

SITE LAYOUT:
scale 1:100



24 Leadwood Road 16,00m
9,81m BOUNDARY LINE
NO STREET FURNITURE AFFECTED
VEHICLE ENTRANCE

STORM WATER DISPOSAL TO COMPLY WITH SANS 10400-R

3,00m BUILDING LINE

EXISTING GARAGE Floor Ht: 22,41m

TYPICAL ELEVATION:
-AS BUILD BOUNDARY WALL - EAST: EXTENDED WITH CLEAR VIEW FENCING
Scale 1:100

ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

TYPICAL SECTION:
-AS BUILD BOUNDARY WALL - EAST: EXTENDED WITH CLEAR VIEW FENCING
Scale 1:100

TYPICAL SECTION:
-AS BUILD BOUNDARY WALL - EAST: EXTENDED WITH CLEAR VIEW FENCING
Scale 1:100

TYPICAL SECTION:
-AS BUILD BOUNDARY WALL - EAST: EXTENDED WITH CLEAR VIEW FENCING
Scale 1:100

TYPICAL SECTION:
-AS BUILD BOUNDARY WALL - EAST: EXTENDED WITH CLEAR VIEW FENCING
Scale 1:100

TYPICAL ELEVATION:
-AS BUILD BOUNDARY WALL - EAST: EXTENDED WITH CLEAR VIEW FENCING
Scale 1:100

TYPICAL ELEVATION:
-AS BUILD BOUNDARY WALL - EAST: EXTENDED WITH CLEAR VIEW FENCING
Scale 1:100

51,52m BOUNDARY LINE

EXISTING HOUSE Floor Ht: 21,14m

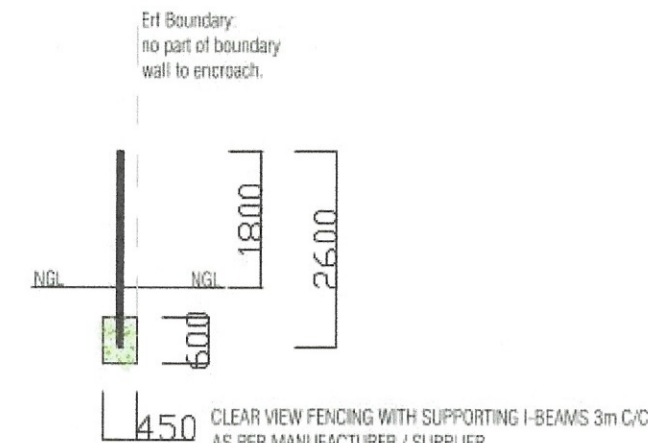
ERF 2456

ERF 2457

1,5m BUILDING LINE
AS BUILD 1,2m CLEAR VIEW FENCING
29,77m BOUNDARY LINE

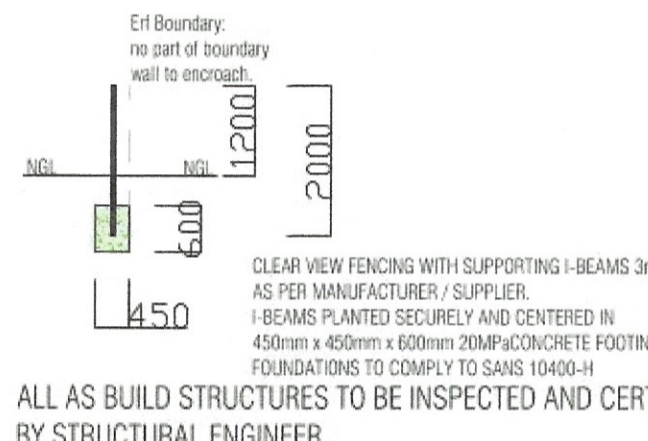
ERF 2452 (Public Place)

TYPICAL SECTION:
AS BUILD 1,8m CLEAR VIEW FENCING
SCALE 1:100



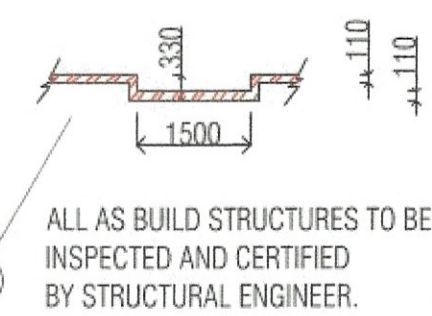
ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

