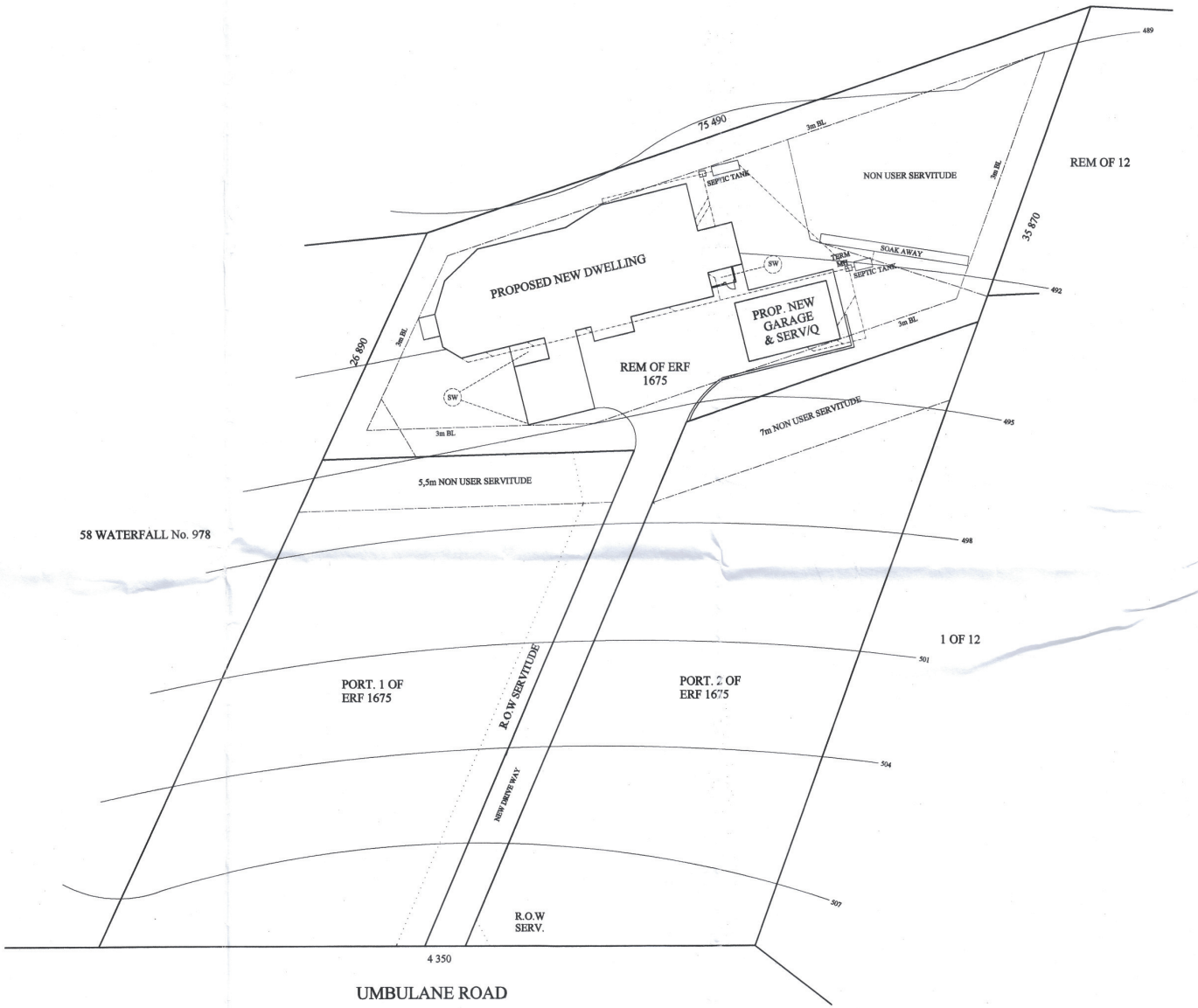

SITE PLAN
SCALE 1:250

SHEET 1/4 COPY 1

ETHEKWINI MUNICIPALITY
(OUTER WEST)

0W1805/057
APPLICATION No

BUILDING APPLICATION
APPROVED in terms Sec. 4 of The National Building Regulations and Building Standards Act No. 103/1977
01 AUG 2018
LOCAL AUTHORITY
Approval is subject to Power of Attorney/Method documentation & that this approval will lapse ONE year after the above approval date, unless the erection of the building is in terms of NBR Act 103/1977 commenced.

