



SITE PLAN

SCALE: 1:200

KARONGWE
ERF 225/140
SITE AREA: 10 366m²
COVERAGE: 905.7m² (0.1%)
GROSS BUILDING AREA: 860.2m²

AREA SCHEDULE

	INTERIOR	COVERED	UNCOVERED	GROSS
MAIN HOUSE	219.4m ²	222.4m ²	99.7m ²	541.5m ²
GUEST UNIT	92m ²	58.6m ²	18m ²	168.6m ²
STUDIOS	92m ²	58.6m ²	18m ²	168.6m ²
STAFF AND WORKSHOP	59.2m ²	58m ²	22.8m ²	140m ²
DECKED WALKWAYS			55.4m ²	55.4m ²
TOTAL	462.6m ²	397.6m ²	213.9m ²	1074.1m ²

* AREA NOTE: UNCOVERED AREAS REFER TO THE FIREPIT, SWIMMING POOL AND DECKED AREAS THAT ARE NOT UNDER ROOF.

DECKING AREAS

MAIN HOUSE	223.1m ²
GUEST UNIT	71.3m ²
STUDIOS	71.3m ²
WALKWAYS	53.3m ²
TOTAL	399m ²

THE SMALLPRINT:

The design on this drawing is the property of LOOD STUDIO (Pty) Ltd.
All work is to be done in accordance with the National Building Regulations.
All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the work.
The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1961.
The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001 able to be checked to the satisfaction of the Architect. That all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly. This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from LOOD STUDIO (Pty) Ltd and all other consultants related to the project.
All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
All dimensions and levels must be checked on site by the contractor before pulling work in hand.
The architect accepts no responsibility for errors resulting from misinterpretation of drawings. Any discrepancies are to be brought to the attention of the architect immediately. All work to be executed by competent persons qualified for the specific trade.

REVISION INDEX:

REV	DATE	DRAWN	DESCRIPTION
0	2018-08-27		Council Submission
1	2018-10-12		Changes as per client
2	2018-10-18		Changes as per client

- B: STRUCTURAL DESIGN** - To be completed by Registered, Professional Engineer with relevant experience in structural and civil engineering. Proof of registration to be supplied on request.
- C: DIMENSIONS** - All rooms or spaces to be constructed in accordance with SANS 10400-G.
- F: SITE OPERATIONS** - All site operations to comply with SANS 10400-F:2010 Edition 3. The requirements of the functional regulation F11 contained in part F of the National Building Regulations (see Annex A) shall be deemed to satisfy where the provision of sanitary facilities complies with the requirements of 4.2 and the means of protection against subterranean termite activity, where required, complies with the requirement of 4.3. To comply with 4.3.4.2.4.2.1 (a) (c) 4.2.2/4.3/4.4 as well as SANS 10400-F:2010 Edition 3 F11 in cases where danger or serious inconvenience to the public ensue due to demolition or building of any site - authority may require that the owner, before work commences, shall erect a fence, boarding or barricade. This must comply with F1 (2) (5) (6). The builder and contractors on site must also comply with F2 (F3) (1) (4) where necessary F4 (1) (2) (5) (6) and F5 (1) (2) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) 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