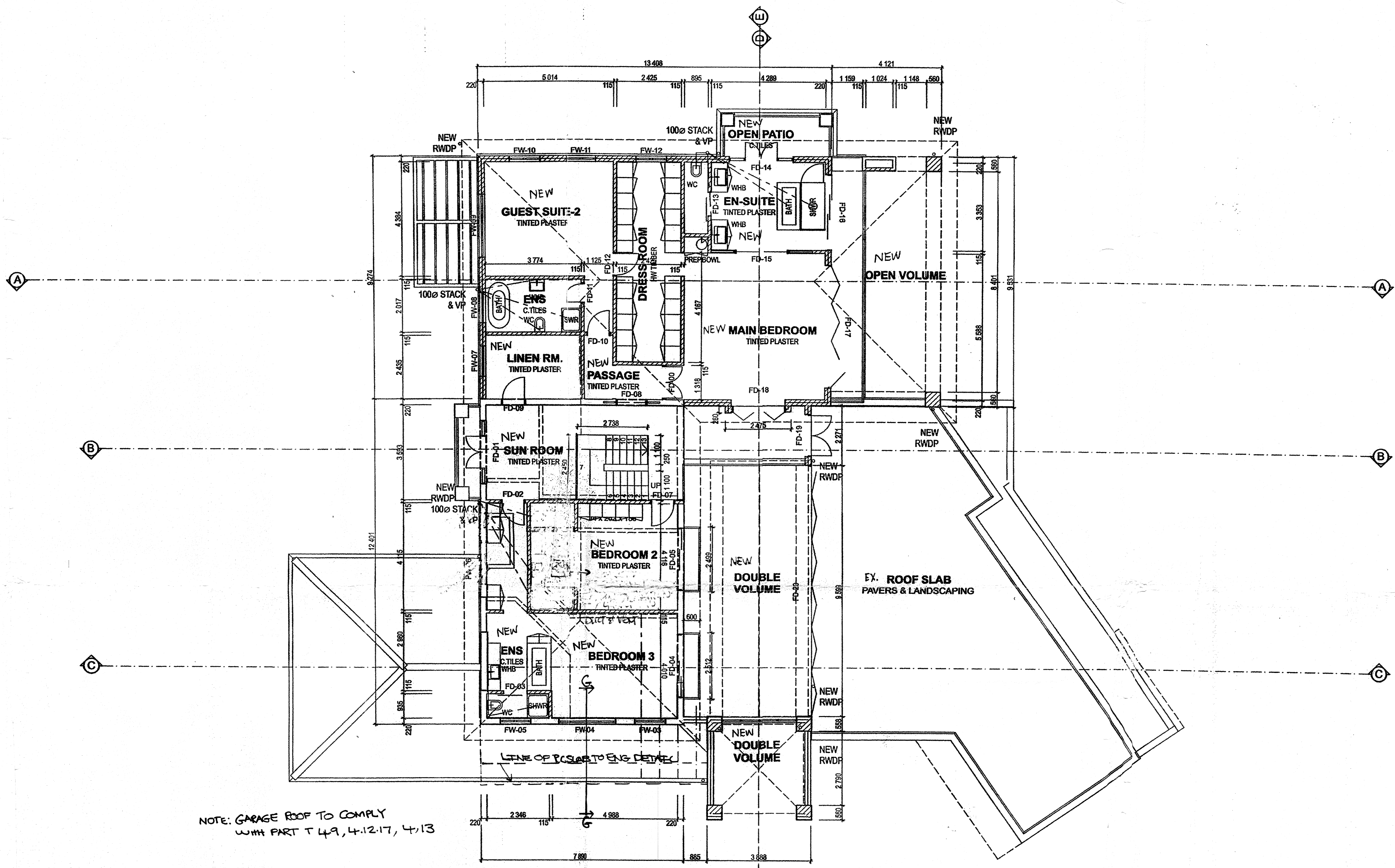
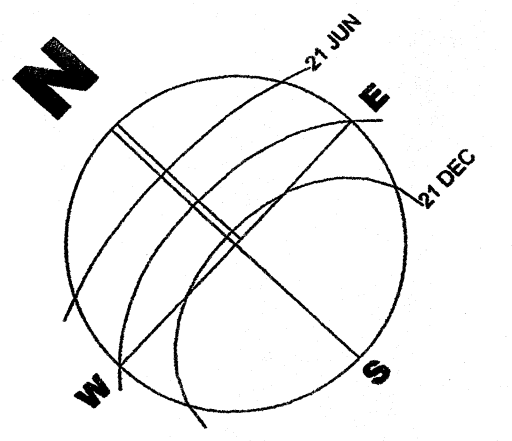


