PLANNING CONSTRAINTS

ZONING- SPECIAL RESIDENTIAL 18[…]
ALLOWABLE COVERAGE- 40%
HIEGHT 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 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 MIM. CLEAR, FLOOR TO CEILING HIGHT 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 & ENVIROMENTAL CONDITIONS- IF REQUIRED BY LOCAL MUNICIPLAITY.IN ACCORDANCE WITH SANS10400-B RE DOLIMITE LANDS & SANS 10400-H RE FOUNDATIONS
PREPARATION OF THE SITE- 1, SITE TO BE CLEARED OF ALL VEGATABLE MATER,TREE STUMPS, TIMBER & OTHER CELLULOSE MATERIAL, DEBRIS OR REFUSE
2, DRAINAGE TO BE PROVIDED TO DIRECT STORM AWAY FROM SITE IN A APPROVED MANER.
SOIL POISONING- SOIL WITHIN SITE AS DEFINED IN SANS 10124 SHA[…] BE TREATED IN ACCORDANCE WITH RECOMENDATIONS OF SANS 10124
CONTROL OF UNREASONABLE LEVELS OF NOICE & 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.
SANITATRY 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. DEATIL
SURFACE BED- 125 CONC SLAB CAST WITH REF 93 MESH.
DPM UNDERLAY - 250 MICRON UPVC WITH ALL SEAMES TO BE TAPE[…] AND OVERLAP BY 150
MOVEMENT JOINTS- TO ENG. DETAIL
SCREED- MIM. 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- SINGEL 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- "NAM-TEX" 400 MICRON NON WOVEN WATERPROOF FABRIC LAID OVER BATTERNS.
BATTERNS- 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 0400-R. GUTTERS- TO BE 125 X 85 CONTINIUOS SEAM ALUM. "OG" PROFILE. RWDP- TO BE 75ø 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 3[…] X 38 SAP H2 BATERNS @ 300 CENTRES. JIONTS 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 STAIR[…] TO BE IN ACCORD WITH SANS 10400 PART M AND PART D

WATERPROOFING
RETAINING WALLS. DUAL LAYER 7mm FIBRE GLASS REINFORCED BITUMIN TOUTCH ON. WITH AGG DRAIN TO DETAIL. GARANTE BY SPEC.
FLATROOFS: DUAL LAYER 7mm FIBRE GLASS REINFORCED BITUME[…] TOUTCH ON. GARANTED BY SPEC.
EXTERNAL WALLS: OUSIDE 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 SCHEDUL[…] IN ACCORD. WITH SANS 10400-T & SANS 10400-O

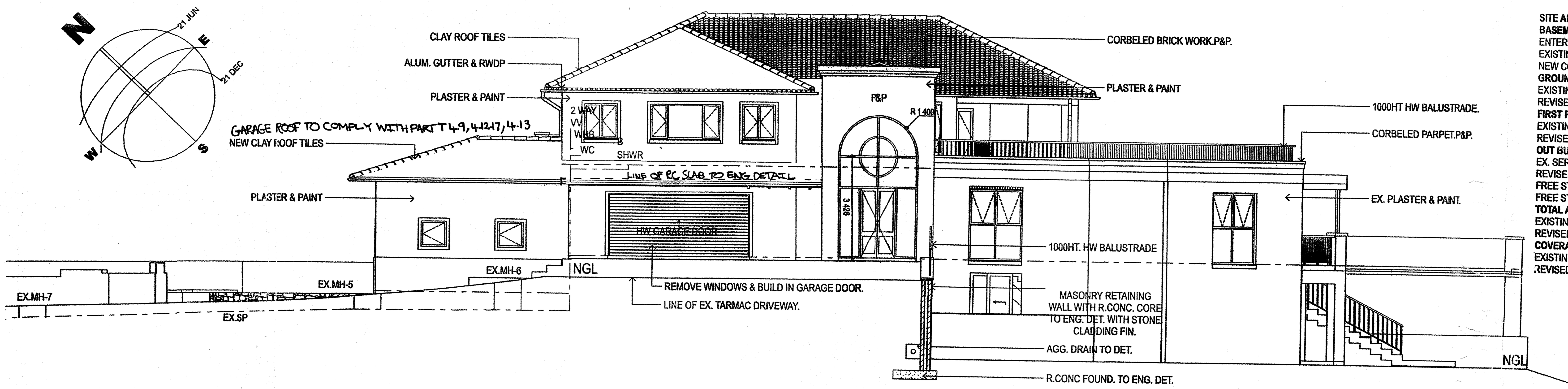
DRAINAGE NA

WATER-BORNE MEANS OF SANITARY DISPOSAL
ALL DRAINAGE TO BE IN ACCORD. WITH SANS 10400 PART P
ALL SEWER DRAINS TO BE 100Ø UPVC SET AT MIN 1:60 FALLS. TO DISCHARGE.BULK SEWER MAIN. AS PER DETAIL
ALL WASTE PIPES TO BE Ø50mm PVC TO DISCHARGE INTO P.C. GUL[…] 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.

