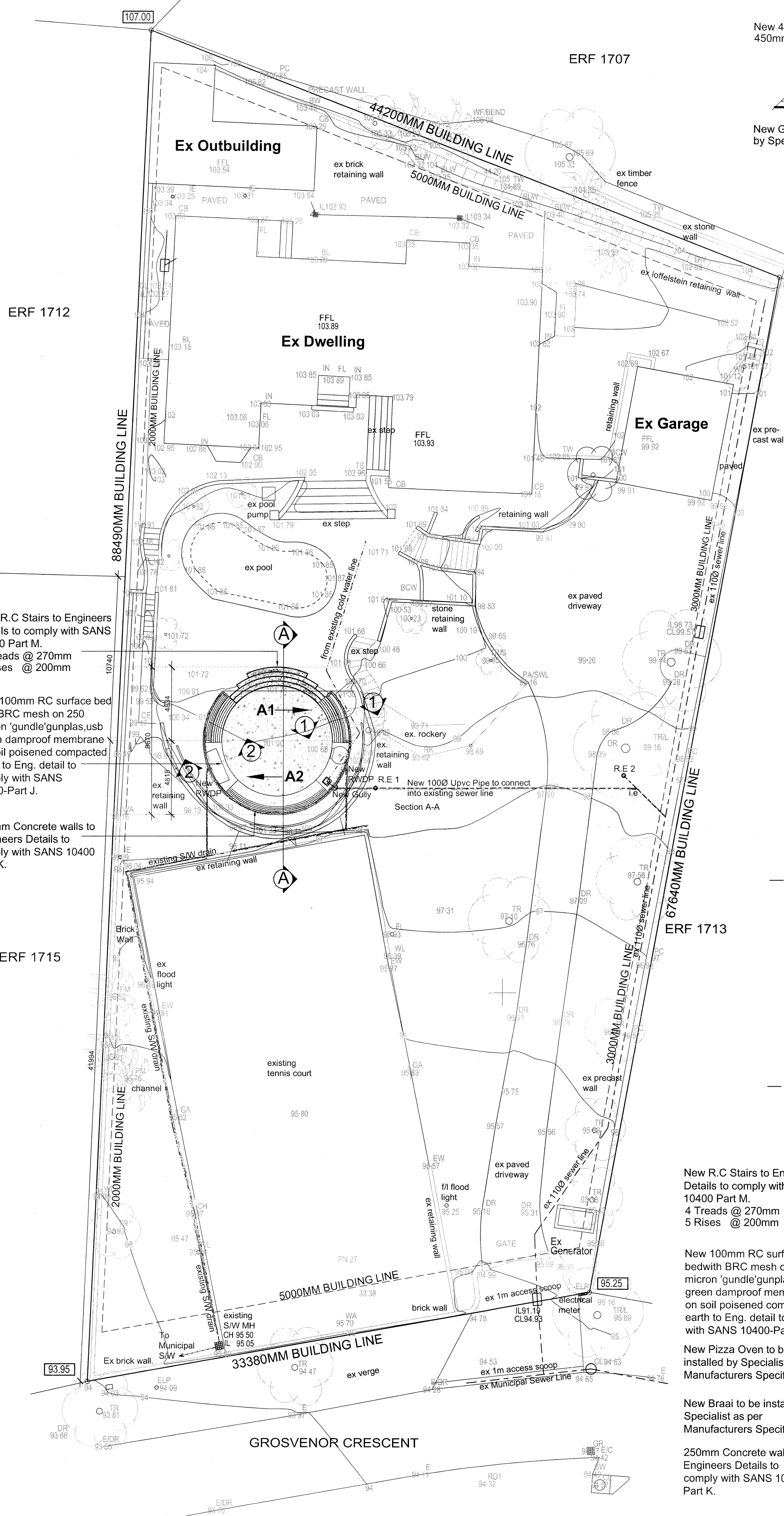


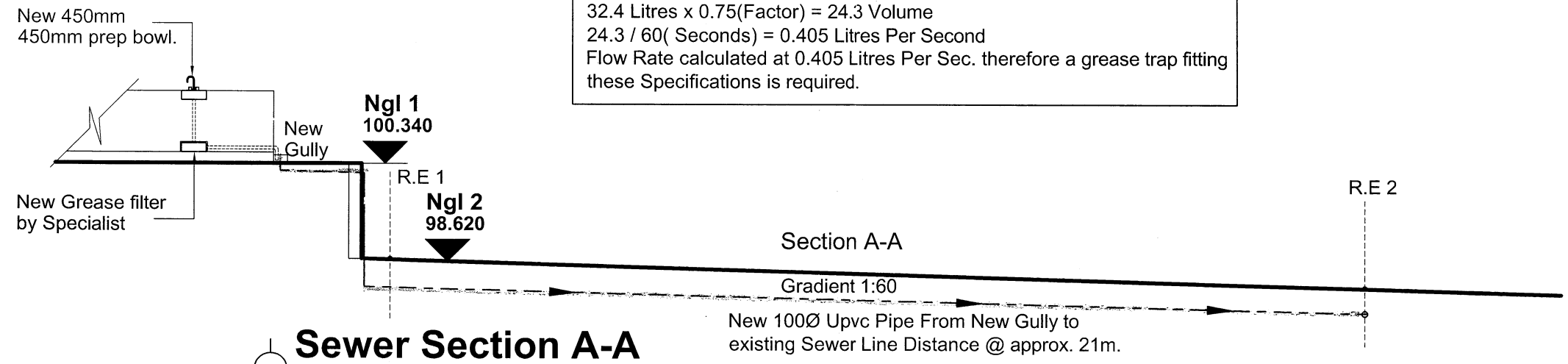
REM OF ERF 1711

ERF 1712

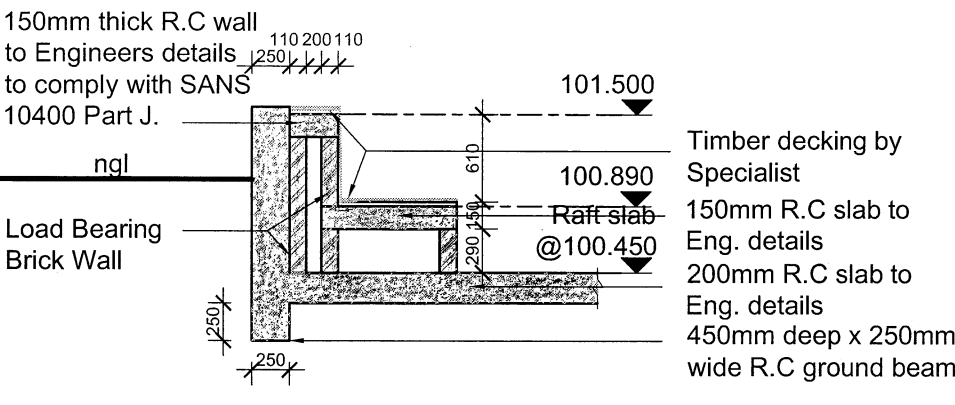
ERF 1715



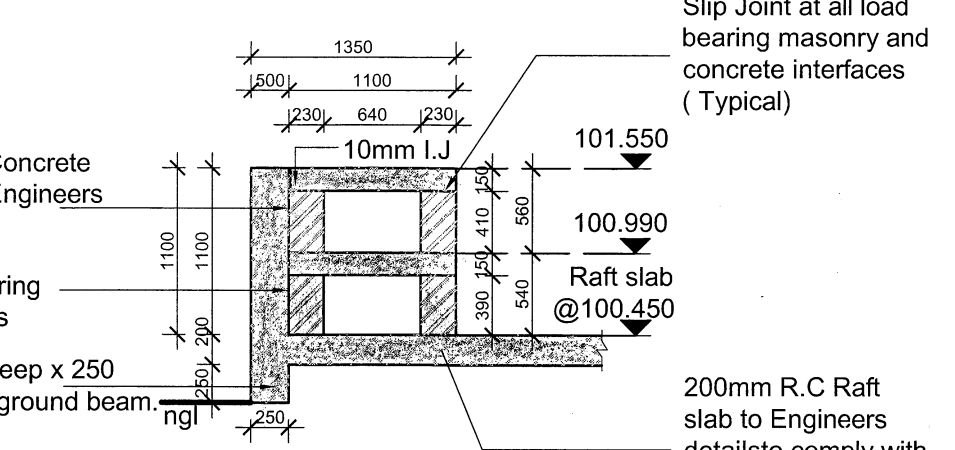
GREASE TRAP - FLOW RATE CALCULATION
 450mm x 450mm x 160mm = 32400cm³ (Typical Prep Bowl)
 32400cm³ / 1000 = 32.4 Litres
 32.4 Litres x 0.75(Factor) = 24.3 Volume
 24.3 / 60(Seconds) = 0.405 Litres Per Second
 Flow Rate calculated at 0.405 Litres Per Sec. therefore a grease trap fitting these Specifications is required.



