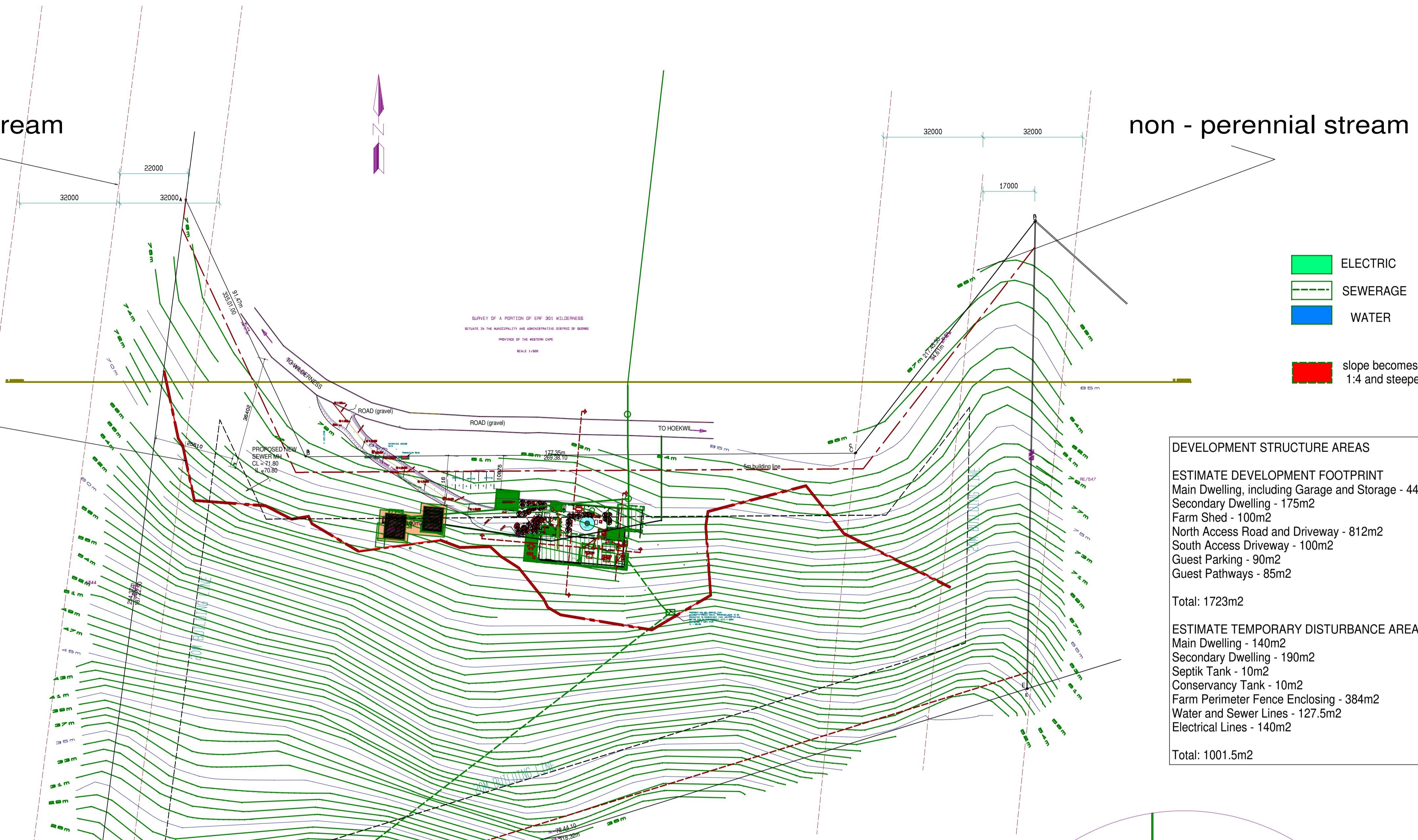


ALTERNATIVE LAYOUT 3

non - perennial stream

slope becomes 1:4 and steeper

non - perennial stream



ELECTRIC (Green solid line)

SEWERAGE (Green dashed line)

