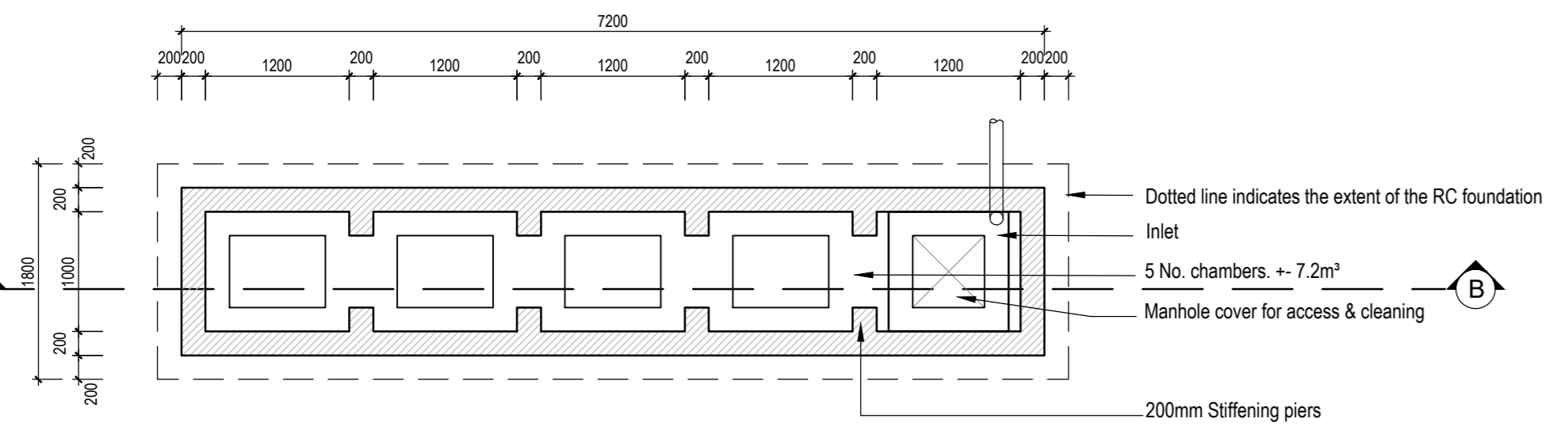
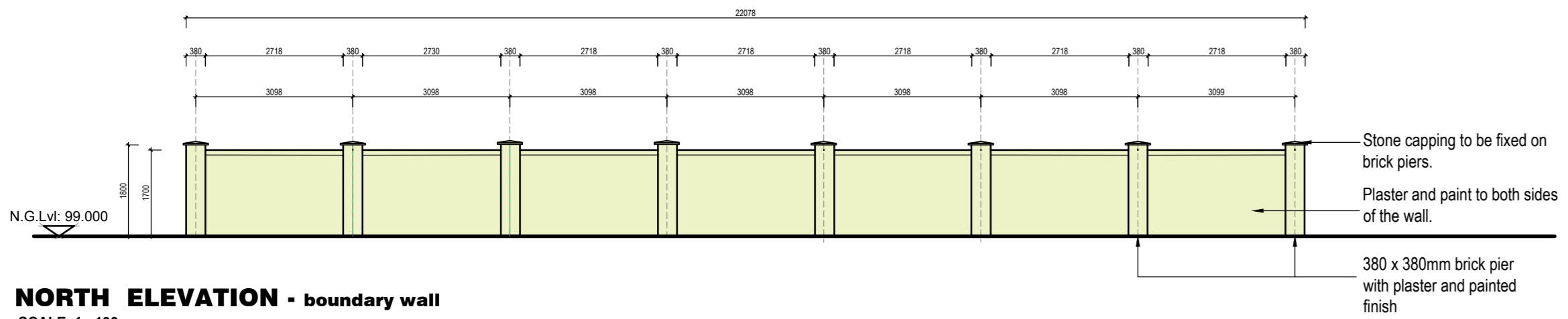