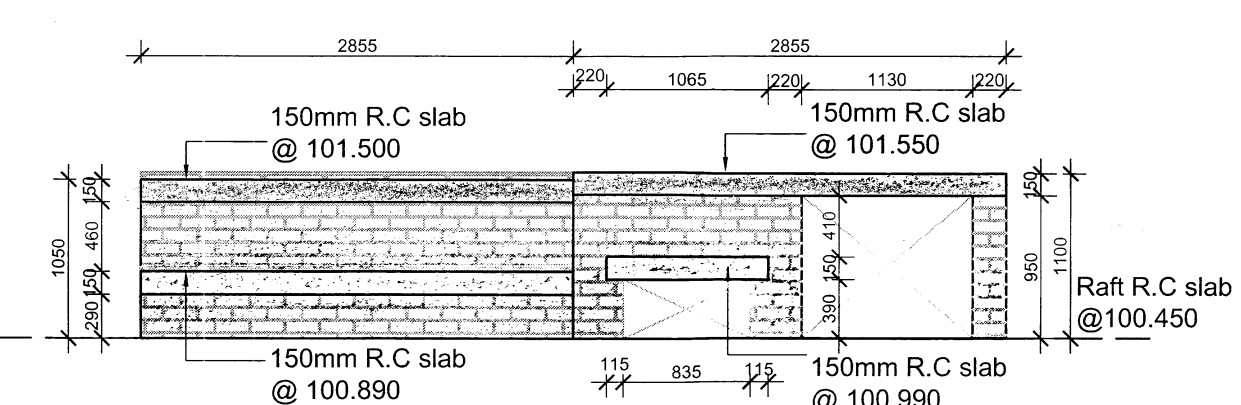
Sewer Section A-A
Scale 1:50



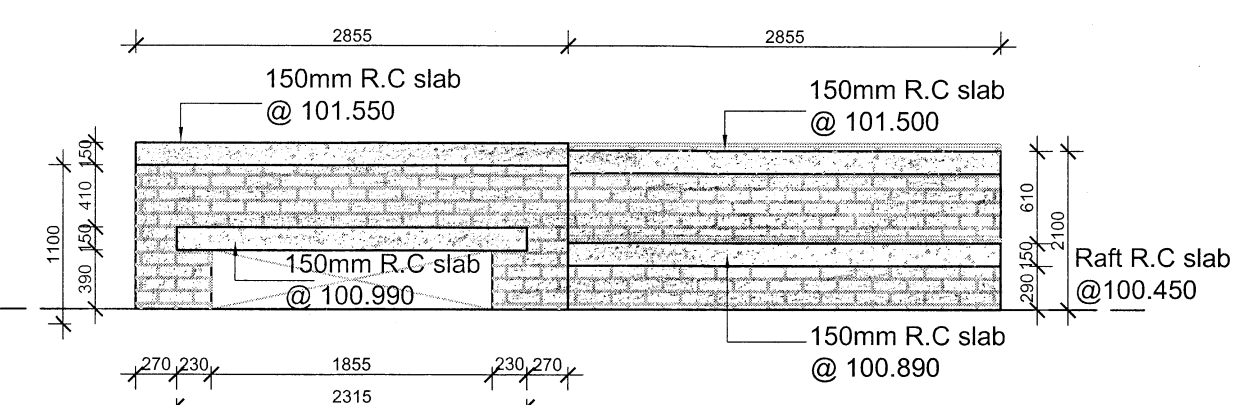
Section 1-1
Scale 1:50



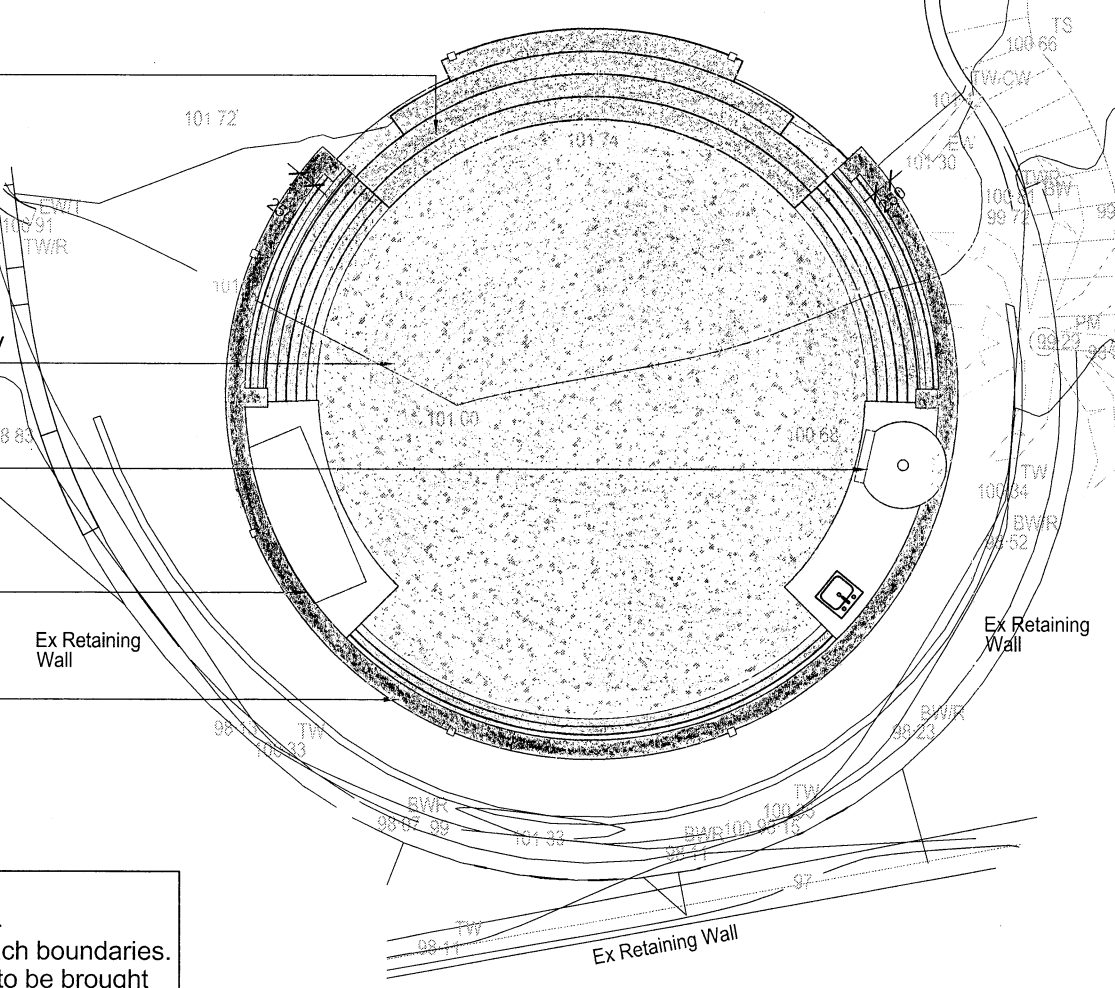
Section 2-2
Scale 1:50



View A1
