

**GENERAL NOTES**

All dimensions and levels to be determined on site prior to commencement of construction  
 All work to comply with SANS 10400 regulations  
 All construction by registered/responsible persons  
 Any deviations to original approved plan will deem not to comply further without consent from the architect/ author of plans and owner is responsible  
 Drawing to be read and not scaled  
 Drawing to be read in conjunction with Engineers drawing  
 All structural work(foundations, fill, surface beds, slabs, walls, cills, lintels, roofs, columns, beams, stairs, balustrades, timber slats) to Engineers design and certification  
 All new glazing to be in black aluminium and in accordance with SANS 10400 Part N  
 All plasterbands to be 200mm  
 Each tenant is responsible for disposing their trash into the bins provided in the Bin Areas

**PLUMBING NOTES**

Any damaged fittings to be replaced  
 All gully surrounds to be 150mm  
 Sewer to be exposed before commencement of construction  
 Manhole covers to be 75mm above ground level  
 IE's to all bends and junctions  
 Soil pipes to be 110mm dia. uPVC  
 Waste pipes to be 50mm dia. uPVC  
 Sewer under slab to be ribbed uPVC  
 All plumbing by registered/responsible persons  
 All pipes and sanitary fittings to be SABS approved

**FIRE NOTES**

Occupancy - H3  
 Safety distances - T4.2  
 Fire stability of structural elements - T4.7  
 Tenancy separating elements - T4.8  
 Partition walls and Partitions - T4.9  
 Protection of openings - T4.10  
 Roof assemblies and coverings - T4.12  
 Ceilings - T4.13  
 Floor covering - T4.14  
 Internal finishes - T4.15  
 Escape routes - T4.16  
 Exit doors - T4.17  
 Emergency routes - T4.19  
 External stairways and passages - T4.27  
 Lobbies, foyers, vestibules - T4.28  
 Marking and signposting - T4.29  
 Provision of emergency lighting - T4.30  
 Fire detection and alarm systems - T4.31  
 Water reticulation for fire fighting - T4.33  
 Hose reels - T4.34  
 Extinguishers - T4.37  
 Smoke control - T4.42  
 Access for fire-fighting and rescue purposes - T4.54  
 Presumed fire resistance of building materials and components - T4.55  
 Water pressure: 300L/min @ 3bar pressure - SANS10400 - part W

**LEGEND**

- sewer - [Symbol]
- stormwater - [Symbol]
- cold water - [Symbol]
- hot water - [Symbol]
- water meter - [Symbol]
- hose reel - [Symbol]
- geyser - [Symbol] (150L hp Kwiqot)
- lighting - [Symbol]
- extinguisher - [Symbol] (4,5kg dry powder)
- heat pump - [Symbol]

**ENERGY EFFICIENCY NOTES**

Water Reticulation :  
 All internal copper to be stroke 2  
 All external copper to be stroke 0  
 All copper from geyser from pressure control valve to be 25mm  
 Valve bracket to be min. 350mm above geyser  
 Roof Insulation :  
 100mm sisolation to be laid over battening of roof with a min. 100mm overlap  
 (woolen cloth - chromadek/metal roofing)  
 50% geyser - 50% heat pump

**ADDITIONAL NOTES:**

All separating walls to underside of rc slabs or roof sheeting  
 Connect all new plumbing to ex. sewer  
 All plasterbands to be 200mm width unless otherwise indicated