NOTES:
1. ROOF: SEE ENGINEERS DETAILS
2. EARTH TO BE POISONED UNDER ALL CONC. SLABS
3. MIN. OF 3 COURSES BRICKFORCE OR INSTARECT LINTELS WITH MIN. 4 COURSES BRICKWORK ABOVE ALL OPENINGS - FOR BRICK CONSTRUCTION
4. USB GREEN UNDERLAY TO ALL CONCRETE SLABS.
5. TERMINAL MH NOT TO BE LESS THAN 1,5m OR MORE THAN 3m FROM MUNICIPAL SEWER LINE.
6. ALL RODDING EYES (RE) TO BE INDICATED AT SURFACE BY MEANS OF A COVER.
7. BOUNDARY BEACONS AND SERVITUDES TO BE FLAGGED BY A REGISTERED LAND SURVEYOR PRIOR TO SETTING OUT OF PROP. NEW ADDITION
8. THE CONTRACTOR IS TO INSPECT THE OFFICIAL APPROVED DWGS. TO INSURE ALL AMENDMENTS HAVE BEEN ENDORSED THERON. ALL DIMENSIONS & LEVELS ARE TO BE CHECKED BEFORE COMMENCING WORK & ANY DISCREPANCIES TO BE REPORTED TO AUTHOR OF GRAWINGS.
9. ALL FINISHES TO BE TO OWNERS SPECIFICATION UNLESS OTHERWISE SPECIFIED.

DRAINAGE NOTES:
1. LE's TO ALL NEW JUNCTIONS & BENDS TO ALL WASTE AND SOIL DRAINAGE PIPES
2. NEW SOIL PIPES TO BE 110mmdia. PVC
3. NEW WASTE PIPES TO BE 48mmdia. PVC
4. RESEAL TRAPS TO ALL NEW WASTE PIPES
5. NEW DRAINAGE PIPES TO BE FULLY ACCESSABLE
6. WATER SUPPLY TO COMPLY
7. NEW BRICK WORK OVER NEW & EXISTING SEWER PIPES TO BE BRIDGED WITH CONCRETE LINTEL.
8. NEW STORM WATER TO BE CONNECTED TO EXIST.
9. RE. MIN. 450mm DEEP
10. SEWER TO FALL MIN. 1:60

ALL DIMENSIONS AND ANGLES TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

RENEWABLE ENERGY INSTALLATIONS
Attention is drawn to the current development rights of the adjoining properties which may potentially impact on your installation and/or the future effectiveness of your installation, should those rights be exercised.

STORMWATER SOAKPIT
1. Stormwater soak pits to be built, sized on the basis of one cubic metre of clear volume to drain each and every 40 square metres of all hardened areas. Note: Hardened areas included roof areas, paving, surfaced driveways, pool surrounds, etc.

2. Partially hardened areas such as grass blocks, gravelled and compacted earth driveways shall be catered for on a one cubic to 80 square metre basis.

LIST OF DEVIATIONS:
1. WELLNESS AREA
2. CHANGE ROOM, TOOL STORE & VOID
3. WIDTH OF FLUE TO FIRE PLACE & THE OMITTING OF THE CONCRETE "BRIDGE"
4. RAISED ROOF OVER ENTRANCE
5. WINDOWS & DOORS AS PER SCHEDULE
6. APRON IN FRONT OF BEDROOM 1 & 2

Any person undertaking building operations/sign is to ascertain:
1. The location of any electrical/postal services and servitudes
2. Any specific requirements for, Cables, Plant, Substation Meter rooms Earthing etc.
3. Ensure compliance with the relevant code of practice & Occupational Health & Safety Act.
4. A Certificate of Compliance & Application is lodged prior to electrical connection to supply source.

The owner is responsible for the effective operation of the septic tank system, and to ensure the design capabilities therefore are not exceeded.

No building work is permitted, nor building material or spoil to be deposited, within the conservation area or servitude, natural water course or other environmentally sensitive area the exists over or adjacent to this site.

No part of the wall/fence or foundation to encroach over the boundary. Boundary beacons to be exposed to the Building Inspector prior to commencement of the building work.

The pool to be fenced as required in terms of D4 (1,2,3) of the National Building Regulations, prior to the pool being filled with water

SUBMISSION ANEW - ACCEPTABLE
Acceptance of this application for resubmission does not imply that the application has been corrected satisfactorily. It acknowledges only that the reasons for refusal appear to have been attended to:
26/07/2018
A/O Signature
Plan Substituted ☑
Sheet Substituted ☐ No off: ____
Sheet Added ☐ No off: ____

ADDITIONS TO APPROVED PLAN

WELLNESS AREA:	53,37 SQU. m
CHANGE ROOM & STORE:	26,00 SQU. m
TOTAL ADDS:	79,37 SQU. m
NEW TOTAL FLOOR AREA:	539,51 SQU. m

Jan Kritzinger Architects
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18 Fuller Road, Hayfields, Pietermaritzburg

DEVIATIONS TO APP. PLAN No. 1410/025 FOR
KAISER FAMILY TRUST ON
REM OF 1675 KLOOF AT
44 UMBULANE ROAD, KLOOF

OWNERS SIGN:	
DRAWN BY:	J KRITZINGER
DATE:	JULY 2018
SITE AREA:	2 272 SQU. m
FIRST STOREY:	313,30 SQU. m
GROUND STOREY:	160,78 SQU. m
GARAGE & SQ.:	65,43 SQU. m
TOTAL FL AREA:	539,51 SQU. m
FAR:	474,15 SQU. m
COVERAGE:	20,8 %
DRAWING No.	SITE PLAN