

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 siltolation 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

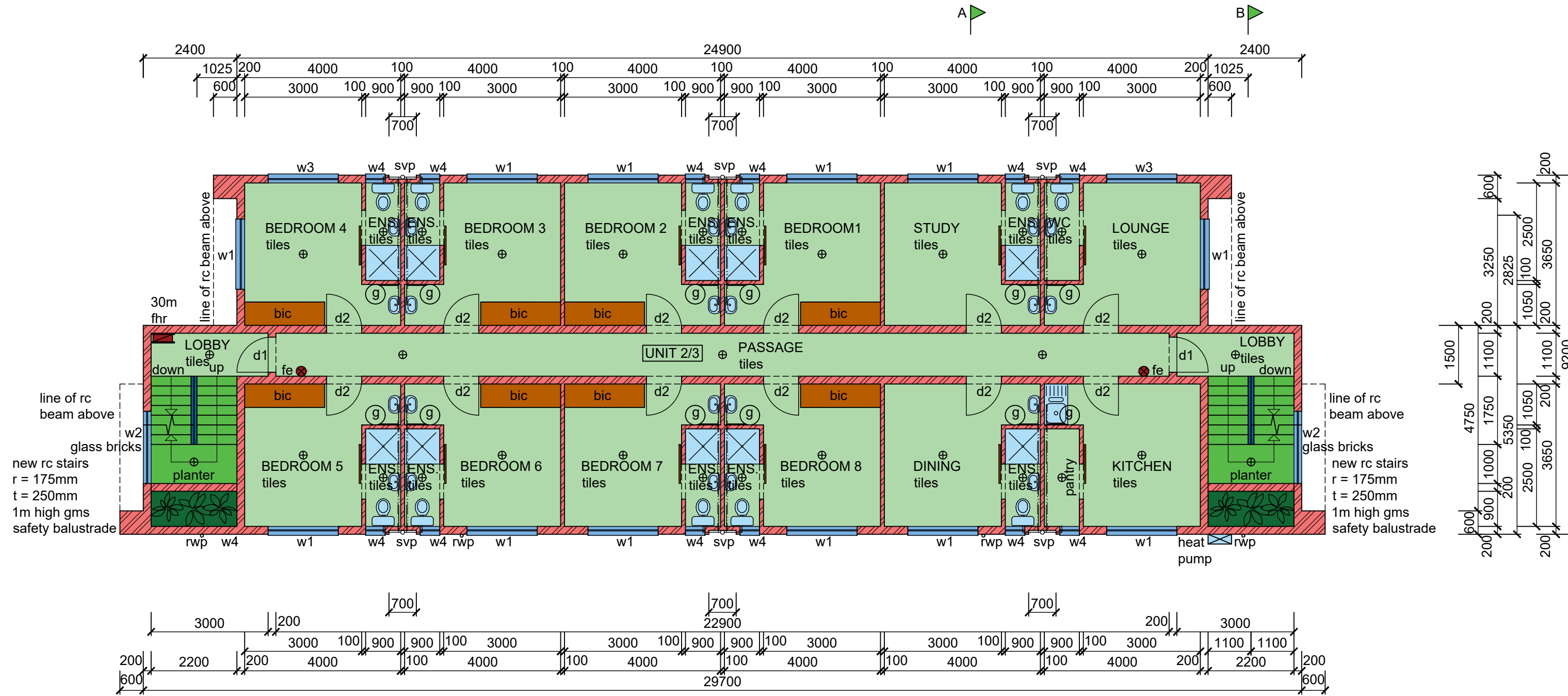
WINDOW AND DOOR SCHEDULE

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

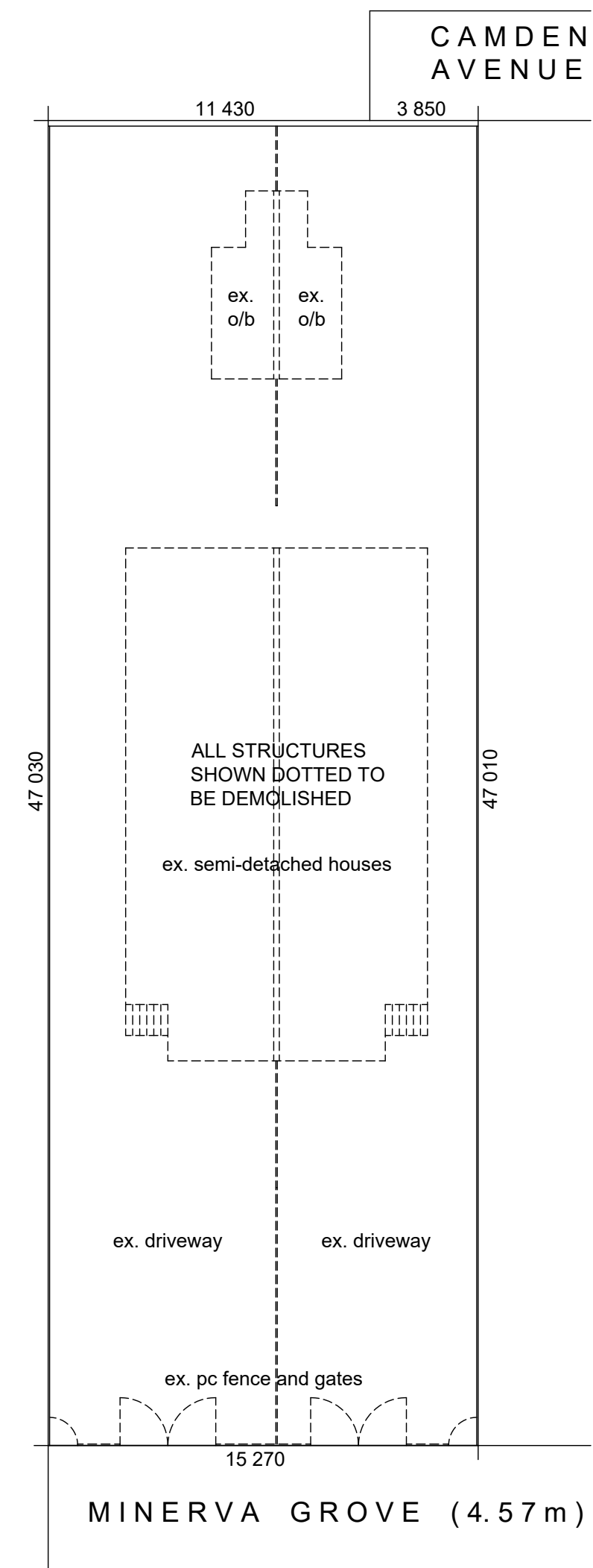
new timber/aluminium windows to have thermal break framing
 all shower cubicles to have 6.3mm tsg

