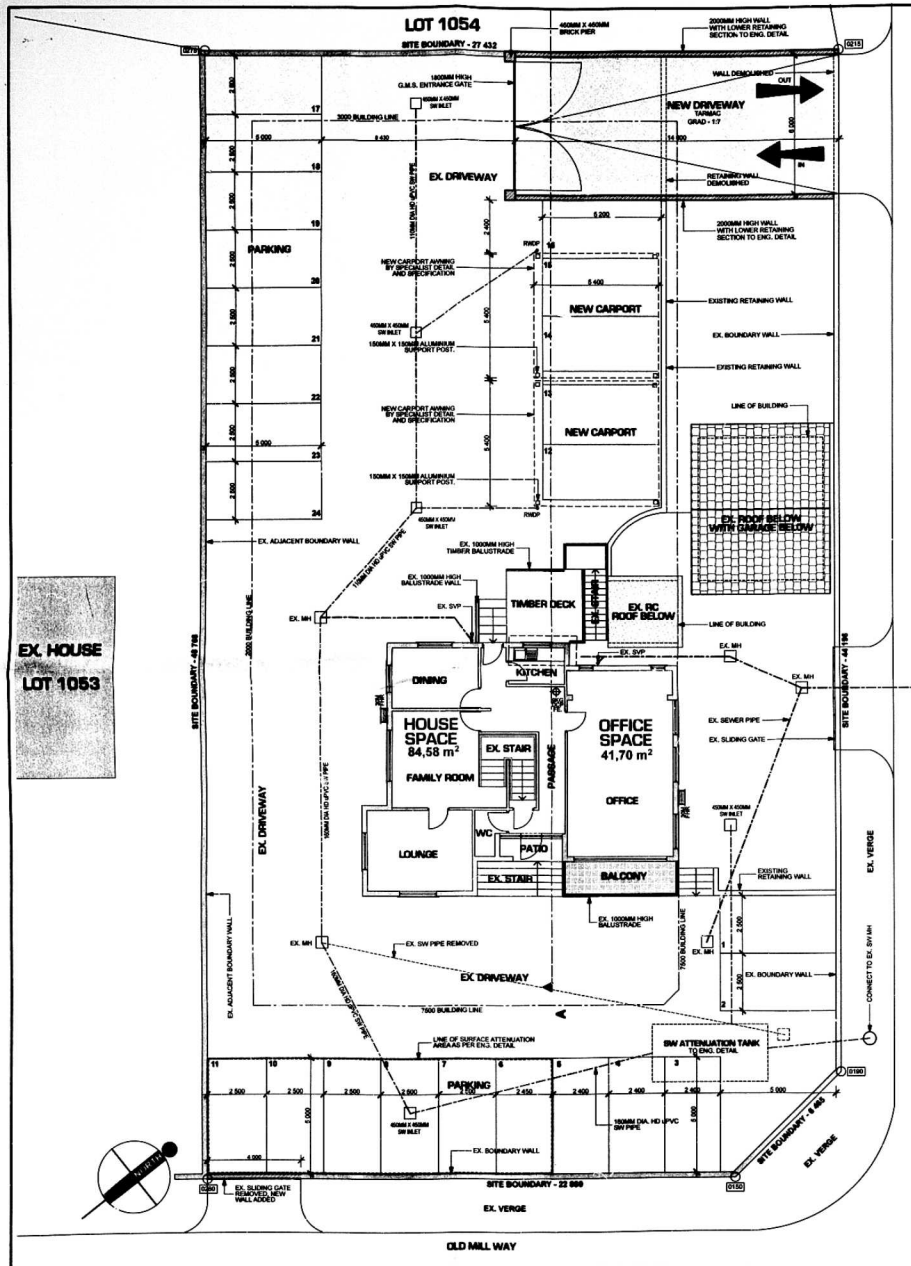
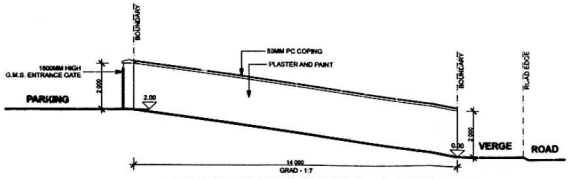


SITE & GROUND STOREY LAYOUT - 1:100



DRIVEWAY SECTION - 1:100

INDIVIDUAL AREAS

AREA OF SITE ..... 1327.00SQM.

