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BUILDERS WORK

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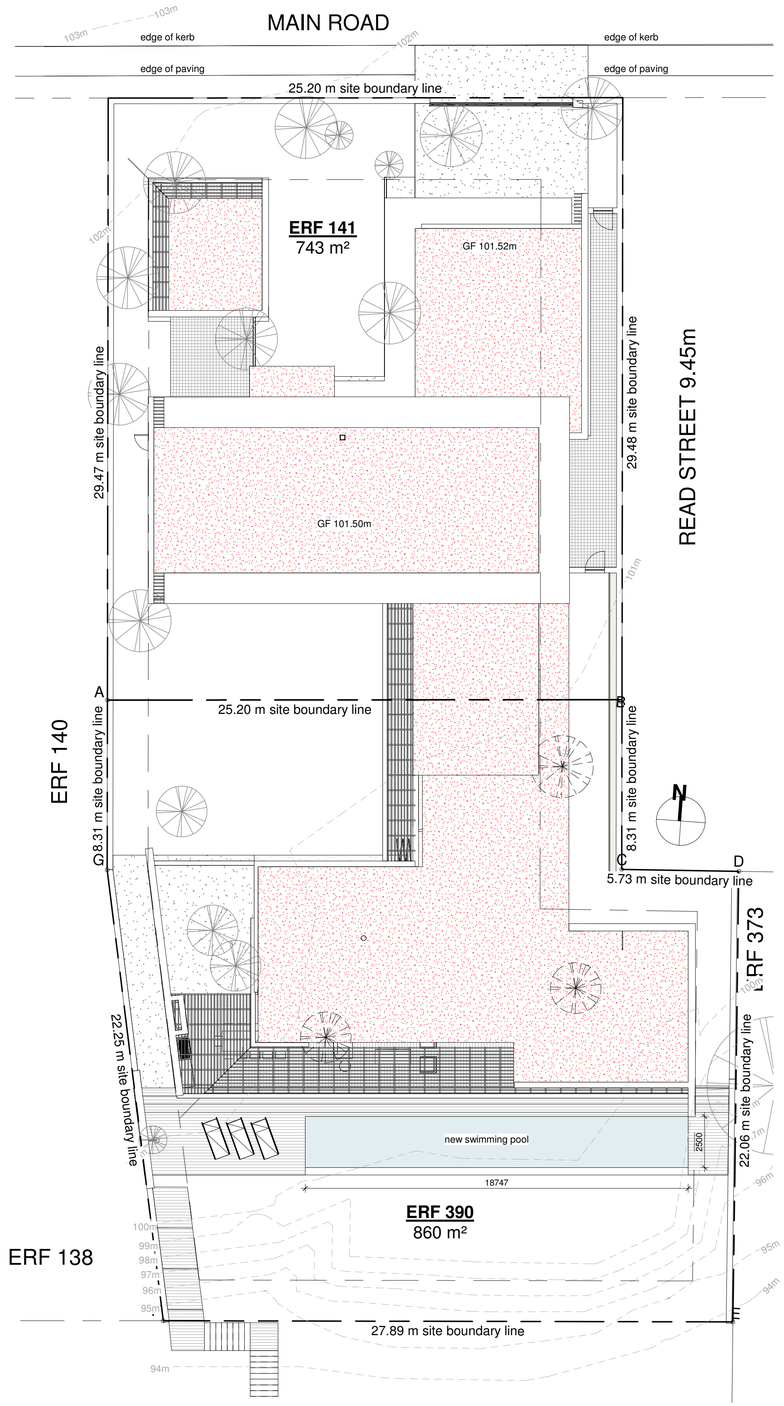
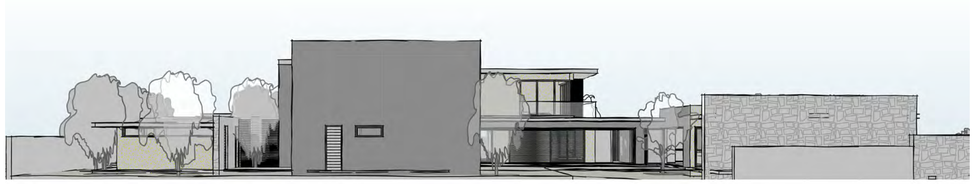


Site & roof plan
Scale -1 : 150



West Perspective

North Perspective

East Perspective

South Perspective

NOTES

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AREA FOR F.A.R	750m²+215m²=965m²
F.A.R	0.6

ROOF CALCULATION

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CLIENT
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ES	2021-06-07	LR	10

DRAWING No. **2020-CS-12-001**

SCALE: **As indicated**

FOR INFORMATION

SITE & ROOF PLAN

REV.

