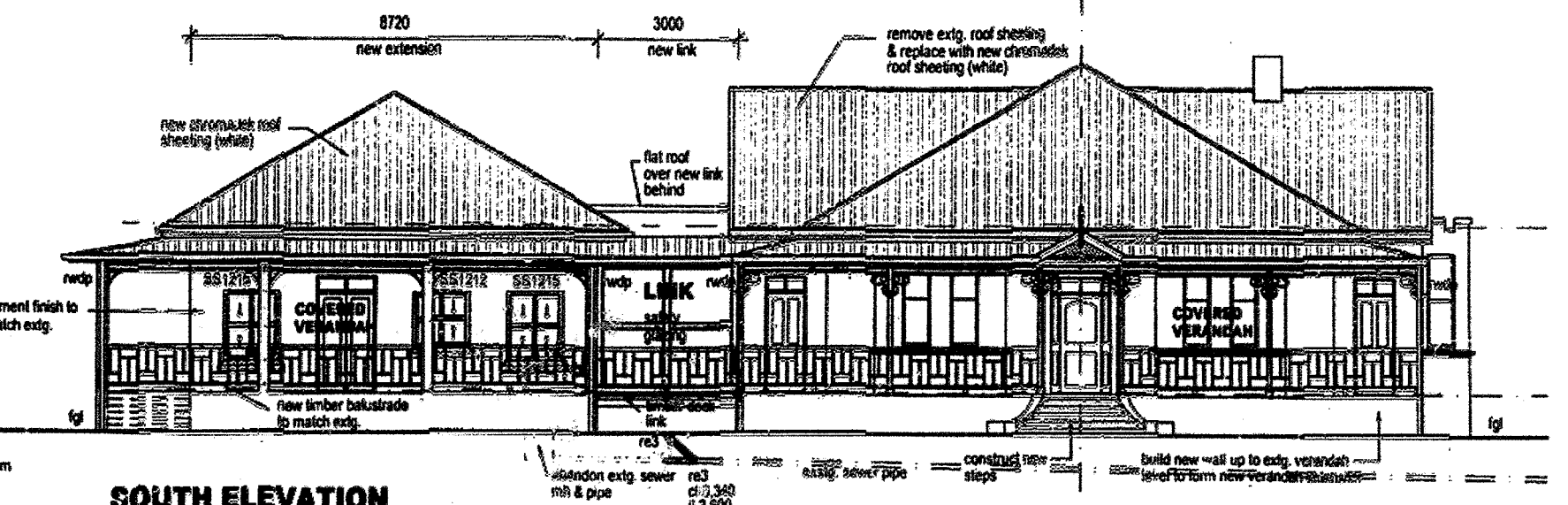
SOUTH ELEVATION (outbuilding)



NORTH ELEVATION (outbuilding)



NORTH ELEVATION



SOUTH ELEVATION

NOTES:
 All dimensions & levels to be checked on site prior to commencement of work.
 Do not scale from drawing, use shown dimensions.
 Any discrepancies to be reported to author of plans immediately.
 Glazing to comply with part n of rbc.
 Two courses brickwork below all window openings & at wallplate level.
 All bends & junctions of drains to be provided with inspection eyes.
 All underground water pipes to be 'polycop' & above ground piping to be hard-drawn copper.
 2 off air bricks per room.
 All new banks to be 34°