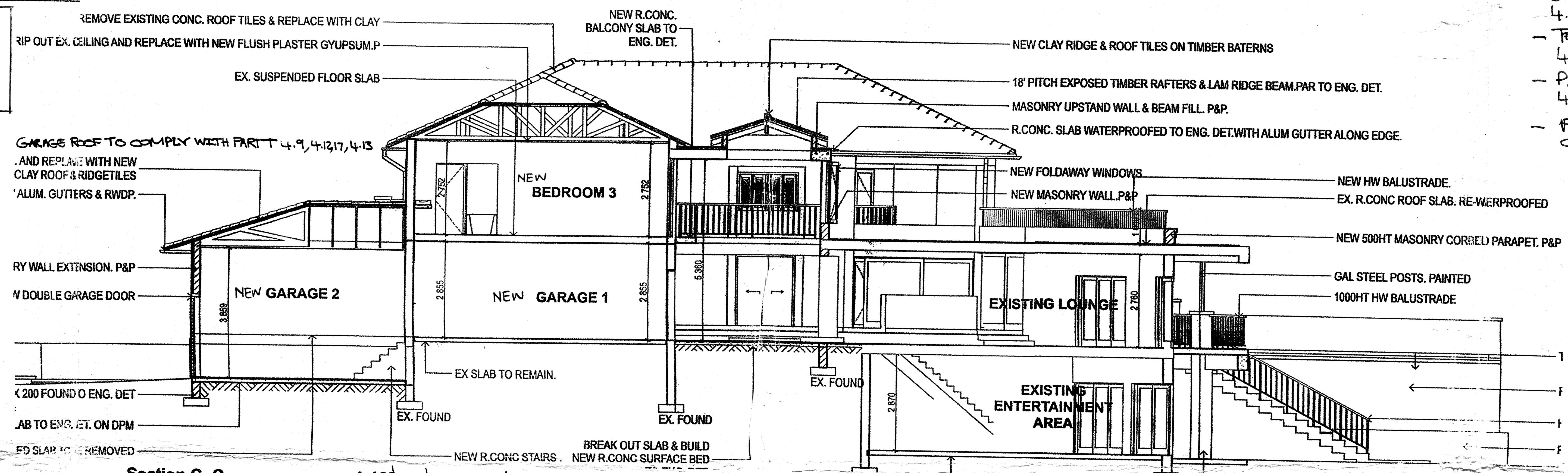
PERSONS WITH DISABILITIES NA
FIRE PROTECTION TO BE ACCORD WITH SANS 10400T
SPACE HEATING TO BE IN ACCORD. SANS 10400-V
FIRE INSTALLATION TO COMPLY WITH SANS 10400-W
THE SUPPLY OF WATER -TO BE IN ACCORD. WITH SANS 10400W

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 EN[…] DETAIL.
WATERPROOFING& FINISH; 25 mm "MARBILITE" 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 ~~SOAK AWAY~~ INTO SEWER B.P.T. RE. 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 "SWIMUN" SAND FILTERPOOL SURROUND- TO BE NON SKID STONE PAVERS