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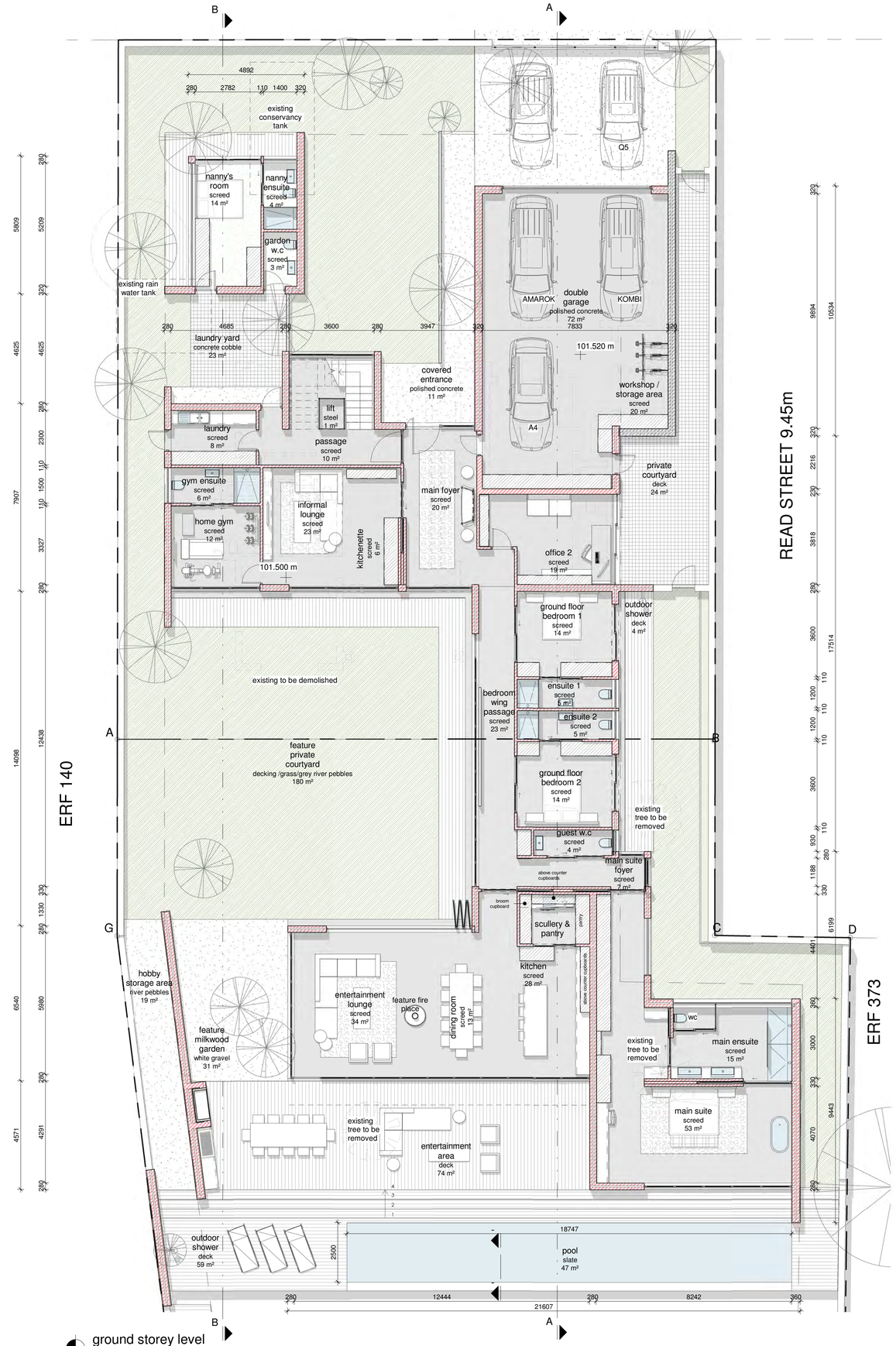

ground storey level
Scale - 1 : 100

NOTES

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ES	2021-06-07	LR	10

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GROUND FLOOR

REV.

