SHEET 3/14 COPY 2

ETHEKWINI MUNICIPALITY (NORTH)

NR15070078

APPLICATION NO.

BUILDING APPLICATION

APPROVED in terms Section 7 of The National Building Regulations and Building Standards Act No. 103/1977

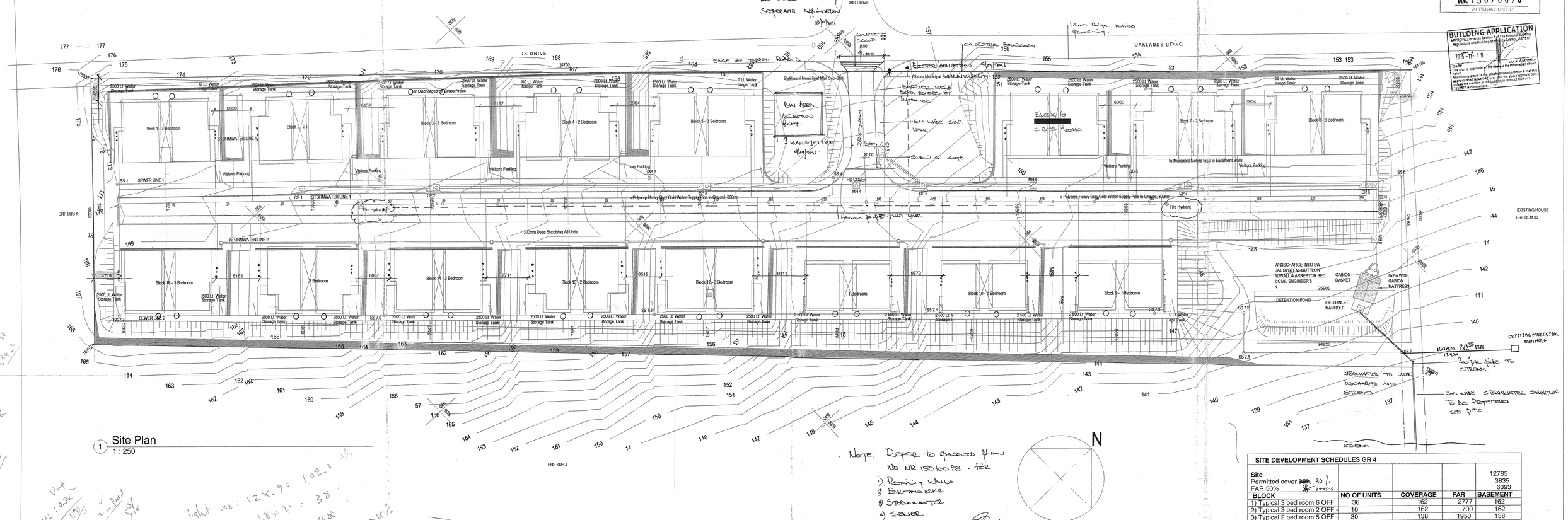
2015-11-18

Local Authority

DATE

This plan is approved on the basis of the information shown herein

Attention is drawn to the attached documentation & that this approval end latest ONE year after the above date unless building in erection of the building in terms of NGR Act 103/1977 is commenced.



1 Site Plan
1 : 250

Note: Enclosed Bin Area and Guard House by separate application 3/9/2015

Note: 15mm Water Meter x6 to each block. 3/9/2015

Note: Refer to approved plan no NR 15070028 - for
1) Retaining walls
2) Embankments
3) Stormwater
4) Sewer.
9/9/2015.

N

SITE DEVELOPMENT SCHEDULES GR 4

Site				12785
Permitted cover ~~35%~~ 30 %				3835
FAR 50% 2-12-15				6393
BLOCK	NO OF UNITS	COVERAGE	FAR	BASEMENT
1) Typical 3 bed room 6 OFF	36	162	2777	162
2) Typical 3 bed room 2 OFF -	10	162	700	162
3) Typical 2 bed room 5 OFF -	30	138	1950	138
4) Typical 1 bed room 3 OFF-	18	112	936	112
TOTAL	94	574	6363	574

Parking Schedule:
1) 3 Bedroom (46) Provided 92
Visitors. (46)
2) 2 Bedroom (30) Provided 30
Visitors 30
3) 1 Bed Room 18 Provided 18
Visitors 18.

