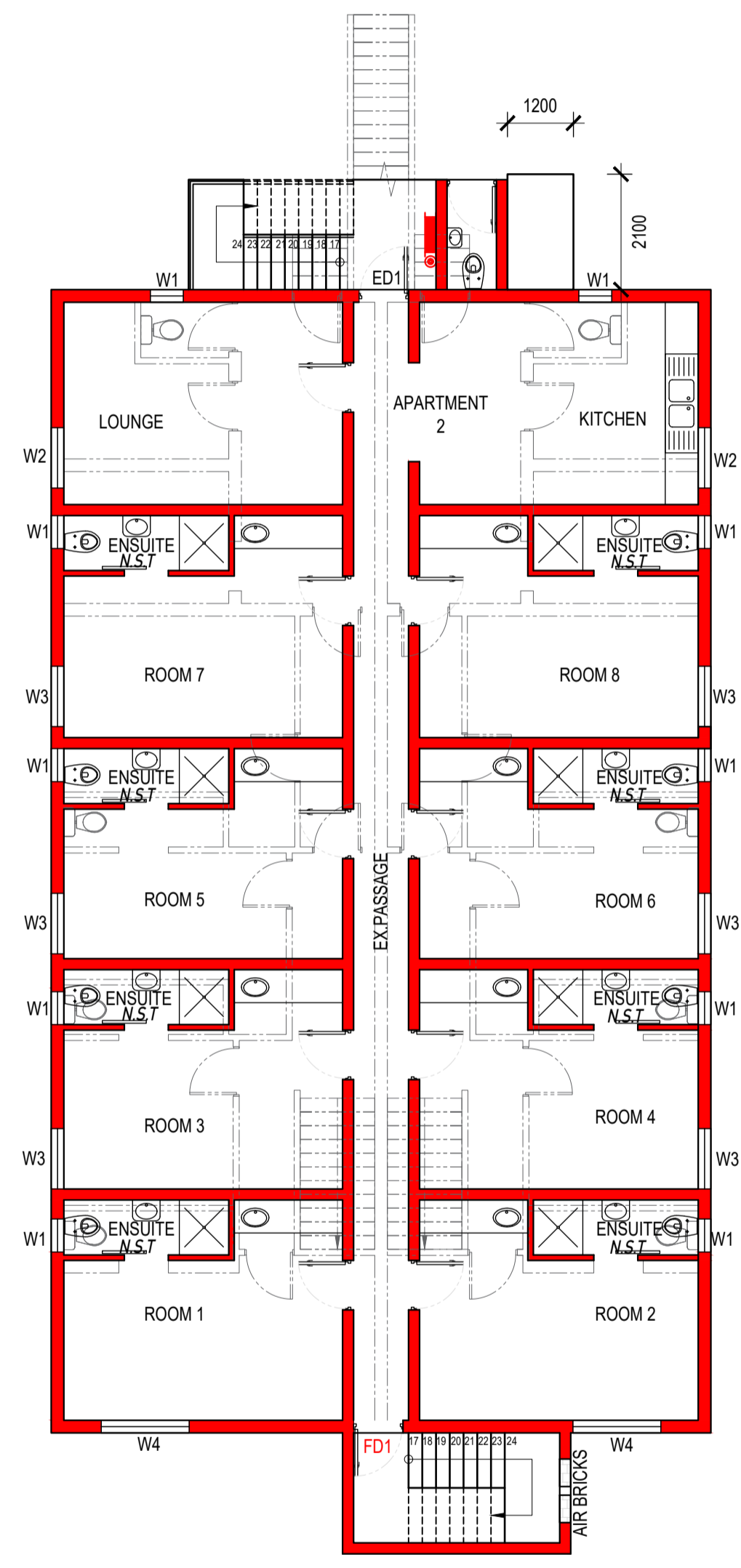
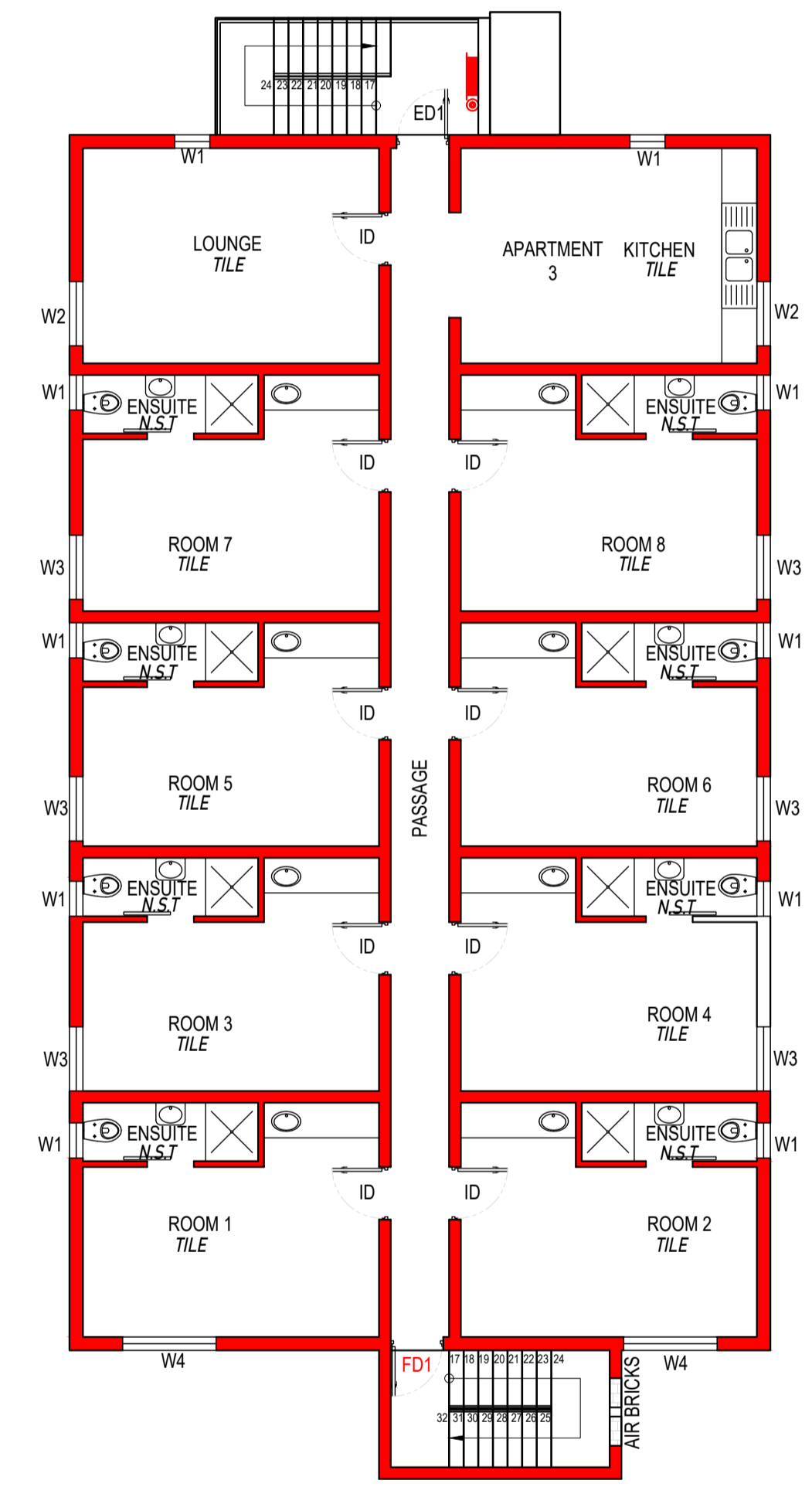


EX.GROUND FLOOR & SITE PLAN
SCALE 1:100



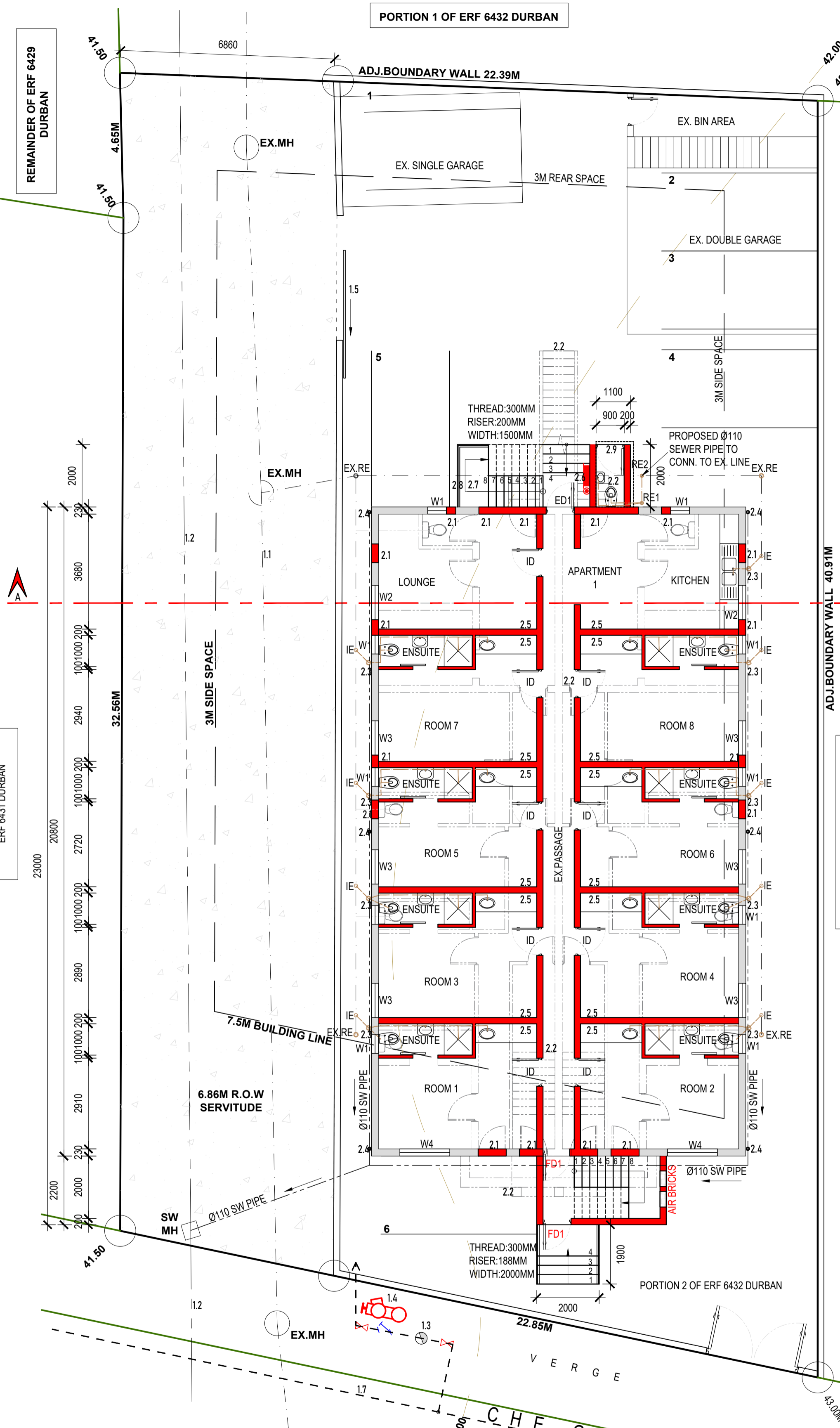
EX.FIRST FLOOR PLAN
SCALE 1:100



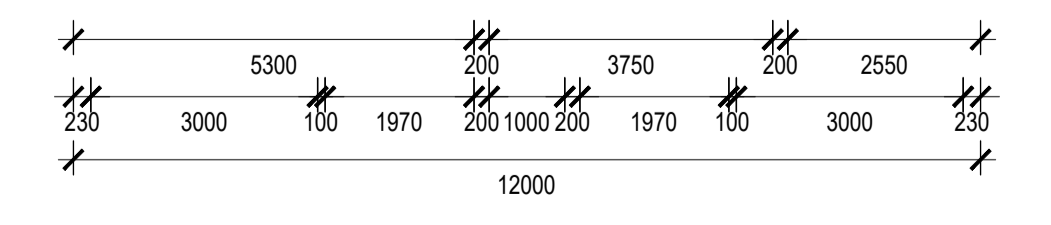
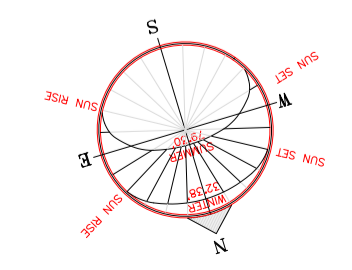
SECOND FLOOR PLAN
SCALE 1:100

