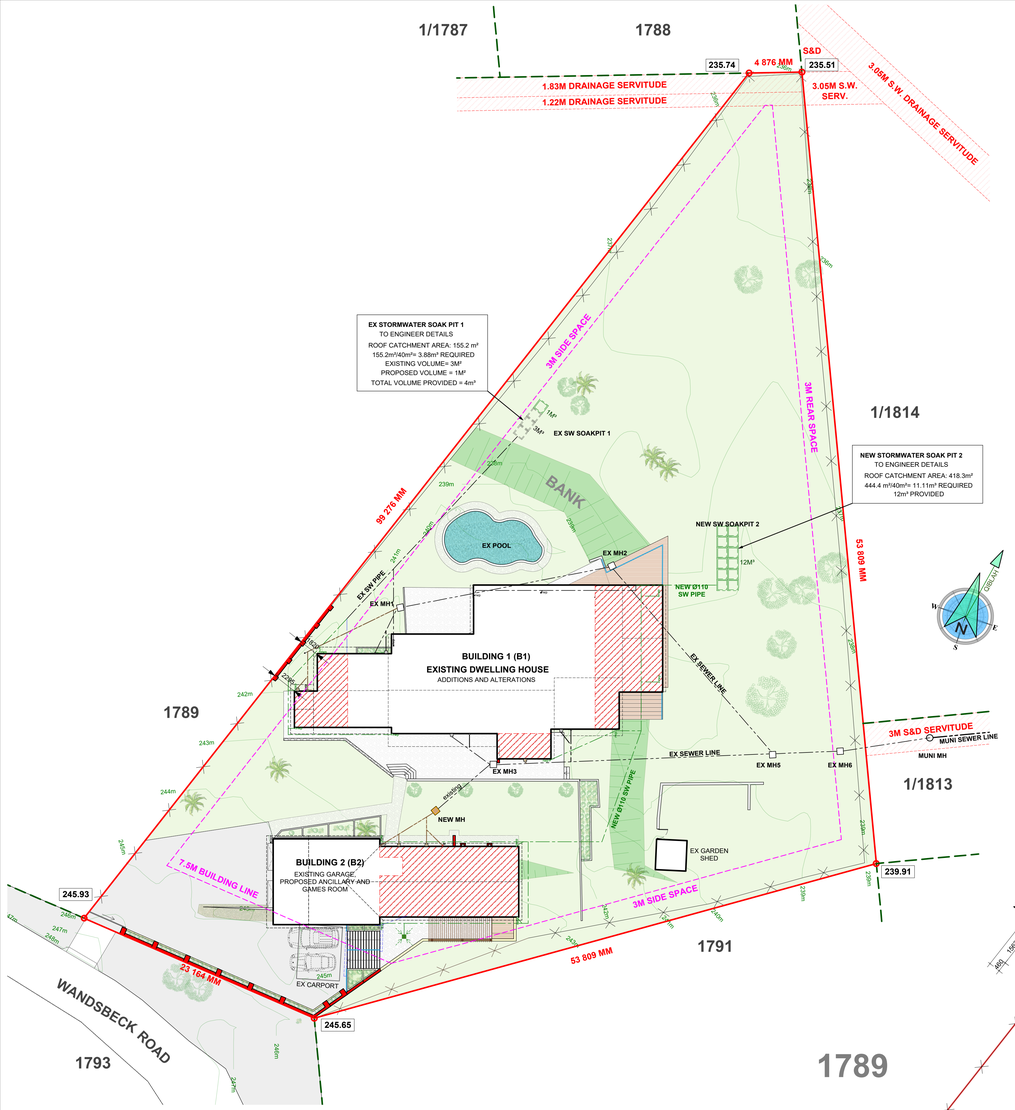


AREA SCHEDULE

ZONING: IW SPECIAL RESIDENTIAL 1	
SITE AREA: 3 268 m²	
PERMITTED COVERAGE: (30%)	**980.400m²**
PERMITTED FAR: (0.3)	**980.400m²**
EXISTING COVERAGE:	**357.00m²**
BUILDING 1:	267.5m²
BUILDING 2:	81.5m²
GARDEN SHED:	8m²
PROPOSED COVERAGE:	**181.00m²**
BUILDING 1:	100.9 m²
BUILDING 2:	80.1m²
TOTAL NEW COVERAGE:	**538.00m²**
COVERAGE IN HAND:	442.40m²
EXISTING FAR:	**254.1m²**
BUILDING 1 :	214.7m²
BUILDING 2:	31.4m²
GARDEN SHED:	8m²
PROPOSED FAR:	**154.3m²**
BUILDING 1:	58.9m²
BUILDING 2 GRND FL:	64.0m²
BUILDING 2 BASEMENT:	31.4m²
TOTAL NEW FAR:	**408.4m²**
FAR IN HAND:	572m²

SUBMISSION AREA

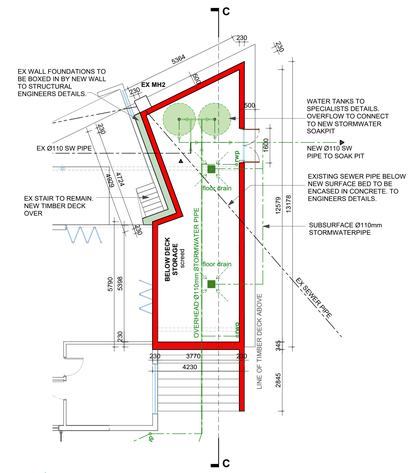
BUILDING 1

MASTER BEDROOM 1 :	**26.1M²**
SCULLERY :	**11.0M²**
BEDROOM 4 & LOUNGE :	**21.2M²**
TIMBER DECK :	**74.7M²**
BELOW DECK STORAGE :	**50.0M²**
TOTAL:	**183M²**

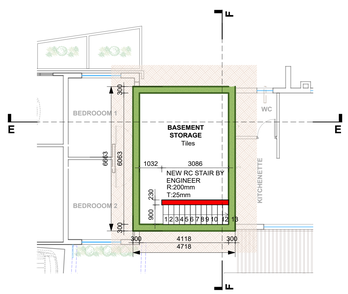
BUILDING 2

ANCILLARY :	**26.9M²**
GAMES ROOM :	**40M²**
NEW PORCH :	**15.6M²**
BASEMENT STORAGE :	**31.4M²**
TOTAL:	**113.9M²**

TOTAL SUBMISSION AREA: 296.9M²



SCALE 1:100 DESCRIPTION **BELOW DECK STORAGE PLAN**



SCALE 1:100 DESCRIPTION **BASEMENT STORAGE PLAN**

SCALE 1:100 DESCRIPTION **GROUND FLOOR PLAN**

LEGEND

- EXISTING BRICK WALL
- NEW BRICK WALL (PLAN / SECTION)
- NEW BRICKWALL (ELEVATION)
- EXISTING CONCRETE
- NEW CONCRETE
- TO BE DEMOLISHED
- NEW METAL WORK
- NEW WOOD WORK
- NEW GLAZING

NEIGHBOURS CONSENT

ERF NO.	ADDRESS	NAME	I.D NUMBER	TEL No	SIGNATURE
1789	7 WANDSBECK RD				

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USE FIGURED DIMENSIONS ONLY

DISCREPANCIES, ERRORS AND OMISSIONS ARE TO BE REPORTED TO ABSTRACT DESIGN STUDIO IMMEDIATELY THEY BECOME EVIDENT

ALL CADASTAL BOUNDARY PEGS MUST BE EXPOSED AND FLAGGED PRIOR TO THE SITE BEING HANDED OVER FOR ANY WORKS TO COMMENCE, AND MUST REMAIN EXPOSED AND FLAGGED THROUGH OUT THE CONSTRUCTION PERIOD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS ISSUED BY CONSULTANTS OF VARIOUS DISCIPLINES, IN PARTICULAR STRUCTURAL, ELECTRICAL, MECHANICAL AND WET SERVICES ENGINEERS.

