

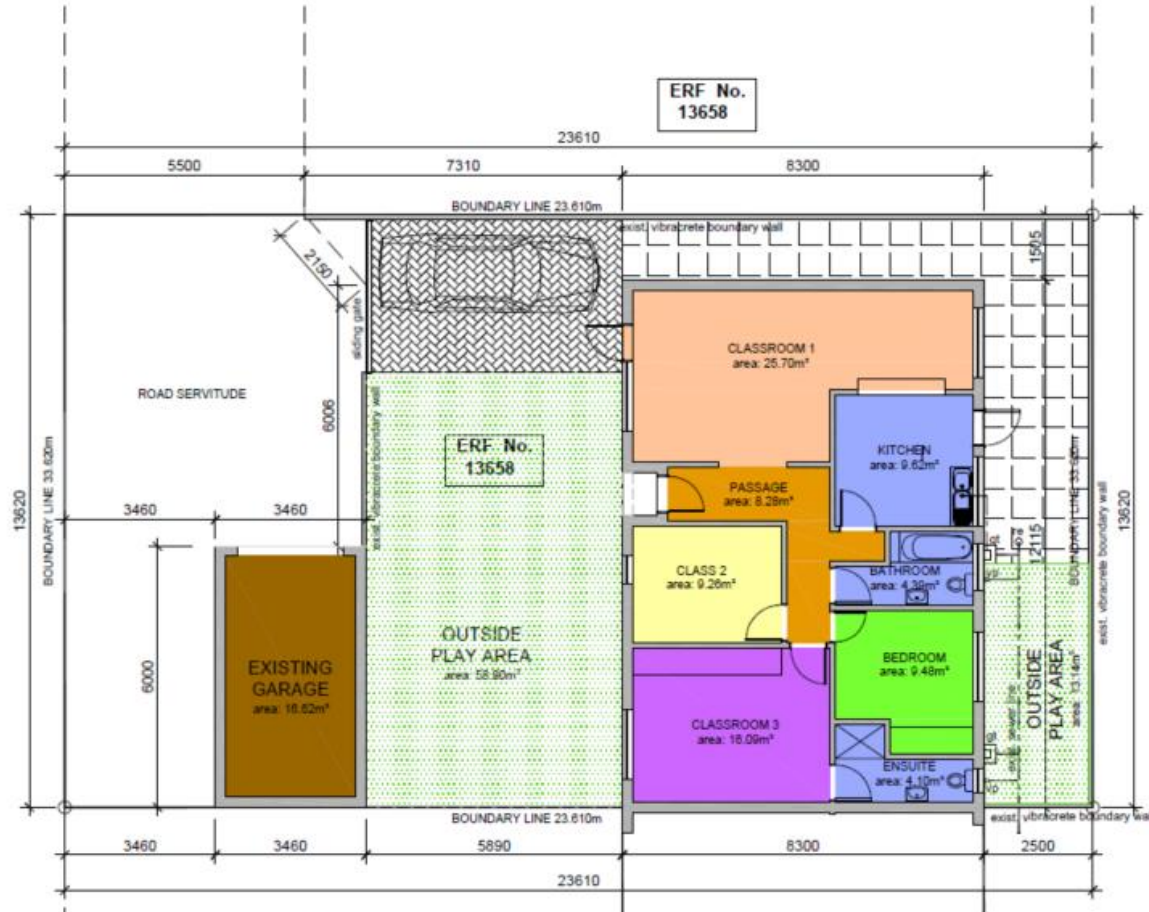
ERF LEGEND

Erf Number	13658
Erf Size	322m ²
Erf Zoning	Single Residential 1 (SR1)
Municipal Area	Table View, Milnerton
Occupancy Classification	H4
Maximum Height Top Roof	10.0m
Maximum Height Wallplate	9.0m
Maximum Floor Factor	1.0
Maximum Coverage	N/A
Building Line Restrictions:	
Street Boundary	1.5m
Common Boundary	0.0m
Street Setback	
	N/A

BUILDING AREA

GROUND FLOOR	
EXT FLOOR AREA	100.55m ²
OUTSIDE PLAY AREA	72.04m ²
CLASS 1	25.70m ²
CLASS 2	9.26m ²
CLASS 3	18.09m ²
KITCHEN	9.52m ²
BEDROOM	9.48m ²
PASSAGE	8.28m ²
BATHROOM	4.39m ²
ENSUITE	4.10m ²
SUB-TOTAL	86.92m ²
EXISTING SINGLE GARAGE	20.78m ²
TOTAL EXT FLOOR AREA	121.31m²
COVERAGE	37.68%
FLOOR FACTOR	0.377

ERF No.
5174



Area Schedule - Ground Floor Plan
scale 1:200

1. ALL MATERIALS USED TO BE SAME QUALITY AND APPROVED.
2. ALL WORK TO COMPLY WITH LOCAL, NATIONAL, BUILDING REGS. AND SARS ACTS.
3. ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE CHECKED PRIOR TO COMMENCEMENT. ALL BUILDINGS WORKS STRICTLY NOT TO ENCRUSH OVER BOUNDARIES.
4. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF DESIGNER FOR RECTIFICATION.
5. ALL TRENCHES, FOOTINGS TO BE (CHECKED, INSPECTED, APPROVED BY LOCAL AUTHORITY'S BUILDING INSPECTOR.
6. WRITTEN DIMENSIONS TO TAKE PRECEDENCE TO SCALED DIMENSIONS.
7. ALL GLASS AREAS EXCEEDING 1000MM TO HAVE SAFETY GLASS. THICKNESS TO BE DETERMINED BASED ON PREVAILING WINDS WEATHER CONDITIONS. COMPLY WITH SANS 10400-SABE (S1) ST. GLASS 30MM ABOVE FFL TO BE SAFETY GLASS. ALL WINDOWS TO HAVE MIN 10% OF TOTAL FLOOR AREA. INSITTO OPENABLE SECTIONS.
8. ALL ROOMS TO HAVE MINIMUM ONE AIR BRICK. GARAGE TO HAVE 3.1 LOW AND 1 HIGH AT LEAST.
9. ALL ELECTRICAL, PLUMBING TO COMPLY WITH RESPECTIVE AINS, LOCAL, AND NATIONAL CODES RESPECTIVELY.
10. SILLY RIMS MINIMUM 150MM ABOVE GROUND LEVEL. ALL SMOKE PIPES TUBES TO BE WATER/TIGHT AND PROPERLY SEALED AND TO HAVE DEEP DRAIN TRAYS.

PROJECT:

EXISTING GROUND FLOOR PLA
13658, a portion of Erf 5175
MILNERTON, TABLE VIEW T/SHI
MILNERTON
CAPE TOWN

CLIENT: Zonke Nobhongoza

SIGNATURE:

CELL No.

SHEETS CONTENTS:

AREAS SCHEDULE -
GROUND FLOOR PLAN

REVISIONS

ltr	description:	date:	in

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DRAWING No.	SCALES: 1:200 @ /
	DATE: Nov 2022
	REV. 00