

AREA SCHEDULE

STATUTORY INFORMATION

Erf 7856	1 017m ²
Zoning	Single Residential Zone I
Building Classification	H4
COVERAGE:	
Allowed MAX Coverage @ 50%	508.5m ²
Achieved Coverage @ 49.7%	506m ²
INTERNAL CONSTRUCTON AREAS:	
Entrance Storey Floor Area	327m ²
First Storey Area	382m ²
Second Storey Area	244m ²
TFA:	953m ²
External Areas:	
Entrance Storey	
Driveway and Entrance	167m ²
Water Feature	14m ²
Open Patio	46m ²
Utility Yard	28m ²
External Stair	10m ²
First Floor	
View Patio	41m ²
Concrete Roof	35m ²
Utility	24m ²
Second Floor	
External Patio and View Patio	159m ²
Pool	40m ²
Hot Tub	10m ²
Circulation	30m ²
Courtyard	18m ²
Concrete Roof	35m ²
External Stairs	18m ²
Roof	
Main Pebble Concrete Roof	273m ²
Concrete Roof	126m ²
Concrete Beams	11m ²

DATUM HEIGHTS REFER TO UNFINISHED FLOOR LEVELS

all structural elements as per engineer's detail & spec.

chimney and built in braai to comply with SANS10400-V:2018 (1-4)
Flue to extend 1m above line of roof

all gutters and downpipes to be designed to comply with SANS10400-R:2012 (4.3)

all RWDP's to connect to storm water drains to engineer's detail and design or other erosion mitigating installation and to be designed to comply with SANS10400-R:2012

storm water emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, structure, or structural elements or accumulate in a manner that unduly inconveniences the occupant. All storm water is to comply with SANS 10400-R:2012

SLAB WATERPROOFING NOTE AS PER SANS10400-L:2020.
(4.3.1.1) flat roofs shall have a fall towards external gutters, outlets or roof edges of not less than 1:80 where there is no interruption in the flow of water, and 1:50 where there is an interruption in the flow. Where 2 directional falls intersect, the minimum finished fall of 1:80 shall be maintained along the mitre

Damp-proof course shall be provided in all walls to comply with SANS10400-K2011 (4.5.3) and in accordance with the relevant requirements as per SANS2001-CM1:2007
- damp-proof courses shall be laid to the full thickness of the walls and lapped at least 150 mm at all joints
- in cavity walls damp proof courses shall be laid across the full width of the wall including the cavity and shall be stepped down on course in the cavity over a mortar fillet.
- damp-proof course shall be provided above all window and door openings in cavity wall construction
- damp-proof course shall be provided under window sills exposed to the weather in accordance with the relevant requirements

damp-proof membrane to be installed at all changes in level as per specialist detail

floors in any laundry, kitchen, shower, bathroom, room containing a toilet pan or wet area to be in accordance with SANS 10400-J

WEEPHOLES NOTE:
weepholes to be 10mm x 85mm and not more than 1000mm apart.
weepholes to be above all doors, windows and above the slab as per SANS 10400-K (4.5.3.4 c).

all cantilever slabs to be finished with a rain water drip line

INSULATION NOTE:
all roofs to be insulated as per specialist.
all insulation of building envelope to comply with SANS 10400-XA:2021.
For insulation specification refer to Rational Design Report

STAIR NOTE AS PER SANS10400-M:2018.
• (4.2.1) The headroom at any point shall not be less than 2.1m measured vertically from the pitch line. The width of any stairway may not be less than 750mm
• (4.2.3) no flight of stairs will have a vertical rise greater than 3m between landings
• (4.2.5) the rise of any step may not exceed 200mm
• (4.2.6) the tread of any stair may not be less than 250mm

BALUSTRADE NOTE:
balustrade at min. 1m high and shall not have any opening above the pitch line that permits the passage of a 100mmØ ball, as per SANS 10400-M:2018 (4.3)

