SITE PLAN
SCALE 1:100

AREA SCHEDULE	
SITE AREA	1 161.00m
PERMITTED COVERAGE	348.30m
PERMITTED FAR	348.30m
EXISTING COVERAGE	184.81m
EXISTING FAR	161.91m
PROPOSED COVERAGE	95.11m
PROPOSED FAR	52.73m
TOTAL COVERAGE	279.92m
TOTAL FAR	214.64m
TOTAL PROPOSED AREA	95.11m

GENERAL H4 BUILDING

1. All work to comply N.B.R. and standard ACTS SANS 10400
2. All dimensions and levels to be checked
3. Safety glass to be used within 500mm FFL
4. Balustrades and handrails to be NBR PART M
5. Stairways to be SANS 10400 PART M

BALUSTRADING

4.2.4 A balustrade or wall provided as protection at a change in level in any occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5 shall not have any opening that permits the passage of a 100 mm diameter ball, provided that such protection in any occupancy that is not an occupancy classified as E 2, E3, E4, H1, H2, H3, H4 or H5, shall consist of at least a handrail and one other rail midway between such handrail and the floor.

FIRE *TO COMPLY WITH SANS 10400 PART T*

Any separating element (wall and floor) between any garage that is not large enough to be classified as J 4 and any habitable room shall have a fire resistance of not less than 30 min and the wall shall extend to the underside of the roof;
any door between such garage and any such room shall have a fire resistance of not less than 30 min and such doorway shall require a threshold of not less than 10 mm; no combustible roof components shall penetrate the separating element dividing the space between the garage and the habitable room
Garage door -to be solid timber door constructed with double rebated joints, that have a thickness of not less than 40 mm, shall be deemed to comply with the requirement of 4.9.2 for a rating of 30 min.

FIRE ENDORSEMENTS: TO COMPLY WITH SANS 10400 PART

4.2 Safety distances
4.6 Fire resistance of occupancy-separating and division-separating elements
4.7 Fire stability of structural elements or components
4.8 Tenancy-separating elements
4.10 Protection of openings
4.15 Emergency routes
4.23 Stairways and other changes of level along escape routes
4.27 External stairways and passages
4.28 Marking and signposting
4.30 Provision of emergency lighting
4.31 Fire detection and alarm systems
4.32 Provision and maintenance of fire-fighting equipment, installations and fire protection systems
4.33 Water reticulation for fire-fighting purposes
4.34 Hose reels
4.35 Hydrants
4.37 Portable fire extinguishers
4.54 Access for fire-fighting and rescue purposes
4.56 Building materials

GLAZING

Frames to receive glazing material shall either comply with the requirements of SANS 727 or SANS 1553-2, or be capable of withstanding the wind and impact loads determined in accordance with the requirements of SANS 10400-B without deflecting more than 1/175th of their span.
Shower cubicle glazing to be 6mm toughened / laminated safety glass to comply with Part N 4.4.2 of SANS 10400 6mm Toughened safety glazing

STRUCTURE *TO COMPLY WITH SANS 10400 PART K*

All retaining walls and structural work to Prof. Eng. Detail
All soil excavationand filling to comply with SANS 10400 PART G
PC lintels to all non beam openings to comply with SANS 10400 PART K 4.2.9
Off shutter conc. to be cleaned and rubbed down

DRAINAGE

all sanitary fittings to be trapped in accordance
with local authority by -laws
inspection eyes to be provided at all bends, junctions and
change in direction
all gulley surrounds and manhole covers to be 75mm above grd.
anchor blocks to be provided where gradient exceeds 1:5

toilet pans to have a horizontal outlet spigot connected to a soil pipe by means of an adaptor which slopes downwards towards the soil pipe at a gradient of not less than 1:40.

the internal diameter of a soil pipe, other than a soil pipe from a urinal, shall be not less than 100 mm.

the internal diameter of any waste pipe shall be not less than 32 mm if it serves a washbasin, bidet or drinking fountain, and not less than 40 mm if such pipe serves any other waste fixture;

Ø 100 PVC SEWER PIPE @ MIN 1:60 FALL
Ø 100 PVC STORMWATER PIPE @ MIN 1:60 FALL
Ø 100 upvc heavy duty pipe encased in concrete where any structure passes over sewer & stormwater lines being protected from any loads imposed on the drain

written dimensions to be taken in preference to scaling
N.G.L. is in approx. position
SANS10400 codes of practice & S.A.B.S. stds. are to be complied with
the contractor to inspect the official approv. copies of drawings
for any ammendments or imposed conditions of approval

artificial ventilation mechanically ventilation activated by light switch - fresh air supply at 25 ltr/sec per room uniform air distribution max velocity of 0.5m/sec at
25 ltr/sec per room all structural work to engineers details

HOT WATER SUPPLY

Hot water pipes to be insulated within 1.5m from inlet & exit of geyser.
More than 1.5m from geyser to be embedded in wall.
15mmØ SANS approved insulation covering wil R-Value 1.0

GEYSER

100mm Isotherm flexible blanket around with R-value 2.
50 ltrs water capacity.
50% (25ltrs) of water to be heated through heat pump to manufactures details.

HEAT PUMP

Heat capacity	-3.2kw
Power supply	-220v/1Ph/50Hz
Unit size	-720 x 620 x 280mm

NZUZO M. ARCHITECTURE CHANGED NAME TO:

LAZUZAGROUP
Architecture, Project Management & Property Developers

Sustainable Design Solution

PSAT 20636
Nzuzo Mthembu
admin@lazuzagroup.co.za

Office Address:
92 Crompton Street (Suit 2&3)
Pinetown, 3600

Postal Address
P.O.Box 205, Pinetown, 3600

M: 073 453 1672 | W: 031 701 9682 | F: 086 697 2851

Author Signature:	
Project Tittle: PROPOSED ADDITIONS & ALTERATIONS FOR THABILE DLAMINI AT 3 ARGYLL ROAD ON ERF 3806.	
Client Signature:	
DRAWING NAME: SUBMISSION DRAWING	
DRAWN BY: T. NDLOVU	CHECKED BY: N. MTHEMBU
SHEET NUMBER: 01	DRAWING NUMBER: LG 12/13 - 150 / REVISION: 01
SCALE: AS SHOWN	DATE: 08 . 01 . 2021