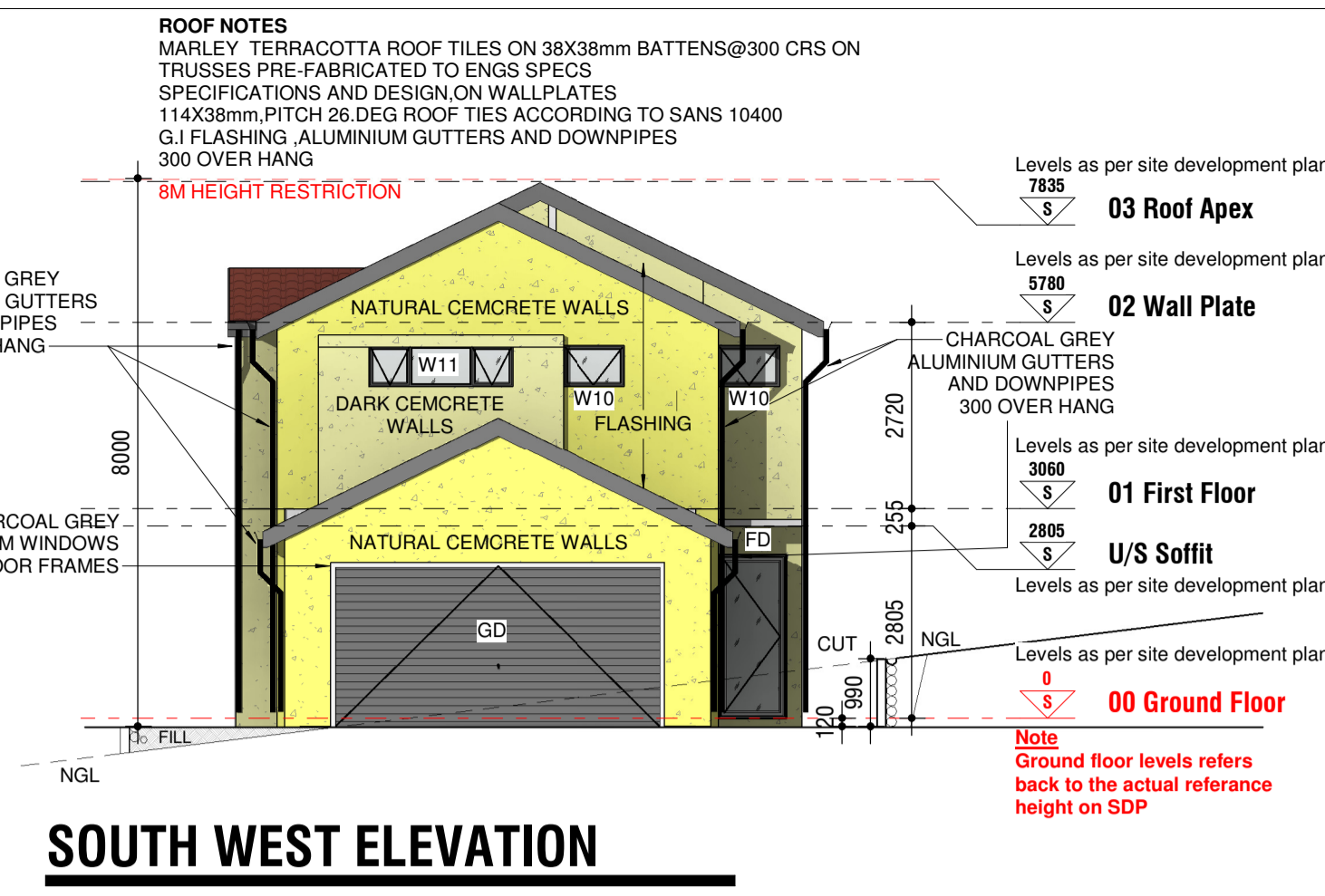


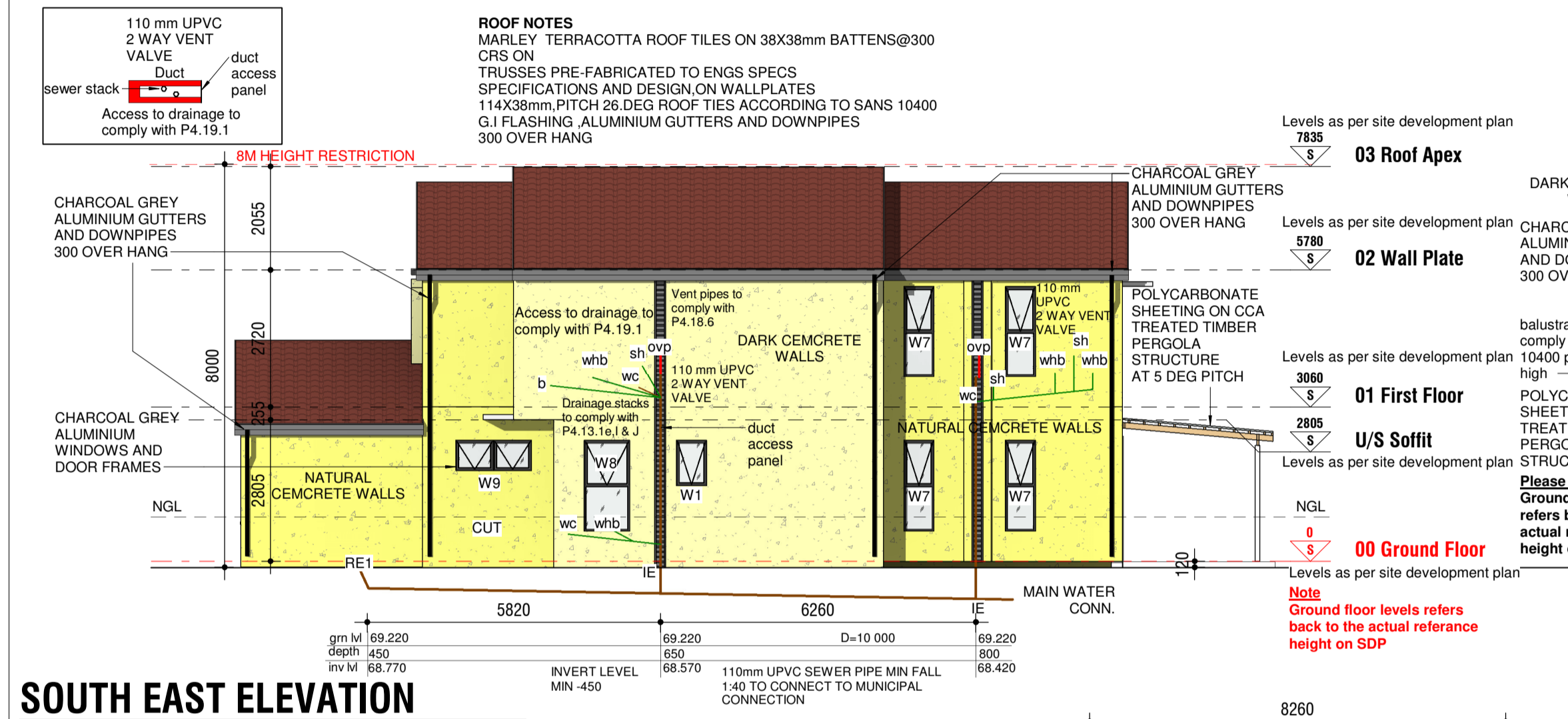
NORTH WEST ELEVATION

SCALE: 1 : 100



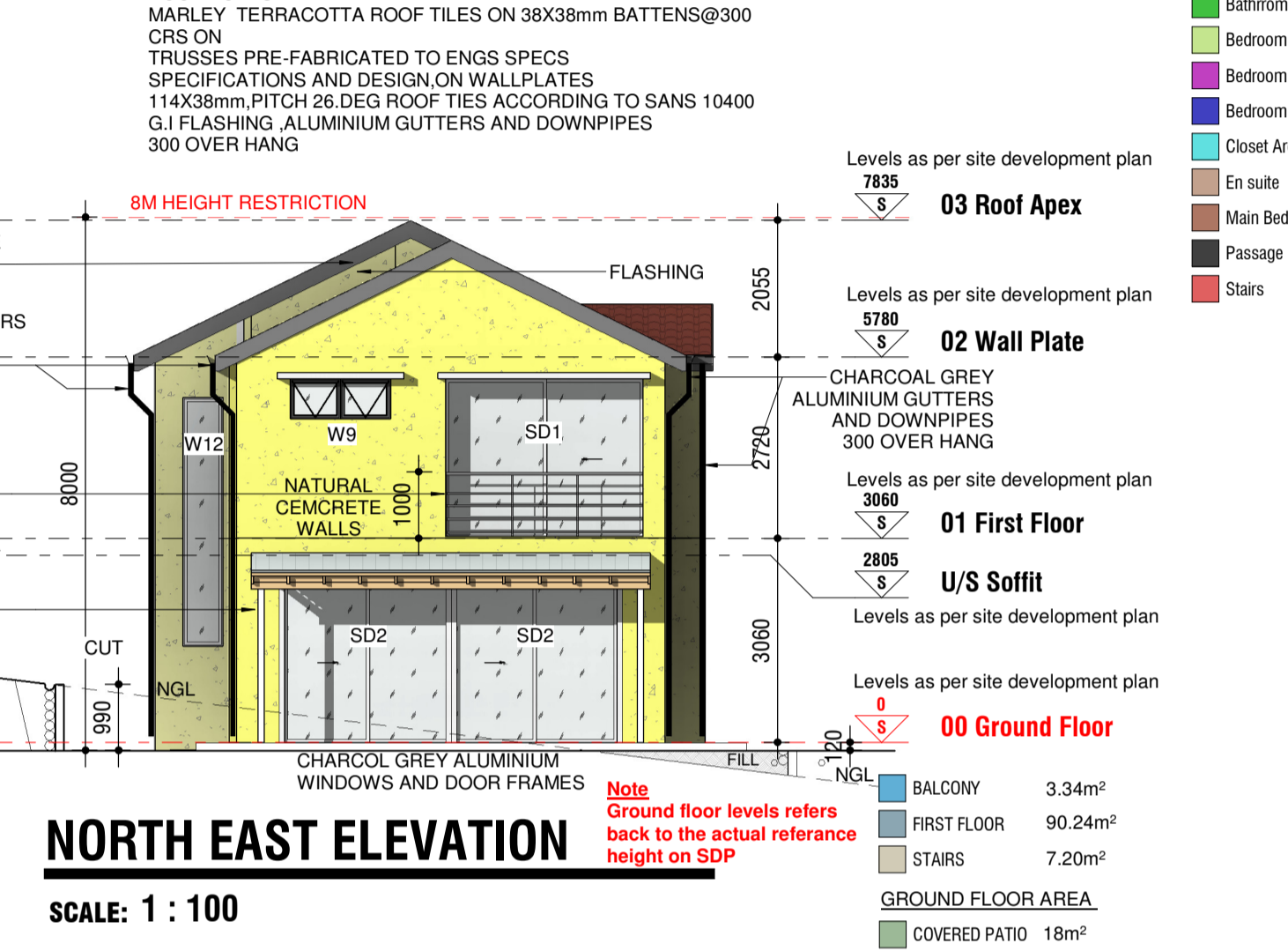
SOUTH WEST ELEVATION

SCALE: 1 : 100



SOUTH EAST ELEVATION

SCALE: 1 : 100



NORTH EAST ELEVATION

SCALE: 1 : 100

Area Schedule (FAR)

| Unit type | Number of unit type | Unit type area | Total unit type areas |
|-----------|---------------------|----------------------|-----------------------|
| Type A | 8 | 169,08m ² | 1352,64m ² |
| | | Total | 1352,64m ² |

FAR

| Floor area ratio | Actual | Permissible |
|------------------|--------|-------------|
| F.A.R | 0,3397 | 0,35 |

Area Schedule (coverage)

| Unit type | Number of unit type | Unit covered area | Total unit covered areas |
|-----------|---------------------|----------------------|--------------------------|
