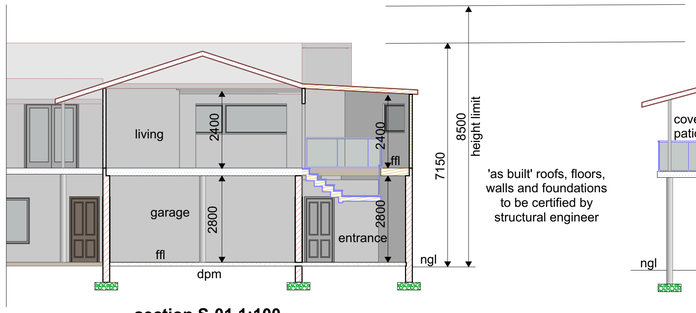
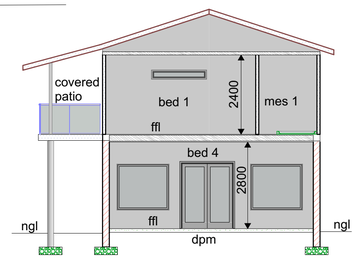



**section S-01 1:100**

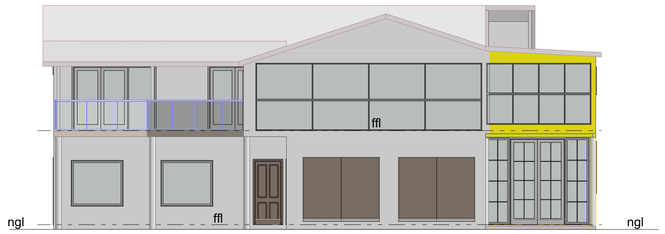
'as built' roofs, floors, walls and foundations to be certified by structural engineer




**section S-03 1:100**

stairs: treads - 250mm min
risers - 200mm max.
balustrade: min. 1m high, internal spacings max. 100mm

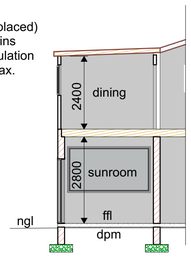
min. 25mm overlap for timber stairs




**south elevation 1:100**

new roof: (existing 'as built roof replaced) corrugated sheeting on 50x76 purlins @1000c/c on double sided foil insulation on 38x152 rafters @600mm c/c max.

'as built' roofs, floors, walls and foundations to be certified by structural engineer

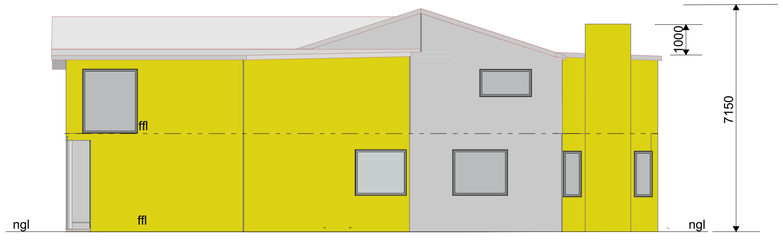



**section S-02 1:100**

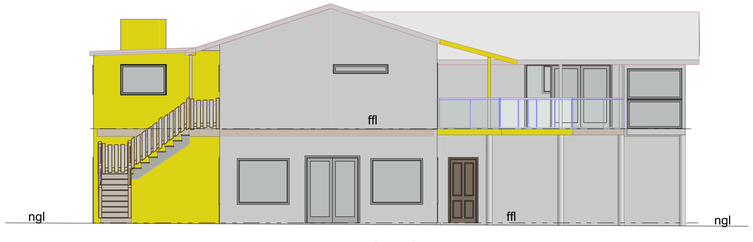
NOTE: all glazing to comply with SANS10400 Part N



