1/74

2/74

RE 74

76

530

STD 75

NEW MH CONNECTION BY ENGINEER

MUN SEWER LINE

128.51

2.0 SEVITUDE

BLOCK A

BLOCK B

POOL

ELECTRICAL SUB STATION

REFUSE AREA

GUARD HOUSE

CARPORTS

PEDESTRIAN SIDEWALK

BROWN STREET

123.19

106115

SITE PLAN / STOREY 1 PLAN

SCALE 1 : 200

AREA CALCULATIONS

STOREY 1 BLOCK A	955.73m²
STOREY 1 BLOCK B	955.73m²
STOREY 2 BLOCK A	955.73m²
STOREY 2 BLOCK B	955.73m²
STOREY 3 BLOCK A	955.73m²
STOREY 3 BLOCK B	955.73m²
TOTAL AREA	5 734.38m²

AREAS EXCLUDED FROM FAR CALCULATIONS

GUARD HOUSE	11.75m²
REFUSE AREA & SUB STATION	75.00m²
CARPORTS	858.00m²
WALKWAYS & STAIRS	1 194.54m²
OPEN PATIOS	573.54m²
CHANGE ROOM	9.45m²
TOTAL AREA	1 722.28m²
OVERALL AREA	8 456.66m²

SHEDULE OF RIGHTS

USE ZONE	RESIDENTIAL 4	
SITE AREA	5 861m²	
HEIGHT ZONE	3 STOREYS	
BUILDING LINES	3m ALONG STREET BOUNDARIES	
PARKING RATIO	1 COVERED BAY PER 3 BEDRM DWELLING UNITS 1 UNCOVERED BAY PER 3 DWELLING UNITS	
	PERMISSABLE	ACTUAL
COVERAGE	60% 3 517m²	58% 3 455.02m²
HEIGHT	3 STOREYS	3 STOREYS
F A R	1.2 7 027m²	1.44 8 456.66m²
PARKING SHEDULE	REQUIRED	PROVIDED
66 UNITS	66 COVERED 22 UNCOVERED	66 COVERED 22 UNCOVERED

DRAINAGE NOTES

1. ALL WORK TO BE DONE BY REGISTERED PLUMBER
2. DRAINS PASSING UNDER BUILDING TO BE ENCASED IN CONCRETE AND NOT CARRY ANY LOAD
3. PROVIDE RE'S AT EACH END OF PROTECTED DRAIN WHERE SAME PASSES UNDERNEATH THE BUILDING AS NEAREST ACCESSIBLE TO FOUNDATIONS
4. ALL CHANGES, BENDS AND JUNCTIONS OF DRAINS, WITH MARKED ACCESSES AT GROUND LEVEL.
5. ALL WASTE PIPES TO BE ACCESSIBLE OVER THEIR ENTIRE LENGTH
6. NO DRAINAGE BENDS OR JUNCTIONS IN OR UNDER FLOORS
7. RESEAL TRAPS TO ALL WASTE WATER FITTINGS
8. TWO PIPE SYSTEM
9. VENT PIPES ON SINGLE PIPE SYSTEMS WILL BE FITTED WITH APPROVED DEEP SEAL TRAPS AND EACH FITTING WILL BE INDIVIDUALLY VENTED
10. ALL SOIL PIPES HAVING A GREATER DEPTH FROM PAN TO PIPE INVERT THAN 1.200m WILL BE ANTI-SYPHONED
11. MINIMUM GRADE FOR 100mm Ø DRAINS TO BE 1 : 60 WITH Min OF 300mm COVER
12. MINIMUM GRADE FOR 150mm Ø DRAINS TO BE Min 32mm I Dia AND TO ALL SANITARY FITTINGS 50mm Dia.

STAND AREA			5 861 m²
	NEW		TOTAL
STOREY 1	3 455.02m²		
STOREY 2	2 500.82m²		
STOREY 3	2 500.82m²		
TOTAL BUILDING AREA			8 456.66m²
TOTAL COVERED AREA 3 455m²			58%

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APPROVAL TO THIS PLAN IS SUBJECT TO COMPLIANCE WITH ALL RELEVANT REQUIREMENTS OF THE FOLLOWING METROPOLITAN BYLAWS & GUIDELINES: BY-LAW ON SEWAGE DISPOSAL (PROV. ADM. LOCAL AUTHORITY NOTICE NO. 272, DATED 6 MARCH 2002)
COMPLIANCE WITH CHAPTER 2, SECTIONS 5 SUB SECTION (1) AND (2) (a) (b) (c) (d) and (e) (f)
SIGNATURE
POST WASTE WATER MANAGEMENT SERVICES
DATE 21/01/2015

eThekwini METROPOLITAN MUNICIPALITY Northern S.D.C. 2015 -06- 01 PRO-ACTIVE SERVICES CODES NORTH

eThekwini METROPOLITAN MUNICIPALITY BUILDING CONTROL DIVISION 2015 -04- 21 APPROVED SIGNATURE

APPROVAL IS VALID FOR 12 MONTHS IN TERMS OF THE NBR & BSA 103 OF 1977

REVISION No	DESCRIPTION	DATE

GENERAL NOTES

1. ANY DEVIATION FROM THIS DRAWING WITHOUT THE APPROVAL OF THE DESIGNER, WILL WAIVER ALL RESPONSIBILITY.
2. ALL LEVELS, DIMENSIONS AND POSITIONS TO BE CHECKED AND VERIFIED BEFORE ANY WORK IS COMMENCED.
3. ANY ERRORS, DISCREPANCIES OR OMMISIONS TO BE REPORTED TO THE OWNER IMMEDIATELY.
4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 AND SANS 10400 - 2011
5. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
6. THESE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND CONSULTANTS DRAWINGS, WHERE APPLICABLE
7. IT REMAINS THE RESPONSIBILATY OF THE OWNER TO LOCATE AND SHOW THE SITE PEGS TO THE CONTRACTOR.
8. BRICKFORCE REINFORCING TO BE INSTALLED IN SUBSTRUCTURES BRICKWORK EVERY FIVE COURSES.
9. TWO COURSES BRICKFORCE REINFORCING TO BE INSTALLED ABOVE WINDOW HEAD HEIGHT.
10. ALL GLAZING TO SABS 0137 OR 1263.
11. ALL FIRE FIGHTING EQUIPMENT TO BE IN ACCORDANCE WITH SANS 10400-T 2011 AND SO MAINTAINED.
12. ALL FIRE ESCAPE ROUTES & FIRE FIGHTING EQUIPMENT TO BE CLEARLY MARKED AND IDENTIFIED ACCORDING TO SANS 10400-T 2011
13. FIRE WATER MAIN AS SPECIFIED ON FIRE PLAN

OWNER'S SIGNATURE

DRAWING BY

D J VAN ROOYEN
Nat.Dip (Bldg & Civ)
PrSArchT PSAT20579
MIAT(SA)(Snr) 70167

21 / 01 / 2015
DATE

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1630

PROJECT TITLE	PROPOSED APARTMENTS
DRAWING	SITE PLAN
STAND No.	75, WITFIELD
FOR OWNER	ADADI ESTATE CC

PROJECT No	1667-01
DRAWING No	1 of 17
REVISION No.	
DATE ISSUED	29/01/2015

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