**HEALTH NOTES:**

2 X wash troughs to be provided in the drying yard for clothes washing purposes

**WINDOW AND DOOR SCHEDULE**

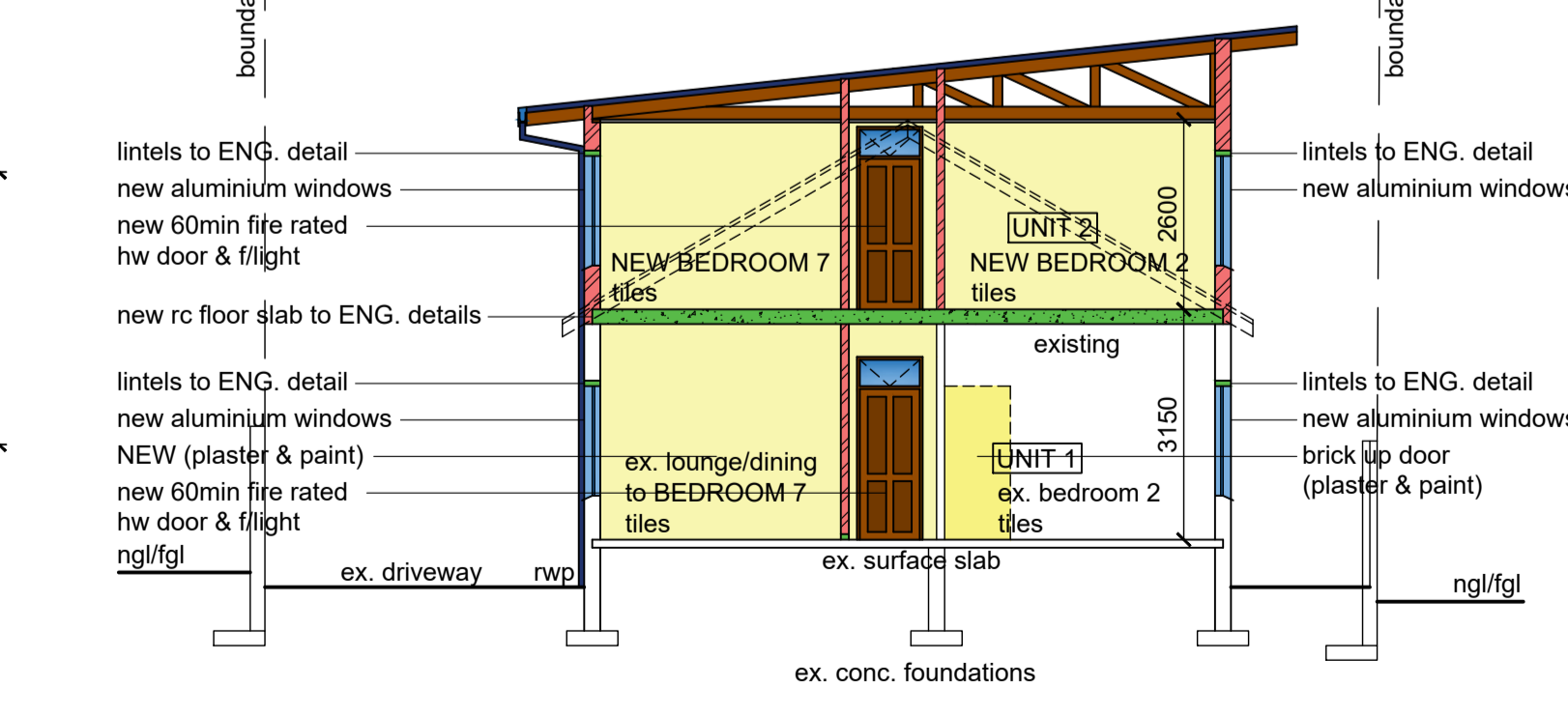
item	no.	size (mm)	glass	thickness	frame
w1	1	1200x5300	tinted	6.3mm tsg	aluminium
w2	1	500x2100	tinted	6.3mm tsg	aluminium
w3	2	2000x1200	tinted	5mm tsg	aluminium
w4	18	1200x1500	tinted	6.3mm tsg	aluminium
w5	18	550x 600	obscure	6.3mm tsg	aluminium
w6	1	1200x 600	obscure	6.3mm tsg	aluminium
d1	1	900x2100	tinted	6.3mm tsg	aluminium
d2+	4	1800x2100	60min. fire rated	40mm hw	timber
f/light		900x 400	clear	6.3mm tsg	timber
d3	20	900x2100	40mm hollow core		timber
d4	1	900x2100	40mm hw louvered		timber
d5	5	1800x2100	clear	6.3mm tsg	aluminium
s/light		600x2100	clear	6.3mm tsg	aluminium

all shower cubicles to have 6.3mm tsg  
 new timber/aluminium windows to have thermal break framing

**SCHEDULE OF AREAS**

SITE AREA	634.00	m <sup>2</sup>
COVERAGE (50%)	317.00	m <sup>2</sup>
EXISTING	140.39	m <sup>2</sup>
PROPOSED	168.43	m <sup>2</sup>
TOTAL	308.82	m <sup>2</sup>
F.A.R (1.2)	760.80	m <sup>2</sup>
EXISTING	140.39	m <sup>2</sup>
PROPOSED	379.67	m <sup>2</sup>
TOTAL	520.06	m <sup>2</sup>
house:		
existing GROUND STOREY	140.39	m <sup>2</sup>
NEW GROUND STOREY	87.83	m <sup>2</sup>
FIRST STOREY	214.90	m <sup>2</sup>
outbuilding:		
GROUND	78.60	m <sup>2</sup>
FIRST STOREY	78.60	m <sup>2</sup>
TOTAL AREA	600.32	m <sup>2</sup>
No. of Units	2	
No. of Parking	4 bays	

**ROOF NOTES:**  
 roof pitch: 6°  
 new factory painted specialized longspan 's-profile' roof sheeting on 50x76mm timber purlins at 1200mm cc on SABS approved underlay on ganged timber trusses or similar at 1200mm cc on 114x38mm timber wallplate secured with gms roof straps to ENG. design and certification  
 rhinoboard ceiling on 38x38mm timber brandering at 300mm cc  
 uPVC gutters, fascias, bargeboards, rwp



Total Area = 459.39 m<sup>2</sup>

Client's Signature: *[Signature]* Contact Number: 083 786 2788  
 Rate No.: 1075 8035 / 000

**PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING HOUSE FOR NEW RESIDENTIAL ACCOMMODATION and NEW OUTBUILDING AT 11 HEATHER ROAD ON PORTION 4 OF ERF 7036 DURBAN FOR 11 ON HEATHER TRUST**

**GRAHAM BRAUM**  
 ARCHITECTURAL DESIGNER  
 Pr. S. Arch. T  
 Reg. No. ST0010

360 Umbilo Road Durban 4001  
 Tel.: 031-2054142  
 Cell: 082 454 0441  
 Email: gpbdesigners@gmail.com

SCALE: 1 : 100  
 CHECKED: G. P. BRAUM  
 DRAWN/DESIGNED: M. R. AZMUTH  
 DATE: DECEMBER '21-JANUARY '22  
 Drawing No.: 6668 / 21 / 1 of 2