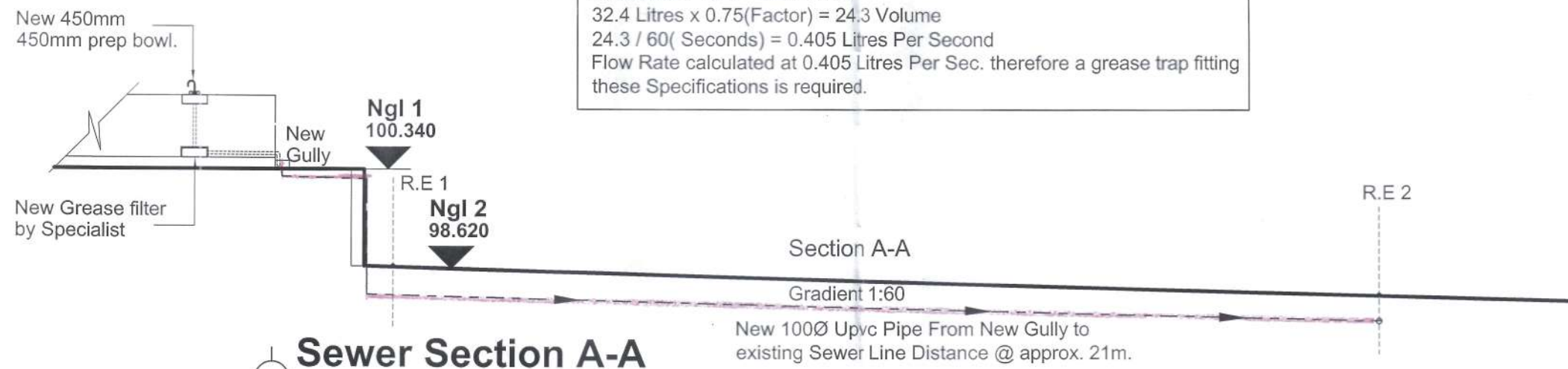
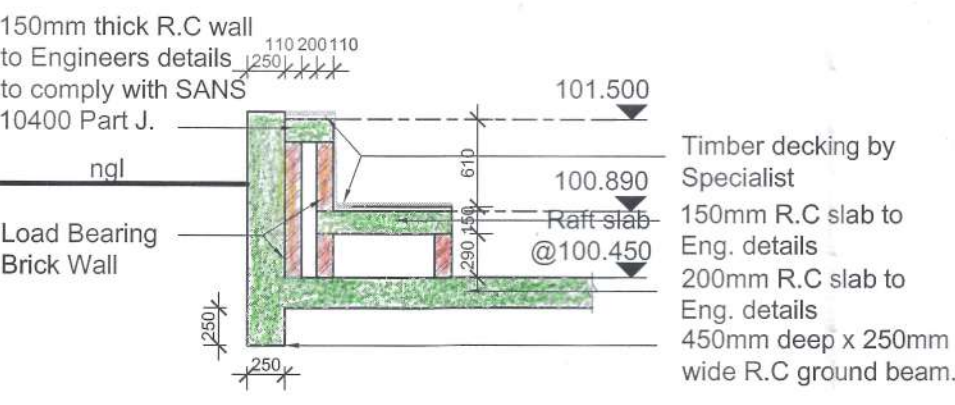


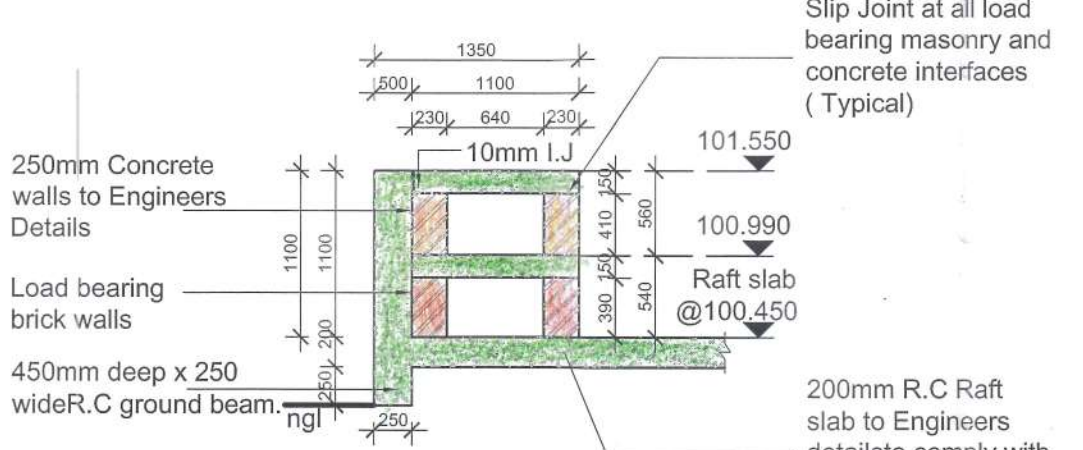
**GREASE TRAP - FLOW RATE CALCULATION**  
 450mm x 450mm x 160mm = 32400cm<sup>3</sup> ( Typical Prep Bowl)  
 32400cm<sup>3</sup> / 1000 = 32.4 Litres  
 32.4 Litres x 0.75( Factor ) = 24.3 Volume  
 24.3 / 60( Seconds ) = 0.405 Litres Per Second  
 Flow Rate calculated at 0.405 Litres Per Sec. therefore a grease trap fitting these Specifications is required.



