

GENERAL NOTES

Zoning - SR900
 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 (footings, walls, cills, lintels, roofs, columns, beams, awnings) to Engineers design and certification
 Each tenant is responsible for disposing their trash into the bins provided in the Bin Areas
 All separating walls to underside of rc slabs or roof sheeting
HEALTH NOTES:
 Wash troughs provided throughout the property for clothes washing purposes

PLUMBING NOTES

Any damaged fittings to be replaced
 All gulley 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
 All new cold and hot water to connect to existing cold and hot water supply
 Connect all new plumbing to ex. sewer

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
 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

ENERGY EFFICIENCY NOTES

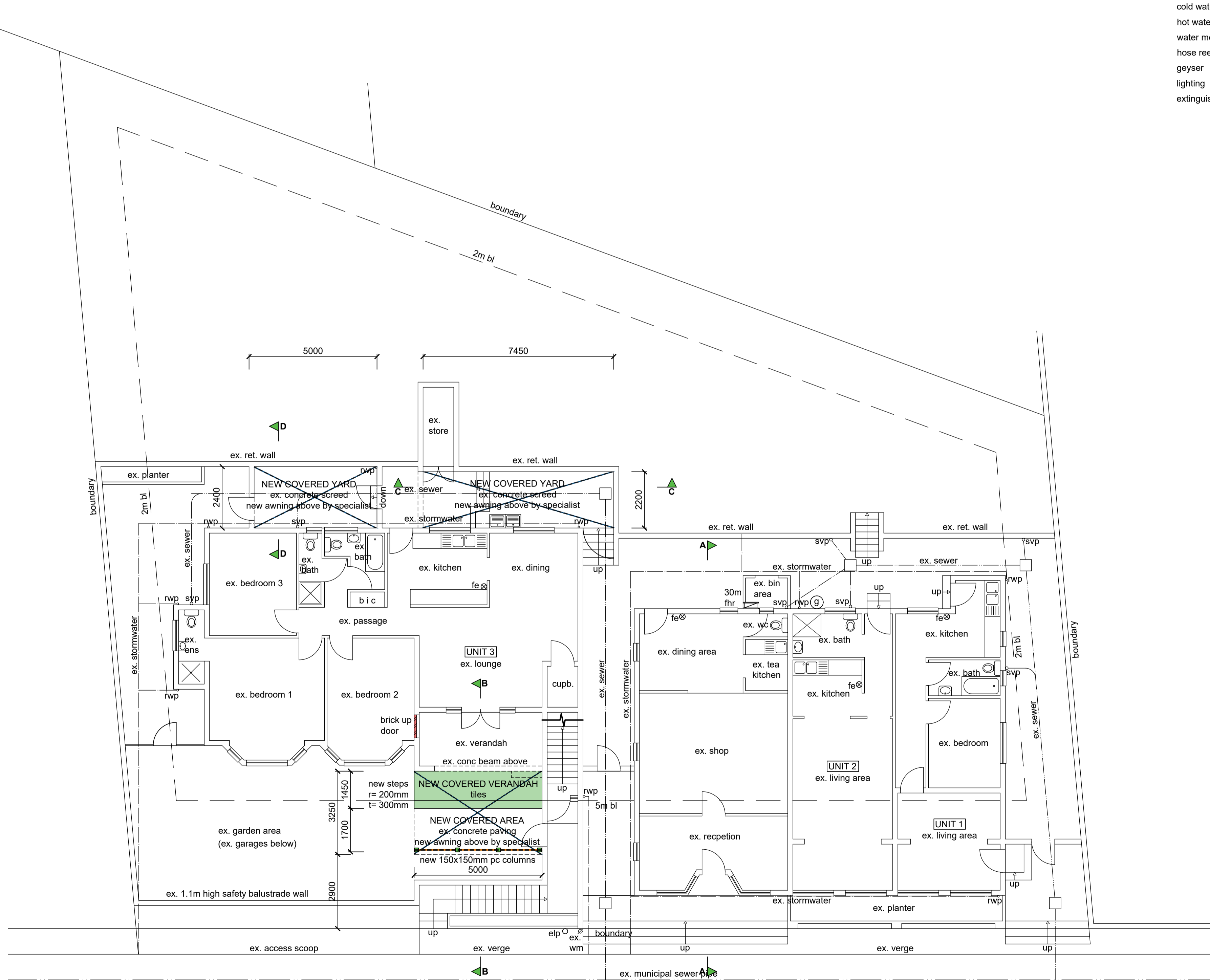
Water Reticulation :
 All internal copper to be stroke 2
 All external copper to be stroke 0
 All copper from geyser from pressure control valve to be 25mm
 Valve bracket to be min. 350mm above geyser
 Roof Insulation :
 100mm isolation to be laid over battening of roof with a min. 100mm overlap
 (woolen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

SCHEDULE OF AREAS

site area	1 012.00	m ²
coverage allowed(50%)	506.00	m ²
existing coverage	354.97	m ²
PROPOSED coverage	76.97	m ²
TOTAL COVERAGE	431.94	m ²
f.a.r allowed(1.2)	1 214.40	m ²
existing f.a.r	462.80	m ²
NO ADDITIONAL F.A.R		
unit 1: existing	51.51	m ²
unit 2: existing	45.36	m ²
unit 3: existing	137.32	m ²
NEW	44.64	m ²
unit 4: existing	138.88	m ²
NEW	32.33	m ²
UNIT 5: NEW	68.32	m ²

LEGEND

- sewer - -----
- stormwater - - - - -
- cold water - - - - -
- hot water - - - - -
- water meter - ∅
- hose reel - [Symbol]
- geyser - (G) (100L hp Kwiqot)
- lighting - ⊕
- extinguisher - ⊗ (4.5kg dry powder)



CLAIR AVENUE
 LOWER GROUND STOREY PLAN (1 : 100)

Additional Area = 76.97 m²

Maatzi 083 556 4941

Client's Signature Contact Number
 Rate No. 5668 9098/ 000

PROPOSED INTERNAL ADDITIONS AND ALTERATIONS and NEW AWNINGS AT 14-20 CLAIR AVENUE ON ERF 662 CATO MANOR FOR FOUNTAINLAKE BODY CORPORATE

GRAHAM BRAUM
 ARCHITECTURAL DESIGNER
 Pr. S. Arch. T
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SCALE : 1 : 100
 CHECKED : G. P. BRAUM
 DRAWN/DESIGNED : M. R. AZMUTH
 DATE : SEPTEMBER 2022

Drawing No. : 6704/ 22/ 1 of 3