

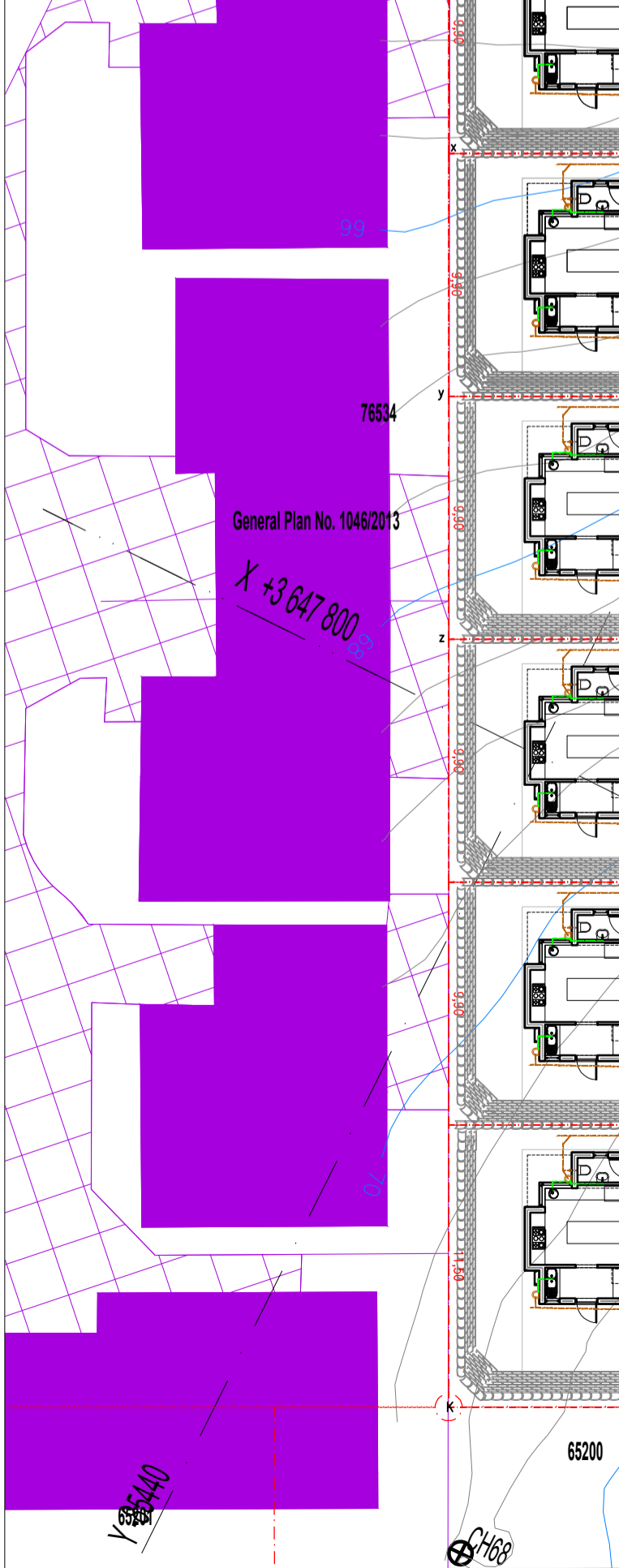
MAIN FIGURE			
SIZES METRES	ANGLES OF DIRECTION	COORDINATES Y SYSTEM: WG 29° X	CONSTANTS
A-B	11.46	26.56.00	45.00
B-C	5.66	29.57.71	+3.647.79.45
C-D	10.00	26.56.00	+3.647.79.45
D-E	1.07	26.56.00	+3.647.79.45
E-F	69.63	29.38.10	+3.647.79.45
F-G	49.33	29.38.10	+3.647.79.45
G-H	75.90	29.38.10	+3.647.79.45
H-I	128.31	33.33.30	+3.647.79.45
I-J	79.25	33.33.30	+3.647.79.45

BLOCK CORNERS			
CONSTANTS	COORDINATES Y SYSTEM: WG 29° X	CONSTANTS	COORDINATES Y SYSTEM: WG 29° X
A1	45.00	+3.647.79.20	0.00
A2	45.00	+3.647.79.20	0.00
B1	45.00	+3.647.79.20	0.00
B2	45.00	+3.647.79.20	0.00
B3	45.00	+3.647.79.20	0.00
B4	45.00	+3.647.79.20	0.00
C1	45.00	+3.647.79.20	0.00
C2	45.00	+3.647.79.20	0.00
C3	45.00	+3.647.79.20	0.00
C4	45.00	+3.647.79.20	0.00
D1	45.00	+3.647.79.20	0.00
D2	45.00	+3.647.79.20	0.00
D3	45.00	+3.647.79.20	0.00
D4	45.00	+3.647.79.20	0.00
D5	45.00	+3.647.79.20	0.00
D6	45.00	+3.647.79.20	0.00
E1	45.00	+3.647.79.20	0.00
E2	45.00	+3.647.79.20	0.00
E3	45.00	+3.647.79.20	0.00
E4	45.00	+3.647.79.20	0.00
E5	45.00	+3.647.79.20	0.00
E6	45.00	+3.647.79.20	0.00

REFERENCE MARKS			
CONSTANTS	COORDINATES Y SYSTEM: WG 29° X	CONSTANTS	COORDINATES Y SYSTEM: WG 29° X
RM1	0.00	0.00	0.00
RM2	0.00	0.00	0.00

TRIGONOMETRICAL BEACONS			
CONSTANTS	COORDINATES Y SYSTEM: WG 29° X	CONSTANTS	COORDINATES Y SYSTEM: WG 29° X
45 Newcam	44.308.01	+3.647.94.45	0.00
512 Portside	46.131.35	+3.647.97.68	0.00

AREAS	
REF. NUMBER	SQUARE METRES
93288 PP	124
93289	105
93290	105
93291	105
93292	105
93293	105
93294	105
93295	105
93296	105
93297	105
93298	105
93299	105
93300	105
93301	105
93302	105
93303	105
93304	105
93305	105
93306	105
93307	105
93308	105
93309	105
93310	105
93311	105
93312	105
93313	105
93314	105
93315	105
93316	105
93317	105
93318	105
93319	105
93320	105
93321	105
93322	105
93323	105
93324	105
93325	105
93326	105
93327	105
93328 PS	250
93329	540

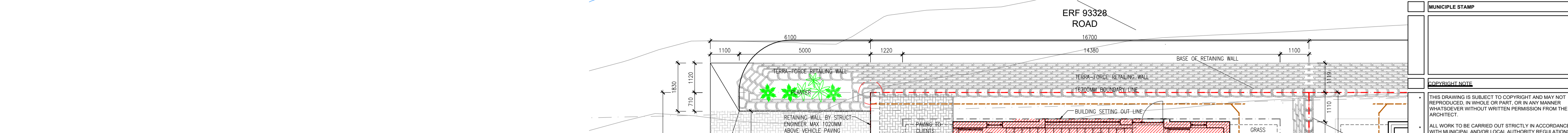
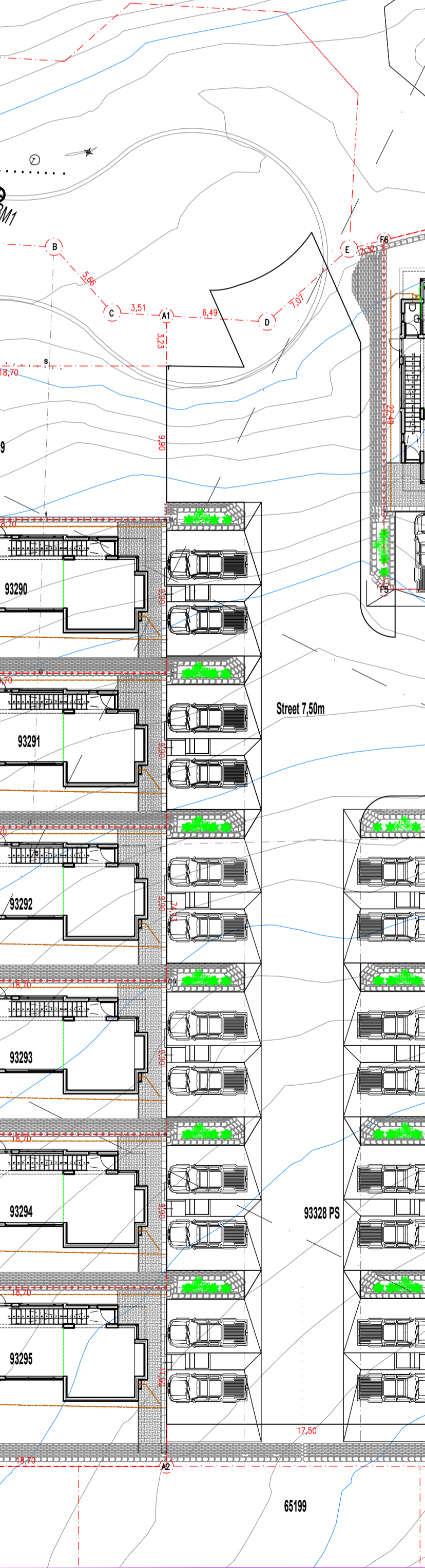