FLAT ROOF:
50mm layer of min. 13mm diameter washed grey river pebbles on drainage membrane. Waterproofing system on perlite screed on RC slab to engineer's detail and specification. Waterproofing by specialist as per manufacturer's specification. Screed with fall to fallboards, outlets or edge as per engineer's design and specification. Roof to be insulated as per rational design to achieve R value as per SANS1400 and XA. All RC roof overhangs to be finished with driplines

SLOPED ROOF NOTE:
charcoal grey Chromadek concealed fix Klip-Lok 406 metal standing seam roofsheeting fixed at 15° pitch in accordance with manufacturer's specification to 38x38mm SAP battens on 152x50 SAP trusses on min. 114x38mm wallplate secured by 32x1.2mm galvanized hoops built into wall and fixed on bottom rebar as per engineer's spec and detail. Insulation as per rational design report by specialist. All eaves to extend min. 500mm over walls. All roofing as per supplier spec and detail. ALL WORK TO SABS 0234 OF SECTION L OF SABS 0400 NBR

CHANGE IN LEVEL:
minimum 1m high barrier to be provided where change in level exceeds 1m as per SANS-D:2022(4.2)

POOL SAFETY NOTE:
minimum 1.2m high non-climbable balustrade or fence around pool with self-closing and self-latching gate with provision for locking as per SANS Part D:2022(4.4)

GLASS NOTE:
all glazing below 1800mm to be 6mm safety glass marked for visibility as per SANS 10400 Part N (4.4 - Safety glazing)

all doors and windows as per schedule. measurements for openings to be checked on site

a minimum of 50% of the annual average hot water demand to be provided by an alternative energy efficient system as per specialist design and spec.

STOREY LEGEND

Ground Floor Line
First Floor Line
Second Floor Line

DRAINAGE LEGEND

110mm UPVC Soil Pipe at Ground Floor
110mm UPVC Soil Pipe at First Floor
110mm UPVC Soil Pipe at Second Floor
50mm UPVC Waste Pipe at Ground Floor
50mm UPVC Waste Pipe at First Floor
50mm UPVC Waste Pipe at Second Floor

BALUSTRADE NOTE:
minimum 1.2m high non-climbable balustrade or fence around pool as per SANS Part D:2020 (4.4). No access to pool from any street, public place or adjoining site

NOTE:
eave not to project more than 1m from wall of building

manhole not more than 1.5m from municipal connection, position and depth to be determined on site

Storm water emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, structure, or structural elements or accumulate in a manner that unduly inconveniences the occupant. All storm water is to comply with SANS 10400-R:2012

7854

7855

(PA)100 SITE PLAN

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- All vertical stacks to be vented with 110mm vent valves.
- Keep all drains 900 mm from concrete foundations.
- All external plumbing & pipe work on the facade to be enclosed in a duct or concealed in walls

Client

HOUSE FOR ATOLA TRADING ENTERPRISE PTY LTD
Erf 7856

31 Glen View Road, The Heads Knysna
Western Cape South Africa
Site Area: 1 017m²

Project

PROPOSED NEW BUILDING

Revisions

Date	Rev. No.	Description
2022-10-22	P1	DEPARTURE APPLICATION

Client Plan Approval

Client:

Architect:

Engineer:



ARTE
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SACAP Ref #: PA5084

Title

MUNICIPAL DRAWINGS
SITE PLAN

Designed	Drawn by	Date	Scale
Arte Architects	AA	2024-03-13	As Shown
Drawing number			
(PA)100			
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P1			

1:100

(PA)S1

SECTION 01

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MUNICIPAL DRAWINGS

SECTIONS

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(PA)300				P1

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SECTION 02

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(PA)S3

SECTION 03

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SECTION 04

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(PA)S5

SECTION 05

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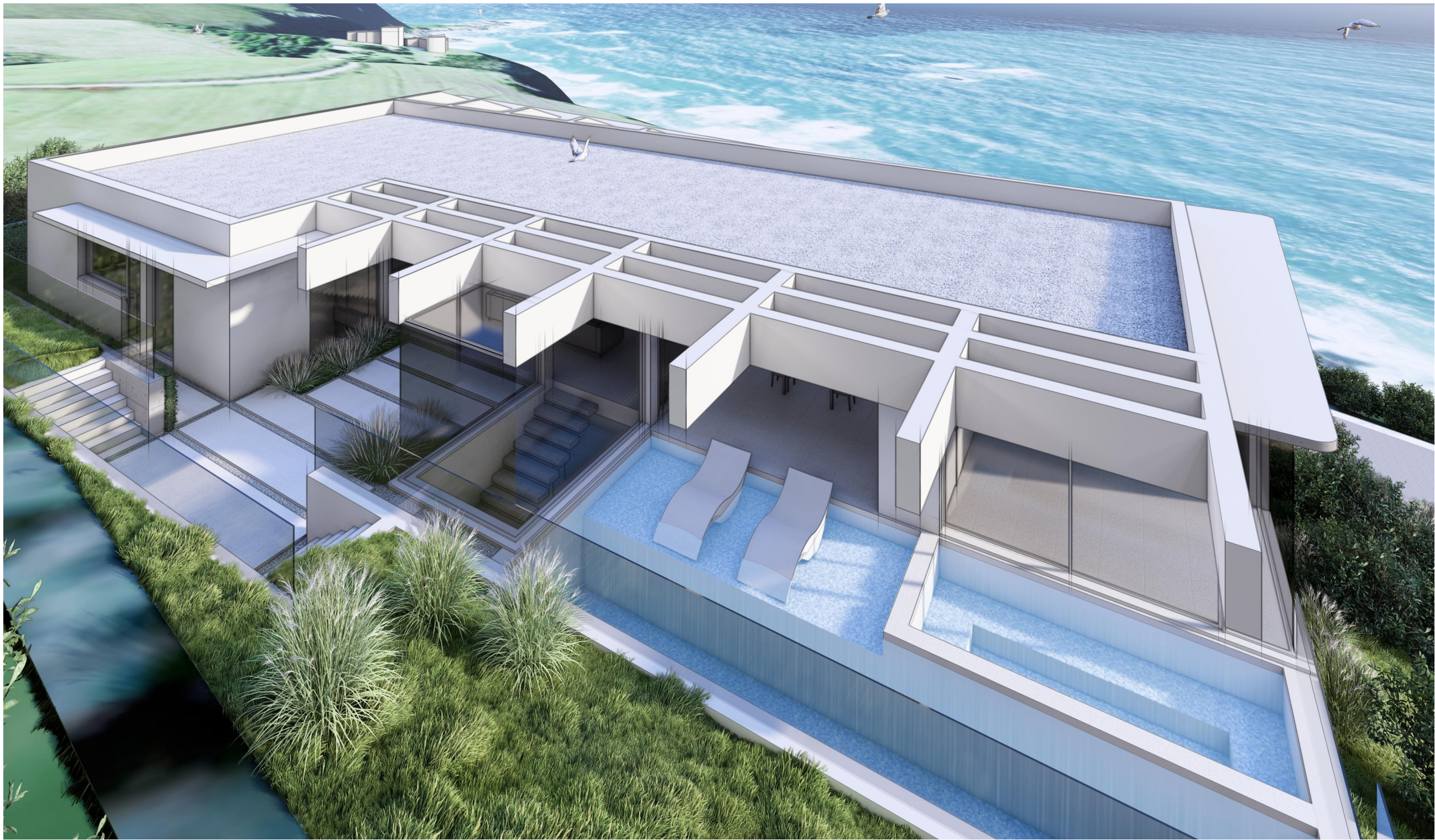
Engineer:



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MUNICIPAL DRAWINGS
PERSPECTIVES

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