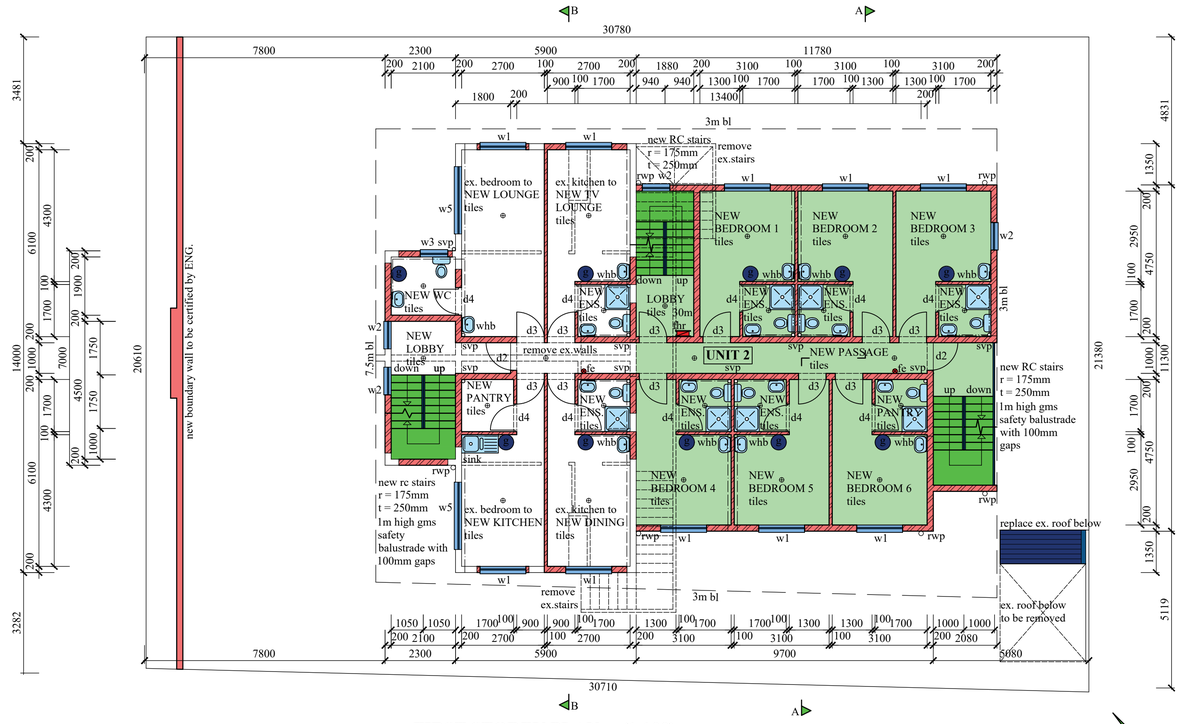
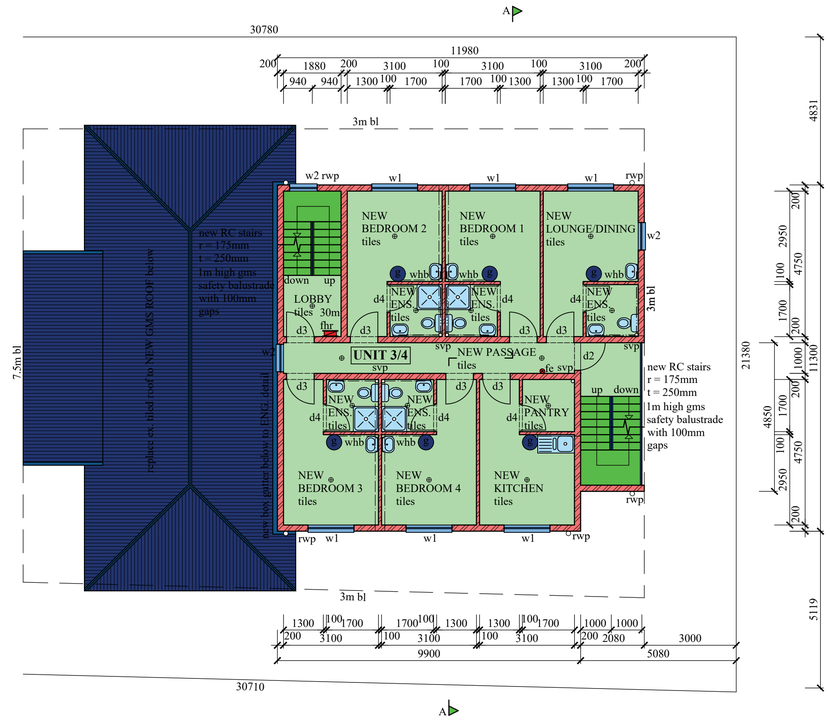