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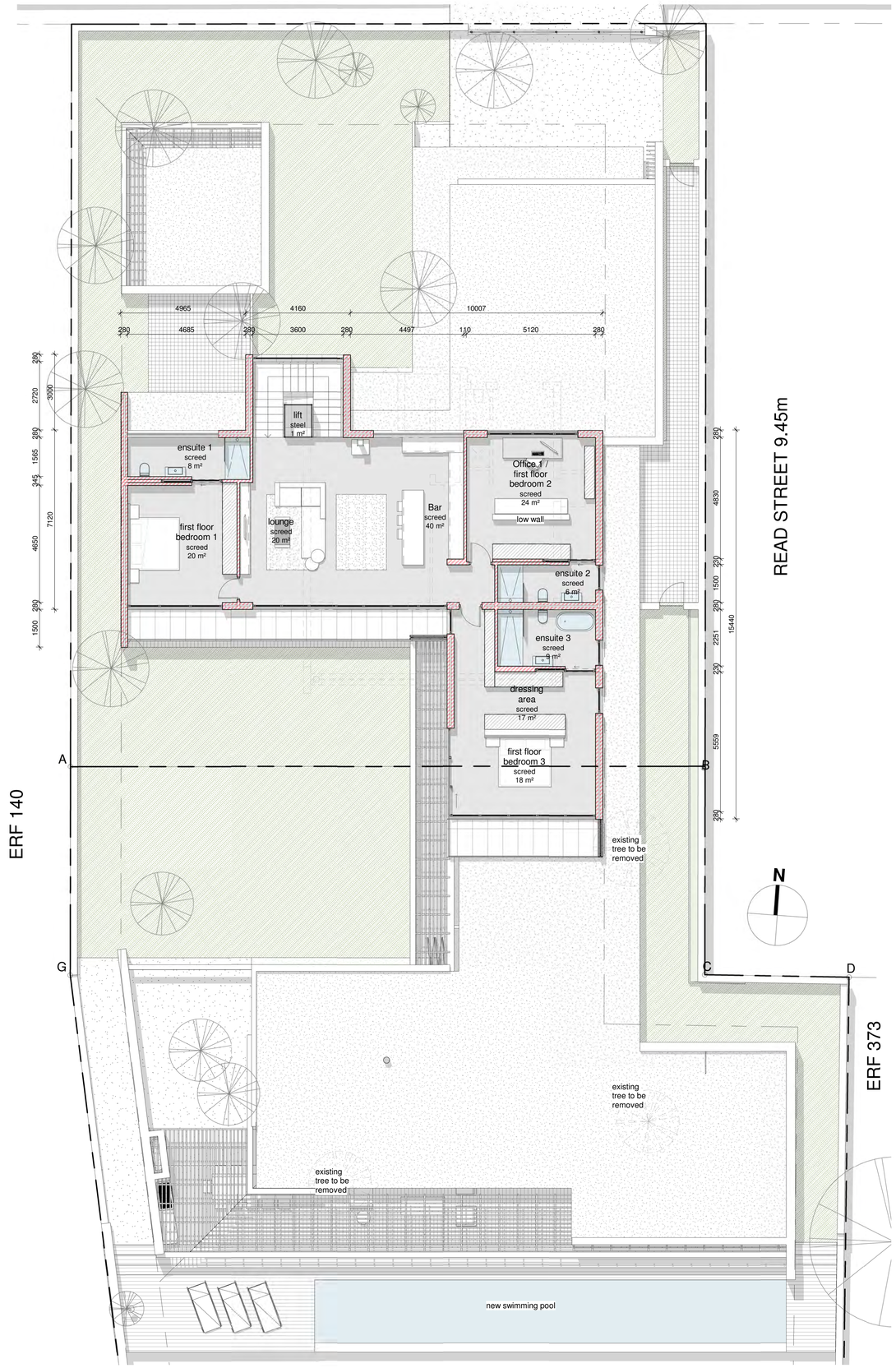
ALL DRAINAGE TO COMPLY WITH SANS 10400-P AND TO BE INSTALLED BY A COMPETENT PERSON (SANITATION)
ALL NEW SOIL WATER PIPES TO BE 100mm uPVC WITH A FALL OF MIN 1:60 AND AN INVERT LEVEL NOT LESS THAN 450mm
ALL NEW WASTE WATER PIPES TO BE 50mm uPVC AND VENTILATION PIPES MIN 40mm. ANY TYPE OF JOINT BETWEEN PIPES OR BETWEEN PIPES AND FITTINGS SHALL BE COMPATIBLE WITH THE MATERIALS OF WHICH SUCH PIPES AND FITTINGS ARE MADE AND MUST REMAIN WATERTIGHT UNDER NORMAL WORKING CONDITIONS. CLEANING AND INSPECTION EYES TO BE INSTALLED ACCORDING TO SANS 10400-P
SANS 10400-R , STORMWATER DISPOSAL
ALL STORMWATER DISPOSAL TO BE ACCORDING TO SANS 10400-R AND ENGINEER'S SPECIFICATION
GUTTERS AND DOWNPIPES TO COMPLY WITH SANS 10400-R 4.3. WATER TO BE COLLECTED IN WATER TANK AND ONLY TO BE USED FOR IRRIGATION
SANS 10400-T , FIRE PROTECTION
FIRE PROTECTION TO COMPLY WITH SANS 10400-T
BUILDING CLASSIFIED AS H3 OR H4 TO COMPLY WITH SANS 10400-T (4.9.2B)
ANY DOOR BETWEEN SUCH GARAGE AND ANY SUCH ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.
NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.
SANS 10400-V , SPACE HEATING
ANY FLUE PIPE, CHIMNEY, HEARTH OR FIREPLACE TO COMPLY WITH SANS 10400-V
ALL CHIMNEYS TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL AND BE NOT LESS THAN 190mm AND SHALL NOT BE LESS THAN 1m ABOVE THE HIGHEST POINT OF CONTACT BETWEEN SUCH CHIMNEY AND THE ROOF
SANS 10400-XA
ENERGY USAGE IN BUILDING TO COMPLY WITH SANS 10400-XA AS WELL AS THE ENERGY EFFICIENCY IN BUILDINGS ACCORDING TO SANS 204.
SEE CALCULATIONS AND DETAILS PROVIDED