Scale 1:50



View A2
Scale 1:50



Floor Plan
Scale 1:100

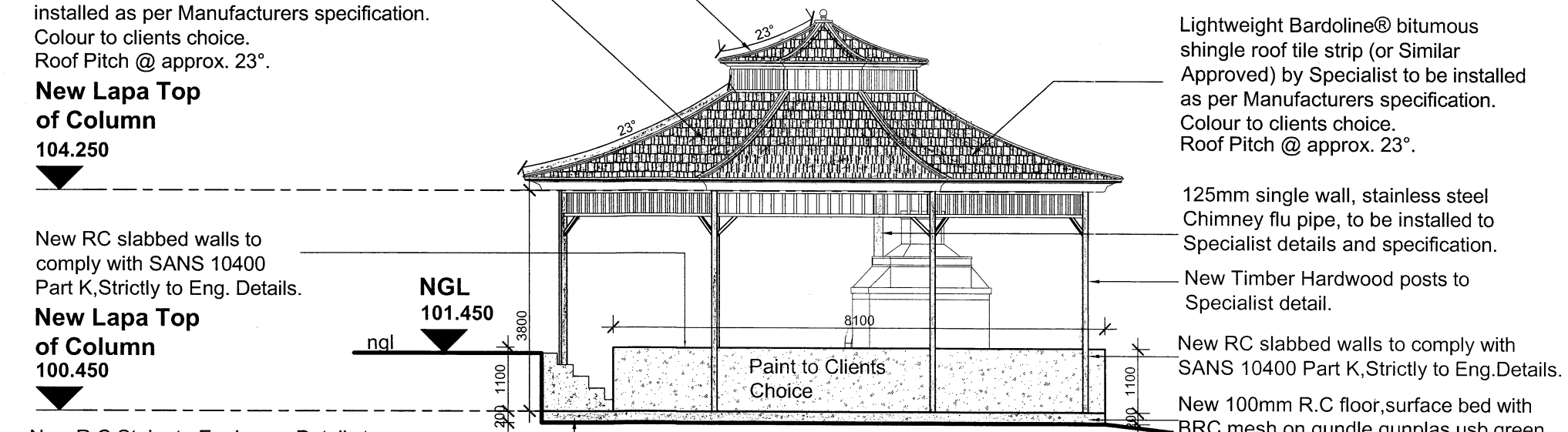
AREA SCHEDULE			
ZONING	SPECIAL RESIDENTIAL 1200		
SITE AREA	2902m ²		
PERMITTED F.A.R	N/A	N/A	
PERMITTED COVERAGE	40%	N/A	

