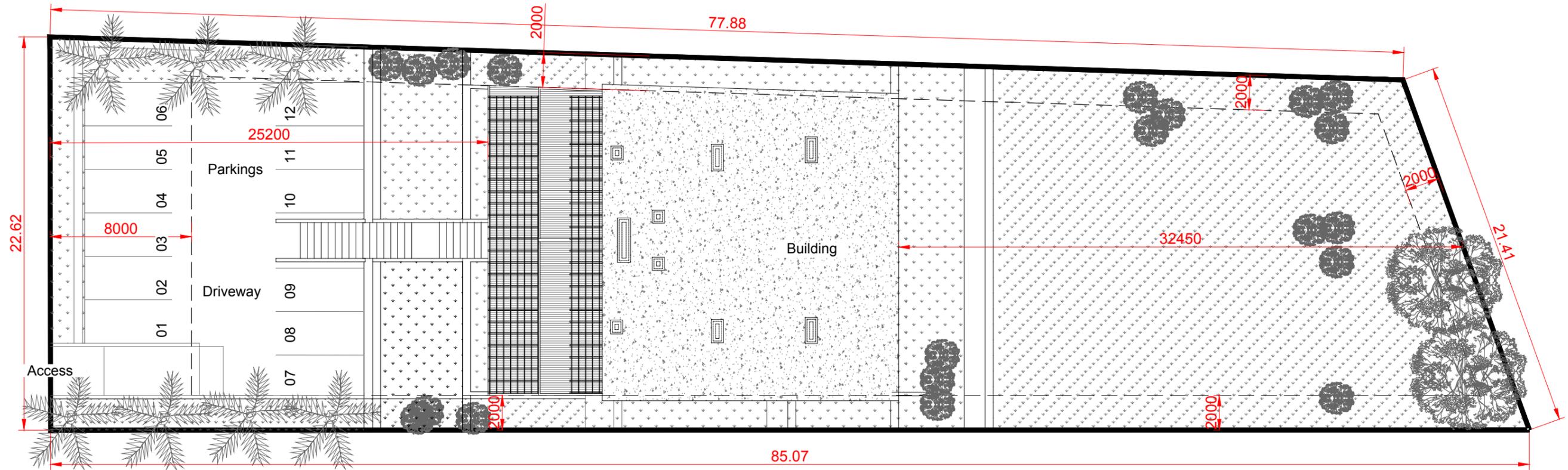


AREA CALCULATIONS

- 1. Total site area = 1738.17m²
- 2. Total Gross Area = 1107 m²
- 3. Footprint Area = 396.7 m²
- 4. Total achieved plot coverage = 23%
- 5. 6 Apartments
- 6. 12 Parking spaces

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 PA 152
 ARCHITECTE DPLG

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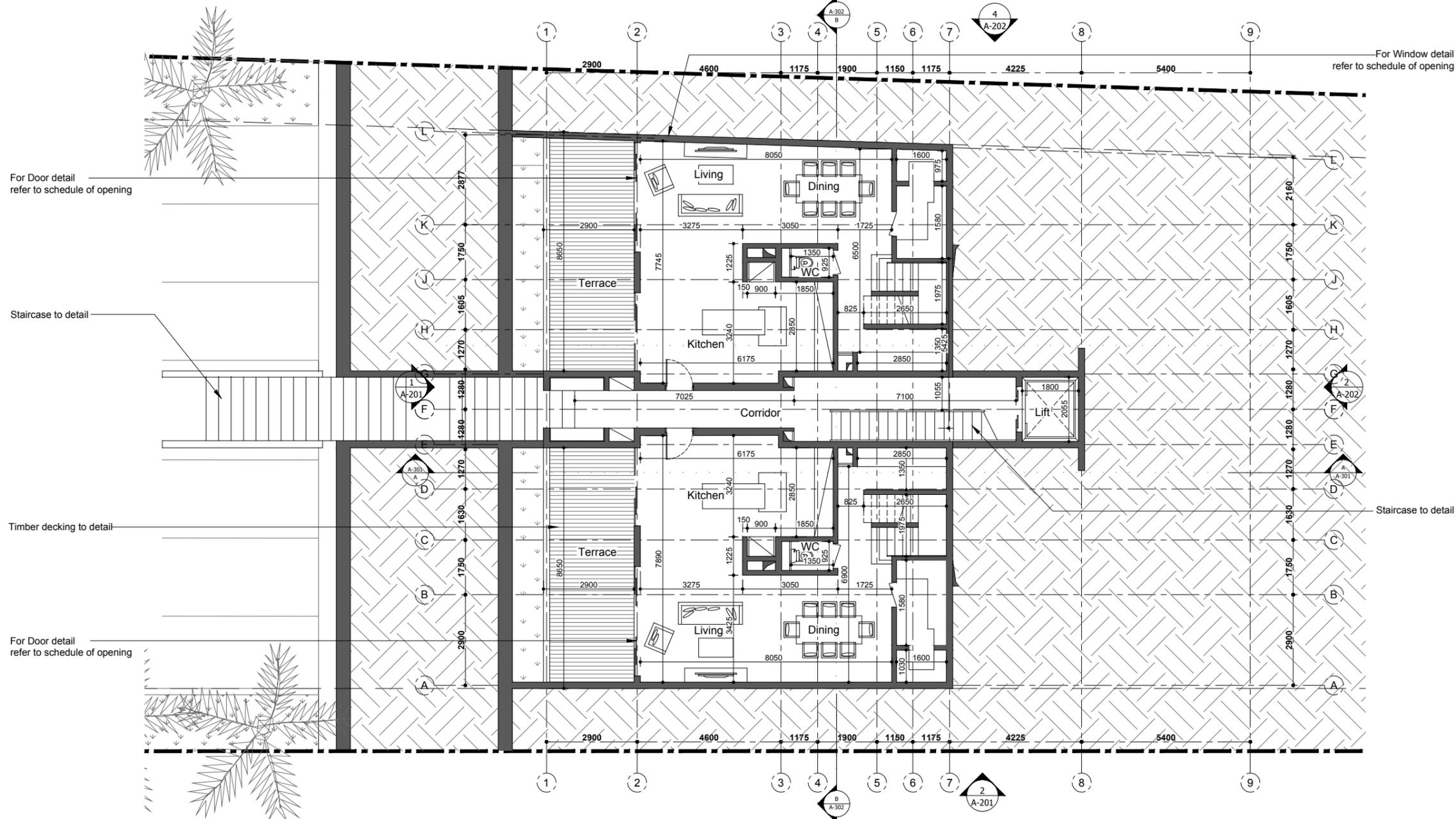
REMARKS / NOTES :	INDEX	DATE	ISSUED TO		DATE 15-11-2022	SCALE: 1/250	CLIENT: M. RODERICK ROBERT DE LAUNAY MC GREGOR	<p style="font-size: 8px; margin-top: 5px;"> 7 rue des Frangipaniers, La Gaulette • E-mail: kz-architects@orange.mu Tel: 230 - 451 5122, Fax: 230 - 451 5122 </p>	<p>Notes:</p> 1. ALL DIMENSIONS ARE IN MM. 2. WRITTEN DIMENSION TO BE FOLLOWED. 3. CONTRACTOR IS TO VERIFY ALL DIMENSIONS BEFORE ANY WORK IS PUT IN HAND. 4. ANY DISCREPANCIES TO BE BROUGHT TO IMMEDIATE NOTICE OF THE ARCHITECT. 5. THIS DRAWING IS A PROPERTY OF KZ-ARCHITECTS LTD. THE DRAWING AS A WHOLE OR ANY PARTS THEREOF SHALL NOT BE REPRODUCED OR USED WITHOUT PRIOR PERMISSION OF THE COMPANY.
					DRWG. NO. S-001	FILE NO: 2020-01	PROJECT: APARTMENTS @ RIVIERE NOIRE		
					CHECKED BY: DRAWN BY:	REVISION: P0	DRAWING: SITE PLAN		
						VAT NO: 27029320 PAC REG NO: 152			