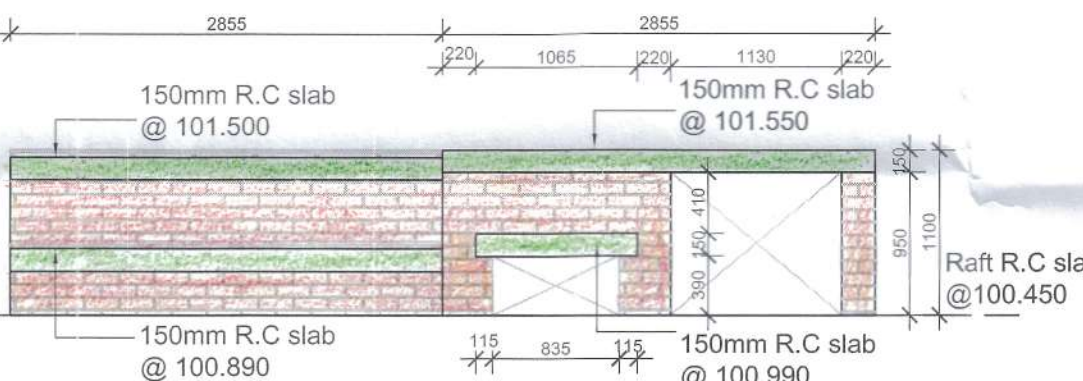
**Sewer Section A-A**  
Scale 1:50



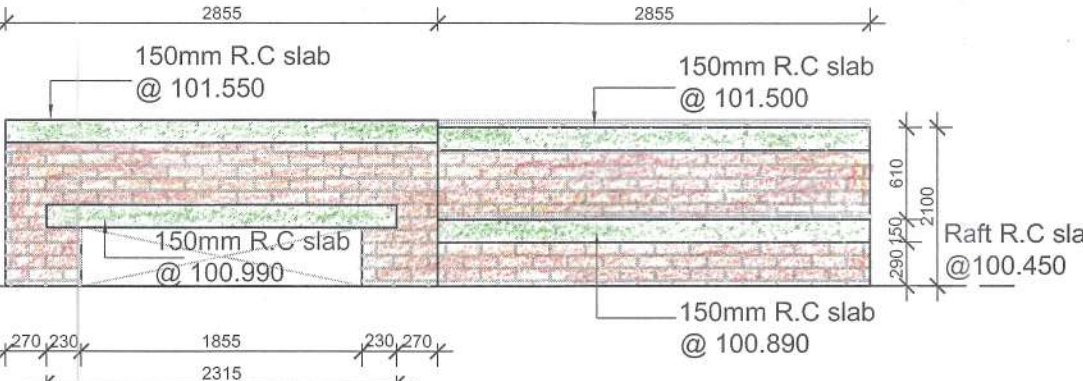
**Section 1-1**  
Scale 1:50



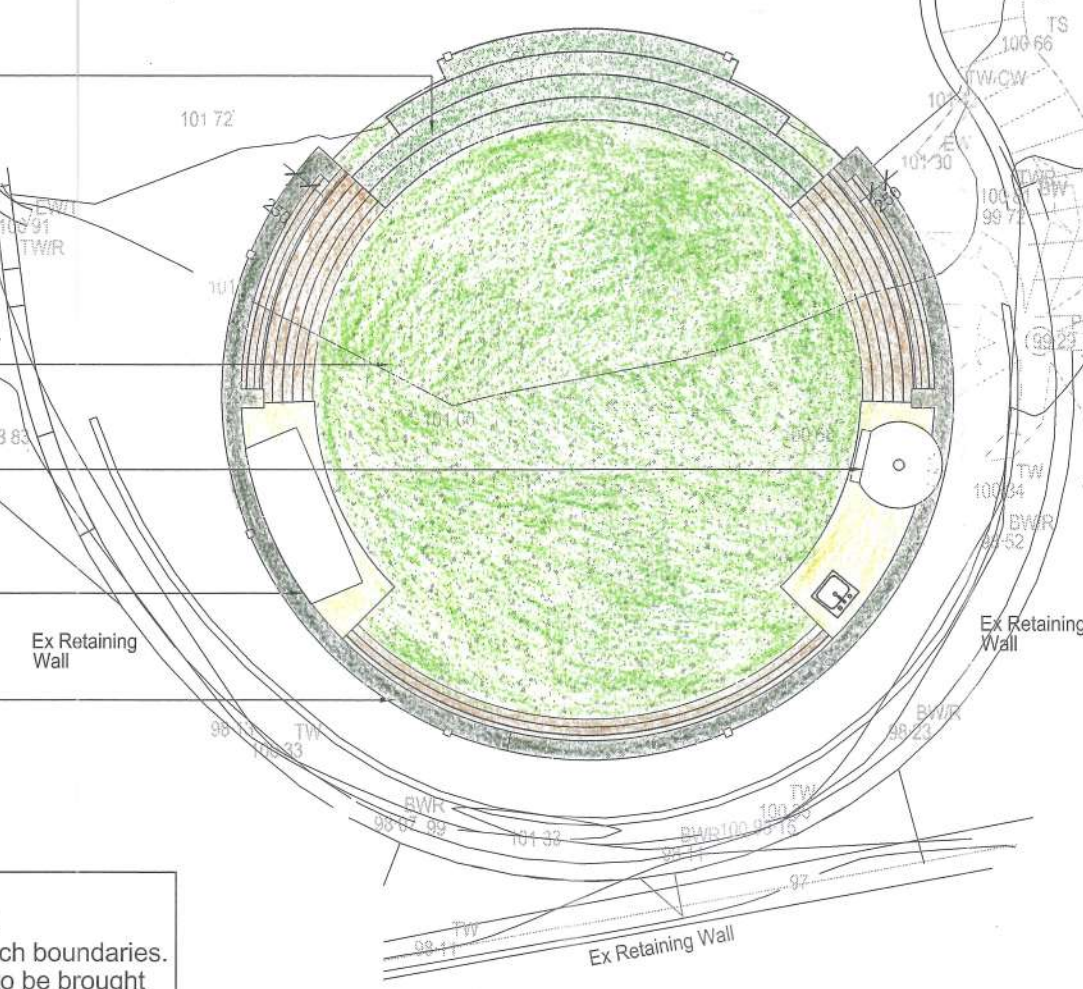
**Section 2-2**  
Scale 1:50



**View A1**  
Scale 1:50



**View A2**  
Scale 1:50



**Floor Plan**  
Scale 1:100

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

**Site Plan**  
Scale 1:200

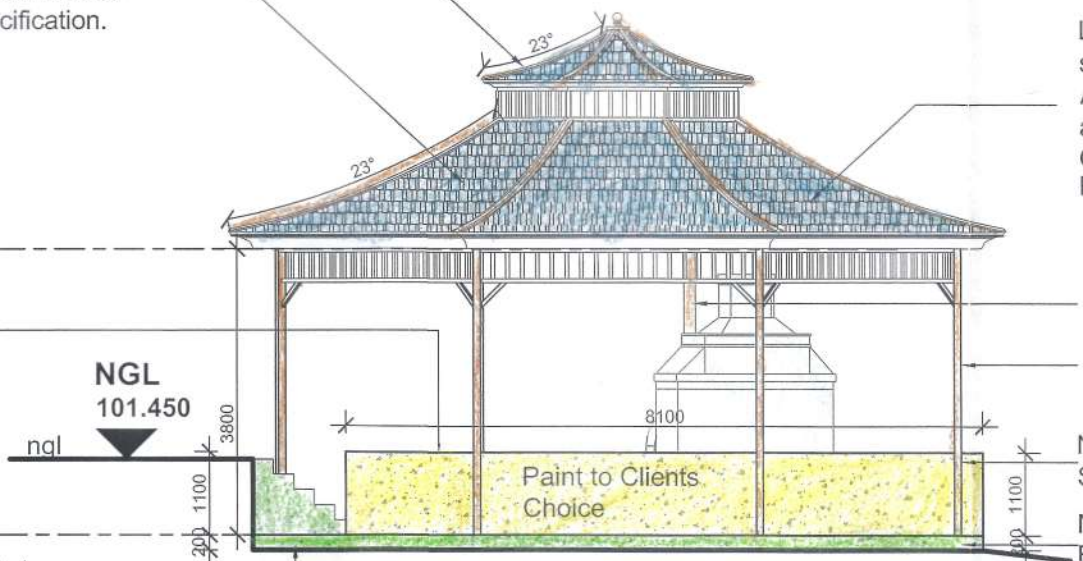
AREA SCHEDULE			
ZONING	SPECIAL RESIDENTIAL 1200		
SITE AREA	2902m <sup>2</sup>		
PERMITTED F.A.R	N/A	N/A	
PERMITTED COVERAGE	40%		

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

PERMITTED COVERAGE	40%	1160.80m <sup>2</sup>
EXISTING COVERAGE		433.73m <sup>2</sup>
PROPOSED COVERAGE		67.80m <sup>2</sup>
TOTAL COVERAGE		501.53m <sup>2</sup>
TOTAL COVERAGE IN HAND		659.27m <sup>2</sup>

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°.

**New Lapa Top of Column 104.250**



**South Elevation**  
Scale 1:100

**New RC Slabbed walls to comply with SANS 10400 Part K, Strictly to Eng. Details.**

**New Lapa Top of Column 100.450**

**New RC Stairs to Engineers Details to comply with SANS 10400 Part M. 4 Treads @ 270mm 5 Rises @ 200mm**

**New 125mm Stainless steel Chimney Cowl with 125mm single wall, stainless steel Chimney flu pipe, by Specialist. Installation strictly to Manufacturers Specification.**