ANCILLIARY DWELLING
SW1 7.2m² 5 CHAMBERS
SW2 7.2m² 5 CHAMBERS

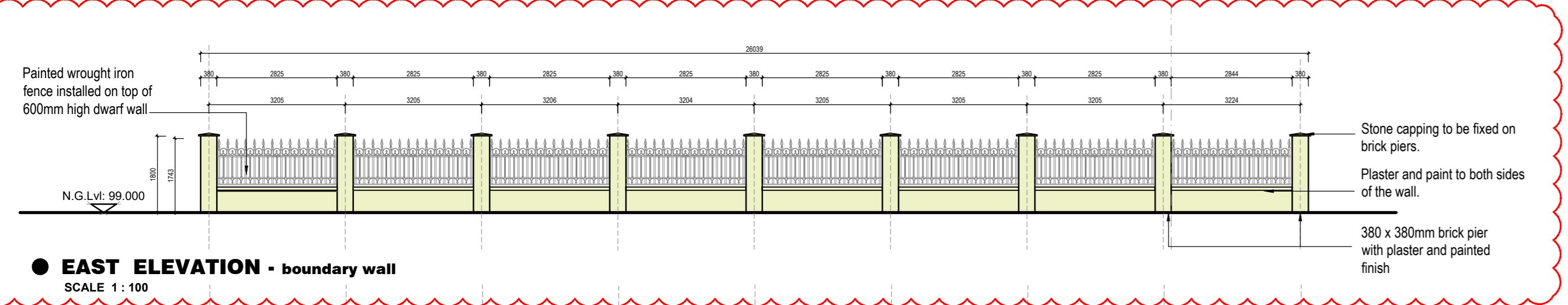


Required soakpit @ 1m² per 40m²
Total Roofed area = 228m²
Total New Driveway, Parking and Paved area = 282m²
Required Soakpit : 510 I40 = 12.5m² 2 x 7.2m² soakpits