TOWN PLANNING CONSTRAINTS

SPECIAL RESIDENTIAL 181

SITE ZONING: 40%
ALLOWABLE COVERAGE: 40%
HEIGHT RESTRICTIONS: DOUBLE STOREY
OCCUPANCY/BUILDING CLASSIFICATION: H4, RESIDENTIAL
SITE SENSITIVITY LEVEL: MEDIUM SENSITIVITY SITE- PORTION OF SITE PART OF D.MOSS STRUCTURAL DESIGN
 ALL STRUCTURAL SYSTEMS OF THIS BUILDING ARE TO BE DESIGNED AND INSPECTED BY THE APPOINTED STRUCTURAL ENGINEER
DIMENSIONS: THE DIMENSIONS OF ANY ROOM OR SPACE ARE TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 MIN. CLEAR FLOOR TO CEILING HEIGHT 2400
PUBLIC SAFETY: A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, SWIMMING BATHS IS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D
SITE OPERATIONS: PROTECTION OF THE PUBLIC - A FENCE, HOARDING OR BARRICADE TO BE ERRECTED
DAMAGE TO LOCAL AUTHORITIES PROPERTY - DEPOSITS AS MAY B REQUIRED BY THE LOCAL MUNICIPALITY TO BE LODGE
GEOTECHNICAL SITE & ENVIRONMENTAL CONDITIONS- IF REQUIRED BY LOCAL MUNICIPALITY IN ACCORDANCE WITH SANS 10400-B RE DOLMITE LANDS & SANS 10400-H RE FOUNDATIONS
PREPARATION OF THE SITE- 1. SITE TO BE CLEARED OF ALL VEGETABLE MATTER, TREE STUMPS, TIMBER & OTHER CELLULOSE MATERIAL, DEBRIS OR REFUSE
2. DRAINAGE TO BE PROVIDED TO DIRECT STORM AWAY FROM SITE IN AN APPROVED MANNER.
SOIL POISONING- SOIL WITHIN SITE AS DEFINED IN SANS 10124 SHA BE TREATED IN ACCORDANCE WITH RECOMMENDATIONS OF SANS 10124
CONTROL OF UNREASONABLE LEVELS OF NOISE & DUST- IN ACCORD. WITH SANS 10400-F
CUTTING TO, LAYING OPEN & DEMOLISHING OF EXISTING STRUCTURES- IN ACCORD. WITH SANS 10400-F
WASTE MATERIAL ON SITE- IN ACCORD. WITH SANS 10400-F
CLEANING OF SITE- IN ACCORDANCE WITH SANS 10400-F
BUILDERS SHED- TO BE SUPPLIED- IN ACCORD. WITH SANS 10400-F
SANITARY FACILITIES- TO BE PROVIDED. IN ACCORD WITH SANS 10400-F
EXCAVATIONS TO BE IN ACCORDANCE WITH ENG. DETAIL.
FLOORS:
BASE LAYER- COMPACTED FILL TO ENG. DETAIL
SURFACE BED- 125 CONC SLAB CAST WITH REF 93 MESH.
DDM UNDERLAY - 250 MICRON UPVC WITH ALL SEAMES TO BE TAPE AND OVERLAP BY 150
MOVEMENT JOINTS- TO ENG. DETAIL
SCREED- MIN. 35 COVER TO BE SMOOTH POLISHED
SUSPENDED SLABS R.CONC SLAB TO BE IN ACCORD WITH STRUCT ENG. DET.
WALLS:
ALL TO BE IN ACCORDANCE WITH, SANS 10400-B AND SANS 10400-T THE STRUCTURAL STRENGTH AND STABILITY TO IN ACCORD. WITH SANS 10400-K
WALL FOOTINGS- DOUBLE SKIN CLAY BRICK. WITH BRICK FORCE EVERY COURSE
WALL EXTERNAL- DOUBLE SKIN OF CLAY BRICKS. WITH BRICK FOR TO BE USED EVERY 4TH COURSE AND OVER EVERY CORSE ABOVE. ALL OPENINGS.
WALL INTERNAL- SINGLE SKIN CLAY BRICKS WITH BRICK FORCE EVERY 4TH COURSE AND ON EVERY COURSE OVER ALL OPENINGS
WALL FINISH- WATER PENETRATION THROUGH A WALL IS TO BE IN ACCORDANCE WITH SANS 10400-K
PLASTER- 12 SMOOTH PAINTED.
ROOFS:
ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400
ROOF COVER- "CLAY FULL BODY ROOF TILES" MECHANICALLY FIXE TO ROOF BATERNS WITH CLIPS
