

TRAINING CONSTRAINTS

SPECIAL RESIDENTIAL 181

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

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 BE 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, 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.

DPM UNDERLAY - 250 MICRON UPVC WITH ALL SEAMS TO BE TAPE AND OVERLAP BY 150

MOVEMENT JOINTS - TO ENG. DETAIL

SCREENED - 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 BE IN ACCORD WITH SANS 10400-T

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 COURSE 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 BATTERNS WITH CLIPS

RIDGE TILE - CLAY FULL BODY

ROOF DPM - "NAM-TEX" 400 MICRON NON WOVEN WATERPROOF FABRIC LAID OVER BATTERNS.

BATTERNS - 383 X 38 SAP H2 @ 320 CENTRES.

ROOF ASSEMBLY - 38 X 114 SAP H2 GANG NAIL TRUSS @ 690 CENTRE TO ENG DETAIL

RAIN WATER GOODS - TO BE SIZED IN ACCORD WITH SANS 0400-R

GUTTERS - TO BE 125 X 85 CONTINUOUS SEAM ALUM. "OG" PROFILE

RWDP - TO BE 750 UPVC ROUND RAIN DOWN PIPE

CEILING ASSEMBLY - TO BE IN ACCORD WITH SANS 10400-L

10400-K

9mm PAINTED "RHINO BOARD" GYPSUM NAIL UP CEILING FIXED TO 3 X 38 SAP H2 BATTERNS @ 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 BITUMIN TOUCH ON. GARANTE BY SPEC.

EXTERNAL WALLS - OUTSIDE FACE OF INNER SKIN TO BE BAGGED WITH BITU SEAL.

CLAZING 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 1000 UPVC SET AT MIN 1:50 FALLS. TO DISCHARGE BULK SEWER MAIN, AS PER DETAIL

ALL WASTE PIPES TO BE 95mm PVC TO DISCHARGE INTO P.C. GULLI UNLESS OTHERWISE STATED INSPECTION EYES TO BE PROVIDED AT 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 WITH 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.

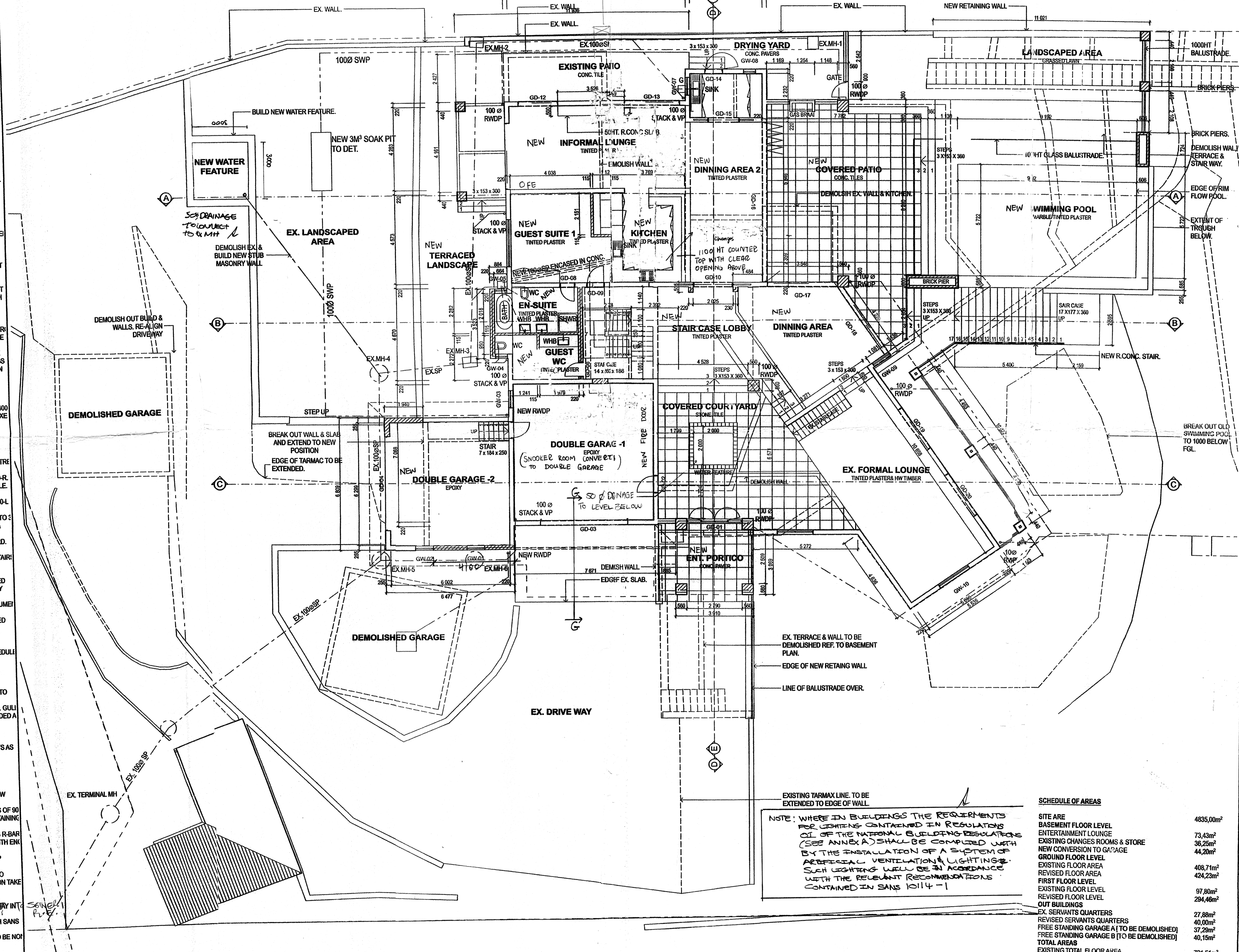
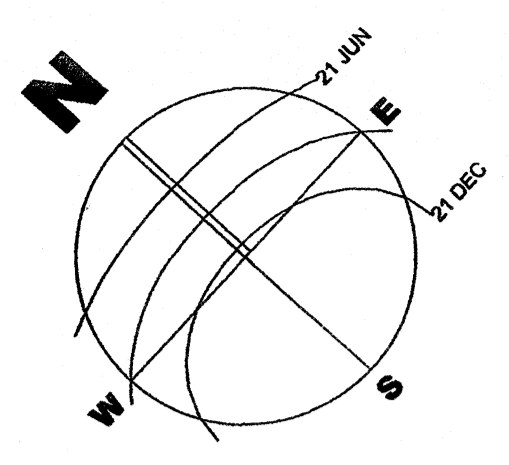
WATERPROOFING & FINISH: 25 mm "MARBLITE" MARBEL CHIP WATERPROOF PLASTER.