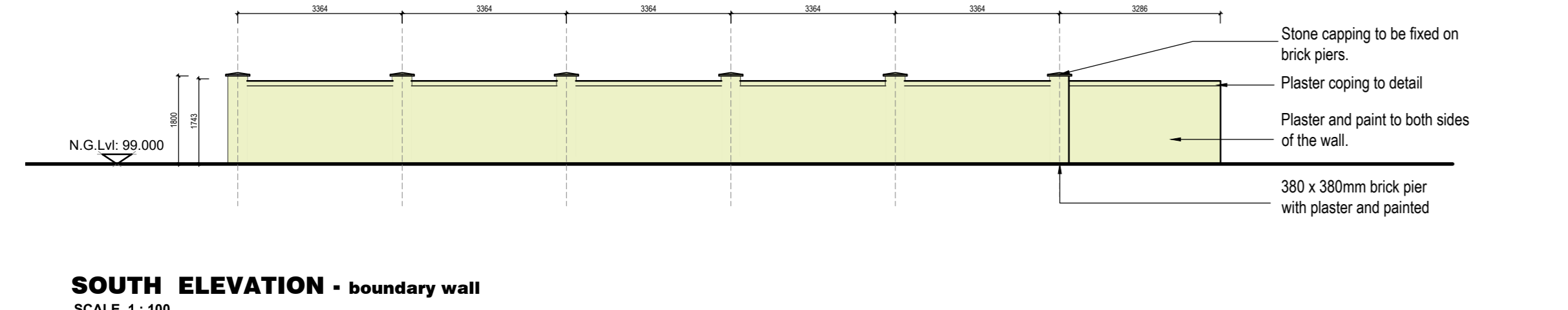
SOAK PIT
SCALE 1 : 50



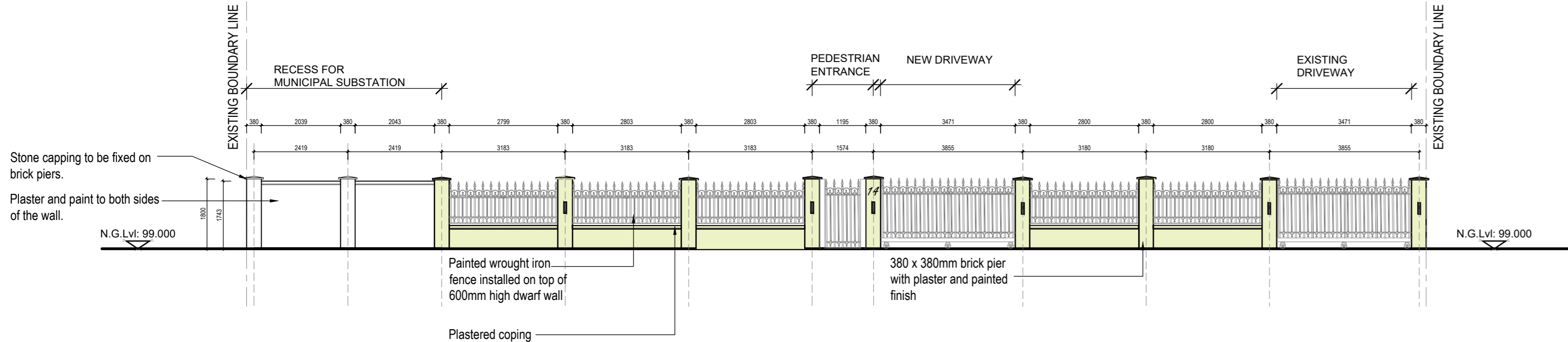
NORTH ELEVATION - boundary wall
SCALE 1 : 100



EAST ELEVATION - boundary wall
SCALE 1 : 100



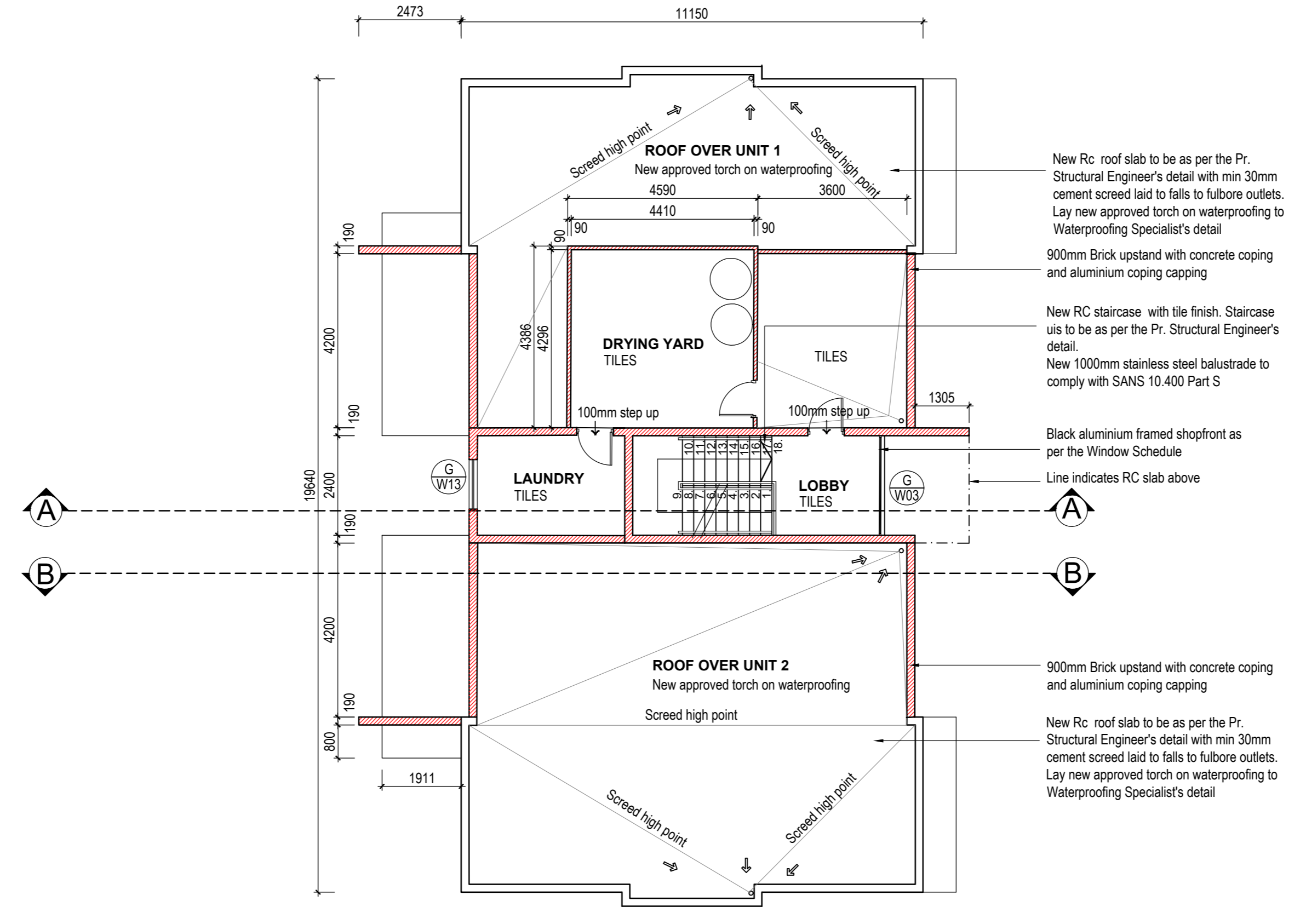
SOUTH ELEVATION - boundary wall
SCALE 1 : 100



