



GENERAL NOTES:
1. DRAWINGS TO BE READ IN CONJUNCTION WITH DRAWINGS SUBMITTED BY CONSULTANTS OF VARIOUS DISCIPLINES IN PARTICULAR STRUCTURAL, ELECTRICAL, MECHANICAL AND MET SERVICES ENGINEERS.
2. ANY DISCREPANCIES BETWEEN DRAWING LAYOUTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH ANY WORK.
3. DIMENSIONS SHOWN ON DRAWINGS ARE TO BE TAKEN BY REFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAIL DRAWINGS WILL SUPERSEDE SMALL SCALE GENERAL LAYOUT DRAWINGS.
4. CONTRACTOR AND SUB-CONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ANY WORK BEING PUT IN HAND.
5. ALL WORK ON SITE IS TO CONFORM TO GOOD BUILDING PRACTICE AND ALL RELEVANT NATIONAL BUILDING CODES AND STANDARDS.
6. ALL WORK ON SITE IS TO CONFORM TO GOOD BUILDING PRACTICE AND ALL RELEVANT NATIONAL BUILDING CODES AND STANDARDS.

REVISION NOTES

NO.	DATE	DESCRIPTION	SCALE
1	2023-02-01	Submitted to AMPA	1:100

AREA SCHEDULE

Zone:	Special Residential 900
Building Lines:	Front 5m, Sides and rear 2m
Height:	Max 2 storeys
Building Classification:	Health & Beauty Clinic
Site Area:	1397m ²
Coverage allowed:	688m ² (50%)
Ex Coverage Main Building:	125m ²
Ex Coverage Outbuilding:	74m ²
Ex Coverage Garage:	61m ²
Ex Coverage:	260m ² (18%)
Coverage in hand:	430m ²
FAR allowed:	N/A
Ex FAR Main Building:	200m ²
Ex FAR Outbuilding:	65m ²
Total EX FAR:	265m ² (0.18)

Owner Name: Boho House
 Owners Signature: [Signature]
 Architect on Behalf of Studio 87 Architects
 Sign: Lilia Brestzke PrArch 22235

STUDIO 87
 ARCHITECTS
 SACAP REGISTRATION
 Lilia Brestzke PR, Arch - No. 22235
 CONTACT DETAILS
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Existing Buildings

PROJECT ADDRESS
 Portion 176 of ERF 39
 Athlone, Durban North
 36 Kenneth Kaunda Road (Northway Rd)

Boho House

Site Plan, Plan, Section, Elevations

NO.	SCALE	DATE	DRAWN
AD	As Indicated	2023-02-01	LB

PROJECT NO.: 0006
DWG NO.: 001
REV: A

GENERAL SEWER NOTES:
 -NOTES IN RESPECT OF A STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SABS 0400 AND SANS 10400
 1. Cleaning facilities shall be provided at all changes in gradient and direction and elsewhere where required.
 2. All levels and directions to be checked on site and any discrepancies to be reported to the architect immediately before commencing with any work.
 3. All work to be executed in strict accordance to the drawings and local authority requirements.
 4. All SABS applicable specifications and Codes of Practice to be used.
 5. All upvc pipes shall be installed according to SABS codes and other relevant requirements including those of the local authority.
 6. All pipe fittings shall be inspected and approved before pipe laying commences.
 7. A ball trim (smaller than the internal dia. of the drain shall pass freely along the length of the drain and shall be carried out in the presence of the engineer.
 8. All existing services in the area where construction is to take place shall be located and opened before proposed drainage work is commenced.
 9. Access shall be provided to drains at every change of gradient and direction and at least 25m intervals by means of a cleaning eye or manhole.
 10. The maximum bend on any single fitting shall be 45 degrees with the exception of the ventilation pipe where up to 90 degrees may be used.
 11. All traps up to and including 50mm dia shall be of deep seal (75mm) r seal type.
 12. All pipes shall be laid to falls as indicated on the drawings.

WATER SUPPLY NOTES:
 1. Existing municipal water connections to be used.
 2. Water pressure to be tested at existing PFR to determine if water tanks are required for fire hose reels.
 3. All water supply pipes above ground with a diameter of 38mm, or less, are to be copper pipe 465/0. All pipes in chases to be spiral wrapped with KRAFTEX building paper.
 4. Pipes in ground to be in UPVC or glazed earthenware installed to manufacturers' specification. All galvanised pipes used in ground shall be DENSO-protected in strict accordance with manufacturers' specification.
 5. Fire hose reels and extinguishers to be SABS approved.
 6. Variation to pipe layout, design, sizes, etc must be approved by the architect prior to installation.

PART 'P' DRAINAGE:
 1. All joints to comply with PP2 & PPE.
 2. All sanitary fixtures to be in accordance with PP3 - PPS.
 3. All drainage to comply with the relevant portions of PP15, depending on type of system utilized.
 4. All discharge & ventilation pipes to be installed in compliance with PP20.
 5. Drains to be accessible in accordance with PP21.
 6. All sanitary fixtures to have traps in accordance with PP22.
 7. Gully to comply with requirements of PP23.
 8. All drains to be laid in accordance with PP24.

PART 'R' STORMWATER DISPOSAL:
 1. Size of roof valleys and gutters to comply with RR3.
 2. Drains to be accessible in accordance with RR4.

PART 'N' GLAZING:
 1. All glazing to comply with Part N of SANS 10400
 2. Natural ventilation of 5% of floor area.

SOL POISONING:
 1. Concrete floor slab reinforced with B.R.C. on PVC underlay on compacted soil treated with soil poison.

GENERAL NOTES:
 1. All work to comply with SANS 10400 & L.A. by-laws.
 2. Contractor is responsible for correct setting out of the building, all external & internal walls with particular reference to boundaries.
 3. Contractor to locate & identify existing services on site & to protect these from damage throughout the duration of works.
 4. Contractor to use figured dimensions & not to scale of drawings.
 5. All entrance levels are derived by using local authorities formula.
 6. This drawing is to be read in conjunction with engineers & approved consultants drawings.
 7. Any discrepancies to be reported to the architects prior to work commencing.

LIGHTING & VENTILATION:
 1. All Lighting and Ventilation to comply with SANS 10400 Parts O & T.

PART 'D' PUBLIC SAFETY:
 1. All balustrading to comply with DD2

PART 'M' STAIRWAYS:
 1. Dimensions of stairways to be in compliance with MM2
 all balustrading to comply with MMS