BUILDING CLASSIFICATION	
Site	93289
Storey's	2
Coverage	75.71m <sup>2</sup> @ 45.88%
Existing Coverage	0m <sup>2</sup> @ 0%
New Coverage	75.71m <sup>2</sup> @ 45.88%

AREA SCHEDULE	
Ground Floor	75.71m <sup>2</sup>
First Floor	63.93
First Floor Balconies	5.03m <sup>2</sup>
<b>TOTAL</b>	<b>144.67m<sup>2</sup></b>

STORM WATER ATTENTIONS  
 TOTAL COVERAGE LESS THAN 100MM. THEREFORE NOT STORM WATER ATTENTION PLAN REQUIRED PER INDIVIDUAL REF. STORM WATER MANAGEMENT PLAN FOR COMPLEX PREPARED AND SUBMITTED BY CIVIL ENGINEER - SINAKHO CONSULTING

STORM WATER ATTENTIONS			
CONSTANTS	COORDINATES Y SYSTEM: WG 29° X	CONSTANTS	COORDINATES Y SYSTEM: WG 29° X
45 Newcam	44.308.01	+3.647.94.45	0.00
512 Portside	46.131.35	+3.647.97.68	0.00



MUNICIPAL STAMP	
DATE	10/08/2023
DESCRIPTION	FIRST ISSUE FOR MUNICIPAL SUBMISSION

THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED, IN WHOLE OR PART, OR IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT.  
 ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL AND/OR LOCAL AUTHORITY REGULATIONS. DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCHEMATIC DRAWING.  
 ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.  
 ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GENERAL NOTES	
1.	Indicate rooms to have min. 1.5% floor area cross ventilation.
2.	Vertical D.P.C. to all changes in floor levels.
3.	All dimensions and levels to be checked on site before any work commences.
4.	The drawing is not to be scaled and only figured dimensions are to be used.
5.	All work to be carried out in accordance with local authority requirements.
6.	All levels unless otherwise indicated are finished floor levels.
7.	Finished floor levels are to be min. 150mm above N.G.L.
8.	Any discrepancies are to be reported to the offices of the architects.
9.	All glazing is to comply with part N of the NBR.
10.	100mm PVC soil pipes to min. 100 fall to connect to ex. 150mm drain connected to Man. connection point.
11.	100mm C.I. C.V.P. at one before head of drain to min. 1800mm rise above window sills.
12.	Soil pipe droppers to be 100mm cast iron.
13.	100mm S.P. vents & W.P.s to have clearly marked covers at ground level.
14.	All waste pipes to be surface mounted.
15.	All waste pipes located under surface beds to be enclosed in 230mm concrete all round.
16.	All pipes located under surface beds to be enclosed in 230mm concrete all round.
17.	No bends or junctions in either soil or waste pipes to take place under surface beds.
18.	Drop in level exceeding 1200mm to be provided with 100mm A.S. V.P.s.
19.	10.50mm S.P. Vents & W.P.s to be provided where required by regulations.