GENERAL CONSTRUCTION NOTES :

A. ROOF :(Part L of SANS 10400-2011)

1. AS ANNOTATED ON THE DRAWING. DESIGNED BY ENGINEER

B. WALLS :(Part K of SANS 10400-2011)

1. Two courses of brickwork to be reinforced in with brickforce in solid cement mortar joint below wallplate level, above window head level and below window cilli level.
2. Unplastered external walls to be bagged and bitumen painted between skins
3. All brickwork below ground level to be bricks as recommended for the purpose by the manufacturer.
4. Galvanised wires ties to be built into all 230 cavity walls at 800 centres horizontally and every 6th course vertically.
5. Gundle 'brickwork' DPC's to be provided over all slabs, under all cills, parapets and elsewhere on required by the local authority and in accordance with NBR and window systems.
6. Galvanised steel coil outgaurds, lapped and soldered at joints to be to local authority requirements.
7. Two vermin-proofed airbricks to be provided in the external walls of all habitable room.

C SURFACE BEDS :(Part J of SANS 10400-2011)

1. Surface beds to be 100mm concrete of mix not weaker than 1:3:6 by volume, reinforced with 6mm diameter GMS rods at 300 centres both directions or equal mach.
2. Surface beds to be laid on Gundle UFS green membrane on ground poisoned by specialist to SABS requirements.

D RETAINING WALLS :

1. To be built strictly in accordance with professional structural engineer's details.
2. Vertical tanking behind all retaining walls to be Gundle 'Hyperlastic' 500micron membrane installed
3. All retaining walls to be provided with agricultural drains below slab level, graded to fall to surface water disposal.

E. BOUNDARY WALLS: (Part K of SANS 10400-2011

1. No part of boundary walls or their foundations are to project beyond the property boundaries.
2. Walls spanning servitudes to be built on RC ground-beams to professional engineer's details.
3. Boundary wall footings parallel with servitude must not project more than 370mm into servitude.

F. DRAINAGE :(Part P of SANS 10400-2011)

1. The contractor is required to ensure that the local authority installs necessary stormwater and / or sewer connections before drainage work commences. It is thereafter the contractor's responsibility to ensure adequate falls to these connections.
2. The contractor is responsible for ensuring that stormwater damage to the work in progress or the neighbouring properties does not occur during construction and that the surface water drainage is adequate.
3. All sanitary fittings to be trapped and / or vented to local authority requirements.
4. All bends and junctions in drains to be provided with inspections eyes at 26m centres.
5. Adequate access panels to be fitted in all ducts over inspection eyes.

G. DOORS AND FRAMES :

1. External frames to be aluminium./hardwood meranti
2. Internal frames to be hardwood meranti/steel.
3. External doors to be solid hardwood as detailed.
4. Internal doors to be flush panel semi hollow core forced in.
5. Doors in timber to be provided with 1 pair (internal) and 1.5pairs (external) 100mm butt hinges and lockset.

H. WINDOWS / GLAZING:(Part N SANS 10400-2011)

1. Windows to be natural anodised 25's section aluminium powder coated../hardwood meranti
2. All glazing is to be accordance with AAMSA and SAGGA approved and to comply with Part N of SANS 10400.
3. Glazing to bathrooms and WC's to be in obscure glass.

I. SITING AND EXCAVATION:

1. All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
2. Contractor is to check all dimensions and levels before commencing work and report any discrepancies to Architect.
3. Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with local authority inspector before commencing work.
4. If the site is found to contain clay, shale, groundwater or any other suspect soil condition, then all foundations are to be to professional engineer's details and built under his supervision.
5. All foundations to be taken to hard, virgin ground, no back filling over excavated areas will be permitted. Foundation depths to be determined on site.

J. LOCAL AUTHORITY :

1. The contractor is responsible for all local authority notices and fees.
2. The contractor is required to obtain all necessary connections to services.
3. Where local authority or government regulations require more stringent specification than shown herein, they are to be followed with prior consent of the owner.
4. The contractor is to inspect the official approved copies of the drawing to ensure that al amendments have been taken into account
5. All NBR and SANS standards and specifications are to be adhered to as minimum standard and good construction principles.
6. All levels are approximate.

K. GENERAL :

1. This drawing is to read in conjunction with the engineer's drawings, the electrical layout, the key to the electrical layout and the schedule finishes.