WEST ELEVATION - boundary wall
SCALE 1 : 100

DOOR/WINDOW TYPE 01 NUMBERS:	TYPE 01 W01, W05, W07, W11	TYPE 02 W02, W04	TYPE 03 W03	TYPE 04 W06, W11	TYPE 05 W08, W10
DESCRIPTION	2000(w) x 1200(h)mm powder coated aluminium windows comprising of four no. equal panels, two no. of which are to be side hung opening outward. Window is to have a 300mm sub sill. All windows are to be supplied complete with all screws and building lugs. Glazed panels are to be provided with all glazing beads relevant to suit glazing system.	2000(w) x 900(h)mm powder coated aluminium windows comprising of four no. opening glazed panel which is to be side hung opening outward. All windows are to be supplied complete with all screws and building lugs. Glazed panels are to be provided with all glazing beads relevant to suit glazing system.	2400(w) x 2830(h)mm powder coated aluminium shopfront comprising of a glazed double door, two fixed sidelights and a fanlight over, 2400mm(w) x 2100mm Fanlight window divided into 3 sections as indicated. All windows are to be provided with all glazing beads relevant to suit glazing system.	2250(w) x 900 (h)mm powder coated aluminium window comprising of two side hung opening outward windows. All glazed panels are to be supplied complete with all screws and building lugs. Glazed panels are to be provided with all glazing beads relevant to suit glazing system.	3000(w) x 2125(h)mm powder coated aluminium sliding folding door comprising of 5 no. fixed glazed panels. All glazed panels are to be supplied complete with all screws and building lugs. Glazed panels are to be provided with all glazing beads relevant to suit glazing system. Doors are to have Hixidam o.a sliding door head gear
WINDOW/DOOR FRAME	Powder coated aluminium - COLOUR: Black	Powder coated aluminium - COLOUR: Black	Powder coated aluminium - COLOUR: Black	Powder coated aluminium - COLOUR: Black	Powder coated aluminium - COLOUR: Black
GLAZING	4mm Clear monolithic annealed glazing to comply with SANS 10 400 Part N	4mm Clear monolithic annealed glazing to comply with SANS 10 400 Part N	6 30mm Clear laminated safety glazing to comply with SANS 10 400 Part N All safety glazing is to have the laminated safety glass logo.	6 30mm Clear laminated safety glazing to comply with SANS 10 400 Part N All safety glazing is to have the laminated safety glass logo.	6 30mm Clear laminated safety glazing to comply with SANS 10 400 Part N All safety glazing is to have the laminated safety glass logo.
LOCATION	BEDROOM 1 (unit & unit 2), BEDROOM 2, (unit 1 and unit 2)	KITCHEN, (Unit 1 and Unit 2)	ENTRANCE LOBBY	BATHROOM WINDOW (Unit 1 and Unit 2)	LIVING ROOM (Unit 1 and Unit 2)
GENERAL	All glazing to be in accordance with SANS 10400 part N, SANS 10137 and SANS 1263, 2012 Edition 3.1 regulations - include neoprene washers to prevent "bimetallic corrosion" of metals.Frames to be extruded aluminium alloy with mitred corners to form close joints, fixed with stainless steel self-tapping screws. All aluminium joints to be sealed with suitable construction silicone. All to comply with "AAAMSA" specifications.	All glazing to be in accordance with SANS 10400 part N, SANS 10137 and SANS 1263, 2012 Edition 3.1 regulations - include neoprene washers to prevent "bimetallic corrosion" of metals.Frames to be extruded aluminium alloy with mitred corners to form close joints, fixed with stainless steel self-tapping screws. All aluminium joints to be sealed with suitable construction silicone. All to comply with "AAAMSA" specifications.	All glazing to be in accordance with SANS 10400 part N, SANS 10137 and SANS 1263, 2012 Edition 3.1 regulations - include neoprene washers to prevent "bimetallic corrosion" of metals.Frames to be extruded aluminium alloy with mitred corners to form close joints, fixed with stainless steel self-tapping screws. All aluminium joints to be sealed with suitable construction silicone. All to comply with "AAAMSA" specifications.	All glazing to be in accordance with SANS 10400 part N, SANS 10137 and SANS 1263, 2012 Edition 3.1 regulations - include neoprene washers to prevent "bimetallic corrosion" of metals.Frames to be extruded aluminium alloy with mitred corners to form close joints, fixed with stainless steel self-tapping screws. All aluminium joints to be sealed with suitable construction silicone. All to comply with "AAAMSA" specifications.	All glazing to be in accordance with SANS 10400 part N, SANS 10137 and SANS 1263, 2012 Edition 3.1 regulations - include neoprene washers to prevent "bimetallic corrosion" of metals.Frames to be extruded aluminium alloy with mitred corners to form close joints, fixed with stainless steel self-tapping screws. All aluminium joints to be sealed with suitable construction silicone. All to comply with "AAAMSA" specifications.
DOOR/WINDOW NUMBERS:	TYPE 06 W09, W13				
DESCRIPTION	1200(w) x 600(h)mm powder coated aluminium window, comprising of two no. equal panels, which are to be side hung opening outward. All windows are to be supplied complete with all screws and building lugs. Glazed panels are to be provided with all glazing beads relevant to suit glazing system.				
WINDOW/DOOR FRAME	Powder coated aluminium - COLOUR: Black				
GLAZING	4mm Clear monolithic annealed glazing to comply with SANS 10 400 Part N				
LOCATION	LAUNDRY, (Unit 1 and Unit 2) and the LAUNDRY (@ roof level)				
GENERAL	All glazing to be in accordance with SANS 10400 part N, SANS 10137 and SANS 1263, 2012 Edition 3.1 regulations - include neoprene washers to prevent "bimetallic corrosion" of metals.Frames to be extruded aluminium alloy with mitred corners to form close joints, fixed with stainless steel self-tapping screws. All aluminium joints to be sealed with suitable construction silicone. All to comply with "AAAMSA" specifications.				

