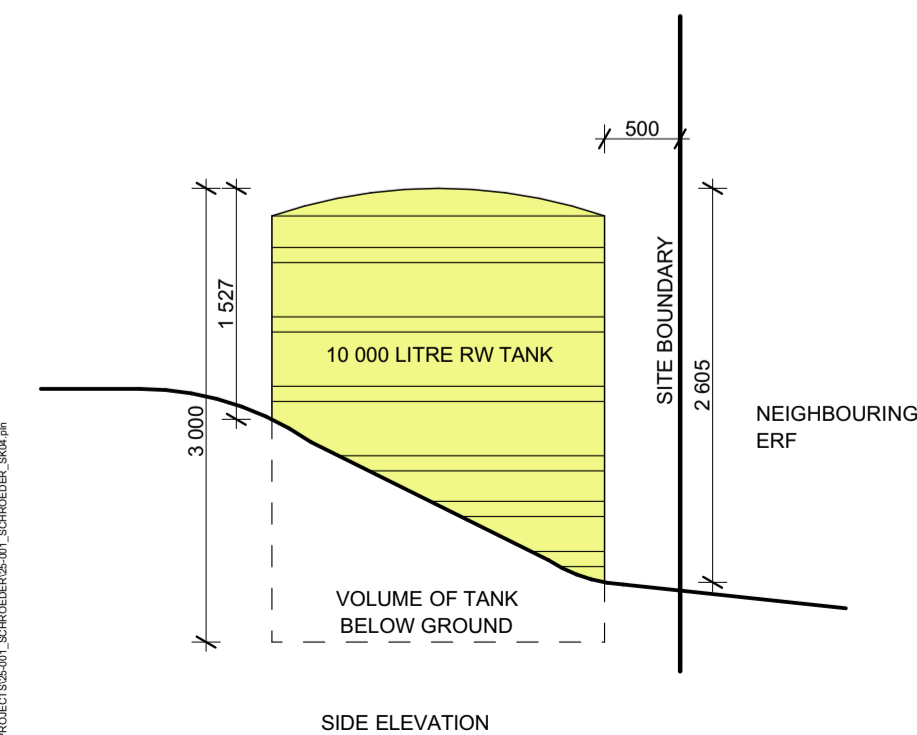


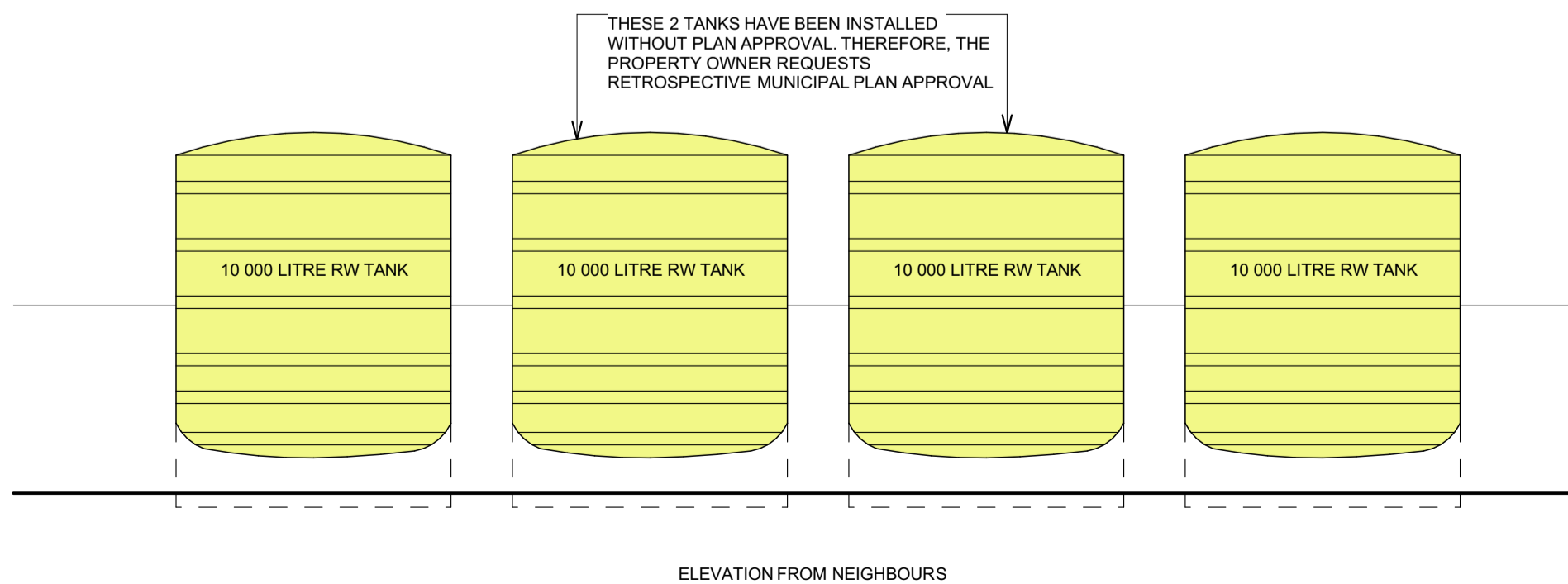
PLAN_SITE
SCALE 1:200

SCHEDULE_GLAZING

GLAZING TYPE GLAZING NUMBER	GA 01, 02, 03	GB 01	GC 01	GD 01	GE 01, 02, 03, 04	GF 01	GG 01, 02, 03, 04
FFL							
DESCRIPTION	HARDWOOD TIMBER FRAMED GLAZED DOOR WITH HARDWOOD TIMBER FRAMED SIDELIGHTS. GLAZING THICKNESS PER ABOVE SPECIFICATION. SAFETY GLASS WHERE SPECIFIED. TO COMPLY WITH TABLES 1 AND 2 OF SANS 10400 PART N	HARDWOOD TIMBER FRAMED GLAZED DOOR WITH HARDWOOD TIMBER FRAMED SIDELIGHTS. GLAZING THICKNESS PER ABOVE SPECIFICATION. SAFETY GLASS WHERE SPECIFIED. TO COMPLY WITH TABLES 1 AND 2 OF SANS 10400 PART N	HARDWOOD TIMBER FRAMED GLAZED DOOR WITH HARDWOOD TIMBER FRAMED SIDELIGHTS. GLAZING THICKNESS PER ABOVE SPECIFICATION. SAFETY GLASS WHERE SPECIFIED. TO COMPLY WITH TABLES 1 AND 2 OF SANS 