

SCHEDULE OF AREAS -	ERF 1485, DURBAN NORTH
ZONING :	PLACE OF INSTRUCTION APP. No. CU010/07/2012
OCCUPANCY CLASSIFICATION :	A
SITE AREA :	2 486.00 m
ALLOWABLE F.A.R. [0.8] :	1 988.80 m
ALLOWABLE COVERAGE [40%] :	994.40 m
EXISTING F.A.R :	278.00m
PROPOSED NEW F.A.R. :	27.00m
TOTAL F.A.R. (EXG. + NEW) :	305.00m
EXISTING COVERAGE :	306.00m
PROPOSED NEW COVERAGE :	92.00m
TOTAL COVERAGE (EXG. + NEW) :	398.00m

## **PIPES TO BE LOCA PRIOR TO INSTALL** AND SEWER LINES ALL EARTHWORKS ALL WORK IS EXIS

## FIRE NOTES: TO COMPLY WITH SANS

- 10400 PART T. 5. EXISTING DOORS TO 6. MARKINGS AND SIGN 10400 PART T.
- 7. PROVISION OF EMER 10400 PART T. 8. FIRE DETECTION AN
- SANS 10400 PART T. 9. PROVISION AND MAI INSTALLATIONS AND F
- WITH 4.32 OF SANS 10 10. WATER RETICULATI
- WITH 4.33 OF SANS 10 11. HOSE REELS TO CC 12. HYDRANTS TO COM
- 13. AUTOMATIC SPRINK SYSTEMS TO COMPLY 14. PORTABLE FIRE EX

## **GENERAL NOTE**

- 1. ALL WORK TO COMPI SANS 10400. 2. CONTRACTOR TO CH ANY WORK COMMEN
- ARCHITECT IMMEDIA 3. WHERE TRADE OR P USE EQUAL OR APPF 4. THIS DRAWING IS TO
- DRAWINGS, SCHEDU PROJECT AS WELLA 5. NO PART OF FOOTIN 6. ALL NATURAL LIGHT
- ACCORDANCE WITH 7. ALL GLAZING TO COM ALL STRUCTURAL WO SEWER, EFFLUENT I
- ENGINEERS DETAIL. 8. ALL STAIRS TO COMF AND ALL HANDRAILS 9. PROTECTION AGAINS SANS 10400 PART D
- 10. ALL DRAINAGE TO 11. ALL STORMWATER 12. BOUNDARY BEACO COMMENCEMENT C

## PLUMBING NOTES: ALL PLUMBING TO COM

- AND SANS 10400. 1. ALL SOIL PIPES TO BE 2. SOIL PIPES FROM WO 3. WASTE PIPES - 40 DIA 4. SVP. 100 DIA PVC. SO 5. IE'S. TO BE PROVIDE 6. CLEANING EYES PRO 7. ALL DRAINAGE PIPES ENCASED IN CONCRET 8. ACCESS FOR CLEAN PROVIDED TO STACK/ [ PIPES INTO THE GROUN SANS 10400 & NBR. 9. THE DESIGN OF THE NBR AND ANY REQUIRE THE RESPONSIBILITY C 10. THE MUNICIPAL SEV COMMENCEMENT OF A ANY DISCREPANCIES A COMMENCEMENT OF T
- 11. THE SEWER SECTIO TO BE VERIFIED BY THE PROPOSED ALTERATIO COMMENCEMENT OF A 12. ACCESS PANELS TO THE SANS 10400 & NBR

