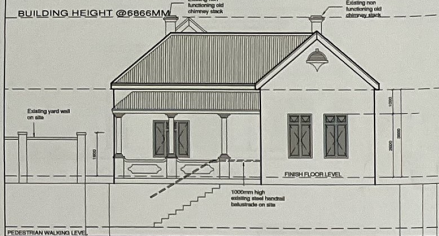


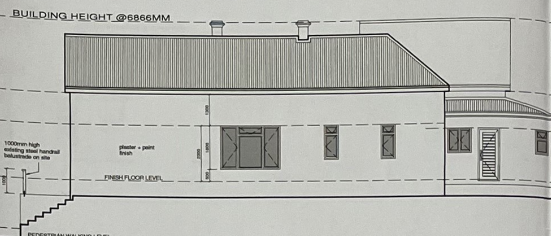
Q NEB PROPERTY MANAGEMENT - PROPOSED OUTBUILDING - ERF 1549 - MUNICIPAL SUBMISSION



WEST ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



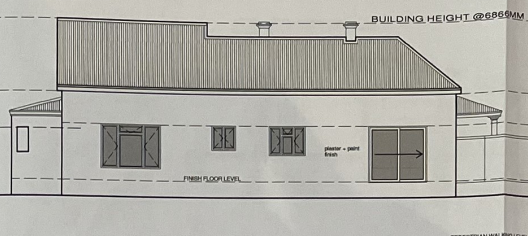
ALEXANDRA STREET EXISTING VIEW



REAR SIDE OF THE BUILDING



ACROSS THE ROAD VIEW IMAGE



SOUTH ELEVATION
1:100

ERF 1549
SITE AREA 486 SQM
MAIN DWELLING
EXIST MAIN HOUSE 230 SQM
OUTBUILDING
NEW SECOND DWELLING 32 SQM
TOTAL AREA COMBINED
EXISTING FOOTPRINT 230 SQM
NEW TOTAL FOOTPRINT 262 SQM
TOTAL FLOOR AREA 262 SQM
COVERAGE PERCENTAGE 54%
(MAX. PERMISSIBLE COVERAGE : 66%)