ANY DISCREPANCIES BETWEEN DRAWING LAYOUTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS PRIOR TO ANY WORK BEING PUT IN HAND.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAIL DRAWINGS WILL SUPERSEDE SMALL GENERAL LAYOUT DRAWINGS.

CONTRACTOR AND SUBCONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ANY WORK BEING PUT IN HAND.

ALL WORK IN SITE IS TO CONFORM TO GOOD BUILDING PRACTICE AND ALL RELEVANT NATIONAL BUILDING CODES AND STANDARDS.

SITE NOTES:

-ALL DIMENSIONS MUST BE MEASURE ON SITE.
-ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE TO BE REPORTED TO THE ARCHITECT/ DESIGNER IMMEDIATELY.
-DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY.
METHODS OF CONSTRUCTION MUST BE IN ACCORDANCE WITH GOOD JOINERY AND CONSTRUCTION PRACTICE.
-WHEN IN DOUBT, ASK.
THESE DRAWINGS ARE A MERE GUILDELINE TO THEIR DESIRED DESIGN RESULT, THE CONTRACTORS ARE THEREFORE REQUIRED TO APPLY THEIR PROFESSIONAL JUDGEMENT ON ALL ASPECTS RELATIVE TO THEIR FIELD. ABSTRACT DESIGN STUDIO PTY LTD WILL NOT BE HELD RESPONSIBLE FOR ANY FAILURE ON THEIR PART TO DO SO.

PART H - FOUNDATIONS

FILL TO COMPLY WITH SANS 10400-H: 2012 A.7.2
REINFORCED CONCRETE FOUNDATIONS TO COMPLY WITH SANS 10400-H: 2012 A.7.3.4

PART J - FLOORS

FLOORS TO SATISFY SANS 10400-J: 2010 J1.
INTERNAL FLOORS AND PATIOS TO COMPLY WITH SANS 10400-J: 2010 4.2.
GROUND OR FILL SUPPORTED WALLS TO COMPLY WITH SANS10400-J:2010 4.4

PART K - WALLS

MASONARY WALLS TO COMPLY WITH SANS 10400-K: 2011 4.2.2 AND 4.5.1, 4.5.2 AND 4.5.3. FREE-STANDING, BOUNDARY AND RETAINING WALLS TO COMPLY WITH SANS 10400-K 2011 4.2.4.
LINTELS TO COMPLY WITH SANS 10400-K: 2011 4.2.9
ROOF FIXINGS TO COMPLY WITH SANS 10400-K: 2011 4.2.11 & 4.4

PART L - ROOFS

REINFORCED CONCRETE ROOF TO ENGINEERS DETAILS.
WATERPROOFING TO COMPLY WITH SANS 10400-L:2011 4.3.4

PART R - STORMWATER DISPOSAL

STORMWATER CONTROL & DISPOSAL TO SATISFY SANS 10400-R:2012 4.2.1
SIZES OF GUTTERS AND DOWNPIPES TO COMPLY WITH SANS 10400-R: 2012 4.3

PART N - GLAZING

ALL GLAZING TO COMPLY WITH SANS 10400 PART N.
SHOWER ENCLOSURE GLAZING TO BE 4MM TOUGHENED SAFETY GLASS TO COMPLY WITH SANS 10400-N:2010 4.4.2 (E)

LOCAL AUTHORITY STAMPS

ISSUED FOR SUBMISSION
SHEET 1 OF 3

ABSTRACT DESIGN STUDIO
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IMTIAZ REYAZUDDIN
Pr.SArch.T
SACAP REG. 32374383

PROJECT INFORMATION

Description
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND OUTBUILDING

Site Description
ERF 1790 WESTVILLE

Street Address
9 WANDSBECK ROAD

CLIENT INFORMATION

Client/Company Name:
YUSUF OSMAN & FATHIMA BIBI OSMAN

ID No. 8305265247085
ID No. 8504120074086
Phone No. 0605091479 Client Signature

DRAWING INFORMATION

Drawing Title

Phase	SUBMISSION
Drawn	I.R
Checked	I.R

Project Number	DWG Number	Revision	Date	Sheet size	Scale
2220503	100	00	8/28/22	A0	AS SHOWN

Architect Signature

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