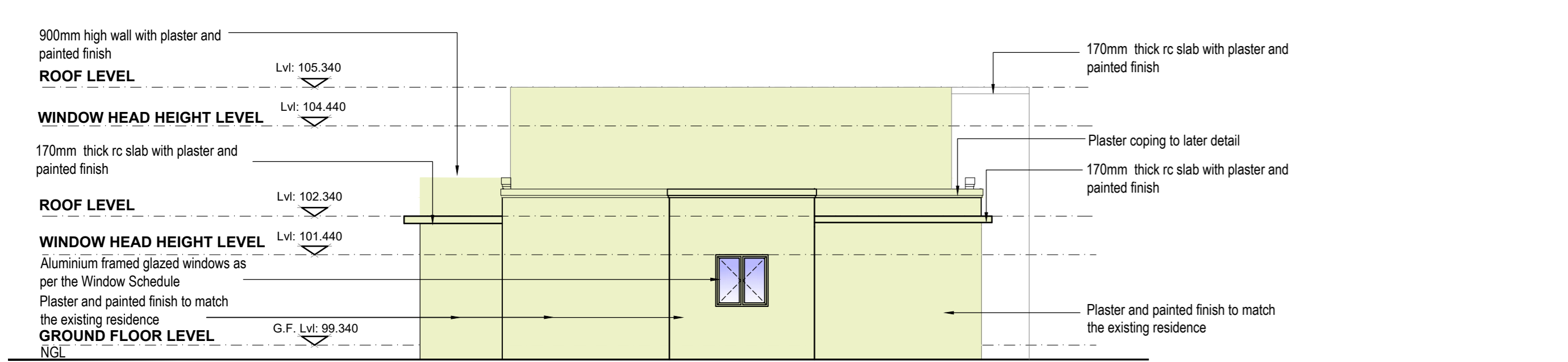


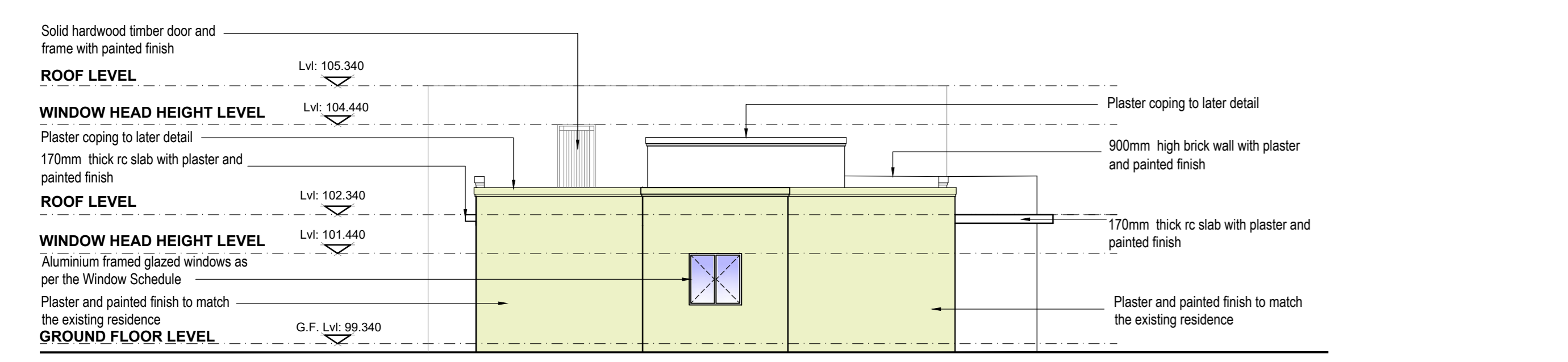
● NORTH ELEVATION
SCALE 1 : 100



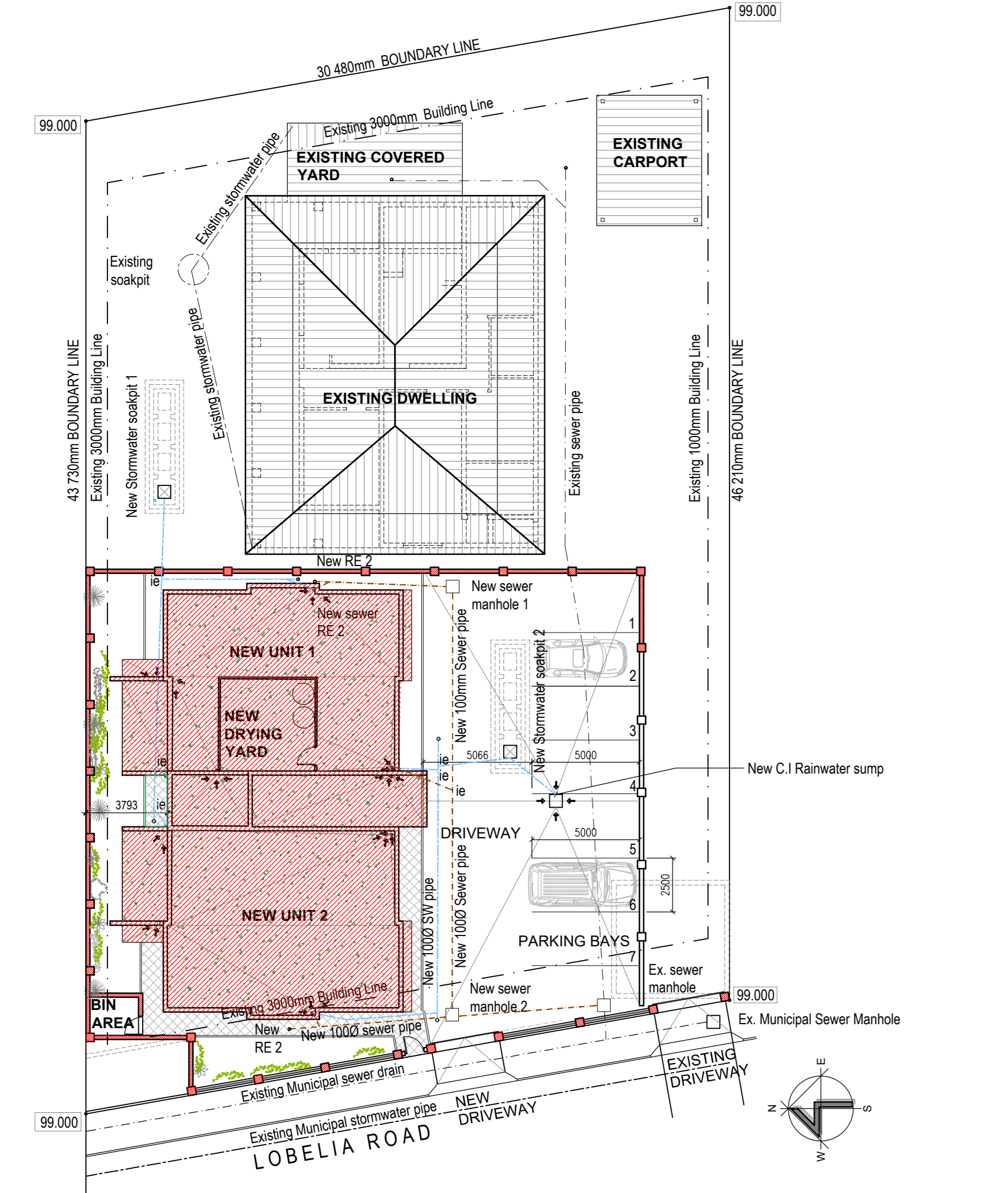
● SOUTH ELEVATION
SCALE 1 : 100



● WEST ELEVATION
SCALE 1 : 100



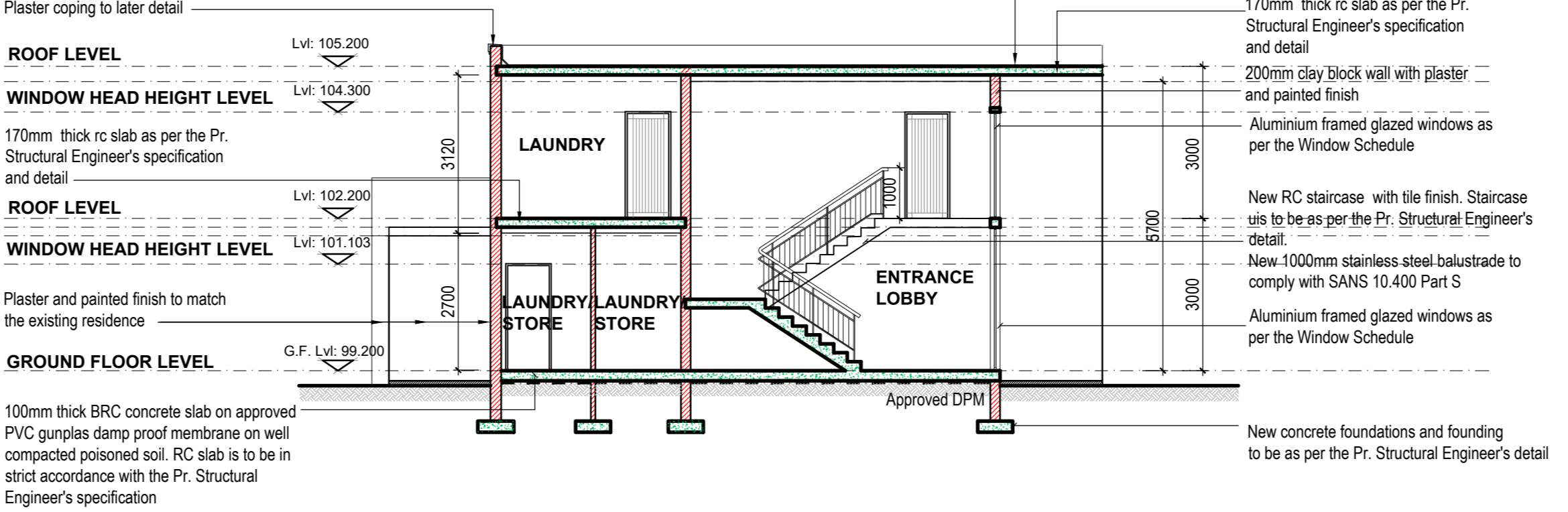
● EAST ELEVATION
SCALE 1 : 100



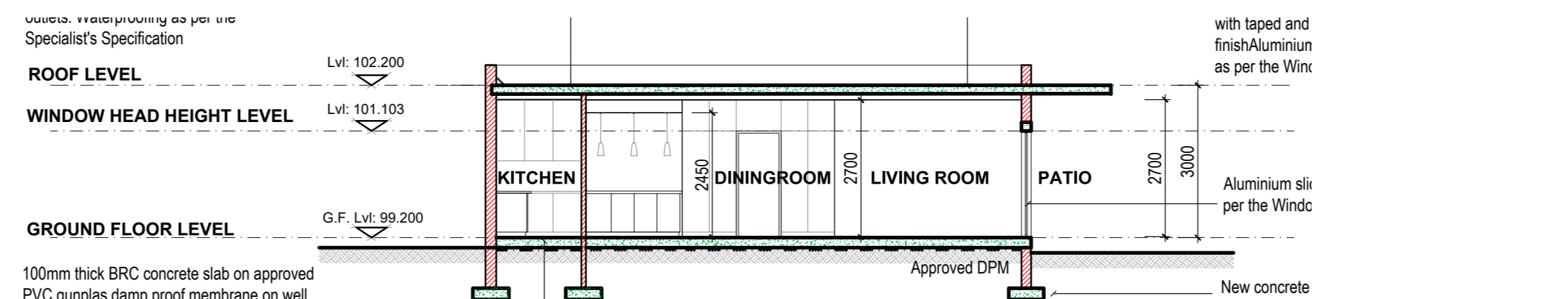
● SITE PLAN
SCALE 1 : 200

PROPOSED 2 NEW DWELLING UNITS FOR MR & MRS. C. WAGNER	
