

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

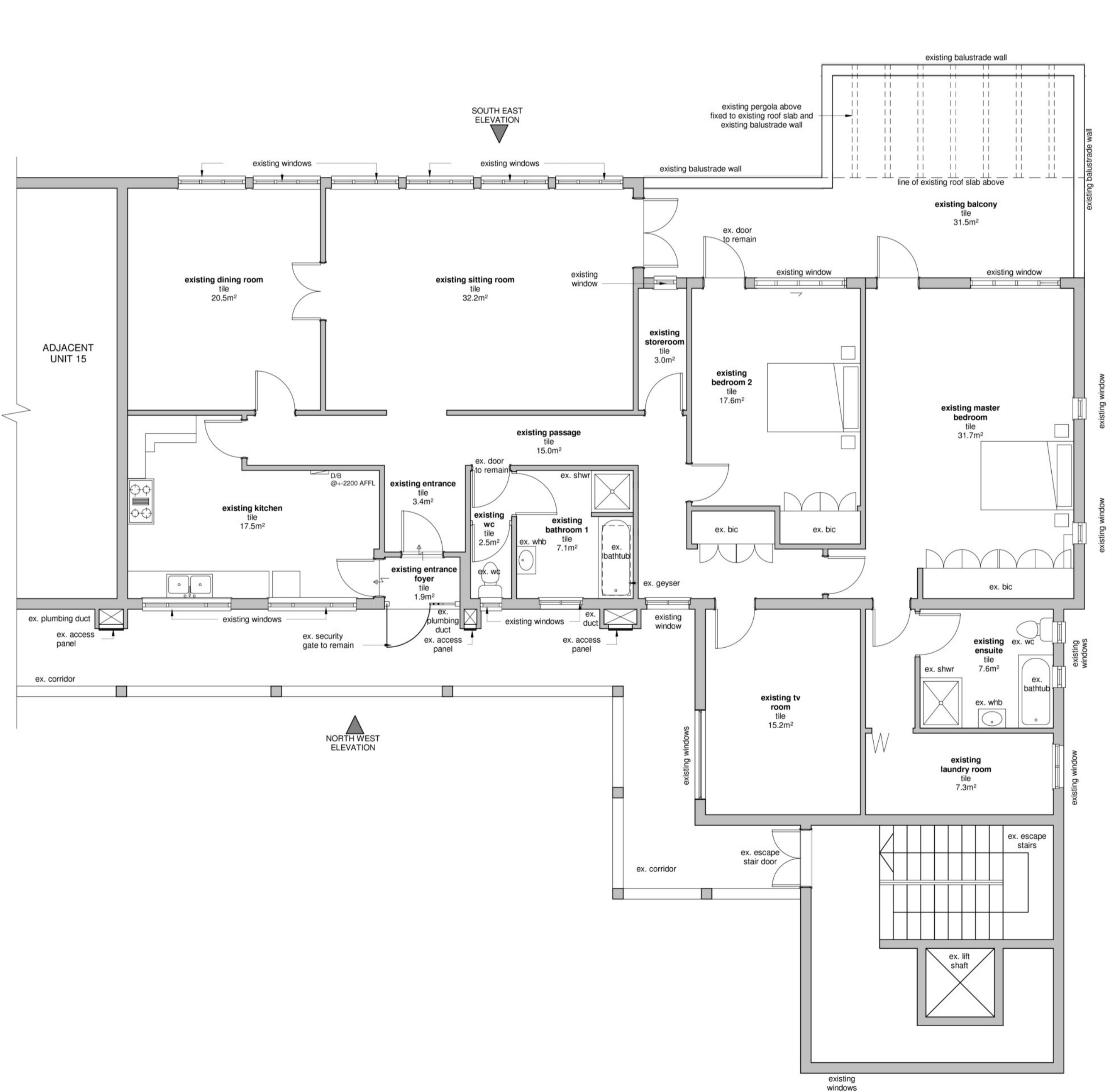
- GENERAL NOTES**
- These drawings are to be read in conjunction with Structural Engineers drawings.
  - All building work is to comply with National Building Regulations, SANS 10400 and local municipal by-laws.
  - Public safety in accordance with SANS 10400 to be adhered to at all times.
  - Do not scale off of drawings. Use figured dimensions only. All dimensions are, unless otherwise specified, measured in millimeters.
  - All dimensions, angles and levels to be 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 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)

