

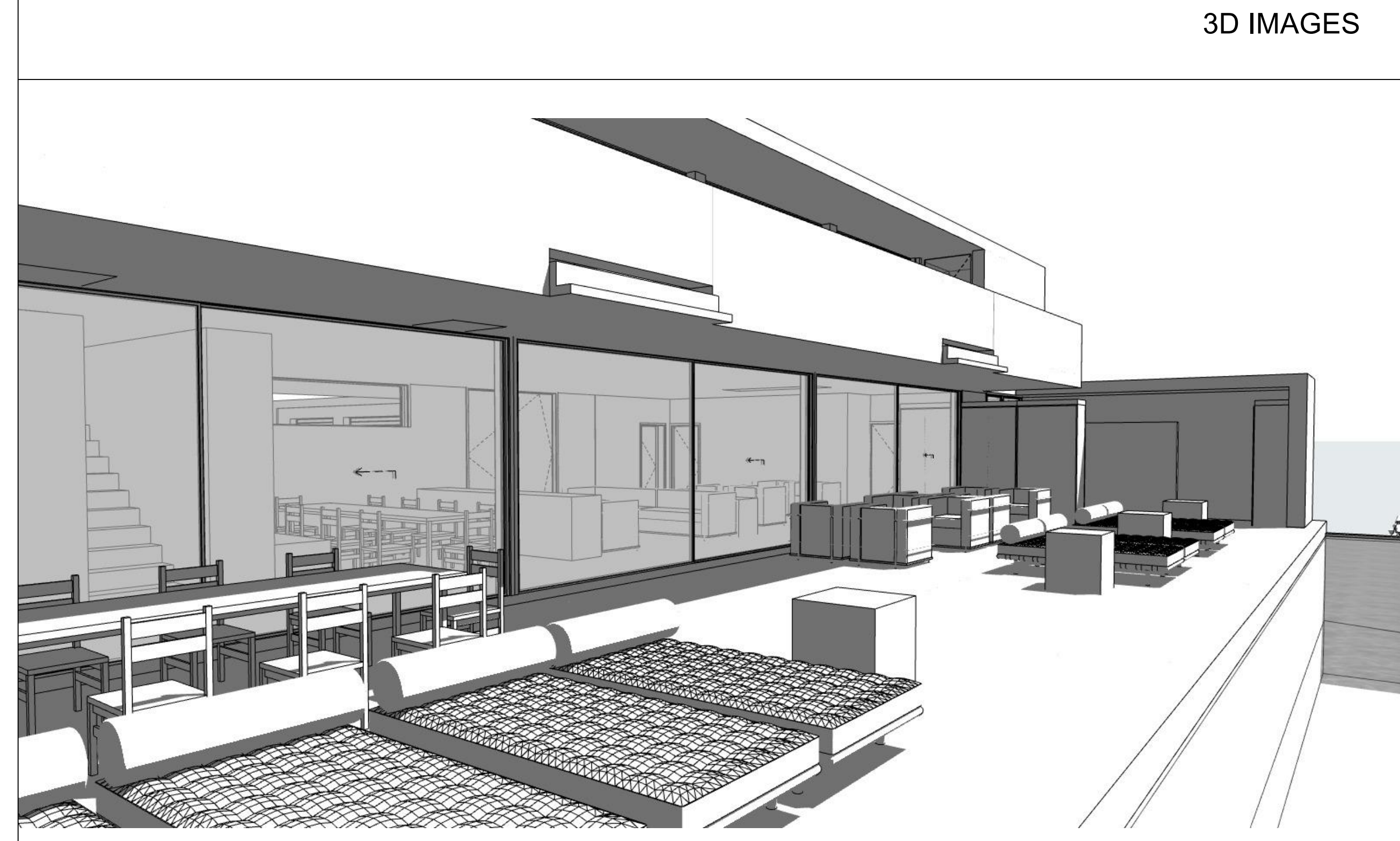
SITE CONTEXT
IMAGE ADAPTED FROM ETEHEKWENI GIS

TOWN PLANNING CONTROLS
IMAGE ADAPTED FROM ETEHEKWENI CENTRAL SCHEME

ZONE: SPECIAL RESIDENTIAL 900		
SCHEME INTENTION: To provide a range of housing types and cater for multiple unit development and various building typologies.		
PROTECTION OF THE QUALITY AND CHARACTER OF RESIDENTIAL NEIGHBOURHOODS AND THE WELL-BEING OF ITS RESIDENTS:		
<ul style="list-style-type: none"> Preservation of the character and quality of residential areas and the well-being of its residents. Limiting the scale and density of buildings to residential areas in accordance with the residential environment. Business that comply with residential amenity such as a Bar and Breakfast Establishment, Guest House Establishment and Home Business at the discretion of the relevant Municipality (see Section 1.5.4 - Exceptions). 		
MAP COLOUR REFERENCE: Yellow with Orange bands		
PRIMARY	PRECLUDED	TIGHTENED
<ul style="list-style-type: none"> Conservation Area Daycare Multiple Unit Development Private Open Space Public Open Space Special Residential 900 Special Residential 1000 Special Residential 1200 Special Residential 1400 Special Residential 1600 Special Residential 1800 Special Residential 2000 Special Residential 2200 Special Residential 2400 Special Residential 2600 Special Residential 2800 Special Residential 3000 	<ul style="list-style-type: none"> Commercial/Industrial Health Services Hotel Industrial Public Administration Public Utility Public Workshop Religious School Warehouse Workshop Yard 	<ul style="list-style-type: none"> Club Medical Park Public Administration Public Workshop Religious School Warehouse Workshop Yard
DEVELOPMENT PARAMETERS		
SPACE ABOUT BUILDINGS	DWELLING UNITS PER UNIT	MINIMUM ERF SIZE (m²)
BUILDING LINE	SIDE SETBACK SPACE	HEIGHT
3.0m	2.0m	3.0m
		COVERED
		50%
		FLOOR AREA RATIO
		N/A
ADDITIONAL CONTROLS - DEVELOPMENT PARAMETERS		
<ol style="list-style-type: none"> 1. Substantive domestic staff accommodation shall be single-storey provided that the Municipality may, by special consent, waive compliance with this requirement, if it is satisfied that the proposed will not adversely affect the character of the existing neighbourhood or as contemplated by the scheme, provided further, that the Municipality may waive compliance with the special consent provisions, if the prior written consent of the registered owner of the adjoining property and such other properties as the Municipality may direct, has first been obtained. 2. Single storey subterranean or domestic staff accommodation situated from the main building, and greater than 1.0m behind and parallel to the main building, may be erected closer to the side and rear boundaries than herein specified. 3. Where an ancillary unit is attached or attached to the rear of the dwelling house and extends the building further from the front boundary, the aforementioned shall apply from 1.0m behind and parallel to the back wall of the ancillary unit. 4. No verandah may be erected at the front level in advance of the 1.0m building line and prescribed side space and rear space. 5. Building line, side or rear space requirements for swimming pools shall be 1.0m, provided that such pool is screened to the satisfaction of the Municipality. 6. The side space for Multiple Unit Development shall be 3.0m and 4.0m for non-residential land uses. 7. The maximum erf size for a residential site shall be 8000m². 8. The Municipality may authorise on a sloping site the erection of a building 3 storeys in height if such building has at no point more than two storeys above ground level. 9. The Municipality may by special consent authorise on a sloping site the erection of a building which is more than 3 storeys in height if such building is at no point more than 3 storeys in height on the erection of building which is 3 storeys in height, provided that the Municipality may exempt an applicant from applying for special consent, provided further, that the prior written consent of the registered owner of each adjoining property and such other properties as the Municipality may direct, has first been obtained. 10. Where the site is used exclusively for Multiple Unit Development the requirements of section 5.5 shall apply. 		