ERF NO	REM OF PORTION 10 OF ERF 1625, WENTWORTH
LANDUSE	SPECIAL RESIDENTIAL 400m²
ADDRESS	14 LOBELIA ROAD, BLUFF
SITE AREA	1368m²
STOREYS	2 STOREYS PERMISSIBLE 1 STOREY PROVIDED
MAX F.A.R	N/A
MAX F.A.R PERMISSIBLE	N/A
EXISTING F.A.R	284m²
AREA OF THE EXISTING DWELLING	30m²
EXISTING COVERED CARPORT	314m²
TOTAL PROVIDED	
PROPOSED F.A.R	314 + 221m² = 535m² (39%)
PROPOSED UNIT 1	94.0m²
PROPOSED UNIT 2	94.0m²
PROPOSED LOBBY AND STAIRWELL	22.0m²
PROPOSED LAUNDRY (Roof Level)	11.0m²
TOTAL	221m² (PROPOSED)
MAX COVERAGE	50%
MAX COVERAGE PERMISSIBLE	684m²
EXISTING COVERAGE	284m²
AREA OF THE EXISTING DWELLING	30m²
EXISTING COVERED CARPORT	314m² (23%) PROVIDED
PROPOSED COVERAGE	111.0m²
PROPOSED UNIT 1	111.0m²
PROPOSED UNIT 2	22.0m²
LOBBY AND STAIRWELL	244.0m²
TOTAL	244m² (PROPOSED)
TOTAL COVERAGE	314 + 244m² = 558m² (41%)
COVERAGE IN HAND	684m², 558m² = 126m² (9%)
OCCUPANCY CLASS	H4 DOMESTIC DWELLING

