

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

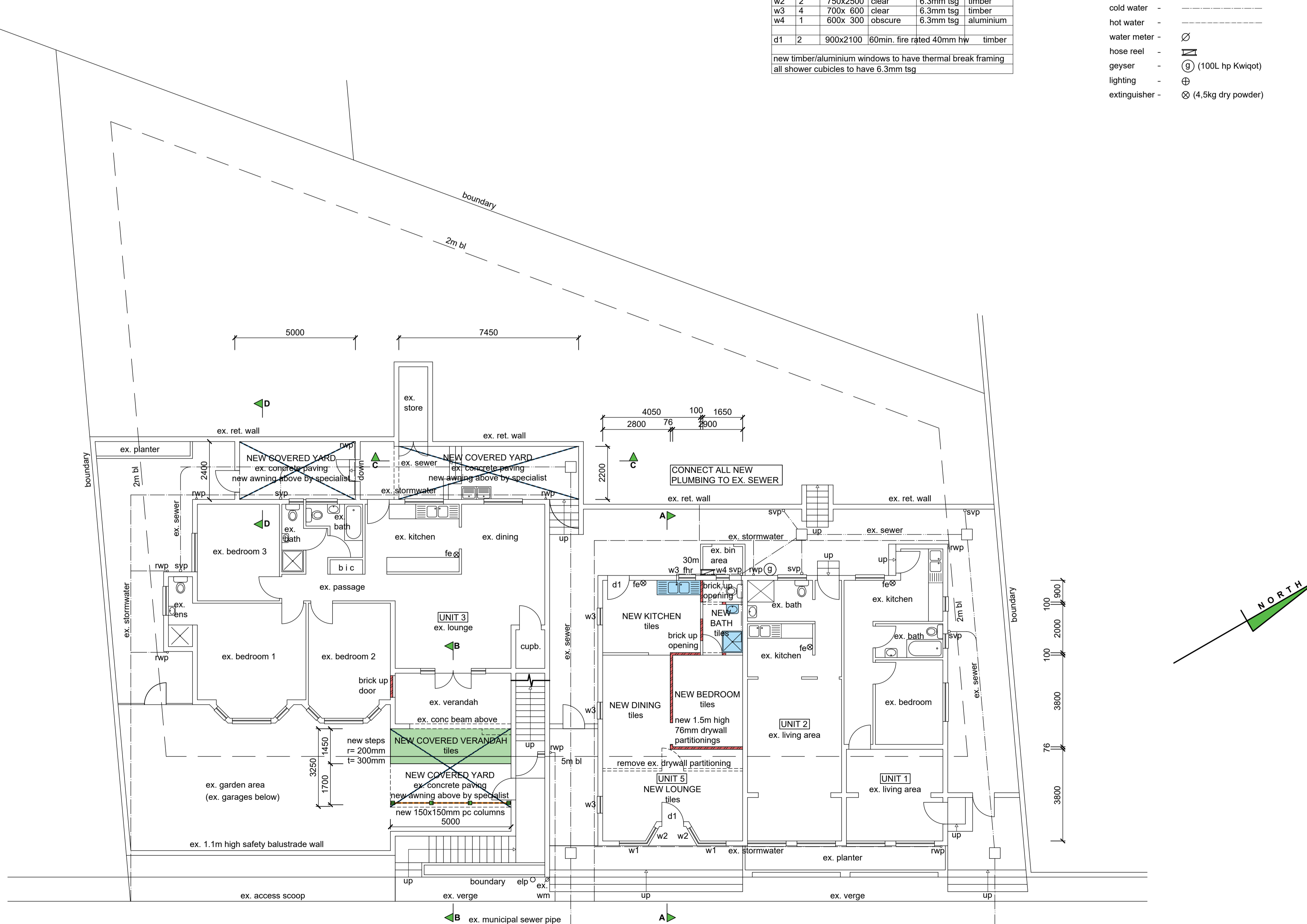
**WINDOW AND DOOR SCHEDULE**

item	no.	size (mm)	glass	thickness	frame
<b>EXISTING :</b>					
w1	2	1150x2500	clear	6.3mm tsg	timber
w2	2	750x2500	clear	6.3mm tsg	timber
w3	4	700x 600	clear	6.3mm tsg	timber
w4	1	600x 300	obscure	6.3mm tsg	aluminium
d1	2	900x2100	60min. fire rated	40mm hw	timber

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

**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 m<sup>2</sup>

*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  
 Reg. No. ST0010  
 13 Helen Joseph 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 : SEPTEMBER 2022  
 Drawing No. : 6704/ 22/ 1 of 3