

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 notifying 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 gully 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

SCHEDULE OF AREAS

Site Area	951, 00 sqm
Permitted Coverage (50%)	475, 50 sqm
Total Coverage	299, 00 sqm
Permitted F.A.R (1,2)	1141, 20 sqm
Total F.A.R	1113, 88 sqm
Ground Storey	299, 00 sqm
First Storey	217, 88 sqm
Second Storey	217, 38 sqm
Third Storey	217, 38 sqm
Total	1114, 64 sqm
No. of Units	4
No. of Parking	12 bays

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)

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

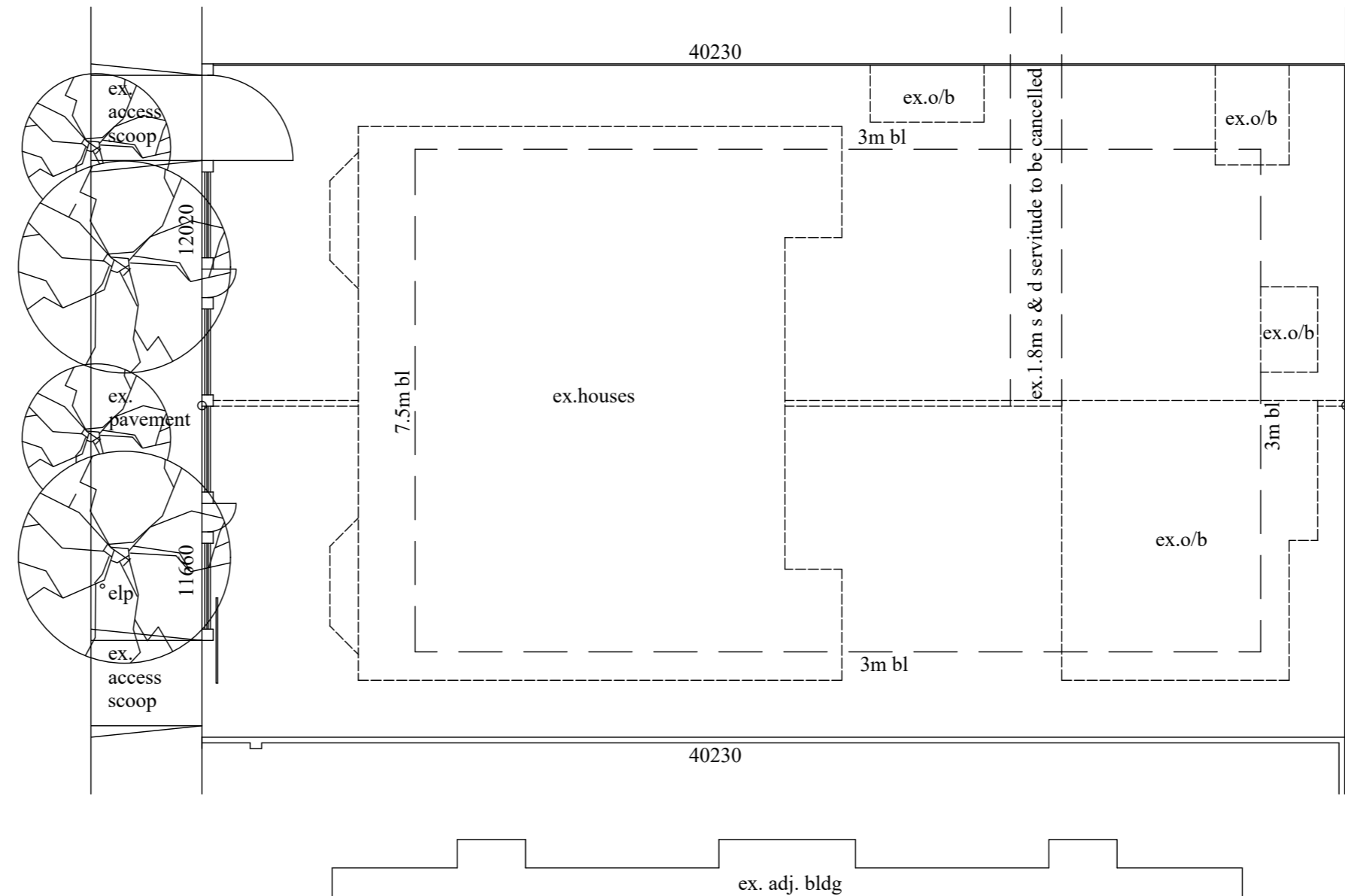
WINDOW and DOOR SCHEDULE

item	no.	size (mm)	thickness	glass	frame
w1	12	1200x1200	6.3mm tsg	clear	aluminium
w2	8	400x2100	6.3mm tsg	clear	aluminium
w3	3	1400x2100	6.3mm tsg	clear	aluminium
w4	14	600x600	6.3mm tsg	clear	aluminium
w5	49	500x600	6.3mm tsg	frosted	aluminium
w6	3	1000x2100	6.3mm tsg	clear	aluminium
d1	48	1700x2100	6.3mm tsg	clear	aluminium
s/lite		600x2100	6.3mm tsg	clear	aluminium
d2	49	900x2100	40mm hw	-	timber
d3	1	900x2100	6.3mm tsg	clear	aluminium
s/lite		500x2100	6.3mm tsg	clear	aluminium
d4	8	900x2100	40mm hw	-	timber
f/lite		900x450	6.3mm tsg	clear	timber
d5	1	900x2100	40mm gms	louvred	gms
d6	1	1000x2100	6.3mm tsg	clear	aluminium
all shower cubicles to have 6.3mm tsg					

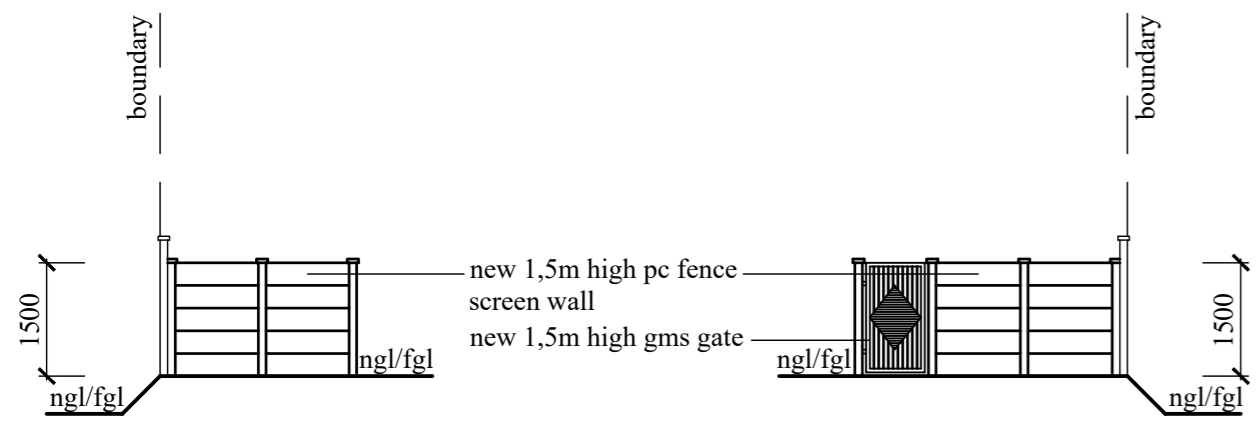
LEGEND

sewer	-	-----
stormwater	-	-----
cold water	-	-----
hot water	-	-----
water meter	-	⊘
hose reel	-	⊞
geyser	-	⊙
lighting	-	⊕
extinguisher	-	⊗

182-184 ESTHER ROBERTS ROAD



Buildings shown dotted to be removed/demolished
DEMOLITION PLAN (1:200)



NORTH WEST ELEVATION

SOUTH WEST ELEVATION

TOTAL AREA - 1114, 64 - sqm

OWNERS SIGNATURE: *[Signature]* CONTACT NO. 071 868 3493

RATE NO. 1082 8028/000 -1082 9038/000

PROPOSED NEW RESIDENTIAL ACCOMMODATION AT 182-184 ESTHER ROBERTS ROAD ON ERF 7145 and 7146 DURBAN FOR SNOWDEEP PROPERTIES

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SCALE	1 : 100 / 1 : 200
CHECKED	G. P. BRAUM
DRAWN	M. R. AZMUTH
DATE	APRIL 2023

DRAWING NO. : 6598/ 20/ 3 of 3