Engineer's specification



● SECTION AA
SCALE 1 : 100



● SECTION BB
SCALE 1 : 100



● GROUND FLOOR PLAN
SCALE 1 : 100

NOTES IN RESPECT OF SA NATIONAL STANDARD FOR THE APPLICATION OF NATIONAL BUILDING REGULATIONS SANS 10400

PART A GENERAL PRINCIPLES AND REQUIREMENTS

- ALL REQUIREMENTS TO COMPLY WITH PART A SANS 10400

PART B STRUCTURAL DESIGN

- ALL STRUCTURAL DESIGN AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART C DIMENSIONS

- ALL DIMENSIONS OF ANY ROOM OR SPACE TO COMPLY WITH THE REQUIREMENTS OF PART C SANS 10400

PART D PUBLIC SAFETY

- ALL BALUSTRADES TO COMPLY WITH PART D4.2 & D1 (ANNEX A)
- ALL BALUSTRADES TO BE MINIMUM 1000MM HIGH AND TO COMPLY WITH PART D 4.2.

PART F SITE OPERATIONS

- ALL SITE OPERATIONS TO COMPLY WITH PART F SANS 10400

PART K WALLS

- ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C)

OF PART K

- ALL STRUCTURAL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART N GLAZING

- ALL GLAZING TO COMPLY WITH PART N4.

PART O LIGHTING & VENTILATION

- ALL LIGHTING AND VENTILATION TO COMPLY WITH PART O4.1
- ALL AREAS TO BE NATURALLY AND ARTIFICIALLY LIT TO COMPLY WITH PART O4.2 OF SANS 10400.
- ALL NATURAL AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O4.3 OF SANS 10400

LIGHTING AND VENTILATION AS PER PART O

PART P DRAINAGE

- ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH P4.3

P4.4 & P4.5

- ALL SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH P4.11
- ALL DRAINAGE TO COMPLY WITH PART P

PART R STORMWATER DISPOSAL

- ALL STORMWATER AS PER PART R

PART T FIRE PROTECTION

- ALL FIRE PROTECTION AS PER SANS 10400 PART T

PART W FIRE INSTALLATION

- ALL FIRE INSTALLATION AS PER SANS 10400 PART T
- ALL MATERIALS TO COMPLY WITH T1.
- ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T11.
- ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T11.
- ALL CEILINGS TO COMPLY WITH T11. ALL FLOOR COVERINGS TO COMPLY WITH T14.
- ALL WALL FINISHES TO COMPLY WITH T15.

PART XA ENERGY USAGE IN BUILDINGS

- BUILDING DESIGN TO BE AS PER RATIONAL DESIGN. SEE PART XA DOCUMENTATION

GENERAL NOTES AND SPECIFICATIONS

- * All work to comply with SANS 10400 and the Local Bylaws.
- * Written dimensions to be used. No drawing is to be scaled off.
- * The nature of this project being Alterations/Additions to the Existing building, the Contractor is to check all given dimensions on site and discrepancies reported to the Author prior to any work is being put in hand.
- * All Structural work is to be in strict accordance with the Pr. Structural Engineer's Design and Specification.
- * Contractor/Owner is to call the Local Authority to call the Local Authorities to carry out the necessary inspections when required.
- * Glazing is to be carried out in accordance with Part N of SANS 10400
- * Waterproofing is to be carried out by a Specialist
- * Electrical work is to be carried out by a registered Electrician and a compliance certificate is to be issued to the Owner when the Electrical installation has been completed.
- * Scaffolding is to be laid every 4 courses; and 4 courses above all openings.
- * All underground ducts, pipes & vents to be adequately sealed against methane seepage.