ELECTRICAL:
ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN.

PLUMBING:
ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED PLUMBER.



first storey level
Scale - 1 : 100

NOTES

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ACTS OF PARLIAMENT
ALL CONTRACTORS SHALL ENSURE THAT, BEFORE ANY WORK IS PUT IN HAND, THEY COMPLY WITH ALL THE NECESSARY ACTS OF PARLIAMENT OF THE REPUBLIC OF SOUTH AFRICA.

SCHEDULE OF AREAS

SITE	1603m²
COVERAGE AREA	215m²+495m²+40m²=750m²
COVERAGE	46%

F.A.R CALCULATION

AREA FOR F.A.R	750m²+215m²=965m²
F.A.R	0.6

ROOF CALCULATION

TOTAL ROOF AREA	750m²
TOTAL FLAT ROOF AREA	750m²
TOTAL FLAT ROOF %	100%

TOTAL AREAS

HOUSE GF	495m²
COVERED STOEP	215m²
NANNY	40m²
HOUSE FF	190m²
COVERED BALCONY	25m²
TOTAL COVERED	**965m²**

ARCHITECT SIGNITURE:

CLIENT SIGNITURE:

REV. No.	REVISIONS	DATE	BY:

ARCHITECT

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PROJECT
ADDITIONS & ALTERATIONS TO EXISTING DWELLING

ERF 141 & 390, KEURBOOMSTRAND, PLETTENBERG BAY

CLIENT
CAVA MOLA MINING (PTY) LTD
PO BOX 20366, PROTEA PARK, 0305

DRAWN BY:	PLOT DATE:	CHECKED BY:	PROJECT No.
ES	2021-06-07	LR	10

DRAWING No. **2020-CS-12-003**

SCALE: **As indicated**

FOR INFORMATION

FIRST FLOOR

REV.