ELECTRICAL LEGEND

- Single wall mounted light switch to be mounted at 1300mm above uffl.
- Double wall mounted light switch to be mounted at 1300mm above uffl.
- Triple wall mounted light switch to be mounted at 1300mm above uffl.
- 2-way wall mounted light switch to be mounted at 1300mm above uffl.
- Watertight wall mounted light switch to be mounted at 1300mm above uffl.
- Dimmer wall mounted light switch to be mounted at 1300mm above uffl.
- Double wall mounted plug, top of socket to be 1250mm above uffl
- Double wall mounted plug, top of socket to be 300mm above uffl
- WT Double wall mounted watertight plug
- EX Extractor connection plug @ 2100mm
- Blank conduiting boxes
- Periscope plug as per specification.
- GD Garage door ceiling mounted motor
- TV point aerial
- Shavers plug
- Telkom point
- Network point
- Stove isolator
- Power Skirting
- (2 x 18 W) 1500 Long 2 tube fluorescent armature with prismatic diffuser suspended from ceiling.
- 5 Watt LED Down lighter as per specification
- 20 Watt Compacted Fluorescent hanging pendant light as per specification
- 20 Watt Compacted Fluorescent ceiling light as per specification
- 30 Watt Fan-light ceiling mounted
- E (5 Watt x 2) Internal LED Wall mounted light
- E (10 Watt x 2) External LED Wall mounted light
- SL 50 Watt External LED Wall mounted spotlight
- 13 Watt Internal compact Fluorecent Up Lighter (wall mounted) as per client
- Starlights (wall mounted) as per client
- LED Strip Lighting
- Pool light as per client
- Fool light
- EF Electrical fence control box.
- GC Gate Control Unit
- PP Pre-paid Electricity meter
- DS Daylight sensor
- I Intercom panel
- S Intercom system
- AR Alarm panel
- AS Alarm system
- HD Hair dryer waterproof plug
- Main distribution board
- Sub distribution board
- UPS Uninterruptible power supply
- GF.01 Sleeve to be installed for future Fibre optic installations, sleeve to be as per specialist.

WATER RETICULATION LEGEND

- proposed cold water source point, plumber to tap into existing cold water pipes at this point
- municipal water connection and stop cock
- ET garden tap position
- proposed cold water reticulation
- proposed hot water reticulation
- proposed cold water pipe up
- proposed cold water pipe down
- proposed hot water pipe down
- proposed cold water stopcock
- proposed hot water stopcock
- proposed cold tap
- proposed hot tap
- shower head
- HP external mounted heat pump as per specialist.
- solar geyser on roof with geyser in the ceiling space as per specialist.

95mm flexible polyester blanket insulation to new geyser to achieve R-value of 2.00

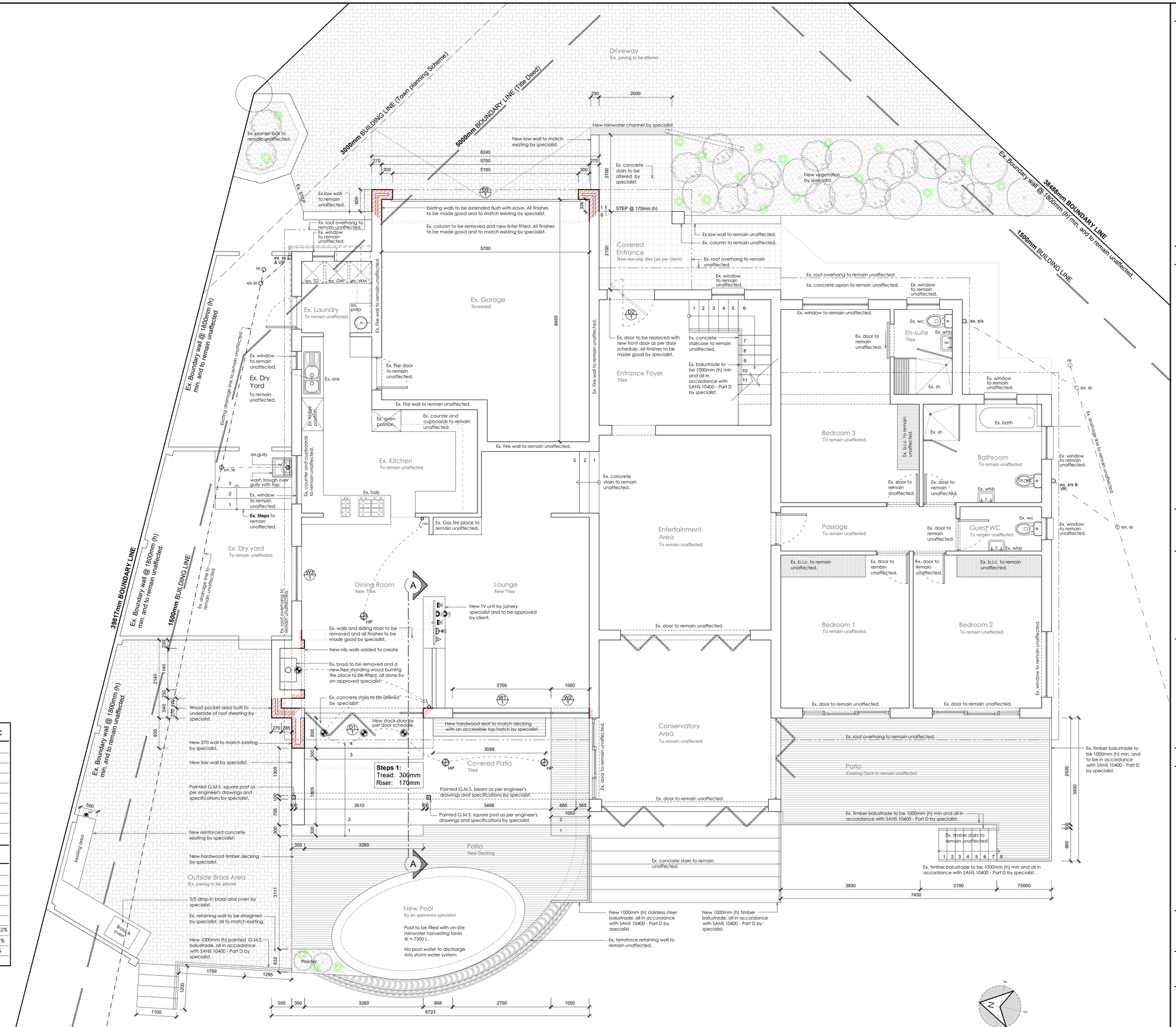
50mm flexible polyester insulation to all new hot water pipes to achieve R-value of 1

MUNICIPAL INFORMATION:

Erf No.:	ERF **93, BEACHVIEW**
Existing Erf Area:	1461 sqm
Existing floor Area:	385 sqm
New floor Area:	22 sqm
Total Floor Area:	407 sqm
Ex. Coverage:	272 sqm - 18.62%
Prop. Coverage:	22 sqm - 1.51%
Total Coverage:	294 sqm - **20%**
NEW GARAGES:	N/A
NEW BATHROOMS:	N/A

TOWN PLANNING INFO.

	(Permitted)	(Proposed)
Zoning:	Single Res 1	Single Res 1
Height Restriction:	8.5M	8.5M
BUILDING LINE FRONT	5000mm	5000mm
BUILDING LINE SIDES	1500mm	1500mm
BUILDING LINE REAR	3000mm	3000mm
Ex. Coverage:	-----	272 sqm - 18.62%
Prop. Coverage:	-----	22 sqm - 1.51%
Total Coverage:	877 sqm - **60%**	294 sqm - **20%**
FSI	0.60	0.20


3000mm BUILDING LINE (Town planning Scheme)
5000mm BOUNDARY LINE (Title Deed)
Ex. Boundary wall @ 1800mm (h) min. and to remain unaffected.
1500mm BUILDING LINE
38488mm BOUNDARY LINE
39817mm BOUNDARY LINE
Driveway
Ex. paving to be altered
Ex. planter box to remain unaffected.
New rainwater channel by specialist.
New low wall to match existing by specialist.
Ex. concrete stairs to be altered by specialist.
New vegetation by specialist.
Ex.low wall to remain unaffected.
Ex. column to remain unaffected.
STEP @ 170mm (h)
Existing walls to be extended flush with eave. All finishes to be made good and to match existing by specialist.
Ex. column to be removed and new lintel fitted. All finishes to be made good and to match existing by specialist.
Ex. roof overhang to remain unaffected.
Ex. window to remain unaffected.
Covered Entrance
New non-slip tiles (as per client)
Ex. Garage
Screeded
Ex. Laundry
To remain unaffected.
Ex. Dry Yard
To remain unaffected.
Ex. Fire door to remain unaffected.
Ex. Fire wall to remain unaffected.
Ex. door to be replaced with new front door as per door schedule. All finishes to be made good by specialist.
Ex. concrete staircase to remain unaffected.
Ex. balustrade to be 1000mm (h) min and all in accordance with SANS 10400 - Part D by specialist.
Entrance Foyer
Tiles
Ex. Kitchen
To remain unaffected.
Ex. counter and cupboards to remain unaffected.
Ex. Gas fire place to remain unaffected.
Ex. concrete stairs to remain unaffected.
Entertainment Area
To remain unaffected.
Ex. concrete apron to remain unaffected.
En-suite
Tiles
Bedroom 3
To remain unaffected.
Bathroom
To remain unaffected.
Passage
To remain unaffected.
Guest WC
To remain unaffected.
Bedroom 1
To remain unaffected.
Bedroom 2
To remain unaffected.
Ex. b.i.c. to remain unaffected.
Ex. door to remain unaffected.
Ex. window to remain unaffected.
Ex. drainage line to remain unaffected.
Existing drainage line to remain unaffected.
Ex. Dry yard
To remain unaffected.
Ex. Steps to remain unaffected.
Dining Room
New Tiles
Lounge
New Tiles
New TV unit by joinery specialist and to be approved by client.
Ex. walls and sliding door to be removed and all finishes to be made good by specialist.
New nib walls added to create
Ex. braai to be removed and a new free standing wood burning fire place to be fitted, all done by an approved specialist.
Ex. concrete stairs to be altered by specialist.
New stack-door as per door schedule.
New hardwood seat to match decking with an accessible top hatch by specialist.
Wood pocket area built to underside of roof sheeting by specialist.
New 270 wall to match existing by specialist.
New low wall by specialist.
Steps 1:
Tread: 300mm
Riser: 170mm
Covered Patio
Tiled
Painted G.M.S. square post as per engineer's drawings and specifications by specialist.
Painted G.M.S. beam as per engineer's drawings and specifications by specialist.
Conservatory Area
To remain unaffected.
Patio
Existing Deck to remain unaffected
Ex. timber balustrade to be 1000mm (h) min. and to be in accordance with SANS 10400 - Part D by specialist.
Ex. timber balustrade to be 1000mm (h) min and all in accordance with SANS 10400 - Part D by specialist.
Ex. timber stairs to remain unaffected
New reinforced concrete sealing by specialist.
New hardwood timber decking by specialist.
Patio
New Decking
Outside Braai Area
Ex. paving to be altered
S/S drop-in braai and oven by specialist.
Ex. retaining wall to be straighten by specialist, all to match existing.
New 1000mm (h) painted G.M.S. balustrade, all in accordance with SANS 10400 - Part D by specialist.
Braai & oven
Planter
New Pool
by an approved specialist
Pool to be filled with on-site rainwater harvesting tanks @ +-7500 L.
No pool water to discharge into storm water system.
New 1000mm (h) stainless steel balustrade, all in accordance with SANS 10400 - Part D by specialist.
New 1000mm (h) timber balustrade, all in accordance with SANS 10400 - Part D by specialist.
Ex. terraforce retaining wall to remain unaffected.
Ex. concrete stairs to remain unaffected.
Ex. door to remain unaffected.
Ex. door to remain unaffected.
Ex. door