SCHEDULE OF AREAS

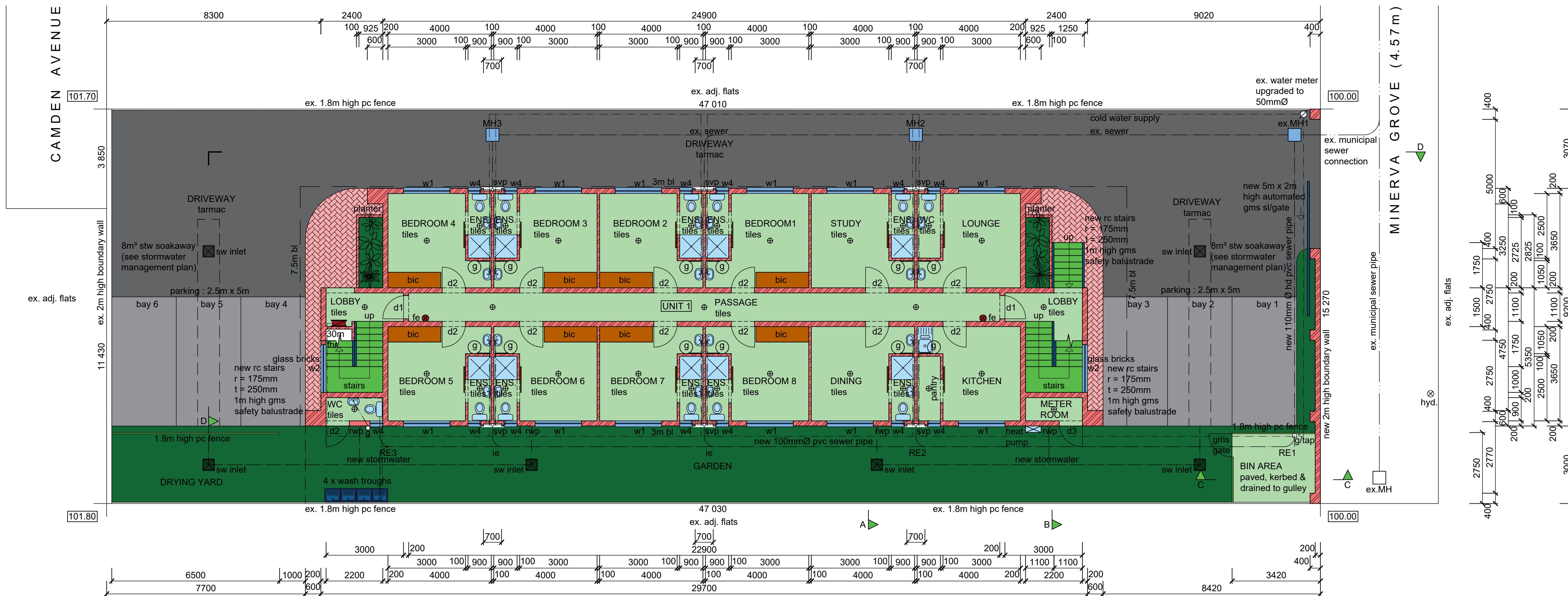
site area	718.00	m ²
coverage allowed(50%)	359.00	m ²
TOTAL COVERAGE	260.55	m ²
f.a.r allowed(1.2)	861.60	m ²
TOTAL F.A.R	723.01	m ²
ground storey	260.55	m ²
first storey	231.23	m ²
second storey	231.23	m ²
Total	723.01	m ²
Total no. of units	3	
Parking provided	6 bays	



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

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

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

GRAHAM BRAUM
 ARCHITECTURAL DESIGNER
 Pr. S. Arch. T
 Reg. No. ST0010
 360 Umbilo Road Durban 4001
 Tel. : 031-2054142 Cell : 082 454 0441
 Email : gpbdesigners@gmail.com

SCALE : 1 : 100 / 1 : 200
 CHECKED : G. P. BRAUM
 DRAWN/DESIGNED : M. R. AZMUTH
 DATE : NOVEMBER 2021
 Drawing No. : 6665/21/1 of 2-rev2