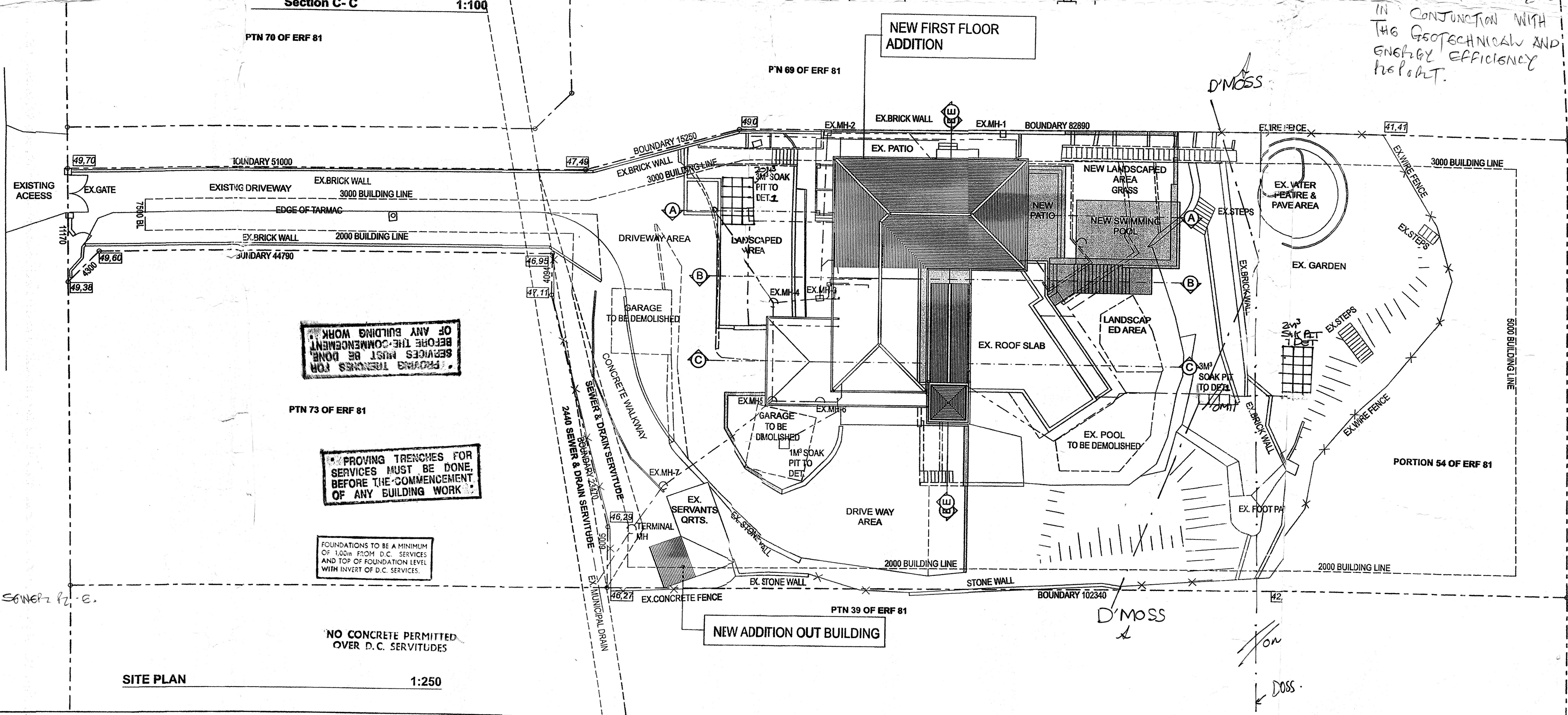


South West Elevation 1:100

NOTE: ALL NEW WALLS & LINTEL TO COMPLY WITH SANS 10400 PART K.



Section C- C 1:100



PROVING TRENCHES FOR SERVICES MUST BE DONE, BEFORE THE COMMENCEMENT OF ANY BUILDING WORK

FOUNDATIONS TO BE A MINIMUM OF 1,00m FROM D.C. SERVICES AND TOP OF FOUNDATION LEVEL WITH INVERT OF D.C. SERVICES.

NO CONCRETE PERMITTED OVER D.C. SERVITUDES

SITE PLAN 1:250

NOTE
PROPOSAL TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL AND ENERGY EFFICIENCY REPORT.

SCHEDULE OF AREAS

SITE ARE	[illegible]
BASEMENT FLOOR LEVEL	
ENTERTAINMENT LOUNGE	73,43m²
EXISTING CHANGES ROOMS & STORE	36,25m²
NEW CONVERSION TO GARAGE	44,20m²
GROUND FLOOR LEVEL	
EXISTING FLOOR AREA	403,71m²
REVISED FLOOR AREA	424,23m²
FIRST FLOOR LEVEL	
EXISTING FLOOR LEVEL	97,80m²
REVISED FLOOR LEVEL	294,46m²
OUT BUILDINGS	
EX. SERVANT'S QUARTERS	27,68m²
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	13,24%

03/07/2013

FIRE NOTES:
- STRUCTURAL STABILITY TO COMPLY WITH 4.7
- TENANCY SEPERATING TO COMPLY WITH 4.9
- PARKING GARAGE TO COMPLY WITH 4.9
- FIRE PLACE - SPACE HEATING TO COMPLY WITH PART W3, W4, W2

DEMOLITION WORK
Building/s shown as to be demolished require a demolition permit, obtainable from the Building Inspectorate, prior to demolition.
A certificate of occupancy may only be issued after the demolition is completed

ETHEKWINI MUNICIPALITY
LAND USE MANAGEMENT- CENTRAL REGIONAL
GRANTED
NAME:
SIGNATURE:
DATE:
This does not constitute an approval in terms of (Act No. 103 of 1977). This authority does not exempt the applicant from compliance with any other statutory requirement or any other applicable law

SHEET 1/10 COPY
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 LOCAL AUTHORITY
This plan is approved on the basis of the information shown herein.
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

IYER®
URBAN DESIGN STUDIO

Client	Mr. & Mrs S. Govender
Job Title	Proposed Alterations & additions to Exis[…] Dwelling
Address	351 Marine Drive, Bluff
Site Description	Portion 54 of ERF 81 Bluff
Rate Number:	#Custom 3
Drawing Name	Site plan
Drawing Status	Sketch Design Option 5
Drawing by:	E.F. Huizinga
Checked by:	E.F. Huizinga
Drawing Scale	1:100, 1:250
Project No:	GOV
Drawing No:	SUB-1
R	