SITE AREA	CONTROL	AREA
PERMISSIBLE COVERAGE	50%	2784 SQM
PERMISSIBLE FAR	N/A	1372 SQM
PROPOSED		
MAIN DWELING		443.4 SQM
GARAGES		211.4 SQM
TOTAL		654.8 SQM

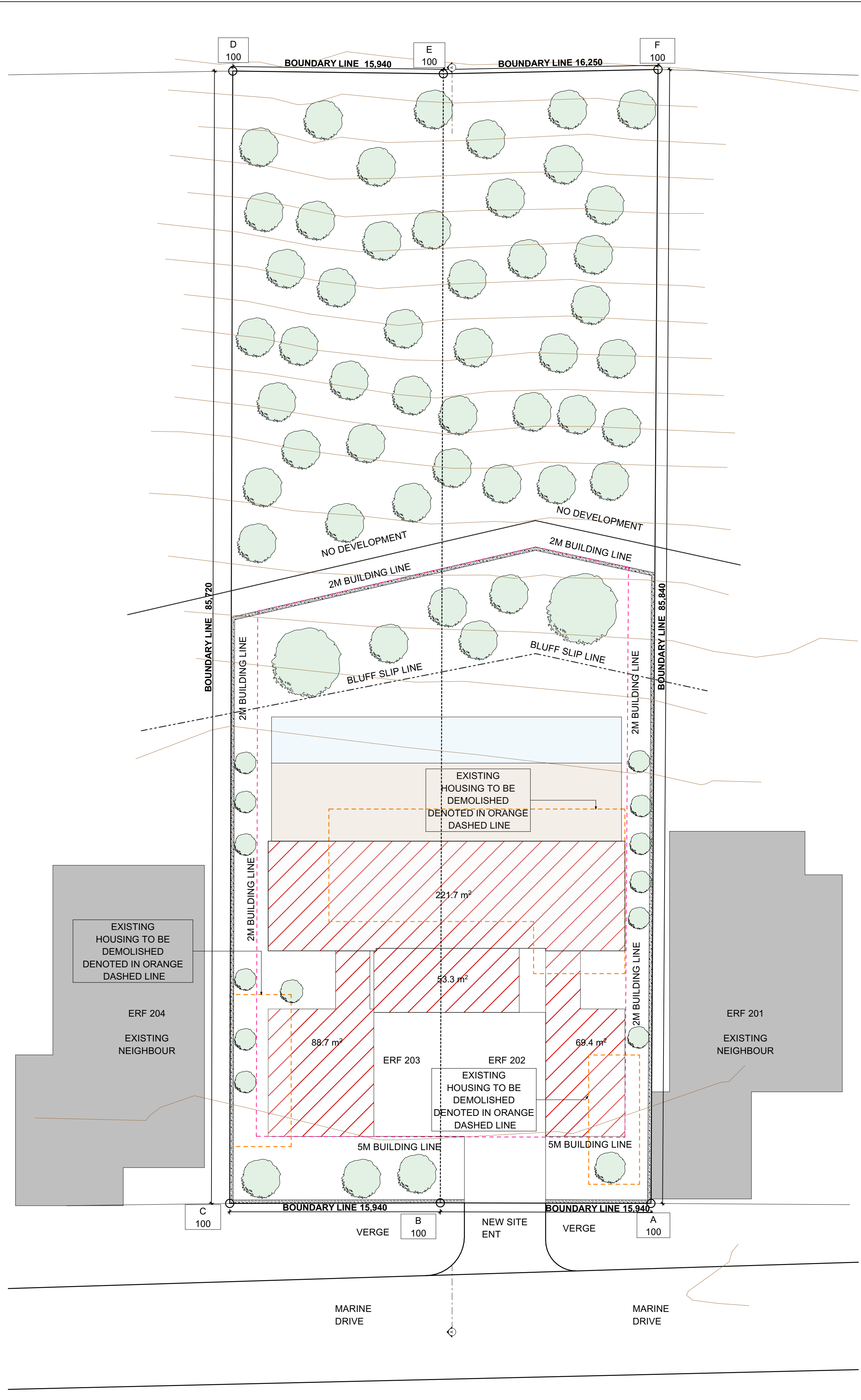
PROPOSED COVERAGE	AREA	PERCENTAGE
PROPOSED COVERAGE	654.8 SQM	24%
COVERAGE ON HAND	717.2 SQM	26%



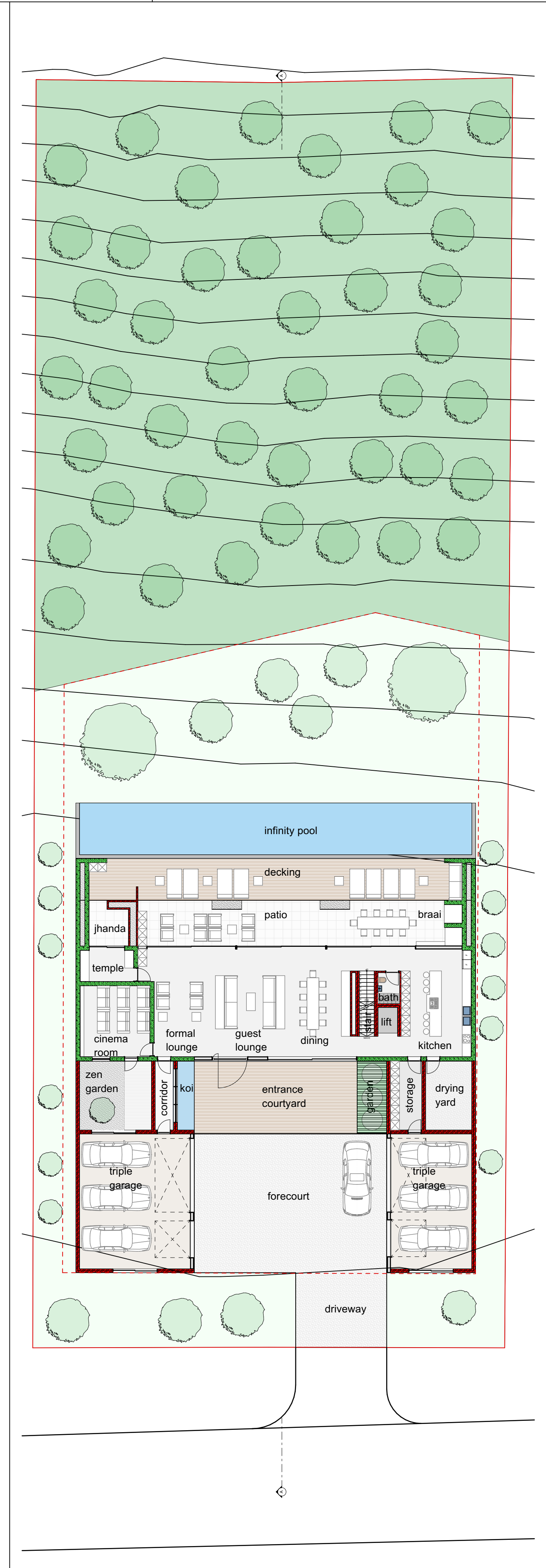
3D PERSPECTIVE 1

3D IMAGES

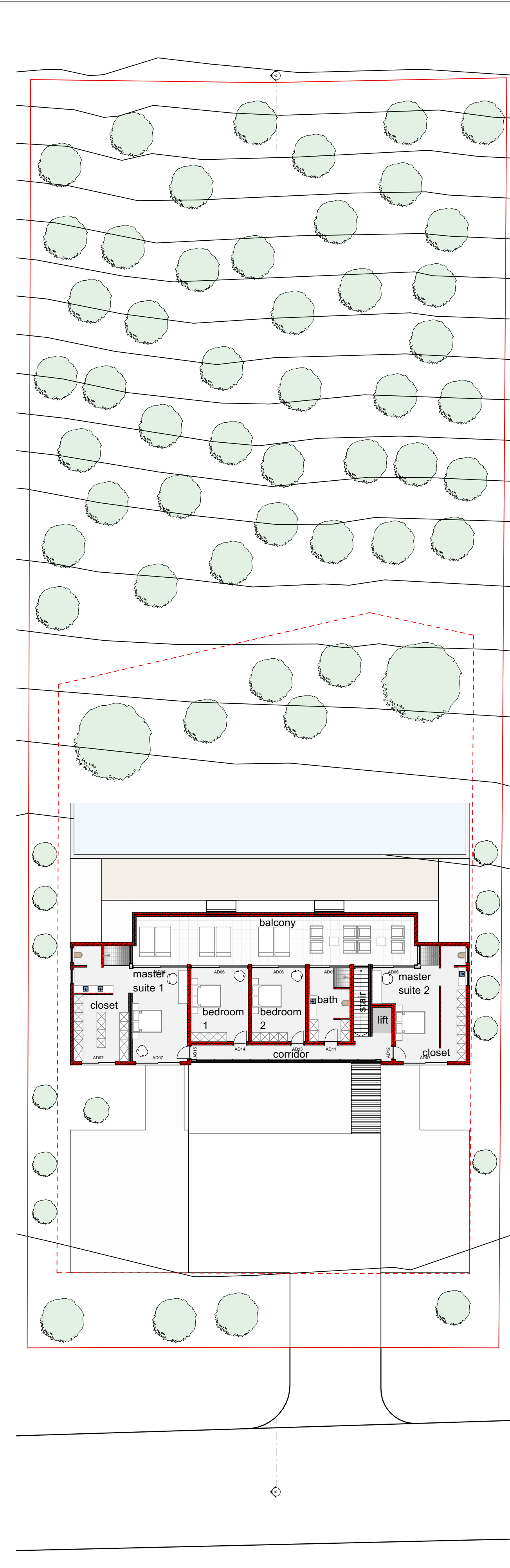
- NOTES
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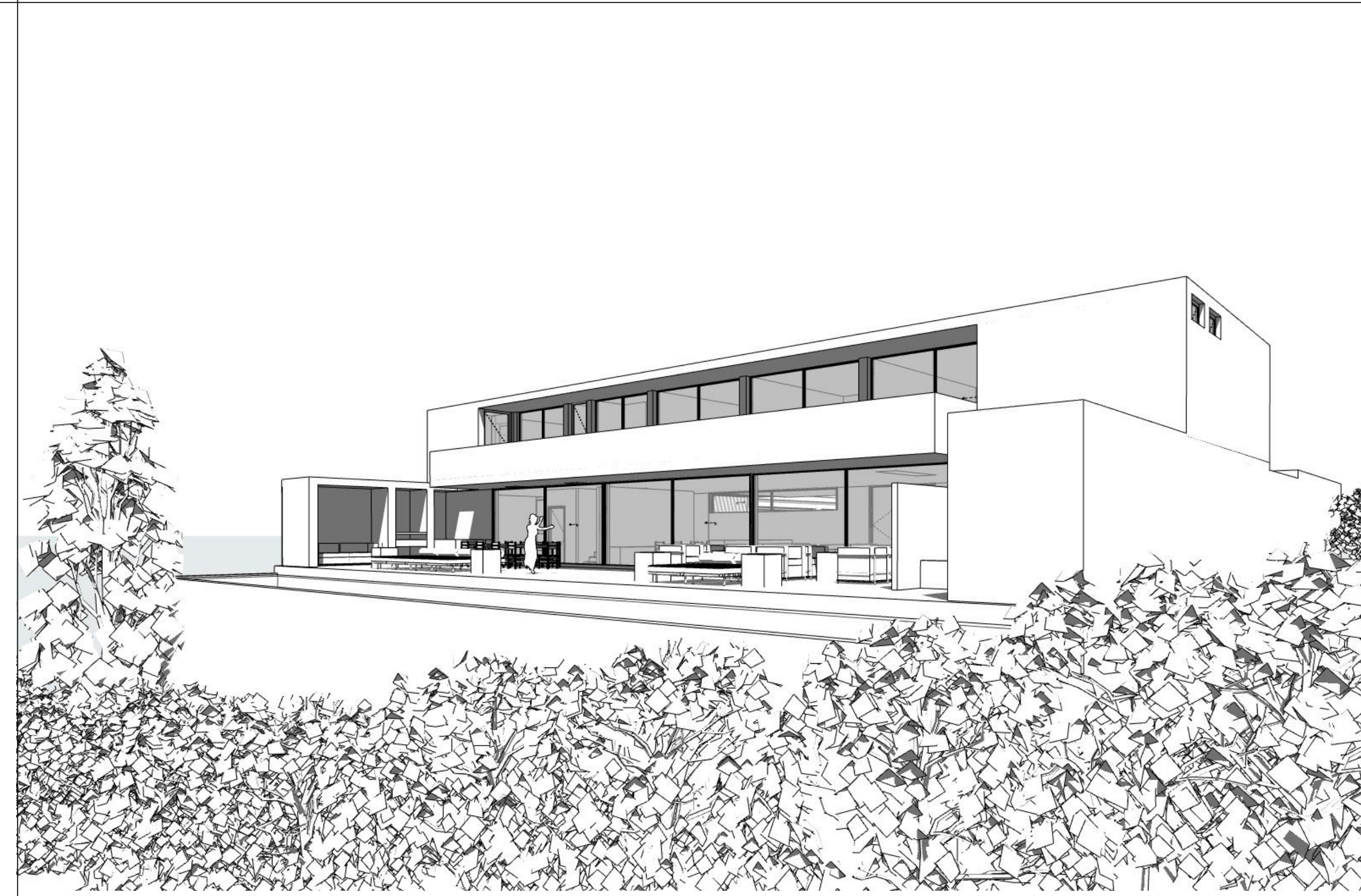
SITE PLAN
SCALE 1:200