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 SEWERWAY IN ACCORDANCE WITH SANS 10400 PART PP12

FENCING - POOL AREA TO BE FENCED IN ACCORDANCE WITH SANS 10440 D4(1,2,3)

FILTER - TO BE "SWIMMUN" SAND FILTER POOL SURROUND - TO BE NOT SKID STONE PAVERS



GROUND FLOOR PLAN

APPLICATION PRINCIPAL
PA 982 5006
SHEET: 1/1

ETHEKWINI MUNICIPALITY
LAND USE MANAGEMENT - CENTRAL REGIONAL OFFICE
GRANTED
NAME: Mr. & Mrs. S. Govender
SIGNATURE: [Signature]
DATE: 2014-03-31
This does NOT constitute an approval. In terms of the NBR (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 1/1 COPY 1
ETHEKWINI MUNICIPALITY (CENTRAL)
11 102 09 13
APPLICATION NO.

BUILDING APPLICATION
PROVIDED in terms Sec. 7 of the National Building Regulations and Building Standards Act No. 103 of 1977.
DATE: 2014-03-31
LOCAL AUTHORITY: [Signature]
Attention is drawn to the attached documentation & that this approval shall expire ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103 of 1977 is commenced.

192R
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: Ground Floor Plan
Drawing Status: Sketch Design Option 5
Drawing by: E.F. Huizinga
Checked by: E.F. Huizinga
Drawing Scale: 1:100
Project No: [Blank]
Drawing No: [Blank]
Revision No: [Blank]

SCHEDULE OF AREAS

Area	Area (m²)
SITE AREA	4835,00m²
BASEMENT FLOOR LEVEL	
ENTERTAINMENT LOUNGE	73,43m²
EXISTING CHANGES ROOMS & STORE	38,25m²
NEW CONVERSION TO GARAGE	44,20m²
GROUND FLOOR LEVEL	
EXISTING FLOOR AREA	408,71m²
REVISED FLOOR AREA	424,23m²
FIRST FLOOR LEVEL	
EXISTING FLOOR LEVEL	97,80m²
REVISED FLOOR LEVEL	294,46m²
OUT BUILDINGS	
EX. SERVANTS QUARTERS	27,88m²
REVISED SERVANTS QUARTERS	40,00m²
FREE STANDING GARAGE A (TO BE DEMOLISHED)	37,29m²
FREE STANDING GARAGE B (TO BE DEMOLISHED)	40,15m²
TOTAL AREAS	
EXISTING TOTAL FLOOR AREA	721,51m²
REVISED TOTAL FLOOR AREA	914,80m²
COVERAGE	
EXISTING COVERAGE	11,34%
REVISED COVERAGE	18,75%