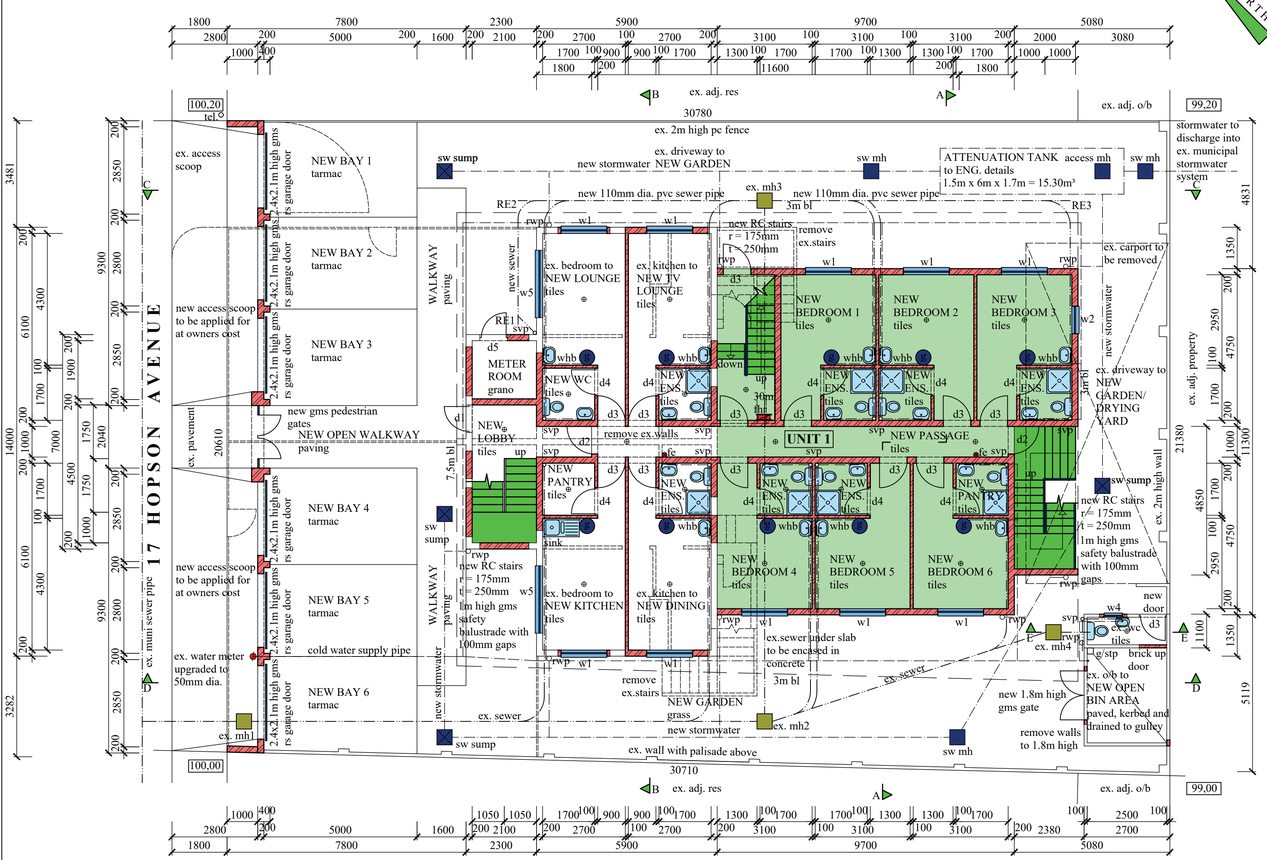