H3 CLASSIFICATION
DOMESTIC RESIDENTIAL

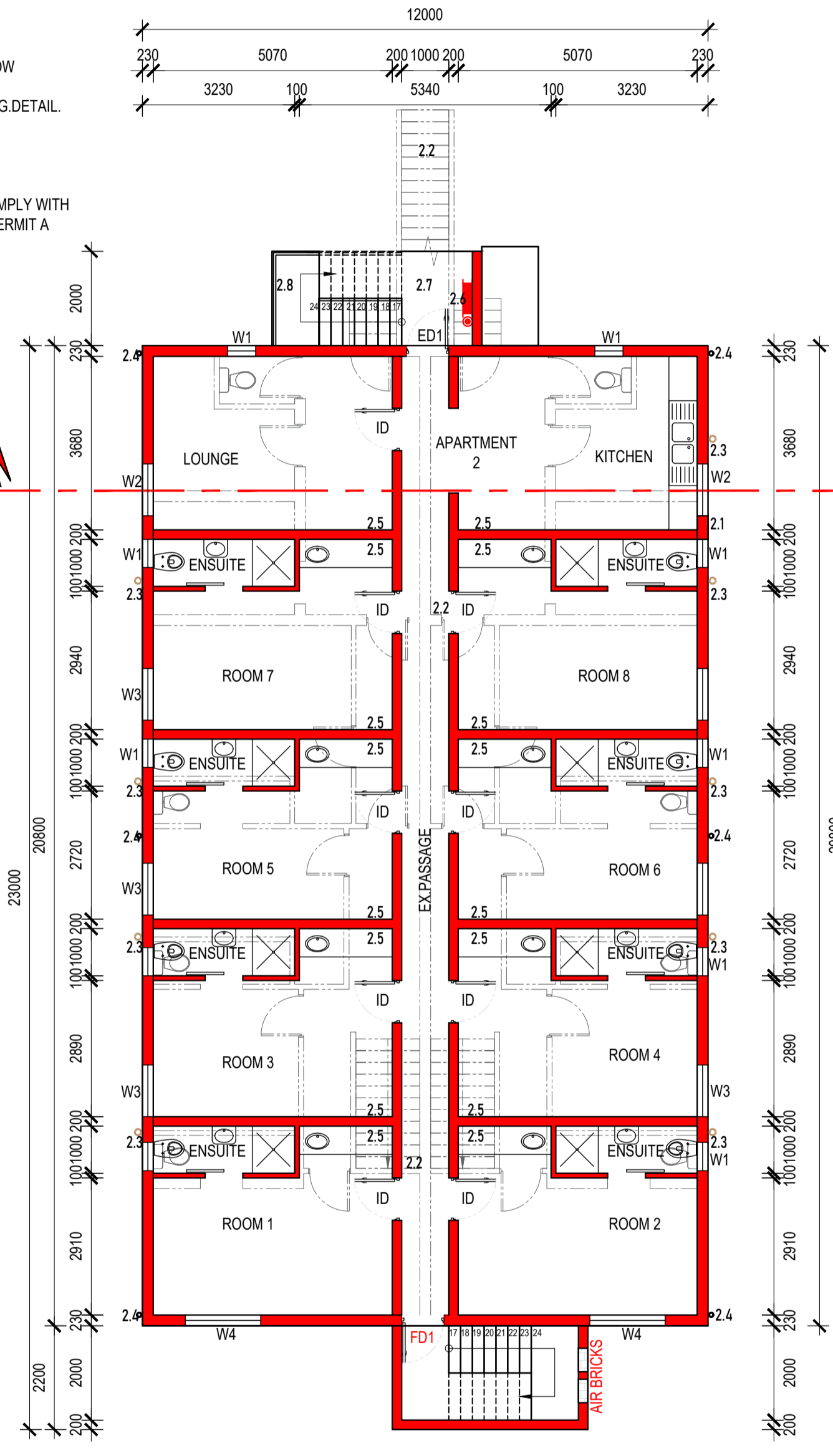
OWNERS DETAILS :	
031 PROPERTY TRUST (J.C NAGEL)	
contact number : 073 236 0543	
signatures :	
PROPERTY DESCRIPTION :	
336 CHE GUEVARA ROAD PTN 2 OF ERF 6432 DURBAN	
JOB DESCRIPTION :	
INTERNAL ADDITIONS & ALTERATIONS TO EXISTING BUILDING	
DRAWING DESCRIPTION :	
DEMOLITION PLAN	
SOIL CLASSIFICATION:	
CATEGORY OF EXPECTED DAMAGE:	
OCCUPANCY: H3	SITE SENSITIVITY:
RATE NO. :	ZONING : GR2
DATE : 07 / 04 / 2022	SCALE : AS SHOWN
NEO INNOVATIVE ARCHITECTS	
NEO INNOVATIVE ARCHITECTS (PTY) LTD	
REG NO. PAT33494590	DRAWING NO. 336CGR0721_0
DRAWN BY: V.D / K.G	CHECKED BY: V.D.
22 ADELAIDE TAMBO DRIVE DURBAN NORTH 4051 CELL: 083 270 8865 EMAIL: vishaal@niarch.co.za	



EX. GROUND FLOOR & SITE PLAN
SCALE 1:100



- SITE PLAN NOTES:**
- 1.1 EXISTING SEWER PIPE.
 - 1.2 EXISTING STORM WATER.
 - 1.3 EX. BULK WATER METER AND SUPPLY LINE.
 - 1.4 FIRE BOOSTER AS PER ENGINEERS SPECIFICATIONS.
 - 1.5 EX. ACCESS CONTROLLED GMS SLIDING GATE.
 - 1.6 EX. BIN AREA.
 - 1.7 EXISTING MUNICIPAL WATER LINE.
- FLOOR PLAN NOTES:**
- 2.1 BRICK-UP PLASTER & PAINT TO OWNERS SPEC.
 - 2.2 EXISTING WALL / STAIRCASE TO BE DEMOLISHED.
 - 2.3 Ø110 STACK VENT PIPE. MIN. 100MM ABOVE ROOF TO COMPLY WITH SANS 10400 PART P.
 - 2.4 Ø75 RAIN WATER DOWN PIPES.
 - 2.5 FIRE WALL TO UNDERSIDE OF CONCRETE/CEILING.
 - 2.6 30M FHR & 4.5KG DCP FE BELOW
 - 2.7 CONCRETE STAIRCASE TO ENG.DETAIL. THREAD: 250MM RISER: 200MM WIDTH: 1000MM
 - 2.8 1M HIGH BALUSTRADE. TO COMPLY WITH SANS 10400 PART D. NOT TO PERMIT A Ø100 BALL TO PASS.
 - 2.9 SERVANTS QUARTERS WC.



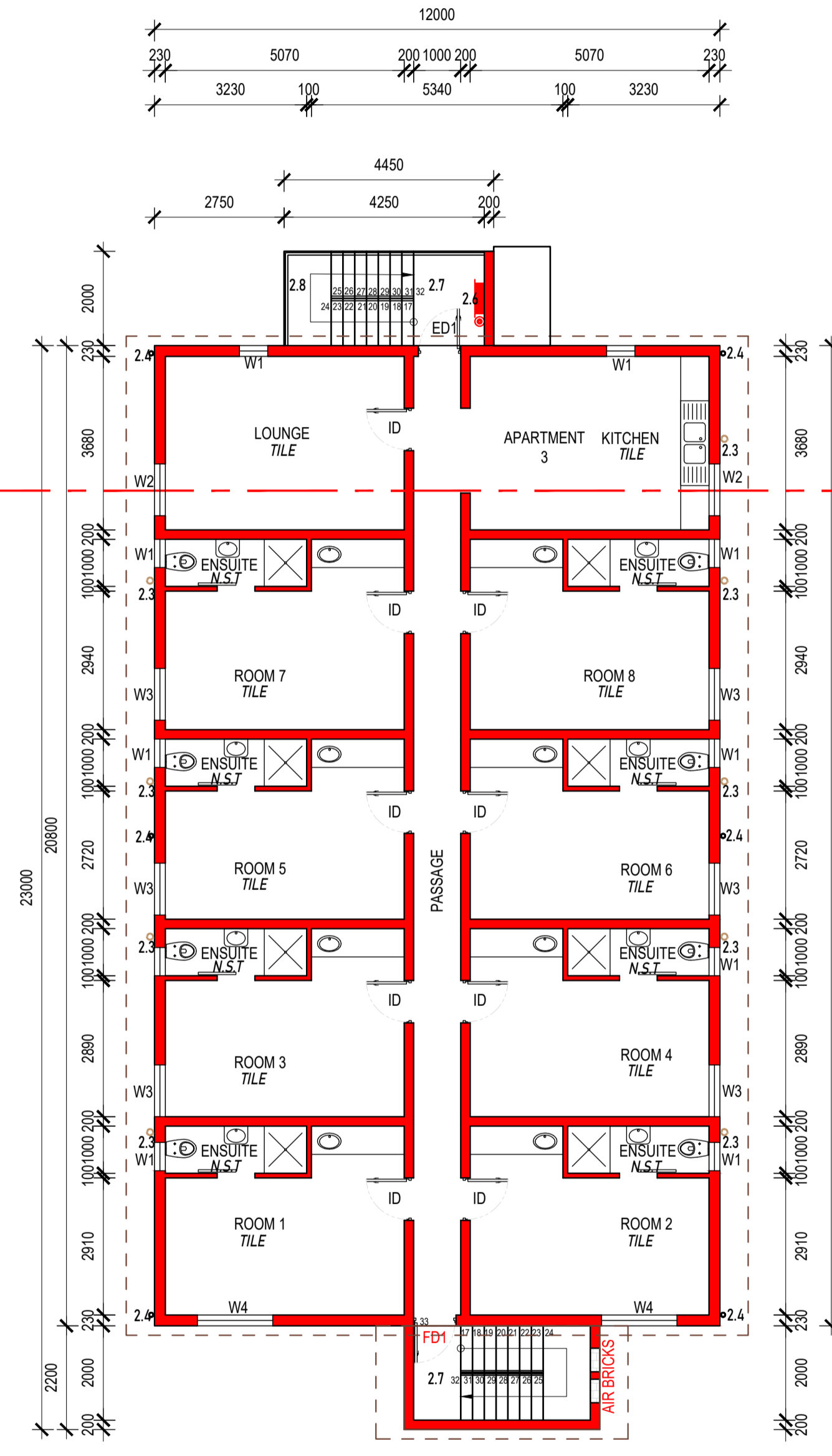
EX. FIRST FLOOR PLAN
SCALE 1:100

ALL W1 & SHW DOORS TO BE TOUGHENED SAFETY GLASS

H3 CLASSIFICATION DOMESTIC RESIDENTIAL

PARKING SCHEDULE	
2 BAYS / UNIT (RESIDENTS)	6
0.5 BAYS / UNIT (VISITORS)	1.5
TOTAL PARKING BAYS REQUIRED	7.5
TOTAL PARKING BAYS PROVIDED	6

STORM WATER RUN OFF SCHEDULE	
SITE AREA	= 870.00 M ²
PERMITTED HARDENED SURFACES. (40%)	= 348.00 M ²
PROPOSED HARDENED SURFACES EX.DWELLING	= 263.13 M ²
TOTAL HARDENED SURFACES. (30.24%)	= 263.13 M²



SECOND FLOOR PLAN
SCALE 1:100

SCHEDULE OF AREAS	
SITE AREA	= 873.00 M ²
PERMITTED F.A.R. (1.2)	= 1047.60 M ²
PERMITTED COVERAGE. (50%)	= 436.50 M ²
EXISTING FAR.	= 558.10 M²
PROPOSED FAR.	= 249.60 M ²
TOTAL FAR.	= 807.70 M ²
EXISTING COVERAGE.	= 308.50 M²
PROPOSED COVERAGE.	= 9.13 M ²
TOTAL COVERAGE.	= 317.63 M ²
F.A.R. IN-HAND	= 239.90 M ²
COVERAGE IN-HAND	= 118.87 M ²
SUBMISSION AREA	= 268.13 M²

OWNERS DETAILS:
031 PROPERTY TRUST (J.C NAGEL)
contact number : 073 236 0543
signatures : _____

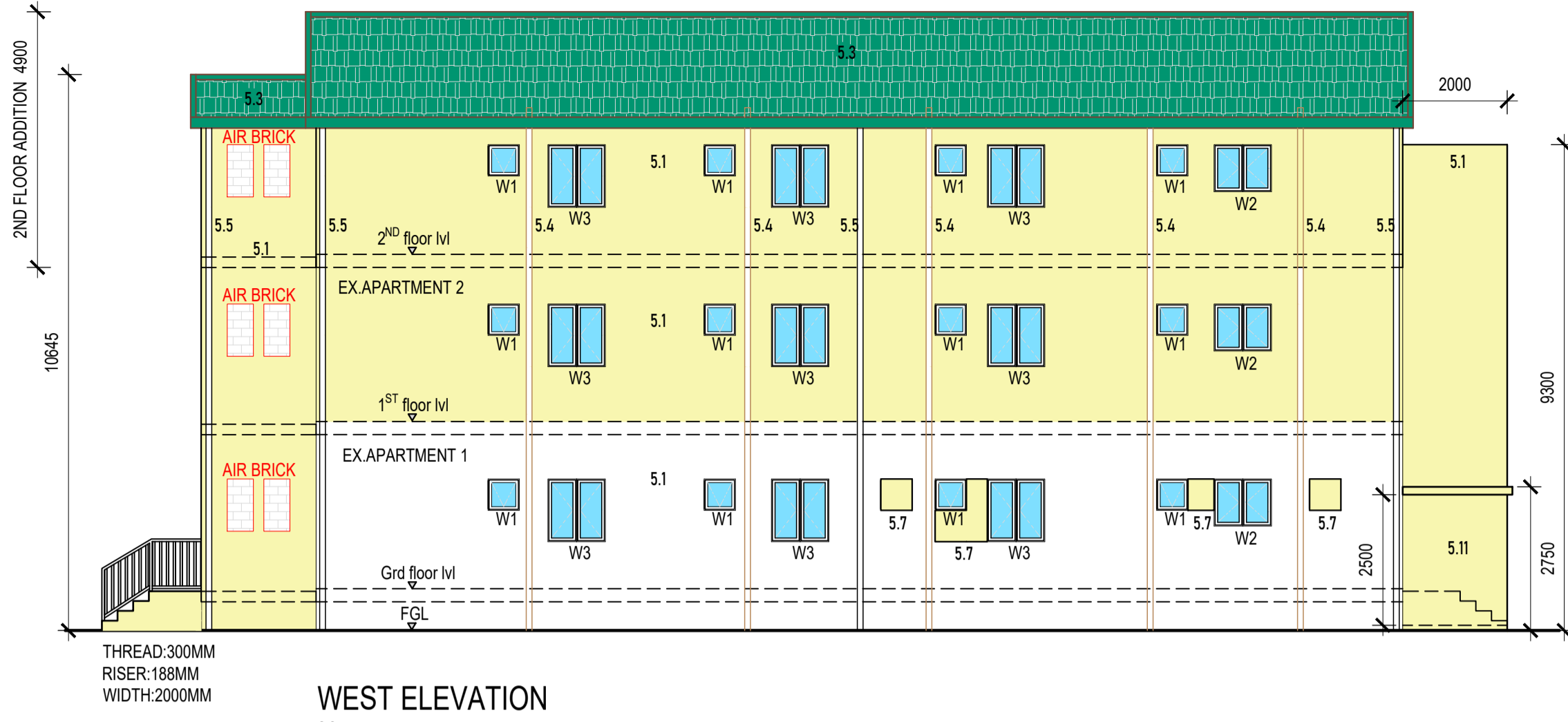
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336 CHE GUEVARA ROAD
PTN 2 OF ERF 6432 DURBAN

