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NOTES

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING BUILDING OPERATIONS.
- ALL LEVELS MUST BE SET AND CONFIRMED WITH THE ARCHITECT ON SITE BEFORE CONSTRUCTION COMMENCES.
- ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS.
- TWO COURSES OF BRICKWORK REINFORCED BRICKWORK AT BOTH WINDOW CILL AND WALL PLATE LEVELS.
- ALL BANKS TO BE MAXIMUM 25 DEGREES.
- SEWER AND STORMWATER CONNECTION POINTS TO BE CONFIRMED ON SITE PRIOR TO THE LAYING OF ANY PIPEWORK.
- ALL NEW ROOFSLABS, FLOORSLABS, COLUMNS, BEAMS AND RETAINING WALLS TO STRUCTURAL ENGINEERS' DETAILS AND SPECIFICATION.
- STRUCTURAL ENGINEER TO VERIFY STORMWATER DISPOSAL ON ROOF AND ON GROUND LEVEL.
- NO PART OF BUILDING TO ENCRUCH OVER BOUNDARY.
- ALL BALUSTRADES NOT TO PERMIT THE PASSAGE OF A 100MM DIA. BALL.
- ALL EXPOSED TIMBER TO BE TREATED WITH CARBOLINUM.
- THE OUTER FACE OF INNER SKIN OF ALL BRICKWORK TO BE PAINTED WITH BRICK SEAL.
- ALL WINDOW AND GLAZING TO COMPLY WITH 'PART N' OF SANS 10400.

SURFACE BED NOTE

100mm THICK CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNBLE USE GREEN DAMPPROOF MEMBRANE ON SOIL POISONED HARDCORE ON COMPACTED EARTH.

CONCRETE ROOF NOTE

REINFORCED CONCRETE ROOF SLAB SCREED TO FALLS TO RAINWATER OUTLETS AND WATERPROOFED WITH DERBAGUM (BY APPROVED APPLICATOR WITH TEN YEAR GUARANTEE) AND 50mm STONECHIP OVER. ALL TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION.

GLAZING / WINDOW NOTES

- ALL GLAZING TO COMPLY WITH 'PART N' OF SANS 10400
- ALL WINDOWS ARE NATURAL ANODISED ALUMINIUM.
- ALL GLASS IS CLEAR, EXCEPT IN BATHROOMS(PACIFIC GLASS)
- ALL WINDOW SIZES ARE INDICATED ON THIS DRAWING, HOWEVER FINAL MEASUREMENTS MUST BE TAKEN ON SITE.
- ALL SHOWER CUBICLES TO BE 6MM THICK TOUNGHEEN SAFETY GLASS
- THE PANEES OF ALL SAFETY GLAZING MATERIAL SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION.

MECHANICAL VENTILATION

HABITABLE AREAS(EXCLUDES KITCHEN)

FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5 LITRES/PER SECOND/PER PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/PER SECOND.

KITCHENS

FRESH AIR TO BE SUPPLIED AT A RATE OF 17.5 LITRES/PER SECOND/PER PERSON(COMMERCIAL). AIR TO BE EVENLY DISTRIBUTED THROUGHOUT THE KITCHENS AND THE VELOCITY IS NOT TO EXCEED 0.5M/PER SECOND.

WATER CLOSETS

AIR TO BE EXTRACTED TO THE EXTERNAL AT A RATE OF 20 LITRES/PER SECOND/PER FITMENT(COMMERCIAL/INDUSTRIAL PREMISES)

DRAINAGE NOTES

NOTE : ALL WATER SUPPLY, SEWER AND STORMWATER PIPES AND THEIR RESPECTIVE CONNECTIONS ARE AS INDICATED ON EXISTING DRAWINGS SUPPLIED BY THE CLIENT.

- ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
- PROVIDE INSPECTION EYES (IE) AT ALL DRAIN BENDS AND JUNCTIONS OF A MAX. 25m ALONG STRAIGHT RUNS.
- ALL IES MUST HAVE MARKED COVERS AT GROUND LEVEL.
- CLEANING EYES (CE'S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
- VERTICAL DROPS FROM THE SOIL FITTINGS TO THE MAIN VENTED EXCEEDING 1.2m FITTING TO BE ANTISYPHON.
- WASTE PIPES TO BE FITTED WITH 64mm RESEAL TRAPS.
- ALL SOIL VENT PIPES (SPV'S) MUST BE TAKEN TO A MIN. HEIGHT OF 1.8m ABOVE THE NEAREST ADJACENT WINDOW HEAD - IF NOT A TWO WAY VENT VALVE PIPE MUST BE INSTALLED.
- DRAINS PASSING UNDER BUILDINGS MUST BE ENCASED IN 150mm CONCRETE AND IN STRAIGHT RUN UNDER THE BUILDING. NO BENDS OR JUNCTIONS AND HAVE IES AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
- ALL SOIL PIPES TO BE 110mm DIA.
- ALL VENT PIPES IN DUCTS TO BE ACCESSIBLE FROM THE OUTSIDE.

OCCUPANCY CLASSIFICATION: H4

SCHEDULE OF AREAS

AREA OF SITE	932.00sqm
PERMISSIBLE FAR	N/A
PERMISSIBLE COV.	40% = 372.80SQM
EXISTING FAR	364.40SQM
EXISTING COV.	331.10SQM
PROPOSED FAR	62.19SQM
PROPOSED COV.	41.27SQM
NEW TOTAL FAR	426.59SQM = 45.7%
NEW TOTAL COV.	372.37SQM = 40%

INDIVIDUAL AREAS

AREA OF SITE	932SQM.
AREA OF EXISTING	
* GROUND FLOOR	318.89SQM
* FIRST FLOOR	130.39SQM
TOTAL EXISTING	449.28SQM

AREA OF ADDITIONS	
* GROUND FLOOR	
- MAIN BUILDING	25.00SQM
- VERANDAH	12.33SQM
TOTAL GROUND FLOOR	37.33SQM
* FIRST FLOOR	
- MAIN BUILDING	37.19SQM
- BALCONIES	9.02SQM
TOTAL FIRST FLOOR	46.21SQM

TOTAL ADDITIONAL AREA	83.54SQM
TOTAL AREA	532.82SQM
% COVERAGE	372.37SQM = 40%

REVISIONS

DATE	NO	REVISION

PRINT A1 SIZE

SHIRISH SUKHLAL - PR. ARCHITECT.
REG NOS: 7239(SACAP) - 7350(SAUA) - 470(KZ2NIA)

OWNERS SIGNATURE

PROJECT TITLE

HOUSE B. GOSAI

PROPOSED ADDITIONS & ALTERATIONS
ERF 506 AND ERF 400, DURBAN
AT 23 NORWOOD ROAD

DRAWING TITLE

WORKING DRAWINGS

PROJECT No. DRAWING No.

S4/226 REV 1 - 01/03

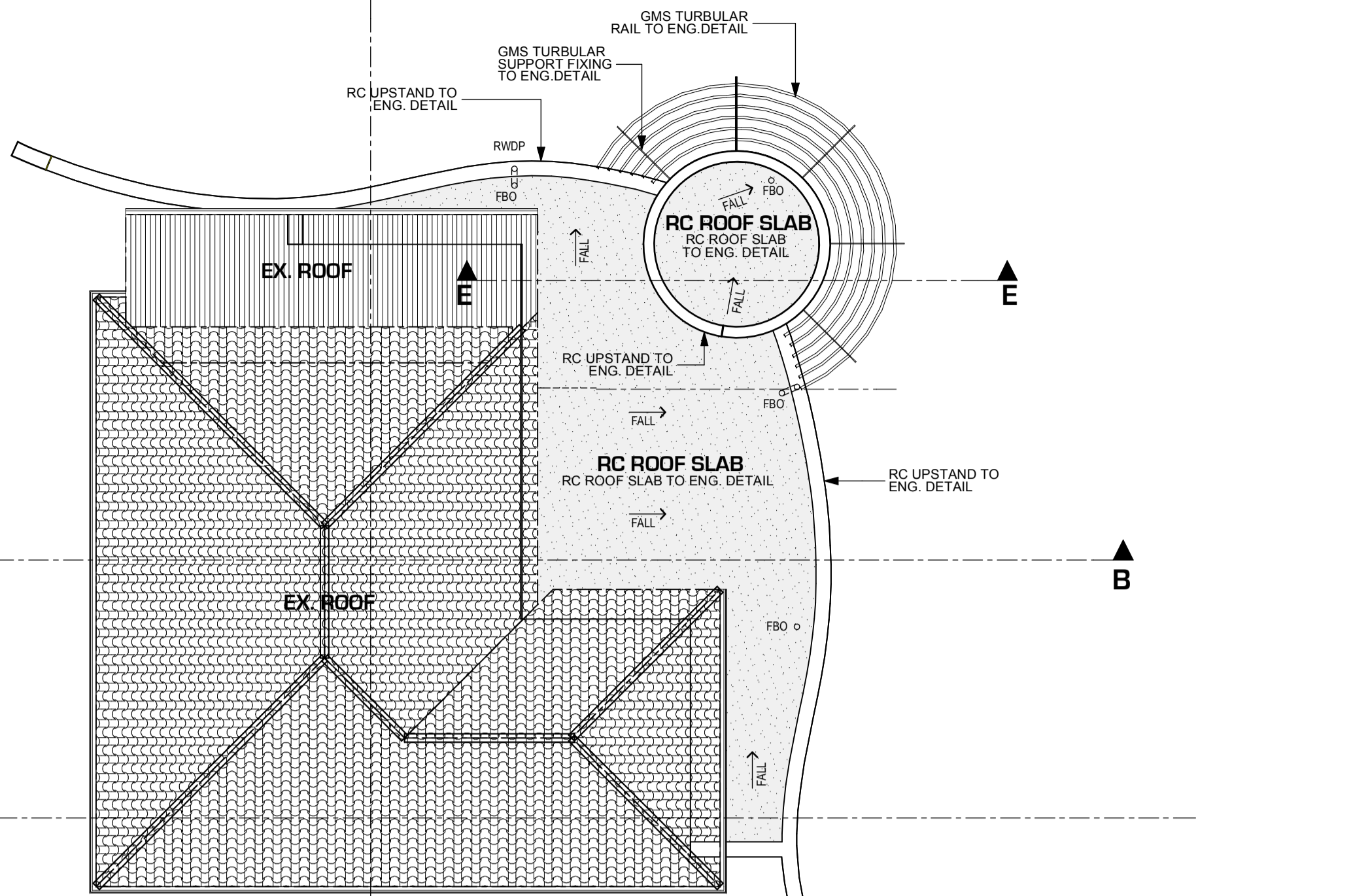
SCALE DATE DESIGNED/DRAWN

1:100 NOV. 2012 S. SUKHLAL / U. MADURAY

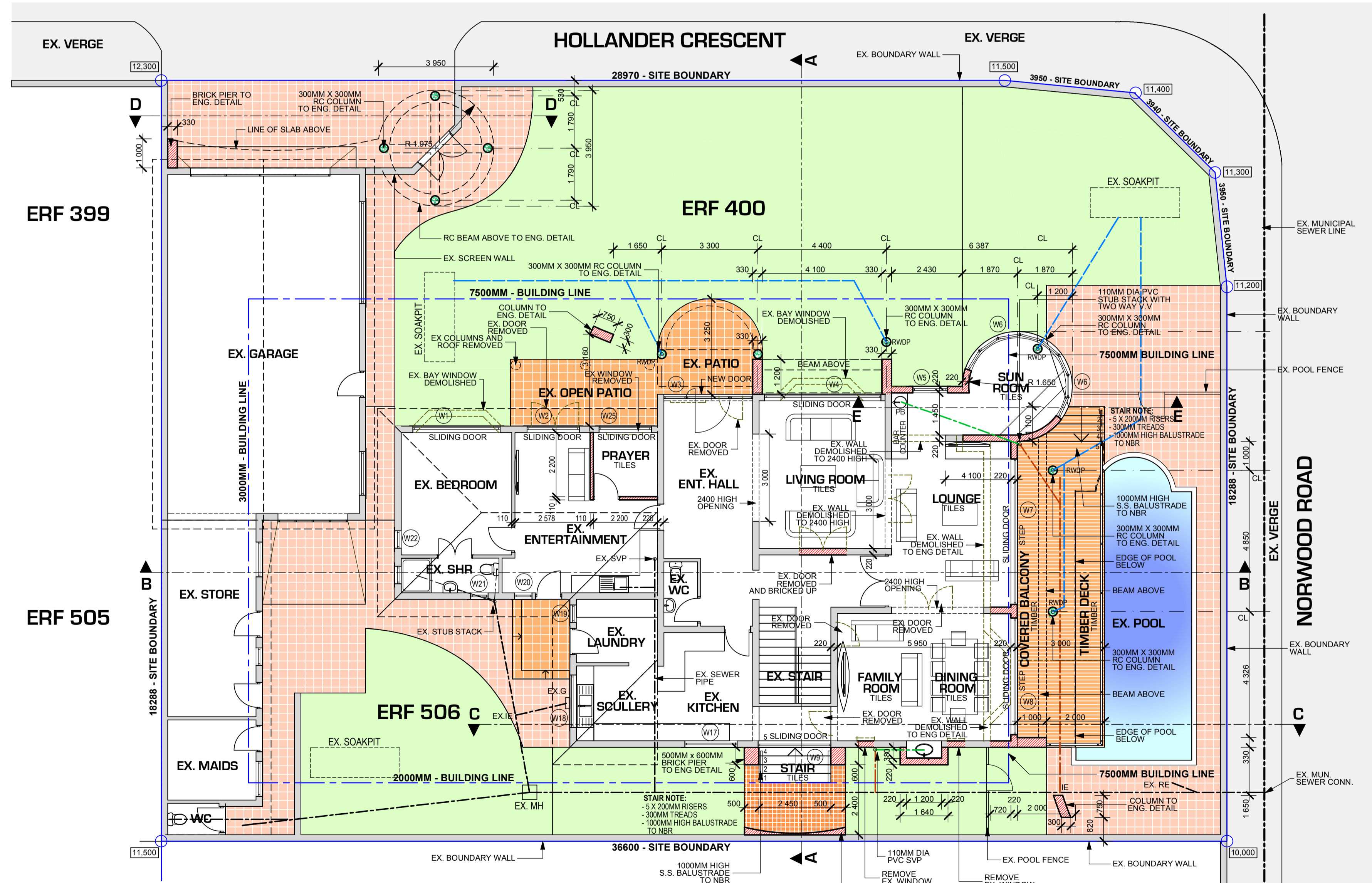
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ROOF PLAN - 1:100
STOREY THREE



SITE PLAN AND GROUND FLOOR PLAN - 1:100
STOREY ONE
OCCUPANCY CLASSIFICATION : H4

NEIGHBOUR'S CONSENT

NAME	ADDRESS	TEL. NO	SIGN
Vijayan Peter	181 Hollander Crescent	031 2022012	[Signature]
Vida Herbert	19 Norwood Rd	031 2022012	[Signature]
James Harrison	24 Montgomerie Rd	021 5120203	[Signature]
Joanne Callum	20 Morning Star Rd	031 0412013	[Signature]
Shyam Mifera	67 Tremenow Dr	021 1577000	[Signature]

