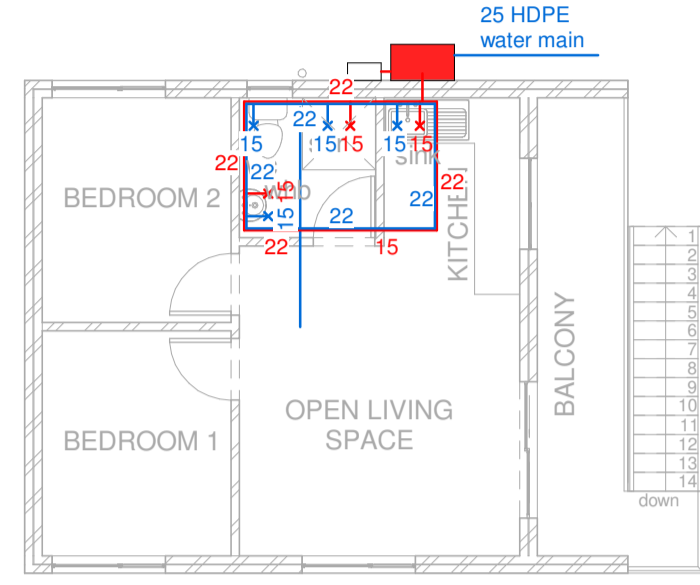
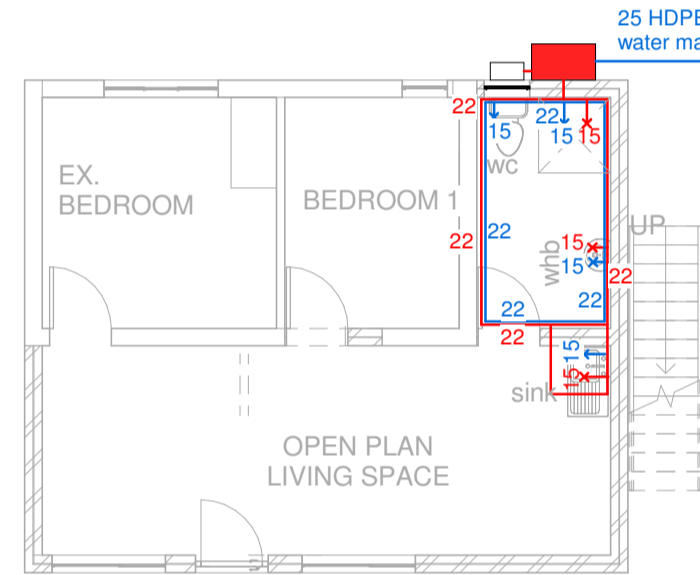


2 WATER RETICULATION - HOUSE  
1 : 100



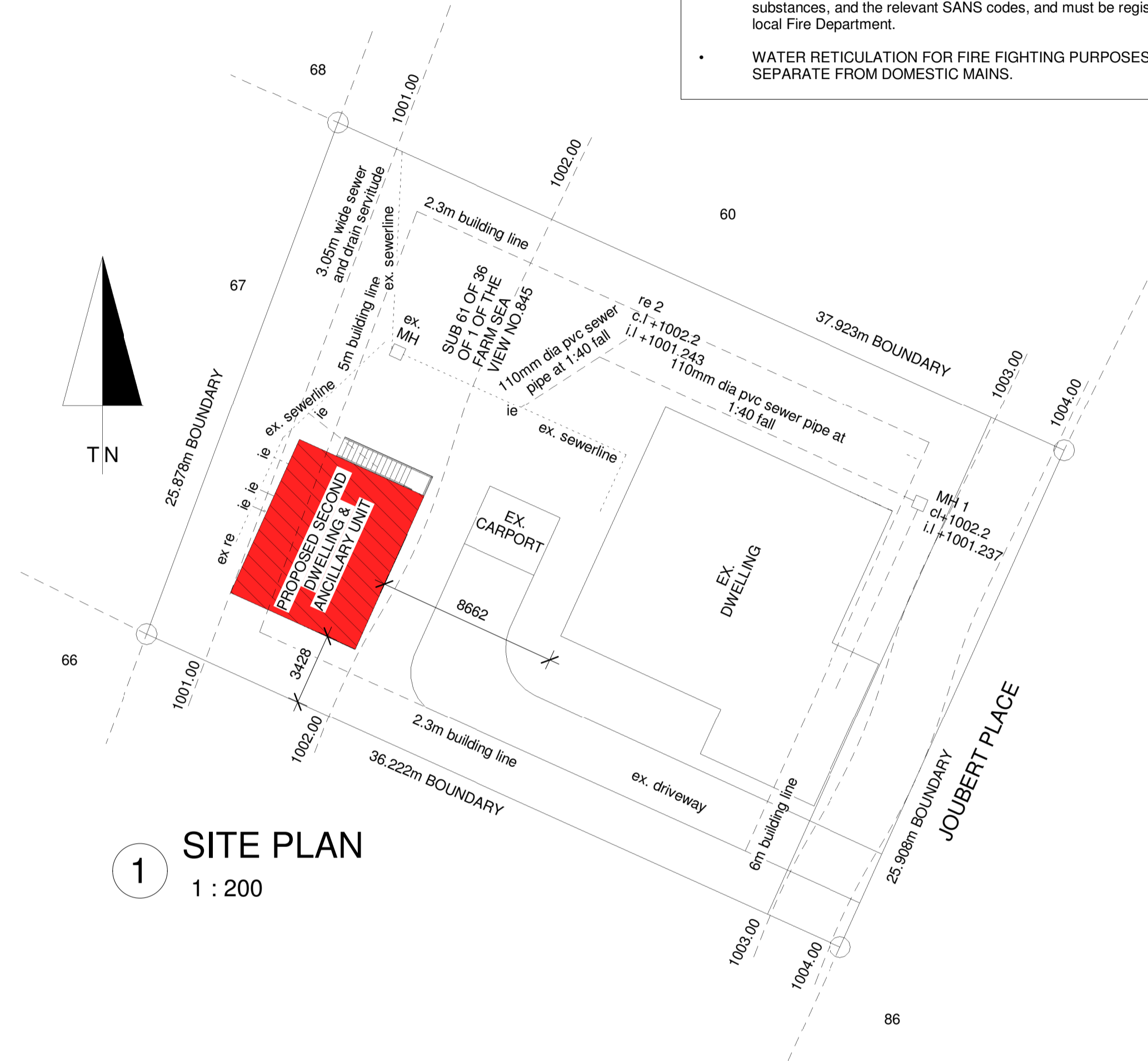
4 WATER RETICULATION - SECOND DWELLING & ANCILLARY UNIT - FIRST FLOOR  
1 : 100



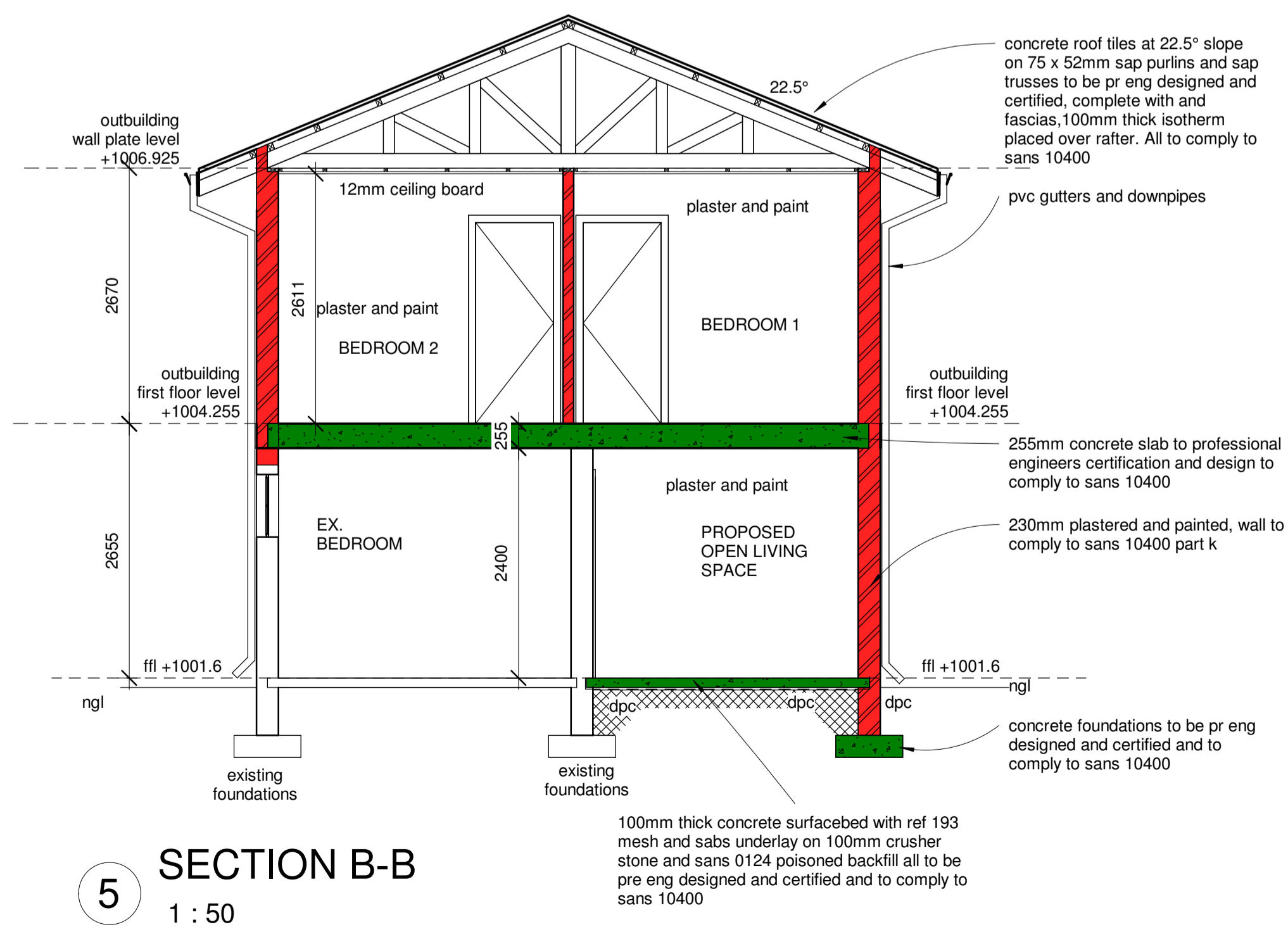
3 WATER RETICULATION - SECOND DWELLING & ANCILLARY UNIT GROUND FLOOR  
1 : 100

AREA SCHEDULE	
SITE AREA	959m <sup>2</sup>
FLOOR AREAS	
ex. ground floor house	176.611m <sup>2</sup>
ex. ground floor outbuilding	21.013m <sup>2</sup>
ex. carport	11.064m <sup>2</sup>
TOTAL EXISTING AREA	208.688m <sup>2</sup>
prop. ground floor second dwelling & ancillary unit	30.964m <sup>2</sup>
prop. first floor second dwelling & ancillary unit	51.977m <sup>2</sup>
TOTAL PROPOSED AREA	82.941m <sup>2</sup>
TOTAL PROPOSED & EXISTING	291.629m <sup>2</sup>
COVERAGE	
TOTAL AREA FOR COVERAGE	239.652m <sup>2</sup>
COVERAGE	24.98%
FAR	
TOTAL AREA FOR FAR	272.747m <sup>2</sup>
COVERAGE	0.28