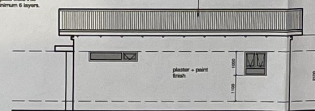
WEST ELEVATION
1:100



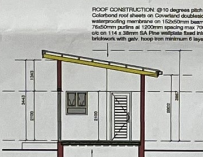
SOUTH ELEVATION
1:100



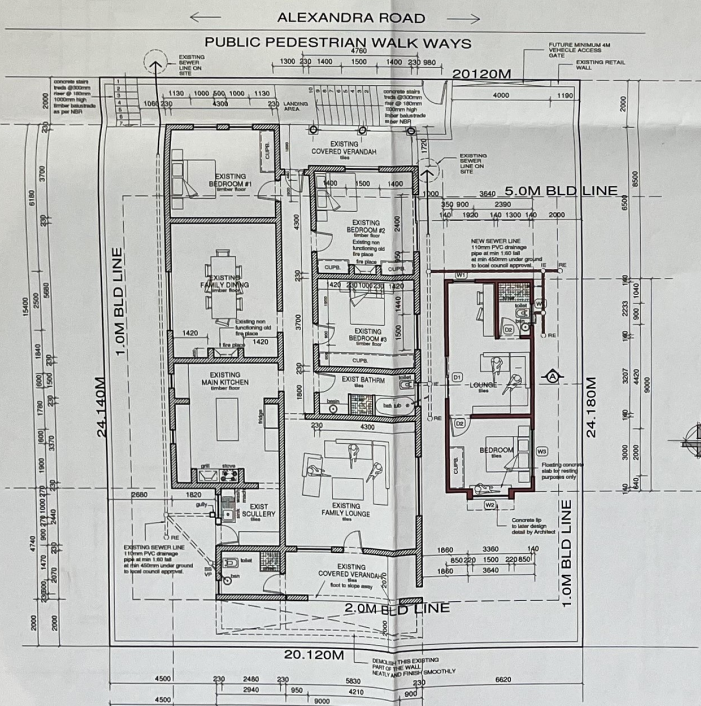
EAST ELEVATION
1:100



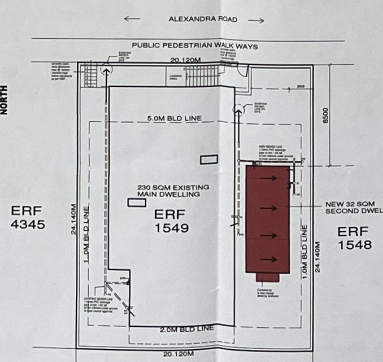
NORTH ELEVATION
1:100



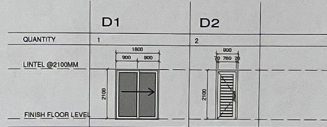
SECTION A-A
1:100



GROUND FLOOR PLAN
1:100



SITE PLAN
1:100



DOOR SCHEDULE
1:100



WINDOW SCHEDULE
1:100

1. MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO.
2. PORTIONS OF BOUNDARY PEGS TO BE CERTIFIED BY REGISTERED LAND SURVEYOR. ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE TO BE CHECKED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
3. ANY FIXED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL REQUIREMENTS OF MUNICIPAL AND LOCAL AUTHORITIES CONCERNING. TO BE ADHERED TO.
5. ALL GLASS AREAS BIGGER THAN 1500mm AND AT A HEIGHT LESS THAN 2000mm FROM FIN TO BE SHOWN SAFETY GLASS.
6. ALL CAVITIES BELOW FLOOR LEVEL TO BE FILLED WITH CONCRETE AND OPEN TO BE STOPPED.
7. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND COPYRIGHT THEREOF IS RESERVED BY THEM.

MUNICIPAL BY LAWS AND THOSE OTHERS AFFECTED AUTHORITIES MUST BE ADHERED TO.
PORTION OF BOUNDARY PEGS TO BE CHECKED BY A REGISTERED SURVEYOR.
ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE TO BE CHECKED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NEVER SCALE THIS DRAWING ON SITE BUT RATHER USED FOURING DIMENSIONS AND REFER TO DETAILS.
ALL WORK TO BE DONE IN ACCORDANCE TO NBN SANS 10400 AND SANS 10400-XX REQUIREMENTS.

ALL PLUMBING TO BE INSTALLED BY A PLUMBER REGISTERED WITH THE COUNCIL.
ALL HOT WATER PIPES TO BE INSULATED AS PER SANS 10381 AND 10381-1 REQUIREMENTS, AND TO MEET MUNICIPALITY BY LAWS.

ENGINEER TO BE APPOINTED FOR ANY STEEL, TIMBER, & CONCRETE STRUCTURAL WORK AND NO SITE AMENDMENT TO BE DONE WITHOUT ARCHITECT'S APPROVAL.

HEALTH & SAFETY INSPECTOR TO BE APPOINTED BY THE CONTRACTOR BEFORE ANY WORK STARTS ON BUILDING SITE.

THIS DRAWING BELONGS TO X-CUBE DESIGNS & THE COPYRIGHT THEREOF IS STRICTLY RESERVED BY THEM.

A COMPETENT PERSON IS TO BE APPOINTED FOR ELECTRICAL & MECHANICAL WORKS AS PER SANS REQUIREMENTS AND MUST BE ON A DAY NAME.

ALL INSTALLATIONS TO BE DONE AS PER REQUIREMENTS OF THE LA AND SANS 10381-1, 10400 AND 10381-1.

ANY DEVIATION FROM APPROVED DRAWINGS EXEMPT THE ARCHITECT/AUTHOR FROM ANY LIABILITY THEREOF.

VALI THUBA PROJECTS PTY LTD
IN ASSOCIATION WITH
ZENZE HOLDINGS PTY LTD

ARCHITECTURAL DESIGN STUDIO
ARCHITECTURE
LANDSCAPE DESIGN
URBAN DESIGN
SACAP REG NUMBER : CAD 4097606
SACAP REG NUMBER : PAD 47625
073 126 2278
EMAIL : val.designs@valthuba.com
KING WILLIAMS TOWN
KUL - RAYAT
EASTERN CAPE
SOUTH AFRICA

CLIENT/RENT:
Q NEB PROPERTY MANAGEMENT

APPROVED BY CLIENT / OWNER/DEVELOPER CLIENT:

PROJECT/PROJECT:
EXISTING + NEW BUILDING Q NEB PROPERTY ERF 1549 09 ALEXANDRA STREET KING WILLIAMS TOWN EASTERN CAPE SOUTH AFRICA

DRAWING/STANDARD:
SECOND DWELLING PLAN ELEVATIONS + SECTIONS WINDOW DOOR SCHEDULE DETAILS + FLOOR PLAN SITE ROOF PLAN

SCALE/SCALE:	REF. VIEW
1:100, 1:25	
DRAWN/ITERATION:	DESIGNED BY
valithuba	VEE
DATE/DATUM:	REV. REV.
SEPT 2022	3
	PROJECT NO. PROJECT NO.
	Q NEB

REVISED : 10/10/23