PERMITTED F.A.R	AREA	F.A.R	COVERAGE
PERMITTED F.A.R	N/A		
EXISTING F.A.R		559.45m ²	
PROPOSED F.A.R		NIL	
TOTAL F.A.R		559.45m ²	
TOTAL F.A.R IN HAND		N/A	

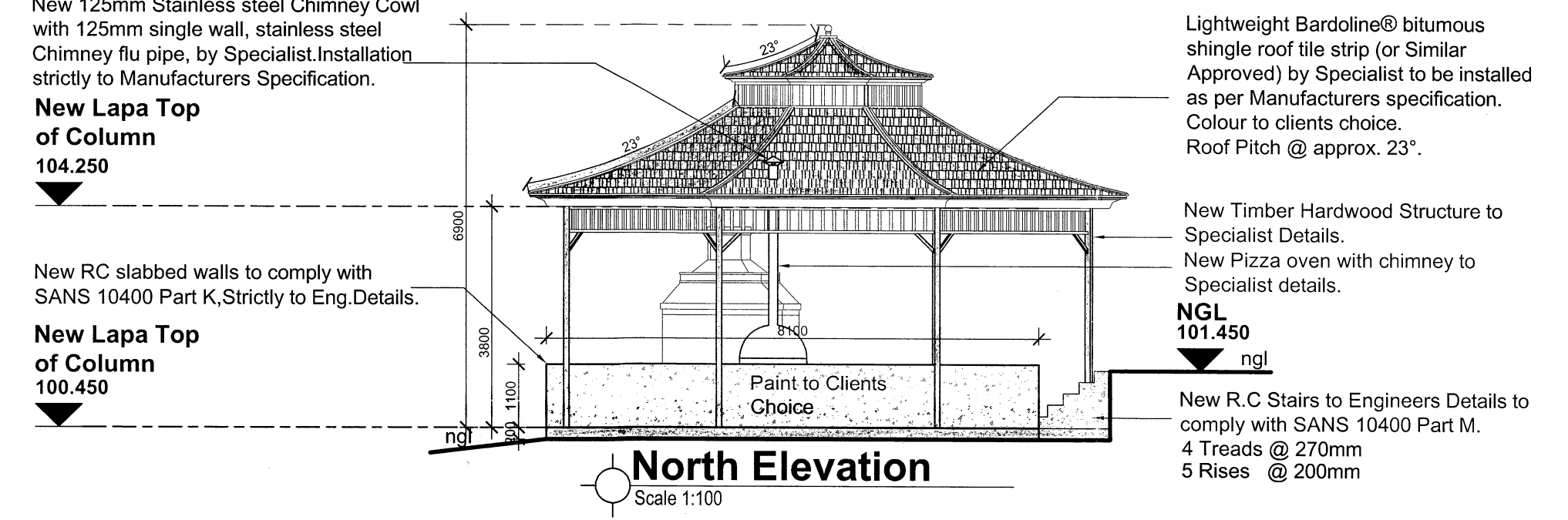
PERMITTED COVERAGE	AREA	F.A.R	COVERAGE
PERMITTED COVERAGE	40%		1160.80m ²
EXISTING COVERAGE			433.73m ²
PROPOSED COVERAGE			67.80m ²
TOTAL COVERAGE			501.53m ²
TOTAL COVERAGE IN HAND			659.27m ²

Lightweight Bardoline® bitumous shingle roof tile strip (or Similar Approved) by Specialist to be installed as per Manufacturers specification. Colour to clients choice. Roof Pitch @ approx. 23°.

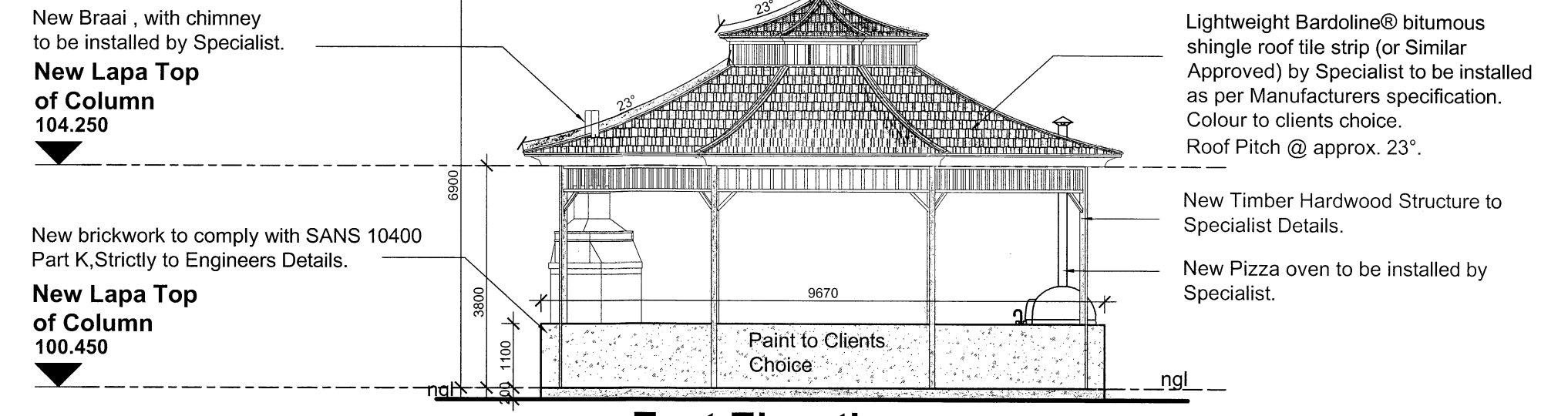
Lightweight Bardoline® bitumous shingle roof tile strip (or Similar Approved) by Specialist to be installed as per Manufacturers specification. Colour to clients choice. Roof Pitch @ approx. 23°.