RIDGE TILE- CLAY FULL BODY
ROOF DPM- "NAH" TEX 400 MICRON NON WOVEN WATERPROOF FABRIC LAID OVER BATERNS.
BATERNS- 383 X 38 SAP H2 @ 320 CENTRES.
ROOF ASSEMBLY- 38 X114 SAP H2 GANG NAIL TRUSS @ 690 CENTRE TO ENG DETAIL.
RAIN WATER GOODS- TO BE SIZED IN ACCORD. WITH SANS 9400-R.
GUTTERS- TO BE 125 X 85 CONTINUOUS SEAM ALUM. "OG" PROFILE.
RWDPS- TO BE 75mm UPVC ROUND RAIN DOWN PIPE
CEILING ASSEMBLY TO BE IN ACCORD WITH SANS 10400-C, 10400-L
10400-K
9mm PAINTED "RHINO BOARD" GYPSUM NAIL UP CEILING FIXED TO X 38 SAP H2 BATERNS @ 300 CENTRES. JOINTS TO BE TAPPED & SKIMMED.
FIRE RESISTANCE- ROOF & CEILING ASSEMBLY TO BE IN ACCORD. WITH SANS 10400-T
STAIRWAYS AND CHANGE IN LEVEL ALL EXISTING AND NEW STAIRS TO BE IN ACCORD WITH SANS 10400 PART M AND PART D
WATERPROOFING
RETAINING WALLS. DUAL LAYER 7mm FIBRE GLASS REINFORCED BITUMIN TOUCH ON. WITH AGG DRAIN TO DETAIL. GARANTE BY SPEC.
FLATROOFS: DUAL LAYER 7mm FIBRE GLASS REINFORCED BITUMEN TOUCH ON. GARANTE BY SPEC.
EXTERNAL WALLS: OSIDE FACE OF INNER SKIN TO BE BAGGED WITH BITU SEAL
GLAZING REFER TO DOOR & WINDOW SCHEDULE.
TO BE IN ACCORD. WITH SANS 10400-B & 10400-N
LIGHTING AND VENTILATION REFER TO DOOR & WINDOW SCHEDULE IN ACCORD. WITH SANS 10400-T & SANS 10400-O
DRAINAGE NA
WATER-BORNE MEANS OF SANITARY DISPOSAL
ALL DRAINAGE TO BE IN ACCORD. WITH SANS 10400 PART P
ALL SEWER DRAINS TO BE 100mm UPVC SET AT MIN 1:80 FALLS. TO DISCHARGE BULK SEWER MAIN. AS PER DETAIL
ALL WASTE PIPES TO BE 80mm PVC TO DISCHARGE INTO P.C. GULLI UNLESS OTHERWISE STATED INSPECTION EYES TO BE PROVIDED A ALL JUNCTIONS AND BENDS.
STORMWATER DISPOSAL
CONTROL AND DISPOSAL OF STORMWATER IS TO BE IN ACCORD WITH SANS 10400R TO DISCHARGE INTO SOAK AWAYS AS INDICATED ON SITE PLAN.
PERSONS WITH DISABILITIES NA
FIRE PROTECTION TO BE ACCORD WITH SANS 10400T
SPACE HEATING TO BE IN ACCORD. SANS 10400-V
FIRE INSTALLATION TO COMPLY WITH SANS 10400-W
THE SUPPLY OF WATER - TO BE IN ACCORD. WITH SANS 10400W
SWIMMING POOL CONSTRUCTION
STRUCTURAL SYSTEM- COMPOSITE WALL OF 2 OUTER SKINS OF 90 CLAY MAXI WITH INNER 100 CAVITY FILLED WITH R.CONC. RETAINING STRUCTURE BEARING ON R.CONC FOUND TO ENG. DET.
SHELL- TO BE OF 90 mm THICK GUNITED CONCRETE WITH R8 R-BAR @ 150 CENTRES BOUND IN BOTH DIRECTIONS IN ACCORD WITH ENG DETAIL.
WATERPROOFING & FINISH: 25 mm "MARBLITE" MARBEL CHIP WATERPROOF PLASTER.
ELECTRICAL EARTH LEAKAGE PROTECTION TO BE FITTED TO ELECTRICAL SUPPLY ELEC APPARATUS HOUSED PRECAUTION TAKE AGAINST FLOODING & LEAKAGE
DRAINAGE- PUMP CHAMBER TO HAVE ADEQUATE DRAINAGE BACKWASH, OVERFLOW & DISCHARGE TO BE INTO SOAKAWAY IN ACCORDANCE WITH SANS 10400 PART PP12
FENCING- POOL AREA TO BE FENCED IN ACCORDANCE WITH SANS 10400 DM(1,2,3)
FILTER- TO BE "SWIMLIN" SAND FILTER POOL SURROUND- TO BE NON SKID STONE PAVERS