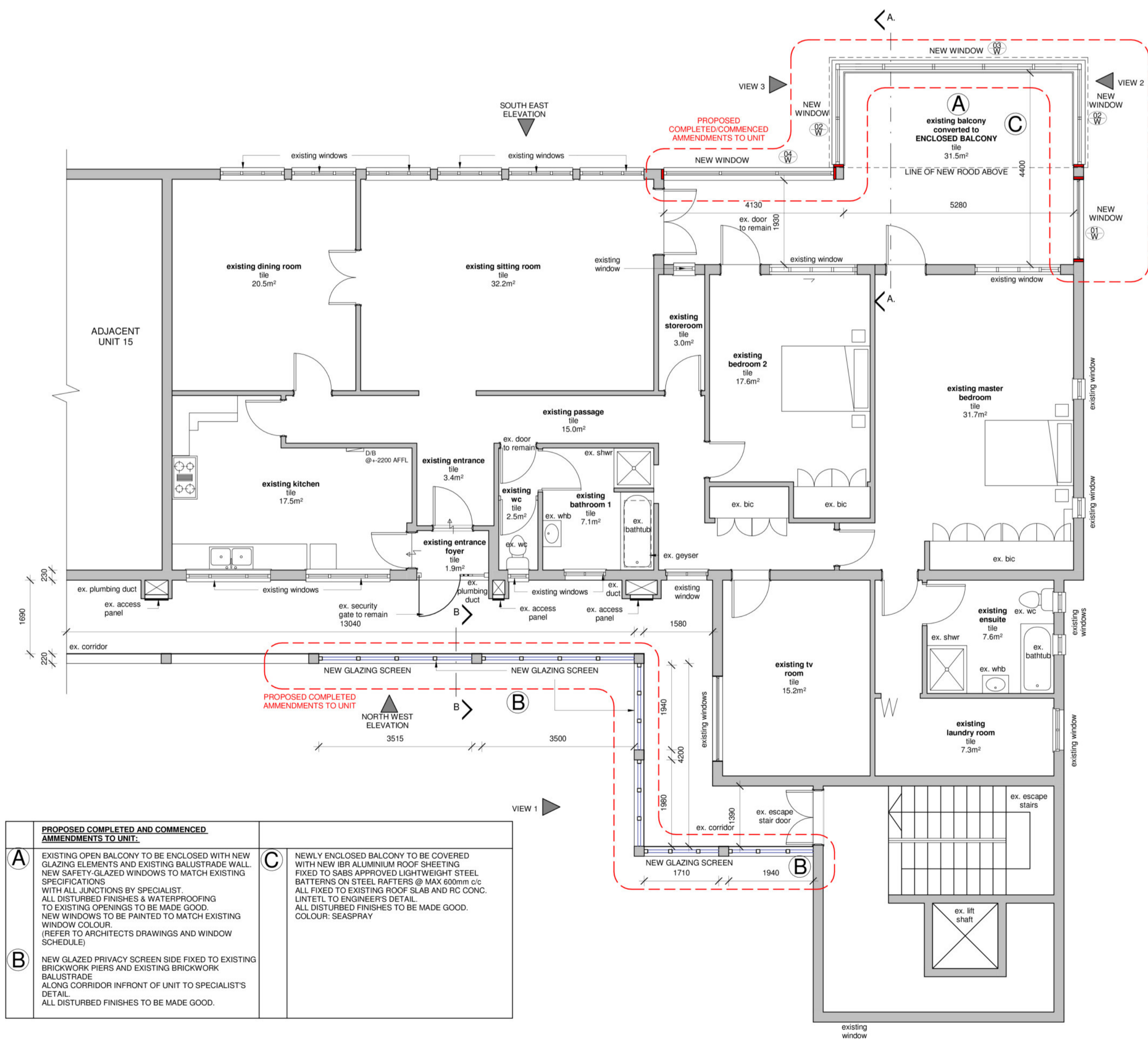
**SITE PLAN**  
SCALE 1:500



**NORTH WEST ELEVATION**



**AS BUILT FLOOR PLAN**  
SCALE 1:50



**NORTH WEST ELEVATION**



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

- PROPOSED COMPLETED AND COMMENCED AMENDMENTS 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)
  - B** NEW GLAZED PRIVACY SCREEN SIDE FIXED TO EXISTING BRICKWORK PIERS AND EXISTING BRICKWORK BALUSTRADE ALONG CORRIDOR IN FRONT OF UNIT TO SPECIALIST'S DETAIL. ALL DISTURBED FINISHES TO BE MADE GOOD.
  - C** NEWLY ENCLOSED BALCONY TO BE COVERED WITH NEW IFR 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. LINTEL TO ENGINEER'S DETAIL. ALL DISTURBED FINISHES TO BE MADE GOOD. COLOUR: SEASPRAY

Client's Signature: \_\_\_\_\_  
PrSArchT Signature: \_\_\_\_\_  
SACAP No: PSAT42957424

Revisions:

No.	Description	Date

**AMAFA APPLICATION - FORM I**

**FGG ARCHITECTS interior**

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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: 7432-LA200-1
Scale: As indicated	Revision: