

GENERAL NOTES

All dimensions and levels to be determined on site prior to commencement of construction
 All work to comply with SANS 10400 regulations
 All construction by registered/responsible persons
 Any deviations to original approved plan will deem not to comply further without consent from the architect/author of plans and the owner is responsible
 Drawing to be read and not scaled
 Drawing to be read in conjunction with Engineers drawing
 All structural work to Engineers design and certification
 All new glazing to be in aluminium and in accordance with SANS 10400 Part N
 All new work to match existing and made good
 Occupancy - H4
 Zoning - General Residential 1

SCHEDULE OF AREAS

site area	1010	m ²
coverage allowed (50%)	505.00	m ²
ex. coverage	358.23	m ²
NEW proposed coverage	18.95	m ²
total coverage	377.18	m ²
f.a.r allowed (1,2)	1212.00	m ²
existing f.a.r	271.02	m ²
additional f.a.r	5.95	m ²
total f.a.r	276.97	m ²

WINDOW AND DOOR SCHEDULE

W1	2	600x600mm	clear	6.3mm tsg	aluminium
W2	2	2160x1400mm	clear	4mm sg	aluminium
W3	1	1540x450mm	clear	4mm sg	timber
D1	1	2100x900mm	N/A	N/A	timber

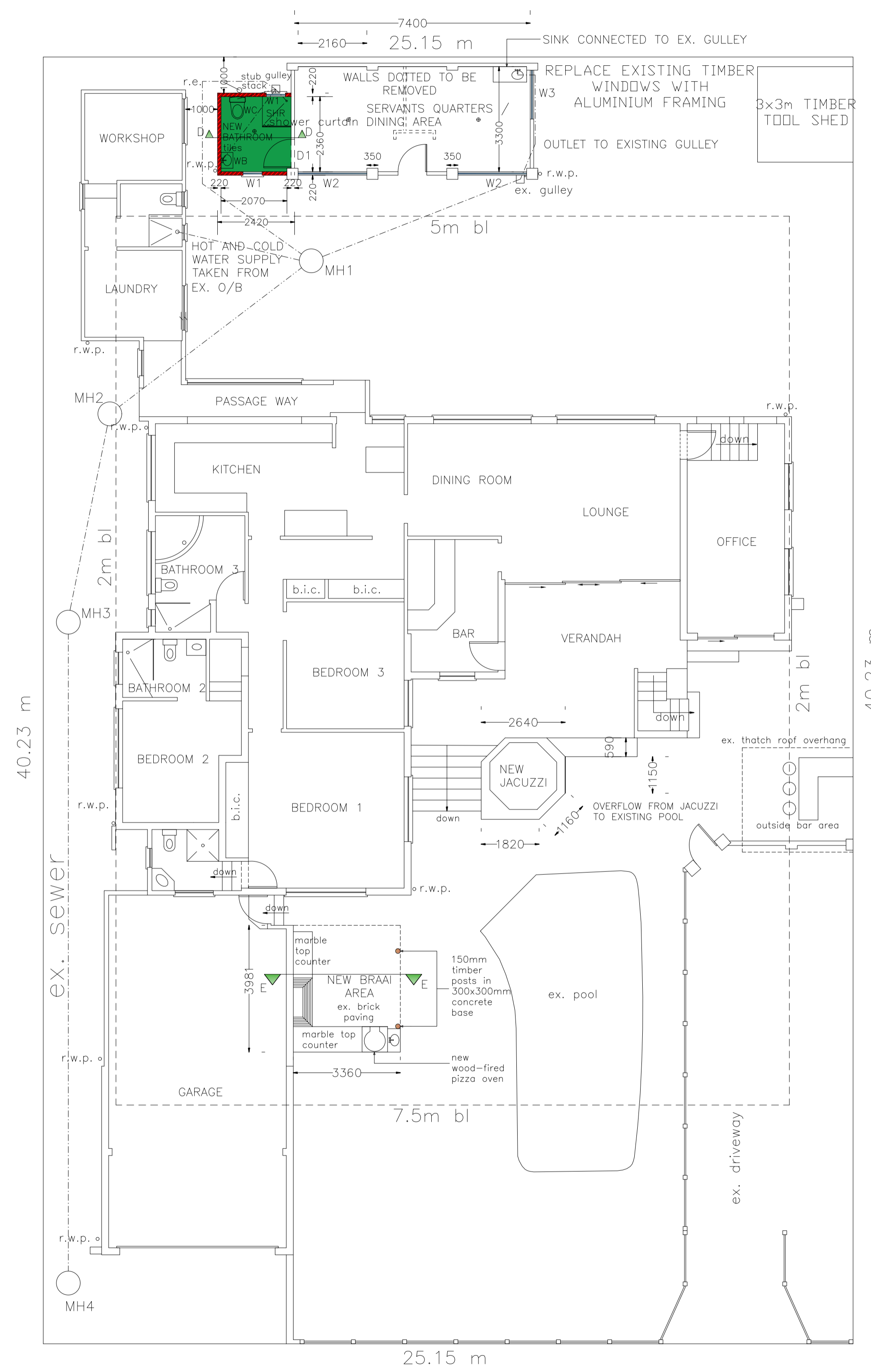
new aluminium windows to have thermal break framing