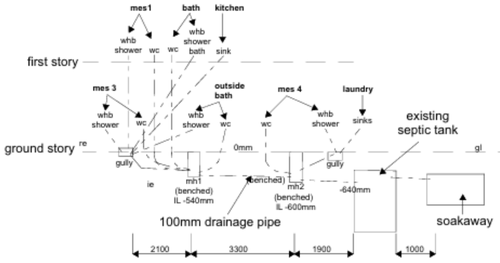

**north elevation 1:100**




**east elevation 1:100**




**west elevation 1:100**




**drainage section NTS**

**window and door schedule:** (charcoal aluminium framed)
all glass doors and large pane windows to be safety glass

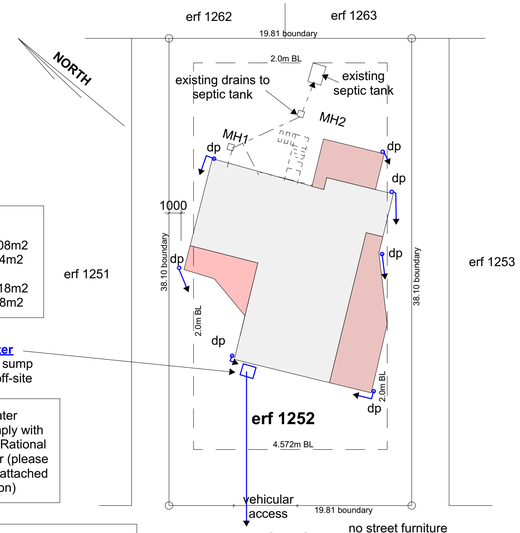
| | | | |
|---|---|---|---|
| ground storey: | | | |
| D1g | x1 | 3390x2810 | shop front door, shaded |
| D2g | x1 | 1720x2150 | sliding door |
| D3g | x1 | 3650x2480 | sliding door & sidelights |
| D4g | x1 | 2500x2100 | garage door |
| D5g | x1 | 2500x2100 | garage door |
| W1g | x2 | 1720x1500 | window |
| W1g | x2 | 1720x1500 | window, shaded |
| W2g | x1 | 870x1500 | window |
| W2g | x1 | 870x1500 | window, shaded |
| W3g | x1 | 940x720 | window |
| W4g | x1 | 1200x720 | window |
| W5g | x2 | 600x1500 | window |
| W5g | x1 | 600x1500 | window, shaded |
| W8g | x3 | 1800x1500 | window |
| first storey: | | | |
| D1f | x1 | 2780x2070 | sliding door & sidelights, shaded |
| D2f | x1 | 1700x2100 | sliding door, shaded |
| D3f | x1 | 2680x2100 | sliding door & sidelights, shaded |
| W1f | x1 | 3410x2000 | window |
| W2f | x1 | 7380x2200 | window |
| W3f | x1 | 1800x2250 | window |
| W4f | x1 | 1800x300 | window |
| W6f | x2 | 900x900 | window |
| W7f | x2 | 1710x930 | window |
| W8f | x1 | 1500x1000 | window |
| W9f | x2 | 2410x1000 | window |
| W10f | x4 | 1700x1500 | window |

**building lines**
**zoning scheme:**
street - 4.5m
lateral - 2.0m
**title deed:**
street - 4.572m
lateral - 1.524m

**fenestration**
ground storey
20% floor area = 42.08m2
actual glazing = 31.04m2
first storey
20% floor area = 43.18m2
actual glazing = 40.58m2

**Stormwater**
channelled to sump and drained off-site

NOTE: stormwater management to comply with SANS10400 Part R- Rational Design from Engineer (please see correspondance attached to this application)



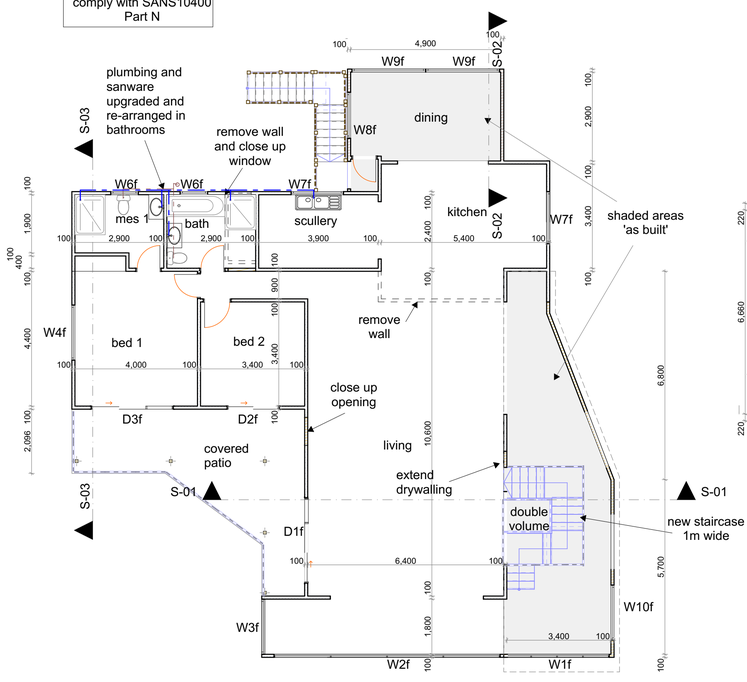

**site plan 1:250**

no street furniture affected

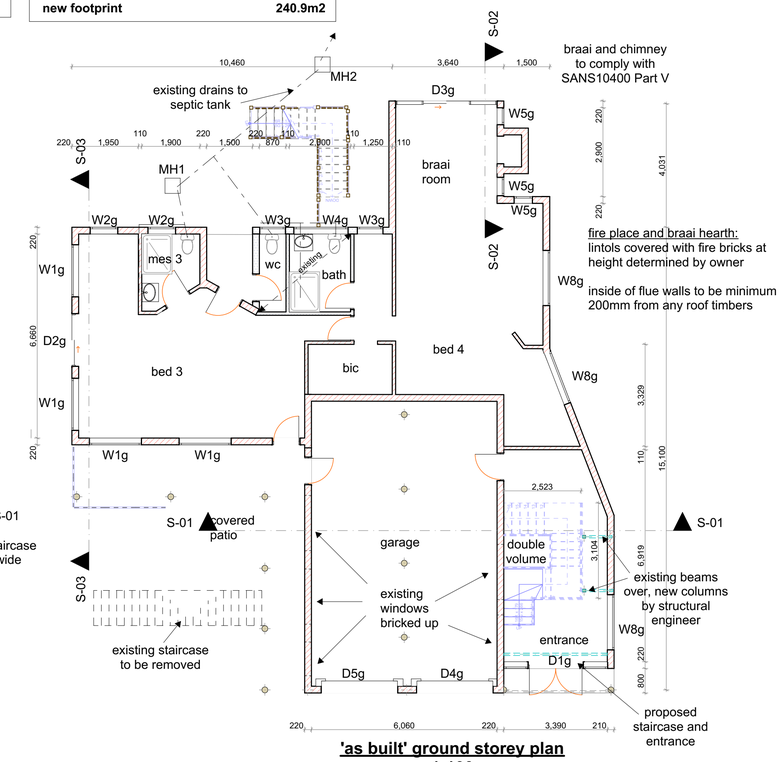
**coverage = 30%**

| | |
|---|---|
| site | 805m2 |
| existing ground storey | 12m2 |
| existing first storey | 164.5 |
| existing patio first storey | 25m2 |
| **existing footprint** | **189.5m2** |
| 'as built' ground storey | 198.4m2 |
| 'as built' first storey | 51.4m2 |
| 'as built' patio first storey | 16.5m2 |
| **new footprint** | **240.9m2** |

**All work to comply with the National Building Regulations SANS10400 and applicable codes**
structural compliance by registered engineer




**first storey plan 1:100**




**'as built' ground storey plan 1:100**

fire place and braai hearth:
lintols covered with fire bricks at height determined by owner

inside of flue walls to be minimum 200mm from any roof timbers

| ERF NO. | ALLOTMENT | NAME & SURNAME | SIGNATURE | DATE |
|---|---|---|---|---|
| 1251 | 40 Charles te Water | Glynis Corns | | 30-12-25 |
| 1253 | 44 CHARLES TE WATER | CHERYL DUMARESQ | | 5-11-2025 |
| 1262 | 5 PROTEA | TARRYN BENTLEY | | 29/10/25 |
| 1263 | 7 Protea | Yvonne Schop | | 6/1/26 |

owner: Sonja du Plessis

amended 16 October 2024

1/1
A1

Proposed and 'as built' Additions to Dwelling on Erf 1252, 42 Charles Te Water Street, The Island, Sedgefield for Mrs. S. M. Du Plessis

Drawn: L. Moll ph: 079 8545 014
coastalplansza@gmail.com
SACAP Reg. D1451
4 Viooltjie Str
Kleinkrantz
6560

COASTAL PLANS