FIRST STOREY PLAN (1:100)



NEW TYPICAL SECOND/ THIRD STOREY PLAN (1:100)



GROUND STOREY PLAN / SITE PLAN (1:100)

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 notifiying 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(foundations,fill,surface bed,walls,cills,lintels,rc slabs,columns,beams,roofs,stairs,balustrades) to Engineers design and certification
All new glazing to be in bronze aluminium and in accordance with SANS 10400 Part N
Plasterbands to be 150mm width unless otherwise indicated
Each tenant is responsible for removal of their own trash into the bins provided in the bin area

PLUMBING NOTES:

All 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
I.E's to all bends and junctions
Soil pipes to be 110mm dia. PVC
Waste pipes to be 50mm dia. PVC
Sewer under slab to be ribbed PVC
All plumbing by registered/responsible persons
All pipes, fittings, sanware, geysers(50L induction) to be SABS approved
Water Pressure: 300L/min @ 3 bar pressure-SANS10400-W

XA NOTES:

All internal copper to be stroke 2
All external copper to be stroke 0
All copper on geyser from pressure control valve to be 25mm dia.
Valve bracket to be min. 350mm above geyser
100mm Sisolation to be laid over battening of roof with a min. 100mm overlap
(woolen-cloth: chromadek/metal roofing)
50% Eskom - 50% induction geysers

WINDOW and DOOR SCHEDULE

item	no.	size (mm)	thickness	glass	frame
w1	32	1500x1200	5mm tsg	clear	aluminium
w2	11	900x900	6.3mm tsg	clear	aluminium
w3	1	900x900	6.3mm tsg	frosted	aluminium
w4	1	600x600	6.3mm tsg	frosted	aluminium
w5	4	2200x1200	5mm tsg	clear	aluminium
d1	1	900x2100	6.3mm tsg	clear	"
d2	6	900x2100	40mm hw/60min fire rated		timber
f/lite		900x400	6.3mm tsg	clear	"
d3	38	900x2100	40mm hw/60min fire rated		"
d4	32	900x2100	40mm hollow core		"
d5	1	900x2100	40mm hw louvered		"
all shower cubicles to have 6.3mm tsg					
all aluminium/timber windows to have thermal break framing					

FIRE NOTES

Occupancy - H3
Safety distances - T4.2
Fire stability of structural elements - T4.7
Tenancy separating elements - T4.8
Ceilings - T4.13
Floor covering - T4.14
Internal finishes - T4.15
Escape routes - T4.16
Exit doors - T4.17
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

SCHEDULE OF AREAS

SITE AREA	632, 00	sqm
coverage allowed (50%)	316, 00	sqm
existing	101, 67	sqm
Proposed	130, 40	sqm
TOTAL	232, 07	sqm
f.a.r allowed (1.2)	758, 40	sqm
existing	189, 67	sqm
Proposed	465, 77	sqm
TOTAL	655, 44	sqm
ground storey	232, 18	sqm
first storey	208, 08	sqm
second storey	115, 15	sqm
third storey	115, 15	sqm
TOTAL	670, 56	sqm
No. of Units	4	
No. of Parking Bays	6	

LEGEND

sewer - ——————
stormwater - ——————
cold water - —·—·—·—
hot water - ——————
water meter - ∅
hose reel - ▭
geyser - (g)
lighting - ⊕
extinguisher - ⊗

- all separating walls to underside of rc slabs or roof
- sheeting
- connect all new plumbing to ex. sewer
- all plasterbands to be 150mm width unless otherwise
- indicated
- mechanical ventilation to Engineers design and detail

SUBSTITUTE PLAN

ADDITIONAL AREA - 475, 85 sqm

082 340 3961

OWNERS SIGNATURE CONTACT NO.

RATE NO. 1110 2041/000

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING UNITS FOR NEW RESIDENTIAL ACCOMMODATION AT 17 HOPSON AVENUE ON REM OF ERF 6782 DURBAN FOR BIG JOHN BATA (PTY) LTD

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SCALE	1 : 100
CHECKED	G. P. BRAUM
DRAWN	M. R. AZMUTH
DATE	OCTOBER 2020

DRAWING NO. : 6612/20/1 of 3/rev3