TYPICAL SECTION:
AS BUILD 1,2m CLEAR VIEW FENCING
SCALE 1:100



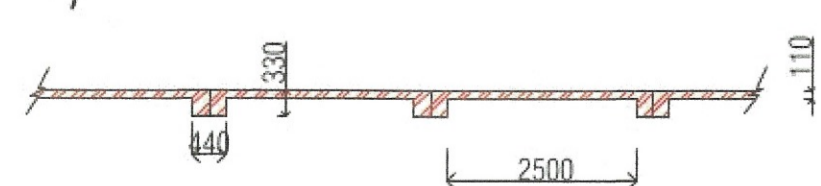
ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

TYPICAL LAYOUT:
- AS BUILD BOUNDARY WALL - WEST
Scale 1:100



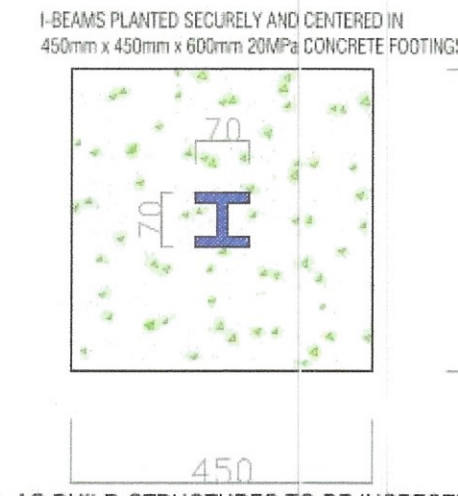
ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

TYPICAL LAYOUT:
- AS BUILD BOUNDARY WALL - EAST
Scale 1:100



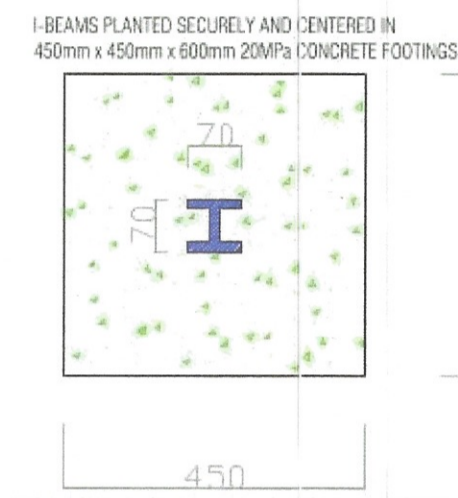
ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

TYPICAL CROSS SECTION:
I-BEAMS
NOT TO SCALE



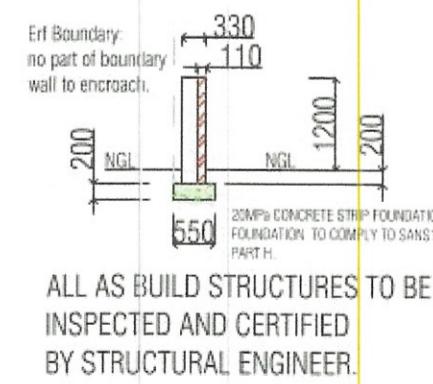
ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

TYPICAL CROSS SECTION:
I-BEAMS
NOT TO SCALE



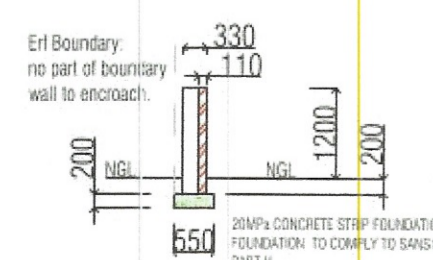
ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

TYPICAL SECTION:
-AS BUILD BOUNDARY WALL - WEST
Scale 1:100



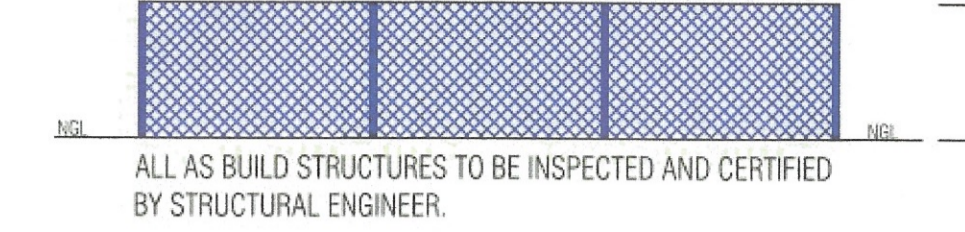
ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