**LIGHTING AND VENTILATION**  
 1. Areas will be either air-conditioned or mechanically ventilated by A.C. Engineers design & supervision in accordance with Part O of the N.B.I.R. and the Health Act (65 of 1977).  
 2. Habitable rooms with no Artificial ventilation to be provided with windows of no less than 10% in the area served with a min. opening of 8% of the floor area.

**STORM WATER DISPOSAL**  
 1. A complete storm water system based on a rational design will be prepared by a Professional Engineer.  
 2. Ramps will be provided to enable the disabled to gain access to the building. Such ramps will be min. 1200mm wide and min. 1:12 in grade with an approved non-slip surface.  
 3. Doors accessing from such ramps will be min. 800mm wide with lever handles max. 1200mm above floor level.  
 4. Assisted toilet compartments & bathrooms have been provided as part of the design requirements.  
 5. One 3500mm wide parking bay out 20 to be provided for disabled persons.  
 6. Standard symbols will be used to indicate facilities for disabled persons.

**WATERPROOFING**  
 1. Approved Damp Proof Course (as SABS 248, 298, or 902) extending the full thickness of walls to be built on all walls at min. 150mm above outside ground level under all window sills & under all surface beds.  
 2. Approved vertical waterproofing to be built in against all retaining walls to engineers approval.  
 3. 10 Year guaranteed waterproofing laid in accordance with manufacturers specs. to be laid on all R.C. slabs.  
 4. Space heating is to be incorporated in the air-conditioning system to A.C. Engineers design.  
 5. Roof insulation as per spec. to be laid over rafters and battens.

**SPACE HEATING**  
 1. Internal stairways in reinforced concrete to struct. engineers design. Dimensions of stairs as per spec. on drawings.  
 2. Handrail and Balustrading to be 1000mm high from nosing of stairs.  
 3. Excavations, foundations, floors, walls and roofs all to engineers design.

**GLAZING**  
 1. The normal thickness of a panel of glass will not be less than that indicated in the following table:  

GLASS THICKNESS(MM)	MAX. AREA OF PANEL(Sq.m)
3	0.75
4	1.50
5	2.1
6	3.2

 2. Glazing to doors to be 6mm Safety Glass or similar.  
 3. Glazing not apparent to approaching persons shall bear distinctive marking to render glazing more apparent.  
 4. All glazing to be installed in accordance with SABS 9137 and 1263.

**FIRE**  
 1. Fire design to conform to specialist rational fire consultant proposals.  
**PREPARATION OF SITE**  
 (1) Before any foundation is laid the area to be covered by any building shall be properly cleared of vegetable matter, tree stumps, timber and other cellulose material, debris or refuse and any material contaminated with faecal matter.  
 (2) Where any site upon which any building is to be erected is waterlogged, seasonally waterlogged or saturated, or where any building is to be so situated that water will drain naturally towards it, drainage shall be provided to direct such water away from such site or building to a stormwater drain or to disposal of it in some other safe approved manner.  
**SOIL POSITIONING**  
 (1) Buildings shall, where so required by the local authority or in areas of high termite infestation, be protected from subterranean termite activity.  
 (2) The requirements of subregulation (1) shall be deemed to be satisfied where the means of termite protection complies with SANS 10400-1.

REV	DATE	DESCRIPTION
A	10/08/2023	FIRST ISSUE FOR MUNICIPAL SUBMISSION

**CLIENT**  
 REDLINE GROUP

**PROJECT**  
 NEW RESIDENCE TO ERF 93299 UNIT 11

**DESCRIPTION**  
 PROPOSED DWELLING TO 24 ELFIN GLEN RD, NAHOON VALLEY PARK, EAST LONDON ERF 93299 UNIT 11

**LOCATION AND SITE PLAN**

**inception corporation completion**  
**arch legis**  
**essential dimensions**  
 Ryan Ewing 072 2744715  
 Pr.Arch 24740021 / B.Arch / B.Bdg.A

**MUNICIPAL SUBMISSION**

ED 2205 (11)	RES
2205(11)-AR - DES -0001	A
10/08/23	A/S