JOB DESCRIPTION:
INTERNAL ADDITIONS & ALTERATIONS TO EXISTING BUILDING

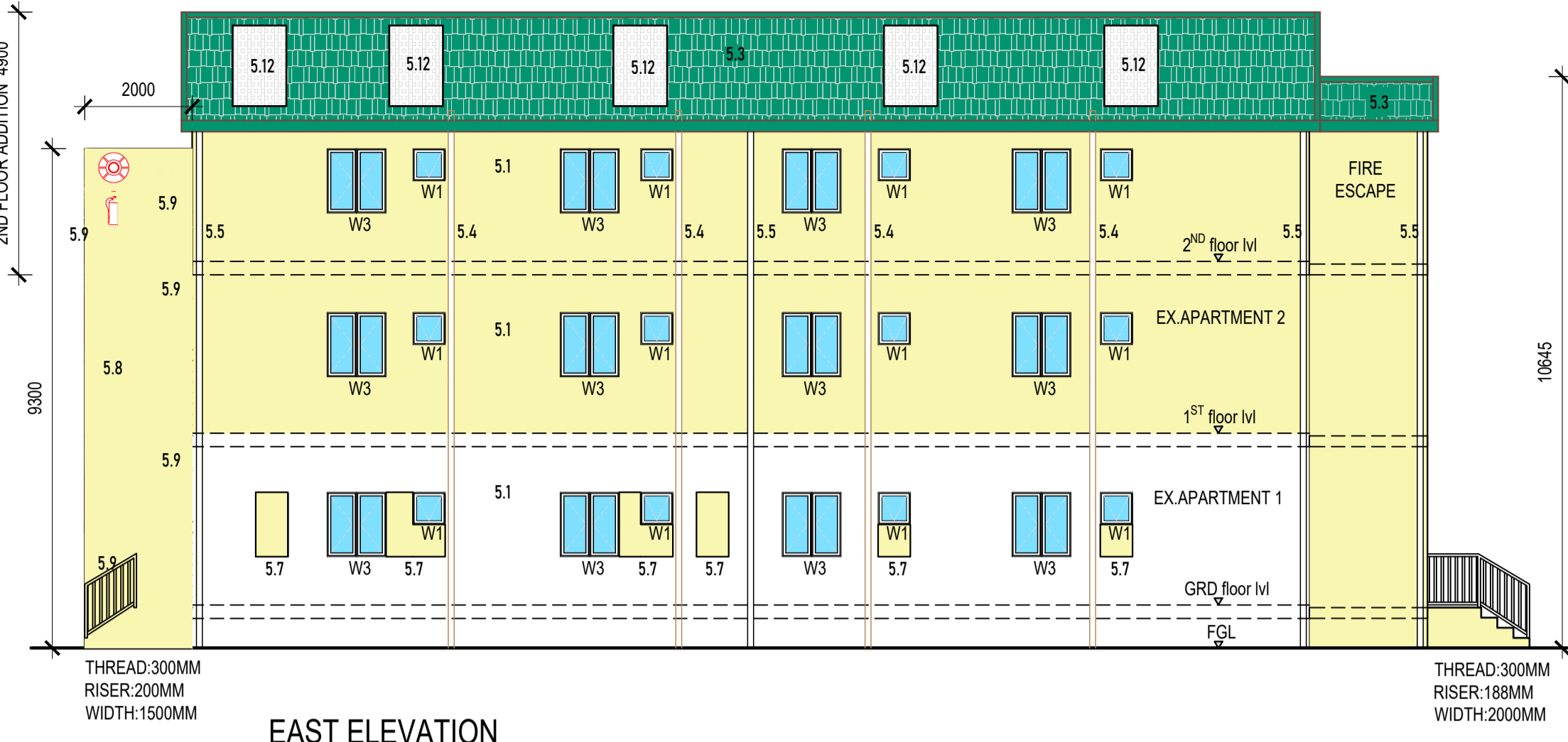
DRAWING DESCRIPTION:
SITE PLAN + FLOOR PLAN
ELEVATIONS + SECTIONS

SOIL CLASSIFICATION:
CATEGORY OF EXPECTED DAMAGE:
OCCUPANCY: H3 SITE SENSITIVITY:
RATE NO.: ZONING: GR2
DATE: 07 / 04 / 2022 SCALE: AS SHOWN

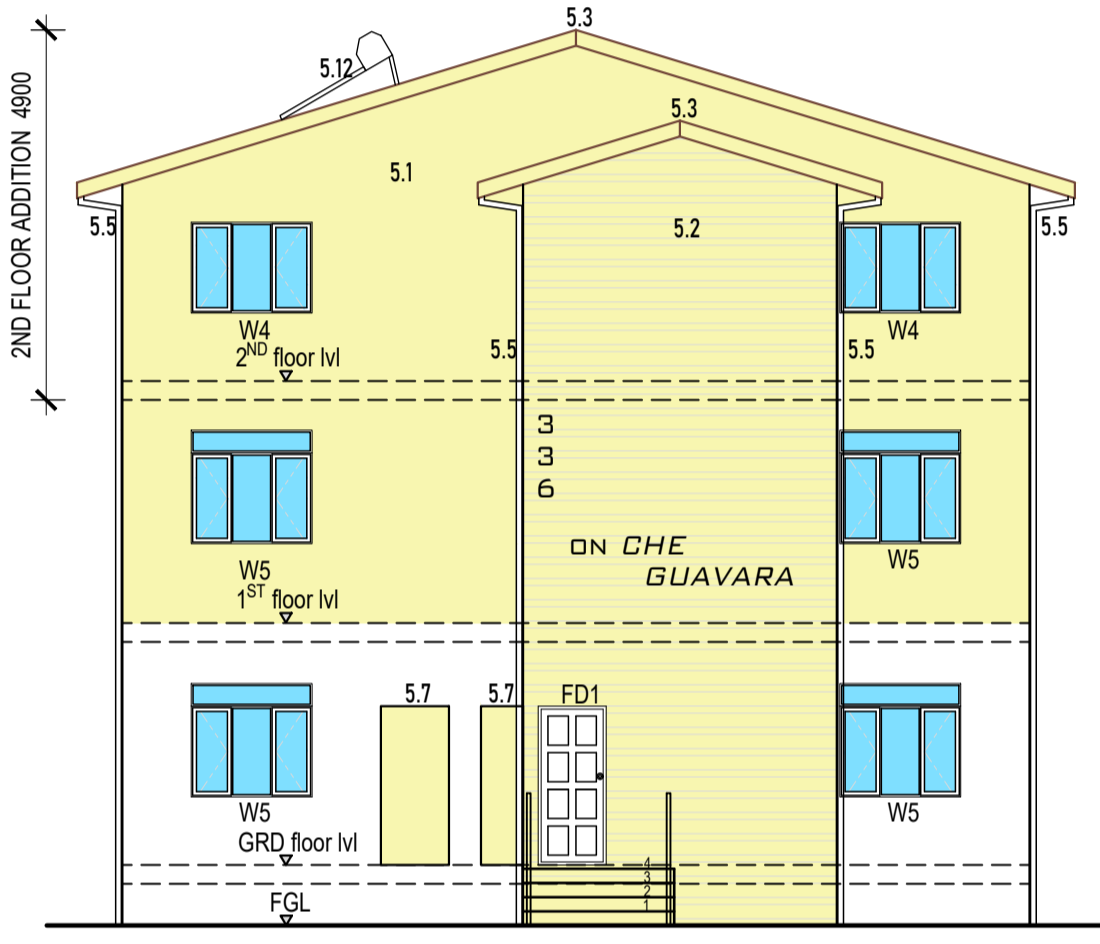
NEO INNOVATIVE ARCHITECTS (PTY) LTD
REG NO. PAT33494590 DRAWING NO. 336GR0721_0
DRAWN BY: V.D / K.G. CHECKED BY: V.D.
4051
22 ADELAIDE TAMBO DRIVE
DURBAN NORTH
4051
CELL: 083 270 8985
EMAIL: vishaal@niarch.co.za



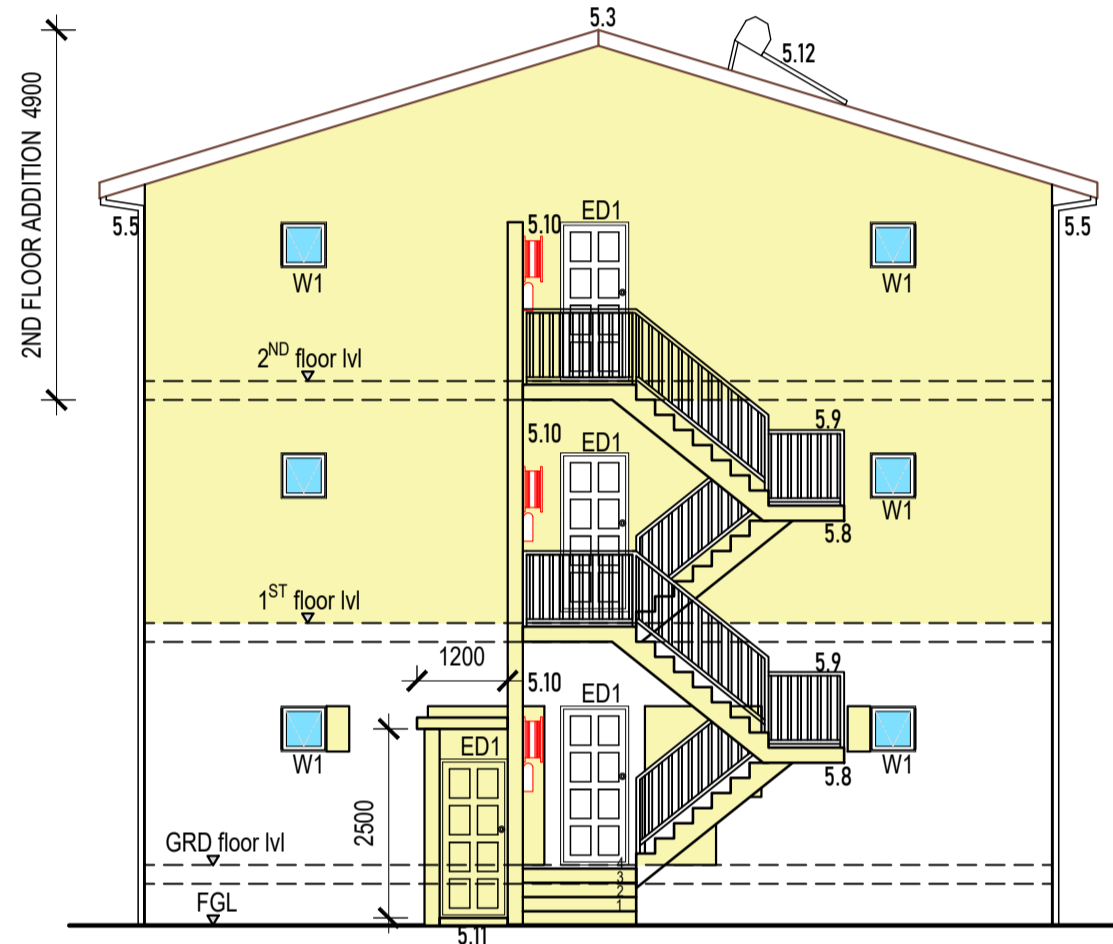
WEST ELEVATION
SCALE 1:100



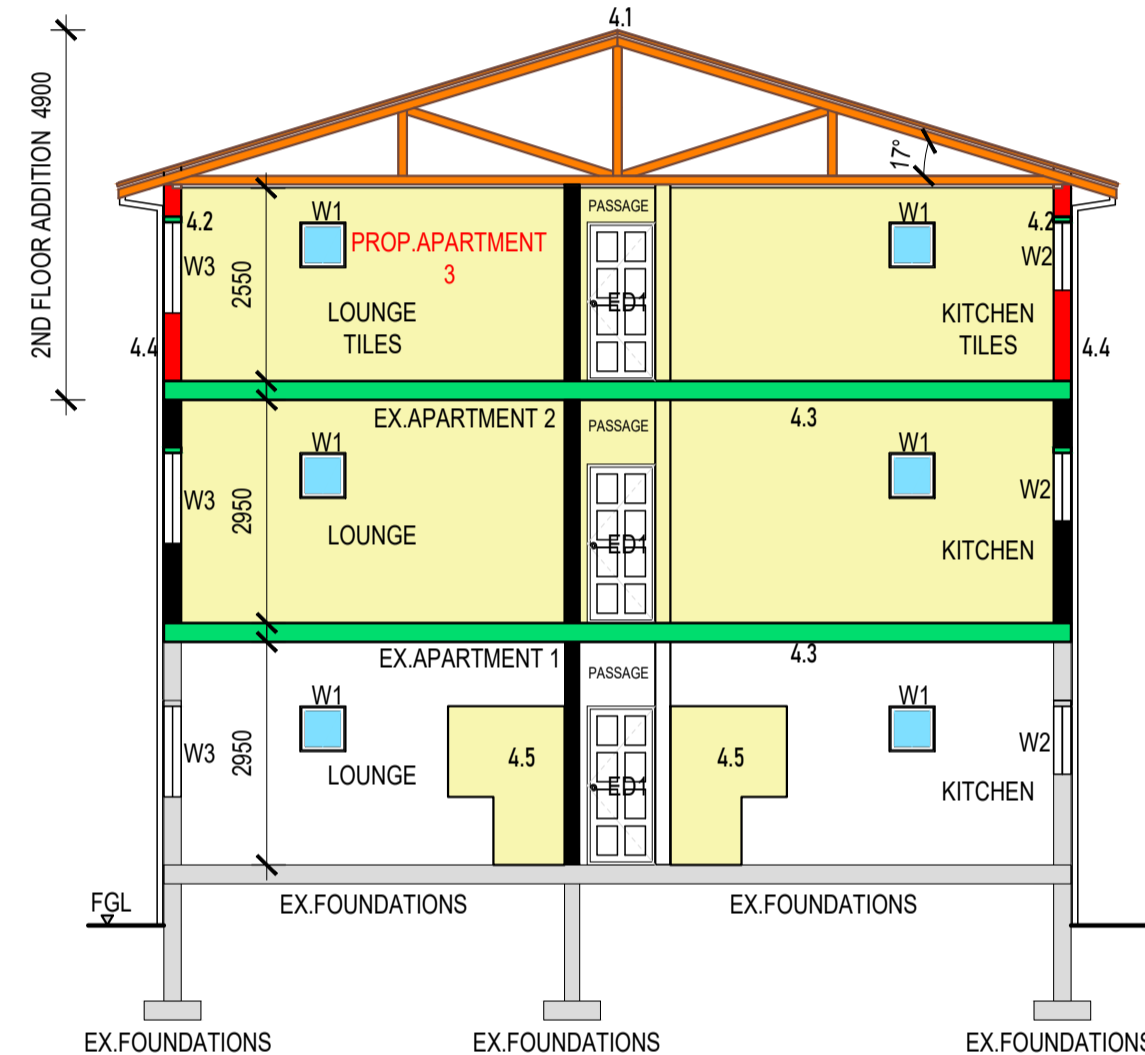
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



