

**NOTES:**

Construction work to be done in accordance with the National Building Regulations Act, 1977, SANS 10400:2011 and Local Authorities by-laws.  
Contractor to verify levels, heights and dimensions on site and to check same against drawings.  
This drawing is not to be scaled.  
All structural work designed by Professional Engineer.

**FENESTRATION: SANS 10400(A):**  
Buildings with up to 15% fenestration area to NETTO floor area per storey comply with the minimum energy performance requirements.  
Buildings with a fenestration area to NETTO floor area per storey that exceeds 15% shall comply with the requirements for fenestration in accordance with SANS 204.

**GLYBERS/HOT WATER SUPPLY:**  
A minimum of 50% by volume of the annual average of hot water heating requirements shall be provided by means other than electrical resistance heating.

**ELECTRICAL & PLUMBING WORK:**  
All electrical and plumbing work to be carried out by registered artisan.

**GLASS:**  
All glass to comply with Part N of SANS 10400. Glazed openings for natural lighting to be 10% of the floor area of the room(s) in respect of other buildings, or 0,2m<sup>2</sup>, whichever is the greater.  
For ventilation, the total area of an opening, a door or window, shall not be less than 5% of the floor area of the room.

**ORIENTATION:**  
Orientation of dwellings for ZONE 4 is TRUE NORTH + 30° EAST AND 0° WEST.

**BRICKWORK:**  
External walls to comply with SANS 10400-C. All external walls to be 200mm cavity clay brick walls. Brickwork below floor level to be reinforced with brickwork every second layer.  
All external brickwork above window height to be reinforced with brickwork in with 3 layers.

**DIMENSIONS:**  
Dimensions to comply with SANS 10400-C.

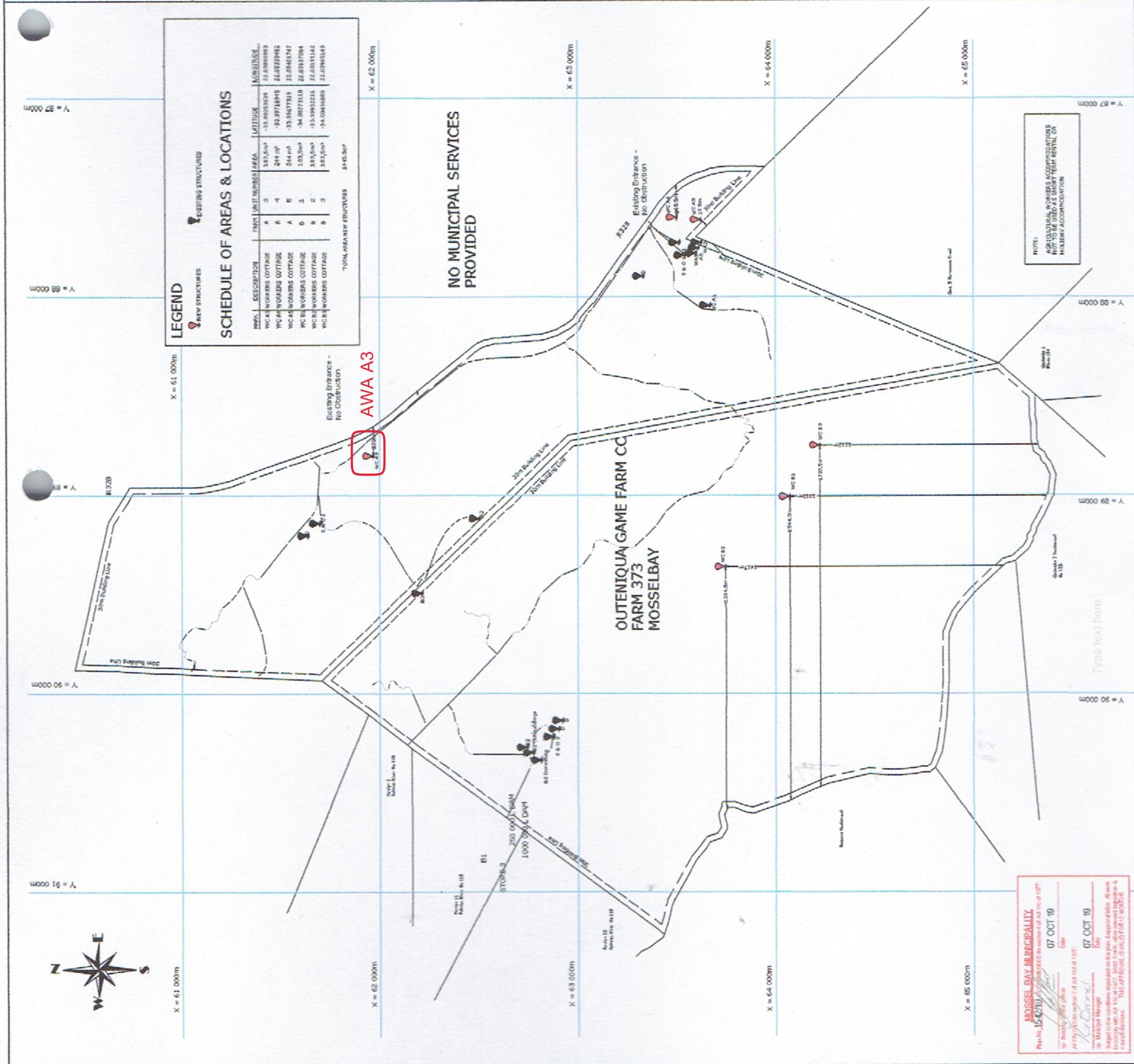
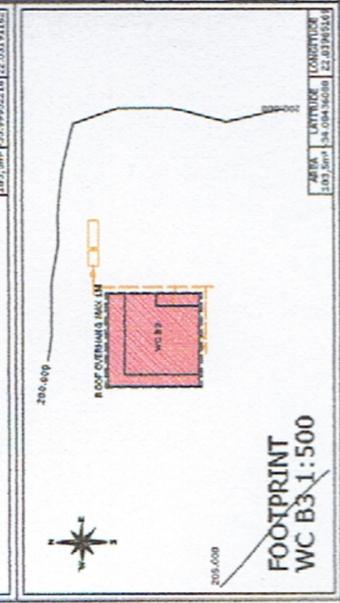
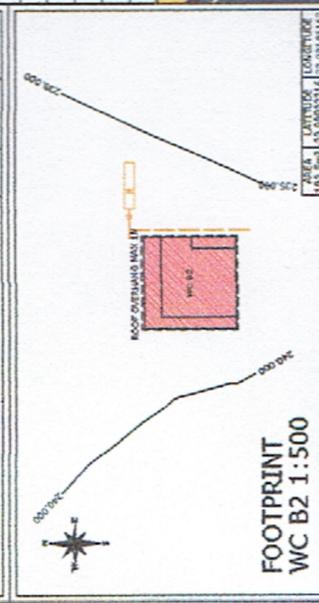
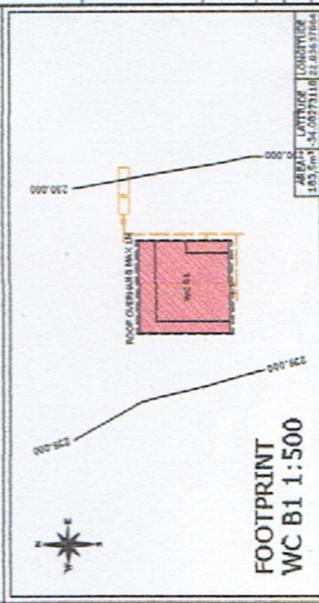
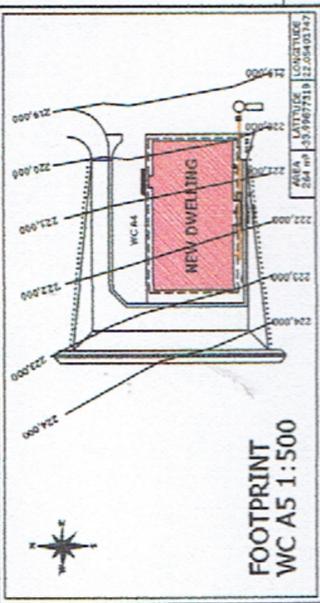
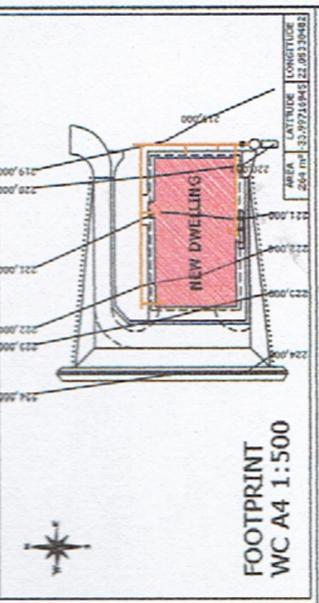
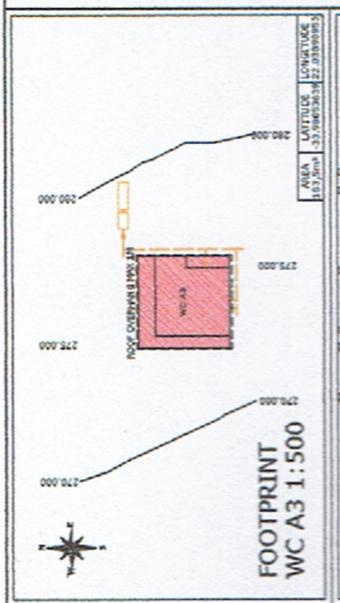
PROPOSED NEW AGRICULTURAL WORKERS ACCOMMODATION

