

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 owner is responsible
 Drawing to be read and not scaled
 Drawing to be read in conjunction with Engineers drawing
 All structural work (foundations, slabs, walls, cills, lintels, roofs, columns, beams, balustrades) 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

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

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 isolation to be laid over battening of roof with a min. 100mm overlap
 (woolen cloth - chromadek/metal roofing)

ADDITIONAL NOTES:
 All separating walls to underside of roof tiles/ roof sheeting
 Connect all new plumbing to ex. sewer
 Connect all new stormwater to ex. stormwater
 All new cold and hot water to connect from existing cold and hot water supply

LEGEND

- sewer - - - - -
- stormwater - - - - -
- cold water - - - - -
- hot water - - - - -
- water meter - ∅
- lighting - ⊕
- geyser - (200L hp Kwiqot)

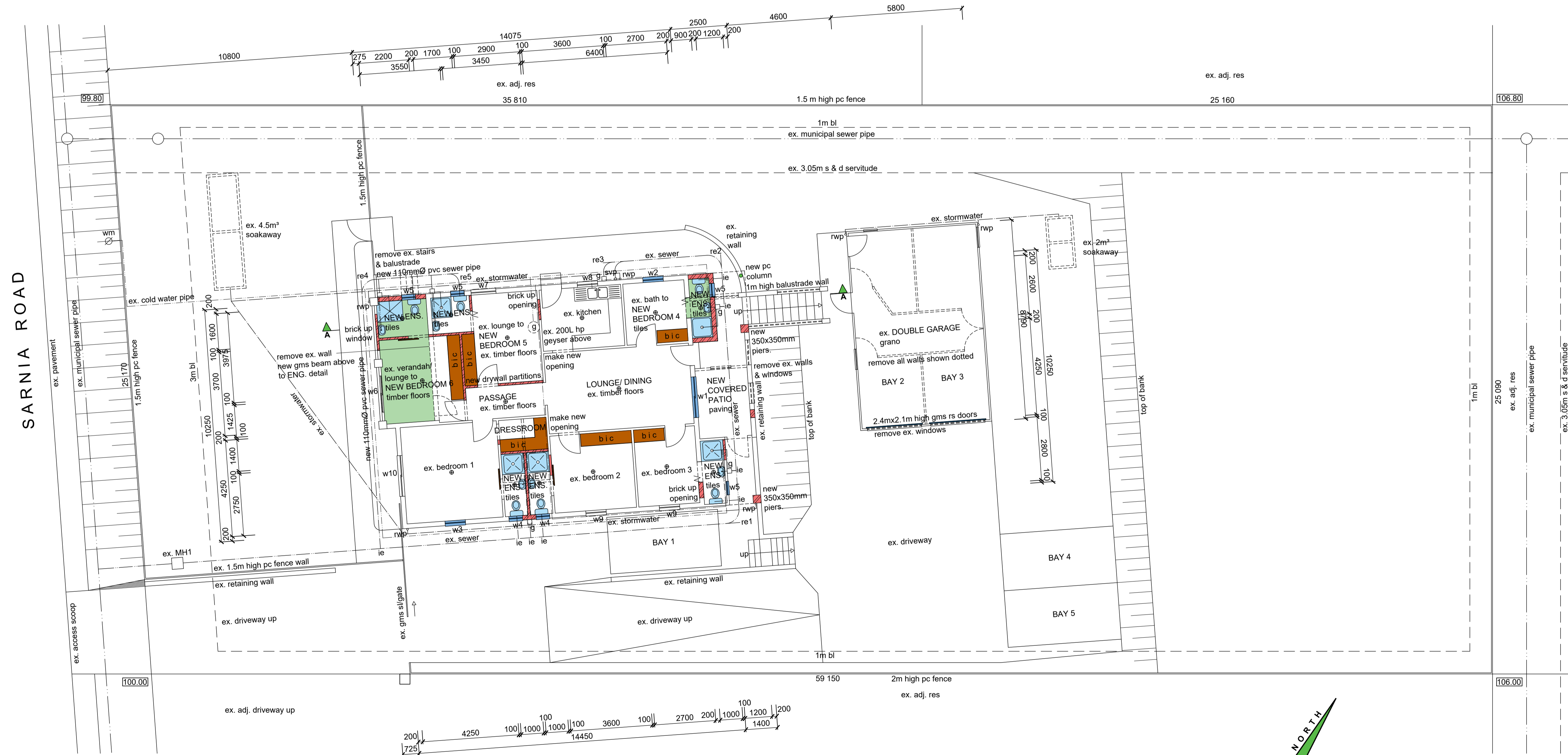
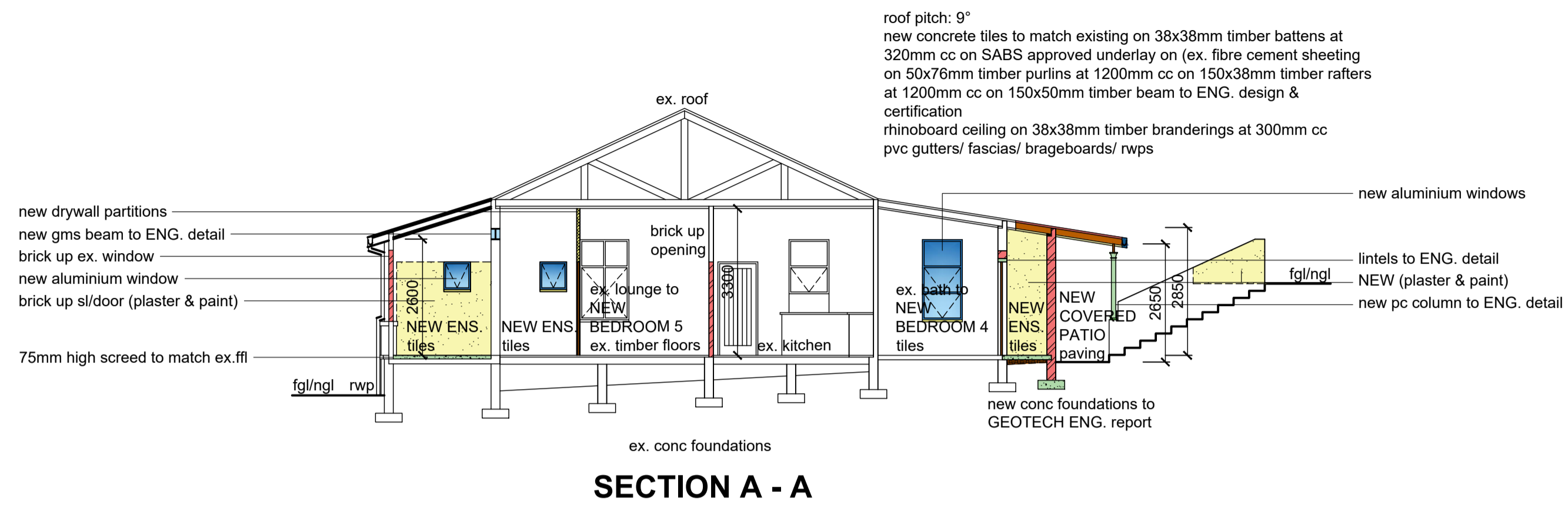
WINDOW AND DOOR SCHEDULE