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VAT NO: 27029320

BASEMENT FLOOR - AREA

Scale : NTS



BASEMENT FLOOR PLAN

Scale 1:150

NOTE:

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- All screed of all Terraces & balconies to slope towards rain water pipe or "pissettes"
- Sill height is taken from internal SFL otherwise mentioned
- All dimensions mentioned exclude 15 mm thick rendering internal and 20 mm thick external.

LEGEND:

- FGT Fiberglass Septic Tank
- MH Manhole
- GrT Grease Trap
- SA Soak away
- RWP Rainwater pipe
- GT Gully Trap
- CP Catchpit
- Ø75mm high pressure drain pipe in columns as per M&E specifications
- SL Sill height
- H Window height

FLOOR LEVELS LEGEND

- SFL → +000
- FFL → +40

NOTE:

- SFL Established Structural Level for the floor
- FFL Established Finishing Level for the floor
- FFL (+xxx) Indicates Finished level at the given spot relative to FFL [xxx mm above FFL]

AREA OF LAND

Plot of land : 1738.17 sqm

GROSS AREA

Ground Floor: 196.5 sqm
Terraces @ 100%: 44.4 sqm
Total : 240.9 sqm

Plot coverage

Total : 17%

DRAWING FOR PERMIT

Date: 26/11/2020

Revision/Issued:

No.	Description	Revised By	Check By	Date
P0				

CLIENT
M. RODERICK ROBERT DE LAUNAY MC GREGOR

PROJECT DESCRIPTION
APARTMENTS @ RIVIERE NOIRE

DRAWING DESCRIPTION
BASEMENT FLOOR PLAN

PAGE FORMAT	DRAW BY	CHECK BY	SCALE	REVISION
A3	F.L	KZA	1:150	P0

PROJECT NUMBER 2020-01

DRAWING NUMBER : A-001

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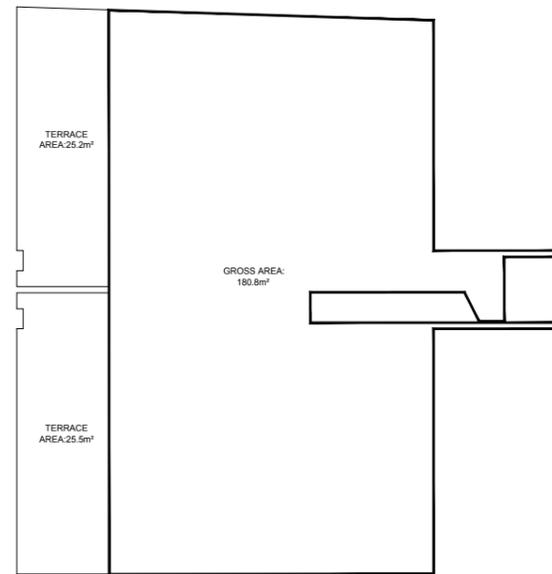
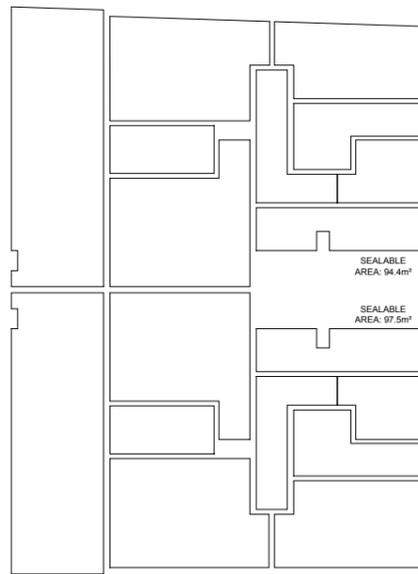
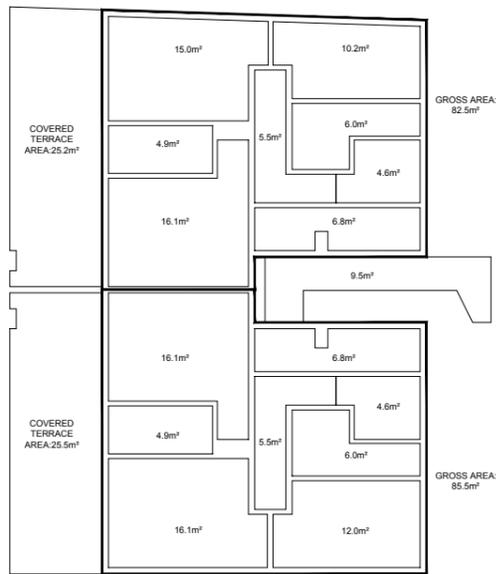
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•The Hive, Industrial Road, St pierre
•Tel: 230 - 451 5122, Fax: 230 - 451 5122
•VAT NO: 27029320 •PAC REG NO: 152

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BRN: C10096300
VAT NO: 27029320

BASEMENT 2 - AREA

Scale : NTS



- NOTE:**
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- LEGEND:**
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 - CP Catchpit
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 - SL Sill height
 - H Window height

- FLOOR LEVELS LEGEND**
- SFL → +000
 - FFL → +40
- NOTE:**
- SFL Established Structural Level for the floor
 - FFL Established Finishing Level for the floor
 - FFL (+xxx) Indicates Finished level at the given spot relative to FFL [xxx mm above FFL]

AREA OF LAND

Plot of land : 1738.17sqm

GROSS AREA

Ground Floor: 180.8 sqm
Terraces @ 100%: 50.7 sqm
Total : 231.5 sqm

Plot coverage

Total : 17%

DRAWING FOR PERMIT

Date: 26/11/2020

Revision/Issued:

No.	Description	Revised By	Check By	Date
P0				

CLIENT
M. RODERICK ROBERT DE LAUNAY MC GREGOR

PROJECT DESCRIPTION
APARTMENTS @ RIVIERE NOIRE

DRAWING DESCRIPTION
LOWER GROUND FLOOR PLAN

PAGE FORMAT	DRAW BY	CHECK BY	SCALE	REVISION
A3	F.L	KZA	1:150	P0

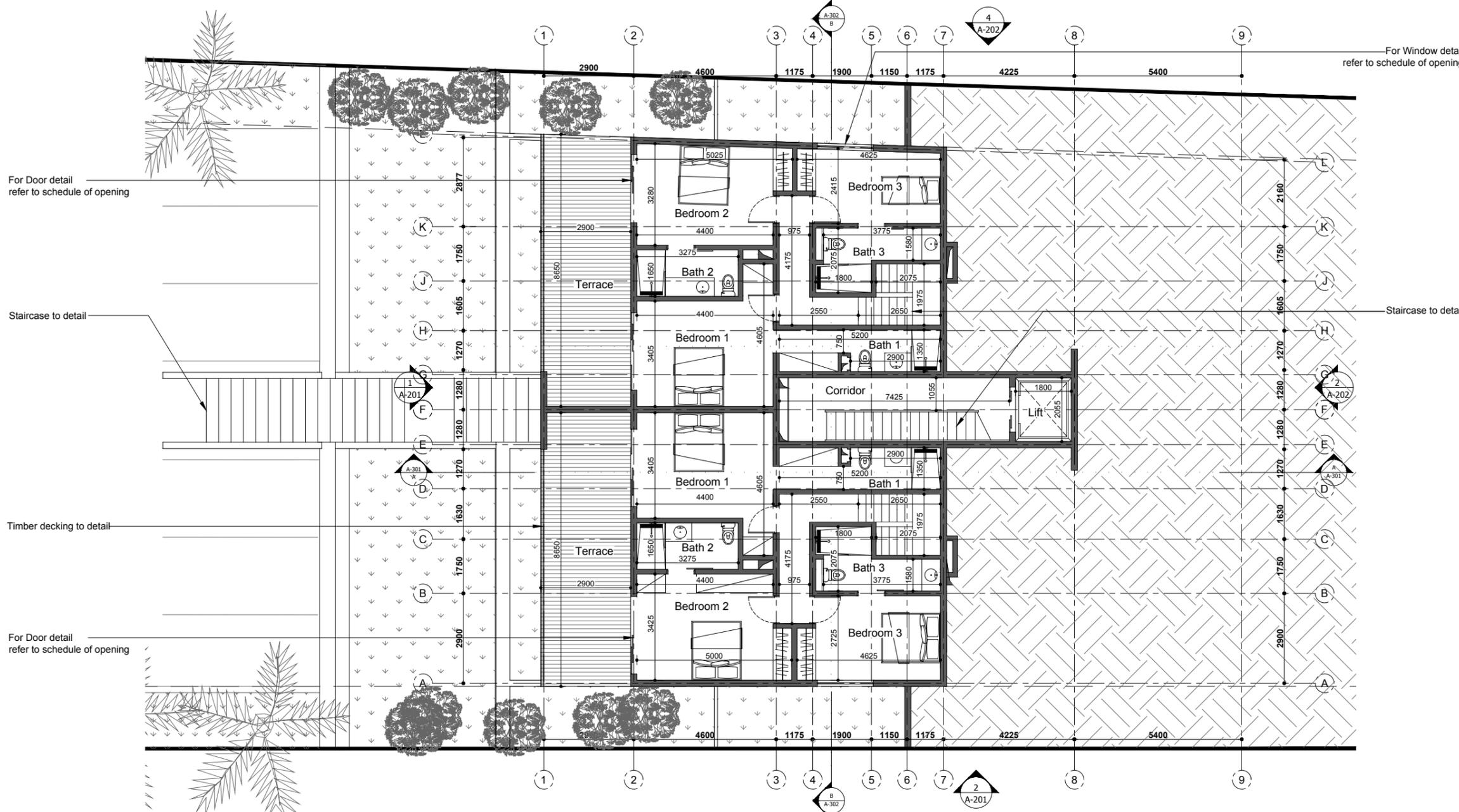
PROJECT NUMBER : 2020-01

DRAWING NUMBER : A-101

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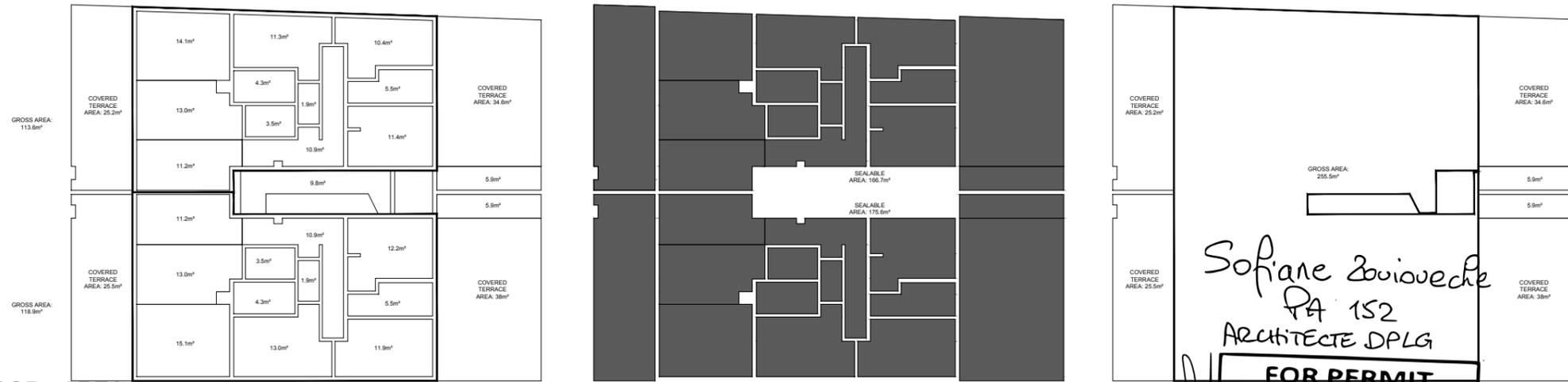
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LOWER GROUND FLOOR PLAN

Scale 1:150



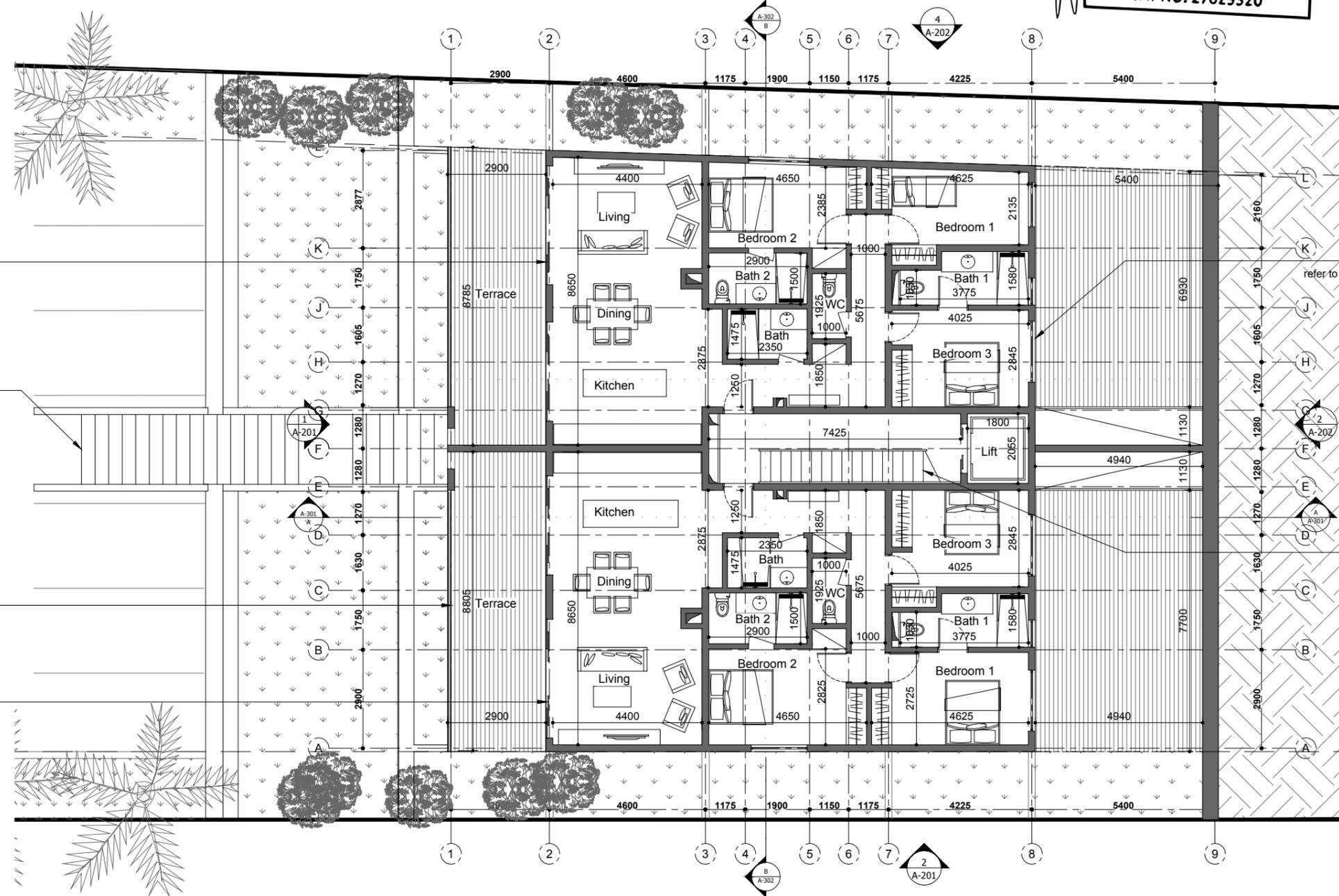
GROUND FLOOR - AREA

Scale : NTS

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VAT NO: 27029320

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 - H Window height
- FLOOR LEVELS LEGEND**
- SFL → +000
 - FFL → +40
- NOTE:**
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For Door detail refer to schedule of opening

Staircase to detail

Timber decking to detail

For Door detail refer to schedule of opening

For Window detail refer to schedule of opening

Staircase to detail

UPPER GROUND FLOOR PLAN

Scale 1:150

AREA OF LAND

Plot of land : 1738.17 sqm

GROSS AREA

Floor: 255.5 sqm
Terraces @ 100%: 130.6 sqm
Total : 386.1 sqm

Plot coverage

Total : 17%

DRAWING FOR PERMIT

Date: 26/11/2020

Revision/Issued:

No.	Description	Revised By	Check By	Date
P0				

CLIENT
M. RODERICK ROBERT DE LAUNAY MC GREGOR

PROJECT DESCRIPTION
APARTMENTS @ RIVIERE NOIRE

DRAWING DESCRIPTION
UPPER GROUND FLOOR PLAN

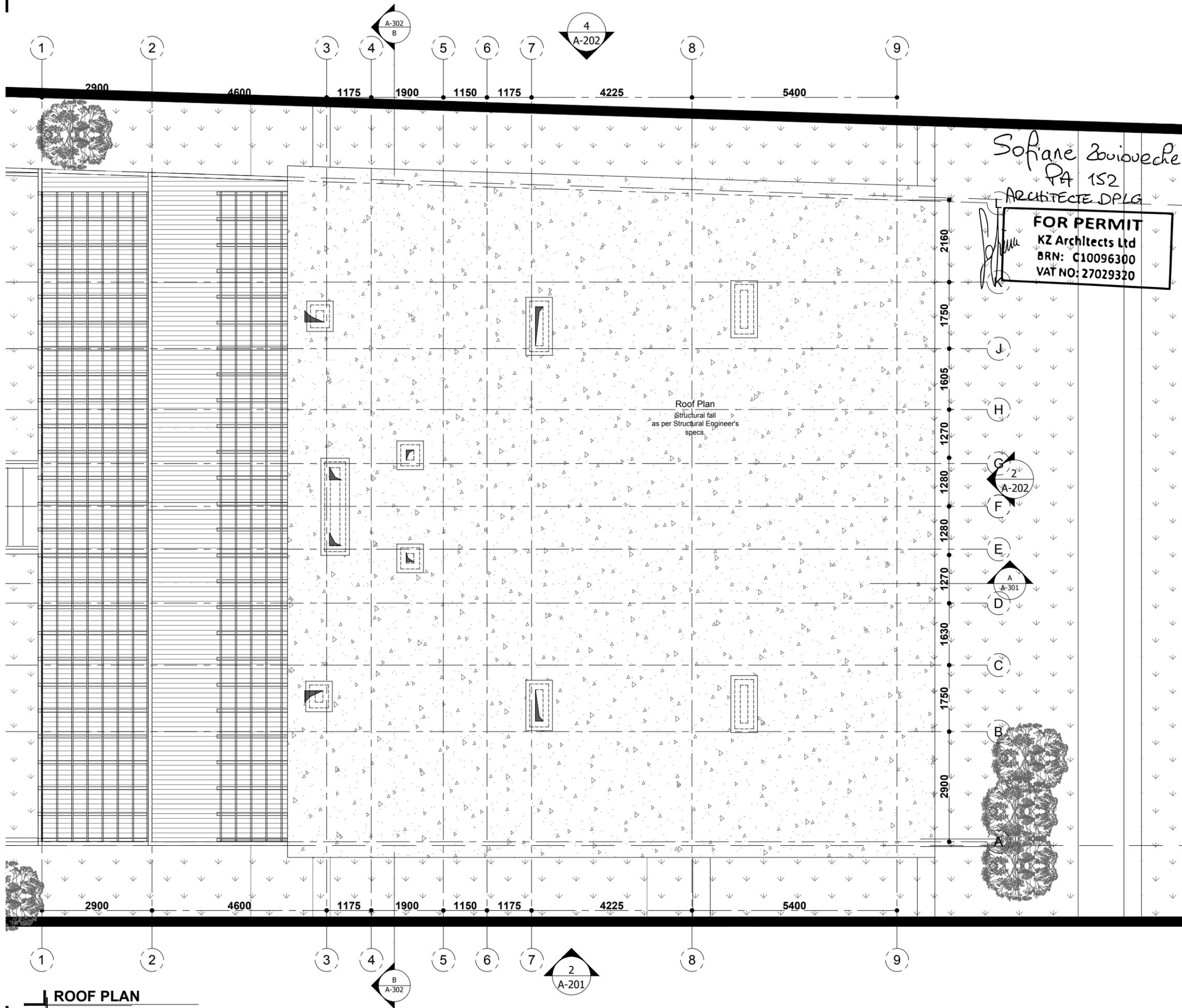
PAGE FORMAT	DRAW BY	CHECK BY	SCALE	REVISION
A3	F.L	KZA	1:150	P0

PROJECT NUMBER 2020-01

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 BRN: C10096300
 VAT NO: 27029320

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LEGEND:

