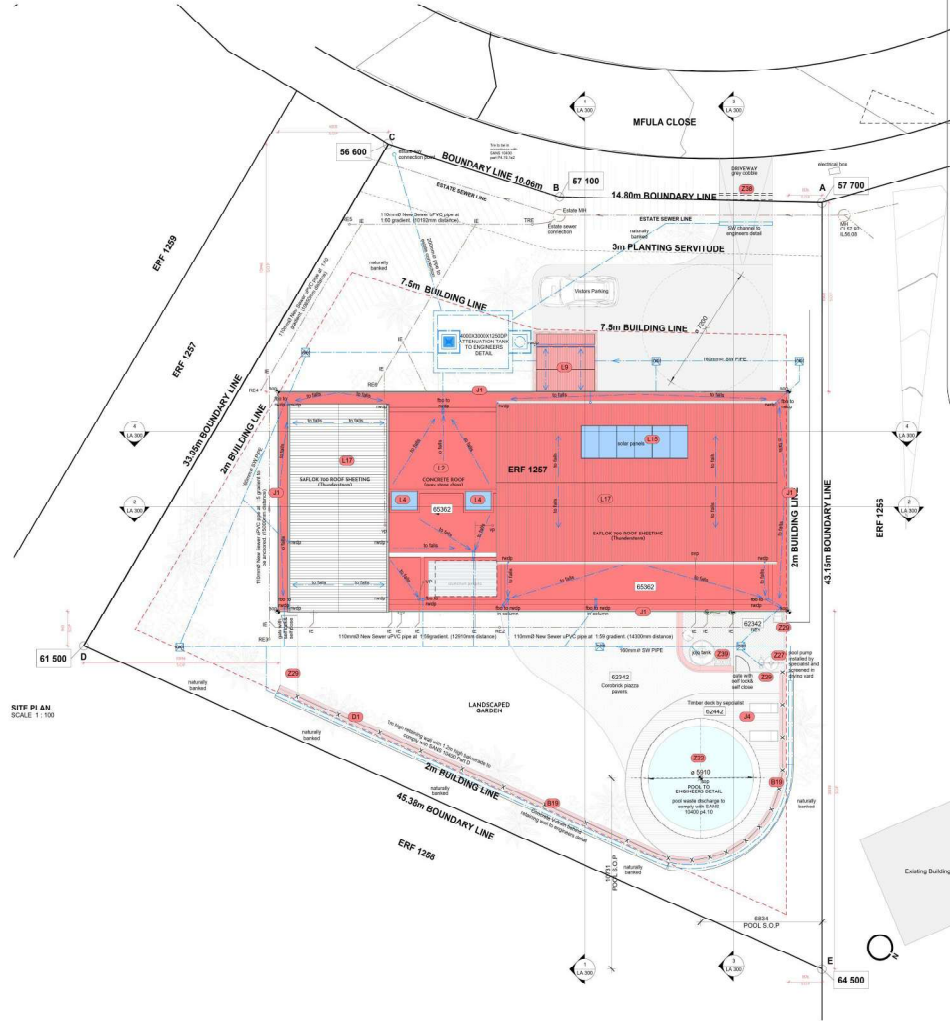
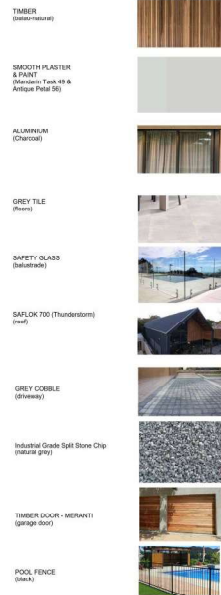


ZONING RIGHTS		
SITE AREA (ZONING)	1038.13sqm	
	800sqm	
COVERAGE CALCULATIONS		
ZONED PERCENTAGE	30%	
ALLOWABLE COVERAGE	(25%)	354.83sqm
PROPOSED COVERAGE	(21.62%)	224.33sqm
F.A.R. CALCULATIONS		
FLOOR FACTOR	0.30	
ALLOWABLE F.A.R.		437.35sqm
PROPOSED LOWER GROUND FLOOR		44.31sqm
PROPOSED UPPER GROUND FLOOR		179.02sqm
PROPOSED F.A.R.	(25.20%)	223.33sqm