TYPICAL SECTION:
-AS BUILD BOUNDARY WALL - EAST
Scale 1:100



ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

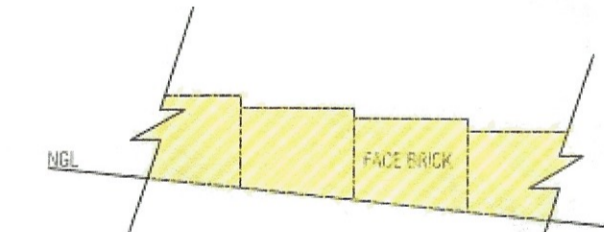
TYPICAL ELEVATION:
AS BUILD 1,8m CLEAR VIEW FENCING
SCALE 1:100



TYPICAL ELEVATION:
AS BUILD 1,2m CLEAR VIEW FENCING
SCALE 1:100

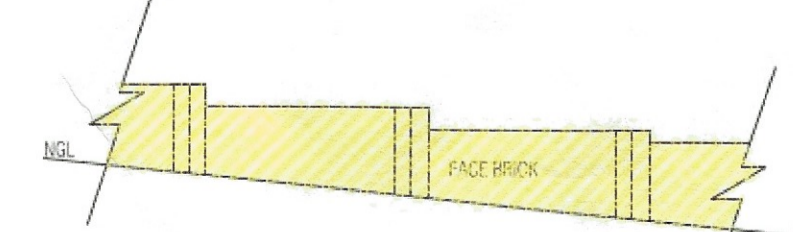


TYPICAL ELEVATION:
-AS BUILD BOUNDARY WALL - WEST
Scale 1:100



ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

TYPICAL ELEVATION:
-AS BUILD BOUNDARY WALL - EAST
Scale 1:100



ALL AS BUILD STRUCTURES TO BE INSPECTED AND CERTIFIED BY STRUCTURAL ENGINEER.

- NOTES:
- Benchmark "BM": Description = Drill hole in concrete Height = m
 - Tree canopies are approximated
 - Contours at 0.50m intervals
 - Cadastral boacons in association with RJ Hensley (PL5 0238)

MUNICIPAL STAMP

KOUGA MUNICIPALITY	
Building Control Department	
Conditionally Approved/Voorwaardelik Goedgekeur	
PLAN NR	J2223-00334
AESTHETICS COMMITTEE:	
BUILDING CONTROL OFFICER:	<i>[Signature]</i>
APPROVING OFFICER:	<i>[Signature]</i>
DATE	17 Oct 2022
Plans are valid for 12 months Section 7(4) NBR	

NO DEVIATIONS FROM MUNICIPAL APPROVED DRAWINGS WITHOUT PRIOR WRITTEN CONSENT FROM LOCAL AUTHORITY

GENERAL NOTES:

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.
- CONTRACTOR TO KEEP A FULL SET OF MUNICIPAL APPROVED DRAWINGS ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF BUILDING ON SITE WITH PARTICULAR REFERENCE TO BOUNDARIES AND BUILDING LINES.
- USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BEFORE WORK COMMENCES ON SITE. ANY DISCREPANCIES MUST IMMEDIATELY BE REPORTED FOR CLARIFICATION.
- IN THE CASE OF A NEWLY BUILD DWELLING IT IS COMPULSORY FOR THE OWNER TO ENROLL THE PROPOSED DWELLING AT THE NHBC PRIOR TO CONSTRUCTION.
- ALL BUILDING MATERIALS MUST BE CERTIFIED BY SANS / SABS
- ALL CONSTRUCTION WORK TO COMPLY WITH NBR/SANS 10400
- THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND COMPARE AGAINST DRAWINGS PRIOR TO CONSTRUCTION.
- DO NOT SCALE - USE FIGURED DIMENSIONS

AREAS:

AREA OF ERF:	898.00m ²
EXISTING DWELLING:	505.80m ²
COVERAGE:	38.59%

PROJECT: AS BUILD BOUNDARY WALL AND FENCE
24 LEADWOOD ROAD, JEFFREYS BAY

ERF NR:	2456	JEFFREYS BAY
CLASSIFICATION:	H4	PLAN NO: 140/2022
DATE:	AUGUST 2022	SCALE: AS INDICATED
DRAWING TITLE:	SITE PLAN/ SECTIONS / ELEVATIONS/	
PAPER SIZE:	A1	

PROPERTY OWNER:

MRS. SONJA MURISON
PHONE: 082 438475
E-MAIL: sonjamarson@gmail.com
MRS SONJA MURISON *[Signature]*

LINDI MARX
Pr Arch Draughtsperson
SACAP REG NR: D0930
32916 SAJAT
Phone: +27 (0) 66 273 3833
E-mail: oceanwidedraughting@gmail.com
8 Roman Street
Oyster Bay
6301