REV	DESCRIPTION	BY	DATE

CLIENT SIGNATURE: *[Signature]*
 CLIENT: **Mr & Mrs Hammond**

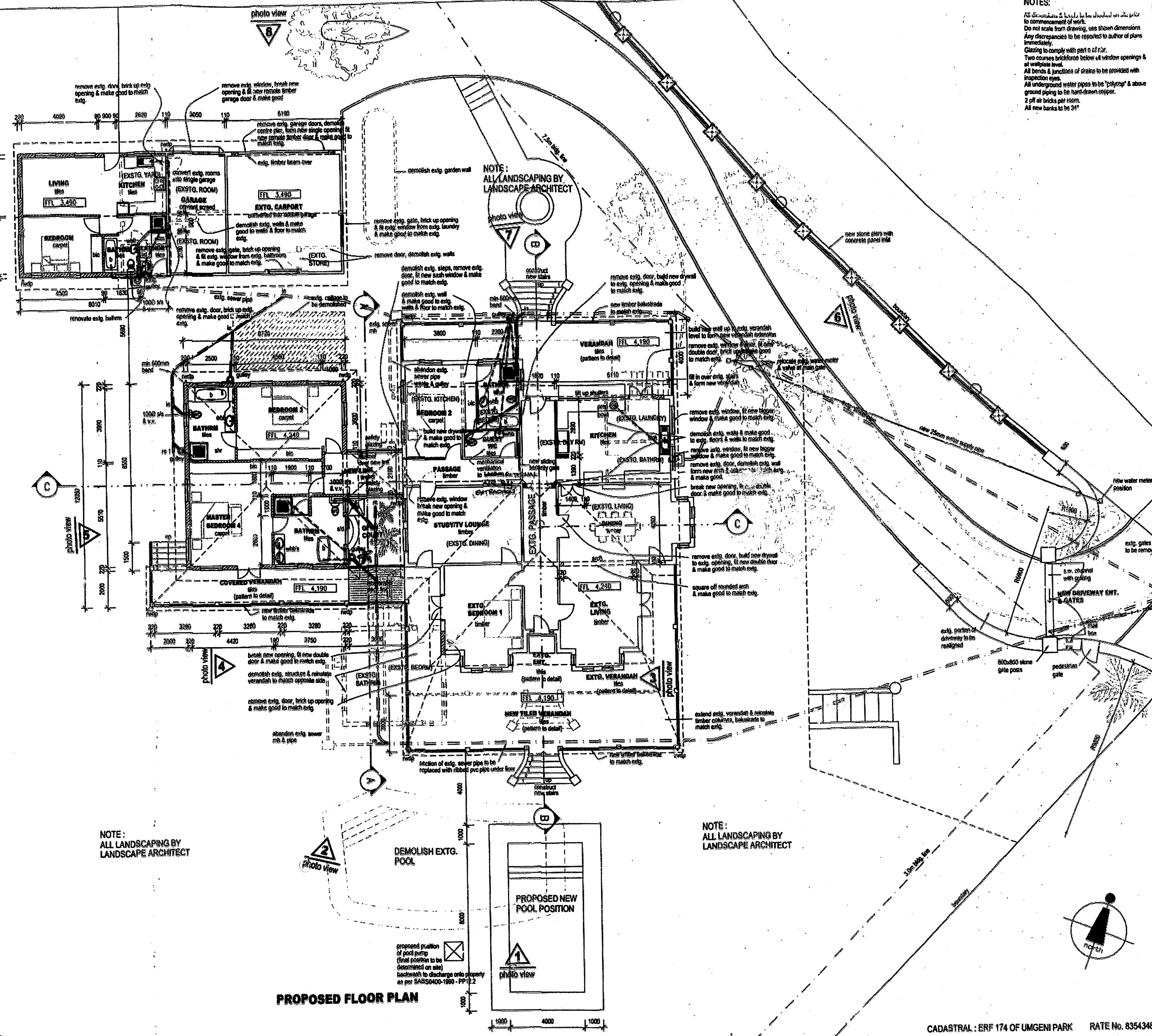
PROJECT: **Alterations & Additions to Existing Residence P.M. 71 Hunters Way Umgeni Park**
 DRAWING: **Submission Drawing Sections & Elevations**

ZAI CONSULTANTS		ARCHITECTS CONSULTING ENGINEERS QUANTITY SURVEYORS	
ZAI CONSULTANTS 245 NORTH RIDGE ROAD, DURBAN 4001.		TEL : 031-3031901 FAX : 031-3032418	
DESIGNED	DATE	COPYRIGHT RESERVED	DATE
DRAWN	APP.		
SCALE	CLIENT		
1:100			
DRAWING No. 23047/102			

NOTES:
 All dimensions & levels to be checked on site prior to commencement of work.
 Do not scale from drawing, use shown dimensions.
 Any discrepancies to be reported to author of plans immediately.
 Glazing to comply with part n of r.c.r.
 Two courses bricks below all window openings & at wallplate level.
 All beds & junctions of drains to be provided with inspection eyes.
 All underground water pipes to be "polyprop" & above ground piping to be hard-drawn copper.
 2 pf air bricks per room.
 All new banks to be 34"

SHEET 2 of 4 COPY 3
ETHEKWINI MUNICIPALITY
 CENTRAL
 Plan No: 208 04 03
 Building Standards Act No. 103 of 1977
 23 MAY 2003
 DATE: BUILDING CONTROL OFFICER
 This Plan is approved on the basis of the information shown
 Attention is drawn to attached documentation.

LAND USE MANAGEMENT
 CONSENT USE AUTHORITY
GRANTED
 2003-04-17
 Signature: [Signature]
 Checked: [Signature]



NOTE:
 ALL LANDSCAPING BY
 LANDSCAPE ARCHITECT

NOTE:
 ALL LANDSCAPING BY
 LANDSCAPE ARCHITECT

NOTE:
 ALL LANDSCAPING BY
 LANDSCAPE ARCHITECT

PROPOSED FLOOR PLAN

REV	DESCRIPTION	BY	DATE

CLIENT SIGNATURE: [Signature]
 CLIENT: Mr G Hammond
 PROJECT: Alterations & Additions to Existing Residence P.N. 71 Hunters Way Umgeni Park
 DRAWING: Submission Drawing Floor plan

ZAI CONSULTANTS
 ARCHITECTS CONSULTING ENGINEERS QUANTITY SURVEYORS
 ZAI CONSULTANTS
 245 NORTH RIDGE ROAD, DURBAN 4001
 TEL: 031-3031901
 FAX: 031-3032418

DESIGNED	DATE	COPYRIGHT RESERVED	DATE

SCALE: 1:100
 DRAWING No. 23017/101