| Type A | 8 | 139,15m ² | 1 113,2m ² |
| | | Total | 1 113,2m ² |

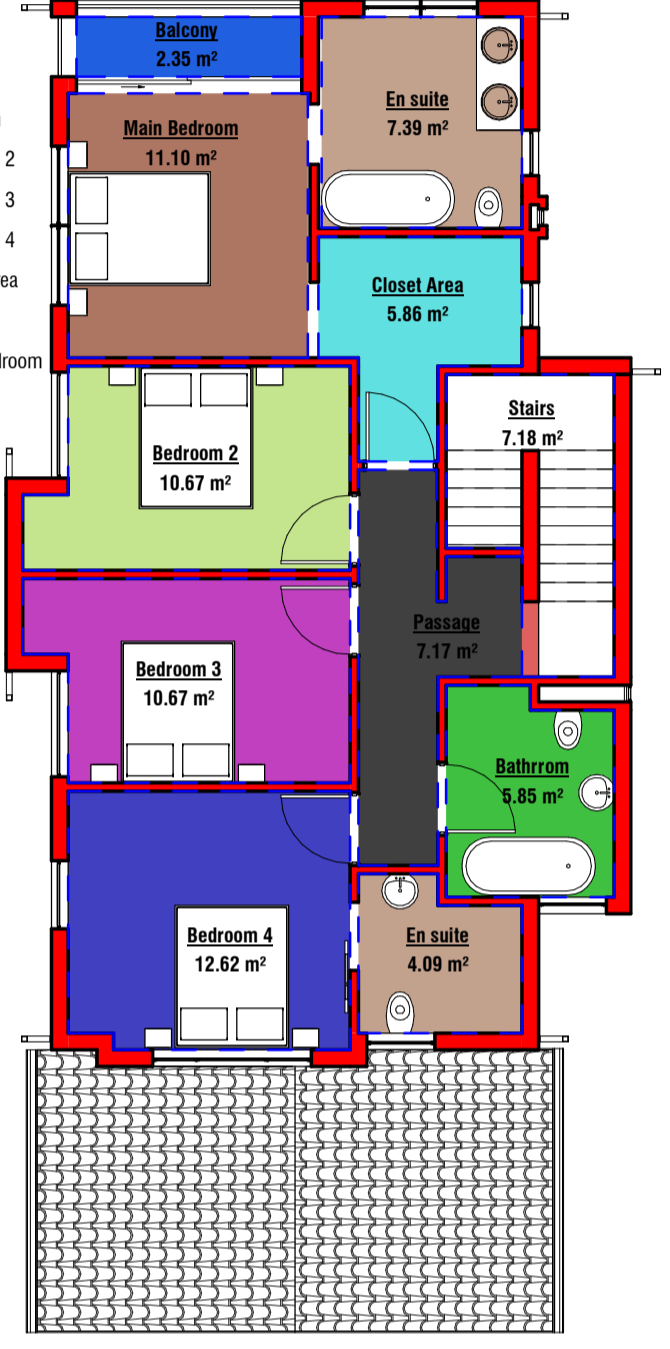
Coverage

| Name | Area | Coverage |
|-------------------|-----------------------|----------|
| Coverage | 1113,2m ² | 27,96% |
| Remainder of site | 2 867,8m ² | 72,03% |

INTERNAL AREA

| Name | Area |
|----------------|----------------------|
| Guest Bathroom | Not Placed |
| Stair case | Not Placed |
| Storage | 1,75 m ² |
| Guest Toilet | 2,03 m ² |
| Balcony | 2,35 m ² |
| En suite | 4,09 m ² |
| Bathroom | 5,85 m ² |
| Closet Area | 5,86 m ² |
| Passage | 7,17 m ² |
| Stairs | 7,18 m ² |
| En suite | 7,39 m ² |
| Scullery | 8,25 m ² |
| Lobby | 9,59 m ² |
| Bedroom 2 | 10,67 m ² |
| Bedroom 3 | 10,67 m ² |
| Main Bedroom | 11,10 m ² |
| Bedroom 4 | 12,62 m ² |
| Covered Patio | 18,00 m ² |
| Kitchen | 18,80 m ² |
| Lounge | 28,38 m ² |
| Garage | 37,89 m ² |

- GENERAL NOTES**
1. ALL DISCREPANCIES/OMISSIONS/CONTRADICTIONS & CHANGES TO BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY PRIOR TO WORK COMMENCING ON SITE.
 2. All work, materials and site practise to be in strict accordance with: THE NATIONAL BUILDING REGULATIONS AND BYLAWS (NBR) AND LATEST SABS CODES (0400-1990 & ALL SUBSEQUENT APPLICABLE); SANS 10400-XA AND SANS 240.
 3. This drawing is to be read in conjunction with all other specialists drawings & details including the engineer's drawing set and specifications documentation where provided.
 4. All structural work (foundations, slabs, roof, columns, beams, walls, etc.), stormwater, sewer, effluent drainage and fire prevention measures to be to the relevant specialist engineer's design & specifications.
 5. Written dimensions to be used, no drawing to be scaled off.
 6. All dimensions to be checked on site and discrepancies reported to author before any work is put in hand.
 7. Building area on prepared building platform to be soil poisoned by specialist and certificate lodged with local authority.
 8. Contractor to call for all local authority inspections as and when required sure tank to sewer connection.
 9. Glazing to be carried out in accordance with SANS 10400XA.
 10. Waterproofing & flashing to be carried out by specialist / contractor as agreed with owner / architect & specified as agreed with owner / architect.
 11. Roof stability certificate as required by Local Authority to be provided.
 12. Brickforce to be laid every 3rd courses, and every course for four courses above lintols.
 13. 375micron DPC to be used between surfacebed and brickwalls, and at all windows taken from window to below sill and min one brick course.
 14. 250micron sheeting below surfacebeds, min 150mm laps, sealed with pressure sensitive tape.
 15. All construction to be compliant with the Occupation Health & Safety act construction regulations & Requirements.



FIRST FLOOR INTERNAL AREA

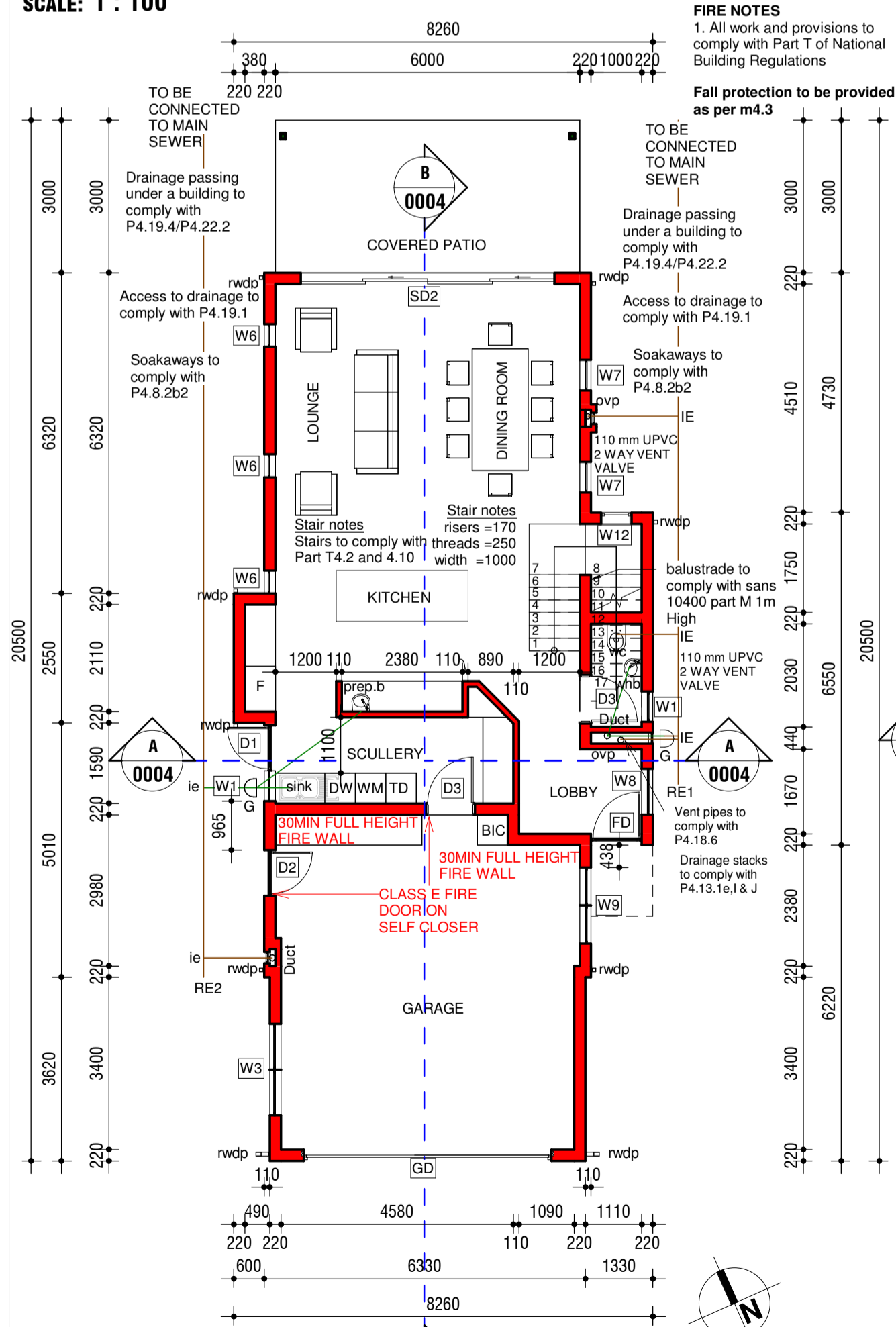
SCALE: 1 : 100

AREA SCHEDULE

| | |
|------------------|------------|
| GROUND FLOOR | =78,84sqm |
| COVERED PATIO | =18sqm |
| GARAGE | =42,31sqm |
| FIRST FLOOR AREA | =90,24sqm |
| TOTAL AREA | =232,73sqm |

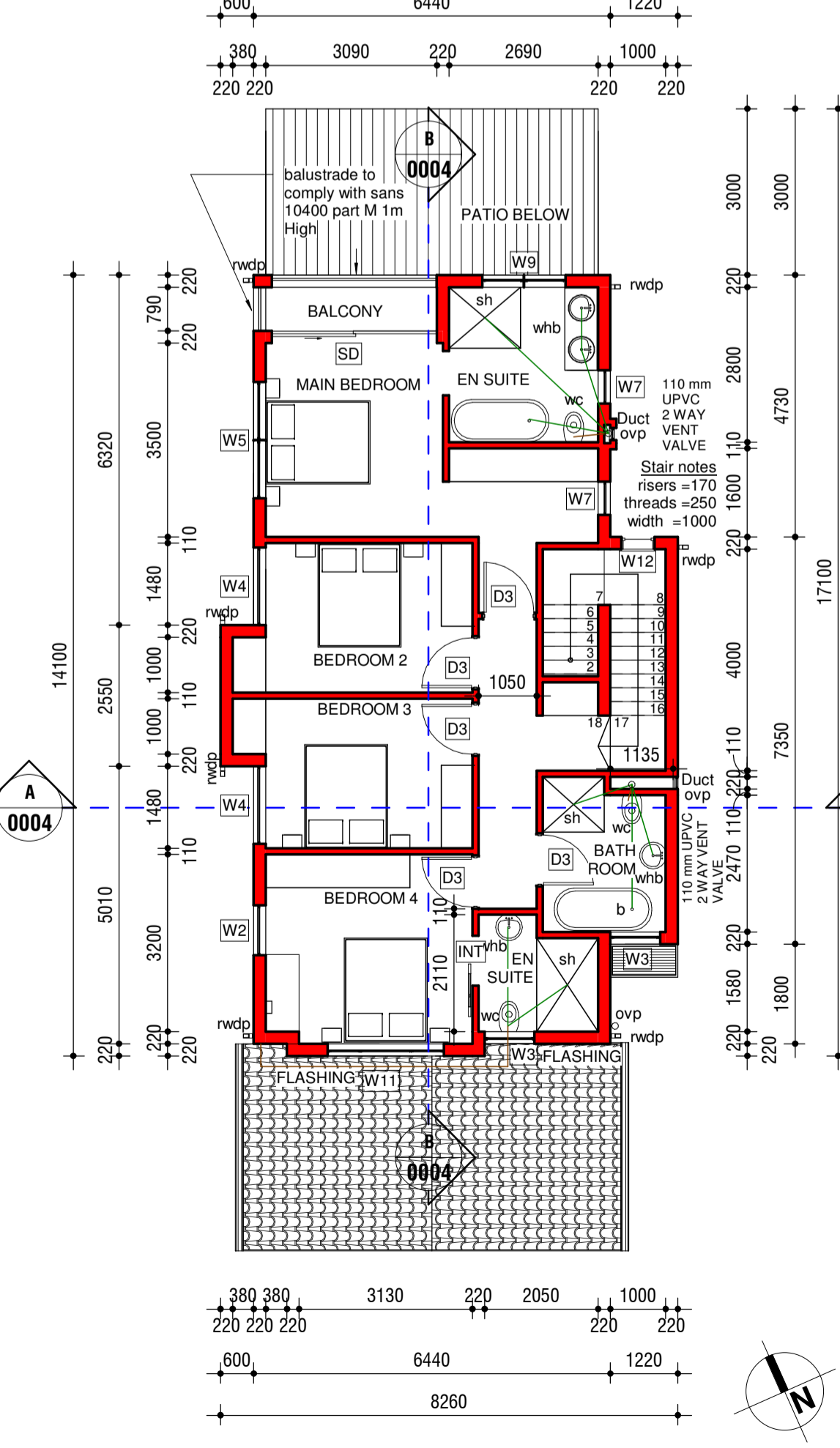
FIRST FLOOR AREA

| | |
|-------------------------|----------------------|
| TOTAL FIRST FLOOR AREA | 93,58m ² |
| TOTAL AREA | 232,73m ² |
| TOTAL GROUND FLOOR AREA | 139,15m ² |



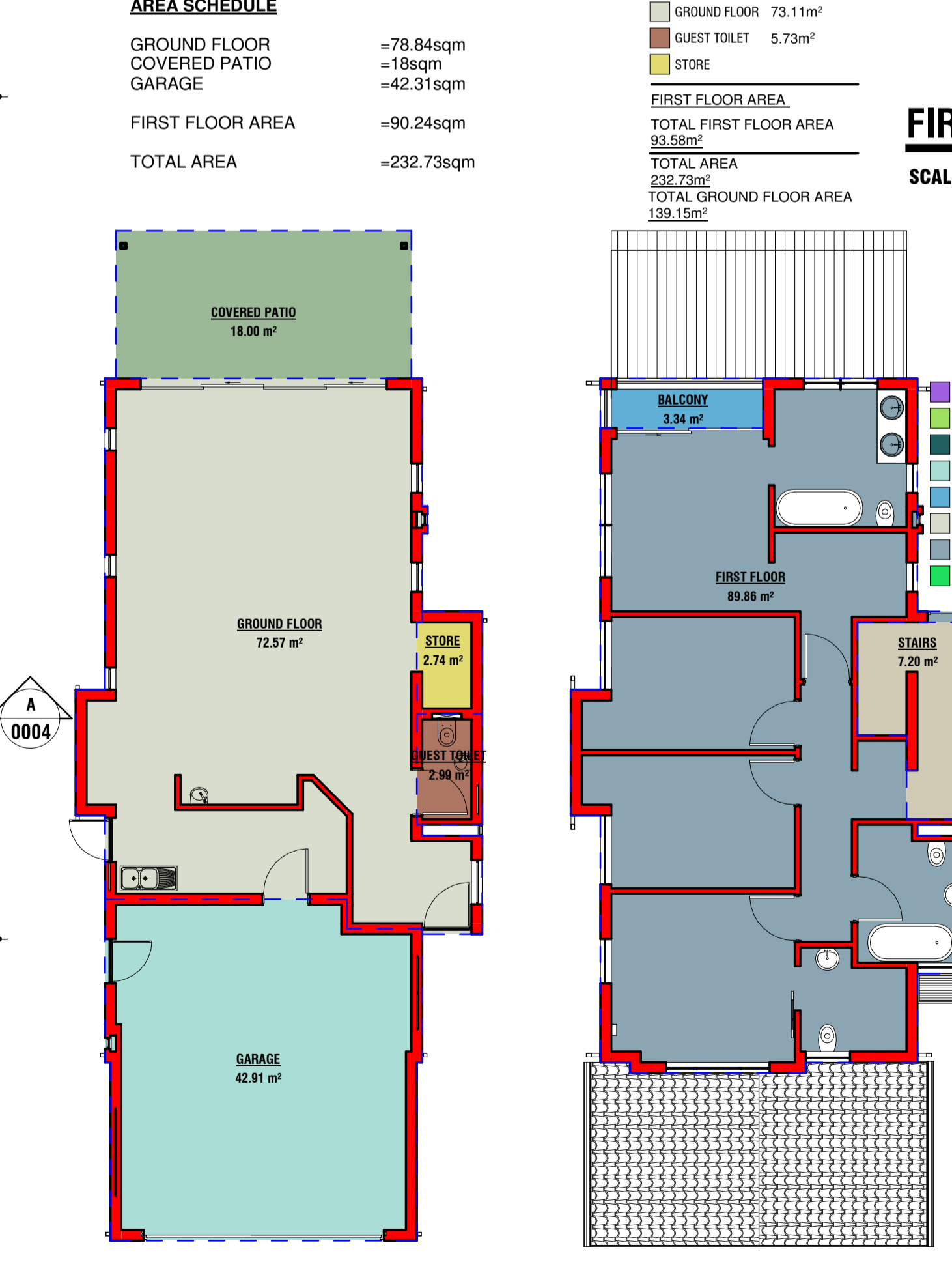
GROUND FLOOR PLAN

SCALE: 1 : 100



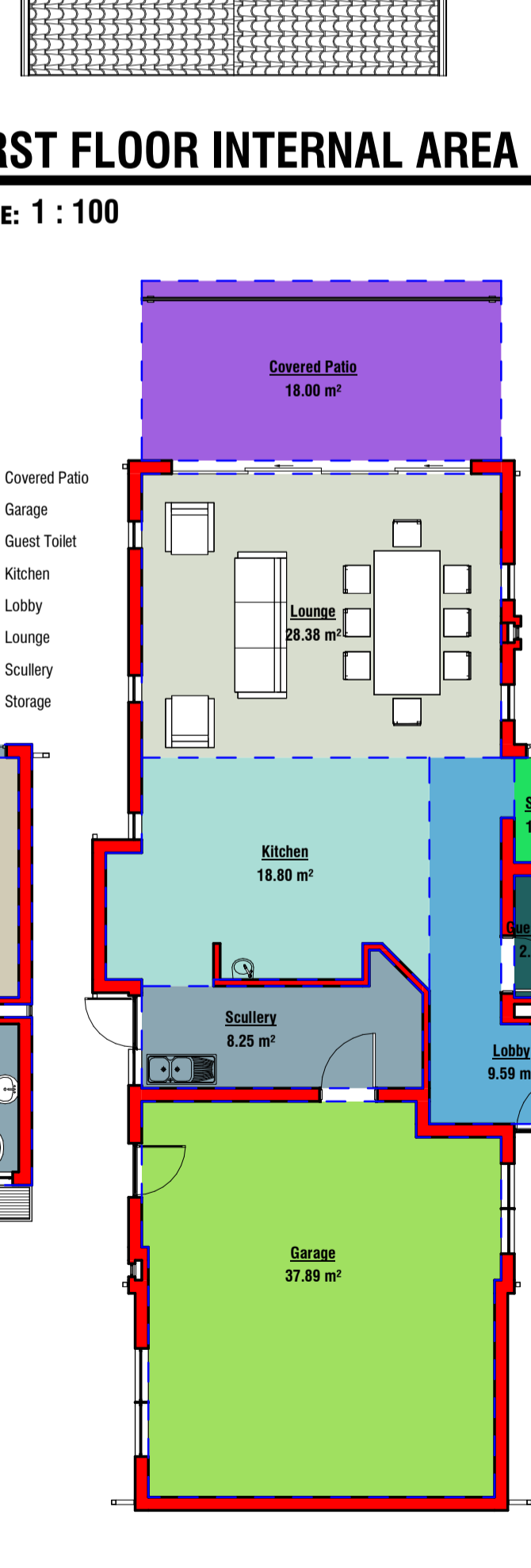
FIRST FLOOR PLAN

SCALE: 1 : 100



GROUND FLOOR EXTERNAL AREA

SCALE: 1 : 100



GROUND FLOOR INTERNAL AREA

SCALE: 1 : 100

- Pool Notes**
1. Earth leakage protection to be fitted to electrical supply.
 2. Precautions to be taken in regard to condensation.
 3. Scapage and rainwater in sunken pump chamber and filter unit.
 4. Filter plant arrangement and fixing to Suppliers requirement.
 5. Safety net over pool in compliance with NBR D4 (1-3) or 1,2m high fence
 6. Access soil to be spread over site.
 7. Waste water via break pressure tank to sw connection.
- DRAINAGE NOTES**
1. Sewer System: Access Panels to be provided to all drainage ducts to comply with part 20.2 of SABS 0400-1990.
 - Not to be visible on the elevations.
 - All drainage to comply with National Building Regulations and local bylaws.
 - All drainage to be carried out by a registered plumber.
 - Invert levels of rodding eyes to be min 500mm below natural ground level.
 - All drains to be accessible for repair along entire length.
 - All soil and stormwater pipes to be min 110Ø & to a min fall of 1:60 to link to municipal connection point with R.E point every 25m or at every change of level or direction.
 - All waste pipes to be fitted with reseat traps.
 - All wastes to sinks to be fed into grease trap.
 - Domestic water supply to be balanced.
 - Geysers to be high pressure geysers.
 - Where any pipe is taken below a surface bed or driveway, it is to be encased in concrete.
 - All stub stacks to be fitted with two way vent valves.
 - Open vent pipe to be provided at head of drain.
 - All waste pipes to be 50Ø upvc.
 - Insulation of plumbing to have a minimum R-Value of 1.5 to comply with SANS 10400-XA & SANS 204.

- ELECTRICAL**
1. Electrical work to be carried out by a registered electrician
- PART XA**
1. Roof space over the entire building to be insulated with Sigalation to industry standards.
 - Geysers for bathrooms to be wrapped with grass wool blanket – Isover's 50mm thick flexible foil faced, non-combustible, light weight with permissible R-value of 1.25, sealed edges with duct tape.
 - At least 50% of hot water to be heated by alternative meast to element heater, installed by specialists.
 - All new hot water pipes exposed on the outside to be insulated to a permissible R-Value of 1.0
 - All gaps on doors and window openings to be properly sealed for energy consumption.

SIGNATURES

| | | |
|------------------|---------------------|----------------|
| Owners Signature | Architect Signature | Engineers Sign |
|------------------|---------------------|----------------|

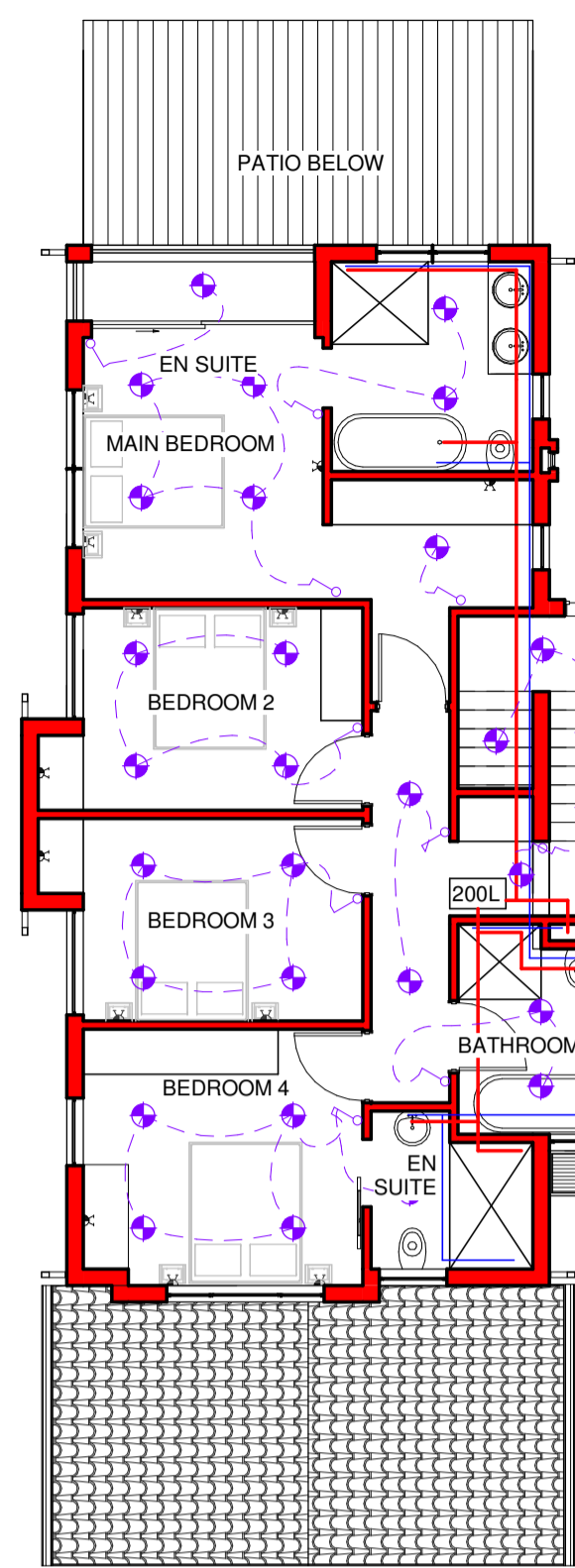
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 CK REG NO: 2006/090758/23
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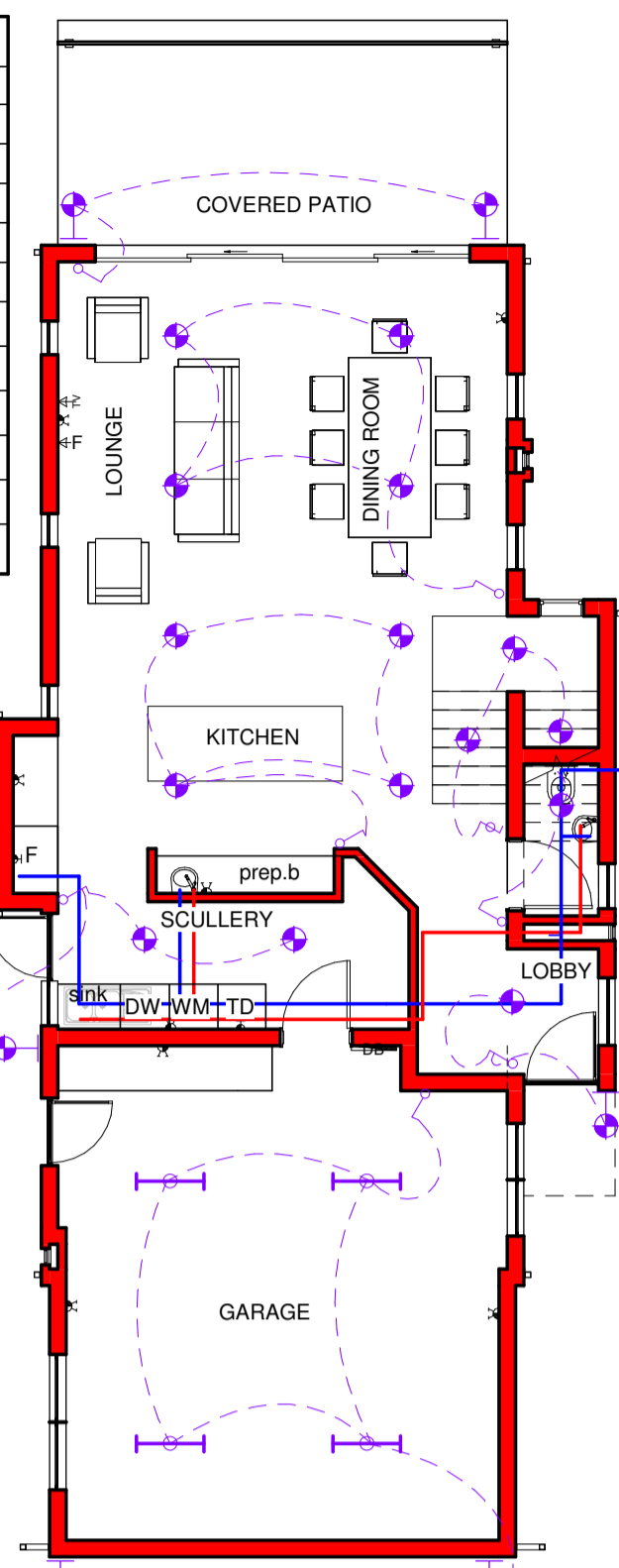
PROJECT DESCRIPTION
 ERF 364 SHEFFIELD BEACH RESIDENTIAL DEVELOPMENT
 OCCUPANCY CLASSIFICATION H3

| SHEET NO. | NAME | REV | SCALE |
|-----------|----------|-----|----------------|
| 0003 | CS-PLANS | J | As per drawing |

