

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, fill, surface beds, slabs, walls, cills, lintels, roofs, columns, beams, stairs, balustrades) to Engineers design and certification
 All new glazing to be in bronze aluminium and in accordance with SANS 10400 Part N
 All plasterbands to be 150mm
 Each tenant is responsible for disposing their trash into the bins provided in the 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

FIRE NOTES

Occupancy - H3
 Safety distances - T4.2
 Fire stability of structural elements - T4.7
 Tenancy separating elements - T4.8
 Partition walls and Partitions - T4.9
 Protection of openings - T4.10
 Roof assemblies and coverings - T4.12
 Ceilings - T4.13
 Floor covering - T4.14
 Internal finishes - T4.15
 Escape routes - T4.16
 Exit doors - T4.17
 Emergency routes - T4.19
 External stairways and passages - T4.27
 Lobbies, foyers, vestibules - T4.28
 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
 Access for fire-fighting and rescue purposes - T4.54
 Presumed fire resistance of building materials and components - T4.55
 Water pressure: 300L/min @ 3bar pressure - SANS10400 - part W

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 insulation to be laid over battening of roof with a min. 100mm overlap
 (woolen cloth - chromadek/metal roofing)
 50% geyser - 50% heat pump

ADDITIONAL NOTES:

All separating walls to underside of rc slabs or roof sheeting
 Connect all new plumbing to ex. sewer
 All plasterbands to be 150mm width unless otherwise indicated

HEALTH NOTES:

4 X wash troughs to be provided in the drying yard for clothes washing purposes

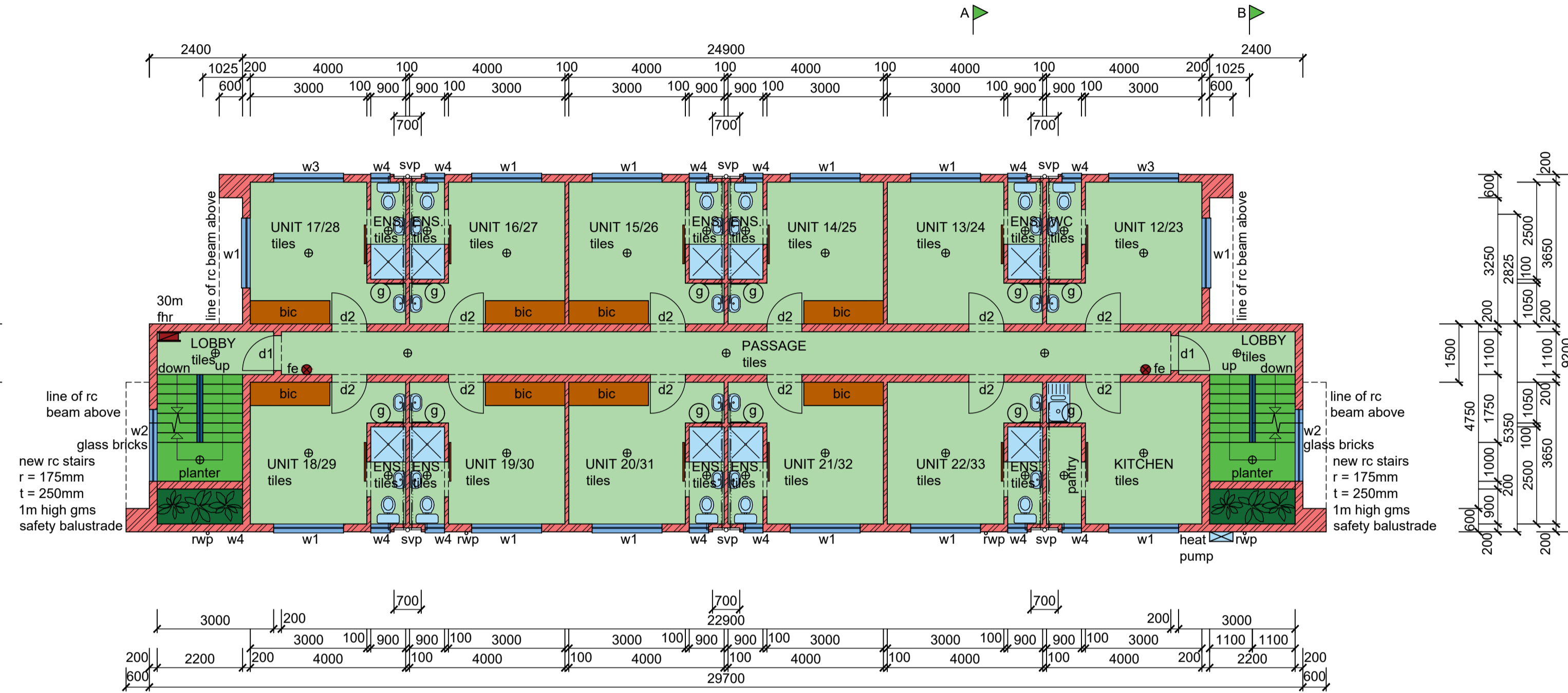
WINDOW AND DOOR SCHEDULE

| item | no. | size (mm) | glass | thickness | frame |
|--------|-----|-----------|----------------------------|-----------|-----------|
| w1 | 36 | 1800x1160 | clear | 5mm tsg | aluminium |
| w2 | 6 | 1800x 600 | glass bricks by specialist | | |
| w3 | 4 | 1800x 600 | clear | 5mm tsg | aluminium |
| w4 | 37 | 500x 600 | obscure | 6.3mm tsg | aluminium |
| d1+ | 6 | 1800x2100 | 60min. fire rated | 40mm hw | timber |
| flight | | 900x 350 | clear | 6.3mm tsg | timber |
| d2 | 37 | 900x2100 | - | 40mm hw | timber |
| d3 | 1 | 900x2100 | 40mm hw | louvered | timber |

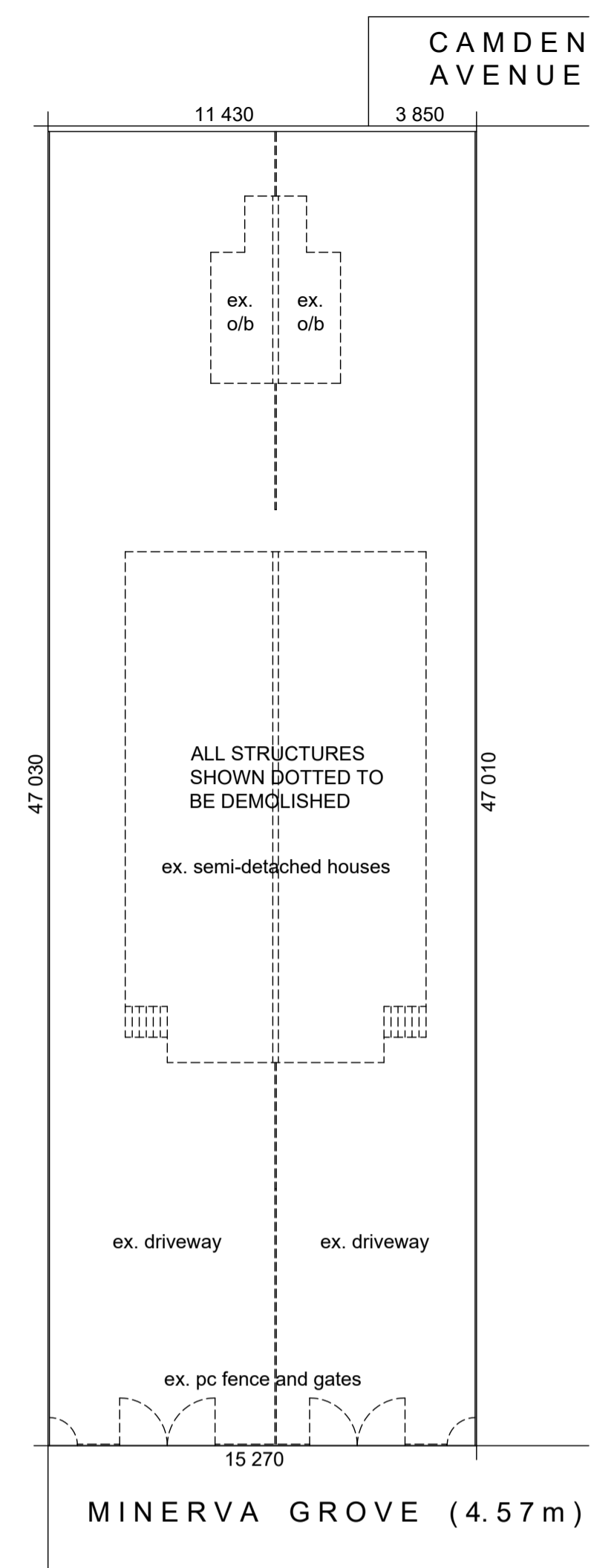
new timber/aluminium windows to have thermal break framing
 all shower cubicles to have 6.3mm tsg

SCHEDULE OF AREAS

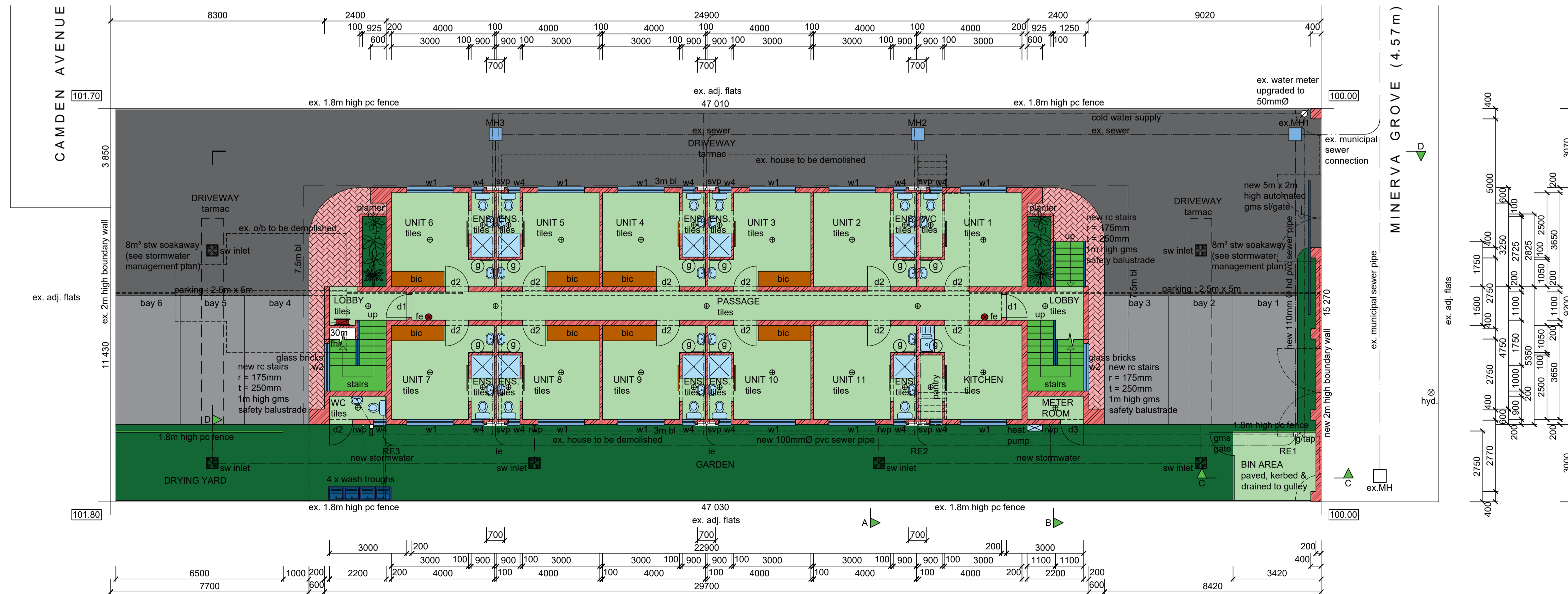
| | | |
|-----------------------|--------|----------------|
| site area | 718.00 | m ² |
| coverage allowed(50%) | 359.00 | m ² |
| TOTAL COVERAGE | 260.55 | m ² |
| f.a.r allowed(1.2) | 861.60 | m ² |
| TOTAL F.A.R | 723.01 | m ² |
| ground storey | 260.55 | m ² |
| first storey | 231.23 | m ² |
| second storey | 231.23 | m ² |
| Total | 723.01 | m ² |
| Total no. of units | 33 | |
| Total no. of kitchens | 3 | |
| Parking provided | 6 bays | |



TYPICAL FIRST / SECOND STOREY PLAN (1 : 100)



DEMOLITION PLAN (1 : 200)



GROUND STOREY PLAN / SITE PLAN (1 : 100)

LEGEND

- sewer - - - - -
- stormwater - - - - -
- cold water - - - - -
- hot water - - - - -
- water meter - ⊗
- hose reel - ⊠
- geyser - ⊕ (100L hp Kwiqot)
- lighting - ⊕
- extinguisher - ⊕ (4.5kg dry powder)
- heat pump - ⊠

Total Area = 723.01 m²

G. P. Braum
 Client's Signature
 Rate No. 1176 6015 / 000
 Contact Number 079 5514 118

PROPOSED NEW RESIDENTIAL DEVELOPMENT AT 7 MINERVA GROVE ON ERF 6528 DURBAN FOR H. PATHER

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SCALE : 1 : 100 / 1 : 200
 CHECKED : G. P. BRAUM
 DRAWN/DESIGNED : M. R. AZMUTH
 DATE : NOVEMBER 2021
 Drawing No. : 6665/21/1 of 2-rev3