	COUNCIL STAMPS:
ALL EXISTING STORMWATER AND SEWER PIPES TO BE LOCATED AND VERIFIED	
PRIOR TO INSTALLATION OF NEW STORM WATER AND SEWER LINES. ALL TO ENG. DETAILS.	
ALL EARTHWORKS TO ENGINEERS DETAILS. ALL WORK IS EXISTING EXCEPT WHERE ANNOTATED AS NEW	
1. ALL STRUCTURAL WORK TO ENGINEERS DETAILS. 2. STORMWATER AND SEWER DRAINAGE TO ENGINEERS DETAILS. 3. ALL EARTHWORKS TO ENGINEERS DETAILS.	
<ol> <li>SOIL POISONING TO BE IN ACCORDANCE WITH SABS 0124.</li> <li>BOUNDARY BEACONS TO BE EXPOSED AND DE-MARKED.</li> <li>GLASS THICKNESS TO COMPLY WITH PART NN2 SANS 10400 &amp; NBR.</li> </ol>	
<ol> <li>7. SAFETY GLAZING TO BE IN ACCORDANCE WITH PART "N" SANS 10400</li> <li>&amp; NBR.</li> <li>8. RE's, IE'S AND CE'S REQUIRED AT ALL JUNCTIONS.</li> <li>9. ENGINEERS CERTIFICATE OF STABILITY TO BE ISSUED ON COMPLETION.</li> </ol>	
10. ALL STRUCTURAL WORK TO COMPLY WITH SANS 10400-B & NBR. 11. CONTRACTOR TO ISSUE COUNCIL WITH ALL COMPILANCE CERTIFICATES, AS REQUESTED BY CONCIL TO ACHIEVE FINAL COMPLETION CERTIFICATE.	
FIRE NOTES: TO COMPLY WITH SANS 10400	
1. FIRE STABILITY OF STRUCTURAL ELEMENTS / COMPONENTS TO COMPLY WITH 4.7 OF SANS 10400 PART T. 2. PARTITION WALLS TO COMPLY WITH 4.9 OF SANS 10400 PART T.	
3. CEILINGS TO COMPLY WITH 4.13 OF SANS 10400 PART T. 4. PROVISIONS OF ESCAPE ROUTES TO COMPLY WITH 4.16 OF SANS 10400 PART T.	
<ol> <li>5. EXISTING DOORS TO COMPLY WITH 4.17 OF SANS 10400 PART T.</li> <li>6. MARKINGS AND SIGNPOSTING TO COMPLY WITH 4.29 OF SANS 10400 PART T.</li> <li>7. PROVISION OF EMERGENCY LIGHTING COMPLY WITH 4.30 OF SANS</li> </ol>	
10400 PART T. 8. FIRE DETECTION AND ALARM SYSTEMS TO COMPLY WITH 4.31 OF SANS 10400 PART T.	
9. PROVISION AND MAINTENANCE OF FIRE-FIGHTING EQUIPMENT, INSTALLATIONS AND FIRE PROTECTION SYSTEMS TO COMPLY WITH 4.32 OF SANS 10400 PART T. 10. WATER RETICULATION FOR FIRE-FIGHTING PURPOSE TO COMPLY	
WITH 4.33 OF SANS 10400 PART T. 11. HOSE REELS TO COMPLY WITH 4.34 OF SANS 10400 PART T. 12. HYDRANTS TO COMPLY WITH 4.35 OF SANS 10400 PART T.	
13. AUTOMATIC SPRINKLER AND OTHER FIXED EXTINGUISHING SYSTEMS TO COMPLY WITH 4.36 OF SANS 10400 PART T. 14. PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH 4.37 OF SANS 10400 PART T.	
HEALTH NOTES:	
WHERE NOT NATURALLY VENTILATED, FRESH AIR TO BE SUPPLIED AT A RATE OF 7,5 I/s PER PERSON WITH A VELOCITY NOT EXCEEDING 0.5m/s.	
AIR TO BE EXTRACTED TO EXTERNAL AIR AT A RATE OF 25 I/s PER TOILET	
GENERAL NOTES: 1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS SANS 10400.	
<ol> <li>CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES, ANY DISCREPANCIES FOUND TO BE REPORTED TO ARCHITECT IMMEDIATTLY BEFORE WORK TO COMMENCE.</li> </ol>	
