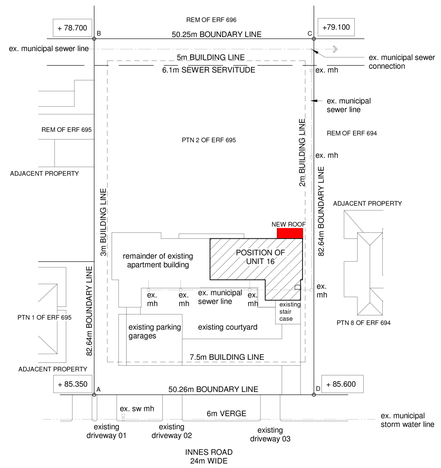


TOWN PLANNING INFORMATION	
ERF	PORTION 2 OF ERF 695
ZONING	SPECIAL RESIDENTIAL 900
CLASSIFICATION	H3
SITE AREA	4097m²
AREA SCHEDULE	
PERMITTED FAR	**N/A**
PERMITTED COVERAGE	**50%** **2048.5m²**
EXISTING COVERAGE	975m² (ESTIMATE)
TOTAL PROP. COVERAGE	0m² (NO ADDITIONAL COVERAGE)

GENERAL NOTES

1. These drawings are to be read in conjunction with Structural Engineers drawings.
2. All building work is to comply with National Building Regulations, SANS 10400 and local municipal by-laws.
3. 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*)

BRICK WALLS :
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).

WINDOWS :
Existing: All existing windows to remain. (Refer to Architect's Drawings and Window Schedule)
New: All new Aluminium Powder coated windows, with all junctions by specialist. (Refer to Architect's Drawings and Window Schedule)
Colour to match existing windows.

EXISTING ROOF DWELLING: to remain with no design changes.

LIGHTING & VENTILATION :
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

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

SITE PLAN
SCALE 1:500

NORTH

SITE PHOTOS

PICTURE 1: VIEW OF ENCLOSED BALCONY

PICTURE 2: VIEW OF ENCLOSED BALCONY

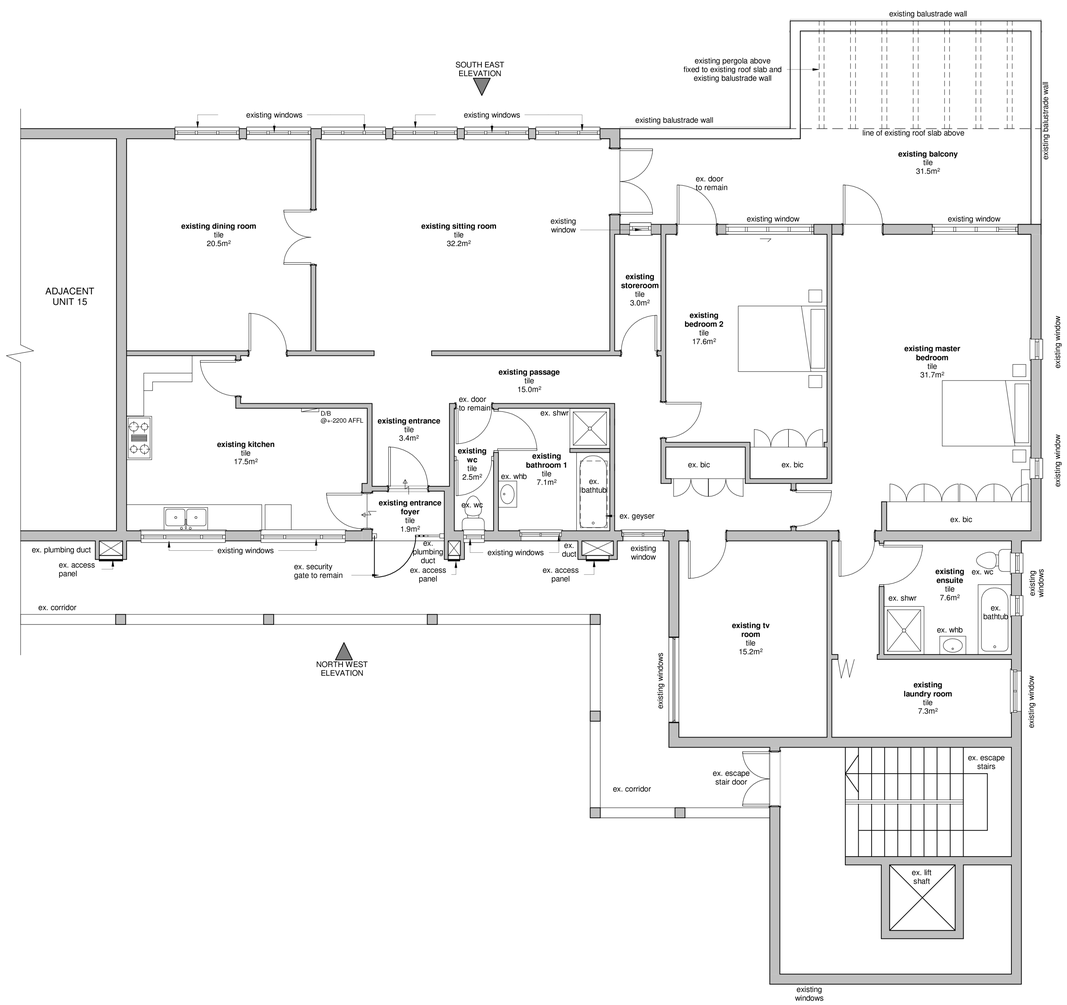
PICTURE 3: VIEW OF GLAZED SCREEN

PICTURE 4: NORTH WEST ROAD VIEW

PICTURE 5: NORTH WEST ROAD VIEW

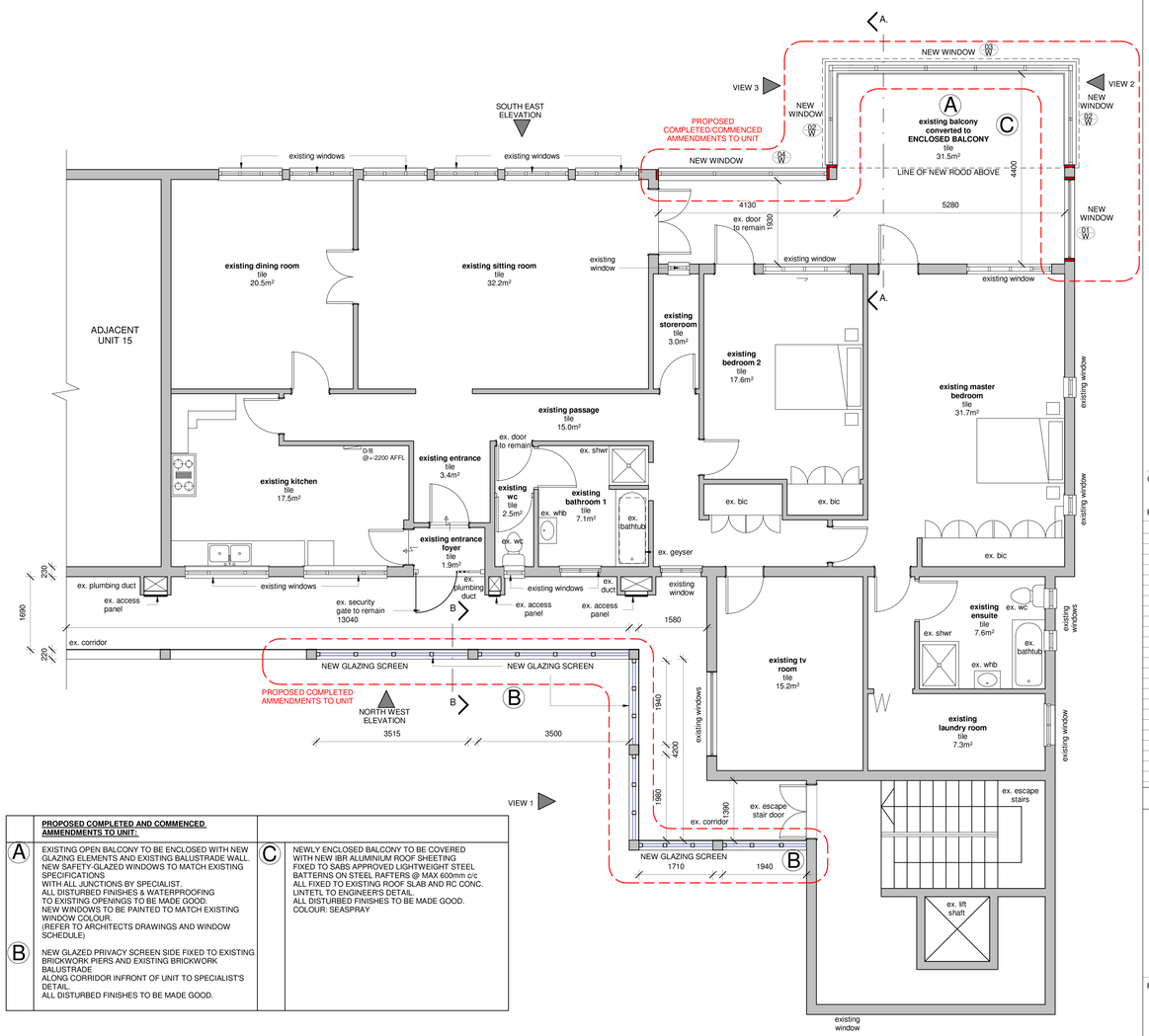
PICTURE 6: SOUTH EAST VIEW (APARTMENT BLOCK)