AREA OF EXISTING
BASEMENT
- GARAGE 34.00SQM
- PATIO 2.75SQM
- STORE 8.20SQM
- MAIN BUILDING 115.53SQM

TOTAL BASEMENT AREA 160.48SQM

GROUND FLOOR
- PATIO 2.70SQM
- BALCONY 7.50SQM
- TIMBER DECK 10.91SQM
- MAIN BUILDING 122.50SQM

TOTAL GROUND FLOOR 143.61SQM

FIRST FLOOR
- BALCONY 26.00SQM
- MAIN BUILDING 93.85SQM

TOTAL FIRST FLOOR 119.85SQM

TOTAL EXISTING AREA 423.94SQM

AREA OF ADDITIONS
CARPORT 57.70SQM

TOTAL AREA 481.64SQM
% COVERAGE ..... 231.61 SQM = 17.45%

PARKING PROVISION

OFFICE = 5 BAYS / 100SQM

PARKING REQUIRED
- BASEMENT - 100.00SQM = 5 BAYS
- GROUND FLOOR - 120.00SQM = 6 BAYS
- FIRST FLOOR - 80.00SQM = 4 BAYS
- TOTAL PARKING REQUIRED = 15 BAYS

PARKING PROVIDED
- 24 PARKING BAYS

NOTES

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS.
3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING BUILDING OPERATIONS.
4. ALL LEVELS MUST BE SET AND CONFIRMED WITH THE ARCHITECT ON SITE BEFORE CONSTRUCTION COMMENCES.
5. ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS.
6. TWO COURSES OF BRICKFORCE REINFORCED BRICKWORK AT BOTH WINDOW CILL AND WALL PLATE LEVELS.
7. SAFETY GLASS WHERE REQUIRED TO SABS.
8. ALL GLASS SIZES TO CONFORM TO SABS 0400-1990 PART H-GLAZING.
9. ALL BANKS TO BE MAXIMUM 26 DEGREES.
10. SEWER AND STORMWATER CONNECTION POINTS TO BE CONFIRMED ON SITE PRIOR TO THE LAYING OF ANY PIPEWORK.
11. ALL NEW ROOF SLABS, FLOOR SLABS, COLUMNS, BEAMS AND RETAINING WALLS TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION.
12. STRUCTURAL ENGINEER TO VERIFY STORMWATER DISPOSAL ON ROOF AND ON GROUND LEVEL.
13. NO PART OF BUILDING TO ENCROUCH OVER BOUNDARY.
14. ALL BALUSTRADES NOT TO PERMIT THE PASSAGE OF 100MM DIA. BALL.
15. ALL EXPOSED TIMBER TO BE TREATED WITH CARBOLINEUM
16. THE OUTER FACE OF INNER SKIN OF ALL BRICKWORK TO BE PAINTED WITH BRICK SEAL.
17. ALL WINDOW AND GLAZING TO COMPLY WITH " PART N " OF SANS 10400.

GLAZING / WINDOW NOTES

1. ALL GLAZING TO COMPLY WITH " PART N " OF SANS 10400
2. ALL WINDOWS ARE NATURAL ANODISED ALUMINIUM.
3. THE WINDOW CONTRACTOR IS RESPONSIBLE FOR GLASS THICKNESSES
4. ALL GLASS IS CLEAR, EXCEPT IN BATHROOMS(PACIFIC GLASS)
5. ALL WINDOW SIZES ARE INDICATED ON THIS DRAWING, HOWEVER FINAL MEASUREMENTS MUST BE TAKEN ON SITE.
6. ALL SHOWER CUBICLES TO BE 6MM THICK TOUGHENED SAFETY GLASS

DRAINAGE NOTES

NOTE : ALL WATER SUPPLY, SEWER AND STORMWATER PIPES AND THEIR RESPECTIVE CONNECTIONS ARE AS INDICATED ON EXISTING DRAWINGS SUPPLIED BY THE CLIENT.

1. ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGHT.
2. PROVIDE INSPECTION EYES (IE) AT ALL DRAIN BENDS AND JUNCTIONS OF A MAX. 25m ALONG STRAIGHT RUNS.
3. ALL IE'S MUST HAVE MARKED COVERS AT GROUND LEVEL.
4. CLEANING EYES (CE'S) TO BE" PROVIDED AT ALL ...ENDS AND JUNCTIONS OF VENT PIPES.
   - (CE'S) TO BE 3m FROM THE SOIL FITTINGS TO THE MAIN VENTED EXCEEDING 6m IN LENGTH.
   - ALL PIPES TO BE FITTED WITH 40mm RESEAL TRAPS
   - ALL SOIL VENT PIPES (SPVTS) MUST BE TAKEN TO A MIN. HEIGHT OF 1.0m ABOVE THE HIGHEST ADJACENT WINDOW HEAD - IF NOT A TWO WAY VENT VALVE PIPE MUST BE INSTALLED.
5. DRAINS PASSING UNDER BUILDINGS MUST BE ENCASED IN 150mm CONCRETE AND IN STRAIGHT RUN UNDER THE BUILDING. NO BENDS OR JUNCTIONS AND HAVE IE'S AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
6. ALL SOIL PIPES TO BE 110mm DIA.

FIRE NOTES

ALL THE FOLLOWING MATERIALS, FINISHES AND PROVISIONS TO BE IN COMPLIANCE WITH THE NOTED SANS REGULATIONS.

FIRE PLANNER TO SITE PLAN ATTACHED IN ACCORDANCE WITH AS

FIRE EQUIPMENT SIGNAGE TO COMPLY WITH SABS T4.29/32.
30M FIRE HOSE REELS TO COMPLY WITH SABS 534 T4.34.
PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH T4.37.
FIRE HYDRANTS TO COMPLY WITH T4.35.
WATER SUPPLY TO COMPLY WITH SABS PART W.
PANIC BARS TO BE INSTALLED TO ALL FIREDOORS - T4.16.
INTERNAL WALLS WILL COMPLY WITH T4.9.
ALL CEILINGS WILL COMPLY WITH T4.13.
ALL FLOOR COVERINGS WILL COMPLY WITH T4.14.
HANDRAILS WILL COMPLY WITH T4.23.
WATER RETICULATION FOR FIRE FIGHTING WILL COMPLY WITH T4.33.
ALL MATERIALS TO COMPLY WITH T4.6.

THIS DRAWING IS THE COPYRIGHT INTERLECTUAL PROPERTY OF S4 ARCHITECTS, CC. AND MAY NOT BE USED, SHARED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF S4 ARCHITECTS, CC.

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS.
3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING BUILDING OPERATIONS.
4. ALL LEVELS MUST BE SET AND CONFIRMED WITH THE ARCHITECT ON SITE BEFORE CONSTRUCTION COMMENCES.
5. ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS.
6. TWO COURSES OF BRICKFORCE REINFORCED BRICKWORK AT BOTH WINDOW CILL AND WALL PLATE LEVELS.
7. ALL BANKS TO BE MAXIMUM 26 DEGREES.
8. SAFETY GLASS WHERE REQUIRED TO SABS.
9. SEWER AND STORMWATER CONNECTION POINTS ?? BE CONFIRMED ON SITE PRIOR TO THE LAYING OF ANY PIPEWORK.
10. ALL NEW ROOF SLABS, FLOOR SLABS, COLUMNS, BEAMS AND RETAINING WALLS TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION.
11. STRUCTURAL ENGINEER TO VERIFY STORMWATER DISPOSAL ON ROOF AND ON GROUND LEVEL.

REVISIONS

DATE	NO.	REVISION

ETHEKWINI MUNICIPALITY (CENTRAL)
SHEET COPY
055 08 15
APPLICATION NO.

PRINT A1 SIZE

SHIRISH SUKHLAL - PR. ARCHITECT.
REG NO.S: 7236[SACAP] - 7356[SNAI] - 470[KZNA]

OWNERS SIGNATURE

PROJECT TITLE

ROY MOODLEY FAMILY TRUST

PROPOSED CONVERSION OF EXISTING RESIDENCE TO OFFICES ON LOT 1052 DURBAN NORTH AT 77 OLD MILL WAY

DRAWING TITLE

WORKING DRAWINGS

PROJECT No.		DRAWING No.
S4/95		01/03- REV 1
SCALE	DATE	DESIGNED/DRAWN
1:100	09 MAR. 2015	S. SUKHLAL / LL MADURAY

S4 ARCHITECTS

0