L. NOTES TO OWNERS :

1. The attention of the owner is drawn to the fact that changes to the plan and / or specifications after official approval are likely to invalidate that approval.

FIRE NOTES

SANS 10400- T

PART T – FIRE PROTECTION

NOTES:-

4.2. Safety distances.
4.5. Fire Performance.
4.6. Fire resistance of occupancy - separating and division separating elements.
4.7. Fire stability of structural elements or components.
4.8. Tenancy - Separating elements.
4.9. Partition walls and partitions.
4.10. Protection of openings.
4.12. Roof assemblies and covering.
4.13. Ceilings.
4.14. Floor covering.
4.15. Internal finishes.
4.16. Provision of escape routes.
4.17. Exit doors.
4.20. Dimensions of components of escape routes.
4.21. Width of escape routes.
4.23. Stairway and other changes of level along escape routes.
4.27. External stairway and passages.
4.29. Marking and sign posting.
4.32. Provision and maintainance of fire fighting equipment, installations and fire protection systems.
4.33. Water reticulation for fire fighting purposes.
4.34. Hose reels.
4.37. Portable fire extinguishers.
4.39. Fire stopping of inaccessible concealed spaces.
4.40. Protection in service shafts.
4.41. Services in structural or separating elements.
4.54. Access for fire fighting and rescue purposes.
4.55. HYDRANTS
4.56. EMERGENCY LIGHTNINGS

Energy Efficiency SANS 204 / 10400 - XA

1) All doors to have door seals/draught protection
2) All external lightning to be solar powered
3) All hot watersupply pipes in ceiling to be insulated with a material achieving a minimum of R-value of 1
4) Geyser to be insulated with material achieving a minimum R value of 1:5
5) 50% of hot water supply to be solar powered or Heat pumps

Lightning calculations:

3 Bed rm unit

Lounge/ Kitchen	32 sqm	4watts per sqm	=	128
Bed rm 1	13 sqm	4wattsper sqm	=	52
2	10 sqm	4watts per sqm	=	40
3	10 sqm	4watts per sqm	=	40
WC	2 sqm	4watts per sqm	=	8
Bath Rm	4 sqm	4watts per sqm	=	16
	TOTAL			284

Nett floor area 78 sqm, % fenestration area to floor area less than **15%**

2 Bed rm unit

Lounge/ Kitchen	32 sqm	4watts per sqm	=	128
Bed rm 1	12 sqm	4wattsper sqm	=	48
2	11 sqm	4watts per sqm	=	44
WC	2 sqm	4watts per sqm	=	8
Bath Rm	4 sqm	4watts per sqm	=	16
	TOTAL			244

Nett floor area 61 sqm, % fenestration area to floor area less than **15%**

1 Bed rm unit

Lounge/ Kitchen	32 sqm	4watts per sqm	=	128
Bed rm	12 sqm	4wattsper sqm	=	48
WC	2 sqm	4watts per sqm	=	8
Bath Rm	4 sqm	4watts per sqm	=	16
	TOTAL			210.

Nett floor area 50 sqm, % fenestration area to floor area less than **15%**

Energy Efficiency in Building as per SANS-204/10400-XA

Glazing ----------	SANS	-	part N
Insulated Building ----------	SANS	-	428
Windows/doors ----------	SANS	-	12567-1
Energy Savings ----------	SANS	-	50010
Electric Lamps ----------	SANS	-	50285
Single Capped Lamps --------	SANS	-	61199
Self-Ballast Lamps ----------	SANS	-	60969
Solar Water Heating ----------	SANS	-	1307
Air Conditioning ----------	SANS	-	54511-3
Energy Mangement ----------	SANS	-	50001
Electric Geyser ----------	SANS	-	151
Electric Cookers----------	SANS	-	50304

We the undersigned do not have any objections in the front building line to be 4.5 from the edge of the road . we fully support the development

