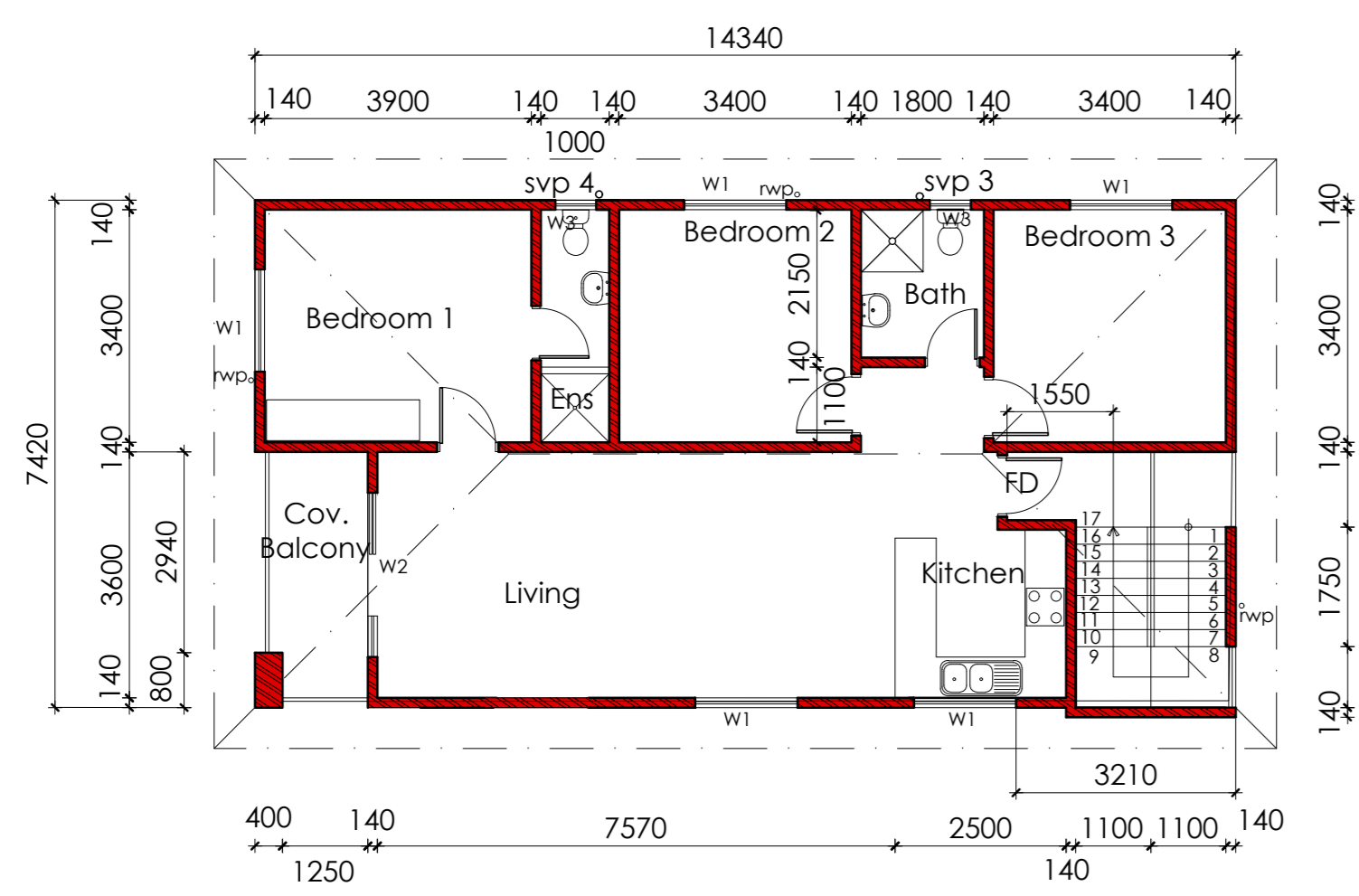


STORMWATER MANAGEMENT CALCULATION		sqm
SITE AREA	40% allowance	1586
Handstand is less than 40% of the site area.		634.4
HARDSTAND CALCULATION		
DRIVEWAY CARPORTS		300
BLOCK A		104.62
BLOCK B		104.62
TOTAL		509.24

SITE DESCRIPTION				
90, 27th Avenue, erf 659 Umhlatuzana				
SITE AREA sqm 1586				
ZONING SR 400 1 UNIT PER 400 SQM				
NO OF UNITS		4		
DEV. CONTROLS	DESCRIPTION	COVERAGE sqm	F.A.R sqm	TOTAL sqm
PERMITTED		50%	n/a	
		793		
PROPOSED		NEW sqm		
BLOCK A				
GROUND	UNIT 1	91,28	91,28	91,28
	UNIT 1 PATIO	5,81	0	5,81
	STAIR	9,09	9,09	9,09
FIRST	UNIT 2	0	91,28	91,28
	UNIT 2 PATIO	0	0	5,81
BLOCK B				
GROUND	UNIT 3	91,28	91,28	91,28
	UNIT 3 PATIO	5,81	0	8,18
	STAIR	9,09	9,09	9,09
FIRST	UNIT 4	0	91,28	91,28
	UNIT 4 PATIO	0	0	5,81
	SHOWER, WC	9,7	9,7	9,7
	PATIO + BRAAI	9,1	0	9,1
	CARPORT	100	0	200
TOTAL		331,16	393	627,71

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 ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.
 DO NOT SCALE THIS DRAWING.

FIRST FLOOR LAYOUTS



	W1	W2	W3	SHOWER DOOR
FFL				
FRAME	Natural Anodized Aluminium	Natural Anodized Aluminium	Natural Anodized Aluminium	Frameless
GLAZING	4mm monolithic annealed glass.	6mm toughened safety glass.	6mm toughened safety glass.	8mm toughened safety glass.

SANS 10400 XA 4.4.4 FENESTRATION

UNIT	SQM	NO	SUB
W1	1,5	5	7,5
W2	3,78	1	3,78
W3	0,6	2	1,2
TOTAL			12,48
NET FLOOR AREA			85,46
%	Compliant SANS 10400 4.4.4.1		14,60%
UNIT 2	SQM	NO	SUB
W1	1,5	5	7,5
W2	3,78	1	3,78
W3	0,6	2	1,2
TOTAL			12,48
NET FLOOR AREA			84,46
%	Compliant SANS 10400 4.4.4.1		14,78%
UNIT 3	SQM	NO	SUB
W1	1,5	5	7,5
W2	3,78	1	3,78
W3	0,6	2	1,2
TOTAL			12,48
NET FLOOR AREA			85,46
%	Compliant SANS 10400 4.4.4.1		14,60%
UNIT 4	SQM	NO	SUB
W1	1,5	5	7,5
W2	3,78	1	3,78
W3	0,6	2	1,2
TOTAL			12,48
NET FLOOR AREA	Compliant SANS 10400 4.4.4.1		84,46
%			14,78%