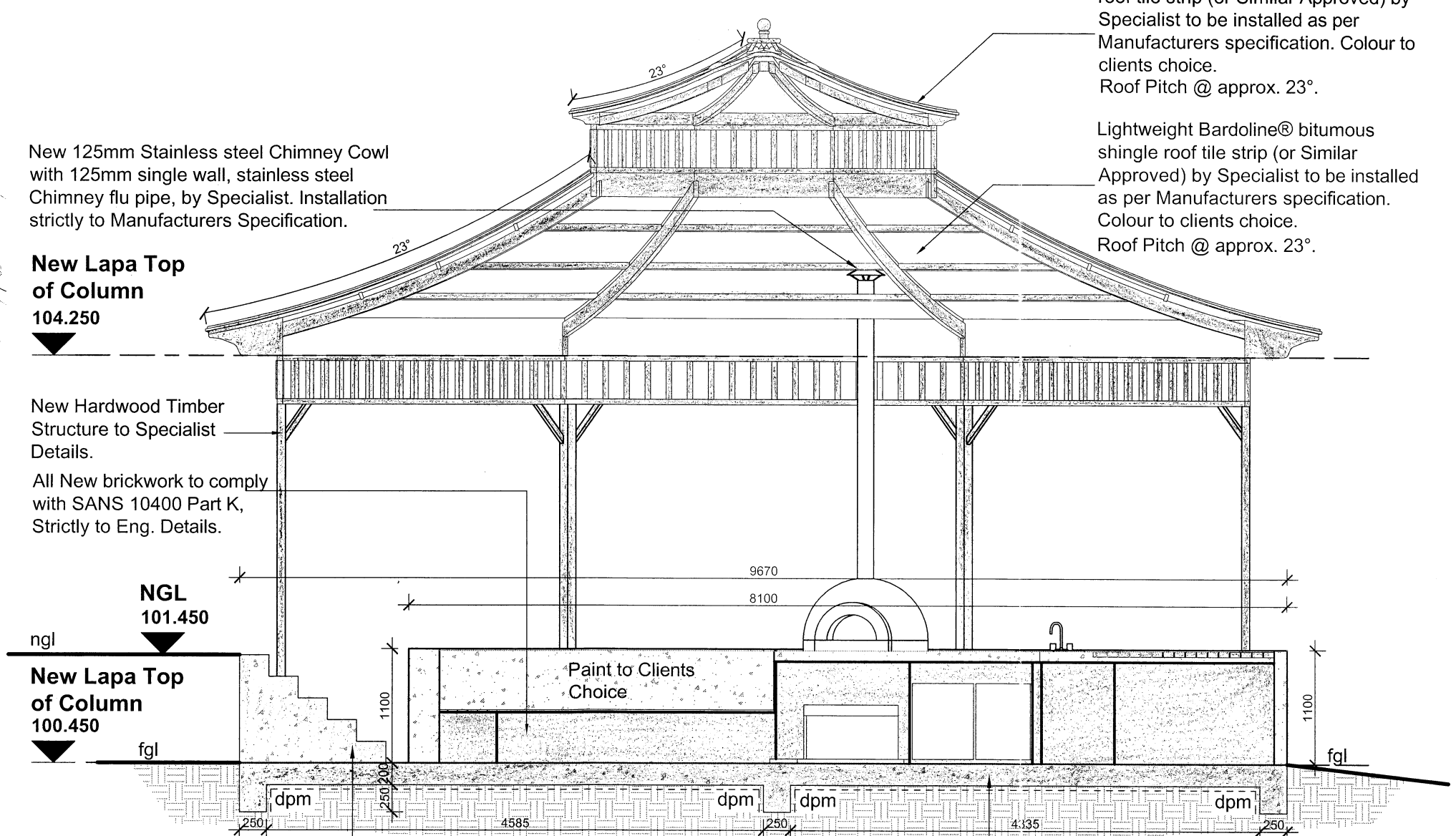
South Elevation
Scale 1:100



North Elevation
Scale 1:100



East Elevation
Scale 1:100



Section A-A
Scale 1:50

- General Notes:**
- Drawing not be scaled, only written dimensions to be used. All dimensions are in mm's unless stated otherwise.
 - All work to comply with National Building Regulations, SANS 10400 regulations and local authority bylaws.
 - All site beacons to be exposed prior to commencement of any work.
 - All levels and dimensions to be checked on site - any discrepancies to be brought to the authors attention.
 - The contractor is responsible for the correct setting out of the works particularly boundaries, building lines, servitudes etc.
 - The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site, throughout the contract period.
 - All materials to be used in strict accordance with the manufacturers specification.
 - All glazing to comply with part N of SANS 10400.
 - No foundations or other building work to encroach boundaries.
 - Any discrepancies, errors, omissions etc. are to be brought immediately to the attention of the AUTHOR.
 - Workmanship is to be of the highest standard throughout.
 - All Lighting to be white light - not coloured
 - Only Low Energy CFL/LED/ Light bulbs to be used.
 - All Plumbing works by Registered Professional.
 - All Electrical works by Registered Professional.

No.	Revision	Author	Date

© 2023, Kaye and Kaye Architectural Consultants

Kaye & Kaye
 architectural consultants
 10 Kyalami road - Westmead - Pinetown
 tel: +27 (0)31 309 3314 fax: 086 618 5542
 email: info@kayearch.co.za

sacap registration
 Rishaal Kaye Bhojairam • Pr Snr Arch Tech • ST0243
 Preven Naicker • Pr Snr Arch Tech • ST2400
 David Tod Brett • Pr Arch • 24750901

signatures

 author

owner:
 3DR PROPERTY GROUP (PTY) (LTD)

project description:
 PROPOSED NEW LAPA ON ERF 1714, DURBAN NORTH, DIVISION FU, PROVINCE OF KZN.
 @ 27 GROSVENOR CRESCENT, DBN NORTH.

rates number:
 drawing title:
 SITE PLAN / FLOOR PLAN SECTIONS / ELEVATIONS

scale: 1:100 / 1:50 / 1:500	date of first issue: 2022-11-15
design: D.B	drawn: S.G
checked: 	
drawing number: 1569-21	revision: 0