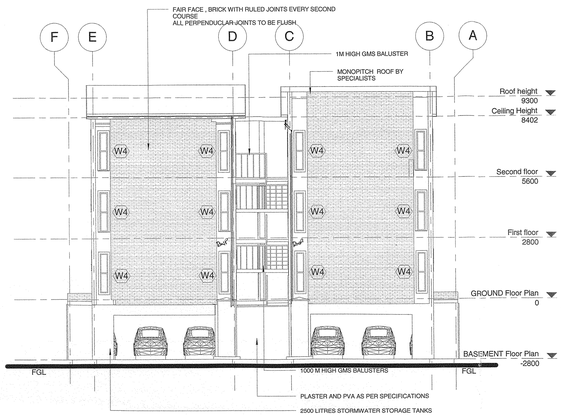
1	MR. ANISH DAMJEEVAN	6207050189083	193 OAKLANDS
2	MR. MAYADEVI DAMJEEVAN	6405180260082	193 OAKLANDS
3	MR. P.S PALAMUNIYAM	6309075038082	131 OAKLANDS
4	MRS. P.K PALAMUNIYAM	6509260970082	131 OAKLANDS
5	VINADEVI CHETTY	6111190180087	131 OAKLANDS DRIVE
6	R. SHAIK	5905120099082	121 OAKLANDS
7	MR. PRESAGNATH BALRAM	6512085096082	117 OAKLANDS DRIVE EF 4492
8	WINSHREE KISTOO	7603090136085	117 OAKLANDS DRIVE
9	SAMEERA	8508300720850	123 OAKLANDS DR
10	NEOSH BALCHUNAS	7908120676089	123 OAKLANDS DR
11	MR. Q. DAMKISHOON	8510225181085	119 OAKLANDS DR.
12	MRS. NETTIN - NAGOOR	6608060020087	115 OAKLANDS DRIVE
13	MR. S. NADASEN	8706155266082	113 OAKLANDS DR. EF 4407
14	A. MUTHUMANAI	7007245418080	125 OAKLANDS.
15	SA MUTHUMANAI	7007245418080	125 OAKLANDS.
16	MR. M. GOVINDSAMY	7001175198085	129 OAKLANDS
17	MR. P.S. PARATHEEN	6608260870085	109 OAKLANDS DR
18	MR. D. DARMANGETH	8211035192089	109 OAKLANDS DR
19	MRS. M. SUBRAMANIAN	5909280022508	111 OAKLANDS DRIVE
20	MR. MAHOMED FAZEL	6305125600850	111 OAKLANDS DRIVE

ETHEKWINI MUNICIPALITY
LAND USE MANAGEMENT - NORTH REGIONAL OFFICE
GRANTED
NAME: NHLANGANO
SIGNATURE:
DATE: 09/07/2018
REF: 00047 53 2015N.
LUM recommends the APPROVAL of this plan. UNDER NO circumstances may work begin on site. Kindly submit this plan with your Plan submission

BR ASSOCIATES
ARCHITECTS AND PROJECT MANAGERS
TEL:032 533 8952/3 FAX: 032 533 8950
CELL: 082 458 5844
36 C RUSSOM STREET, VERULAM. 4340
B. PILLAY BSAC 1223
SIGN:

Project Name	SASH on OAKS
Project Details	PROPOSED MULTI-UNIT RESIDENTIAL BLOCK OF APARTMENTS ON ERF1027 VERULAM at 140 Oaklsnds Drive DAWNCREST for MRS A. PILLAY
Add: 3 Canterbury Drive uMHLANGA	sign:
Drawing title	SITE PLAN/ GENERAL NOTES
Project number	2014/5
Date	17/01/2015
Drawn by	BP
Checked by	SP
	A100
Scale	1 : 250

2015/02/19 04:54:37 PM



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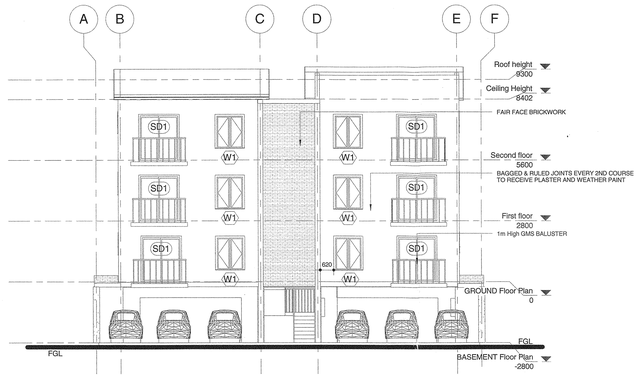