CLIENT  
**OUTENIQUA GAME FARM CC  
FARM 373  
MOSELBAY**

OWNER SIGNATURE (FOA)	
EXISTING STRUCTURES	2976m <sup>2</sup>
NEW STRUCTURES	1445,5m <sup>2</sup>
TOTAL AREA	4421,5m <sup>2</sup>
LAND AREA	795,4642 H
COVERAGE	5,72%
SCALE	1:10000
CHECKED BY	RJB
DATE	JUNE 2019
REF NUMBER	



DRAWN: REHNER VENTER (P)E  
**RJB VENTER**  
 P.A. 157, 5043  
 REGISTERED AT:  
 SOUTH AFRICAN COUNCIL  
 FOR THE ARCHITECTURAL PROFESSION  
 SITE DEVELOPMENT PLAN  
 SHEET



**LEGEND**

NEW STRUCTURES

EXISTING STRUCTURES

**SCHEDULE OF AREAS & LOCATIONS**

NO.	DESCRIPTION	FMS UNIT NUMBER	AREA	LATITUDE	LONGITUDE
WC A3	WORKERS COTTAGE	A 3	387,5m <sup>2</sup>	-33,90553259	22,63999983
WC A4	WORKERS COTTAGE	A 4	244 m <sup>2</sup>	-33,89718945	22,63330482
WC A5	WORKERS COTTAGE	A 5	244 m <sup>2</sup>	-33,89877319	22,63461747
WC B1	WORKERS COTTAGE	B 1	387,5m <sup>2</sup>	-34,00273110	22,63957944
WC B2	WORKERS COTTAGE	B 2	387,5m <sup>2</sup>	-33,99932216	22,63515142
WC B3	WORKERS COTTAGE	B 3	387,5m <sup>2</sup>	-34,00434880	22,63965149

TOTAL AREA NEW STRUCTURES: 1445,5m<sup>2</sup>

AWA A3

**MOSELBAY MUNICIPALITY**  
 Plan No. 15/2/19/19  
 07 OCT 19  
 07 OCT 19  
 07 OCT 19