GENERAL NOTES

- * ALL DIMENSIONS AND LEVELS TO BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF WORK.
- * ALL SLABS, BEAMS AND COLUMNS, TO BE STRUCTURAL ENGINEERS DETAILS.
- * ALL GLAZING TO COMPLY WITH PART N OF SANS 10400
- * ALL BUILDING WORK TO COMPLY WITH SANS 10400 AND LOCAL AUTHORITY BYLAWS.
- * GLAZING IS TO COMPLY WITH SANS 10400 N 4.2

FIRE NOTES:

- OCCUPANCY CLASSIFICATION AS PER SANS 10400
- * ALL BUILDING MATERIALS TO COMPLY WITH SANS 10400 T4.56
- * ALL CEILING TO COMPLY WITH SANS 10400 T4.13
- * ALL FLOOR COVERINGS TO COMPLY WITH SANS 10400 T4.14
- * ALL WALL FINISHES TO COMPLY WITH SANS 10400 T.15

LIGHTING AND VENTILATION NOTES:

- * NATURAL LIGHTING TO COMPLY WITH SANS 10400 O4.2
- * VENTILATION TO COMPLY WITH SANS 10400 O4.3
- * DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY MUST NOT EXCEED 0.1m/s

DRAINAGE NOTES:

- * ALL DRAINAGE RUNS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
- * INSPECTION EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF ALL SOLID AND WASTE PIPES AS PER SANS 10400 - P 19.1a, 1 and 2
- * "DRAIN SEAL" TYPE MANHOLES AND AIR TIGHT SCREENED DOWN ROOFING EYES INTERNALLY TO COMPLY WITH SANS 10400 - P 19
- * ALL WASTE PIPES TO BE 80mm PVC
- * ALL SOIL PIPES TO BE 100mm PVC
- * ALL SOIL PIPES BELOW GROUND TO BE 118mm CLASS 34u/PVC OR CORUG UNDER BUILDINGS AND TO BE AS PER SANS P4.14.4, and P4.21
- * ALL DRAIN VENTS TO VENT TO ATMOSPHERE AND COMPLY WITH SANS 10400 PART N 4.6.2
- * ALL TRAPPED FLOOR DRAINS AND GREASE TRAPS TO COMPLY WITH SANS 10400 P4.2.4 AND P4.2.5
- * "HARDY" TUBES TO BE REQUIRED BY THE WOMEN'S OCCUPATIONAL SAFETY ACT OF 1993.

ELECTRICAL:

- ALL ELECTRICAL INSTALLATIONS SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE LATEST EDITION OF:
 - SANS 1042 CODE OF PRACTICE FOR THE WIRING OF PREMISES.
 - SANS 1043 CODE OF PRACTICE FOR INTERIOR WIRING.
 - LIGHTING PART 1.4.0 OF SANS 10400.
 - SANS 1045 EMERGENCY LIGHTING - THE MINIMUM BY LAWS & SPECIAL REQUIREMENTS OF THE LOCAL SUPPLY AUTHORITY.
 - TELECOM REGULATIONS OF THE DEPARTMENT OF POSTS AND TELECOMMUNICATIONS. THE OCCUPATIONAL HEALTH & SAFETY ACT NO. 85 OF 1993 - REGULATIONS OF THE LOCAL GOV. BOARD.

GENERAL

All work is to be done in accordance with the SANS 10400 National Building Regulations.

All materials and workmanship are to comply with the relevant SANS 10400 codes and/or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design exists, the contractor shall refer to such documents to be considered a minimum standard for the works.

The contractor shall in all aspects of the work comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 95 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.

The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001:2000, able to be checked to the satisfaction of the Architect. That all materials and workmanship, wherever they sources, meet the requirements of the Specification. Should the Contractor or any of its sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly. This drawing must be read in conjunction with all the relevant

REV	DATE	DRAWN	DESCRIPTION
-	15-11-2022	LMS	FOR INFORMATION ONLY

REVISION

REV	DATE	DRAWN	DESCRIPTION
-	15-11-2022	LMS	FOR INFORMATION ONLY

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SEE POWER OF ATTORNEY	5-01-2023
SIGNATURE OF CLIENT AGENT	DATE
	5-01-2023
SIGNATURE OF AUTHOR	DATE
LEANNE GREY	PR. ENR. ARCH. TECH
NAME	REG. CATEGORY
REG. NO.	ST 2256

LEANNE GREY ARCHITECTURAL SERVICES

ARCHITECTURAL DRAWINGS

CURBEN 19 COVENANTERIE MARSHALL
141 (011) 921 0071 880
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PROPOSED 2 NEW DWELLING UNITS FOR MR. & MRS C WAGNER

14 LOBELIA ROAD, BLUFF

REM OF PORTION 10 OF ERF 1625 OF WENTWORTH

SITE PLAN, FLOOR PLAN, ELEVATIONS AND SECTIONS

SCALE: 1:100, 1:200

PROJECT TITLE

PROJECT NUMBER: 12-100

SUBMISSION	TENDER	CONSTRUCTION
DRAWN BY: LMS	CHECKED BY:	
DATE: 08-08-2022	DATE:	SIGNED: