

SHEET 1/1

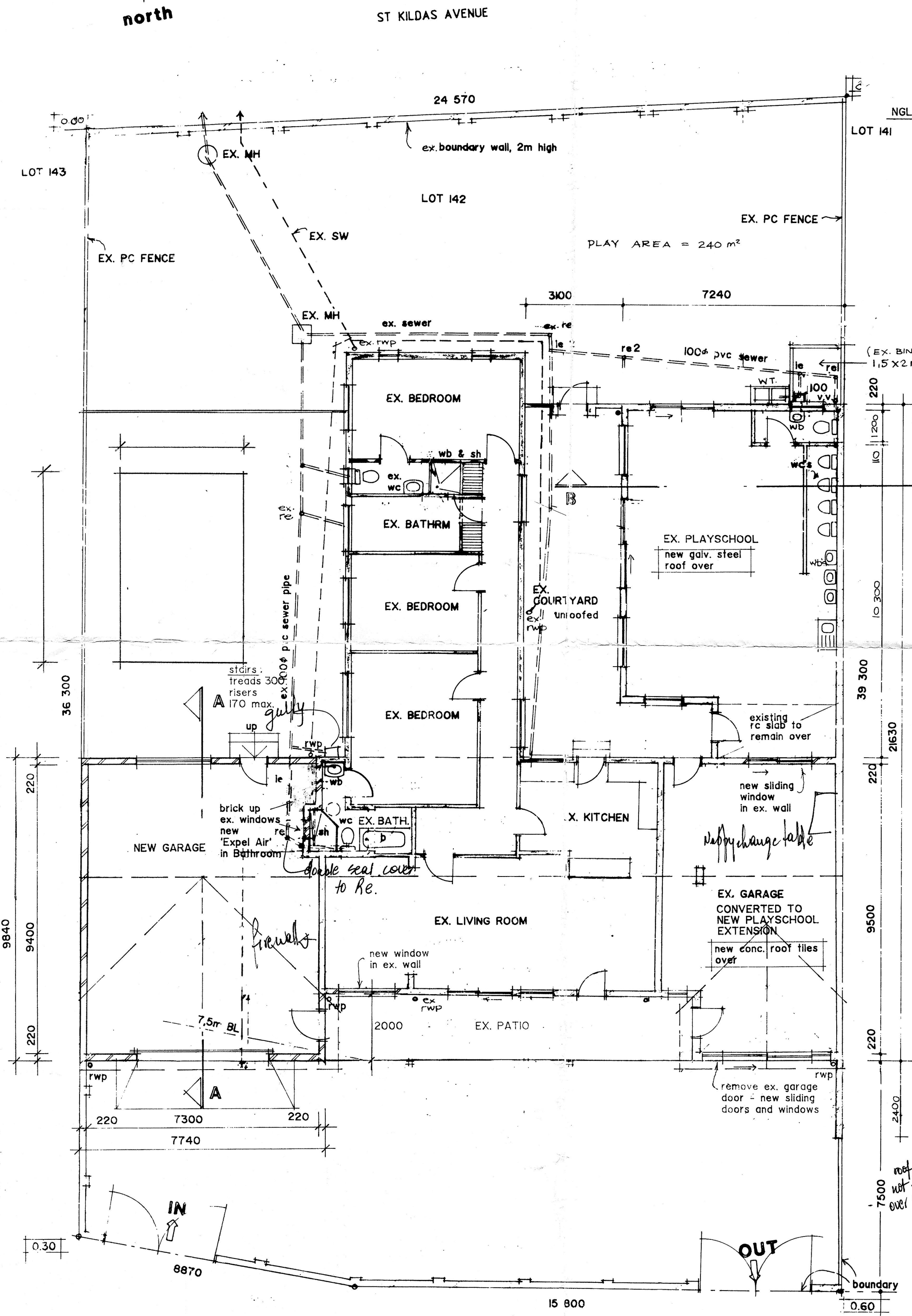
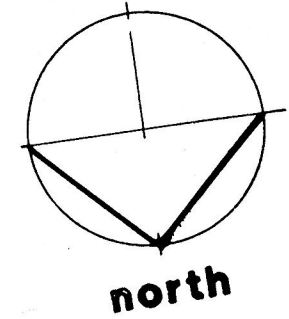
ETHAKWINI MUNICIPALITY  
CENTRAL