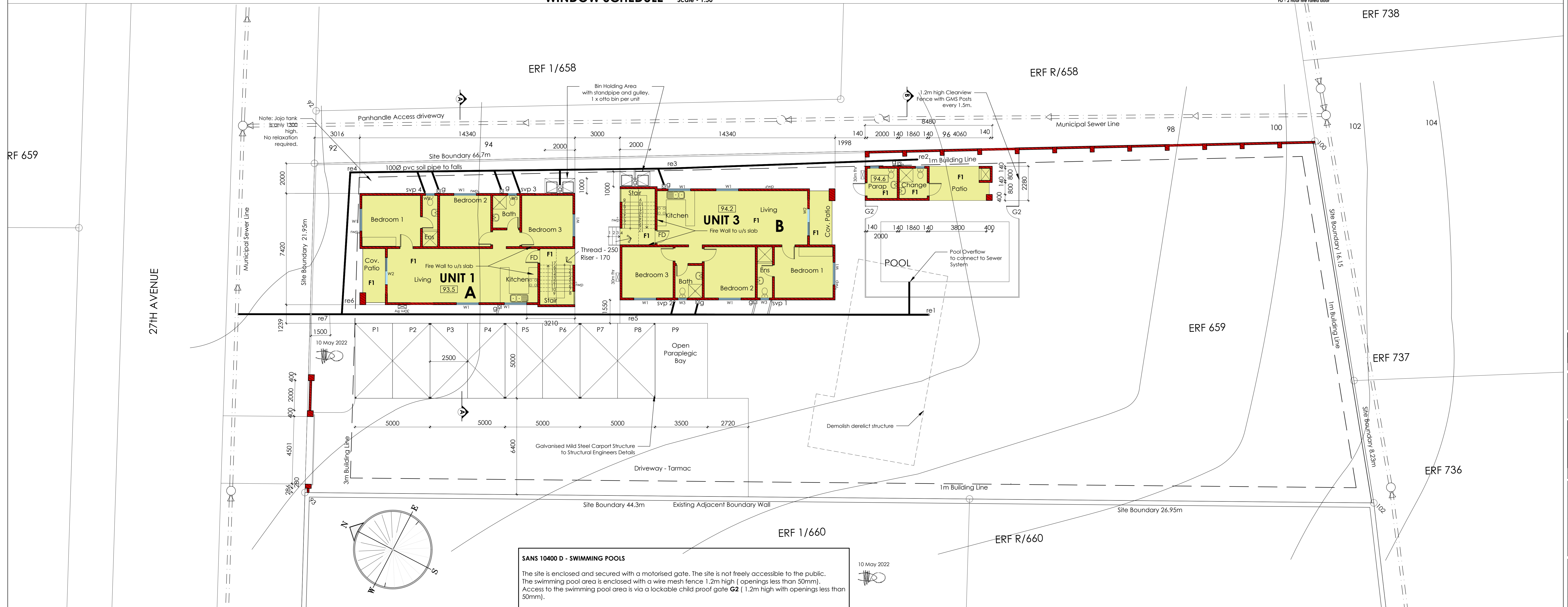
10 May 2022

NOTES

- P1 SMOOTH PLASTER & PAINT
- P2 RULED PLASTERED JOINTS
- R1 POWDER COATED GALVANISED MILD STEEL STRUCTURE TO STRUCTURAL ENGINEERS DETAILS.
- R2 DOUBLE ROMAN CONCRETE TILES ON ENGINEERED TIMBER TRUSSES.
- S1 CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEERS DETAILS.
- S2 100mm BRC MESH R.CONC. SLAB ON DPM ON RAMMED & POSITIONED SOIL.
- S3 RE-INFORCED CONCRETE SLAB TO STRUCTURAL ENGINEERS DETAILS.
- S4 GALVANISED MILD STEEL BOLTED STRUCTURE TO STRUCTURAL ENGINEERS DETAILS.
- F1 FLOOR FINISH - TILES
- B1 BALLUSTRADES GENERAL NOTE:
 MINIMUM 1050 ABOVE FINISHED FLOOR LEVEL
 SPACINGS BETWEEN MULLIONS AND UPRIGHTS
 TO NOT HAVE A VOID THAT COULD ALLOW
 A 100mm Ø BALL TROUGH.
 RECOMMEND MIND SPACING TO BE 80mm.

TYPICAL UNIT LAYOUT & DIMENSIONS

WINDOW SCHEDULE Scale - 1:50



SANS 10400 D - SWIMMING POOLS
 The site is enclosed and secured with a motorised gate. The site is not freely accessible to the public.
 The swimming pool area is enclosed with a wire mesh fence 1,2m high (openings less than 50mm).
 Access to the swimming pool area is via a lockable child proof gate G2 (1,2m high with openings less than 50mm).

10 May 2022

OWNER	AK Prop
PROXY	Kathno Thaver, Anand Thaver
SIGNATURE (S)	
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PROJECT	27th Avenue Townhouses
DESCRIPTION	PROPOSED TOWNHOUSE DEVELOPMENT
STREET ADD.	90, 27th Avenue, Umhlatuzana
ERF	659 Umhlatuzana
PROVINCE	Kwa Zulu Natal
DRAWING	SITE & FLOOR LAYOUTS
SCALE	1:1000 A1
DATE	2021 08 09
REVISION	2
DRAWING NO.	2019.036.A101

SITE & GROUND FLOOR LAYOUTS