

TOWN PLANNING INFORMATION				
ERF	PORTION 2 OF ERF 695			
ZONING	SPECIAL RESIDENTIAL 900			
CLASSIFICATION	H3			
SITE AREA	4097m²			
AREA SCHEDULE				
PERMITTED FAR	N/A			
PERMITTED COVERAGE	50%			
EXISTING COVERAGE TOTAL PROP. COVERAGE	2048.5m ² 975m ² (ESTIMATE) 0m ² (NO ADDITIONAL COVERAGE)			

GENERAL NOTES

- These drawings are to be read in conjunction with Structural Engineers drawings.
 All building work is to comply with National Building Regulations, SANS 10400 and local municipal by-laws. Public safety in accordance with SANS 10400 to be adhered to at all times.
- Do not scale off of drawings. Use figured dimensions only. All dimensions are, unless otherwise specified, measured in millimeters.
- All dimensions, angles and levels to checked on site and any discrepancies are to be verified with the Project Architect prior to the commencement of any work. - Any Mechanical ventilation / lighting to be as per professional engineer specifications. See appointed engineers drawings for specifications. (where required)

All walls to be constructed using SABS Approved Materials. Brickwork to be laid in strict accordance with Engineer's Specifications. (GMS Wall ties to be used).

Existing: Existing windows to be replaced with new Aluminium windows to match existing sizing and finishing. (See Architects drawings for full scope of work)

EXISTING ROOF DWELLING: to remain with no design changes.

SEWER AND DRAINAGE:

All new soil pipes and waste pipes to connect into existing sewer drainage all in accordance with SANS 10400 Part P.

All Plumbing to be done by Competent Plumbing Contractor registered with The Plumbing Industry Reg. Board.

Natural lighting and ventilation to comply with SANS 10400 - PART O Natural lighting permitted : min 10% of the floor area of the room(s)

Natural ventilation permitted : min 5% of the floor area of the room

All lintels to Structural Engineers specifications, and to comply with SANS 10400 Part K.

EXTERNAL SITE PHOTOS



NORTH WEST VIEW (DRIVEWAY AND PEDESTRIAN ACCESS)



NORTH EAST VIEW (APARTMENT BLOCK)



SOUTH EAST VIEW (APARTMENT BLOCK)



SOUTH EAST VIEW (APARTMENT BLOCK)





SOUTH WEST VIEW (APARTMENT BLOCK)



NORTH WEST ROAD VIEW



1. DO NOT SCALE OFF DRAWINGS

VERIFIED BEFORE PUTTING WORK TO HAND.

2. ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT &

SACAP No: PSAT42957424

Description Date

AMAFA APPLICATION - FORM A



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PROPOSED INTERNAL ALTERATIONS TO UNIT 16 of SONNING FLATS

on PTN 2 OF ERF 695, 355 INNES ROAD, MORNINGSIDE for D & J PROPERTY PARTNERSHIP

Title:	SITE PLAN AND SITE PHOTOS			
		НЗ		
Drawn:	CFN	Checked:	SR	

Date: 03/10/2022 Drawing Number: Revision: 7432-LA100-A Scale: As indicated