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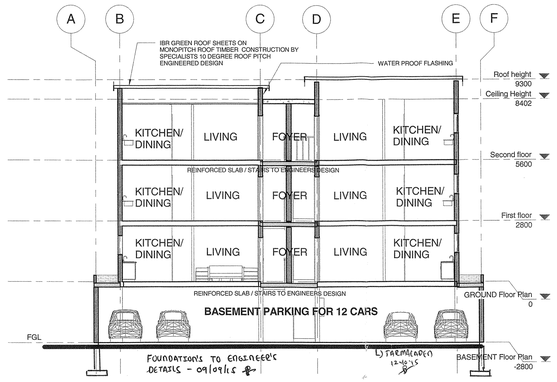

9 Section 2
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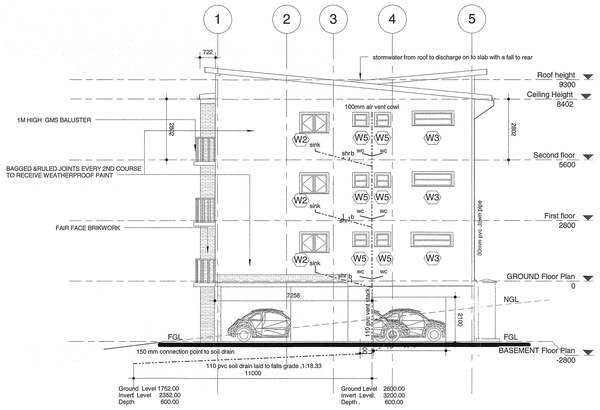

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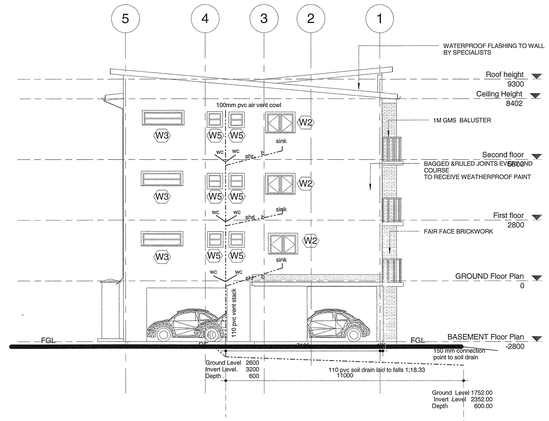

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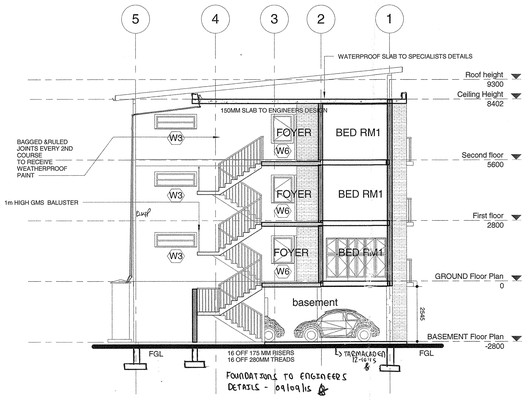

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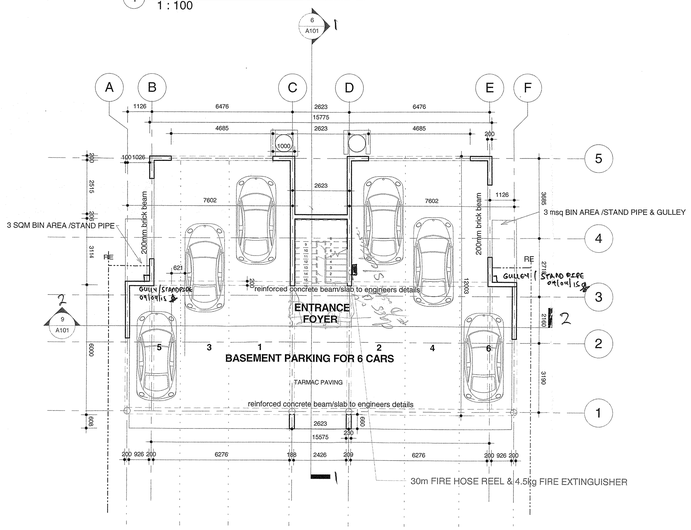