SECTION A - A
SCALE 1:100

RELAXATION CONSENT	
OWNER ADDRESS	330 CHE GUEVARA ROAD
ERF I.D No.	ERF 6431 DURBAN
TEL No.	
SIGN	
RELAXATION CONSENT	
OWNER ADDRESS	335 CHE GUEVARA ROAD
ERF I.D No.	PORTION 6 OF ERF 5937 DURBAN
TEL No.	
SIGN	
RELAXATION CONSENT	
OWNER ADDRESS	339 CHE GUEVARA ROAD
ERF I.D No.	PORTION 5 OF ERF 5937 DURBAN
TEL No.	
SIGN	
RELAXATION CONSENT	
OWNER ADDRESS	340 CHE GUEVARA ROAD
ERF I.D No.	PORTION 3 OF ERF 6432 DURBAN
TEL No.	
SIGN	

SECTION NOTES:

- 4.1 CONCRETE ROOF TILES, @ 17° PITCH, ROOF STRUCTURE TO ENG.DETAILED.
- 4.2 CONCRETE LINTEL TO ENGINEERS SPEC.
- 4.3 SUSPENDED SLAB TO ENG'S SPEC.
- ~~4.4~~ 4.5 PLASTER PLASTER & PAINT TO OWNERS SPEC.
- 4.6 PLASTER PLASTER & PAINT TO OWNERS SPEC.
- 5.2 PAINTED TEXTURED PLASTER
- 5.3 CONCRETE ROOF TILES @ 17° PITCH, ROOF STRUCTURE TO ENG.DETAILED.
- 5.4 110MM Ø OPEN ENDED SVP.
- 5.5 750 RWDP.
- 5.6 SOLAR WATER HEATERS TO BE SUPPLIED AND FITTED BY SPECIALIST PERSON. ROOF STRUCTURE TO BE CERTIFIED BY ENGINEER PRIOR TO INSTALLATION.
- 5.7 BRICK-UP, PLASTER & PAINT TO OWNERS SPEC.
- 5.8 CONCRETE STAIRCASE TO ENG.DETAILED. THREAD 250MM RISER-200MM WIDTH-1000MM
- 5.9 1M HIGH BALUSTRADE, TO COMPLY WITH SANS10400 PART D. NOT TO PERMIT A Ø100 BALL TO PASS.
- 5.10 30M FHR & 4.5KG DCP FE BELOW
- 5.11 SERVANTS QUARTERS WC.
- 5.12 200 LITRE SOLAR WATER HEATERS TO BE SUPPLIED AND FITTED BY SPECIALIST PERSON. ROOF STRUCTURE TO BE CERTIFIED BY ENGINEER PRIOR TO INSTALLATION.

PART A GENERAL PRINCIPLES AND REQUIREMENTS
 *ALL REQUIREMENTS TO COMPLY WITH PART A SANS 10400

PART B STRUCTURAL DESIGN
 *ALL STRUCTURAL DESIGN, IF NOT DESIGNED BY A COMPETENT PERSON, SHALL COMPLY WITH PART B SANS 10400.
 *ALL STRUCTURAL DESIGN AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART C DIMENSIONS
 *ALL DIMENSIONS OF ANY ROOM OR SPACE TO COMPLY WITH THE REQUIREMENTS OF PART C SANS 10400.

PART D PUBLIC SAFETY
 *ALL BALUSTRADING TO COMPLY WITH D4.2 & D1 (ANNEX A)
 *PEDESTRIAN ENTRANCES TO PARKING AREAS IN BUILDINGS TO COMPLY WITH D2 (ANNEX A)
 *ALL RAMP AND DRIVEWAYS TO COMPLY WITH D4.3 & D3 (ANNEX A)

PART E SITE OPERATIONS
 *ALL SITE OPERATIONS TO COMPLY WITH PART F SANS 10400.

PART G EXCAVATIONS
 *ALL EXCAVATIONS RELATING TO A BUILDING TO COMPLY WITH G4.1 & G4.2
 *ALL EXCAVATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART H FOUNDATIONS
 *ALL FOUNDATIONS TO COMPLY WITH PART H OF SANS 10400
 *ALL FOUNDATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART J FLOORS
 *ALL FLOORS TO COMPLY WITH (ANNEX A) J1
 *ALL WATER RESISTANT FLOORS TO COMPLY WITH J4.2
 *ALL CONCRETE FLOOR SLABS TO COMPLY WITH J4.4
 *ALL FLOORS AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART K WALLS
 *ALL MASONRY WALLS TO COMPLY WITH K4.2 & K1 - K2 (ANNEX A)
 *ALL LINTELS TO COMPLY WITH B1 (ANNEX B) OF PART K
 *FIXING OF ROOF TO CONCRETE ELEMENTS TO COMPLY WITH K4.4 & K3 (ANNEX A)
 *ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C) OF PART K
 *ALL FIRE PERFORMANCE AND RESISTANCE OF WALLS TO COMPLY WITH K4.6 & K4 (ANNEX A)
 *ALL STRUCTURAL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART L ROOFS
 *ALL ROOF ASSEMBLIES TO COMPLY WITH L4.1
 *ALL WATERPROOFING AND COVERINGS TO PITCHED ROOFS TO COMPLY WITH L4.2
 *ALL FLAT ROOFS TO COMPLY WITH L4.3
 *THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY TO COMPLY WITH L4.5
 *ROOF AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART R STORM WATER DISPOSAL
 *SIZES OF ROOF VALLEYS & GUTTERS TO COMPLY WITH RR3
 *DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH RR4
 *ALL STORM WATER DISPOSAL TO COMPLY WITH PART R SANS10400
 *ALL STORM WATER AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART S FACILITIES FOR PERSONS WITH DISABILITIES
 *SIGNAGE TO COMPLY WITH S4.2
 *PARKING BAYS TO BE PROVIDED IN COMPLIANCE WITH S4.3
 *ALL CIRCULATION TO BE PROVIDED IN ACCORDANCE WITH S4.4
 *ALL ACCESSIBLE ROUTES TO COMPLY WITH S4.5, S4.6 & S4.7
 *STAIRS TO BE PROVIDED IN ACCORDANCE WITH S4.9
 *BALUSTRADES TO BE PROVIDED IN ACCORDANCE WITH S4.10

PART T FIRE PROTECTION
 *OCCUPANCY CLASSIFICATION H3
 *FIRE HYDRANTS MUST BE PROVIDED, ONE PER 1000M2 OF TOTAL AREA TO COMPLY WITH PART T 4.35 OF SANS 10400. DIAMETERS REQUIRED ARE INTERNAL DIAMETERS I.E. 75MM IF FEED LESS THAN 50M OTHERWISE 100MM. POSITION AS SHOWN ON PLAN.
 *POSITIONS OF HYDRANTS AND HYDRANT BOOSTER MANIFOLD CONNECTION AS WELL AS INTERNAL DIAMETER OF FEEDS AS SHOWN ON PLAN.
 *30M FIRE HOSE REELS MUST BE PROVIDED TO AFFORD COVERAGE TO THE ENTIRE BUILDING, MINIMUM 1 PER 500M2 OR PART THEREOF.
 *POSITION AS SHOWN ON PLAN TO COMPLY WITH PART T 4.34 OF SANS 10400.
 *WATER SUPPLY TO THE FIRE EQUIPMENT MUST COMPLY WITH PART T 4.33 OF SANS 10400.
 *PROVIDE 1 X 4.5 KG DCP TYPE FIRE EXTINGUISHER PER 40M2 TO COMPLY WITH PART T 4.37 OF SANS 10400. FIRE EXTINGUISHERS ARE TO BE WALL MOUNTED IN AN EASILY VISIBLE AND ACCESSIBLE POSITION.
 *MARKING AND SIGNPOSTING OF EMERGENCY ROUTES AND FIRE EQUIPMENT MUST COMPLY WITH PART T 4.29 AND 4.32 OF SANS 10400.
 *ACCESS TO BUILDINGS FOR FIRE FIGHTING AND RESCUE PURPOSES MUST COMPLY WITH PART T 4.54 OF SANS 10400.
 *EXTERNAL STAIRWAYS AND PASSAGES TO COMPLY WITH PART T 4.27 OF SANS 10400.
 *VENTILATION OF STAIR WAYS IN EMERGENCY ROUTES TO COMPLY WITH PART T 4.24 OF SANS 10400.
 *EMERGENCY ROUTES MUST COMPLY WITH PART T 4.19 OF SANS 10400.
 *TENANCY SEPARATING ELEMENTS TO COMPLY WITH PART T 4.8 OF SANS 10400.
 *FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS TO COMPLY WITH PART 4.7 OF SANS 10400.
 *EXTERNAL STAIRWAYS & PASSAGES TO COMPLY WITH PART T 4.27 OF SANS 10400.

PART M STAIRWAYS
 *ALL STAIRWAYS TO COMPLY WITH M4.1
 *DIMENSIONS OF STAIRWAYS TO BE IN COMPLIANCE WITH M4.2
 *ALL BALUSTRADING TO COMPLY WITH M4.3
 *ALL MASONRY STAIRWAYS TO COMPLY WITH M4.4.

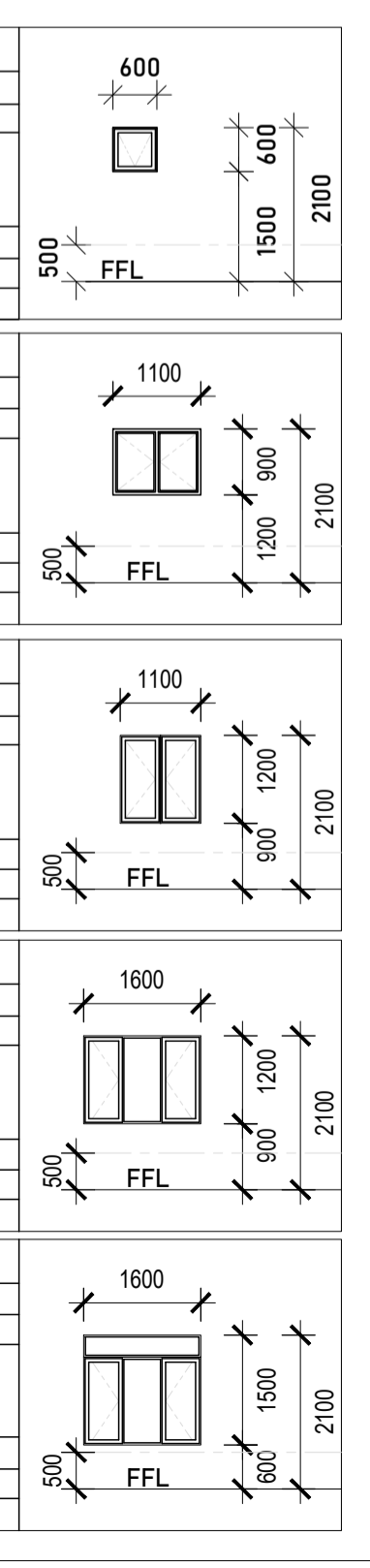
PART N GLAZING
 *ALL GLAZING TO COMPLY WITH PART N4, N1(ANNEX A) AND AAMS REGULATIONS
 *GLAZING & GLAZING STRUCTURE AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART O LIGHTING & VENTILATION
 *ALL LIGHTING AND VENTILATION TO COMPLY WITH PART O4.1
 *ALL AREAS TO BE ARTIFICIALLY AND NATURALLY LIT TO COMPLY WITH PART O4.2 OF SANS 10400
 *ALL NATURAL AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O4.3 OF SANS 10400
 *BUILDING TO COMPLY IN TERMS WITH THE TOBACCO CONTROL LEGISLATION AS PER PART O4.4 OF SANS 10400
 *LIGHTING AND VENTILATION AS PER RATIONAL DESIGN BY COMPETENT PERSON.

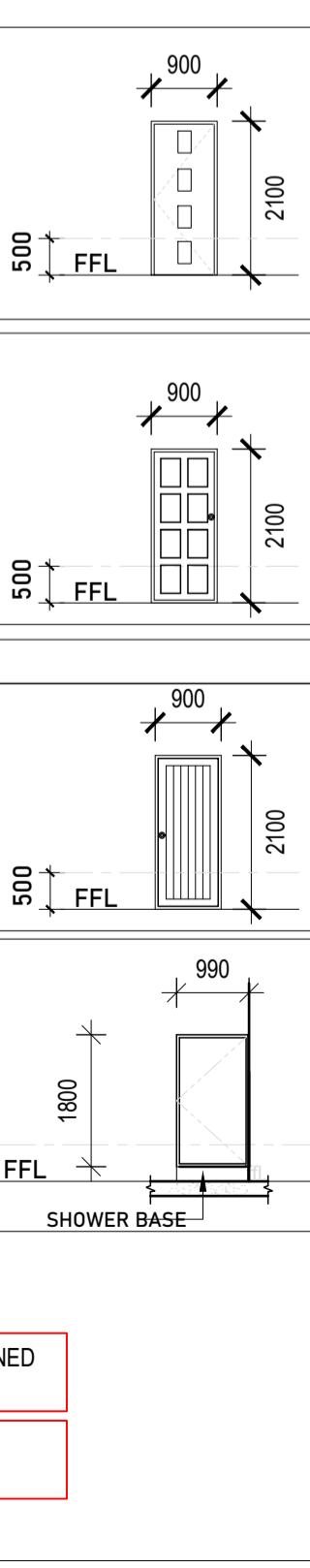
PART P FIRE INSTALLATION
 *ALL FIRE INSTALLATIONS TO BE PROVIDED IN ACCORDANCE WITH PART P OF SANS 10400
 *ALL FIRE INSTALLATION AS PER RATIONAL DESIGN BY COMPETENT PERSON.

