

Notes:

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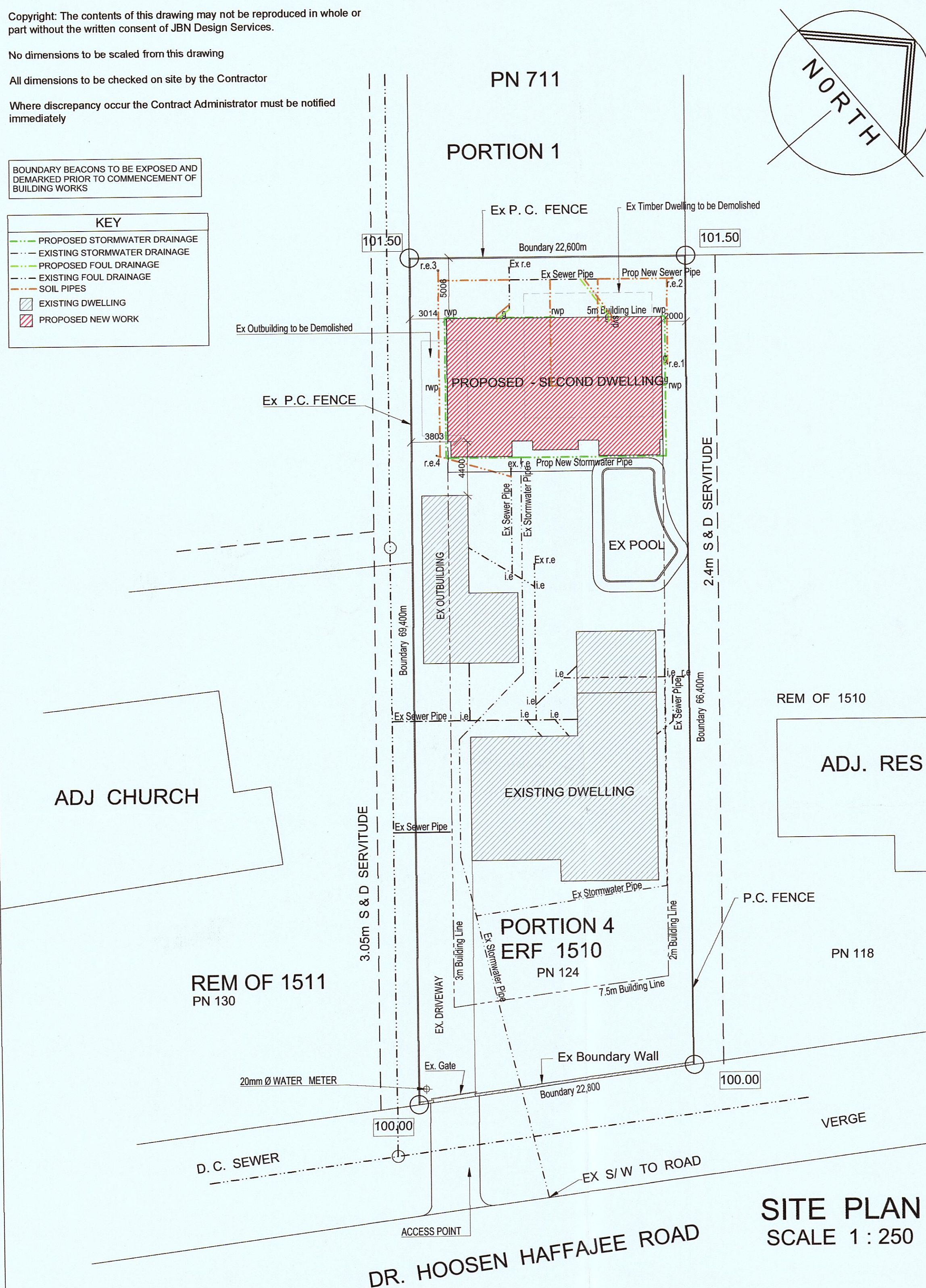
No dimensions to be scaled from this drawing

All dimensions to be checked on site by the Contractor

Where discrepancy occur the Contract Administrator must be notified immediately

BOUNDARY BEACONS TO BE EXPOSED AND DEMARKED PRIOR TO COMMENCEMENT OF BUILDING WORKS

KEY	
	PROPOSED STORMWATER DRAINAGE
	EXISTING STORMWATER DRAINAGE
	PROPOSED FOUL DRAINAGE
	EXISTING FOUL DRAINAGE
	SOIL PIPES
	EXISTING DWELLING
	PROPOSED NEW WORK



SITE PLAN
SCALE 1 : 250

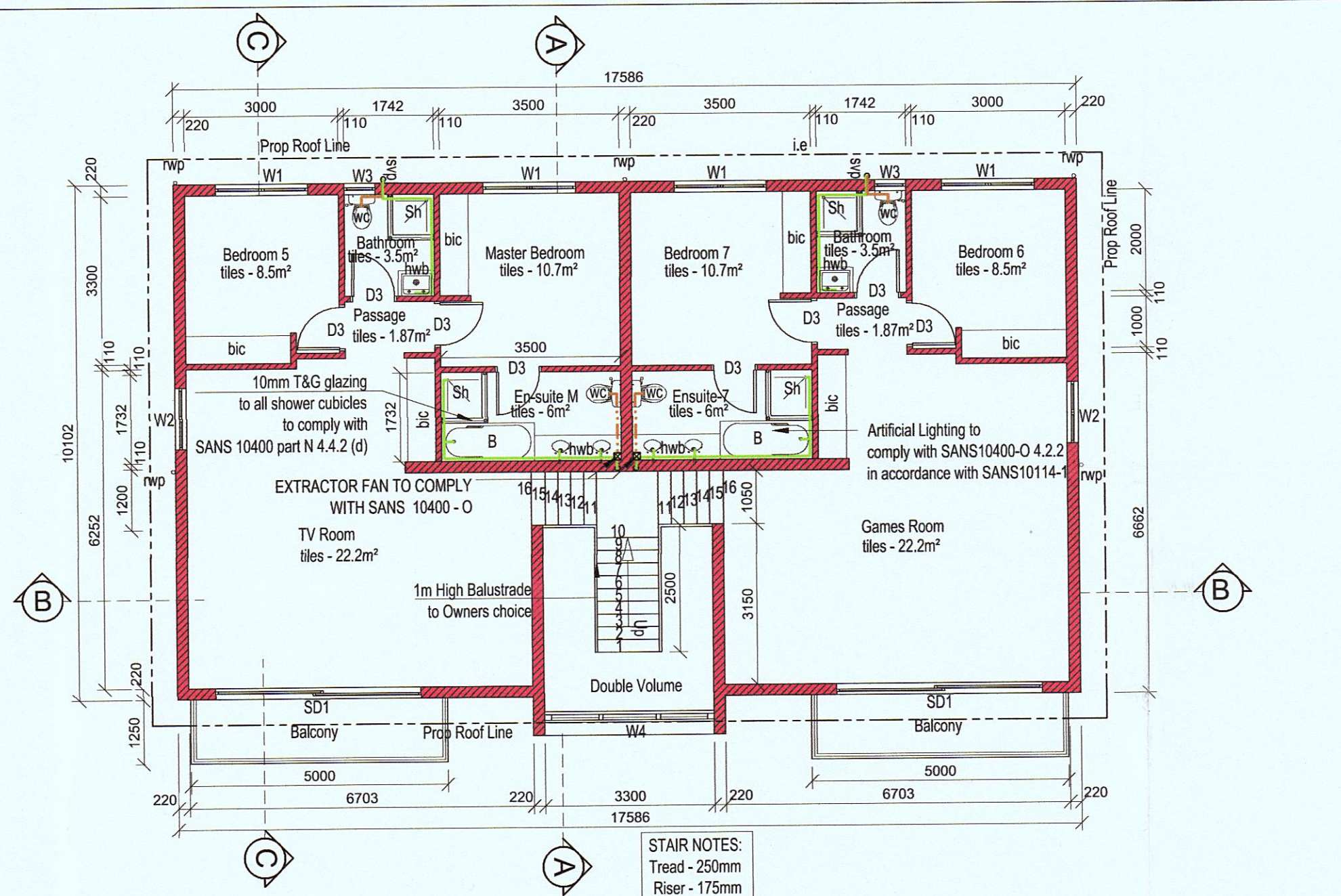
TOWN PLANNING REQUIREMENTS:

AREA OF SITE	1523.0m ²
PERMITTED COVERAGE	40.0% (609.2m ²)
EXISTING COVERAGE	274.38m ²
PERMITTED F.A.R	N/A
EXISTING F.A.R.	N/A
PROPOSED NEW FAR	N/A
TOTAL PROPOSED FAR	N/A
EXISTING DWELLING COVERAGE	274.38m ²
PROPOSED NEW COVERAGE	206.34m ²
TOTAL PROPOSED COVERAGE	480.72m ² (31.5%)

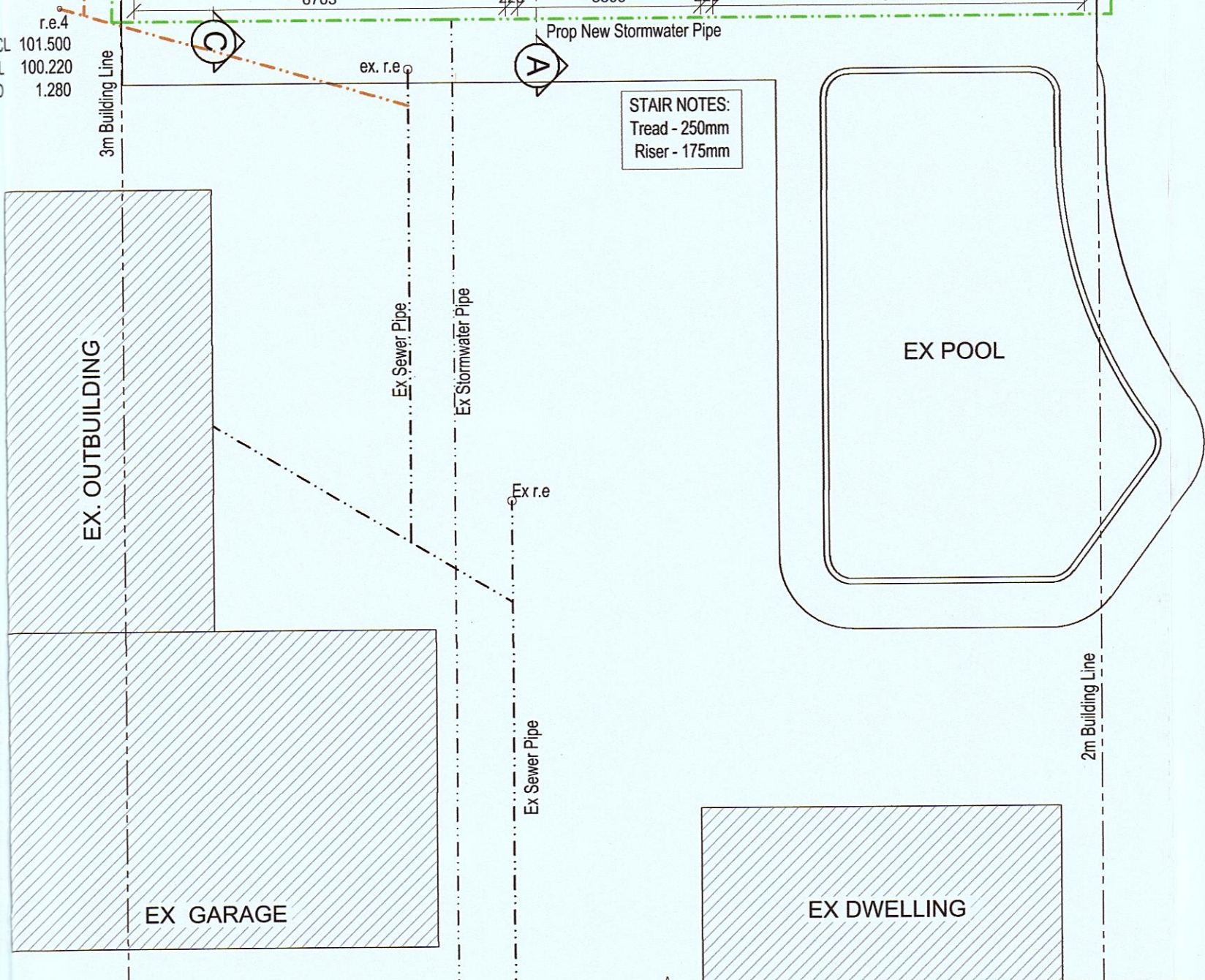
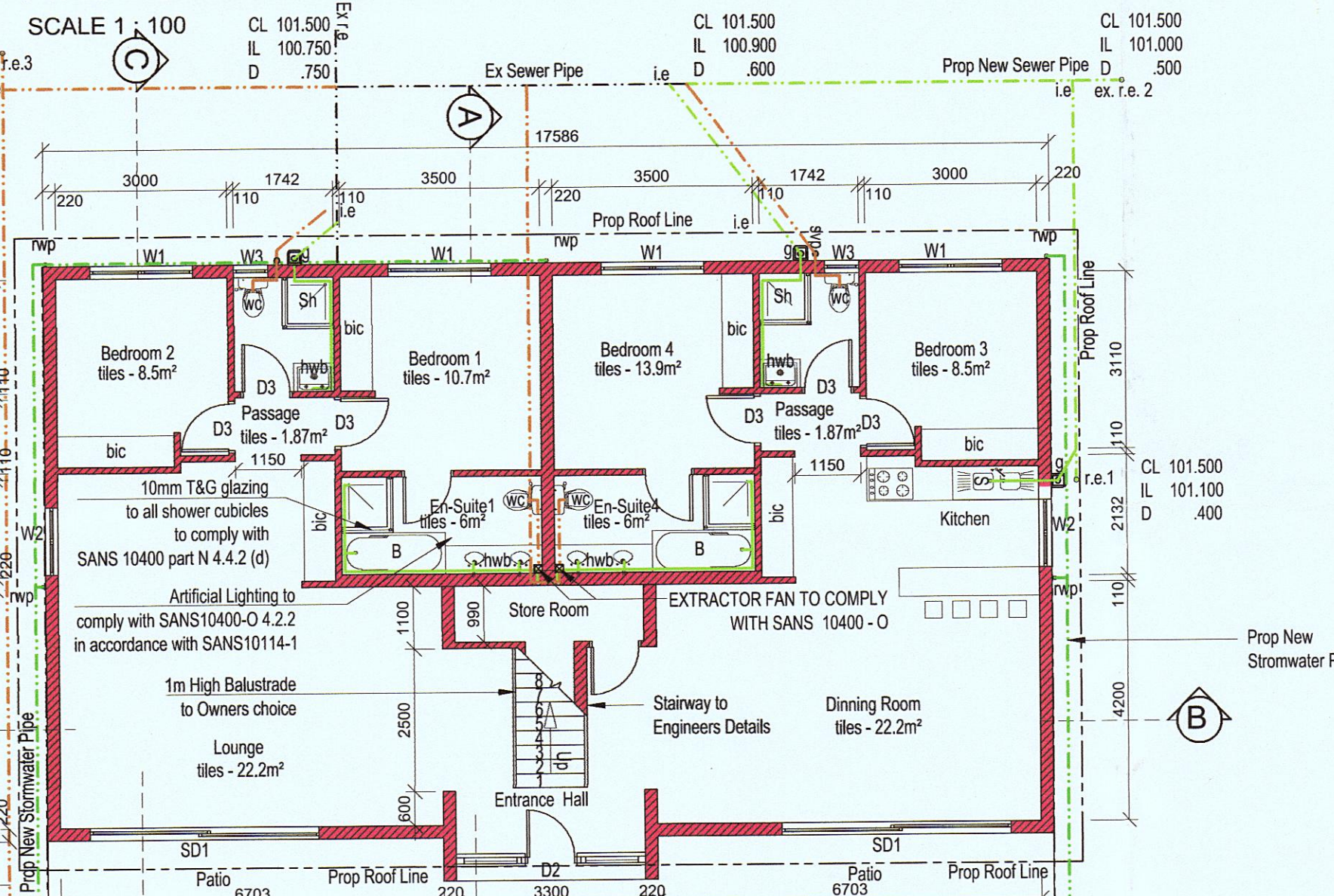
SCHEDULE OF AREAS:	
AREA OF SITE	1523.0m ²
EXISTING DWELLING	151.4m ²
EXISTING AWNING	30.0m ²
EXISTING OUTBUILDING	29.25m ²
EXISTING GARAGE & OUTBUILDING	63.69m ²
TOTAL EXISTING	274.34m ²
PROPOSED 2nd DWELLING GRD STOREY	167.29m ²
PROPOSED 2nd DWELLING FIRST STOREY	149.14m ²
TOTAL PROPOSED ADDITIONS	316.43m ²

