



12.22
(HIGHEST POINT)

ERF BOUNDARY : 30 000mm

Erf 10406

ELANDS CLOSE

PAV
9.97

CPT
9.95

CPT
9.97

PAV
9.92

CPT
9.90

CPT
9.90

EXISTING
CATCHPIT

BENCHMARK
MANHOLE 10.00

EXISTING
MANHOLE 9.91

Erf 10405

9.85



BUILDING LINE : 2000mm

BUILDING LINE : 4000mm

BUILDING LINE : 2000mm

ERF BOUNDARY : 20 000mm

BUILDING LINE : 2000mm

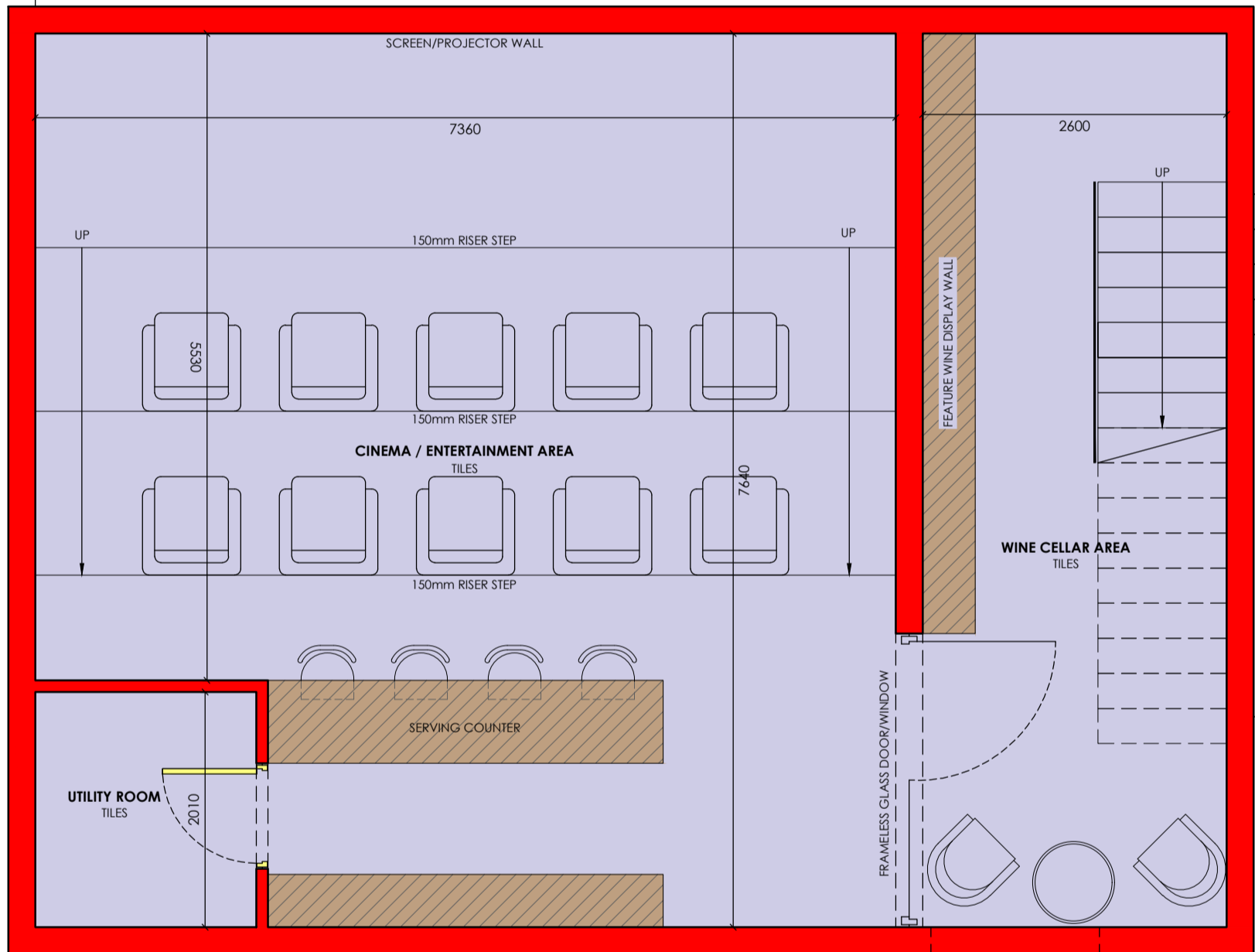
ERF BOUNDARY : 30 000mm

7.97

(LOWEST POINT)

10.05

BASEMENT FLOOR LAYOUT
Scale 1 : 50



ERF 10405 SHARK BAY -AREA LEGEND			
Areas	Covered	Covered Other	Open
Basement Floor House	86.25 m²		
Sub - Total (1)	86.25 m²	00.00 m²	00.00 m²
Ground Floor House Carport Patio	221.30 m²		36.05 m² 10.00 m² 18.35 m²
Sub - Total (2)	221.30 m²	10.00 m²	54.40 m²
First Floor House Balcony 1 Balcony 2 Balcony 3	194.30 m²		5.40 m² 5.40 m² 16.70 m²
Sub - Total (3)	194.30 m²	00.00 m²	27.50 m²
Total (1+2+3) Total	501.85 m² 593.75 m²	10.00 m²	81.90 m²
Coverage % Actual Erf	00.00 % 600.00 m²		

DEEMED TO SATISFY REQUIREMENTS CONTAINED IN THE RELEVANT PARTS OF SANS 10400

A. BUILDING CLASSIFICATION (REGULATION A20)

B. STRUCTURAL DESIGN:
THE STRUCTURAL SYSTEM OF THE BUILDING COMPLIES WITH THE REQUIREMENTS OF PARTS H, J, K, L, M OR N OF SANS 10400, OR IN THE CASE OF TOWER BUILDINGS WITH THE REQUIREMENTS OF SANS 10082 COMPETENT PERSON (STRUCTURES) TO DESIGN AN INSPECT THE STRUCTURES

C. DIMENSIONS:
THE DIMENSIONS OF ANY ROOM OR SPACE ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-C

D. PUBLIC SAFETY:
A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

E. SITE OPERATIONS:
THE PROVISION OF SANITARY FACILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-E

F. EXCAVATIONS:
THE EXCAVATION RELATING TO A BUILDING IS LESS THAN 3.0m DEEP AND IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-F

G. FOUNDATIONS:
THE FOUNDATIONS FOR THE BUILDING ARE IN ACCORDANCE WITH SANS 10400-G AND THE DETAILED REQUIREMENTS OF SANS 10400-H. THE FOUNDATIONS TO THE EXTENSIONS / ADDITION TO AN EXISTING BUILDING ARE THE SAME AS THE EXISTING WHICH HAVE PERFORMED SATISFACTORY A COMPETENT PERSON (CIVIL ENGINEERING) ARE TO BE APPOINTED IN RESPECT OF DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE

H. FLOORS:
FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J. SUSPENDED FLOORS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K AND SANS 10400-L. THE REQUIREMENTS OF SANS 10082 AND THE DETAILED REQUIREMENTS OF SANS 10400-J SLABS SUPPORTED ON THE GROUND FLOOR ARE IN ACCORDANCE WITH SANS 10400-B, SANS 10400-H AND THE DETAILED REQUIREMENTS OF SANS 10400-I. A COMPETENT PERSON (CIVIL ENGINEER) IS TO BE APPOINTED IN RESPECT OF THE SLABS AND FILLS

I. WALLS:
THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-K. THE ROOF FINISH IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-K. THE WATER PENETRATION THROUGH A WALL IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

J. ROOFS:
ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L. FLAT ROOFS OR RELATED GUTTERS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L. THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400-C, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DETAILED REQUIREMENTS OF SANS 10400-L AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400-K AND IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-L. GUTTERS AND DOWN PIPES, IF ANY, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L. THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND SANS 10400-T

K. STAIRWAYS:
STAIRWAYS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-M WALLS, SCREENS, RAILINGS OR BALUSTRADES TO SUCH A STAIRWAY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B, SANS 10400-T AND SANS 10400-K

L. GLAZING:
THE TYPE AND FIXING OF GLAZING IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N. THE SELECTION OF GLAZING IS IN ACCORDANCE WITH THE RULES

M. LIGHTING AND VENTILATION:
THE LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIES WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O. THE VENTILATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-O

N. DRAINAGE:
THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-P

O. NON-WATER BORNE MEANS OF SANITARY DISPOSAL:
THE MEANS OF SEWAGE DISPOSAL WHERE WATER BORNE SEWERAGE DISPOSAL IS NOT AVAILABLE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-Q

P. STORM WATER DISPOSAL:
THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF THE ARCHITECTURAL GUIDELINES OF L.C.E.

Q. PEOPLE WITH DISABILITIES:
THE MEANS OF PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-S

R. FIRE PROTECTION:
THE FIRE PROTECTION MEASURES PROVIDED ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T

S. SPACE HEATING:
THE PROVISION OF SPACE HEATING IS IN ACCORDANCE WITH THE RULES

T. FIRE INSTALLATION:
THE FIRE INSTALLATIONS COMPLY WITH THE RULES. THE SUPPLY OF WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-W

XA. ENERGY EFFICIENCY:
THE DESIGN OF THE BUILDING ENVELOPE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XA

revisions		

BLUE LINE DESIGN

ARCHITECTURE

BIDA (pty) Ltd t/a BLUE LINE DESIGN ARCHITECTURE

• 10 Epsom Road • P O Box 1340 • Langebaan 7357

• telephone : 064 683 0707

• e-mail : office@bluelinedesign.co.za

• REG : 2018/438276/07

• B PRETORIUS : SACAP Reg Nr : PrsArchT - ST 1950

client	House Anderson	
project description	New Dwelling on Erf 10405, Shark Bay LANGEBAA 7357	
signature	for and on behalf of Blue Line Design Architecture	
client signature	signature (the client)	
drawing issue	Client Proposal	

drawing detail	402 : Basement Floor Layout	
----------------	-----------------------------	--

project	New Dwelling 10405	date	17 - 03 - 2025
designed	BP / CO	municipality	Saldanha Bay
drawn	CO	scale	As indicated
approved	B Pretorius ST 1950	revision	001
print to scale	sheet	LBN 11647 • 1 of 4	



12.22
(HIGHEST POINT)

ERF BOUNDARY : 30 000mm

Erf 10406

PAV
9.97

ELANDS CLOSE

CPT
9.95

CPT
9.97

PAV
9.92

CPT
9.90

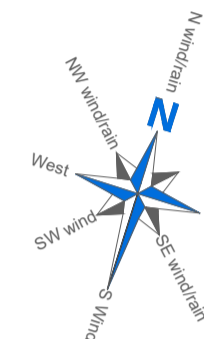
EXISTING
CATCHPIT

BENCHMARK
MANHOLE 10.00

EXISTING
MANHOLE 9.91

Erf 10405

9.85



ERF BOUNDARY : 30 000mm

BUILDING LINE : 2000mm

BUILDING LINE : 2000mm

ERF BOUNDARY : 30 000mm

ERF BOUNDARY : 30 000mm

7.97
(LOWEST POINT)

10.05

GROUND FLOOR LAYOUT
Scale 1 : 50

DEEMED TO SATISFY REQUIREMENTS CONTAINED IN THE RELEVANT PARTS OF SANS 10400

A. BUILDING CLASSIFICATION (REGULATION A20)

B. STRUCTURAL DESIGN:
THE STRUCTURAL SYSTEM OF THE BUILDING COMPLIES WITH THE REQUIREMENTS OF PARTS H, J, K, L, M OR N OF SANS 10400, OR IN THE CASE OF TIMBER BUILDINGS WITH THE REQUIREMENTS OF SANS 10082. COMPETENT PERSON (STRUCTURES) TO DESIGN AND INSPECT THE STRUCTURES

C. DIMENSIONS:
THE DIMENSIONS OF ANY ROOM OR SPACE ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

D. PUBLIC SAFETY:
A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

E. SITE OPERATIONS:
THE PROVISION OF SANITARY FACILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

F. EXCAVATIONS:
THE EXCAVATION RELATING TO A BUILDING IS LESS THAN 3.0m DEEP AND IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-G

G. FOUNDATIONS:
THE FOUNDATIONS FOR THE BUILDING ARE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-H. THE FOUNDATIONS TO THE EXTENSIONS / ADDITION TO AN EXISTING BUILDING ARE THE SAME AS THE EXISTING WHICH HAVE PERFORMED SATISFACTORY A COMPETENT PERSON (CIVIL ENGINEERING) ARE TO BE APPOINTED IN RESPECT OF DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE

H. ROOFS:
FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J. SUSPENDED FLOORS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B AND SANS 10400-T. THE REQUIREMENTS OF SANS 10082 AND THE DETAILED REQUIREMENTS OF SANS 10400-J. SLABS SUPPORTED ON THE GROUND FLOOR ARE IN ACCORDANCE WITH SANS 10400-B, SANS 10400-H AND THE DETAILED REQUIREMENTS OF SANS 10400-I. A COMPETENT PERSON (CIVIL ENGINEER) IS TO BE APPOINTED IN RESPECT OF THE SLABS AND FILLS

I. WALLS:
THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-K. THE ROOF FINISH IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-K. THE WATER PENETRATION THROUGH A WALL IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

J. ROOFS:
ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L. FLAT ROOFS OR RELATED GUTTERS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L. THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400-C, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DETAILED REQUIREMENTS OF SANS 10400-L AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400-K AND IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-L. GUTTERS AND DOWN PIPES, IF ANY, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K AND THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND SANS 10400-T

K. STAIRWAYS:
STAIRWAYS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-M. WALLS, SCREENS, RAILINGS OR BALUSTRADES TO SUCH A STAIRWAY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B, SANS 10400-T AND SANS 10400-K

L. GLAZING:
THE TYPE AND FIXING OF GLAZING IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N. THE SELECTION OF GLAZING IS IN ACCORDANCE WITH THE RULES

M. LIGHTING AND VENTILATION:
THE LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIES WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O. THE VENTILATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-O

N. DRAINAGE:
THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-P

O. STORM WATER DISPOSAL:
THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF THE ARCHITECTURAL GUIDELINES OF LCE

P. PEOPLE WITH DISABILITIES:
THE MEANS OF PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-S

Q. FIRE PROTECTION:
THE FIRE PROTECTION MEASURES PROVIDED ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T

R. SPACE HEATING:
THE PROVISION OF SPACE HEATING IS IN ACCORDANCE WITH THE RULES

S. FIRE INSTALLATION:
THE FIRE INSTALLATIONS COMPLY WITH THE RULES. THE SUPPLY OF WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-W

XA. ENERGY EFFICIENCY:
THE DESIGN OF THE BUILDING ENVELOPE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XA

**BLUE LINE DESIGN
ARCHITECTURE**

BLDA (pty) Ltd t/a BLUE LINE DESIGN ARCHITECTURE
• 10 Epsom Road • P O Box 1340 • Langebaan 7357
• telephone : 064 683 0707
• e-mail : office@bluedesigngroup.co.za
• REG : 2018/438276/07
• B PRETORIUS : SACAP Reg Nr : PrsArchT - ST 1950

client: **House Anderson**

project description: **New Dwelling on
Erf 10405, Shark Bay
LANGEBAA
7357**

signature: for and on behalf of **Blue Line Design Architecture**

client signature: signature (the client)

drawing title: **Client Proposal**

drawing detail: **402 : Ground Floor Layout**

project: **New Dwelling 10405** date: **17 - 03 - 2025**

designed: **BP / CO** municipality: **Saldanha Bay**

drawn: **CO** scale: **As indicated**

approved: **B Pretorius ST 1950** revision: **001**

print to scale: **A1** sheet: **LBN 11647 • 2 of 4**

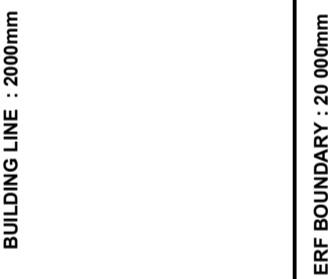
ERF 10405 SHARK BAY - AREA LEGEND

Areas	Covered	Covered Other	Open
Basement Floor			
House	86.25 m²		
Sub - Total (1)	86.25 m²	00.00 m²	00.00 m²
Ground Floor			
House	221.30 m²		36.05 m²
Carport		10.00 m²	18.35 m²
Sub - Total (2)	221.30 m²	10.00 m²	54.40 m²
First Floor			
House	194.30 m²		5.40 m²
Balcony 1			5.40 m²
Balcony 3			16.70 m²
Sub - Total (3)	194.30 m²	00.00 m²	27.50 m²
Total (1+2+3)	501.85 m²	10.00 m²	81.90 m²
Total	593.75 m²		
Coverage % Actual	00.00 %		
Erf	600.00 m²		