WINDOW SCHEDULE
SCALE 1 : 100



ROOF PLAN
SCALE 1 : 100

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 recommendations and requirements of such documents to be considered a minimum standard for the works.
The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 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: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 its sub-contractors be identified 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
1	15-11-2022	LMG	FOR INFORMATION ONLY
2	25-09-2022	LMG	NEW BOUNDARY WALL ADJACENT TO THE HOUSE. BE AMENDED TO INDICATE PAVED DRIVEWAY BETWEEN POSTS AND NOT SOLID BRICK WORK

SEE POWER OF ATTORNEY
SIGNATURE OF CLIENT AGENT
DATE

SIGNATURE OF ARCHITECT
DATE

LEANNE GREY
NAME
PR. SNR. ARCH. TECH
REG. CATEGORY
ST 2226
REG. NO.

LEANNE GREY
ARCHITECTURAL SERVICES
ARCHITECTURAL DRAFTING
DURBAN
15 CONVENT AVENUE, PARKHILL
3610 (OFFICE 201 180)
E-mail: leanne@lga.co.za

PROJECT TITLE
PROPOSED 2 NEW DWELLING UNITS FOR MR. & MRS C WAGNER 14 LOBELIA ROAD, BLUFF REM OF PORTION 10 OF ERF 1825 OF WENTWORTH
ROOF PLAN, WINDOW SCHEDULE SOAK PIT DETAILS SCALE: AS SHOWN

PROJECT NUMBER
12-200

REVISION
A

SUBMISSION
DRAWN BY: TENDER
CHECKED BY: CONSTRUCTION

DATE: 08-09-2022