WATER (Blue solid line)

slope becomes 1:4 and steeper (Red solid line)

DEVELOPMENT STRUCTURE AREAS

ESTIMATE DEVELOPMENT FOOTPRINT

- Main Dwelling, including Garage and Storage - 446m²
- Secondary Dwelling - 175m²
- Farm Shed - 100m²
- North Access Road and Driveway - 812m²
- South Access Driveway - 100m²
- Guest Parking - 90m²
- Guest Pathways - 85m²

Total: 1723m²

ESTIMATE TEMPORARY DISTURBANCE AREAS

- Main Dwelling - 140m²
- Secondary Dwelling - 190m²
- Septik Tank - 10m²
- Conservancy Tank - 10m²
- Farm Perimeter Fence Enclosing - 384m²
- Water and Sewer Lines - 127.5m²
- Electrical Lines - 140m²

Total: 1001.5m²

ENTIRE PROPERTY TO BE FENCED

***FENCE SPECIFICATIONS

Corner Posts
2,7m x 100 - 119mm Tanalith Treated Tapered Wooden Posts

Intermediate & Stay Posts
2,7m x 80 - 99mm Tanalith Treated Tapered Wooden Posts

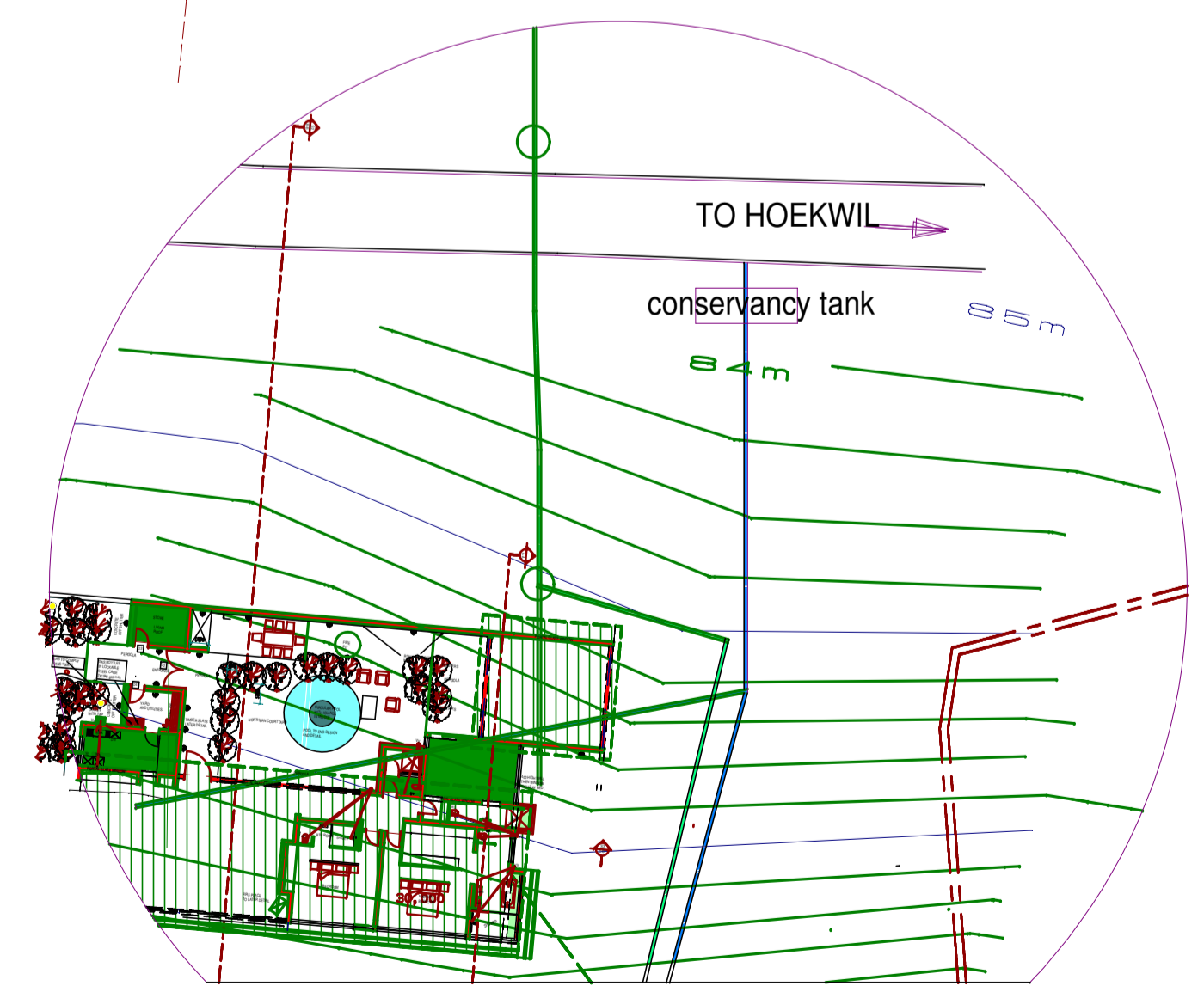
Mesh
1,8m X 50mm x 2,5mm Galvanised Diamond Mesh

Straining Wire
3,15mm Galvanised Wire

Tie Wire
2,0mm Galvanised Wire

Gates
1 x 1m x 1,8m + 300mm overhang single leaf swing gate
1 x 4m x 1,8m + 300mm overhang double leaf swing gate

Both manufactured from 38 x 2mm Round Tubing and covered with Galvanised Diamond Mesh



SITEPLAN 1:800

Entire property: Critical Biodiversity Area (CBA)

- Notes:
- 1) Survey is based on WGS23 coordinate system
 - 2) Heights are based on M.S.L. datum
 - 3) Contours at 1m intervals
 - 4) Cadastral information compiled from Surveyor General data
 - 5) Building lines at 10m

GENERAL NOTES

THE CONTRACTOR IS TO EMPLOY A LAND - SURVEYOR TO SET OUT THE BUILDING ON THE SITE. THE LAND - SURVEYOR IS TO CONFIRM ALL ERF BEACONS AND CORRECT SITE.

THE CONTRACTOR IS TO VERIFY ALL LEVELS AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. THE CONTRACTOR IS TO LOCATE AND IDENTIFY ALL SERVICES ON SITE AND IS TO PROTECT THESE DURING THE DURATION OF THE BUILD.

THE CONTRACTOR IS TO ADHERE TO ALL SPECIFICATIONS AND ALLOWED TOLERANCES AS PER SANS 10400 THAT FORM PART OF THIS DOCUMENT.

ANY ERRORS, DISCREPANCIES, OR OMISSIONS ARE TO BE REPORTED TO THE ARCHITECT.

CONTRACTOR IS TO BUILD IN ALL EXTERNAL DPC, WHETHER OR NOT SHOWN ON THE DRAWINGS. TO ALL EXTERNAL WALLS AT EACH FLOOR, BEAMS OR AND ALL WINDOWS, DOORS, GRILLS, OR OTHER OPENINGS IN EXTERNAL WALLS, CAVITY WALLS TO HAVE STEPPED DPC.

DO NOT SCALE THIS DRAWING.

ALL STRUCTURAL WALLS, BEAMS, RETAINING WALLS, POOLS LAMINATED BEAM ROOFS, OR STEEL ROOFS, STEEL, EXPOSED ROOF BEAMS PONDS WATER FEATURES, AND ANY DEMOLITION WORK TO BE SIGNED OFF BY A STRUCTURAL ENGINEER BEFORE ANY WORK DONE.

CONTRACTOR TO PROVIDE ABLUTION FACILITIES FOR WORKERS IN ACCORDANCE WITH SANS 10400 F

THE FLOOR TO ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM CONTAINING A TOILET PAN OR URINAL SHALL BE WATER - RESISTANT, AS PER SANS 10400 J.

ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS, LOCAL COUNCIL REGULATIONS AND THE LATEST SANS 10400 SPECIFICATIONS.

ALL PLUMBING PIPES MUST BE HIDDEN IN DUCTS.

ALL MEASUREMENTS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.

NATURAL GROUND LEVEL MUST BE BELOW 150MM BELOW THE UNFINISHED FLOOR LEVEL.

ALL EXTERIOR BALCONIES AND STAIRCASES TO BE TREATED WITH APPROVED CEMENTITIOUS WATERPROOFING PENETRATOR AND TORCH - ON, ALL TO MANUFACTURER'S SPECIFICATIONS.

NO COMBUSTIBLE MATERIAL IS ALLOWED TO PASS THROUGH FIRE WALLS TRUSSES ARE NOT ALLOWED TO PASS THROUGH ANY FIRE WALLS.

ALL FULBROES TO BE PROVIDED ON BALCONIES, DETAILS AND SIZE OF OUTLET PIPES TO ENGINEER'S DETAILS AND SPEC.

THE ARCHITECT TAKES NO RESPONSIBILITY FOR WORK DONE BEFORE PLANS HAVE BEEN APPROVED BY LOCAL MUNIC. OR COUNCIL.

ALL GLAZING IN STRICT ACCORDANCE WITH GLASS MANUFACTURER'S RECOMMENDATIONS, ALL IN ACCORDANCE WITH THE NBR PART N OR SABS D137, SABS 9400, SABS 1263 AND AAAMSA SELECTION GUIDE FOR SAFETY GLAZING MATERIALS. ALL TO AAAMSA GUIDELINES AND SPECIFICATIONS.

ALL STRUCTURAL WORK TO ENGINEER'S DETAILS AND SPECS. AND CERTIFICATION MUST BE GIVEN BY AN ENGINEER FOR ALL STRUCTURAL WORK TO BE CARRIED OUT. ALL FULBROES, STORMWATER, RETAINING, WALLS ARE TO ENGINEER'S DETAILS AND SPECS.

ALL VERTICAL TANKING MUST BE DONE STRICTLY TO ENGINEER'S DETAILS. A PERFORATED SLOT DRAIN, ALSO TO BE INSTALLED, BEHIND ANY RETAINING WALLS.

GEYSER INSTALLATION TO BE DONE IN ACCORDANCE WITH SABS 0254 AND SANS 10400.

BALUS TRADES TO BE MIN 1000MM, TO COMPLY WITH PART M SABS 0400 HEADROOM MIN 2100MM TO UNDERSIDE OF SLAB, FOR STAIRCASES.

ELECTRICAL LEGEND (ALL EXTERNAL LIGHTS STAINLESS STEEL)

	TELEPHONE POINT
	TV - POINT
	WALL PLUG
	LIGHT SWITCH
	LIGHT SWITCH WITH DIMMER
	DISTRIBUTION BOARD
	INTERCOM
	EXTERIOR WATERTIGHT LIGHT
	PENDANT LIGHT
	INTERNAL WALL MOUNTED LIGHT
	LOW VOLTAGE INTERNAL LIGHT POINT
	SINGLE FLOURESCENT LIGHT
	DOUBLE FLOURESCENT LIGHT
	TWO WAY LIGHT SWITCH
	STOVE ISO
	VENT FOR MECHANICAL EXTRACTOR
	HEATED TOWEL RAIL ELECTRICAL POINT
	WATERPOINT

EDDIE DA SILVA AND ASSOCIATES ARCHITECT

EDDIE DA SILVA AND ASSOCIATES (SACAP reg no 7719) SAIA / CIPA REG NO 7794

CELL: 0829952760 CONSIDER INACTIVE CO.ZA WWW.EDDIEDASILVA.CO.ZA

PROJECT

PROPOSED NEW DWELLING FOR HOLMES FAMILY, WILDERNESS SOUTH AFRICA, ERF 301

OPTION 4

SITEPLAN	SIGNATURE
DESIGNED	DRAWN
EDS	EDS RNEL
REVISED	DATE
REVISED	DATE
REVISED	DATE
REVISED	DATE
DATE	REF NO
08 AUG 2023	

THIS DRAWING IS THE COPYRIGHT OF EDDIE DA SILVA