Drawn by: C.Snyders 010 492 0642
 chesjyn@derekwarrendevlopments.co.za
 Checked by: Mark Marsden



| ELECTRICAL LEGEND | | |
|-------------------|----------------------------|----------|
| SYMBOL | DESCRIPTION | QUANTITY |
| [Symbol] | SINGLE POLE ONE WAY SWITCH | 12 |
| [Symbol] | TWO POLE ONE WAY SWITCH | 4 |
| [Symbol] | THREE POLE ONE WAY SWITCH | 0 |
| [Symbol] | TWO WAY SWITCH | 1 |
| [Symbol] | LED LIGHTING FIXTURE | 45 |
| [Symbol] | EXTERNAL LIGHTING | 6 |
| [Symbol] | FLUORESCENT LIGHTING | 4 |
| [Symbol] | DOUBLE PLUG | 21 |
| [Symbol] | SINGLE PLUG | 2 |
| [Symbol] | TV POINT | 1 |
| [Symbol] | FIBRE POINT | 1 |



FIRST FLOOR WATER/ELECTRICAL PLAN

GROUND FLOOR WATER/ELECTRICAL PLAN

Energy Efficiency in Buildings SHEFFIELD

Air Infiltration and Leakage

Max. Permissible Air Leakage (AL): L/sm² – Operable glazing
 Max. Permissible Air Leakage (AL): L/sm² – Non-operable glazing
 Max. Permissible Air Leakage (AL): L/sm² – Glazed double action awing doors and revolving doors
 All with 75 Pa pressure difference when tested in accordance with SANS 613.

Chimneys and Flues

Type of burning device?

Roof Lights and Skylights

Roof light or skylight installed?

External Doors

Door serves: Habitable Room No Requirements.

Exhaust Fans

Exhaust fan serves: Habitable Room No Requirements.

Roofs, Walls and Floors

Roofs, external walls & floors and: Habitable Room No Requirements.

Services

Lighting and Power

Max. Energy Demand: 1163,65 W – Permissible
 Max. Energy Consumption per Annul: 1163,65 kWh – Permissible

| Lamp power (W) rating: | No. of lamps: | Hours in use / day: |
|------------------------|---------------|---------------------|
| 5 | 46 | 8 |
| 11 | 7 | 8 |
| 5 | 5 | 8 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |

Total lamp energy demand (W): 332 Energy demand acceptable.
 Total energy demand (W/m²): 1,43 Energy demand acceptable.
 Available Energy Demand for Lights: 832 W

Total energy consumption – Lights (kWh): 966,78 Energy consumption acceptable.
 Total energy consumption – Lights (kWh/m²): 1,20 Energy consumption acceptable.
 Available annual energy consumption – Lights: 196,87 kWh

Hot Water Services

(Use actual measured data where available.)
 Type of Accommodation? Dwelling houses – High rental : 115-140 L/capita/day
 Assumed Hot Water Consumption? 50,0 L
 No. of Persons: 5 Per Day
 Assumed Daily Hot Water Consumption: 250,0 L
 Assumed Annual Hot Water Consumption: 91,00 kL – Based on daily design occupancy per week
 50 % of Annual Hot Water Consumption: 45,50 kL – Minimum volume of hot water to be provided by means other than electrical resistance
 Daily Hot Water Consumption: 125,0 L – To be provided by means other than electrical resistance heating

Insulation Requirements

Internal diameter of Hot Water Service Pipe? > 80 mm
 Minimum Required R-value for Pipe Insulation? 1,50 Refer SANS 204 (4.5.2)

Hot Water Vessels / Tanks

Minimum Required R-value for Vessel / Tank? 2,0 Additional insulation to manufacturer's insulation may be required to achieve this value.

Energy Efficiency in Buildings SHEFFIELD

Roof Assembly

SANS 10400-XA Required R-value
 Minimum Total R-value required: 2,70 m²-KW
 Direction of heat flow: Down

Construction Type R-value
 Basic roof assembly: Clay tile type
 R-value for roof covering material: 0,48 m²-KW
 R-value for ceiling: 0,05 m²-KW
 Required added R-value for insulation: 2,17 m²-KW

SANS 204 Required R-value
 Construction Type R-value

Roof venting: Unventilated
 Basic roof construction? Conc./clay tile @ 22-45° w/ horiz. ceiling

Basic R-value for Roof

Direction of heat flow: UP DOWN
 Outdoor air film (7m/s): 0,03
 Roof tile, clay or concrete (1922 kg/m³): 0,02
 Roof air space (non-reflective): 0,28
 Plasterboard, gypsum (10 mm, 880 kg/m³): 0,06
 Indoor air film (still air): 0,16
 Total R-value: 0,55 m²-KW

Thermal Insulation

Minimum added R-Value of insulation required: 2,15 m²-KW
 Generic insulation product added? Cellulose fibre loose-fill
 Density of generic insulation added: 27,5 kg/m³
 Thickness of generic insulation required: 90 mm

Roofs Lights

Room Dimensions

Floor area of space served by roof light: 0,00 m²

Light Opening Dimension - External – (roof opening that allows light to enter the building)

Length of roof light? 0,00 m Width of roof light? 0,00 m
 Diameter of roof light? 0,00 m
 No. of roof lights: 0

Light Opening Dimension - Internal – (roof opening ceiling level)

Length of roof light opening at ceiling level? 0,00 m Width of roof light opening at ceiling level? 0,00 m
 Diameter of roof light opening at ceiling level? 0,00 m

Roof Light Shaft Index

Vertical (shaft) height of roof light? 0,00 m Roof light shaft index:

Area of Roof Light

Area of roof light: m² Roof Light Area as % of Floor Area: %

Thermal Performance of Transparent / Translucent Roof Light Elements

Max. SHGC permitted: Max. U-value permitted:

Energy Efficiency in Buildings SHEFFIELD

Occupancy Classification of Building

Occupancy: H4 Design Occupancy Time: 24 Hrs per Day
 Building Total Nett Floor Area: 163,00 m²
 Building Total Floor Area: 232,73 m²
 Days per Week: 7

Climatic Zone of Building

Climatic Zone: 5

Maximum Energy Demand & Consumption

Max. Energy Demand: Non-specified VA/m² Max. Energy Demand: 0,00 kVA (kW)
 Max. Energy Consumption: Non-specified kWh/m² Max. Annual Energy Consumption: Non-specified kWh

Building Orientation

Orientation of windows / longer building axis: North Optimal orientation achieved
 Dominant windows of habitable rooms or longer axis of the building to be orientated within 15 deg's of true north.

Floor Construction

Slab-on-ground

Concrete slab-on-ground? Yes Suspended floor as building envelope?

In-slab heating to be provided? No In-slab heating to be provided?

Insulation Requirements

Slab-on-ground

Perimeter insulation required? No
 Under-floor insulation required? No

Suspended floor

Insulation of unenclosed perimeter required? No
 Perimeter & under-floor insulation required? No

External Wall Construction

SANS 10400-XA Required R-value
 Wall Type? Masonry
 Minimum R-value required: 0,35 Refer SANS 10400-XA (4.4.3) & SANS 204 - Table 4 and Advisory Note.
 Compliant masonry walling: Double-skin masonry wall, no cavity, plastered internally or rendered externally, or Single-leaf masonry wall, nominal wall thickness not < 140 mm, plastered internally and rendered externally.

SANS 204 Required CR-value
 Minimum CR-value required: 60 Hours
 Advisory Note - Applicable to masonry walls only in terms of SANS 204
 Double brick wall types: No cavity CR-value: 40
 CR-value of wall insufficient.