FGT	Fiberglass Septic Tank
MH	Manhole
GrT	Grease Trap
SA	Soak away
RWP	Rainwater pipe
GT	Gully Trap
CP	Catchpit
	Ø75mm high pressure drain pipe in columns as per M&E specifications
SL	Sill height
H	Window height

FLOOR LEVELS LEGEND

SFL → +000
 FFL → +40

NOTE:

SFL Established Structural Level for the floor
 FFL Established Finishing Level for the floor
 FFL (+xxx) Indicates Finished level at the given spot relative to FFL [xxx mm above FFL]

AREA OF LAND

Plot of land : - sqm

GROSS AREA

Ground Floor: 212.9 sqm
 Terraces @ 100%: 52.4 sqm
 Total : 265.3 sqm

Plot coverage

Total : NA

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Date: 20/05/2022

Revision/Issued:

No.	Description	Revised By	Check By	Date
P0				

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PROJECT DESCRIPTION
 APARTMENTS @ RIVIERE NOIRE

DRAWING DESCRIPTION
 ROOF PLAN

PAGE FORMAT	DRAW BY	CHECK BY	SCALE	REVISION
A3	F.L	KZA	1:150	P0

PROJECT NUMBER 2020-01

DRAWING NUMBER : A-121

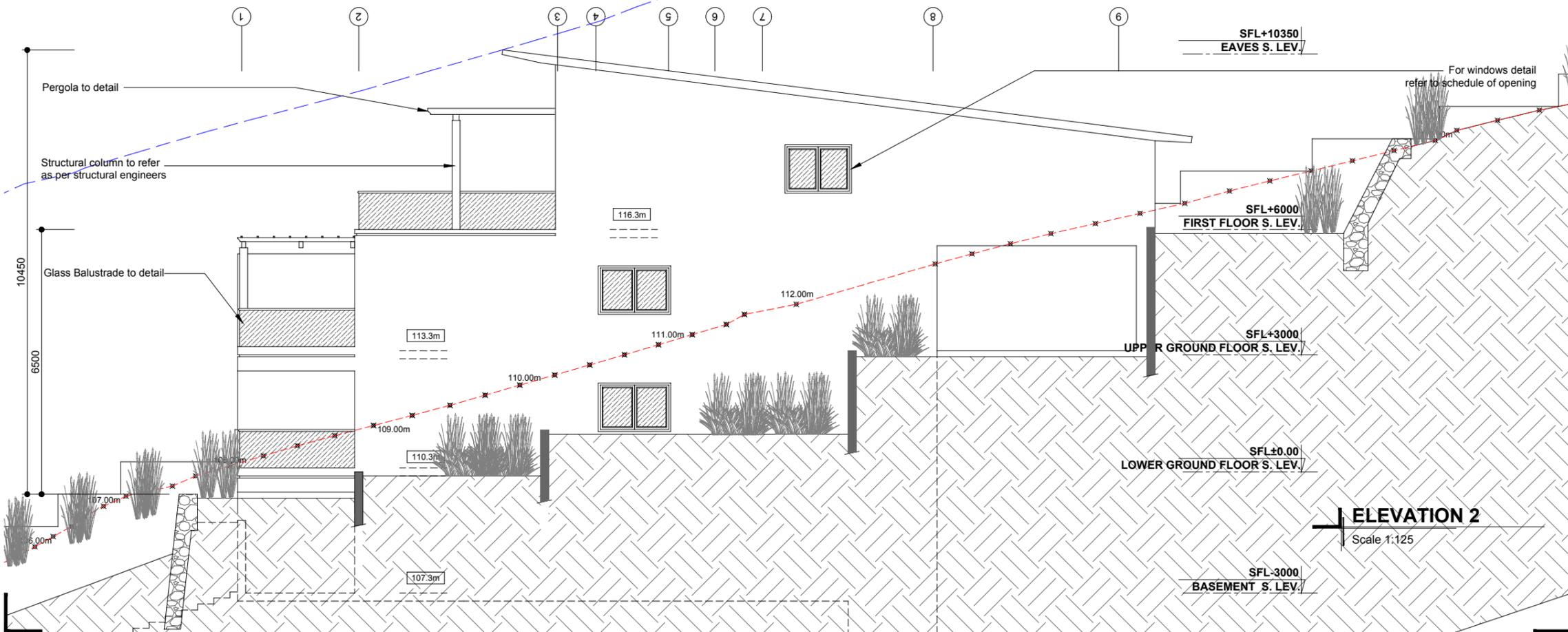
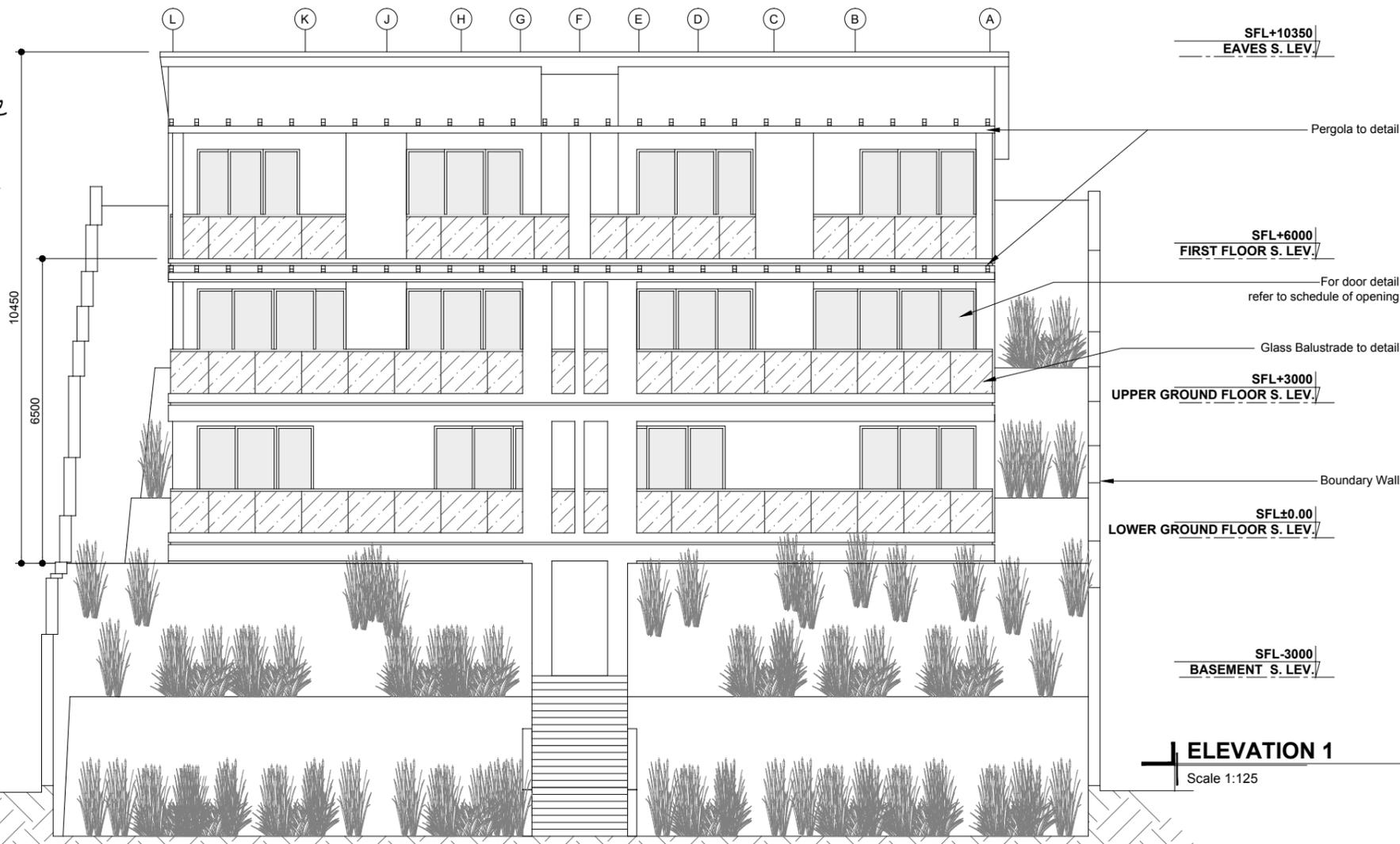
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ROOF PLAN
 Scale 1:150