item	no.	size (mm)	glass	thickness	frame
NEW :					
w1	1	1600x1600	clear	5mm tsg	aluminium
w2	1	900x1800	clear	5mm tsg	aluminium
w3	1	900x 900	clear	5mm tsg	aluminium
w4	2	600x1200	obscure	6.3mm tsg	aluminium
w5	4	600x 600	obscure	6.3mm tsg	aluminium
existing :					
w6	1	1600x1600	clear	5mm tsg	aluminium
w7	1	1100x1800	clear	5mm tsg	timber
w8	1	900x1200	clear	5mm tsg	aluminium
w9	2	900x1800	clear	5mm tsg	aluminium
w10	1	1800x1600	clear	5mm tsg	aluminium

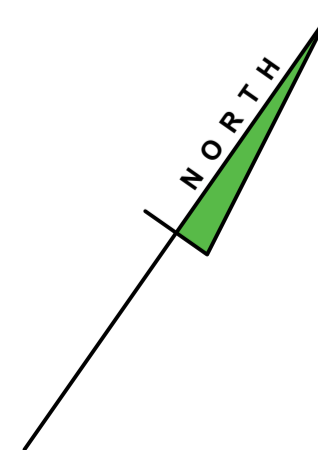
new timber/aluminium windows to have thermal break framing
 all shower cubicles to have 6.3mm tsg

SCHEDULE OF AREAS

site area	1504.00	m ²
coverage allowed (50%)	752.00	m ²
existing coverage	195.32	m ²
PROPOSED coverage	22.33	m ²
TOTAL COVERAGE	217.65	m ²
f.a.r allowed	N/A	
existing f.a.r	144.34	m ²
PROPOSED f.a.r	3.30	m ²
TOTAL F.A.R	147.64	m ²
Additional Area	22.33	m ²
Parking provided	5 bays	



GROUND STOREY PLAN / SITE PLAN (1 : 100)



Additional Area = 22.33 m²

Client's Signature: *[Signature]* Contact Number: 084 400 0149
 Rate No.: 4430 0034/ 000

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING HOUSE AND OUTBUILDING AT 562 SARNIA ROAD ON REM OF ERF 410 SEAVIEW FOR M. E. NKABINDE

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SCALE : 1 : 100
 CHECKED : G. P. BRAUM
 DRAWN/DESIGNED : M. R. AZMUTH
 DATE : JULY 2022

Drawing No. : 6696/ 22/ 1 of 2