Energy Efficiency in Buildings SHEFFIELD

Fenestration – Buildings with Natural Environmental Control

Constants

Conductance (C_g) constant: 1,4 Solar Heat Gain (C_{SHGC}) constant: 0,11

Ground Storey

Net Floor Area of Storey / Room: m² 183,13 Permissible
 Fenestration Area of Storey / Room: m² 29,69
 % Fenestration Area to Net Floor Area: % 16,21
 Max. Conductance (C_g) for Storey / Room: 256,38
 Max. Solar Heat Gain (C_{SHGC}) for Storey / Room: 20,14

First Storey

Net Floor Area of Storey / Room: m² 143,09 Permissible
 Fenestration Area of Storey / Room: m² 18,25
 % Fenestration Area to Net Floor Area: % 12,76
 Max. Conductance (C_g) for Storey / Room: 200,33
 Max. Solar Heat Gain (C_{SHGC}) for Storey / Room: 15,74

Second Storey

Net Floor Area of Storey / Room: m² 0,00 Permissible
 Fenestration Area of Storey / Room: m²

Third Storey

Net Floor Area of Storey / Room: m² 0,00 Permissible
 Fenestration Area of Storey / Room: m²

Fourth Storey

Net Floor Area of Storey / Room: m² 0,00 Permissible
 Fenestration Area of Storey / Room: m²

Fifth Storey

Net Floor Area of Storey / Room: m² 0,00 Permissible
 Fenestration Area of Storey / Room: m²

Achieved Aggregate Conductance / Solar Heat Gain

| Storey | Conductance (C _g) for Storey / Room: | Conductance (C _g) for Storey / Room: | Acceptable & refer SANS 204 (4.3.4) |
|---------------|--|--|-------------------------------------|
| Ground Storey | <input type="text"/> 234,58 | <input type="text"/> 21,80 | Acceptable & refer SANS 204 (4.3.4) |
| First Storey | <input type="text"/> 144,19 | <input type="text"/> 56,14 | Acceptable & refer SANS 204 (4.3.4) |
| Second Storey | <input type="text"/> | <input type="text"/> | |
| Third Storey | <input type="text"/> | <input type="text"/> | |
| Fourth Storey | <input type="text"/> | <input type="text"/> | |
| Fifth Storey | <input type="text"/> | <input type="text"/> | |

Energy Efficiency in Buildings SHEFFIELD

GLAZING ELEMENTS : FACTOR & CO-EFFICIENT SUMMARY

| Storey Level | Identifier No. | No. of Units | Size w x h | Area (m ²) | Glazing Element | | Sector | Shading | | | | Solar Exposure | | | Energy Constants | | Multipliers | |
|---------------|----------------|--------------|------------|------------------------|-----------------|------|------------|----------------|------------|------------|-------|----------------|----------------|----------------|------------------|------------------------|------------------------|--|
| | | | | | U-value | SHGC | | Projection (P) | Height (H) | Height (G) | PH | Factor (E) | C _g | C _s | C _c | Heating S _e | Cooling S _c | |
| First Storey | SD1 | 1 | 2,98 x 2,4 | 7,15 | 7,90 | 0,81 | North East | 1,620 | 2,525 | 0,125 | 0,642 | 0,370 | 0,00 | 0,92 | 0,02 | 1,000 | 0,680 | |
| Ground Storey | SD2 | 2 | 2,5 x 2,4 | 12,00 | 7,90 | 0,81 | North East | 3,000 | 2,800 | 0,400 | 1,071 | 0,260 | 0,00 | 0,92 | 0,02 | 1,000 | 0,460 | |
| Ground Storey | W12 | 1 | 0,6 x 3,74 | 2,24 | 7,90 | 0,81 | North East | 0,100 | 4,340 | 0,600 | 0,012 | 0,840 | 0,00 | 0,92 | 0,02 | 1,000 | 1,000 | |
| First Storey | W9 | 1 | 1,5 x 0,6 | 0,90 | 7,90 | 0,81 | North East | 0,600 | 0,725 | 0,125 | 0,828 | 0,310 | 0,00 | 0,92 | 0,02 | 1,000 | 0,560 | |
| Ground Storey | FD | 1 | 1 x 2,4 | 2,40 | 7,90 | 0,81 | South West | 1,400 | 2,800 | 0,400 | 0,500 | 0,670 | 0,00 | 0,67 | 0,02 | 1,000 | 0,795 | |
| First Storey | W10 | 2 | 0,9 x 0,6 | 1,08 | 7,90 | 0,81 | South West | 0,100 | 0,725 | 0,125 | 0,138 | 1,090 | 0,00 | 0,67 | 0,02 | 1,000 | 0,970 | |
| First Storey | W11 | 1 | 2,1 x 0,6 | 1,26 | 7,90 | 0,81 | South West | 0,000 | 0,725 | 0,125 | 0,000 | 1,270 | 0,00 | 0,67 | 0,02 | 1,000 | 1,000 | |
| Ground Storey | W9 | 1 | 1,5 x 0,6 | 0,90 | 7,90 | 0,81 | South East | 0,300 | 0,725 | 0,400 | 0,414 | 0,690 | 0,00 | 0,67 | 0,02 | 1,000 | 0,830 | |
| Ground Storey | W8 | 1 | 0,9 x 1,8 | 1,62 | 7,90 | 0,81 | South East | 0,300 | 2,200 | 0,400 | 0,136 | 1,070 | 0,00 | 0,67 | 0,02 | 1,000 | 0,970 | |
| Ground Storey | W7 | 2 | 0,6 x 1,8 | 2,16 | 7,90 | 0,81 | South East | 0,300 | 2,200 | 0,400 | 0,136 | 1,070 | 0,00 | 0,67 | 0,02 | 1,000 | 0,970 | |
| First Storey | W7 | 2 | 0,6 x 1,8 | 2,16 | 7,90 | 0,81 | South East | 0,300 | 2,200 | 0,125 | 0,136 | 1,070 | 0,00 | 0,67 | 0,02 | 1,000 | 0,970 | |
| Ground Storey | W6 | 3 | 0,45 x 1,8 | 2,43 | 7,90 | 0,81 | North West | 0,300 | 2,200 | 0,400 | 0,136 | 0,690 | 0,00 | 0,91 | 0,02 | 1,000 | 0,970 | |
| Ground Storey | D1 | 2 | 0,9 x 2,4 | 4,32 | 7,90 | 0,81 | North West | 0,300 | 2,800 | 0,400 | 0,107 | 0,690 | 0,00 | 0,91 | 0,02 | 1,000 | 0,970 | |
| Ground Storey | W1 | 1 | 0,6 x 0,9 | 0,54 | 7,90 | 0,81 | North West | 0,300 | 1,300 | 0,400 | 0,231 | 0,600 | 0,00 | 0,91 | 0,02 | 1,000 | 0,940 | |
| Ground Storey | W3 | 1 | 1,8 x 0,6 | 1,08 | 7,90 | 0,81 | North West | 0,300 | 1,000 | 0,400 | 0,300 | 0,530 | 0,00 | 0,91 | 0,02 | 1,000 | 0,875 | |
| First Storey | W5 | 1 | 2,1 x 0,6 | 1,26 | 7,90 | 0,81 | North West | 0,300 | 0,725 | 0,125 | 0,414 | 0,470 | 0,00 | 0,91 | 0,02 | 1,000 | 0,810 | |
| First Storey | W4 | 2 | 1,4 x 1,2 | 3,36 | 7,90 | 0,81 | North West | 0,300 | 1,325 | 0,125 | 0,226 | 0,600 | 0,00 | 0,91 | 0,02 | 1,000 | 0,940 | |
| First Storey | W2 | 1 | 0,9 x 1,2 | 1,08 | 7,90 | 0,81 | North West | 0,300 | 1,325 | 0,125 | 0,226 | 0,600 | 0,00 | 0,91 | 0,02 | 1,000 | 0,940 | |

SIGNATURES

| | | |
|------------------|---------------------|----------------|
| Owners Signature | Architect Signature | Engineers Sign |
|------------------|---------------------|----------------|

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 CK REG NO: 2006/090758/23
 VAT REG NO:4960233226

PROJECT DESCRIPTION

ERF 364 SHEFFIELD BEACH RESIDENTIAL DEVELOPMENT
 OCCUPANCY CLASSIFICATION H3

| SHEET NO. | NAME | REV | SCALE |
|-----------|----------|-----|----------------|
| 0005 | CS-PLANS | 1 | As per drawing |

Drawn by: C.Snyders 010 492 0642
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 Checked by: Mark Marsden

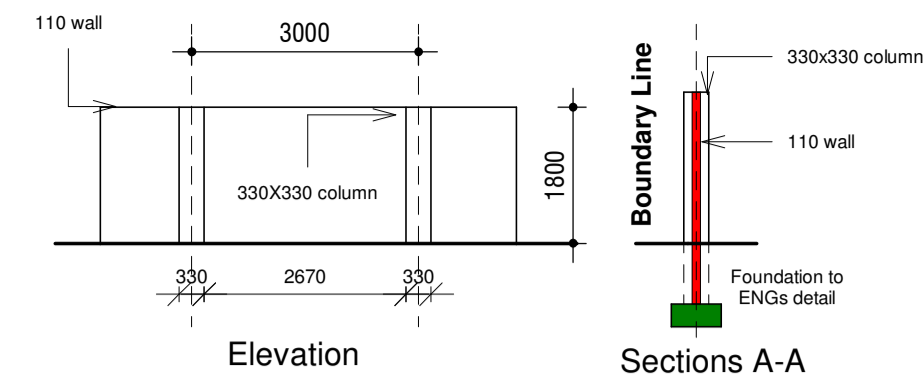
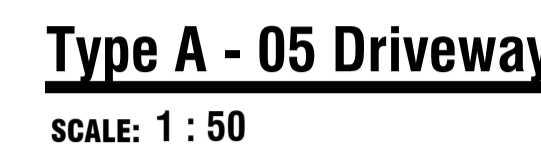
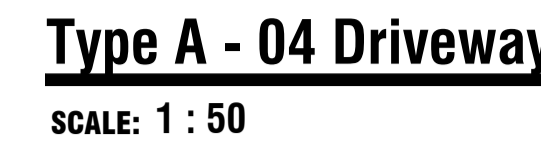
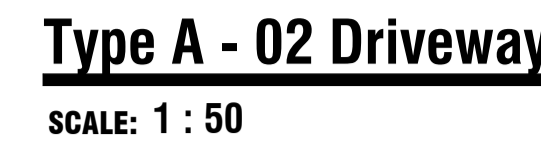
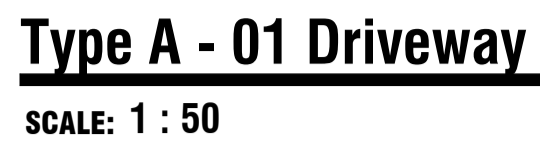
SDP LEDGEND

- PAVING AND PARKING
- ROADS
- TREES
- PRIVATE PROPERTY GRASS
- PUBLIC GRASS
- POOL

Stormwater Attenuation Tank : Internal Length = 17.95m
Internal Width = 2.78m
Min. Internal Depth = 1.63m
Storage Volume = 74.0m³
Outlet Pipe Dia. = 200mm O.D.

Stormwater connection as per the adjacent municipality connection. Connection may only be done on written confirmation from the municipality and as per their instructions.

Attenuated stormwater to feed into the municipality system via a 200mm O.D. Class 6 uPVC Discharge point to be verified on-site by the engineer and Municipality.



SCHEDULE OF RIGHTS ANNEXURE A

| PROPERTY DESCRIPTION | | | |
|--|---|------------------------|-----------|
| Erf / Portion | 364 | Site Area | 0.3981 ha |
| Township | SHEFFIELD BEACH | Title Deed No | T1810605 |
| ZONING INFORMATION | | | |
| Town Planning Scheme | TOWN PLANNING SCHEME KWADUKUZA LOCAL MUNICIPALITY SCHEME | Amendment Scheme No. | |
| Use Zone | RODE6 | Annexe No. | |
| DEVELOPMENT CONTROL MEASURES | | | |
| Permissible | Control | Actual | |
| 2 STOREY | Height of buildings | 2 STOREY | |
| 30 % | Coverage (Footprint/Site Area x 100 = %) | 27.96 % | |
| 0.35 | Floor Area Ratio (FAR) | 0.3397 | |
| 1 393.35 m ² | Gross Floor Area m ² | 1352.64 m ² | |
| 30 Units/ha | Density (Dwelling Units per hectare) | 8 | |
| 8 | No of Dwelling Units on the erf | 8 | |
| PARKING | | | |
| Parking Ratio per Use | Area per Use | Parking Bays Required | |
| 2 Garage Parking bays per type A dwelling unit | 8 units | 16 Parking bays | |
| TOTAL PARKING BAYS REQUIRED | | 16 Parking bays | |
| TOTAL PARKING BAYS PROVIDED | | 24 Parking bays | |
| Surplus/Deficit No of Parking Bays | | 8 Parking bays | |
| The information provided above is hereby certified to be correct and precise | | | |
| NAME | Mark Marsden (PLEASE PRINT) | SIGNATURE | |
| DATE | 01 / 11 / 2022 | PLAN No. | A101 |

SITE DEVELOPMENT PLAN
SCALE: 1 : 200

Area Schedule (FAR)

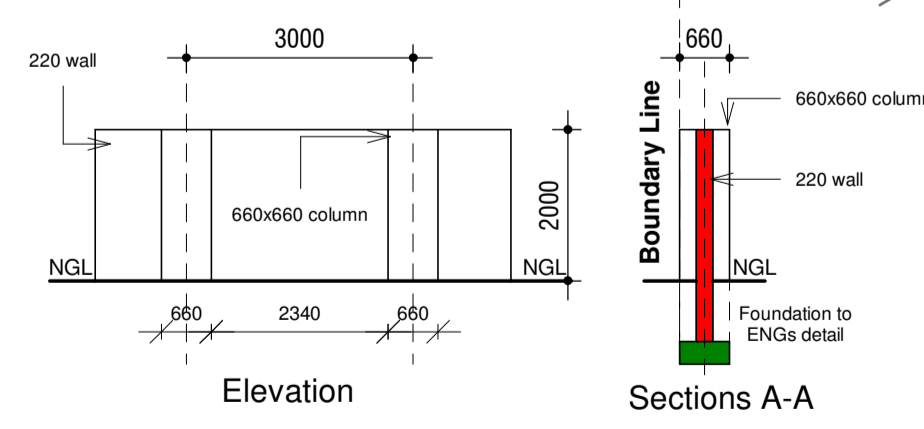
| Unit type | Number of unit type | Unit type area | Total unit type areas |
|------------------|---------------------|----------------------|-----------------------|
| Type A | 8 | 169.08m ² | 1352.64m ² |
| | | Total | 1352.64m ² |
| FAR | | Actual | Permissible |
| Floor area ratio | | 0.3397 | 0.35 |
| F.A.R | | 0.3397 | 0.35 |

Area Schedule (coverage)

| Unit type | Number of unit type | Unit covered area | Total unit covered areas |
|-------------------|---------------------|-----------------------|--------------------------|
| Type A | 8 | 139.15m ² | 1 113.2m ² |
| | | Total | 1 113.2m ² |
| Coverage | | Area | Coverage |
| Coverage | | 1113.2m ² | 27.96% |
| Remainder of site | | 2 867.8m ² | 72.03% |

Parking bays provided per unit

| Unit type | Number of unit type | Garage Parking bays per unit type | All parking bays |
|---------------------|---------------------|-----------------------------------|------------------|
| Type A | 8 | 2 | 16 |
| Additional Visitors | | | 8 |
| Total parking | | | 24 |



SIGNATURES

| | | |
|------------------|---------------------|----------------|
| Owners Signature | Architect Signature | Engineers Sign |
|------------------|---------------------|----------------|

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DEREK WARREN
ARCHITECT
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NHBC REG NO: 43146
CK REG NO: 2006/090758/23
VAT REG NO:4960233726

DWD DEREK WARREN DEVELOPMENTS

PROJECT DESCRIPTION
ERF 364 SHEFFIELD BEACH RESIDENTIAL DEVELOPMENT
OCCUPANCY CLASSIFICATION H3

| SHEET NO. | NAME | REV | SCALE |
|-----------|----------|-----|----------------|
| 0001 | CS-PLANS | J | As per drawing |

Drawn by: C.Snyders 010 492 0642
cheslyne@derekwarrendevlopments.co.za
Checked by: Mark Marsden