

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 owner is responsible
 Drawing to be read and not scaled
 Drawing to be read in conjunction with Engineers drawing
 All structural work(foundations, retaining walls, walls, cills, lintels, stairs, balustrades) to Engineers design and certification
 All new glazing to be in white aluminium and in accordance with SANS 10400 Part N
 Each tenant is responsible for disposing their trash into the bins provided in their respective Bin Areas

PLUMBING NOTES

Any 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
 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

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% Eskom - 50% solar geyser







ADDITIONAL NOTES:

All separating walls to underside of roof tiles/ roof sheeting
 Connect all new plumbing to ex. sewer
 No additional stormwater

FIRE NOTES

Occupancy - H3
 Safety distances - T4.2
 Fire stability of structural elements - T4.7
 Tenancy separating elements - T4.8
 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
 Water pressure: 300L/min @ 3bar pressure - SANS10400 - part W

LEGEND

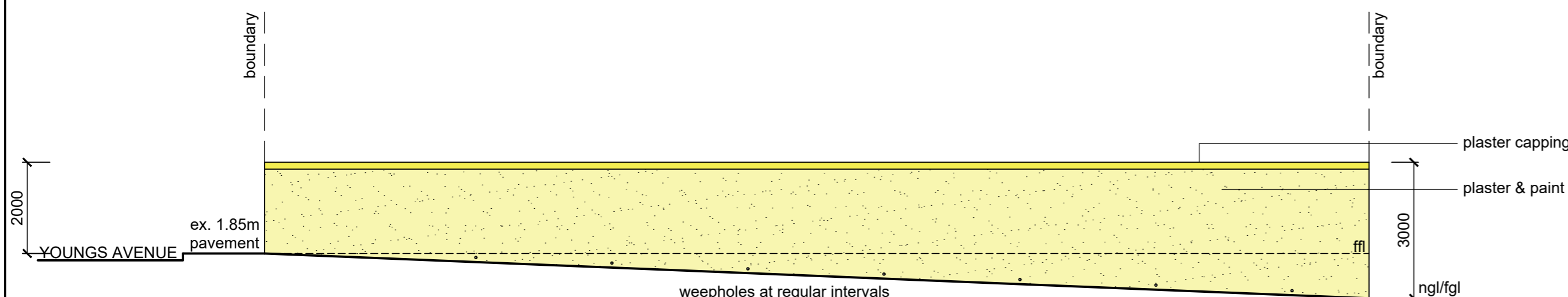
sewer - -----
 stormwater - -----
 cold water - -----
 hot water - -----
 water meter - 
 hose reel - 
 geyser -  (150L hp Kwiqot)
 lighting - 
 extinguisher -  (3kg dry powder)
 heat pump - 

WINDOW AND DOOR SCHEDULE

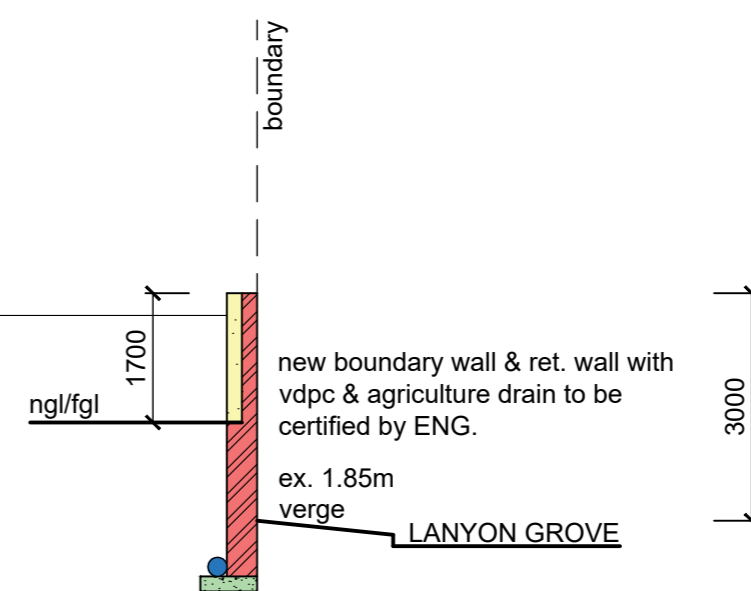
item	no.	size (mm)	glass	thickness	frame
NEW :					
w1	1	1250x1700	clear	5mm tsg	aluminium
w2	1	2000x1400	clear	5mm tsg	aluminium
d1+	1	900x2100	-	40 mm hw	timber
f/light		900x 500	clear	6.3mm tsg	aluminium
existing :					
w3	2	2400x 750	obscure	6.3mm tsg	aluminium
w4	8	900x1800	clear	5mm tsg	timber
w5	4	700x1800	obscure	6.3mm tsg	aluminium
d2+	2	900x2100	-	40 mm hw	timber
f/light		900x 500	clear	6.3mm tsg	timber
new timber/aluminium windows to have thermal break framing					
all shower cubicles to have 6.3mm tsg					

SCHEDULE OF AREAS

site area	557.00	m ²
coverage allowed (50%)	278.50	m ²
existing coverage	217.85	m ²
NO ADDITIONAL COVERAGE		
f.a.r allowed (1.2)	668.14	m ²
existing f.a.r	161.41	m ²
PROPOSED f.a.r	23.67	m ²
TOTAL F.A.R	185.08	m ²
Parking provided	5	bays

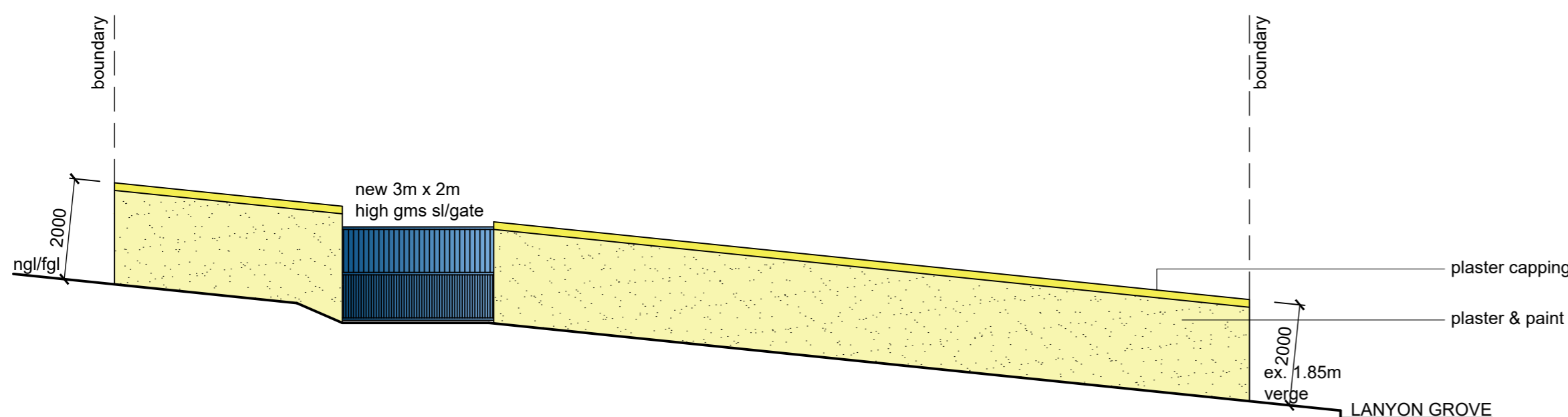


SOUTH EAST ELEVATION



conc. foundations to GEOTECH
 ENG. report and recommendations

SECTION B - B




SOUTH WEST ELEVATION



conc. foundations to GEOTECH
 ENG. report and recommendations

SECTION C - C

NO ADDITIONAL AREA

 066 495 0036
 Client/s Signature Contact Number
 Rate No. 0526 0099 / 000

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLINGS AND NEW BOUNDARY WALLS AT 29 YOUNGS AVENUE ON REM OF ERF 2311 DURBAN FOR H. P. MAFUSING

GRAHAM BRAUM

ARCHITECTURAL DESIGNER

Pr. S. Arch. T

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SCALE : 1 : 100

CHECKED : G. P. BRAUM

DRAWN/DESIGNED : M. R. AZMUTH

DATE : FEBRUARY 2022

Drawing No. : 6672/ 22/ 2 of 2