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MH	Manhole
GrT	Grease Trap
SA	Soak away
RWP	Rainwater pipe
GT	Gully Trap
CP	Catchpit
	Ø75mm high pressure drain pipe in columns as per M&E specifications
SL	Sill height
H	Window height

FLOOR LEVELS LEGEND

SFL → +000
FFL → +40

NOTE:

SFL Established Structural Level for the floor
FFL Established Finishing Level for the floor
FFL (+xxx) Indicates Finished level at the given spot relative to FFL [xxx mm above FFL]

AREA OF LAND

Plot of land : - sqm

GROSS AREA

Ground Floor: 446.1 sqm
Terraces @ 50%: - sqm
Total : 446.1 sqm

Plot coverage

Total : NA

DRAWING FOR PERMIT

Date: 26/11/2020

Revision/Issued:

No.	Description	Revised By	Check By	Date
P0				

CLIENT
M. RODERICK ROBERT DE LAUNAY MC GREGOR

PROJECT DESCRIPTION
APARTMENTS @ RIVIERE NOIRE

DRAWING DESCRIPTION
ELEVATIONS 1 & 2

PAGE FORMAT	DRAW BY	CHECK BY	SCALE	REVISION
A3	Z.A	KZA	1:125	P2

PROJECT NUMBER 2020-01

DRAWING NUMBER : A-201

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 GT Gully Trap
 CP Catchpit
 Ø75mm high pressure drain pipe in columns as per M&E specifications

SL Sill height
 H Window height

FLOOR LEVELS LEGEND

SFL → +000
 FFL → +40

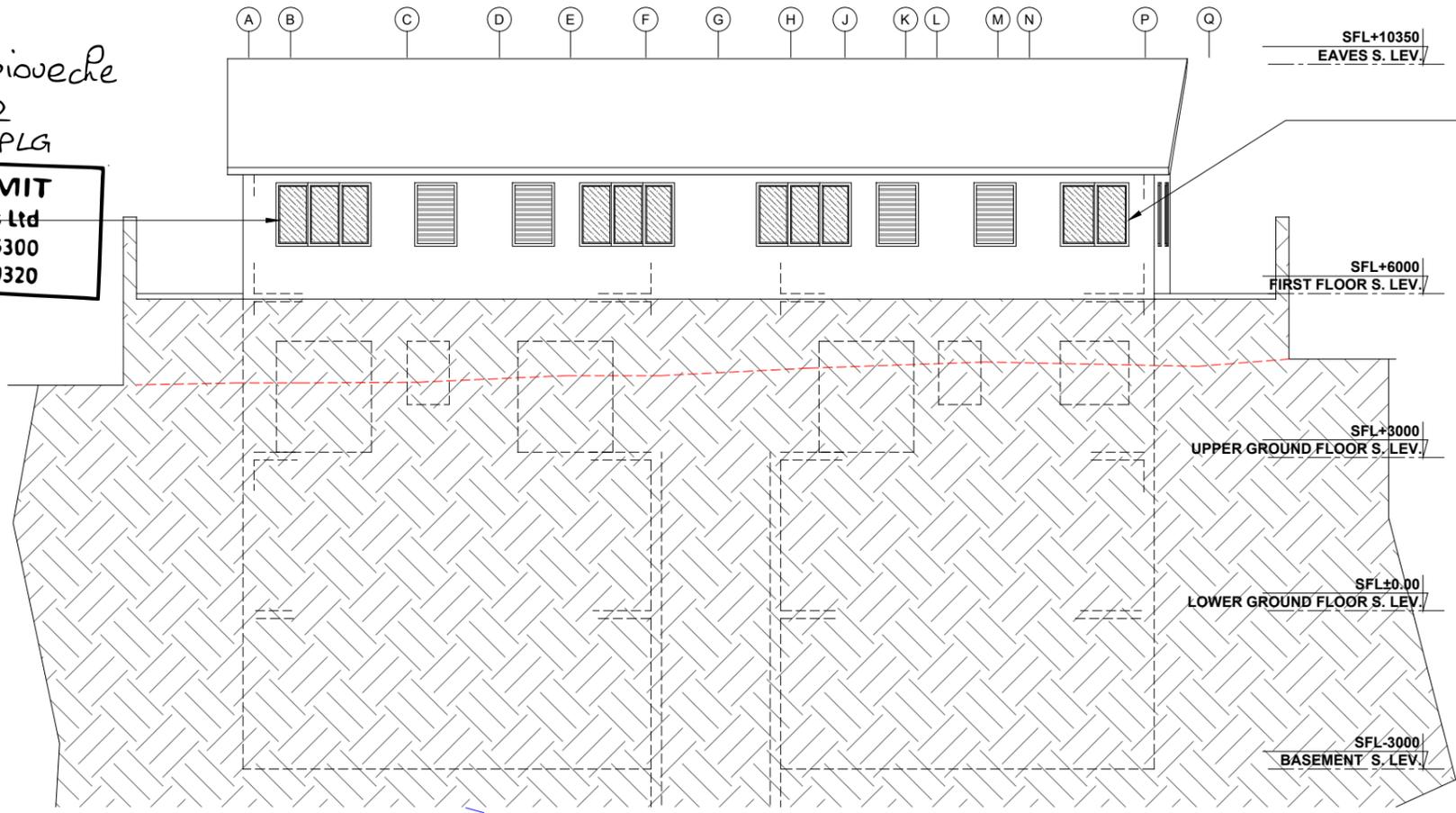
NOTE:

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 FFL Established Finishing Level for the floor
 FFL (+xxx) Indicates Finished level at the given spot relative to FFL [xxx mm above FFL]

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 PA 152
 ARCHITECTE DPLG

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 BRN: C10096300
 VAT NO: 27029320

For Windows detail refer to schedule of opening



AREA OF LAND

Plot of land : - sqm

GROSS AREA

Ground Floor: 446.1 sqm
 Terraces @ 50%: - sqm
 Total : 446.1 sqm

Plot coverage

Total : NA

DRAWING FOR PERMIT

Date: 26/11/2020

Revision/Issued:

No.	Description	Revised By	Check By	Date
P0				

CLIENT
 M. RODERICK ROBERT DE LAUNAY MC GREGOR

PROJECT DESCRIPTION
 APARTMENTS @ RIVIERE NOIRE

DRAWING DESCRIPTION
 ELEVATIONS 3 & 4

PAGE FORMAT	DRAW BY	CHECK BY	SCALE	REVISION
A3	Z.A	KZA	1:125	P2

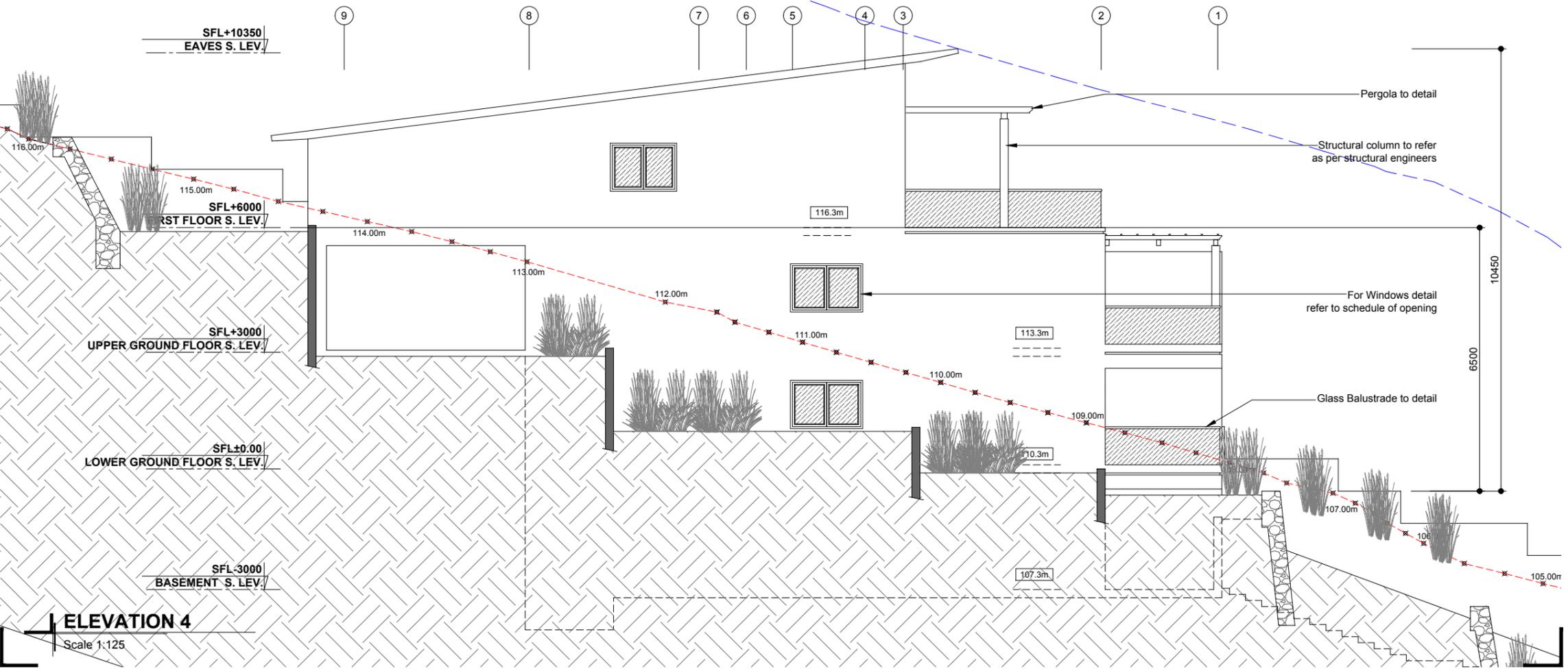
PROJECT NUMBER 2020-01

DRAWING NUMBER : A-202

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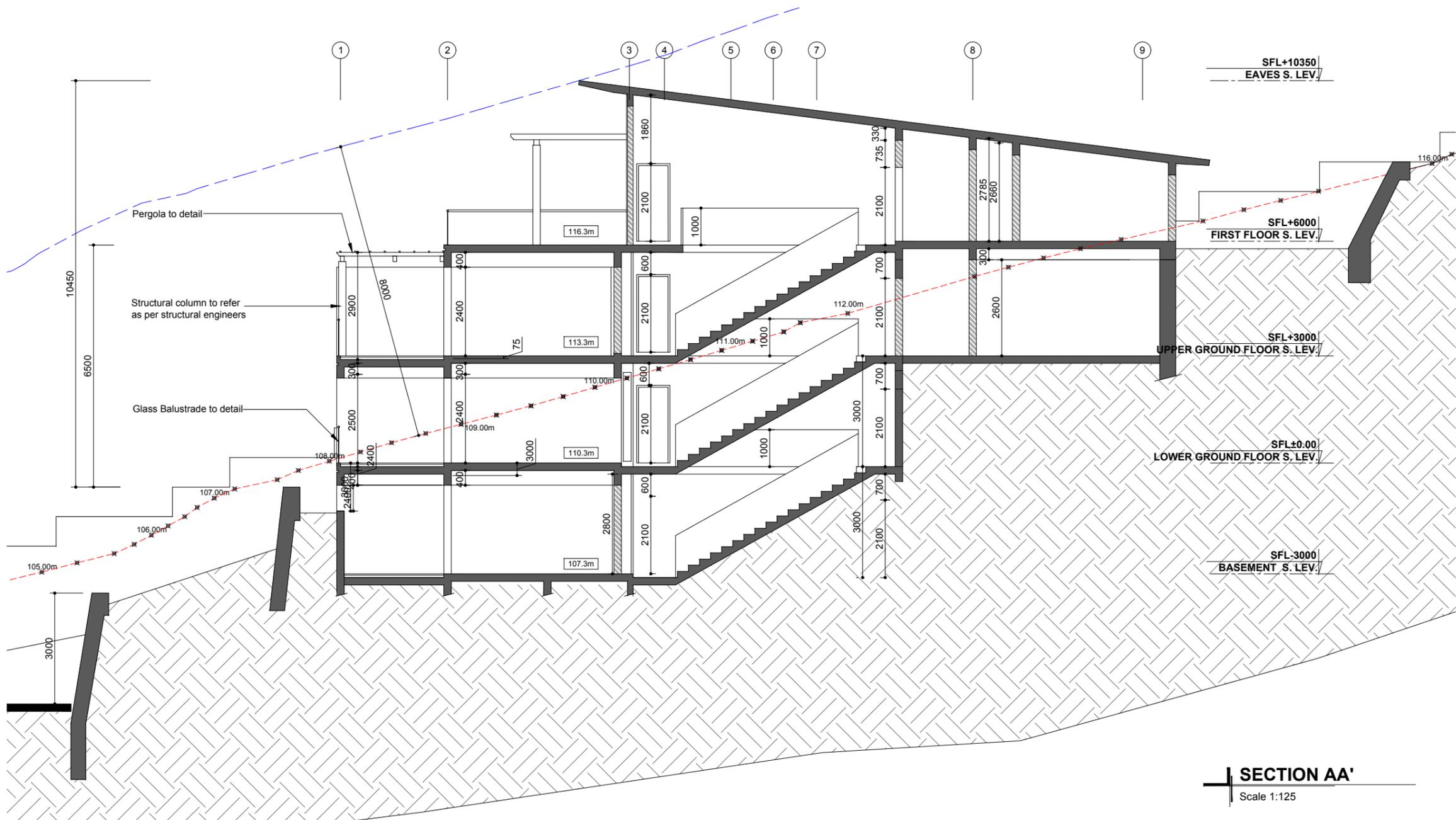
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BRN: C10096300
VAT NO: 27029320