<ol> <li>WHERE TRADE OR PRODUCT NAMES ARE STATED USE EQUAL OR APPROVED PRODUCTS.</li> <li>THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES AND SPECIFICATIONS RELATED TO THE</li> </ol>	
PROJECT AS WELL AS ALL ENGINEERS DRAWINGS. 5. NO PART OF FOOTING OR WALL TO ENCROACH OVER BDRY. LINE. 6. ALL NATURAL LIGHTING AND VENTILATION TO BE IN	
ACCORDANCE WITH SANS 10400 PART 'O' 7. ALL GLAZING TO COMPLY WITH PART 'N' OF THE SANS 10400 & NBR. ALL STRUCTURAL WORK, FOUNDATIONS, SLABS, STORMWATER, SEWER, EFFLUENT DRAINAGE AND FIRE TO BE TO	
ENGINEERS DETAIL. 8. ALL STAIRS TO COMPLY WITH SANS 10400 PART M AND ALL HANDRAILS TO BE 1000mm HIGH.	
<ol> <li>9. PROTECTION AGAINST FALLING TO BE PROVIDED IN TERMS OF SANS 10400 PART D (4.2)</li> <li>10. ALL DRAINAGE TO COMPLY WITH SANS 10400 PART 'P'</li> <li>11. ALL STORMWATER DISPOSAL TO COMPLY WITH SANS 10400 PART 'R'</li> </ol>	
12. BOUNDARY BEACONS TO BE FLAGGED AND EXPOSED PRIOR TO COMMENCEMENT OF CONSTRUCTION.	
GENERAL NOTES: ROOFS: ROOF PITCH - AS STATED ON SECTIONS AND ELEVATIONS.	
ROOF SHEETING: TO ARCHITECTS SPECIFICATION WITH MATCHING FLASHINGS, COUNTER FLASHINGS & BIRD PROOFING BY SPECIALIST ON TIMBER PURLINS & RAFTERS TO ENGINEER'S DESIGN AND DETAIL. ROOF TILES: TO MATCH EXG.	
WITH MATCHING FLASHINGS, COUNTER FLASHINGS & BIRD PROOFING BY SPECIALIST ON 100mm THICK THINK PINK AEROLITE INSULATION ON TIMBER PURLINS & RAFTERS TO ENGINEER'S DESIGN AND DETAIL.	
RAINWATER GOODS: ALUMINIUM SEAMLESS EXTRUDED GUTTERS. ALL FIXINGS TO MANUFACTURERS SPECIFICATIONS.	
CEILINGS: COVERED VERANDAHS: EXPOSED TIMBER PURLINS & RAFTERS TO BE PAINTED TO ARCHITECTS SPECIFICATION.	
DESIGNATED ROOMS: FLUSH PLASTERED CEILINGS TO BE SKIMMED AND PLASTERED. CORNICES TO ARCHITECTS SPECIFICATION. BALUSTRADES:	
ALL BALUSTRADES TO COMPLY WITH PART "D" AND "B" OF THE SANS 10400 & NBR. ALL BALUSTRADES TO BE MINIMUM 1.000 HIGH FROM ADJACENT FLOOR LEVEL, AND DESIGNED NOT TO PERMIT THE PASSAGE OF A 100Ø BALL. ALL FIXING TO MANUFACTURERS SPECIFICATIONS.	
WALLS: EXTERNAL: FACEBRICK/ SMOOTH PLASTER AND PAINT	
BRICKWORK TO HAVE BRICKFORCE EVERY 3 COURSES TO WINDOW HEAD LEVEL AND EVERY TWO COURSES ABOVE WINDOW HEAD LEVEL. EMBOSSED GUNDLE BRICKGRIP 375 MICRON SABS 952-1969 TYPE B DPC TO BE USED, WELL TAPED AT ALL JOINTS.	
INTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED, COLOUR TO ARCHITECTS SPECIFICATION. BRICKWORK/BRICKFORCE TO BE IN ACCORDANCE TO BLOCK MANUFACTURERS	
SPECIFICATIONS. MORTAR MIXES TO BE IN ACCORDANCE WITH BLOCK AND CEMENT MANUFACTURERS SPECIFICATIONS. PLASTER MIXES TO BE IN ACCORDANCE WITH BLOCK AND CEMENT	CLIENT CHELSEA PREPARATORY SCHOOL
MANUFACTURERS SPECIFICATIONS. WINDOWS:	CLIENT
