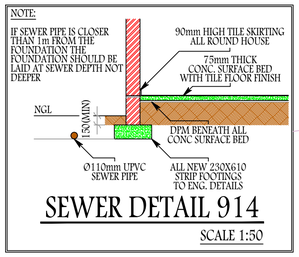
NOTE:

IF SEWER PIPE IS CLOSER THAN 1m FROM THE FOUNDATION THE FOUNDATION SHOULD BE LAID AT SEWER DEPTH NOT DEEPER



SEWER DETAIL 914

SCALE 1:50

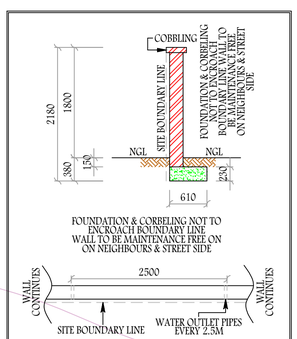
NOTE:
ALL BUILDING WORK TO BE IN ACCORDANCE WITH DETAIL. ALL FINAL LEVELS TO BE CHECKED ON SITE BEFORE BUILDING WORK COMMENCES. ALL BUILDING DIMENSIONS TO BE CHECKED ON SITE BEFORE BUILDING WORK COMMENCES.
ALL BUILDING WORK TO BE TO CLIENTS SPECIFICATIONS.

FIRE PROTECTION:

(1) ANY SEPERATING ELEMENT (WALL AND FLOOR) BETWEEN ANY GARAGE THAT IS NOT LARGE ENOUGH TO BE CLASSIFIED AS J4 AND ANY HABITABLE ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MIN AND THE WALL SHALL EXTEND TO THE UNDERSIDE OF THE ROOF.
(2) ANY DOOR BETWEEN SUCH GARAGE AND ANY SUCH ROOM SHALL HAVE A FIRE REISITANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.
(3) NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPERATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.
(4) ANY SOLID TIMBER DOOR CONSTRUCTED WITH DOUBLE REBATED JOINTS , THAT HAVE A THICKNESS OF NOT LESS THAN 40mm , SHALL BE DEEMED TO COMPLY WITH THE REQUIREMENT OF 4.9.2 FOR RATING OF 30 MIN.
(5) NO SERVICES IN CEILING VOID IN GARAGE
(6) 12,5mm 30MIN X-RATED RHINO FIRE CEILING ACC. TO SANS 10400-T:2011 4.55.
(7) chimney as per NBR part 'J' and minimum 1m above roof covering.

HEALTH & SAFETY NOTE:

ACCORDING TO THE OCCUPATIONAL HEALTH & SAFETY ACT, ACT 85 OF 1993, THE OWNER OF A STAND FOR WHOM CONSTRUCTION WORK IS PREFORMED, IS THE CLIENT BY THE ACT AND IS RESPONSIBLE AND ACCOUNTABLE FOR THE SAFETY OF ALL WORKERS ON HIS/HER STAND DURING THE BUILDING PERIOD



ENLARGED BOUNDARY WALL DETAIL

SCALE 1:50

AREA SCHEDULES:		
new ground floor	=	138.06m²
new garage	=	46.44m²
TOTAL NEW GROUND FLOOR	=	184.50m²
new first floor	=	112.23m²
new open balcony	=	17.24m²
new double volume	=	8.64m²
TOTAL NEW FIRST FLOOR	=	112.23m²
TOTAL PER UNIT	=	296.73m²
new dwellings ground floor (1-4)	=	738.00m²
new refuse area	=	N/A
TOTAL NEW GROUND FLOOR	=	738.00m²
new dwellings first floor (1-4)	=	448.92m²
TOTAL NEW FIRST FLOOR	=	448.92m²
TOTAL (ground floor + first floor)	=	1186.92m²
TOTAL (ground floor footprint)	=	738.00m²
STAND	=	1983.00m²
COVERAGE	=	37.22%
F.A.R.	=	0.5985

Fractal Architecture (PTY)LTD.
Architectural & Steel structure draughting REG: 2021/309946/07
Amthel Cronje
PAD34952484
Matlabas Avenue
Annlin
Cell: 072 444 5615
Email: fractalarch.acho@gmail.com

CLIENT EXCELSUS PROPERTY DEVELOPMENTS (PTY) LTD
REG: 2019/499326/07 (C. J. HATTING)

PROJECT PROPOSED NEW AMENDMENTS
ON ERF 666
LYNNWOOD GLEN
62 FLORESTA STREET

PROJECT No. FA85 / 2021	DESCRIPTION: SITE PLAN
DRAWN BY: A C	OWNER SIGNATURE:
DATE 12 AUGUST 2021	PROFESSIONAL SIGNATURE:
SHEET NO. 4 OF 6	ENGINEER SIGNATURE:
REVISION NO. C	

DATE	NO	REVISIONS
13/08/2021	A	FOR CONCEPT APPROVAL
01/09/2021	B	FOR FINAL APPROVAL
15/09/2021	C	FOR COUNCIL APPROVAL