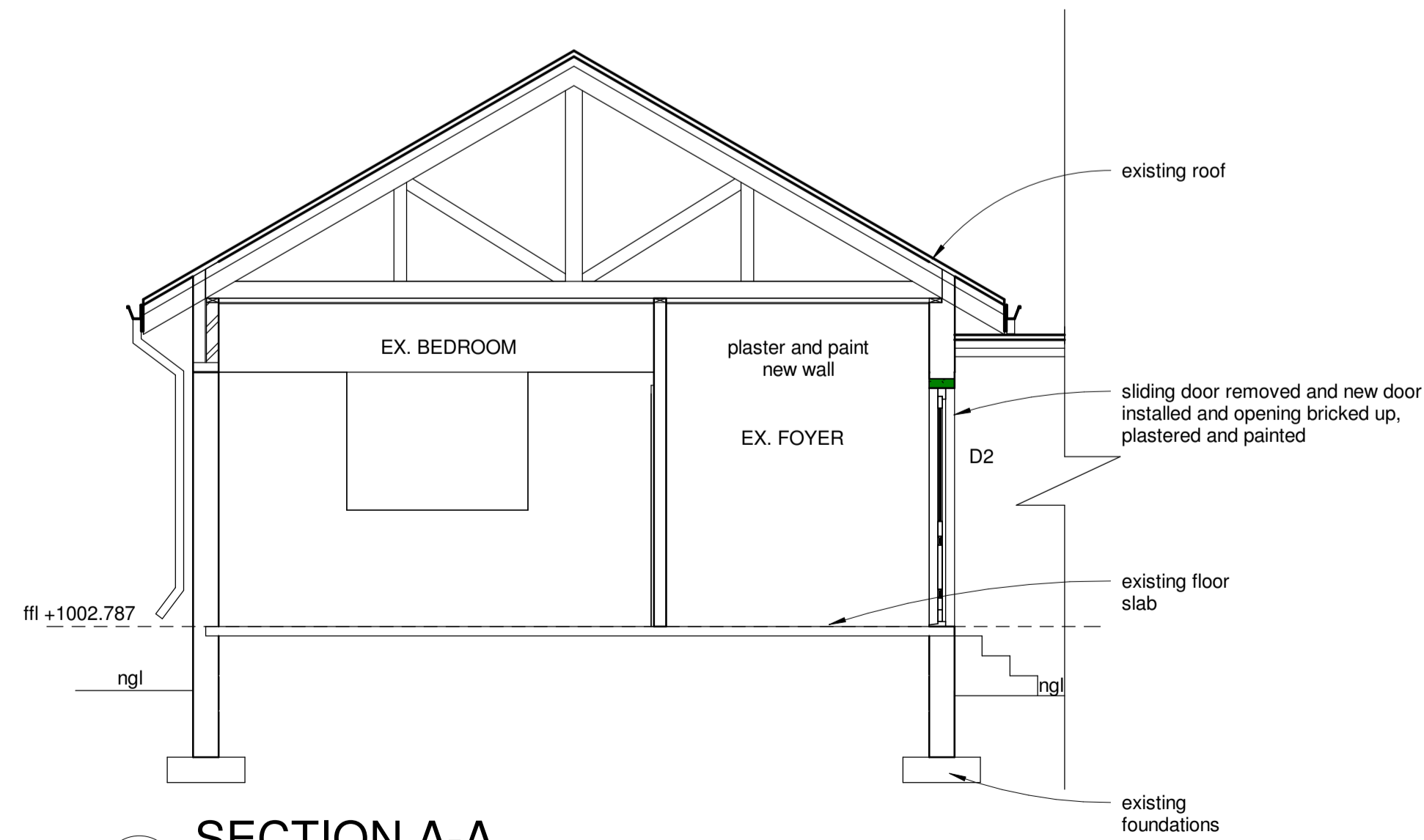
- FIRE NOTES**
- Occupancy Classification: H4
  - No part of any building on site is to exceed 90m a fire hydrant T4.4.34.
  - If any building exceeds the 90m distance, then additional fire hydrants as required are to be installed.
  - Water supply to the fire equipment must comply with T4.33 and W.2 section.
  - Provide 1 x 4.5kg dcp (ABC) type fire extinguisher per unit.
  - Fire extinguishers are to be wall mounted with the handle at 1.5metres above ground level in an easily visible and accessible position.
  - Marking and signposting of emergency routes and fire equipment must comply with T4.29.
  - a) Access to buildings for fire fighting and rescue purposes must comply with T4.54 and b) be not less than 4.5m in width and height respectively if a controlled entrance way is to be installed.
  - Air conditioning in ventilation systems must comply with T4.43.
  - Partition walls and partitions to comply with SANS 10400-7 (T4.9.2b)
  - Any such door between such garage and any such room shall have a fire resistance of not less than 30min and any such doorway shall require a threshold of not less than 10mm
  - Floor coverings must comply with T4.14 and finishes to comply with T4.15.
  - Any flammable liquid installation such as flammable liquid stores, tanks, spray painting facilities or liquid petroleum gas facilities must comply with the local municipality by-laws relating to Fire Prevention and flammable liquids and substances, and the relevant SANS codes, and must be registered with the local Fire Department.
- WATER RETICULATION FOR FIRE FIGHTING PURPOSES TO BE SEPARATE FROM DOMESTIC MAINS.



1 SITE PLAN  
1 : 200



5 SECTION B-B  
1 : 50



6 SECTION A-A  
1 : 50

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the operation 5(3) of copyright act 1965 is hereby expressly excluded and copyright in the artistic work, as defined in the said act, executed by architect pursuant to the contract, which without limiting or derogating from the meaning thereof shall, for the purpose of the contract, include the design in the architectural work, and shall be vested in the author of the work, and any errors and/or deviations are to be brought to the author's attention, failing which the author is not responsible for such. corner beacons to be issued by a registered land surveyor, the certificates to be provided prior to construction commencing. earthworks to be confirmed on site and all embankments are to be self stabilising at 35 degrees. all structural elements are to be designed and certified by a prof. engineer. precast concrete lintols over all wall openings to sans part k, unless otherwise stated. electrical, gas, plumbing and glazing elements are to be installed and certified by a relevant registered person in each field. all rainwater to be discharged as per municipal bylaws final floor and ground levels are to be confirmed on site prior to commencement of construction. all window and door sizes to be confirmed on site prior to the ordering and manufacturing thereof. no construction to deter from sans 10400 & sans 10082 building regulations

reg. property owner signature	author of plan signature
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project  
**PROPOSED ADDITIONS FOR A.J. JANSEN**  
PTN 61 (OF 36 OF 1) OF ERF 123 OF THE FARM SEA VIEW NO 845, 16 JOUBERT PLACE, BELLAIR, 4095

drawing  
**SITE PLAN, WATER RETICULATION LAYOUTS AND SECTIONS**

date print issued 24/06/2021 07:34:33

project prof. registered draughtsman **MM MEYER**

project no. <b>2019-D1</b>	drawing no. <b>2019-D1-01</b>
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Scale <b>As indicated</b>	Date <b>14/03/21</b>	Drawn <b>MMM</b>	Checked <b>MMM</b>
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