G.R.A. CALCULATIONS		
PROPOSED LOWER GROUND FLOOR	128.80sqm	
COVERED PORCH	1.00sqm	
ENTRANCE/LIVING AREA	41.28sqm	
PROPOSED UPPER GROUND FLOOR	348.91sqm	
LIVING AREA	261.00sqm	
COVERED VERANDAS	25.54sqm	
BALCONY	47.37sqm	
DRIVING YARD	41.00sqm	
G.R.A. TOTAL	478.71sqm	

Keynote Legend		
NO.	Keynote	Detail
B10	New retaining wall with apron drain and v-joint to engineers detail & specification	
D1	1.2m High vertical steel balustrade to comply with SANS 10400 Part D4.4 to specialist detail and not permit the passing of a 100mm diameter ball for public safety in accordance with SANS 10400 Part D	
J1	mesh reinforced concrete surface bed to engineers detail on 500 micron waterproof sheeting sealed at laps with tape and with one layer 375 micron embossed damp-proof course on compacted, soil positioned back fill to engineers specification.	
J4	timber decking to specialist detail.	
L2	P.C. slabs to engineers specification. Stone Grilles on Waterproofing (torch-on or equally approved) on Scribed to falls in accordance with SANS 10400 by specialist. Provision to be made for solar panel mounted on roof skylight by specialist.	
L4	timber pergola as per architect's detail	
L15	Solar panels to be black framed and to be installed flush to roof and uniform by specialist. Solar panels to match gradient of the roof.	
L17	Saflok 700 sheeting (Thunderstorm) on 50 x 75mm purlins @ max. 1200 c/c on 50 x 152mm rafters at max. 1200 c/c to engineer's specification. Slope at according to roof plan.	
Z22	Pool by specialist. Pool waste discharge to comply with SANS 10400 P4.10	
Z27	Pool pump by specialist. Pool waste to discharge into Stormwater and to comply with P4.10	
Z29	Natural untreated balustrade timber screen to specialist detail	
Z38	2 x 1100 uPVC sleeves below driveway	
Z39	Gas cylinders to be enclosed in cage and to comply with SANS 10087-1	

MATERIAL PALETTE



KWADUKUZA MUNICIPALITY

"Building Application is approved in terms of section 7 of the National Building Regulations and Building Standards Act 103 of 1977"

APPROVED

Thandeka Thwala

AUTHORISED OFFICER

SENIOR MANAGER: BUILDING CONTROL

2026/04/14

DATE:

"THIS PLAN IS APPROVED ON THE BASIS OF THE INFORMATION SHOWN HEREIN and in conjunction with the conditions of the plan approval letter. Attention is drawn to the attached documentation & that this approval shall lapse one year from the approval date unless the erecting of the building commences in terms of the NBR act 103 1977"

ZULULAMI
LUXURY COASTAL ESTATE
Review Committee

Approval date: **21/11/2025**

Signature:

Owner: **LUXE COAST PROPERTY DEVELOPERS**

Approved: **LUXE COAST PROPERTY DEVELOPERS**

Notes:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES TO THE PROPERTY IN TERMS OF THE COASTAL ACT AND THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES TO THE PROPERTY IN TERMS OF THE COASTAL ACT AND THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES TO THE PROPERTY IN TERMS OF THE COASTAL ACT AND THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES TO THE PROPERTY IN TERMS OF THE COASTAL ACT AND THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES TO THE PROPERTY IN TERMS OF THE COASTAL ACT AND THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977.

Drawn by: **SP**

Site Plan / Roof Plan

Project: **PROPOSED DWELLING (P4)**

Registered Property Owner: **LUXE COAST PROPERTY DEVELOPERS**

Site Number: **ERF 1267**

Street Address: **ZULULAMI ESTATE, SHEFFIELD BEACH, BALLITO, 4420**

Job No: **2025/17**

Drawing No: **LA 100**

Rev: **A**

Date: **2025/11/20**

Scale: **As Indicated**

Drawn by: **SP**

Designed by: **SP**

Checked by: **SP**

Project: **ZULULAMI ESTATE, SHEFFIELD BEACH, BALLITO, 4420**

Address: **North Street Office 1, Surfside Place, Durban North, 4001**

Email: **submissions@zietsmanarchitects.co.za**

Phone: **021 711 3361 (0800)**

Website: **www.zietsmanarchitects.co.za**

Project: **ZULULAMI ESTATE, SHEFFIELD BEACH, BALLITO, 4420**

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FOR SUBMISSION