1 BASEMENT Floor Plan
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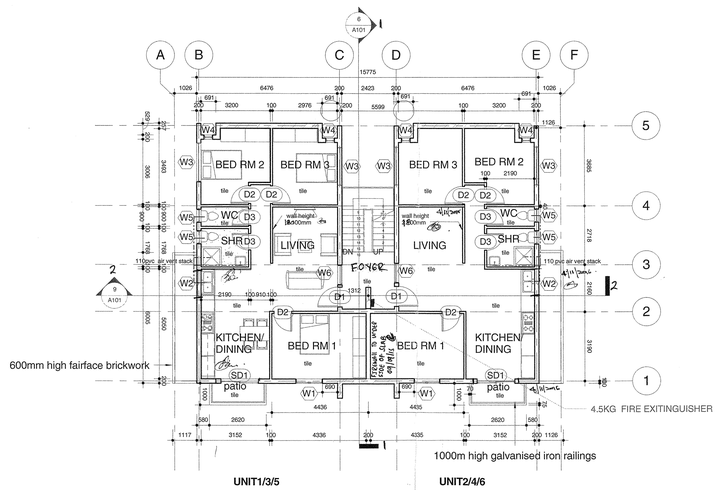

2 GROUND/FIRST/SECOND Floor Plan
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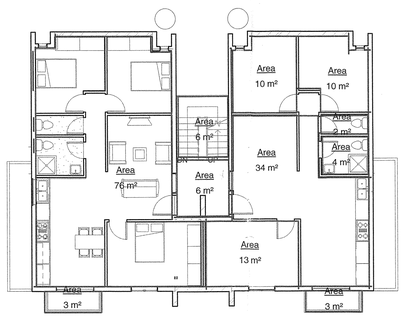


3 AREA Plan
1 : 100

SHEET 6 of 14 COPY 2
ETHEKWINI MUNICIPALITY (NORTH)
NR15070078
APPLICATION NO.

BUILDING APPLICATION
APPROVED in terms Section 7 of The National Building Regulations and Building Standards Act No. 103 of 1977
2015 -11- 19
DATE Local Authority
This plan is approved on the basis of the information shewn hereon.
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.

AREAS
COVERAGE = 162 sqm
FAR 75x2x3x6 = 2772 sqm
BASEMENT = 162 sqm

No.	Description	Date

BR ASSOCIATES
ARCHITECTS AND PROJECT MANAGERS
TEL:032 533 8952/3 FAX: 032 533 8950
CELL: 082 458 8844
36 C RUSSOM STREET, VERULAM. 4340
B. PILLAY
PSAT 1223
SIGN.:

Project Name **SASH on OAKS**

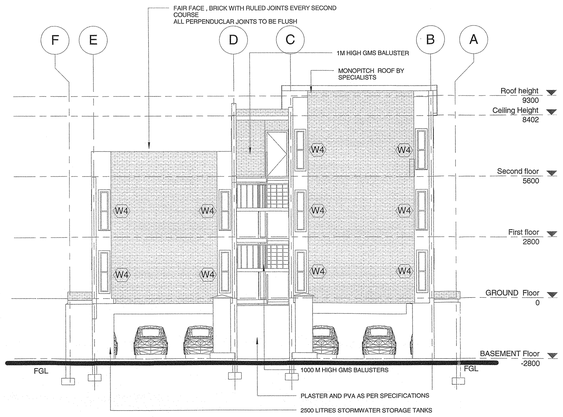
Project Details **PROPOSED MULTI-UNIT RESIDENTIAL BLOCK OF APARTMENTS ON ERF 1027 VERULAM AT 140 OAKLANDS DRIVE DAWN CREST FOR MRS A. PILLAY**

ADD : 3 CANTERBURY CRES UmHLANGA ROCKS: SIGN

Drawing title: TYPICAL 3 BEDROOM UNIT PLANS/ELEVATIONS/SECTION

Project number	2014/5
Date	17 JANUARY 2015
Drawn by	b p
Checked by	sp
Drawing number	A101
Scale	1 : 100