Erf 10405

9.85



7.97
(LOWEST POINT)

10.05

 FIRST FLOOR LAYOUT
Scale 1 : 50

ERF 10405 SHARK BAY - AREA LEGEND			
Areas	Covered	Covered Other	Open
Basement Floor House	86.25 m ²		
Sub - Total (1)	86.25 m ²	00.00 m ²	00.00 m ²
Ground Floor			
House	221.30 m ²		
Carport		10.00 m ²	36.05 m ²
Patio			18.35 m ²
Sub - Total (2)	221.30 m ²	10.00 m ²	54.40 m ²
First Floor			
House	194.30 m ²		
Balcony 1			5.40 m ²
Balcony 2			5.40 m ²
Balcony 3			16.70 m ²
Sub - Total (3)	194.30 m ²	00.00 m ²	27.50 m ²
Total (1+2+3)	501.85 m ²	10.00 m ²	81.90 m ²
Total	593.75 m ²		
Coverage % Actual	100.00 %		
	501.85 m ²		



12.22
(HIGHEST POINT)

Erf 10406

ELANDS CLOSE

CPT
9.95
CPT
9.97
CPT
9.90
CPT
9.90

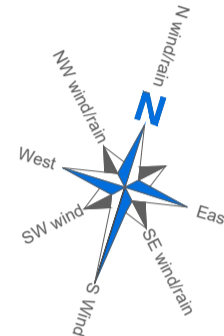
PAV
9.97

EXISTING
CATCHPIT
BENCHMARK
MANHOLE 10.00

EXISTING
MANHOLE 9.91

Erf 10405

9.85



ERF BOUNDARY : 30 000mm

BUILDING LINE : 2000mm

BUILDING LINE : 4000mm

BUILDING LINE : 3000mm

ERF BOUNDARY : 30 000mm

BUILDING LINE : 2000mm

ERF BOUNDARY : 30 000mm

10.05

7.97

(LOWEST POINT)

ROOF/SITE LAYOUT
Scale 1 : 50

DEEMED TO SATISFY REQUIREMENTS CONTAINED IN THE RELEVANT PARTS OF SANS 10400

A. BUILDING CLASSIFICATION (REGULATION A20)

B. STRUCTURAL DESIGN:
THE STRUCTURAL SYSTEM OF THE BUILDING COMPLIES WITH THE REQUIREMENTS OF PARTS H, J, K, L, M OR N OF SANS 10400, OR IN THE CASE OF TOWER BUILDINGS WITH THE REQUIREMENTS OF SANS 10082. COMPETENT PERSON (STRUCTURES) TO DESIGN AN INSPECT THE STRUCTURES

C. DIMENSIONS:
THE DIMENSIONS OF ANY ROOM OR SPACE ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

D. PUBLIC SAFETY:

A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

F. SITE OPERATIONS:

THE PROVISION OF SANITARY FACILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D
THE PROVISION OF THE DETAIL REQUIREMENTS OF SANS 10400-G

H. FOUNDATIONS:

THE FOUNDATIONS FOR THE BUILDING ARE IN ACCORDANCE WITH SANS 10400-B AND THE DETAIL REQUIREMENTS OF SANS 10400-H. THE FOUNDATIONS TO THE EXTENSIONS / ADDITION TO AN EXISTING BUILDING ARE THE SAME AS THE EXISTING WHICH HAVE PERFORMED SATISFACTORY A COMPETENT PERSON (CIVIL ENGINEERING) ARE TO BE APPOINTED IN RESPECT OF DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE

I. ROOFS:

FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J. SUSPENDED FLOORS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B AND SANS 10400-T. THE REQUIREMENTS OF SANS 10082 AND THE DETAILED REQUIREMENTS OF SANS 10400-J. SLABS SUPPORTED ON THE GROUND FLOOR ARE IN ACCORDANCE WITH SANS 10400-B, SANS 10400-H AND THE DETAILED REQUIREMENTS OF SANS 10400-I. A COMPETENT PERSON (CIVIL ENGINEER) IS TO BE APPOINTED IN RESPECT OF THE SLABS AND FILLS

K. WALLS:

THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-K. THE ROOF FINISH IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-K. THE WATER PENETRATION THROUGH A WALL IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

L. ROOFS:

ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L. FLAT ROOFS OR RELATED GUTTERS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L. THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400-C, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DETAILED REQUIREMENTS OF SANS 10400-B AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400-K AND IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-L. GUTTERS AND DOWN PIPES, IF ANY, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-R. THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND SANS 10400-T

M. STAIRWAYS:

STAIRWAYS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-M. WALLS, SCREENS, RAILINGS OR BALUSTRADES TO SUCH A STAIRWAY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B, SANS 10400-T AND SANS 10400-K

N. GLAZING:

THE TYPE AND FIXING OF GLAZING IS IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N. THE SELECTION OF GLAZING IS IN ACCORDANCE WITH THE RULES

O. LIGHTING AND VENTILATION:

THE LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIES WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O. THE VENTILATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-O

P. DRAINAGE:

THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-P

Q. NON-WATER BORNE MEANS OF SANITARY DISPOSAL:

THE MEANS OF SEWAGE DISPOSAL WHERE WATER BORNE SEWERAGE DISPOSAL IS NOT AVAILABLE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-Q

R. STORM WATER DISPOSAL:

THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF THE ARCHITECTURAL GUIDELINES OF LCE

S. PEOPLE WITH DISABILITIES:

THE MEANS OF PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-S

T. FIRE PROTECTION:

THE FIRE PROTECTION MEASURES PROVIDED ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T

V. SPACE HEATING:

THE PROVISION OF SPACE HEATING IS IN ACCORDANCE WITH THE RULES

W. FIRE INSTALLATION:

THE FIRE INSTALLATIONS COMPLY WITH THE RULES. THE SUPPLY OF WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-W

XA. ENERGY EFFICIENCY:

THE DESIGN OF THE BUILDING ENVELOPE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XA

BLUE LINE DESIGN
ARCHITECTURE

BLDA (pty) Ltd t/a BLUE LINE DESIGN ARCHITECTURE
• 10 Epsom Road • P O Box 1340 • Langebaan 7357
• telephone : 064 683 0707
• e-mail : office@bluelinedesign.co.za
• REG : 2018/438276/07
• B PRETORIUS : SACAP Reg Nr : PrsArchT - ST 1950

client- House Anderson

project description- New Dwelling on
Erf 10405, Shark Bay
LANGEBAAN
7357

signature- for and on behalf of Blue Line Design Architecture

client signature- signature (the client)

Client Proposal

ERF 10405 SHARK BAY -AREA LEGEND

Areas	Covered	Covered Other	Open
Basement Floor			
House	86.25 m²		
Sub - Total (1)	86.25 m²	00.00 m²	00.00 m²
Ground Floor			
House	221.30 m²		36.05 m²
Carport		10.00 m²	18.35 m²
Patio			
Sub - Total (2)	221.30 m²	10.00 m²	54.40 m²
First Floor			
House	194.30 m²		5.40 m²
Balcony 1			5.40 m²
Balcony 2			16.70 m²
Balcony 3			
Sub - Total (3)	194.30 m²	00.00 m²	27.50 m²
Total (1+2+3)	501.85 m²	10.00 m²	81.90 m²
Total	593.75 m²		
Coverage % Actual	00.00 %		
Erf	600.00 m²		

project- New Dwelling 10405 date- 17 - 03 - 2025

designed- BP / CO municipality- Saldanha Bay

drawn- CO scale- As indicated

approved- B Pretorius ST 1950 revision- 001

print to scale- sheet- LBN 10405 • 4 of 4