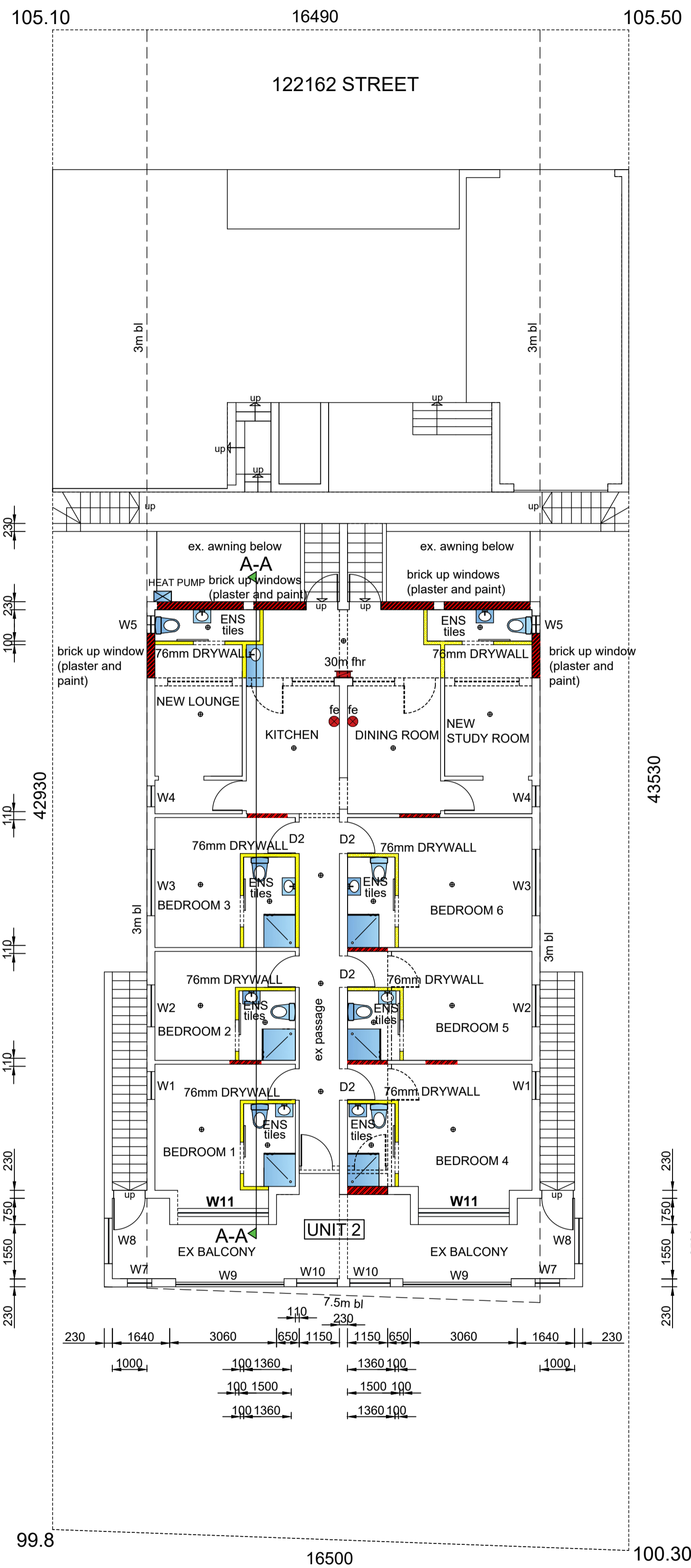


NEW TYPICAL GROUND STOREY PLAN / SITE PLAN (1:100)



NEW TYPICAL FIRST STOREY PLAN (1:100)

EACH EN SUITE TO HAVE 50L GEYSER
 ALL EN-SUITES TO HAVE MECHANICAL VENTILATION TO ENGINEERS DETAIL
 43530
 (EN-SUITE ONLY) FLOOR FINISH 3mm MASONITE BOARDING WITH EPOXY TILE FINISH, WALLS TO BE TILED TO 2m HEIGHT

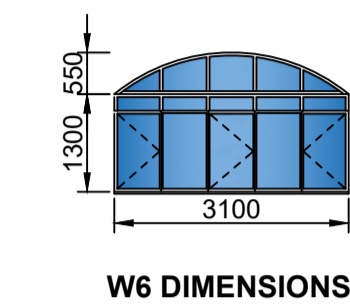
GENERAL NOTES

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 the owner is responsible
 Drawing to be read and not scaled
 Drawing to be read in conjunction with Engineers drawing
 All structural work to Engineers design and certification
 All new glazing to be in aluminium and in accordance with SANS 10400 Part N
 All new work to match existing and made good
 All bathrooms to have mechanical ventilation to engineers detail
 all separating walls to underside of floor slab and roof tiles

WINDOW AND DOOR SCHEDULE

item	no.	size (mm)	glass	thickness	frame
W1	4	800x450mm	obscure	4mm sg	aluminium
W2	4	1200x1650mm	obscure	4mm sg	aluminium
W3	4	1900x1650mm	obscure	4mm sg	aluminium
W4	4	600x1650mm	obscure	4mm sg	aluminium
W5	4	500x600mm	obscure	4mm sg	aluminium
W6 (fanlight)	2	3100x1800mm	clear	6.3mm tsg	aluminium
W7	4	700x1100mm	clear	4mm sg	aluminium
W8	4	1300x1100mm	clear	4mm sg	aluminium
W9	2	3100x1100mm	clear	4mm sg	aluminium
W10	2	1160x1100mm	clear	4mm sg	aluminium
W11	4	2600x1650mm	clear	4mm sg	aluminium
D1	2	2100x900mm	clear	4mm sg	aluminium
D2	9	2100x900mm	N/A	N/A	timber

new aluminium windows to have thermal break framing



FIRE NOTES

Occupancy - H3 *
 Safety distances - T4.2
 Fire stability of structural elements - T4.7
 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
 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
 Extinguishers - T4.37
 Smoke control - T4.42
 Air-conditioning and artificial ventilation systems - T4.43
 Presumed fire resistance of building materials and components - T4.55
 Water Pressure: 300L/min @ 3bar pressure - SANS10400 - part W

SCHEDULE OF AREAS

site area	710.00 m ²
coverage allowed (50%)	355.00 m ²
ex. coverage	346.00 m ²

f.a.r allowed (1.2)	852.00 m ²
existing f.a.r	441.43 m ²
additional f.a.r	24.52 m ²

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
 Connect all new plumbing to ex. sewer

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)
 50% geyser - 50% heat pump

(NO ADDITIONAL AREA)

OWNERS SIGNATURE: [Signature] 083 781 2857
 RATE NO. CONTACT NO.

INTERNAL ALTERATIONS TO EXISTING BUILDING AND OUTBUILDING AT 148/150 BOTANIC GARDENS ROAD ON PORTION 50 OF ERF 2288 DURBAN FOR CHAITHRAM INVESTMENTS (CC)

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

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SCALE : 1 : 100
 CHECKED : G. P. BRAUM
 DRAWN/DESIGNED : C. A. W. FAUTLEY-ROUX
 DATE : MAY 2023

Drawing No. : 6265 / 23 / 1 of 2