SECTION AA'
Scale 1:125

NOTE:

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- CP Catchpit
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- SL Sill height
- H Window height

FLOOR LEVELS LEGEND

- SFL → +000
- FFL → +40

NOTE:

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- FFL Established Finishing Level for the floor
- FFL (+xxx) Indicates Finished level at the given spot relative to FFL [xxx mm above FFL]

AREA OF LAND

Plot of land : - sqm

GROSS AREA

Ground Floor: 446.1 sqm
Terraces @ 50%: - sqm
Total : 446.1 sqm

Plot coverage

Total : NA

DRAWING FOR PERMIT

Date: 26/11/2020

Revision/Issued:

No.	Description	Revised By	Check By	Date
P0				

CLIENT

M. RODERICK ROBERT DE LAUNAY MC GREGOR

PROJECT DESCRIPTION

APARTMENTS @
RIVIERE NOIRE

DRAWING DESCRIPTION

SECTIONS
SITE & AA'

PAGE FORMAT	DRAW BY	CHECK BY	SCALE	REVISION
A3	Z.A	KZA	1:125	P2

PROJECT NUMBER 2020-01

DRAWING NUMBER : A-301



ALL DIMENSIONS ARE IN MM.
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 PA 152
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 KZ Architects Ltd
 BRN: C10096300
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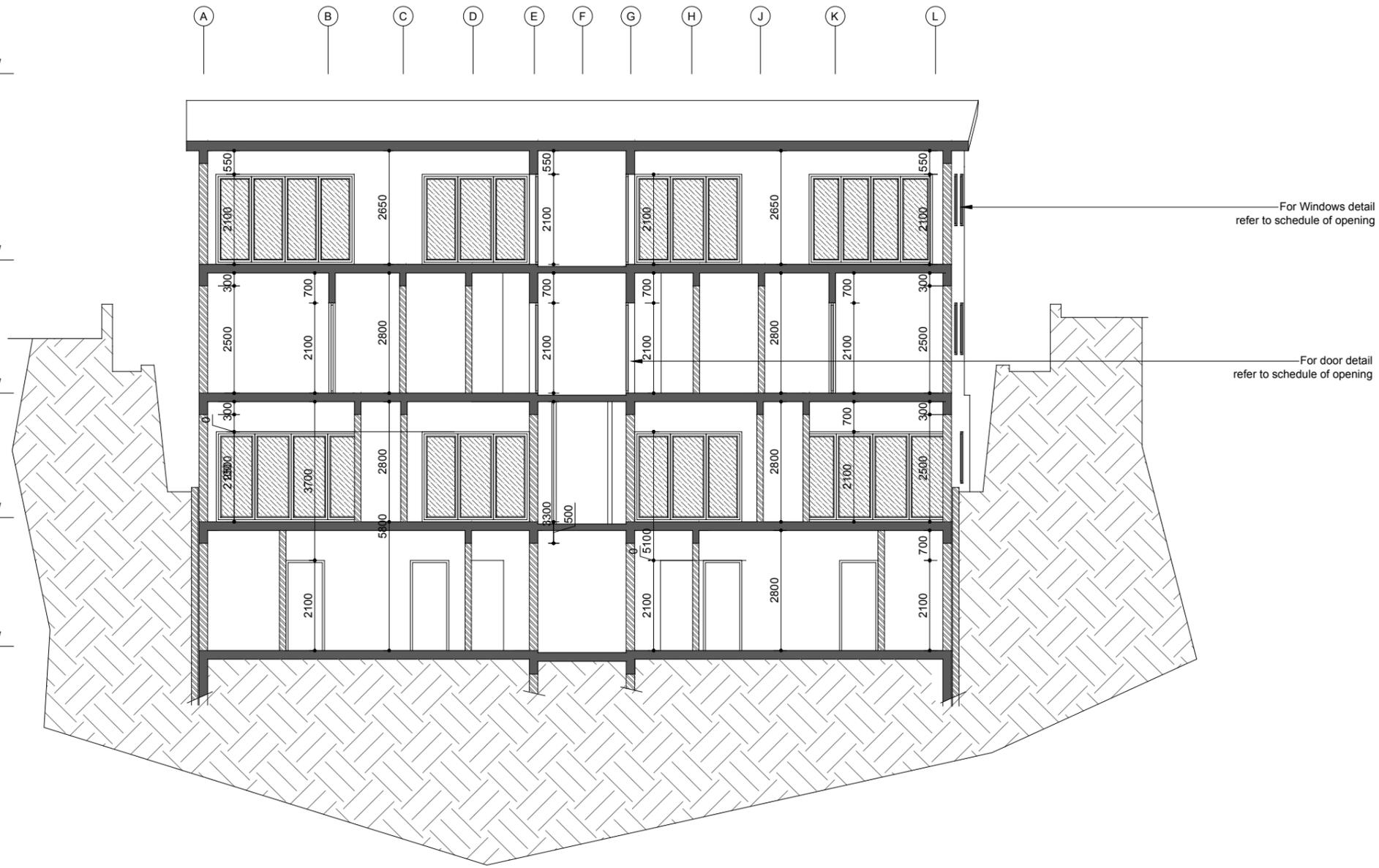
SFL+10350
 EAVES S. LEV.

SFL+6000
 FIRST FLOOR S. LEV.

SFL+3000
 UPPER GROUND FLOOR S. LEV.

SFL±0.00
 LOWER GROUND FLOOR S. LEV.

SFL-3000
 BASEMENT S. LEV.



SECTION BB'
 Scale 1:125

NOTE:

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SL Sill height
 H Window height

FLOOR LEVELS LEGEND

SFL → +000
 FFL → +40

NOTE:

SFL Established Structural Level for the floor
 FFL Established Finishing Level for the floor
 FFL (+xxx) Indicates Finished level at the given spot relative to FFL [xxx mm above FFL]

AREA OF LAND

Plot of land : - sqm

GROSS AREA

Ground Floor: 446.1 sqm
 Terraces @ 50%: - sqm
 Total : 446.1 sqm

Plot coverage

Total : NA

DRAWING FOR PERMIT

Date: 26/11/2020

Revision/Issued:

No.	Description	Revised By	Check By	Date
P0				

CLIENT
 M. RODERICK ROBERT DE LAUNAY MC GREGOR

PROJECT DESCRIPTION
 APARTMENTS @ RIVIERE NOIRE

DRAWING DESCRIPTION
 SECTION BB'

PAGE FORMAT	DRAW BY	CHECK BY	SCALE	REVISION
A3	Z.A	KZA	1:125	P2

PROJECT NUMBER 2020-01

DRAWING NUMBER : A-302

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•7 rue des Frangipaniens, La Gaulette E-mail: kz-architects@orange.mu
 •The Hive, Industrial Road, St pierre
 •Tel: 230 - 451 5122, Fax: 230 - 451 5122
 •VAT NO: 27029320 •PAC REG NO: 152