Plan No: 133 01 05

APPROVED in terms of The National Building Regulations and Building Standards Act Number 103 of 1977

21 SEP 2004

This Plan is approved on the basis of the information shown hereon. Attention is drawn to attached documentation



PLAN AND SITE PLAN 1 : 100

CONC. ROOF TILES 50X38 BATTENS ON TYPE 'E' WHITE PLASTIC UNDERLAY, 150X38 TRUSSES AT 700 C/C

All existing wastes, drains, soil & vent pipes to conform to current National Building Regulations

ALL GLAZING TO COMPLY WITH PART NN2 AND NN3 OF SABS 0400

**BOUNDARY BEACONS**  
FAILURE TO EXPOSE THE BOUNDARY BEACONS BEFORE STARTING THIS WORK IS AN OFFENCE

GRADE LEVELS ARE TO CONFORM TO THE BACK OF THE CONSTRUCTED SIDEWALK OR TO BE CALCULATED BY THE USE OF THE FOLLOWING FORMULA:  $FL = (H \cdot 100) / 25$

Where FL = Frontage level, H = level of edge of hardened surface (distance in metres between edge of road boundary and road reserve boundary)

CONCRETE BEAM AT THE CORRECT FRONTAGE LEVEL TO BE PROVIDED AT EACH ENTRANCE/EXIT AT THE GRADE AS THE KERB OR ROAD.

TOPS OF FOUNDATIONS OF ANY FRONTAGE WORKS AT A MINIMUM DEPTH OF 0.230 METRES BELOW FRONTAGE LEVEL.

ROOF STRUCTURE TO BE TO 'EMPIRICAL RULES' OR TO RATIONAL DESIGN COMPLYING WITH 'DEEMED TO SATISFY RULE BB.4'

in pursuance of Clause 18, 19 and Appendix 1 of the Durban Town Planning Scheme in the course of preparation and Section 67bis of the Town Planning Ordinance No. 27 of 1949 (Natal), as amended, the abovementioned development is hereby **AUTHORISED** subject to the following specific conditions:

1. The maximum number of children not to exceed 69.
2. The creche shall operate only from Monday to Friday and between the hours of 07.00 and 17.00.
3. Compliance with the requirements of the Head: Health.
4. The applicant shall make herself available at all reasonable times to discuss with the occupiers of the properties in the neighbourhood any problems which may arise out of the day to day conducting of the creche which might impact negatively on their residential amenities.
5. If the Head: Development Planning and Management considers that the creche is being conducted in a manner which unreasonably interferes with the residential amenities of the neighbourhood, she shall be entitled to give the applicant one month's written notice to take appropriate steps to reduce this interference. Should this notice not be complied with to her satisfaction, she shall be entitled to withdraw this approval and terminate the use of the premises as a creche.

- REVISION NOTES**
- HOURS OF OPERATION - 8 AM. TO 12 NOON
  - AGE GROUP 2 - 5 YEARS
  - NO OF CHILDREN - MAXIMUM 43
  - ALL GATES TO BE LOCKABLE
  - INTERNAL WC AIR TO BE EXTRACTED @ THE RATE OF 20 L/SEC/FITMENT
  - ARTIFICIAL LIGHTING 160 LUX

**NOTES**

ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE COMMENCING WORK

REINFORCED BRICKWORK WITH SOLID JOINTS IN CEMENT MORTAR IN ALL WALLS AT WINDOW CILL AND ROOF PLATE LEVELS

NEW AREA = 75,7m<sup>2</sup>

SOIL TO BE POISONED

ALL NEW WATER PIPES TO BE 15/25MM COPPER PIPING ALL NEW WORK TO MATCH EXISTING

100 FC SLAB ON BRC MESH ON SABS APPROVED DANF PROOF MEMBRANE ON WELL RAMMED SOIL

1000 PVC/HDPVC TO COMPLY WITH SABS 967-1987

ALL PLUMBING TO COMPLY WITH PART P OF SABS 0400-1990

ALL GLAZING TO COMPLY WITH PART N OF SABS 0400-1990

**DRAFTER'S NOTES**

ANY DAMAGED FITTINGS TO BE REPLACED ALL RILLY SURROUNDS AND MANHOLE COVERS TO BE 75mm ABOVE GROUND LEVEL

SEWER CONNECTIONS TO BE EXPOSED BEFORE COMMENCING WORK

ES TO ALL BENDS AND JUNCTIONS

SOL PIPES TO BE 1000 PVC

WASTE PIPES TO BE 800 PVC

SEWER UNDER BUILDING TO BE 1000 UPVC RIBBED PIPE

**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) DME requirements regarding substation, Meter rooms, and Cable ducts.