2015/07/14 10:19:35 AM



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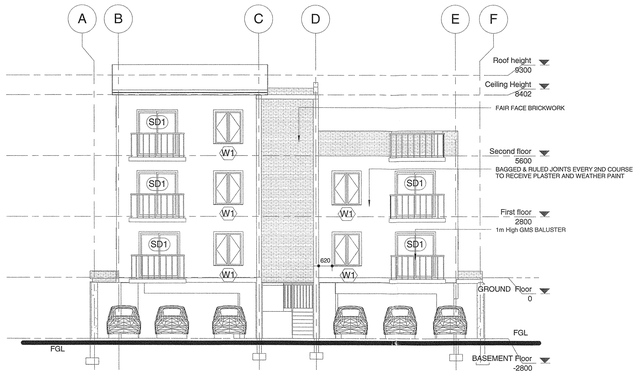

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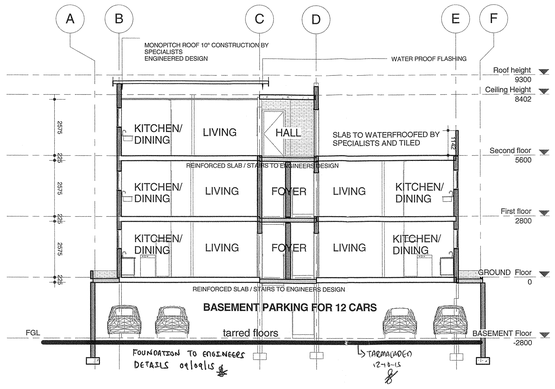

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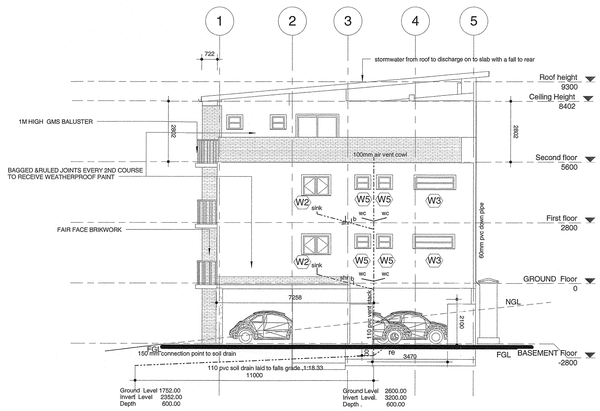

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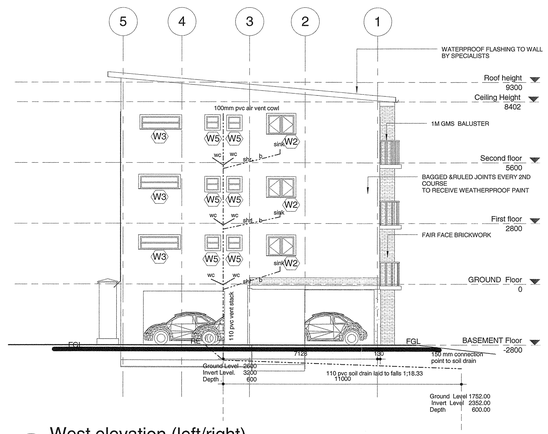

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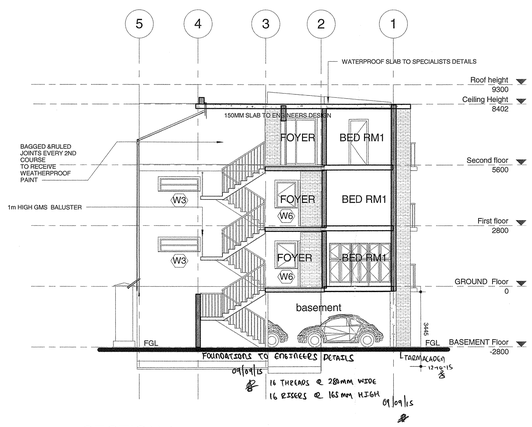