10400 PART N	ALUMINIUM FRAME GLAZED SLIDING DOOR, TO COMPLY WITH AAAMSA STANDARDS. GLAZING THICKNESS PER ABOVE SPECIFICATION. SAFETY GLASS WHERE SPECIFIED. TO COMPLY WITH TABLES 1 AND 2 OF SANS 10400 PART N	HARDWOOD TIMBER FRAMED GLAZED WINDOW. GLAZING THICKNESS PER ABOVE SPECIFICATION. SAFETY GLASS WHERE SPECIFIED. TO COMPLY WITH TABLES 1 AND 2 OF SANS 10400 PART N	HARDWOOD TIMBER FRAMED GLAZED WINDOW. GLAZING THICKNESS PER ABOVE SPECIFICATION. SAFETY GLASS WHERE SPECIFIED. TO COMPLY WITH TABLES 1 AND 2 OF SANS 10400 PART N	HARDWOOD TIMBER FRAMED GLAZED WINDOW. GLAZING THICKNESS PER ABOVE SPECIFICATION. SAFETY GLASS WHERE SPECIFIED. TO COMPLY WITH TABLES 1 AND 2 OF SANS 10400 PART N
GLAZED AREA	5.75sqm	5.05sqm	3.25sqm	7.65sqm	2.55sqm	0.55sqm	1.75sqm
OPENING AREA (sqm)	4.55sqm	4.55sqm	2.85sqm	6.45sqm	1.45sqm	0.55sqm	0.85sqm



ELEVATION_ON RAINWATER TANKS
SCALE 1:50



RELAXATION_NEIGHBOURS' SIGNATURES

NAME	ADDRESS	I.D. NUMBER	TEL/CELL	SIGNATURE
MUHAMMED MITHA	3 ABERFELDY ROAD, WESTVILLE PTN 1 OF ERF 46 ATHOLL HEIGHTS	9412185202080	081 0393438	
LORNA RUBY CLARKE	5 ABERFELDY ROAD, WESTVILLE REM OF ERF 45 ATHOLL HEIGHTS	6912070048087	084 8404032	
GARY JAMES GRAHAM	7A ABERFELDY ROAD, WESTVILLE PTN 2 OF ERF 484 ATHOLL HEIGHTS	6506085023083	031 2629005	
VIVIAN NKOSINATHI SHABALALA	8 ABERFELDY ROAD, WESTVILLE PTN 1 OF ERF 29 ATHOLL HEIGHTS	6011185810083	076 2406438	
YASTHIL SINGH	10A ABERFELDY ROAD, WESTVILLE PTN 8 OF ERF 30 ATHOLL HEIGHTS	931295210084	082 0523073	
NATHI NDLOVU	12 ABERFELDY ROAD, WESTVILLE PTN 7 OF ERF 30 ATHOLL HEIGHTS	7606115839083	083 4593512	
RONELL VORSTMAN	12A ABERFELDY ROAD, WESTVILLE PTN 6 OF ERF 30 ATHOLL HEIGHTS	6105130089080	084 7468772	

SCHEDULE_AREAS

SITE AREA (GROSS)	: 2 306m ²
SITE AREA (NETT)	: 2 197m ²

F.A.R. (FLOOR AREA)	
F.A.R. PERMITTED (0,4)	: 879m ²
F.A.R. EXISTING	: 222m ²
F.A.R. PROPOSED	: 152m ²
EX. GARAGE TO PROP. ANCILLARY UNIT	: 44m ²
PROP. GYM	: 55m ²
PROP. TOOL STORAGE	: 26m ²
PROP. TOOL STORAGE	: 27m ²
F.A.R. PROPOSED TOTAL	: 374m ²
F.A.R. IN HAND	: 505m ²

COVERAGE	
COVERAGE PERMITTED (40%)	: 879m ²
COVERAGE EXISTING	: 277m ²
COVERAGE PROPOSED	: 176m ²
PROP. VERANDAH	: 43m ²
PROP. PATIO 1	: 8m ²
PROP. PATIO 2	: 8m ²
PROP. CARPORT	: 20m ²
PROP. GARAGE	: 97m ²
COVERAGE PROPOSED TOTAL	: 453m ²
COVERAGE IN HAND	: 426m ²

GROSS BUILDING AREA (G.B.A.)	
G.B.A. EXISTING	: 293m ²
G.B.A. PROPOSED	: 345m ²
PROP. VERANDAH	: 43m ²
PROP. PATIO 1	: 8m ²
PROP. PATIO 2	: 8m ²
PROP. CARPORT	: 20m ²
PROP. GYM + COV. BALCONY	: 72m ²
PROP. TRIP GARAGE + TOOL STORE	: 97m ²
PROP. BOAT HANGAR + GARDEN STORE	: 97m ²
G.B.A. PROPOSED TOTAL	: 638m ²

NOTES_GENERAL

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS - SANS 10400.

- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF.
- ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY.
- DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL RETAINING WALLS, PILES, FOOTINGS, SLABS, BEAMS, COLUMNS AND AGRICULTURAL DRAINS TO ENGINEER'S DETAILS.
- DPC TO ALL HORIZONTAL & VERTICAL OPENINGS & ROOF.
- FOUNDATIONS TO BE MINIMUM 300mm BELOW NGL.
- PARAPET WALLS TO BE TIED BACK TO TRUSSES WITH HOOP IRON STRAPS AT 600mm CENTRES.
- SUPPLY ADEQUATE FLASHING TO ALL PARAPET WALLS.
- GLAZING EXCEEDING 1m² OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED.
- INTERNAL WALLS - PLASTERED AND PAINTED TO CLIENT'S SPECIFICATIONS.
- EXTERNAL WALL - PLASTERED AND PAINTED.

OCCUPANCY: H4 - DWELLING HOUSE

- STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400:
- ALL STRUCTURAL WORK TO ENGINEER'S DETAIL TO COMPLY SANS 10400.
- COLUMNS - ALL STRUCTURAL COLUMNS BY ENGINEER.

PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D:

SITE OPERATIONS TO COMPLY WITH SANS 10400 - F:

- FOUNDATIONS TO COMPLY WITH SANS 10400 - H:
- REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.

FLOORS TO COMPLY WITH SANS 10400 - J:

- FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETE SURFACE BED.
- CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SOIL POISONING BY SPECIALIST TO LOCAL AUTHORITY'S REQUIREMENTS.
- DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC.
- DPC TO BE MIN 150mm ABOVE NGL.
- ALL SUSPENDED REINFORCED CONCRETE SLABS BY ENGINEER.

WALLS TO COMPLY WITH SANS 10400 - K:

- EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
- INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
- RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.
- BRICKWORK IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS.
- CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW CILLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.
- GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.

ROOF TO COMPLY WITH SANS 10400 - L:

- ALL NEW PITCHED ROOFS TO BE CLAY TILE AT 25 DEG. PITCH ON TIMBER PURLINS TO STRUCTURAL ENGINEER'S DETAIL.

GLAZING TO COMPLY WITH SANS 10400 - N:

- GLAZING TO COMPLY WITH PART N OF SANS 10400.
- SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400.

LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O:

- LIGHTING:
- ALL AREAS TO BE ARTIFICIALLY LIT.

TOILETS:

- ARTIFICIALLY LIT MINIMUM 160 LUX.

DRAINAGE TO COMPLY WITH SANS 10400 - P:

- ALL WASTE PIPES.
- TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
- TO BE FITTED WITH A 64mm RE-SEAL TRAP.
- EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT.
- TO CONNECT TO STACK INDEPENDENTLY.

- ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
- INSPECTION EYES TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL.
- RODDING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
- ALL SOIL PIPES TO BE MIN 100mmØ.
- ALL SOIL VENTILATION PIPES (SVP) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD, AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
- VENT STACKS TO COMPLY WITH SANS 10400.
- ALL VENT VALVES TO BE 2 WAY VENT VALVES.

- WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IE's AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
- WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
- WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SYPHON FITTED.
- ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING.

STORMWATER TO COMPLY WITH SANS 10400 - R:

- RAINWATER GOODS:
- 150 x 100 ALUMINIUM GUTTERS
- 80mm DIA RWDPs

FIRE PROTECTION TO COMPLY WITH SANS 10400 - T:

- SAFETY DISTANCES TO COMPLY WITH PART T.4.2.
- ALL MATERIALS TO COMPLY WITH PART T.4.5.
- FIRE DOOR TO GARAGE TO BE SANS CLASS A 120MIN. FIRE RATED DOOR FITTED WITH LOCKS IN COMPLIANCE WITH PART T.4.19.9.
- ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH PART T.4.12.
- ALL CEILINGS TO COMPLY WITH PART T.4.13.
- ALL FLOOR COVERINGS TO COMPLY WITH PART T.4.14.
- ALL WALL FINISHES TO COMPLY WITH PART T.4.15.
- SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH PART T.4.41.

FIRE INSTALLATION TO COMPLY WITH SANS 10400 - W:

MUNICIPAL STAMPS



ARCHITECT: ANDREW SCHWIKKARD SACAP REG NO: 21570

PROPERTY OWNER: ANKE SCHROEDER

HOUSE SCHROEDER

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING
FOR: ANKE SCHROEDER
ON PTN 9 OF ERF 30 ATHOLL HEIGHTS, 10 ABERFELDY ROAD, WESTVILLE

SUBMISSION DRAWINGS

PROJ. NO.	STAGE	DRAWING TYPE	DRAWING NUMBER	REV
25-001	M	GA	100	01
DATE	CHECKED	DRAWN		
04.06.2025	AS	AS		

Andrew Schwikkard
_Architect

Principal: Andrew Schwikkard
B.A.S. (UKZN)
M. Arch (NMMU)
Pr Arch (SACAP Reg. No. 21570)

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