PLUMBING NOTES

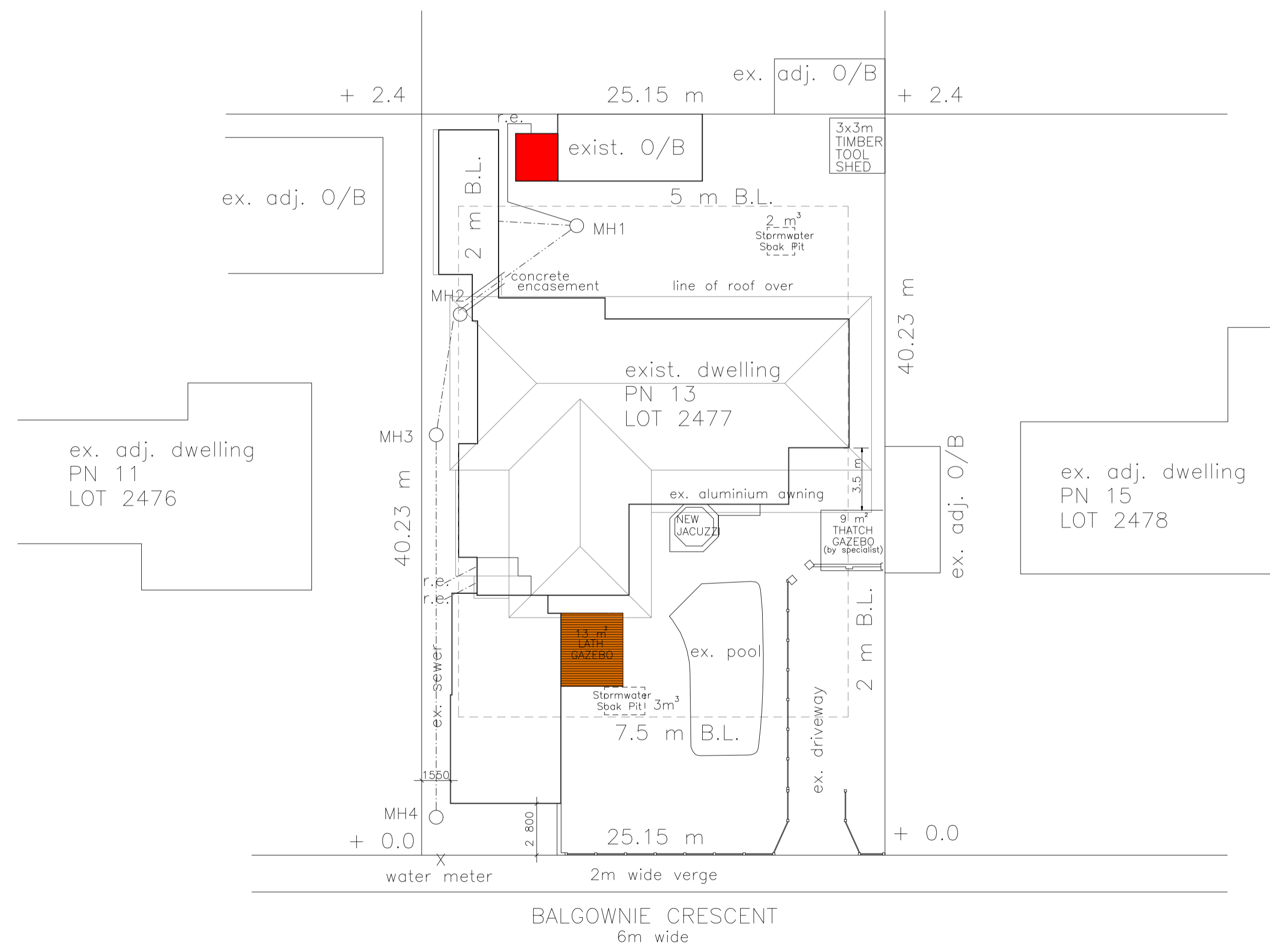
Any damaged fittings to be replaced
 All gully surrounds to be 150mm
 Sewer to be exposed before commencement of construction
 Manhole covers to be 75mm above ground level
 IE's to all bends and junctions
 Soil pipes to be 110mm dia. uPVC
 Waste pipes to be 50mm dia. uPVC
 Sewer under slab to be ribbed uPVC
 All plumbing by registered/responsible persons
 All pipes and sanitary fittings to be SABS approved
 Connect all new plumbing to ex. sewer

ENERGY EFFICIENCY NOTES

Water Reticulation :
 All internal copper to be stroke 2
 All external copper to be stroke 0
 All copper from geyser from pressure control valve to be 25mm
 Valve bracket to be min. 350mm above geyser
 Roof Insulation :
 100mm sisolation to be laid over battening of roof with a min. 100mm overlap
 (woolen cloth - chromadek/metal roofing)



GROUND STOREY PLAN
1 : 100



SITE PLAN
1 : 200

OWNERS SIGNATURE: CONTACT NO. 082 574 6776
 RATE NO. _____

ALTERATIONS AND ADDITIONS TO EXISTING OUTBUILDING, NEW BRAAI AREA AND JACUZZI AT 13 BALGOWNIE CRESCENT ON ERF 2477 DURBAN NORTH FOR MR. G PARROTT

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SCALE : 1 : 100
 CHECKED : G. P. BRAUM
 DRAWN/DESIGNED : C. A. W. FAULTLEY-ROUX
 DATE : MAY 2023
 Drawing No. : 6722 / 23 / 1 of 2