**ELECTRICITY SERVICES**

Any person undertaking electrical work in accordance with this plan is required to:

- 1) The electrical installation comply with the SABS 1018 as amended, and the Occupational Health and Safety Act 85/1990
- 2) A certificate of compliance for the electrical installation must be obtained from the Electrical Contractor to the supplier.
- 3) Adequate earthing to the satisfaction of the Director: Transmission, DME is provided.

**PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING & NEW/OUTBUILDING,**

**FOR MR R MOODIE**

37 Romsey Grove, Durban North  
lot no. portion 4 of erf 934 of Dbn  
rate no. 8 87637014. 000 North  
ph. 031 5647562

drawn by *Mufgeem* M. van Breenm.

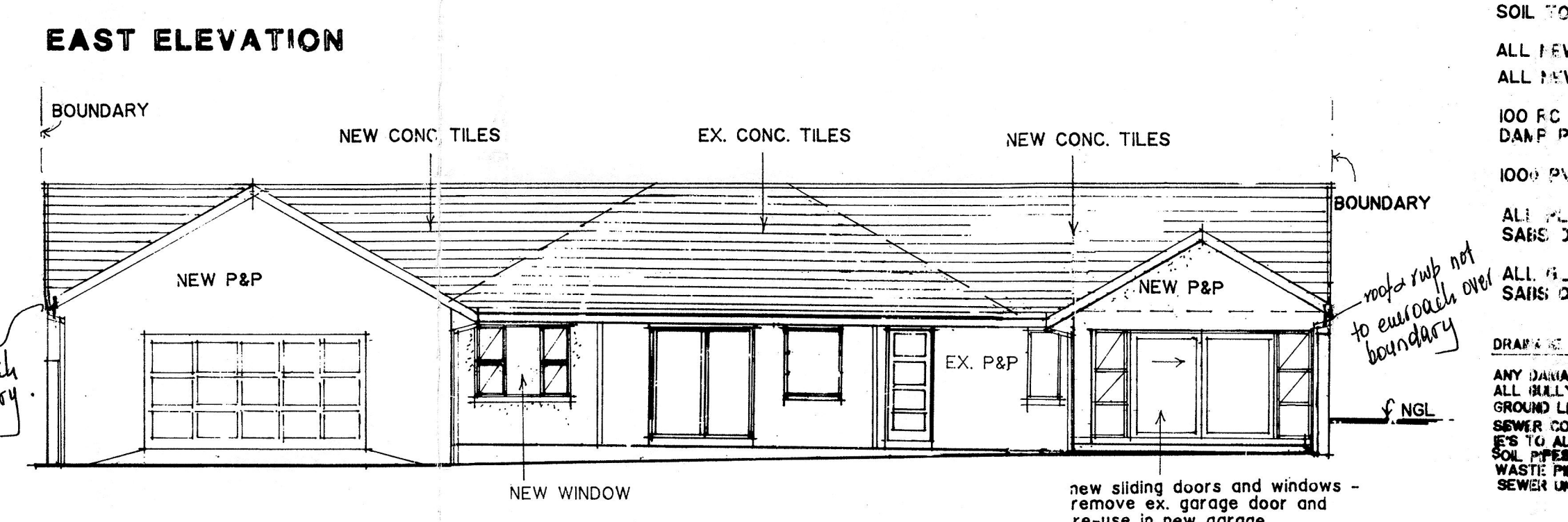
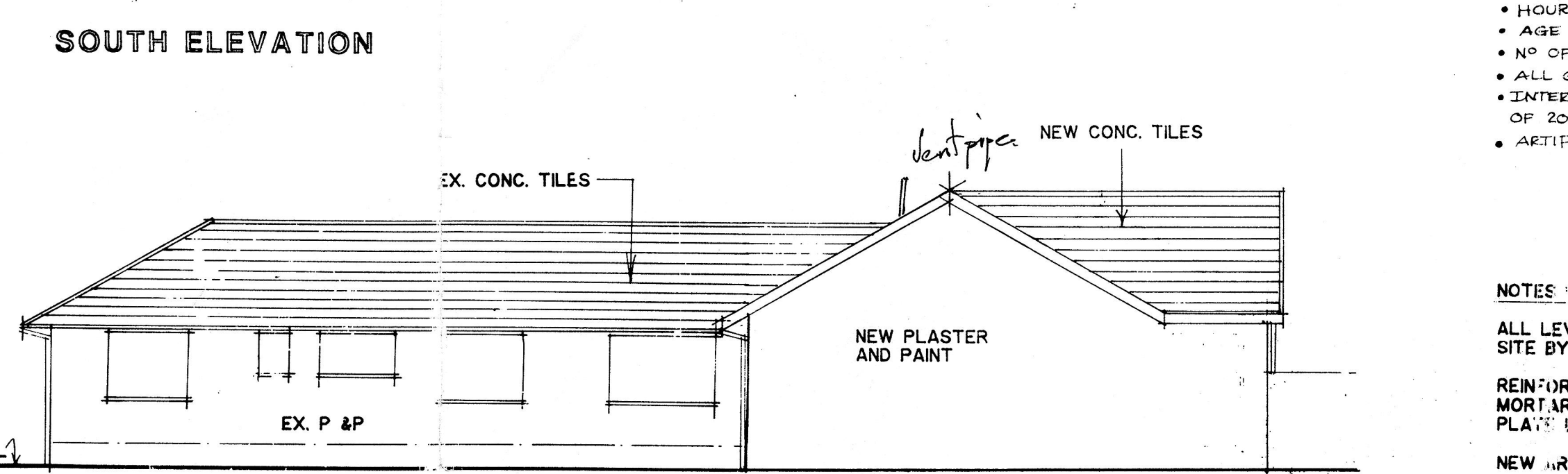
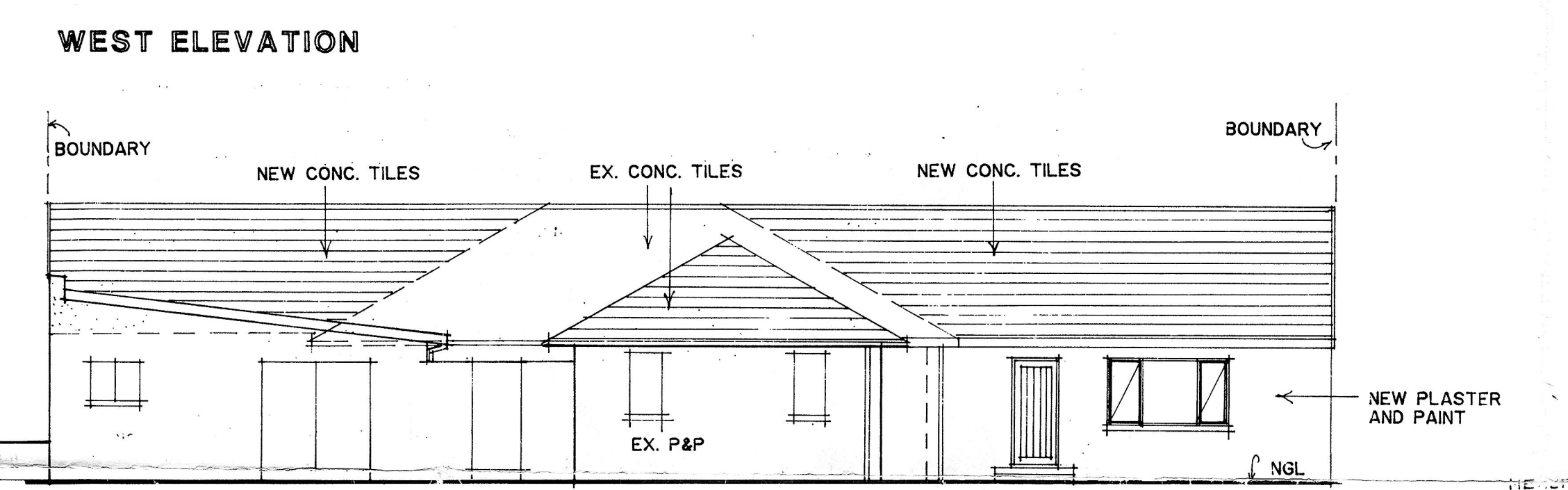
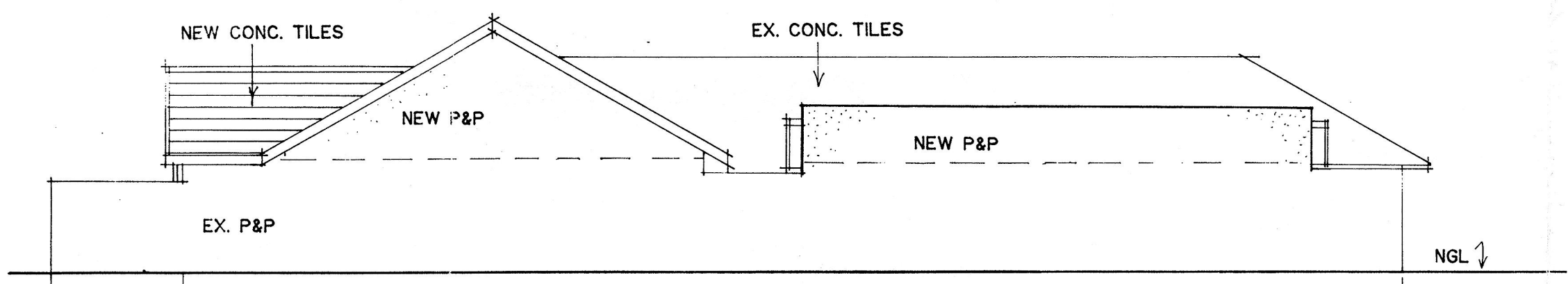
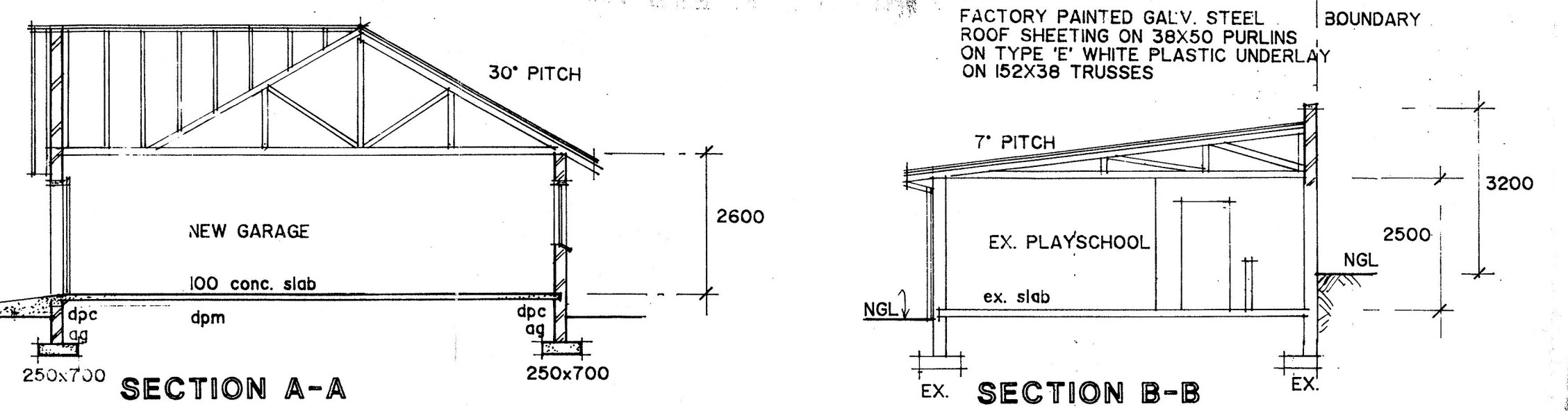
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owner's signature *[Signature]*

**ARCHITECTURAL PLANS**

15 ELDERBERRY DRIVE, GLEN HILLS  
DURBAN 4051  
PH 031 5642632



NORTH ELEVATION

- FIRE NOTES**
- STRUCTURAL STABILITY TO COMPLY WITH TT 7
  - EMERGENCY ROUTES, EMERGENCY LOCKS TO COMPLY WITH TT 19.
  - ALL MARKINGS AND SIGNPOSTING TO COMPLY WITH TT 29.
  - ALL FIREFIGHTING EQUIPMENT TO COMPLY WITH TT 34.
  - PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH TT 37.

SITE AREA = 940m<sup>2</sup>

	ALLOWABLE	EXISTING	PROPOSED	TOTAL m <sup>2</sup>
F.A.R.	376	297,32	75,7	373,02
COVERAGE	376	297,32	75,7	373,02