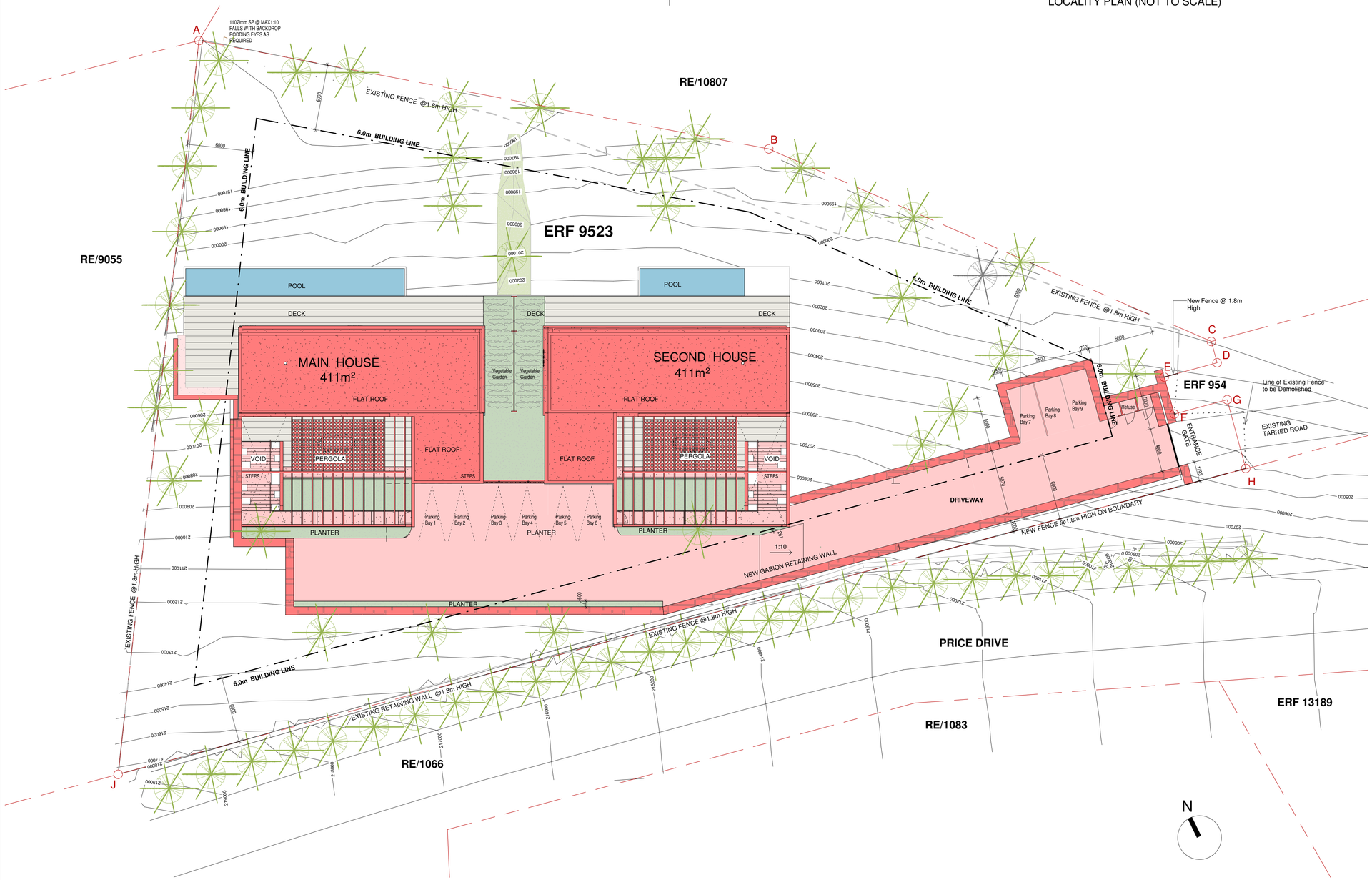
FOR INFORMATION

2 Gate Elevation
1 : 100

NOTE : Swimming Pool Safety to Comply with SANS 10400- D

Access Control:
Existing Wall or Fence Higher than 1.2m secures the perimeterof the site.
The entrance of the property has a self closing gate with timer set to 30 seconds and complete with back up batteries.
Water Restrictions:
No Private pools to be topped up of filled using municipal water.
Backwash:
Backwash to be discharged into sewer system, except french drains, conservancy or septic tanks

LOCALITY PLAN (NOT TO SCALE)



1 Site Plan
1 : 200

ZONING:

(As per CoCT Zoning Scheme 2012)
Zoned SR1 for an ERF area above 2000m²
Street boundaries = 6.0m
Common boundaries = 6.0m

AREA CALCULATIONS	
SITE AREA	4082m²
FLOOR FACTOR	SR1
Permitted	N/A
FLOOR SPACE	SR1
Permitted	1500m²
Total Proposed	54.9% (823m²)
COVERAGE:	
New House	441m²
Erf Area	4082m²
Total Coverage	441/4082 = 10.8%

XA REPORT:
(XA Report Attached)

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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.

Note:
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All dimensions and levels must be checked on site by the contractor before putting work in hand.

All work to be executed by competent persons qualified for the specific trade.

Revision Schedule

REV	DATE	DRAWN	DESCRIPTION

FOR INFORMATION

CLIENT SIGN:
Blaq House Proprietary Limited
Sign: Date: 07 February 2022

ARCHITECTS:
studioMAS
architecture & urban design

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Tel: (021) 461 9297 Fax: (021) 461 9558
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Sean Mahoney
SACAP Membership Number : 6185
studioMAS architects + urban designers
Sign: Date: 07 February 2022

PROJECT:
Price Drive Residential
ERF 9523, 44 Price Drive, Constantia

SHEET DESCRIPTION:
Site & Roof Plan and Entrance Gate Elevation

DRAWN	CHECKED	DATE	SCALE
Author	Checker	2022/09/09 4:18:13 PM	As indicated @ A1

Dwg No.

DISCIPLINE	SERIES	DRAWING NUMBER	REVISION	STAGE
A	M	A100_01		4

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FOR INFORMATION

1 Ground Floor Plan
1 : 100

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Sean Mahoney
SACAP Membership Number : 6185
studioMAS architects + urban designers
Sign: Date: 07 February 2022

PROJECT:
Price Drive Residential
ERF 9523, 44 Price Drive, Constantia

SHEET DESCRIPTION:
Ground Floor Plan

DRAWN	CHECKED	DATE	SCALE
Author	Checker	2022/09/09 4:18:15 PM	1 : 100 @ A1

Dwg No.

DISCIPLINE	SERIES	DRAWING NUMBER	REVISION	STAGE
A	M	A100_02		4

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FOR INFORMATION

1 First Floor Plan

1 : 100

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Sean Mahoney
SACAP Membership Number : 6185
studioMAS architects + urban designers

Sign: Date: 07 February 2022

PROJECT:

Price Drive Residential

ERF 9523, 44 Price Drive, Constantia

SHEET DESCRIPTION:

First Floor Plan

DRAWN	CHECKED	DATE	SCALE
Author	Checker	2022/09/09 4:18:21 PM	1 : 100 @ A1

Dwg No.

DISCIPLINE	SERIES	DRAWING NUMBER	REVISION	STAGE
A	M	A100_03		4

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