DRAWING REFERENCE:	
2023-215/01	SITE PLAN
2023-215/01	PROPOSED PLANS - GROUND STOREY
2023-215/01	PROPOSED PLANS - FIRST STOREY
2023-215/02	ELEVATIONS
2023-215/02	SECTIONS
2023-215/03	ELECTRICAL LAYOUT
2023-215/03	HOT WATER SUPPLY

MECHANICAL VENTILATION:	
Air requirements to comply with SANS10400-O	
Air supply required per person with required minimum air changes per hour:	
bathrooms and shower rooms (refer table 2 of the SANS10400-O)	
Air changes: 10/ph	
Litres per second per person: 25	
En-suite 1.47 & M volume: 3.5x1.73x2.47 = 15m ³ each	
En-suite = 15m ³ (x10ph) = 150m ³	
fan recommendations:	
Xpelair;	
- SL 150 Fans: 245m ³ /hr (in each en-suite)	



FIRST STOREY FLOOR PLAN

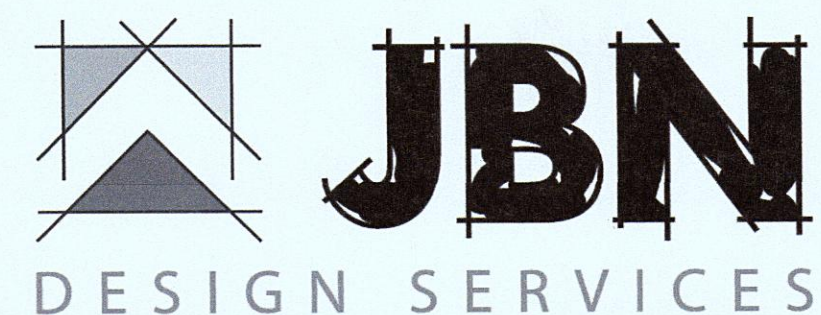


GROUND STOREY PLAN
SCALE 1 : 100

OWNER'S SIGNATURE:

SIGNATURE:
 JORGE NICOLAU
 Pr. Arch. Draught.
 SACAP No: PAD 43018738

SITE & FLOOR PLANS



14 Sedgewick Circle - Mount Edgecombe - Phone: 083 2266044
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Project Title:
PROPOSED NEW DWELLING
 Portion 4 ERF 1510 - WENTWORTH

For: Mr V. Joseph & Mrs P Naidoo
 124 Dr Hoosen Haffajee Rd
 Drawing Title:
SUBMISSION DRAWINGS

Scale: 1:100	Date: 10/04/2023	Drawn: J NICOLAU	Checked: G.C.
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2023-215/01

Revision