PICTURE 7: SOUTH EAST VIEW (APARTMENT BLOCK)



AS BUILT FLOOR PLAN
SCALE 1:50

NORTH



	PROPOSED COMPLETED AND COMMENCED AMMENDMENTS TO UNIT:		
A	EXISTING OPEN BALCONY TO BE ENCLOSED WITH NEW GLAZING ELEMENTS AND EXISTING BALUSTRADE WALL. NEW SAFETY-GLAZED WINDOWS TO MATCH EXISTING SPECIFICATIONS. WITH ALL JUNCTIONS BY SPECIALIST. ALL DISTURBED FINISHES & WATERPROOFING TO EXISTING OPENINGS TO BE MADE GOOD. NEW WINDOWS TO BE PAINTED TO MATCH EXISTING WINDOW COLOUR. (REFER TO ARCHITECTS DRAWINGS AND WINDOW SCHEDULE)	C	NEWLY ENCLOSED BALCONY TO BE COVERED WITH NEW IBR ALUMINIUM ROOF SHEETING FIXED TO SABS APPROVED LIGHTWEIGHT STEEL BATTERNS ON STEEL RAFTERS @ MAX 600mm c/c ALL FIXED TO EXISTING ROOF SLAB AND RC CONC. LINTETL TO ENGINEERS DETAIL. ALL DISTURBED FINISHES TO BE MADE GOOD. COLOUR: SEASPRAY
B	NEW GLAZED PRIVACY SCREEN SIDE FIXED TO EXISTING BRICKWORK PIERS AND EXISTING BRICKWORK BALUSTRADE ALONG CORRIDOR INFRONT OF UNIT TO SPECIALIST'S DETAIL. ALL DISTURBED FINISHES TO BE MADE GOOD.		

FLOOR PLAN (WITH PROPOSED/COMMENCED WORK)
SCALE 1:50

NORTH

Client's Signature:

PrSArchT Signature:
SACAP No: PSAT42957424

Revisions:

No.	Description	Date

AMAFA APPLICATION - FORM I

FGG ARCHITECTS interiors
Suite 107 Beacon Rock
21 Lighthouse Road
Umhlanga Rocks 4319
Tel. (031) 208 2272
Fax. (031) 208 2297
fgg@fggarchitects.co.za

196 Loop Street
P.O. Box 1352
Pietermaritzburg 3200
Tel. (033) 394 1218
Fax. (033) 342 7259
fgg@fggarchitects.co.za

Project: 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: FLOOR PLANS AND SITE PHOTOS

H3

Drawn:	CFN	Checked:	SR
Date:	03/10/2022	Drawing Number:	Revision:
Scale:	As indicated	7432-LA200-i	