FIRST FLOOR PLAN 1:100

SCHEDULE OF AREAS

SITE ARE	4835,00m ²
BASEMENT FLOOR LEVEL	
ENTERTAINMENT LOUNGE	73,43m ²
EXISTING CHANGES ROOMS & STORE	36,25m ²
NEW CONVERSION TO GARAGE	44,20m ²
GROUND FLOOR LEVEL	
EXISTING FLOOR AREA	408,71m ²
REVISED FLOOR AREA	424,23m ²
FIRST FLOOR LEVEL	
EXISTING FLOOR LEVEL	97,80m ²
REVISED FLOOR LEVEL	294,48m ²
OUT BUILDINGS	
EX. SERVANTS QUARTERS	27,88m ²
REVISED SERVANTS QUARTERS	40,00m ²
FREE STANDING GARAGE A (TO BE DEMOLISHED)	37,29m ²
FREE STANDING GARAGE B (TO BE DEMOLISHED)	40,15m ²
TOTAL AREAS	
EXISTING TOTAL FLOOR AREA	721,51m ²
REVISED TOTAL FLOOR AREA	914,80m ²
COVERAGES	
EXISTING COVERAGE	11:34,7%
REVISED COVERAGE	13:25,2%

APPLICATION IN PRINCIPLE
 No: 102 09 13
 SHEET: 2/9

ETHEKWINI MUNICIPALITY
 LAND USE MANAGEMENT CENTRAL REGIONAL OFFICE
 GRANTED
 NAME: [Signature]
 SIGNATURE: [Signature]
 DATE: 2014-03-31
 This does NOT constitute an approval. In terms of the MBR (Act No. 103 of 1977). This authority does not exempt the application from compliance with any other statutory requirements or any other applicable law.

SHEET 2/9 COPY 1
 ETHEKWINI MUNICIPALITY (CENTRAL)
 No 102 09 13
 APPLICATION NO.

BUILDING APPLICATION
 APPROVED in terms Sec. 7 of the National Building Regulations and Building Standards Act No. 103/1977
 2014-03-31
 DATE: 2014-03-31
 LOCAL AUTHORITY: [Signature]
 This plan is approved on the basis of the information shown hereon. Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the date of approval date, unless the erection of the building in terms of R101 Act 103/1977 commences.

1YER
 URBAN DESIGN STUDIO

Client: Mr. & Mrs S. Govender
 Job Title: Proposed Alterations & additions to Existing Dwelling
 Address: 351 Marine Drive, Bluff
 Site Description: Portion 54 of ERF 81 Bluff
 Rate Number: #Custom 3
 Drawing Name: First Floor Plan
 Drawing Status: Sketch Design Option 5
 Drawing by: E.F. Huizinga
 Checked by: E.F. Huizinga
 Project No: 1100
 Drawing No: 13:25,2%
 Revision: SUB-3