**New Lapa Top of Column 104.250**

**New RC Slabbed walls to comply with SANS 10400 Part K, Strictly to Eng. Details.**

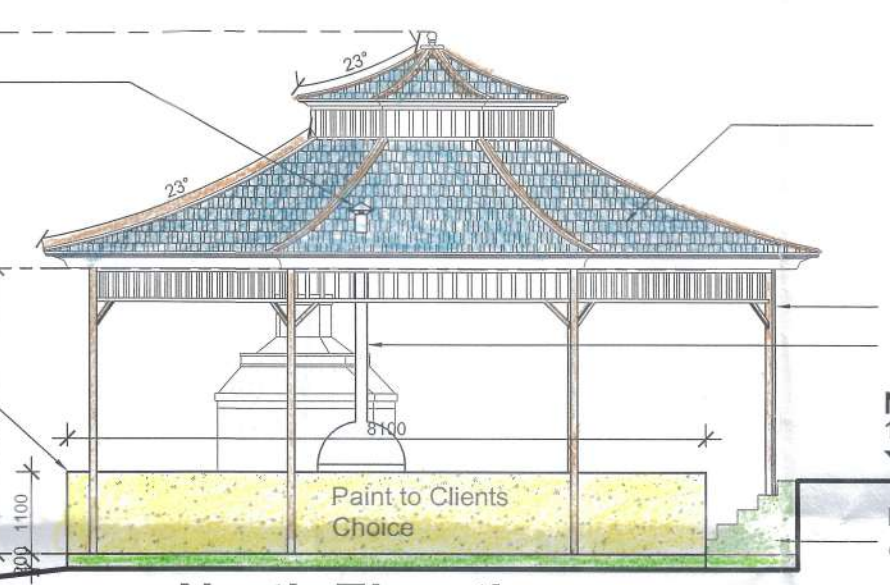
**New Lapa Top of Column 100.450**

**New Braai, with chimney to be installed by Specialist.**

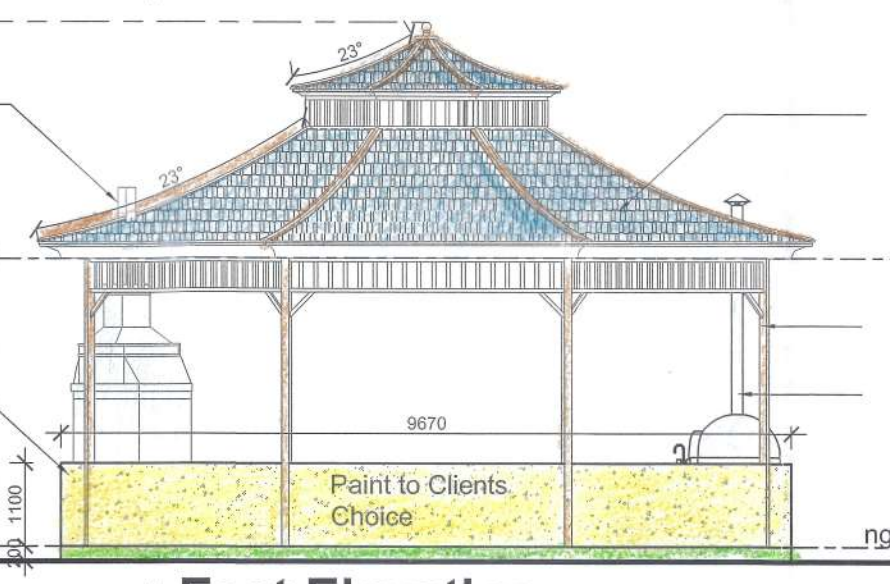
**New Lapa Top of Column 104.250**

**New brickwork to comply with SANS 10400 Part K, Strictly to Engineers Details.**

**New Lapa Top of Column 100.450**



**North Elevation**  
Scale 1:100



**East Elevation**  
Scale 1:100

**New 125mm Stainless steel Chimney Cowl with 125mm single wall, stainless steel Chimney flu pipe, by Specialist. Installation strictly to Manufacturers Specification.**

**New Lapa Top of Column 104.250**

**New Hardwood Timber Structure to Specialist Details.**

**All New brickwork to comply with SANS 10400 Part K, Strictly to Eng. Details.**

**New Lapa Top of Column 100.450**

**New R.C Stairs to Engineers Details to comply with SANS 10400 Part M. 4 Treads @ 270mm 5 Rises @ 200mm**

**New 100mm R.C floor, surface bed with BRC mesh on gundie gunplas.usb green damproof membrane on soil poisoned compacted earth, to Eng. Details to comply with SANS 10400 Part J.**

**New Lapa Top of Column 100.450**

**New Lapa Top of Column 100.450**

**New Lapa Top of Column 100.450**

**New Lapa Top of Column 100.450**

**New Lapa Top of Column 100.450**

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°.

125mm single wall, stainless steel Chimney flu pipe, to be installed to Specialist details and specification.  
 New Timber Hardwood posts to Specialist detail.

New RC Slabbed walls to comply with SANS 10400 Part K, Strictly to Eng. Details.  
 New 100mm R.C floor, surface bed with BRC mesh on gundie gunplas.usb green damproof membrane on soil poisoned compacted earth, to Eng. Details to comply with SANS 10400 Part J.

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°.

New Timber Hardwood Structure to Specialist Details.  
 New Pizza oven with chimney to Specialist details.

New R.C Stairs to Engineers Details to comply with SANS 10400 Part M. 4 Treads @ 270mm 5 Rises @ 200mm

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°.

New Timber Hardwood Structure to Specialist Details.  
 New Pizza oven to be installed by Specialist.

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°.

No.	Revision	Author	Date

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 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