PART Q DRAINAGE
 *ALL PIPE JOINTS TO COMPLY WITH P4.2
 *ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH P4.3, P4.4 & P4.5
 *ALL CONSERVANCY TANKS, SEPTIC TANKS & FRENCH DRAINS TO COMPLY WITH P4.8
 *ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH P4.9
 *ALL DISCHARGES FROM SWIMMING BATHS, POOLS, FOUNTAINS OR RESERVOIRS TO COMPLY WITH P4.10
 *ALL SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH P4.11
 *ALL HYDRAULIC LOADING OF DRAINAGE INSTALLATIONS TO BE INSTALLED IN ACCORDANCE OF P4.12
 *ALL DRAINAGE SYSTEMS TO COMPLY WITH P4.13
 *ALL SIZING OF DISCHARGE PIPES TO COMPLY WITH P4.14
 *ALL DRAIN SIZES SHALL COMPLY WITH P4.15
 *ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH P4.16
 *ALL SIZING OF VENTILATION PIPES TO COMPLY WITH P4.17
 *ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN COMPLIANCE WITH P4.18
 *DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH P4.19
 *ALL TRAPS TO BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF P4.20
 *GULLY TO COMPLY WITH REQUIREMENTS OF P4.21
 *ALL DRAINS TO BE LAID IN ACCORDANCE WITH P4.22 & P4.23
 *GREASE INTERCEPTORS SHALL BE PROVIDED IN ACCORDANCE WITH P4.24
 *ALL DRAINAGE AS PER RATIONAL DESIGN BY COMPETENT PERSON

WINDOW SCHEDULE.	
NAME	W1
TYPE	TOP HUNG WHERE SHOWN
FRAMES	ANODISED ALUMINIUM FRAME COLOUR TO OWNER'S SPEC.
GLASS	4MM OBSCURE TOUGHENED SAFETY GLASS.
QUANTITY	X 30
AREA	0.36 m²
WINDOW SCHEDULE.	
NAME	W2
TYPE	SIDE HUNG WHERE SHOWN.
FRAMES	ANODISED ALUMINIUM FRAME COLOUR TO OWNER'S SPEC.
GLASS	4MM MONOLITHIC ANNEALED GLASS.
QUANTITY	X 3
AREA	0.99 m²
WINDOW SCHEDULE.	
NAME	W3
TYPE	SIDE HUNG WHERE SHOWN.
FRAMES	ANODISED ALUMINIUM FRAME COLOUR TO OWNER'S SPEC.
GLASS	4MM MONOLITHIC ANNEALED GLASS.
QUANTITY	X 21
AREA	1.32 m²
WINDOW SCHEDULE.	
NAME	W4
TYPE	SIDE HUNG WHERE SHOWN.
FRAMES	ANODISED ALUMINIUM FRAME COLOUR TO OWNER'S SPEC.
GLASS	4MM MONOLITHIC ANNEALED GLASS.
QUANTITY	X 2
AREA	1.92 m²
WINDOW SCHEDULE.	
NAME	W4
TYPE	SIDE HUNG WHERE SHOWN.
FRAMES	ANODISED ALUMINIUM FRAME COLOUR TO OWNER'S SPEC.
GLASS	4MM MONOLITHIC ANNEALED GLASS.
QUANTITY	X 4
AREA	2.50 m²



DOOR SCHEDULE.	
NAME	TD
TYPE	40mm SOLID CORE WOOD DOOR. 30MIN FIRE RATED DOOR.
FRAMES	SOLID WOOD FRAME.
GLASS	N/A.
QUANTITY	X 27
AREA	1.89 m²
DOOR SCHEDULE.	
NAME	ED1
TYPE	40mm SOLID CORE WOOD DOOR. SELF CLOSING DOOR. 60MIN. FIRE RATED.
FRAMES	SOLID WOOD FRAME.
GLASS	N/A.
QUANTITY	X 4
AREA	1.89 m²
DOOR SCHEDULE.	
NAME	FD1
TYPE	40mm SOLID CORE WOOD DOOR. SELF CLOSING DOOR. 60MIN. FIRE RATED.
FRAMES	SOLID WOOD FRAME.
GLASS	N/A.
QUANTITY	X 4
AREA	1.89 m²
DOOR SCHEDULE.	
NAME	SHW
TYPE	SWING DOOR.
FRAMES	ALUMINIUM FRAME.
GLASS	8 MM TOUGHENED SAFETY GLASS.
QUANTITY	X 24
AREA	1.89 m²



ALL W1 & SHW DOORS TO BE TOUGHENED SAFETY GLASS
 H3 CLASSIFICATION DOMESTIC RESIDENTIAL

OWNERS DETAILS :
 031 PROPERTY TRUST (J.C NAGEL)
 contact number : 073 236 0543
 signatures :
 PROPERTY DESCRIPTION :
 336 CHE GUEVARA ROAD
 PTN 2 OF ERF 6432 DURBAN

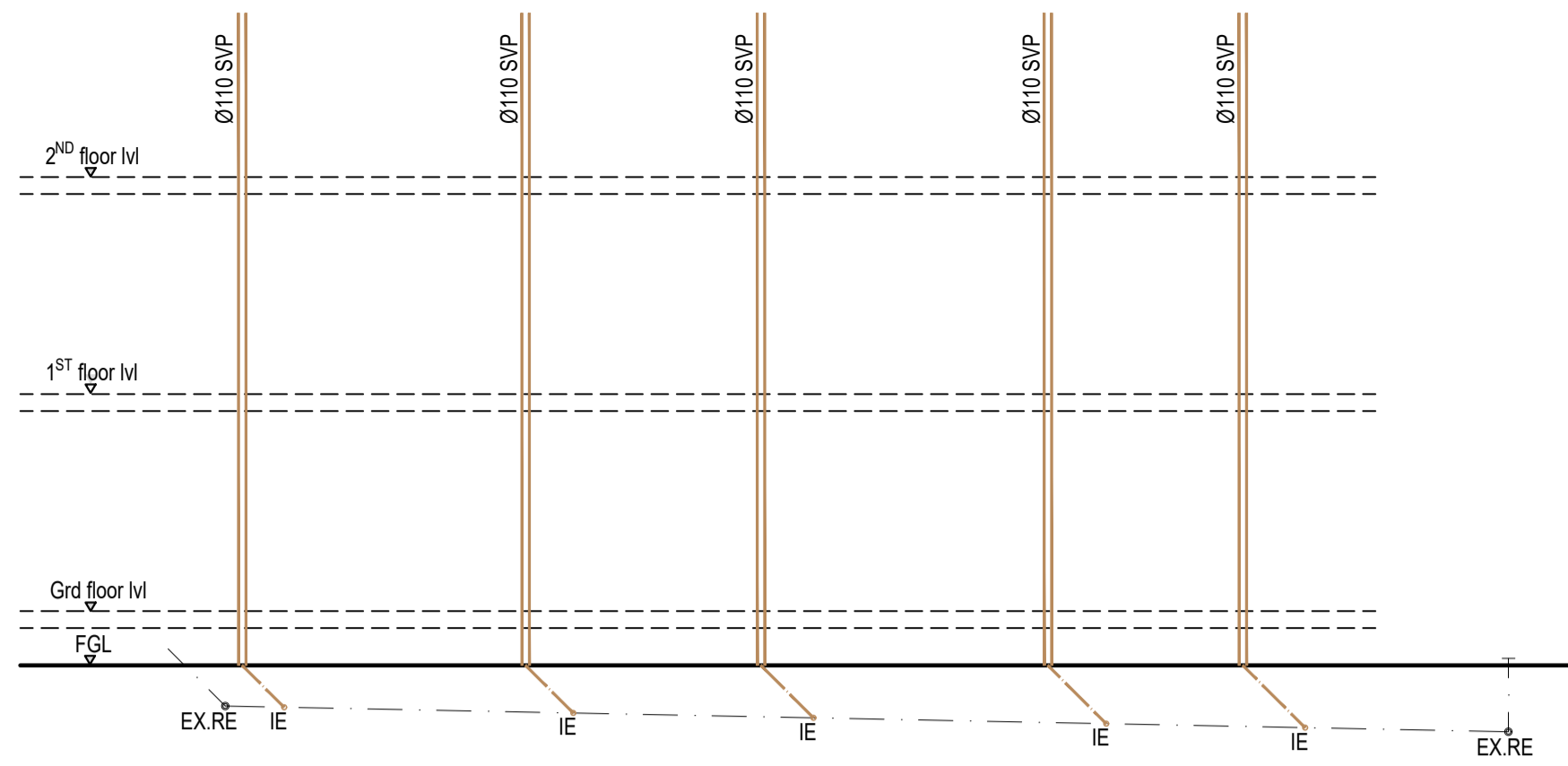
JOB DESCRIPTION :
 INTERNAL ADDITIONS & ALTERATIONS TO EXISTING BUILDING

DRAWING DESCRIPTION :
 SITE PLAN + FLOOR PLAN
 ELEVATIONS + SECTIONS

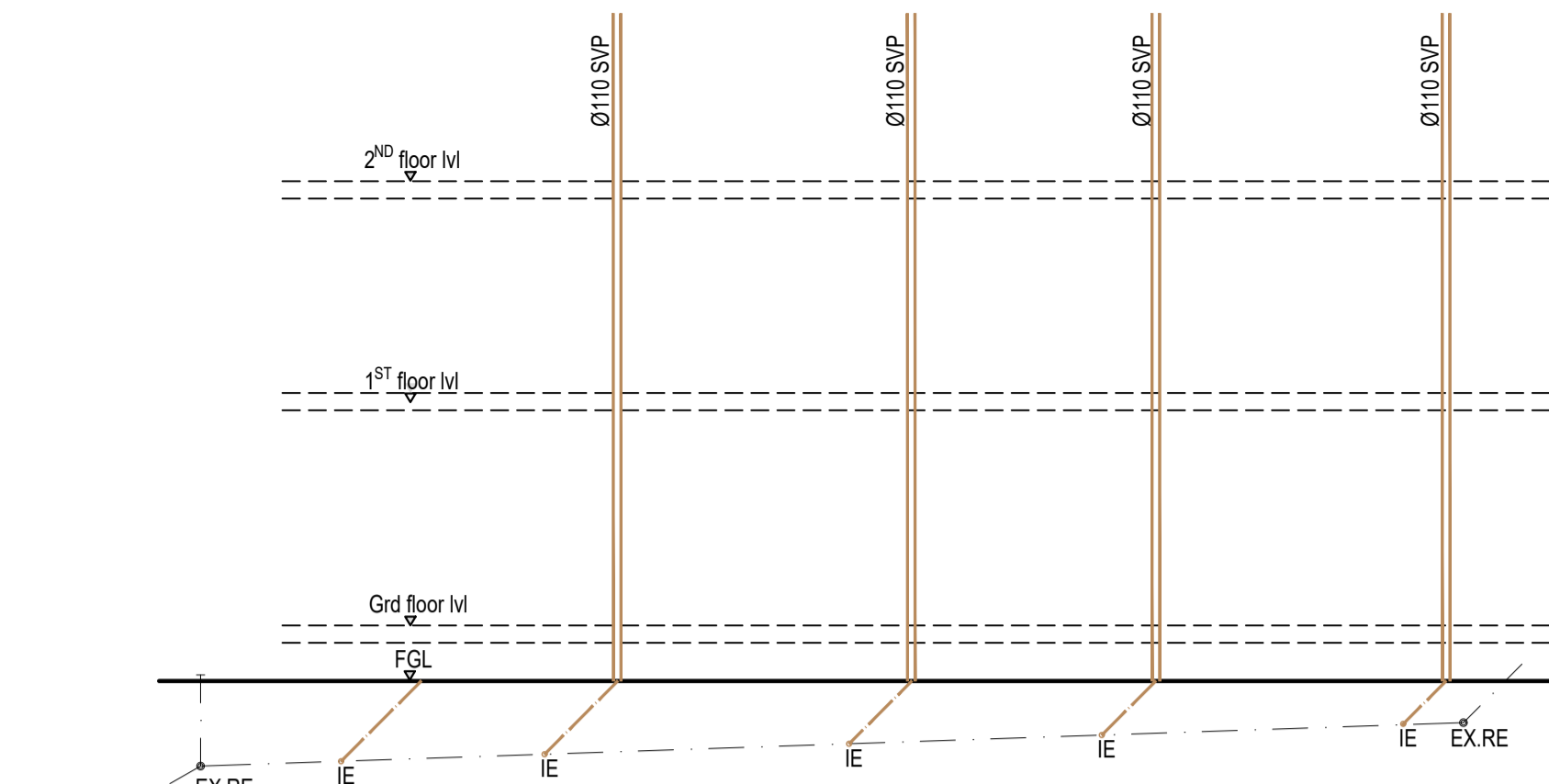
SOIL CLASSIFICATION:
 CATEGORY OF EXPECTED DAMAGE:
 OCCUPANCY: H3 SITE SENSITIVITY:
 RATE NO. : ZONING : GR2
 DATE : 07 / 04 / 2022 SCALE : AS SHOWN

NEO INNOVATIVE ARCHITECTS (PTY) LTD
 REG NO. PAT33494590 DRAWING NO. 336GR0721_0
 DRAWN BY: V.D / K.G CHECKED BY: V.D.

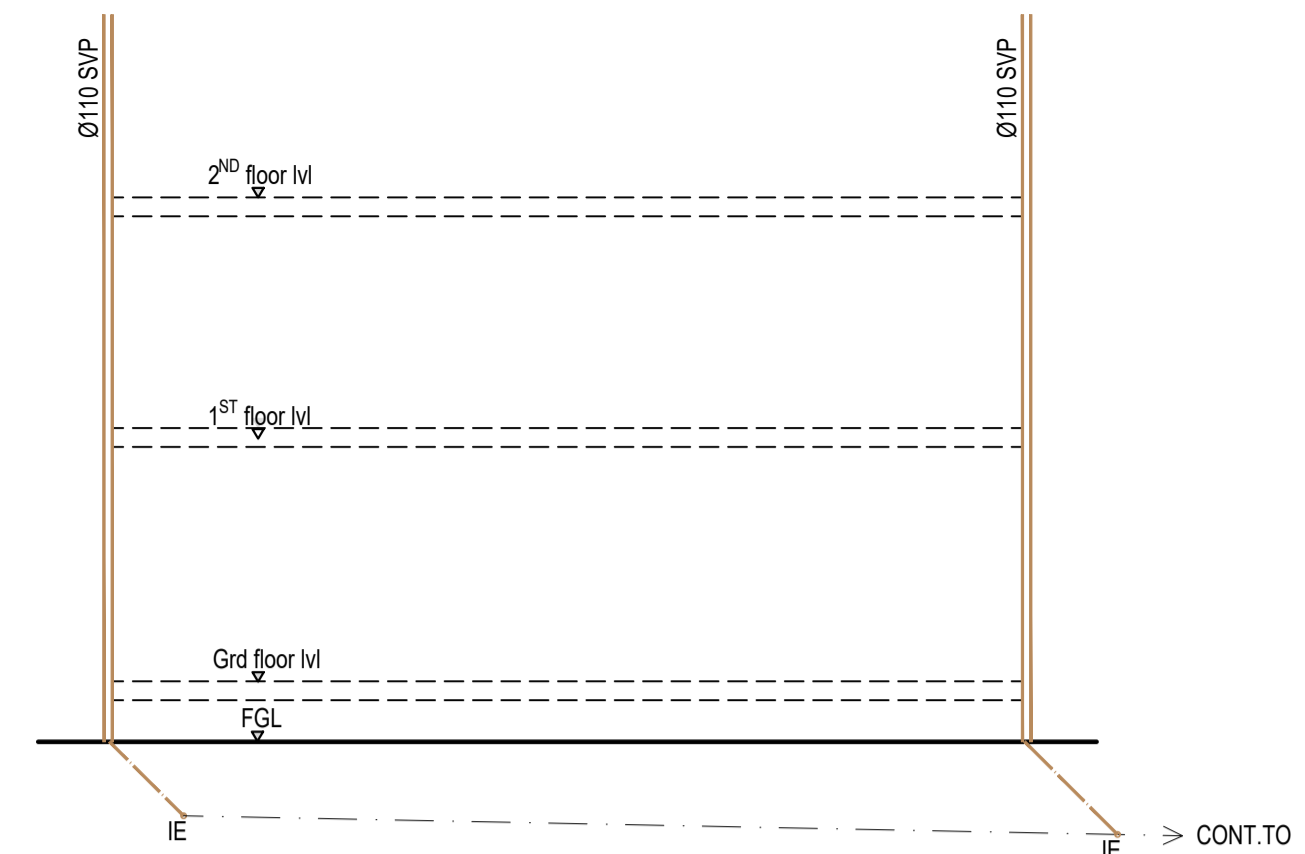
22 ADELAIDE TAMBO DRIVE
 DURBAN NORTH 4051
 CELL: 083 270 8865
 EMAIL: vishaal@narch.co.za



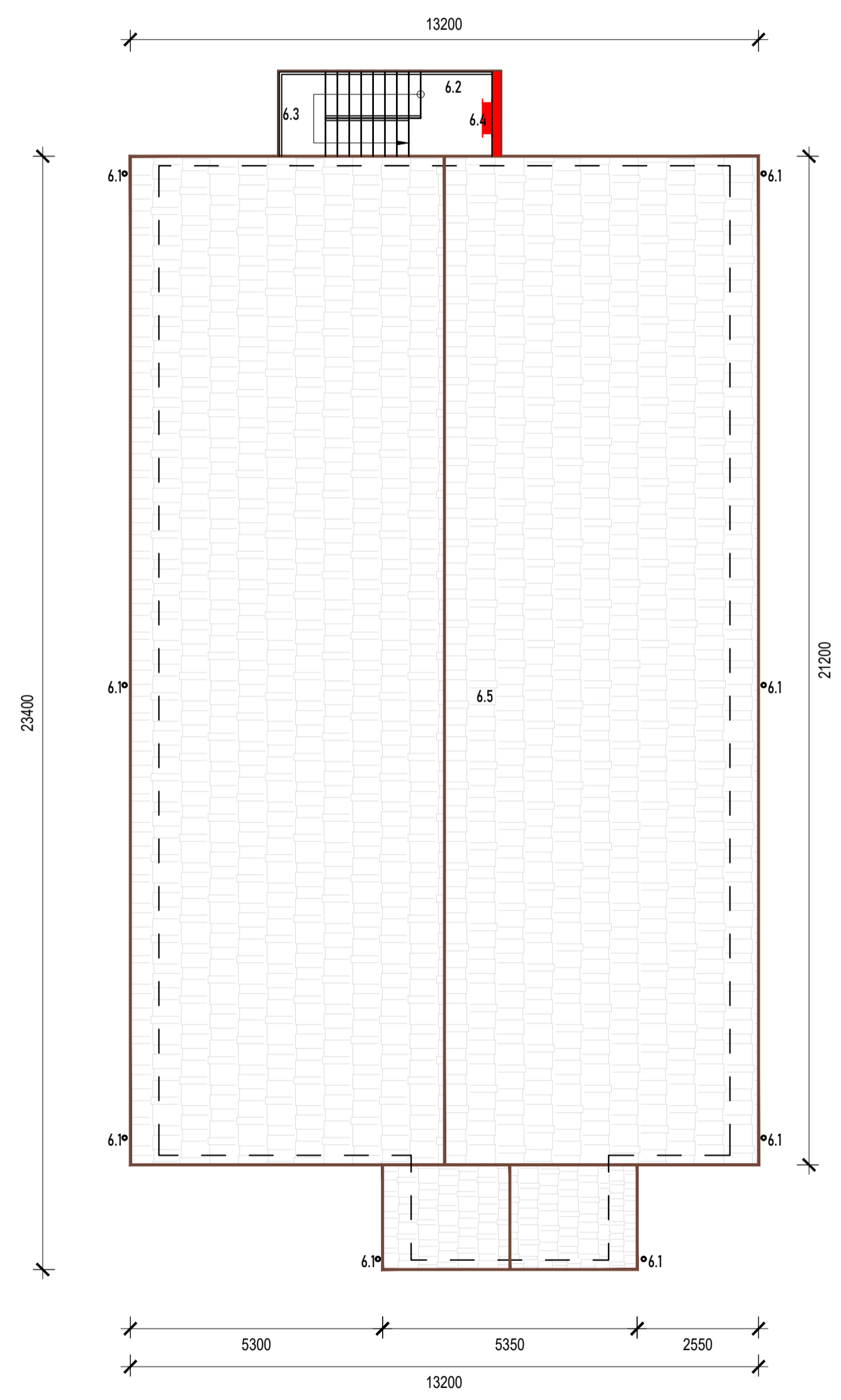
WEST ELEVATION
SEWER SECTION
SCALE 1:100



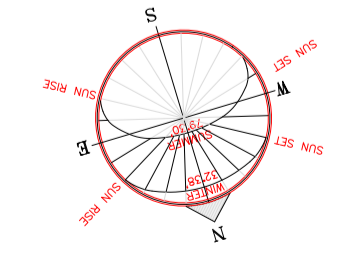
EAST ELEVATION
SEWER SECTION
SCALE 1:100



SOUTH ELEVATION
3 APARTMENT DWELLING
SCALE 1:100



ROOF PLAN
SCALE 1:100



DESIGN FLOW RATES
SHOWERHEAD STANDARD 15L/MIN
CISTERN FLOAT VALVE 5L/MIN
WASH HAND BASIN MIXER 10L/MIN

COLD WATER
QP = $(\sum Q)^n$
= $(15+5+10)^{0.7}$
= 30 0.7
= 10.81 L/MIN

HOT WATER
QP = $(\sum Q)^n$
= $(15+10)^{0.7}$
= 25 0.7
= 9.51 L/MIN

DESIGN POPULATION PER DWELLING		FIXTURE	DESIGN FLOW RATE
<ul style="list-style-type: none"> 8 BEDROOMS x 2 PER CAPITA = 16 WATER QUALITY DURBAN MUNICIPAL WATER TOTAL HOT WATER DEMAND 115L x 16 = 1840 L/DAY MIN. 920L PER DAY TO BE HEATED BY SOLAR WATER HEATERS. (SANS XA) 		KITCHEN	15
<ul style="list-style-type: none"> A20 CLASSIFICATION H3 A21 OCCUPANCY 2 PERSONS / BEDROOM TYPE OF HOT WATER GENERATION SOLAR WATER HEATER HOT WATER DEMAND (SANS 10252-1) 115 L PER DAY PER PERSON NUMBER OF OCCUPANCE 16 TOTAL DEMAND 16 x 115 = 1840 L HOT WATER STORAGE CAPACITY REQ. 1840 x 50% = 920 L (50% XA2) CAPACITY PROVIDED 5 SOLAR WATER HEATERS. 		BATHROOM	10
		CISTERN	5

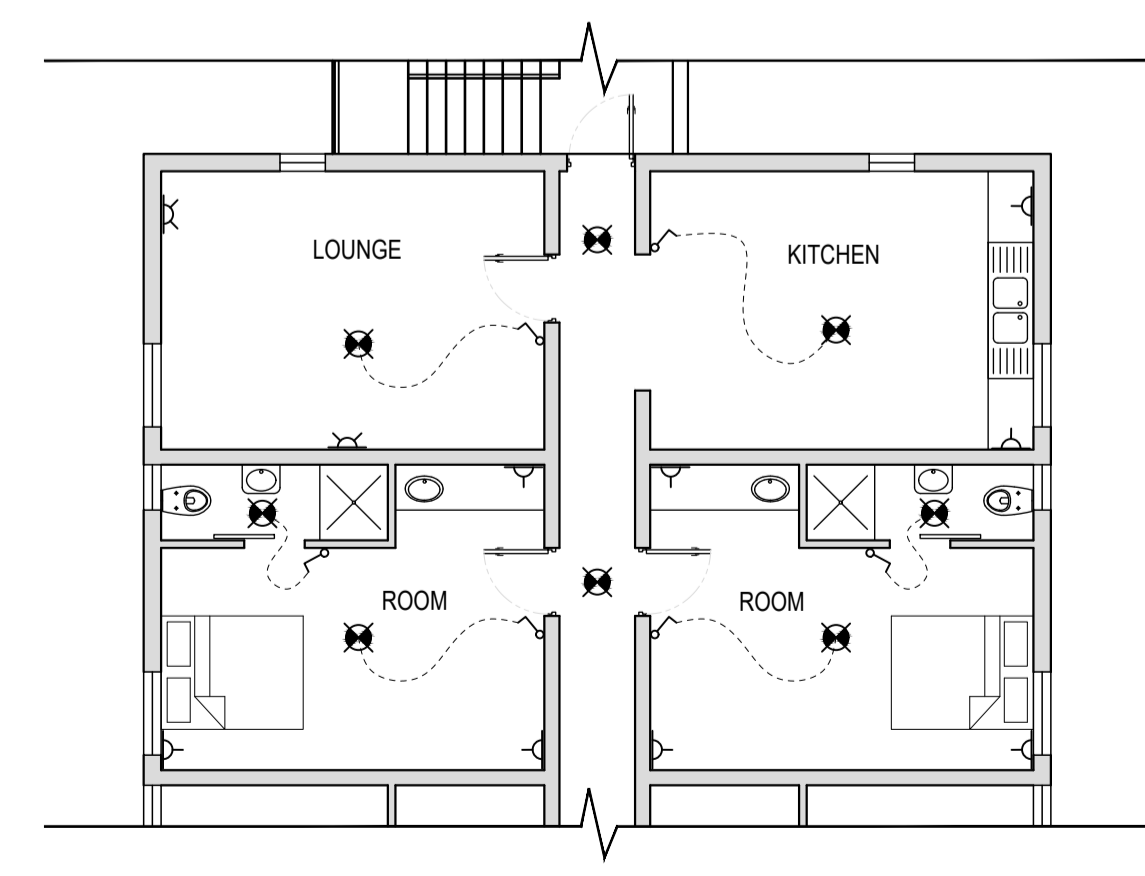
SANS 10252-1 WATER LEGEND			
	PIPE CARRYING COLD WATER		TAP (EXTERNAL)
	PIPE CARRYING HOT WATER		TAP (INTERNAL)
	PIPE CARRYING HOT WATER (RETURN)		MIXER (THERMOSTATICALLY CONTROLLED)
	PIPE CARRYING MIXED (TEMPERATURE) WATER		MIXER (SINGLE MANUAL CONTROLS, SINGLE LEVER)
	NON-RETURN VALVE		MIXER (TWO MANUAL CONTROLS)
	NORMAL DIRECTION OF FLOW		SHOWER (FIXED)
	STORAGE WATER HEATER (DOMESTIC TYPE)		STOP COCK
	VACUUM RELIEF VALVE		WATER METER
	TEMPERATURE AND PRESSURE SAFETY VALVE (SAFETY VALVE)		STRAINER
	PIPE : NOMINAL DIAMETER (MM)		FLOAT VALVE
	RISER PIPE (PLAN VIEW)		ISOLATING VALVE (SCREWED ENDS) (MANUAL CONTROL)
	DROPPER PIPE (PLAN VIEW, PIPE CROSS SECTION)		SOLAR HEATER

ROOF PLAN NOTES:

- 6.1 750 RWDP
- 6.2 CONCRETE STAIRCASE TO ENG.DETAIL.
- 6.3 1M HIGH BALUSTRADE, TO COMPLY WITH SANS10400 PART D. NOT TO PERMIT A Ø100 BALL TO PASS.
- 6.4 30M FHR & 4.5KG DCP FE BELOW
- 6.5 CONCRETE ROOF TILES @ 17° PITCH. ROOF STRUCTURE TO ENG.DETAIL.

ELECTRICAL NOTES:

- DOUBLE WALL SOCKET @ LOWER LEVEL FOR BAR FRIDGE AND MICROWAVE.
- DOUBLE WALL SOCKET @ HIGHER LEVEL FOR STOVE & APPLIANCES. (110MM)
- DOUBLE WALL SOCKETS FOR BED END TABLES @ 700MM.
- INDUCTION GEYSER TO BE SPECIFIED AND INSTALLED BY COMPETENT PERSON.

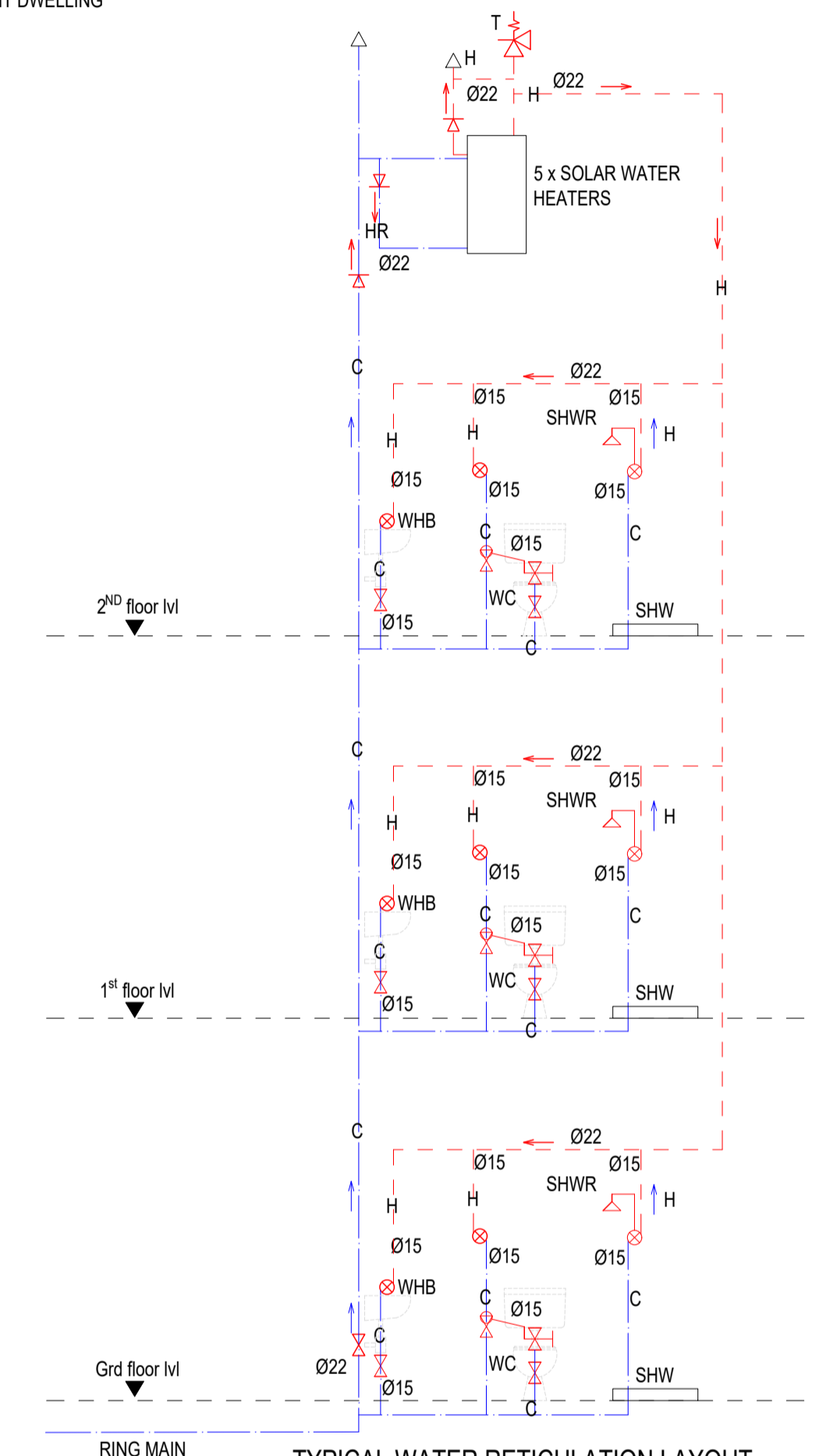


NB
THIS PLAN SHOWS ELECTRICAL FITTING & THEIR POINTS. THIS NEEDS TO BE ASSESSED & OR AGREED UPON BY AN ELECTRICAL ENGINEER (ELECTRICIAN) & OWNER TO CONFIRM FITTINGS & THEIR APPROPRIATE SPEC.

WATER RETICULATION GENERAL NOTES
INSTALLATION TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND SANS 10252-1, SANS 10400 BUILDING REGULATIONS. SANS XA AND SANS 204 SHALL ALSO APPLY. SOLAR WATER HEATER AND ASSOCIATED VESSELS AND EQUIPMENT SHALL BE INSTALLED BY AN APPROVED AND LICENSED SUPPLIER, AND SHALL BE INSTALLED IN ACCORDANCE WITH SANS 1352. ALL MATERIALS MUST BE SABS APPROVED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

PIPING
UNDERGROUND PIPES : HDPE CLASS 10 OR COPPER CLASS 2 OR 3, 28MM PIPES ABOVE GROUND ALL DIAMETERS : COPPER CLASS 0 OR 1 OR EQ. APPROVED. COPPER PIPES TO BE USED IN ACCORDANCE WITH SANS 6509, SANS 460 & SANS 1067-1 OR 1067-2. EXPOSED HOT WATER PIPES NOT CHASED INTO WALLS OR ENCASED IN CONCRETE, TO BE LAGGED WITH GLASS WOOL SNAP-ON INSULATION TUBING OR EQUIVALENT WITH MIN. R-VALUE = 1.0 INTERNAL WATER STORAGE HEATERS & SOLAR WATER HEATERS TO BE INSTALLED WITH 110MM THICK ISOTHERM POLYESTER BLANKET OR EQUIVALENT WITH R-VALUE = 2.29. ALL EXPOSED HOT WATER PIPING MUST BE ADEQUATELY LAGGED. THE INSTALLED HOT WATER CIRCULATING RING MUST BE INSTALLED SUCH THAT NO AIR TRAPS ARE CREATED IN ACCORDANCE WITH SANS 10252-1 (6.7.2) HOT WATER RETICULATION TO BE A RETURN (RING) CIRCULATION SYSTEM TO PREVENT SUPPLY REDUCTION ON INSTANTANEOUS MUNICIPAL USE OF HOT WATER OUTLET FITTINGS.

DESIGN
BASED ON MINIMUM SUSTAINABLE SUPPLY PRESSURE OF 700 KPA BAR. PRESSURE MUST BE CHECKED BY THE PLUMBER PRIOR TO THE COMMENCEMENT OF WORK. WORK TO BE CARRIED OUT BY A PLUMBING CONTRACTOR REGISTERED WITH P.I.R.B CERTIFICATES OF COMPLIANCE TO BE SIGNED BY SAME ON COMPLETION OF WORK.



TYPICAL WATER RETICULATION LAYOUT
MAIN DWELLING
SCALE 1:50

ELECTRICAL LEGEND		FITTINGS	
	DISTRIBUTION BOARD (DB)		
	BULKHEAD CEILING LIGHT		11 WATT ENERGY SAVER
	BULKHEAD CEILING LIGHT (G) GENERAL LIGHTING TIMED CIRCUIT.		11 WATT ENERGY SAVER
	ENTRANCE LIGHT POSITION (G) GENERAL LIGHTING TIMED CIRCUIT.		11 WATT ENERGY SAVER
	LED FLOOD LIGHT (G)		10 WATT ENERGY SAVER
	1.2M SINGLE LED FLUORESCENT TUBE		10 WATT ENERGY SAVER
	SINGLE LIGHT SWITCH		
	DOUBLE LIGHT SWITCH		
	SINGLE WALL PLUG SOCKET		
	DOUBLE WALL PLUG SOCKET		
	CONNECTION		
	ISOLATOR		
	35 AMP		
	INDUCTION GEYSER		

ALL W1 & SHW DOORS TO BE TOUGHENED SAFETY GLASS

H3 CLASSIFICATION DOMESTIC RESIDENTIAL

OWNERS DETAILS :
031 PROPERTY TRUST (J.C NAGEL)
contact number : 073 236 0543
signatures :

PROPERTY DESCRIPTION :
336 CHE GUEVARA ROAD
PTN 2 OF ERF 6432 DURBAN

JOB DESCRIPTION :
INTERNAL ADDITIONS & ALTERATIONS TO EXISTING BUILDING

DRAWING DESCRIPTION :
SITE PLAN + FLOOR PLAN
ELEVATIONS + SECTIONS

SOIL CLASSIFICATION:

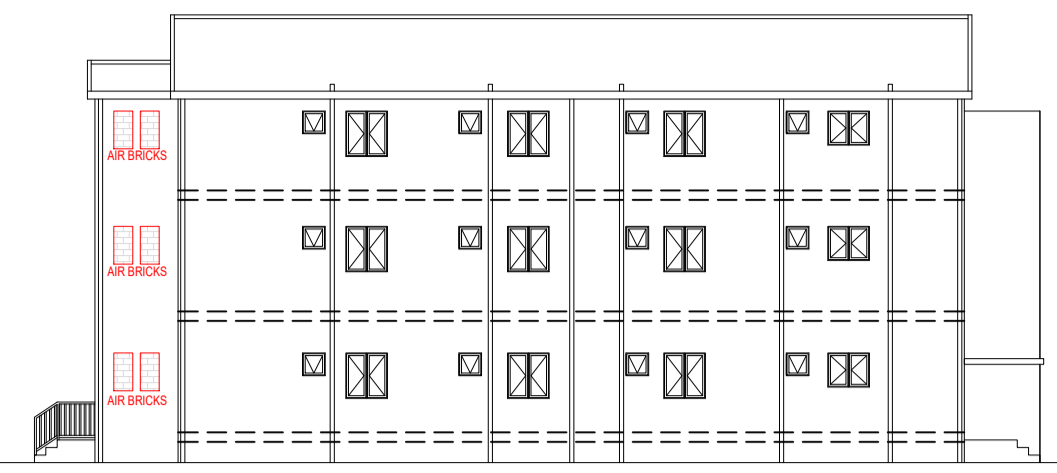
CATEGORY OF EXPECTED DAMAGE:

OCCUPANCY: H3	SITE SENSITIVITY:
RATE NO. :	ZONING : GR2
DATE : 07 / 04 / 2022	SCALE : AS SHOWN

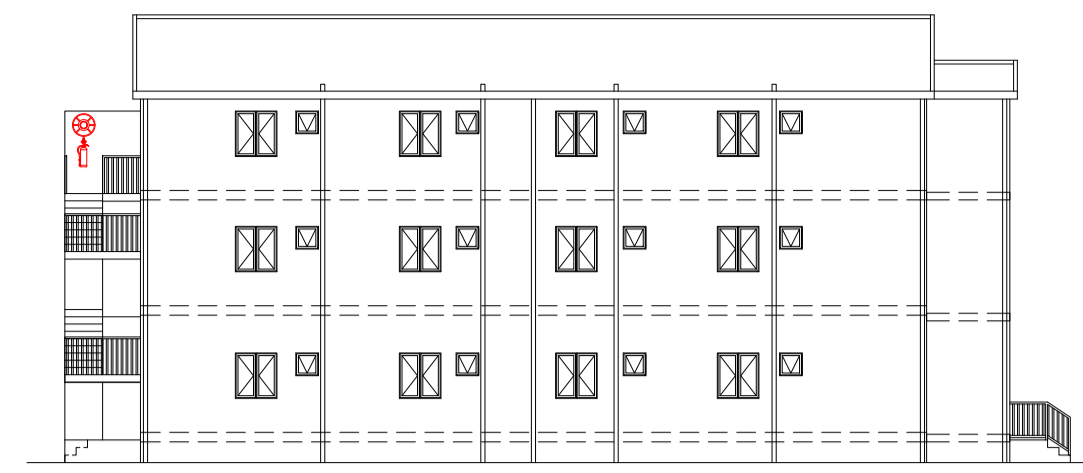
NEO INNOVATIVE ARCHITECTS (PTY) LTD

REG NO. PAT33494590	DRAWING NO. 336CGR0721_0
DRAWN BY: V.D / K.G	CHECKED BY: V.D.

22 ADELAIDE TAMBO DRIVE
DURBAN NORTH
4051
CELL: 083 270 8865
EMAIL: vishaal@nirch.co.za



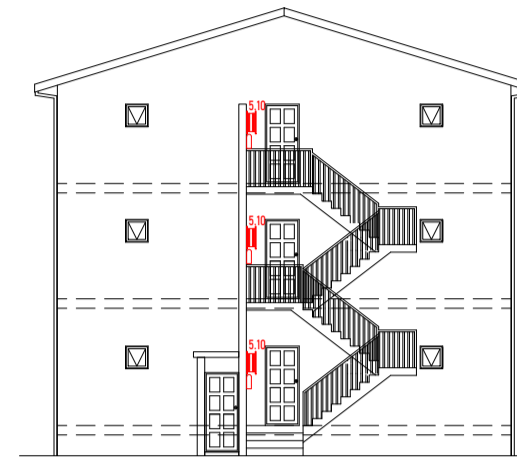
WEST ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200



NORTH ELEVATION
SCALE 1:200



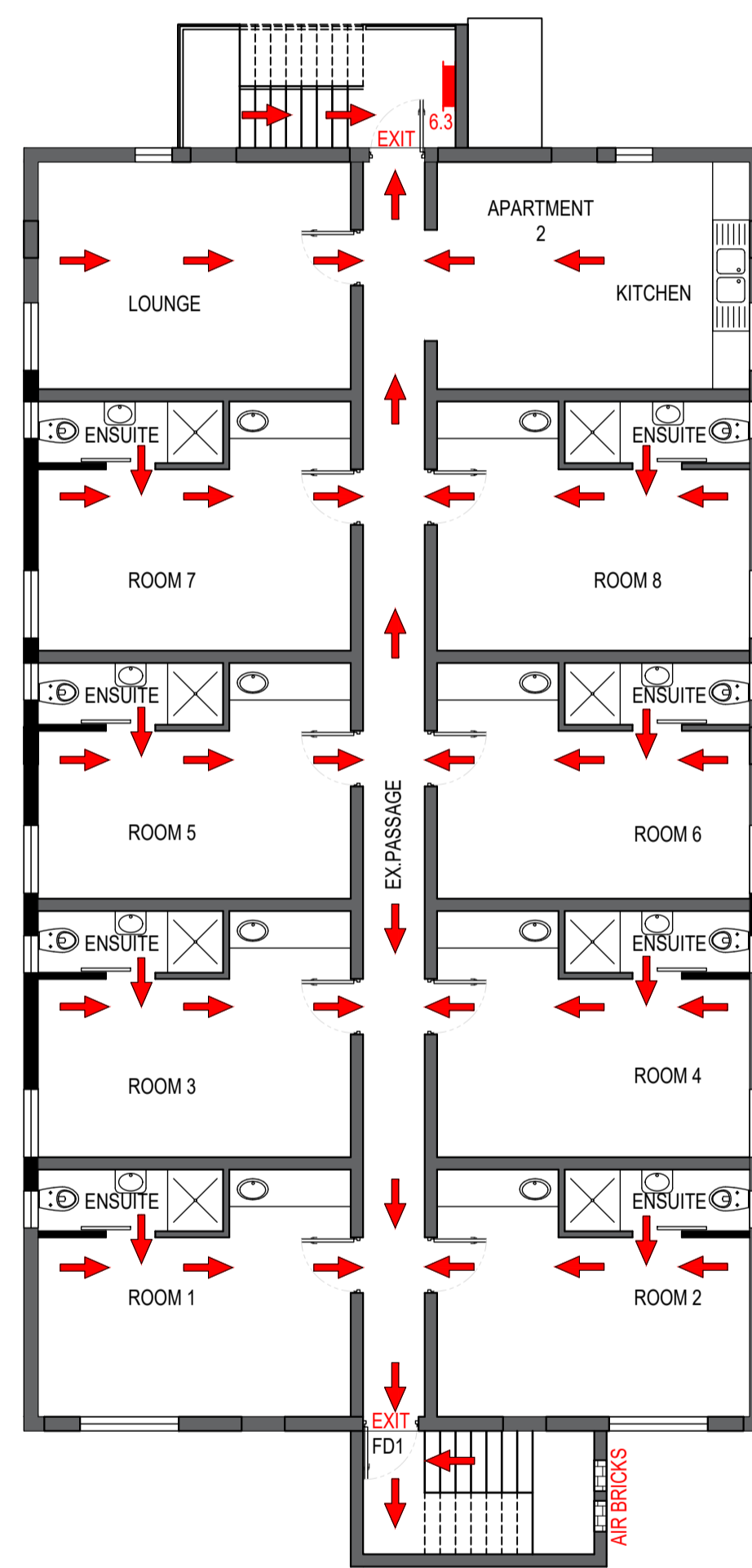
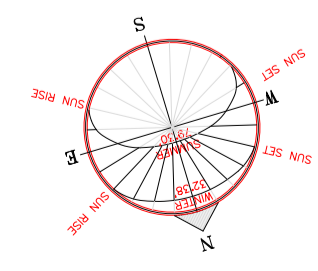
SOUTH ELEVATION
SCALE 1:200

GENERAL FIRE NOTES

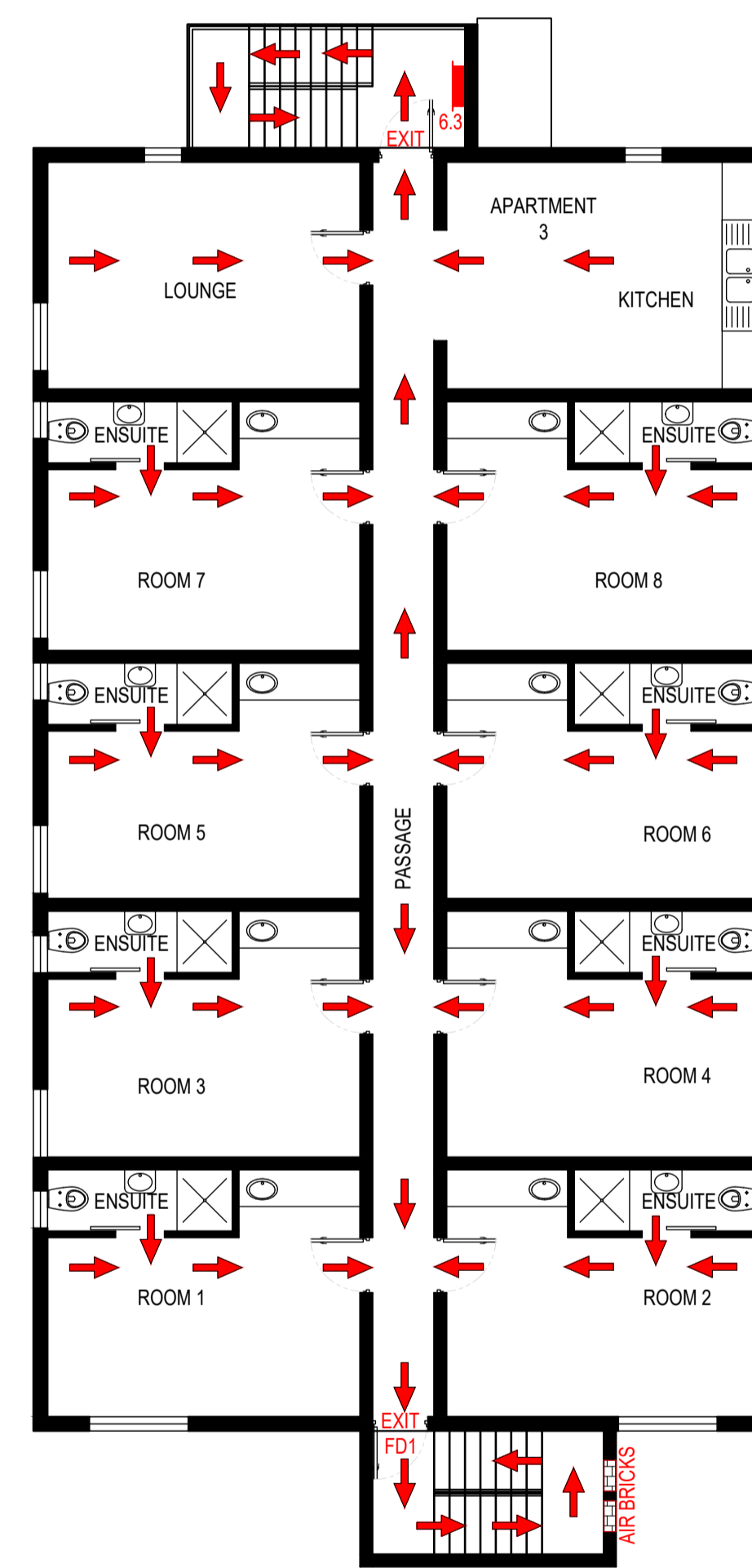
- OCCUPANCY CLASSIFICATION H3
- POSITIONS OF HYDRANTS AND HYDRANT BOOSTER MANIFOLD CONNECTION AS WELL AS INTERNAL DIAMETER OF FEEDS AS SHOWN ON PLAN.
- TO COMPLY WITH SANS 10400 PART T 4.2 SAFETY DISTANCE.
- FIRE PERFORMANCE TO COMPLY WITH SANS 10400 PART T 4.5
- FIRE RESISTANCE OF OCCUPANCY-SEPARATING & DIVISION-SEPARATING ELEMENTS TO COMPLY WITH SANS 10400 PART T 4.6
- STRUCTURAL STABILITY TO COMPLY WITH SANS 10400 PART T 4.7
- TENANCY SEPARATION TO UNDERSIDE OF ROOF/SLAB BETWEEN UNITS TO HAVE A FIRE RESISTANCE OF NO LESS THAN 60MIN. TO COMPLY WITH SANS 10400 PART T 4.8.1
- PROTECTION OF OPENINGS TO COMPLY WITH SANS 10400 PART T 4.10
- TO COMPLY WITH SANS 10400 PART T 4.12 ROOF ASSEMBLIES & COVERINGS.
- TO COMPLY WITH SANS 10400 PART T 4.13 CEILINGS.
- TO COMPLY WITH SANS 10400 PART T 4.14 FLOOR COVERINGS.
- TO COMPLY WITH SANS 10400 PART T 4.15 INTERNAL FINISHES.
- PROVISIONS OF ESCAPE ROUTES TO COMPLY WITH SANS 10400 PART T 4.16
- TO COMPLY WITH SANS 10400 PART T 4.17 EXIST DOORS.
- EMERGENCY ROUTES MUST COMPLY WITH PART T 4.19 OF SANS 10400.
- TO COMPLY WITH SANS 10400 PART T 4.20 DIMENSIONS & COMPONENTS OF ESCAPE ROUTES.
- WINDOW VENTILATION OR OTHER OPENING NOT LESS THAN 1m² IN AREA FOR NATURAL VENTILATION TO THE OUTSIDE OF THE BUILDING AT EACH STOREY LEVEL TO COMPLY SANS 10400 PART T 4.24.
- TO COMPLY WITH SANS 10400 PART T 4.26 OPENING IN FLOORS.
- EXTERNAL STAIRWAYS AND PASSAGES TO COMPLY WITH PART T 4.27 OF SANS 10400.
- MARKING AND SIGNPOSTING OF EMERGENCY ROUTES AND FIRE EQUIPMENT MUST COMPLY WITH PART T 4.29.
- TO COMPLY WITH SANS 10400 PART T 4.30 EMERGENCY LIGHTING.
- TO COMPLY WITH SANS 10400 PART T 4.31 FIRE DETECTION & ALARM SYSTEMS.
- TO COMPLY WITH SANS 10400 PART T 4.32 PROVISION & MAINTENANCE OF FIRE FIGHTING EQUIPMENT, INSTALLATIONS & FIRE PROTECTION SYSTEMS.
- WATER SUPPLY TO THE FIRE EQUIPMENT MUST COMPLY WITH PART T 4.33 OF SANS 10400.
- 30M FIRE HOSE REELS MUST BE PROVIDED TO AFFORD COVERAGE TO THE ENTIRE BUILDING, MINIMUM 1 PER 500M² OR PART THEREOF, WITH COUPLINGS AND A 16 MM INTERNAL DIAMETER NOZZLE. ALL OF WHICH SHALL COMPLY WITH THE REQUIREMENTS OF SANS 1128-2 POSITION AS SHOWN ON PLAN TO COMPLY WITH PART T 4.34 OF SANS 10400.
- FIRE HYDRANTS MUST BE PROVIDED, ONE PER 1000M² OF TOTAL AREA TO COMPLY WITH PART T 4.35 OF SANS 10400. DIAMETERS REQUIRED ARE INTERNAL DIAMETERS I.E. 100MM FEED PIPES.
- PROVIDE 1 X 4, 5 KG DCP TYPE FIRE EXTINGUISHER PER 400M² TO COMPLY WITH PART T 4.37 OF SANS 10400 FIRE EXTINGUISHERS ARE TO BE WALL MOUNTED IN AN EASILY VISIBLE AND ACCESSIBLE POSITION.
- PROTECTION IN SERVICE SHAFTS TO COMPLY WITH SANS 10400 PART T 4.40
- TO COMPLY WITH SANS 10400 PART T 4.54 ACCESS FOR FIRE FIGHTING & RESCUE PURPOSES.
- TO COMPLY WITH SANS 10400 PART T 4.56 BUILDING MATERIALS.



EX.GROUND FLOOR & SITE PLAN
SCALE 1:100



EX.FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100

NB
FIRE EQUIPMENT ON FLOOR PLANS ARE NOT TO SCALE & IS MERELY FOR POSITION & DIAGRAMMATIC INDICATION ONLY.

FIRE EQUIPMENT LEDGED	
	FIRE ESCAPE EXIT FROM UNITS
	4.5KG DRY CHEMICAL POWDER FIRE EXTINGUISHER
	30M FIRE HOSE REEL
	EXIT
	FIRE BOOSTER
	BULK WATER METER
	FIRE HYDRANT
	ASSEMBLY POINTS

FIRE PLAN NOTES:

- 6.1 EX.BULK WATER METER AND WATER SUPPLY.
- 6.2 EX.FIRE BOOSTER.
- 6.3 30M FHR & 4.5KG DCP FE BELOW

H3 CLASSIFICATION
DOMESTIC RESIDENTIAL

OWNERS DETAILS :

031 PROPERTY TRUST
(J.C NAGEL)

contact number : 073 236 0543

signatures :

PROPERTY DESCRIPTION :

336 CHE GUEVARA ROAD
PTN 2 OF ERF 6432 DURBAN

JOB DESCRIPTION :

INTERNAL ADDITIONS & ALTERATIONS TO
EXISTING BUILDING

DRAWING DESCRIPTION :

FIRE PLAN

SOIL CLASSIFICATION:

CATEGORY OF EXPECTED DAMAGE:

OCCUPANCY: H3	SITE SENSITIVITY:
RATE NO. :	ZONING : GR2
DATE : 07 / 04 / 2022	SCALE : AS SHOWN



NEO INNOVATIVE ARCHITECTS (PTY) LTD

REG NO. PAT33494590 DRAWING NO. 336CGR0721_0
DRAWN BY: V.D / K.G CHECKED BY: V.D.

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EMAIL: vishaal@niarch.co.za