6 SECTION 1
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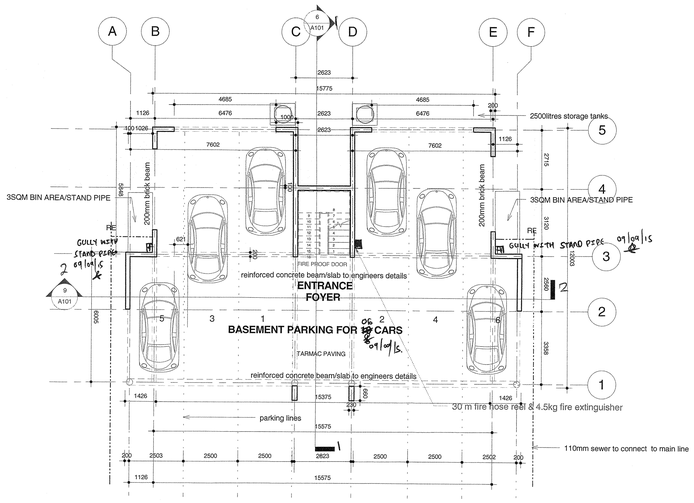

1 BASEMENT Floor Plan
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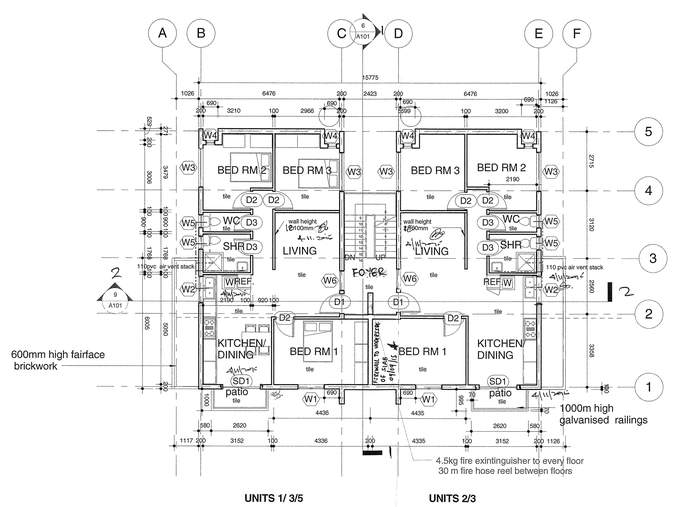

2 GROUND & FIRST/ Floor Plan
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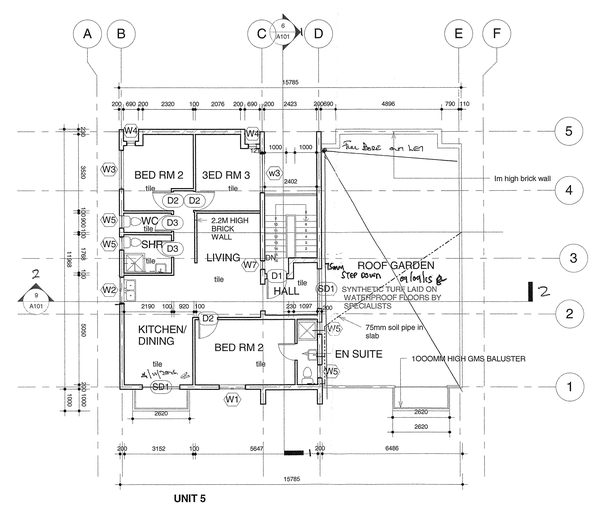

3 SECOND FLOOR PLAN (PENTHOUSE)
1 : 100

SHEET 14 COPY 2
EMPUMALANGA MUNICIPALITY (NORTH)
NR15070078
APPLICATION NO.

BUILDING APPLICATION
APPROVED in terms Section 7 of The National Building Regulations and Building Standards Act No 103/1977
2015-11-18
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 is valid for a period of two years after the above approval date unless the erection of the building in terms of NBR Act 103/1977 is commenced.

AREAS
COVERAGE = 162 sqm
FAR = 700sqm

No.	Description	Date

BR ASSOCIATES
ARCHITECTS AND PROJECT MANAGERS
TEL:032 533 8952/3 FAX: 032 533 8950
CELL: 082 458 8844
36 C RUSSOM STREET, VERULAM. 4340
B. PILLAY
PSAT 1223
SIGN:

Project Name **SASH on OAKS**

Project Details **PROPOSED MULTI-UNIT RESIDENTIAL BLOCK OF APARTMENTS ON ERF 1027 VERULAM AT 140 OAKLANDS DRIVE DAWN CREST FOR MRS A. PILLAY**

ADD : 3 CANTERBURY CRES UmHLANGA ROCKS sign:

Drawing title
TYPICAL 3 BEDROOM UNIT PLANS/ELEVATIONS/SECTIONS

Project number	2014/5
Date	17 JUNE 2015
Drawn by	b p
Checked by	sp
Drawing number	A102
Scale	1 : 100

2015/07/14 11:09:40 AM