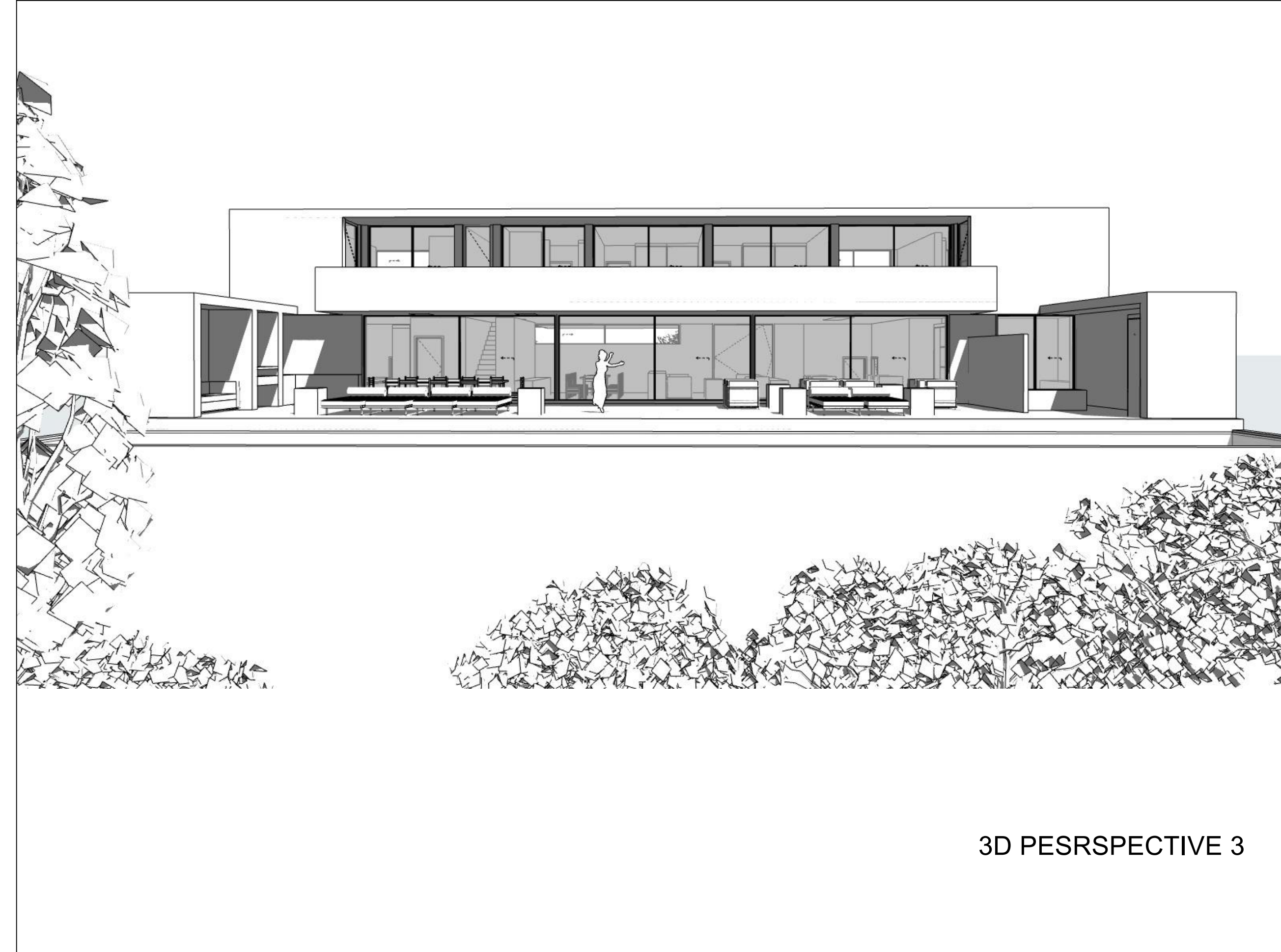
GROUND FLOOR PLAN
SCALE 1:200



FIRST FLOOR PLAN
SCALE 1:200



3D PERSPECTIVE 2



3D PERSPECTIVE 3

SKETCH PLAN

ARCHITECT

SPACESEVA ARCHITECTS

PROJECT: House Farrell
ERF 202, 203, 627 + 629 Marine Drive Bluff
CLIENT: Mr Brendan Farrell

DRAWN BY: RB
CHECKED BY: RB
PRINT SIZE: A3
PROJECT NO: 3922002023

TITLE: ERF 202 203
Council Submission / Plans
Plans
CS1-01

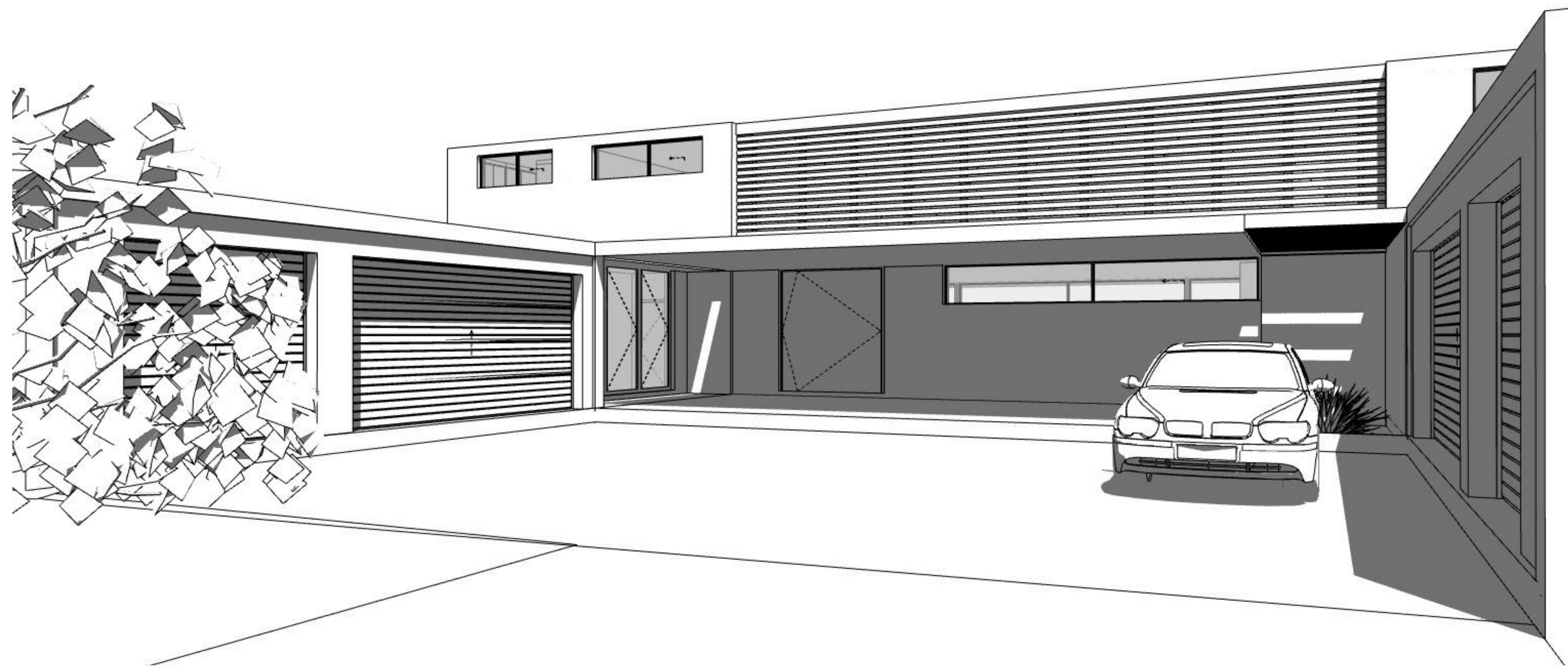
ISSUE DATE: 6/28/2023

SCALE:

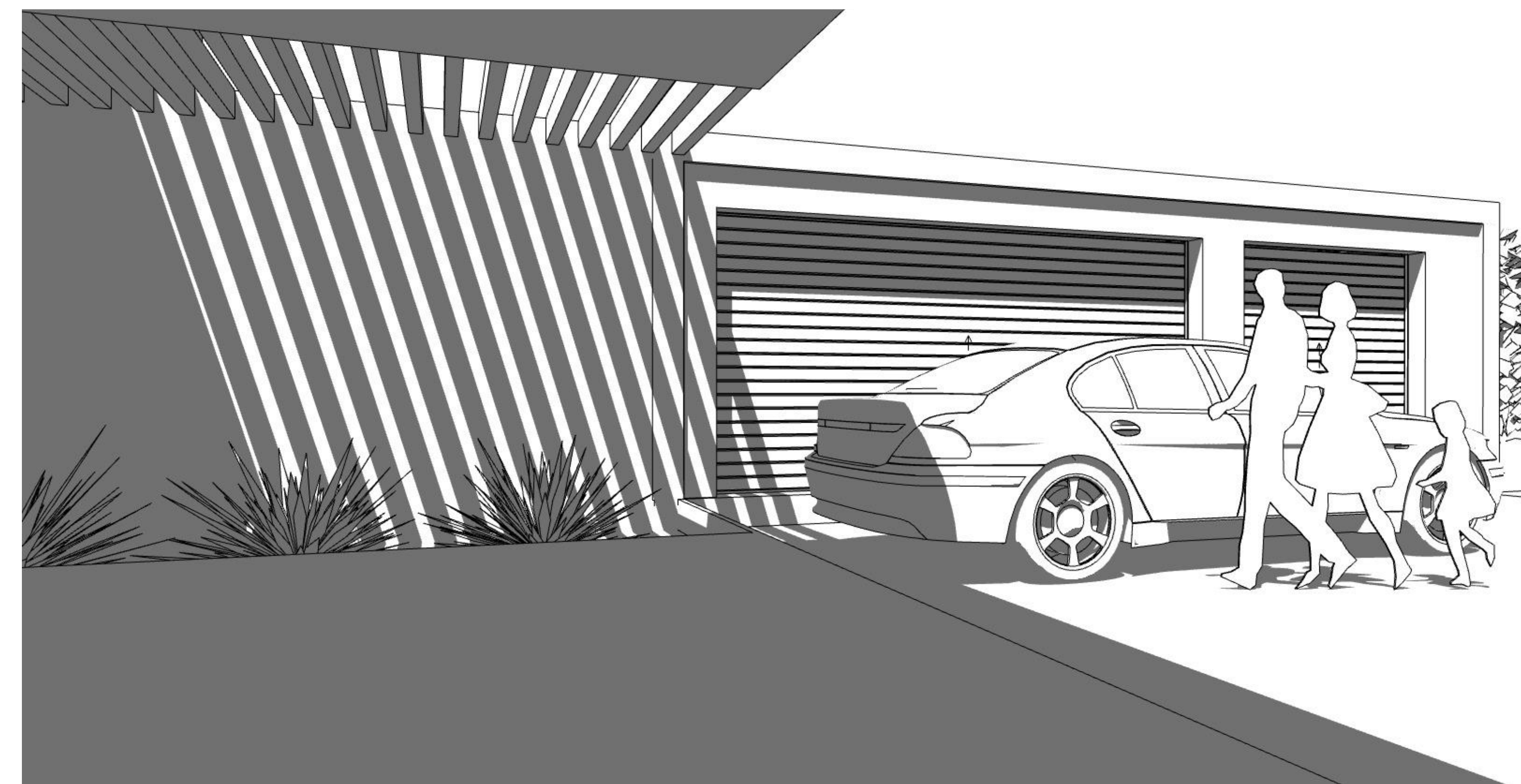
REVISION NO:

NOTES

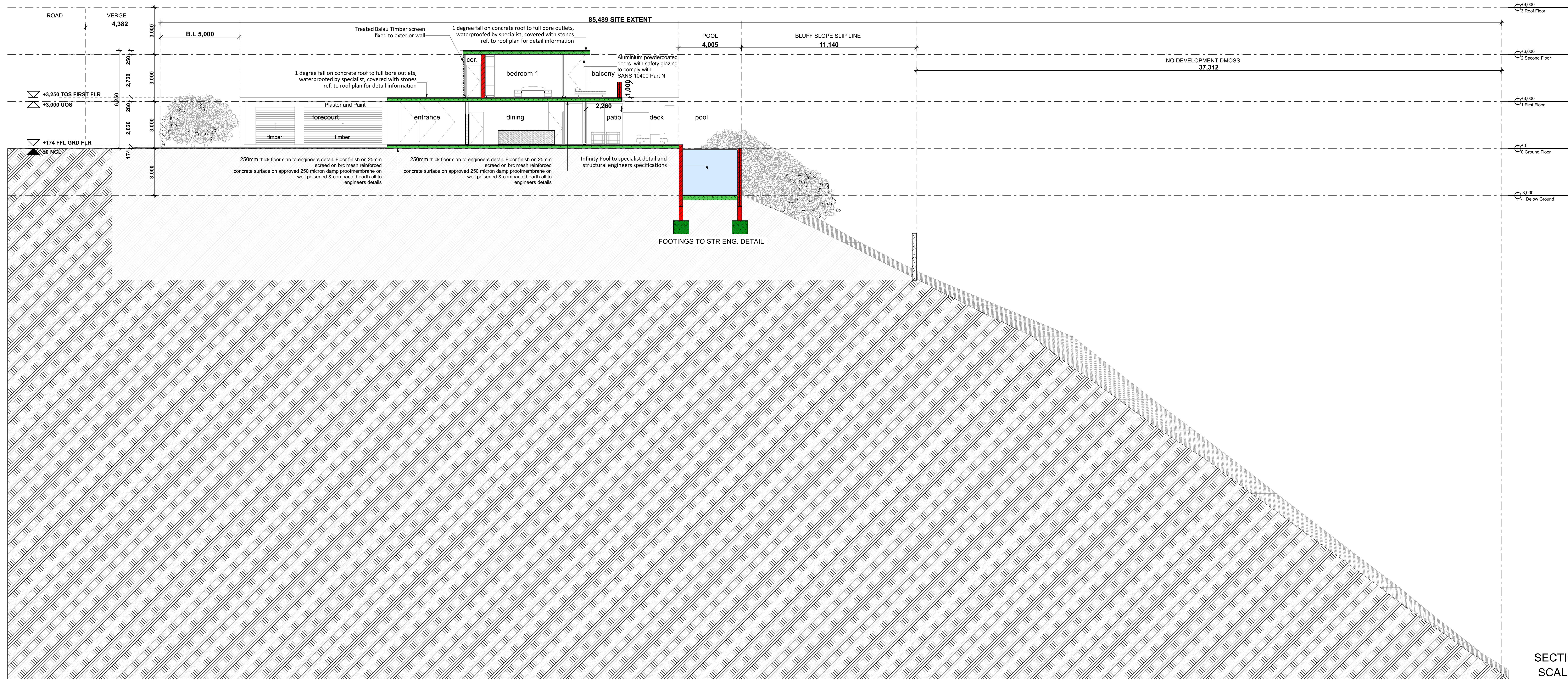
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3D PERSPECTIVE 4



3D PERSPECTIVE 5



SECTION A-A
SCALE 1:100

Ribik
Rishak Briparan
P/Arch07328192

Rev. ID	Chg. No	Change Name	Date	Marked by

SKETCH PLAN

ARCHITECT

SPACESEVA ARCHITECTS

PROJECT
House Farrell
Erf 202 203, 627 + 629 Marine Drive Bluff
CLIENT
Mr Brendan Farrell

DRAWN BY	CHECKED BY	PRINT SIZE	PROJECT NO.
RB	AJ	A3	3502062023

TITLE	SCALE
Erf 202 203 Council Submission / Plans Section	SCALE

ISSUE DATE	REVISION No.
6/28/2023	

DRAWING NO. CS-1-02

ALUMINIUM DOOR SCHEDULE												
DOOR No.	AD01	AD02	AD06	AD07	AD08	AD09	AD10					
ELEVATION												
PLAN												
QUANTITY	1	3	1	1	1	1	1	1	2	3	16	
Handing	L	L	L	R	L	L	L	L	L	R	R	
Description	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	Aluminium framed Sliding Door to manufacturer's specification	
Frame Finish	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	Powder coated aluminium suitable for Coastal Environment. Colour to later specification.	
Colour	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	
Single clear glazing	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	
Ironmongery	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	
Wallhole Dimensions	2,400x2,650	6,000x2,650	2,850x2,650	2,400x2,650	2,740x2,650	3,620x2,650	3,655x2,650	3,675x2,650	2,300x800	3,000x800	3,000x800	

NOTES

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ALUMINIUM WINDOW SCHEDULE					
WINDOW No.	AW05	AW07	AW08	AW17	
ELEVATION					
PLAN					
QUANTITY	4	1	1	1	14
Description	Aluminium framed Window to manufacturer's specification	Aluminium framed Window to manufacturer's specification	Aluminium framed Window to manufacturer's specification	Aluminium framed Window to manufacturer's specification	Aluminium framed Window to manufacturer's specification
Frame Finish	Powder coated aluminium finish. Colour to later specification.	Powder coated aluminium finish. Colour to later specification.	Powder coated aluminium finish. Colour to later specification.	Powder coated aluminium finish. Colour to later specification.	Powder coated aluminium finish. Colour to later specification.
Colour	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval	To Later Specification. Colour Sample to be provided for Architect's approval
Single clear glazing	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant
Ironmongery	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)	By Manufacturer (to be approved by architect/client/developer)
Sill Height from TOC	2,500	350	350	350	350
Wallhole Dimensions	1,000x500	1,211x2,650	1,211x2,687	1,000x2,687	1,211x2,687

ALUMINIUM WINDOW SCHEDULE Scale 1:1

GARAGE DOOR SCHEDULE		
DOOR No.	GD01	GD02
ELEVATION		
PLAN		
QUANTITY	2	2
Colour	Colour to match: Interpon Class 1 LX203P Matt Black Bronze	Colour to match: Interpon Class 1 LX203P Matt Black Bronze
Description	Vertical sliding door with 350mm soffit mounted false panel to match door	Vertical sliding door with 350mm soffit mounted false panel to match door
Leaf	Fibreglass sectional door	Fibreglass sectional door
Leaf finish	UV protected gel coat with wood grain effect	UV protected gel coat with wood grain effect
Size	4880 x 2400	4880 x 2400

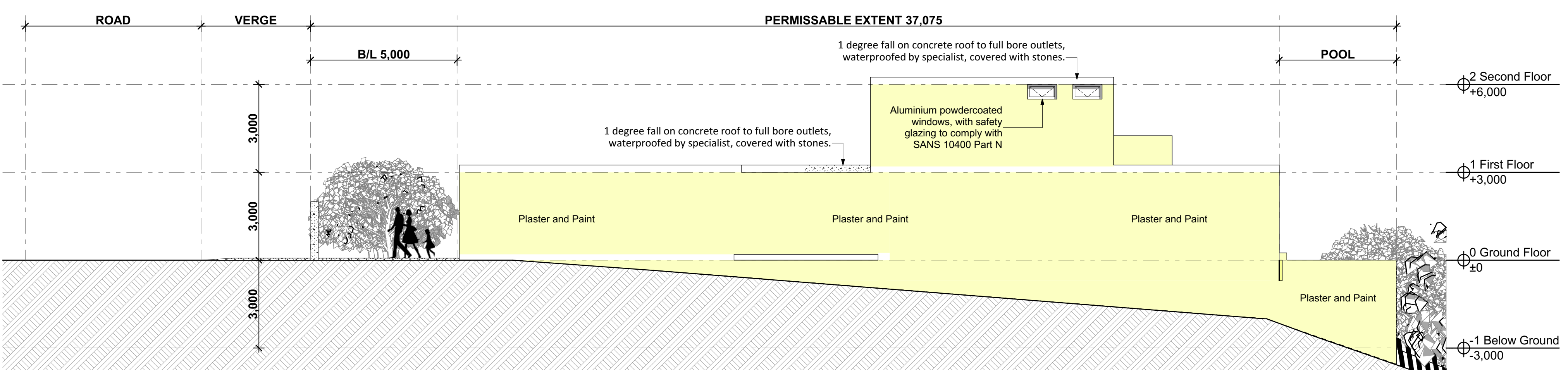
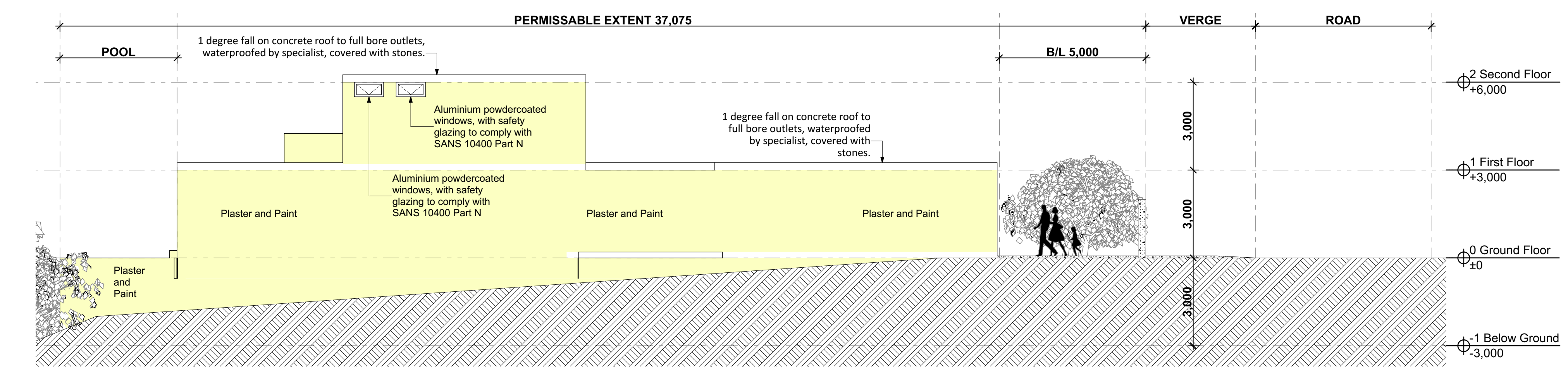
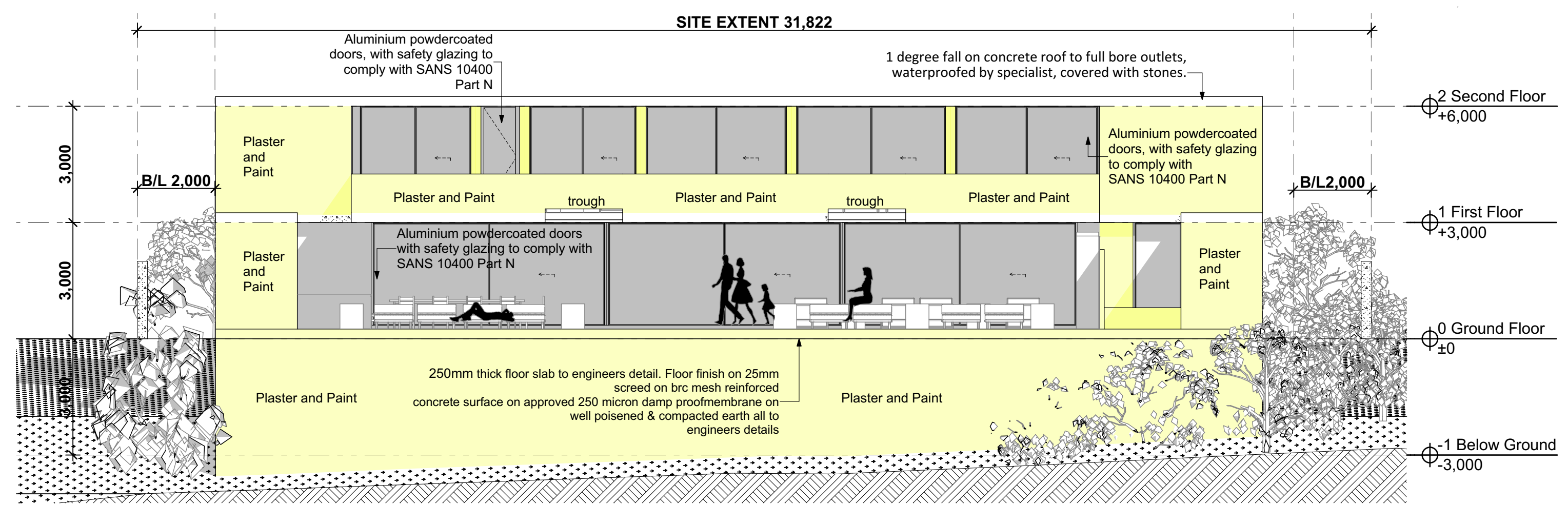
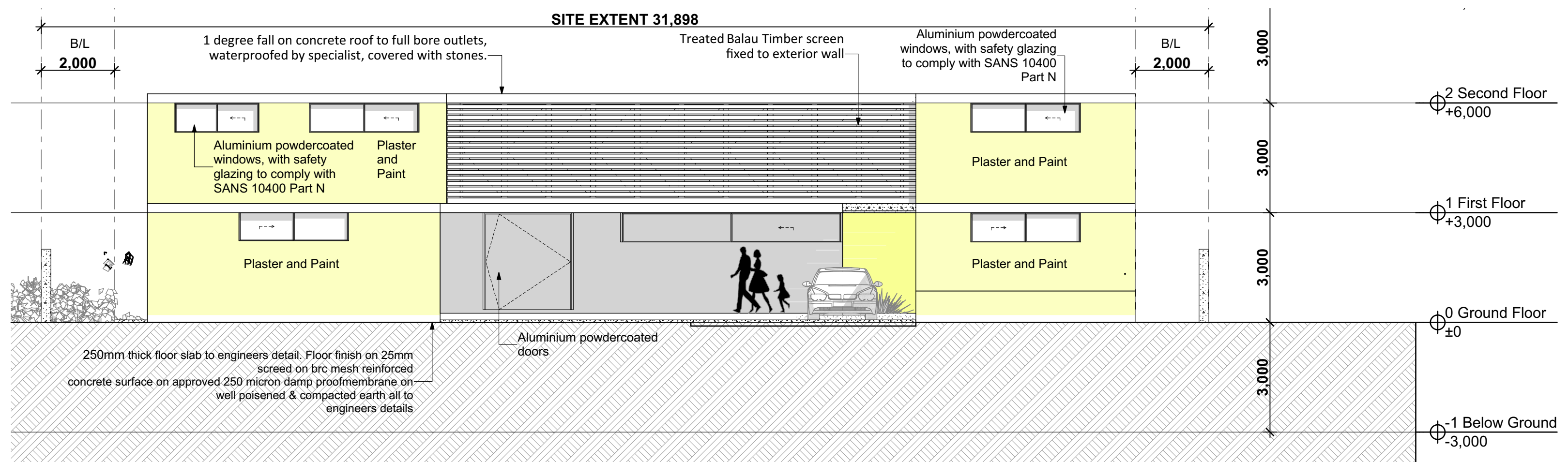
GARAGE DOOR SCHEDULE Scale 1:1