PURPOSE MADE ALUMINIUM WINDOWS WITH PLASTERED AND PAINTED SILLS WITH DPC UNDER. GLAZING TO COMPLY WITH PART "N" OF THE SANS 10400 & NBR. ALL FIXING TO MANUFACTURERS SPECIFICATIONS.	PROJECT DESCRIPTION ADDITIONS AND ALTERATIONS TO EXISTING AFTER CARE FACILITY.
SURFACE BED: REINFORCED CONCRETE SURFACE BED ON MIN. 250um POLYOLEFIN UNDERFLOOR MEMBRANES TO COMPLY WITH PART "J" OF THE SANS 10400.	APPROVED SPECIAL CONSENT APPL. No.: CU010/07/2012 CADASTRAL DESCRIPTION
ON WELL COMPACTED AND POISONED SOIL. SURFACE BED TO ENGINEERS DETAILS.	ERF 1485, DURBAN NORTH
FOOTINGS: ALL FOOTINGS TO ENGINEERS DETAILS. STAIRS:	137 NORTHWAY / KENNETH KAUNDA RD
ALL STAIRS TO ENGINEERS DETAILS. STRUCTURAL WORK:	NOTES, SITE & GROUND FLOOR PLAN
ALL STRUCTURAL WORK IE. BEAMS, STAIRS, SLABS, TIMBER BEAMS ETC. TO ENGINEERS DETAILS.	DRAWING NUMBER: REV: 5510 150/01 A
PLUMBING NOTES: ALL PLUMBING TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS AND SANS 10400. 1. ALL SOIL PIPES TO BE 100 DIA. UPVC.	SCALE: 1:200; 1:100 ARCHITECT:
<ol> <li>2. SOIL PIPES FROM WC'S TO BE 100 DIA. PVC.</li> <li>3. WASTE PIPES - 40 DIA. PVC.</li> <li>4. SVP. 100 DIA PVC. SOIL VENT PIPES.</li> <li>5. IE'S. TO BE PROVIDED AT ALL JUNCTIONS AND BENDS.</li> </ol>	DATE: OCT 2013 SACAP No: 5556 DRAWN: B. BECKER
6. CLEANING EYES PROVIDED WHERE NECESSARY. 7. ALL DRAINAGE PIPES UNDER BUILDING/ FOUNDATIONS TO BE ENCASED IN CONCRETE .( PROTECTION AGAINST LOAD).	SHEET 1 OF 2 A0
8. ACCESS FOR CLEANING (EG. CLEANING EYES) PURPOSE MUST BE PROVIDED TO STACK/ DISCHARGE PIPES WITHIN 2m ABOVE THE ENTRY POINT OF THE PIPES INTO THE GROUND. (REFER TO PART PP21,1(B) OF	
SANS 10400 & NBR. 9. THE DESIGN OF THE DRAINAGE SYSTEM IS TO COMPLY WITH PART P OF THE NBR AND ANY REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY AND IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.	evolution architects cc
10. THE MUNICIPAL SEWER CONNECTION POINT IS TO BE EXPOSED PRIOR TO COMMENCEMENT OF ANY DRAINAGE INSTALLATION AND THE LEVEL VERIFIED, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO	www.evolutionarchitects.co.za tel +27 31 266 5835   fax +27 86 693 7030 info@evolutionarchitects.co.za
COMMENCEMENT OF THE WORK. 11. THE SEWER SECTIONS SHOWN INDICATES THE DESIGN INTENT ONLY AND IS TO BE VERIFIED BY THE PLUMBING CONTRACTOR AND ANY DISCREPANCIES OR PROPOSED ALTERATIONS IS TO BE REPORTED TO THE ENGINEER PRIOR TO	ARCHITECT.
COMMENCEMENT OF ANY WORK. 12. ACCESS PANELS TO SEWER DUCTS TO COMPLY WITH PART PP.20.2 (a)(II) OF THE SANS 10400 & NBR.	© COPYRIGHT EVOLUTION ARCHITECTS - SOUTH AFRICA CONTRACTOR AND SUB-CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED AND ANY DISCREPANCIES TO BE DEPORTED
	WORK IS COMMENCED AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.