TIMBER DOOR SCHEDULE					
DOOR No.	TD01	TD02	TD05		
ELEVATION					
PLAN					
QUANTITY	1	5	2	4	2
Handing	R	L	R	L	R
Description	Interior grade semi-solid hinged door	Interior grade semi-solid hinged door	Interior grade semi-solid hinged door	Interior grade semi-solid hinged door	Interior grade semi-solid hinged door
Frame	Solid Hardwood, treated and rebated	Solid Hardwood, treated and rebated	Solid Hardwood, treated and rebated	Solid Hardwood, treated and rebated	Solid Hardwood, treated and rebated
Frame Finish	Sealed to later specification	Sealed to later specification	Sealed to later specification	Sealed to later specification	Sealed to later specification
Leaf Finish	Solid-Core Door Leaf	Solid-Core Door Leaf	Solid-Core Door Leaf	Solid-Core Door Leaf	Solid-Core Door Leaf
Single clear glazing	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant	Clear safety glazing, all to comply with SANS 10400-N and AAAMSA regulations all to comply with sustainability report by consultant
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Dimensions	900x2,100	900x2,100	900x2,100	900x2,100	900x2,100

TIMBER DOOR SCHEDULE Scale 1:1

ALUMINIUM DOOR SCHEDULE

Scale 1:1



Rev. ID	Chg. No.	Change Name	Date	Modified by

SKETCH PLAN

ARCHITECT: **SPACESEVA ARCHITECTS**

PROJECT: House Farrell
 Erf 202 203, 627 + 629 Marine Drive Bluff
 CLIENT: Mr Brendan Farrell

DRAWN BY: CHECKED BY: PRINT SIZE: A0 PROJECT NO: 3952062023
 DATE: 01/2023 SCALE:
 TITLE: Council Submission / Plans ISSUE DATE: 6/28/2023
 ELEVATIONS and SCHEDULES DRAWING NO: CS1-03 REVISION NO: