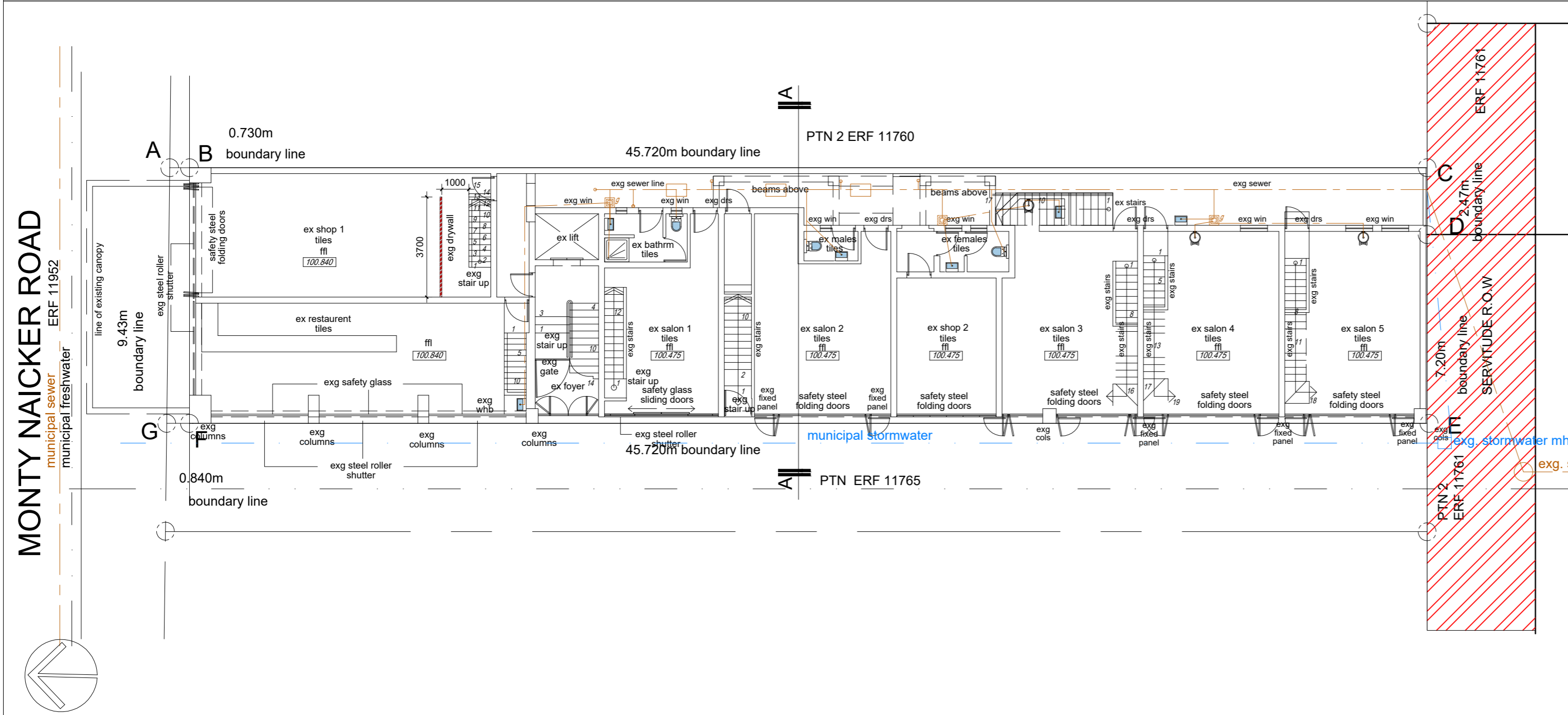


SITE PLAN SCALE 1:100



GROUND STOREY SCALE 1:100

FIRE NOTES:

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- Smoke ventilation systems to comply with T4.42 of SANS 10400:2011.
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- ALL NEW DOORS TO BE FIRE ESCAPE DOORS WITH 2 HR FIRE RATING TO COMPLY WITH SANS PART T
- ALL NEW EXTERNAL BRICKWORK TO BE MINIMUM 30 MINUTES FIRE RESISTANCE
- ALL NEW WALLS TO BE MIN. 140mm FIRE WALLS TO THE UNDERSIDE OF SLAB/BEAM/ROOF TO ENGINEERS DETAIL

LEGEND

	30 METER FIRE HOSE REEL
	4.5kg DCP/9kg DCP FIRE EXTINGUISHER
	650 TWIN BOOSTER + PRESSURE GAUGE
	650 FIRE HYDRANT

GENERAL
 1. ALL WORK TO COMPLY WITH N.B.R. AND STANDARD ACTS SANS 10400
 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED
 3. SAFETY GLASS TO BE USED WITHIN 300MM OF FFF-STRUCTURE
 ALL CLAZING TO COMPLY WITH PART NNG & NNS OF SANS 10400 1910 & SABS 0137

VELOCITY MAX. 0.5m/s, MIN 0.2m/s
 4 ALL ROOMS TO HAVE 10% NATURAL LIGHT
 ALL PASSAGES, TOILETS AND KITCHENS TO HAVE MIN 160 LUX.
 1. ALL STRUCTURAL WORK TO PROF. ENG. DETS
 2. ALL EXCAVATION AND FILLING TO PROF. ENG. DETAIL
 3. RC FLOOR SLABS AND BEAMS TO PROF. ENG. DETAIL
 4. PC LINTELS TO ALL NON BEAM OPENINGS

Ø 100 PVC SEWER PIPE @ MIN 1:60 FALL
 Ø 100 PVC STORMWATER PIPE @ MIN 1:60 FALL
 Ø100 upvc heavy duty pipe encased in concrete where any structure passes over sewer & stormwater lines being protected from any loads imposed on the drain
 written dimensions to be taken in preference to scaling
 N.G.L. is in approx. position

PROPERTY DESCRIPTION		
Erf/ Portion	: PTN 1 OF ERF 11760	Site Area : 434m ²
Township	: Durban Central	
Site Address	: 211 Monty Naicker Road	
ZONING & LAND USE INFORMATION		
Authority	: Ethekwini	Zoning : h2
Floor Area Ratio	: 8.0	Permissible : 3472m ²
Coverage	: N/A	
Height Of Building	: N/A	
Parking	: Max 450 bays	
Coverage		
Existing Coverage	: 395m ²	
Existing Covered Verandah	: 7.50 m ²	
No New Coverage Added		
FAR		
Existing FARGround Floor	: 395m ²	
Existing FARMezzanine Floor	: 335m ²	
Existing FARFirst Floor	: 337m ²	
Existing FARSecond Floor	: 337m ²	
Existing FARThird Floor	: 337m ²	
Total existing FAR (All Floors)	: 1741m ²	
No New FAR Added		

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AUTHORS NAME : WENDLE DWAINA NAIDOO
SACAP REGISTRATION NUMBER PRARCH4016755
CATEGORY TYPE : PROFESSIONAL ARCHITECT
AUTHOR SIGNATURE:

CLIENT SIGN:

CLIENT: RANDSILVER INVESTMENTS (PROPRIETARY)
 LIMITED NO. 93/00864/07

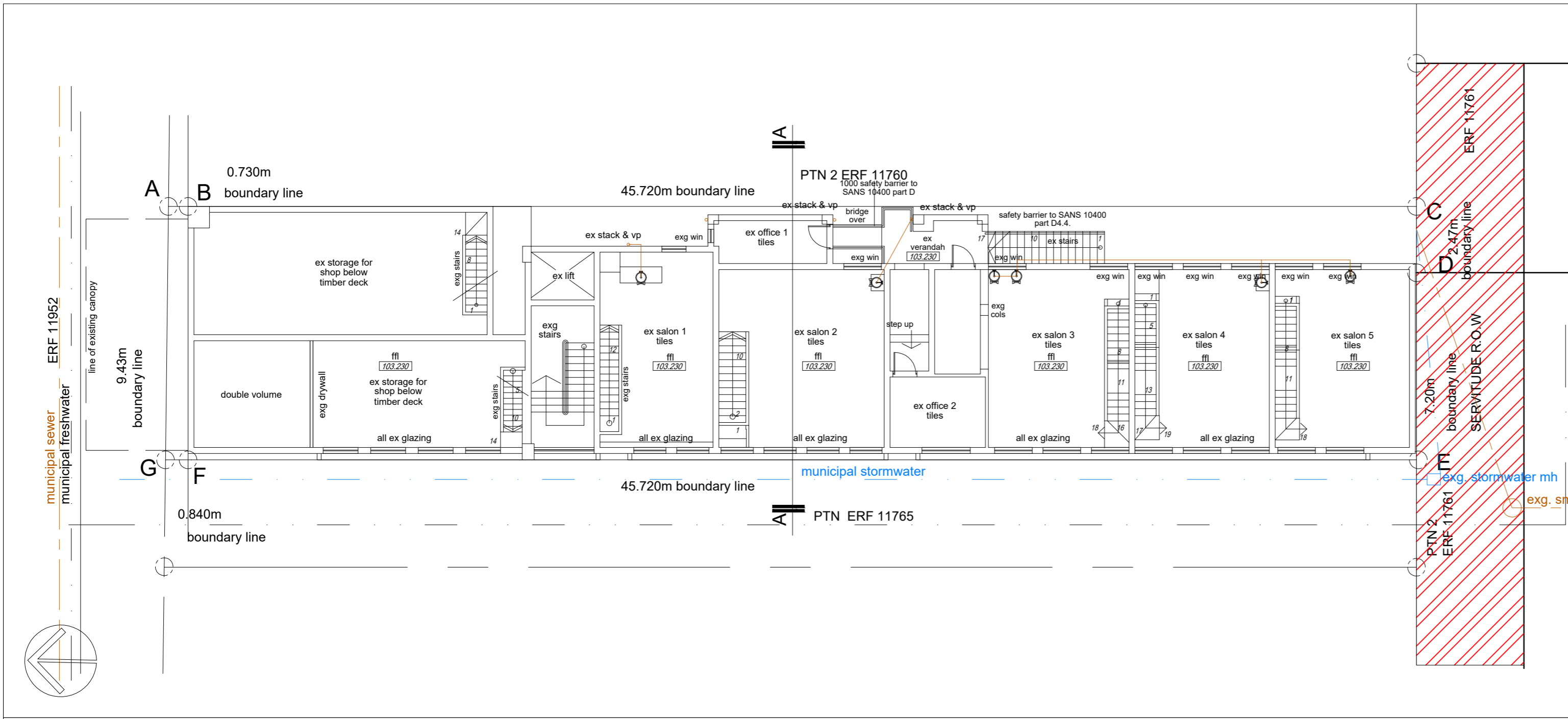
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PROJECT: EXISTING OFFICES CONVERTED TO NEW BOARDING HOUSE OF REM OF PORTION 1 OF ERF 11760 ON 211 MONTY NAICKER ROAD, DURBAN

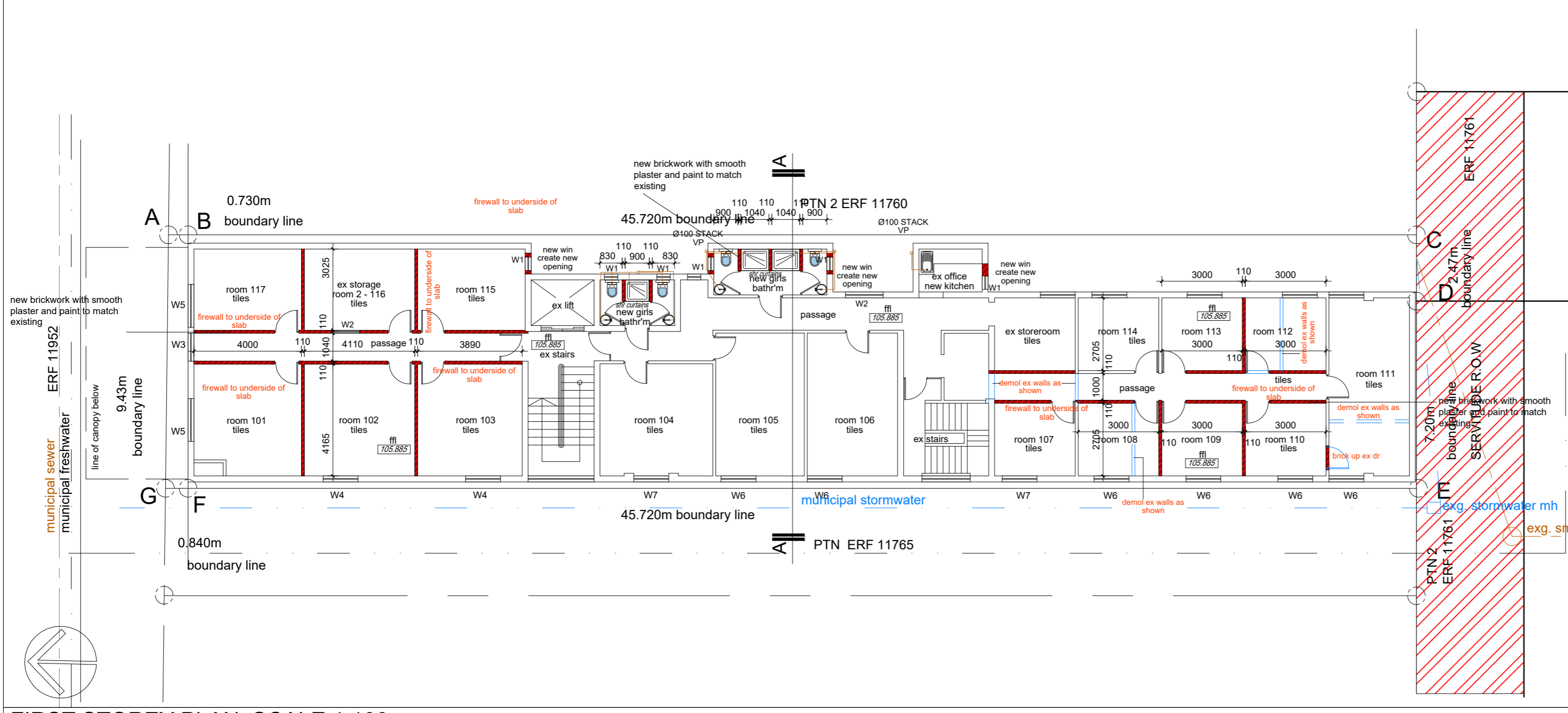
DRAWING TITLE: SITE PLAN & FLOOR PLANS

SCALE	1:100	DATE	04/13/2022
PROJECT CO-ORDINATOR	N.G		
ISSUE STATUS	SUBMISSION		
JOB NO:	TYPE:	DWG NO:	REVISION:
001	H2	001	000

AREA SCHEDULE



MEZZANINE STOREY PLAN SCALE 1:100



FIRST STOREY PLAN SCALE 1:100

- NOTES**
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 - ALL NEW WALLS TO BE MIN. 140mm FIRE WALLS TO THE UNDERSIDE OF SLAB/BEAM/ROOF TO ENGINEERS DETAIL
- Ø22/15mm copper pipe (hot water)
 - Ø22/15mm copper pipe (cold water)
 - water meter
 - heat pump
 - geyser
 - 50% heating from solar panels on roof
- N.B** Only a Durban ticket registered plumbing contractor is to perform plumbing installations and comply with municipality water supply bylaws

LEGEND

	30 METER FIRE HOSE REEL
	4.5kg DCP/9kg DCP FIRE EXTINGUISHER
	65Ø TWIN BOOSTER + PRESSURE GAUGE
	65Ø FIRE HYDRANT

CLIENT SIGN.

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SACAP REGISTRATION NUMBER PRARCH44016755
CATEGORY TYPE : PROFESSIONAL ARCHITECT
AUTHOR SIGNATURE:

CLIENT: RANDSILVER INVESTMENTS (PROPRIETARY) LIMITED NO. 93/00864/07

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N.G.L. is in approx. position

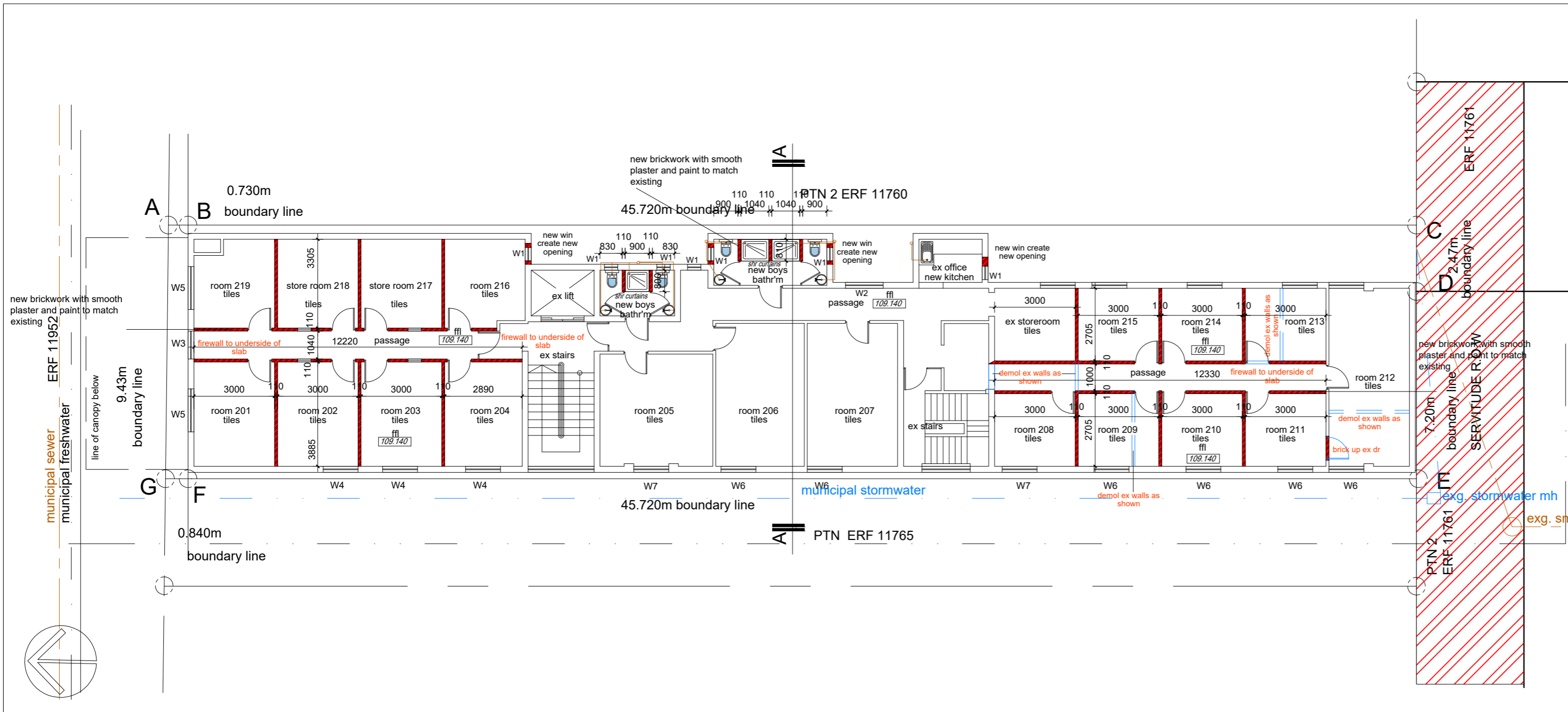
PROJECT: EXISTING OFFICES CONVERTED TO NEW BOARDING HOUSE OF REM OF PORTION 1 OF ERF 11760 ON 211 MONTY NAICKER ROAD, DURBAN

DRAWING TITLE: FLOOR PLANS

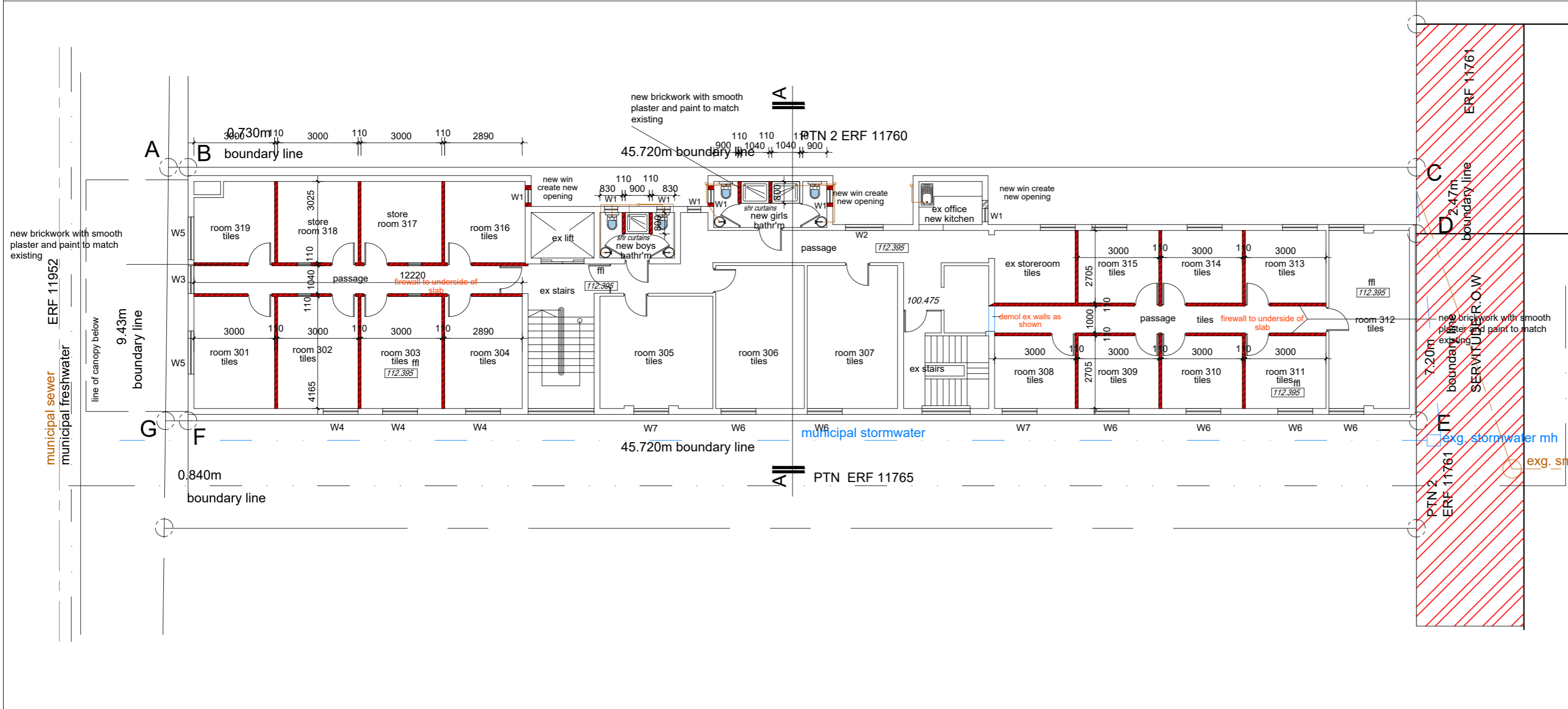
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SCALE	1:100	DATE	04/13/2022
PROJECT CO-ORDINATOR	N.G		
ISSUE STATUS	SUBMISSION		
JOB NO:	TYPE:	DWG NO:	REVISION:
001	H2	002	000

NOTES



SECOND STOREY PLAN SCALE 1:100



THIRD STOREY PLAN SCALE 1:100

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LEGEND

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	650 TWIN BOOSTER + PRESSURE GAUGE
	650 FIRE HYDRANT

GENERAL

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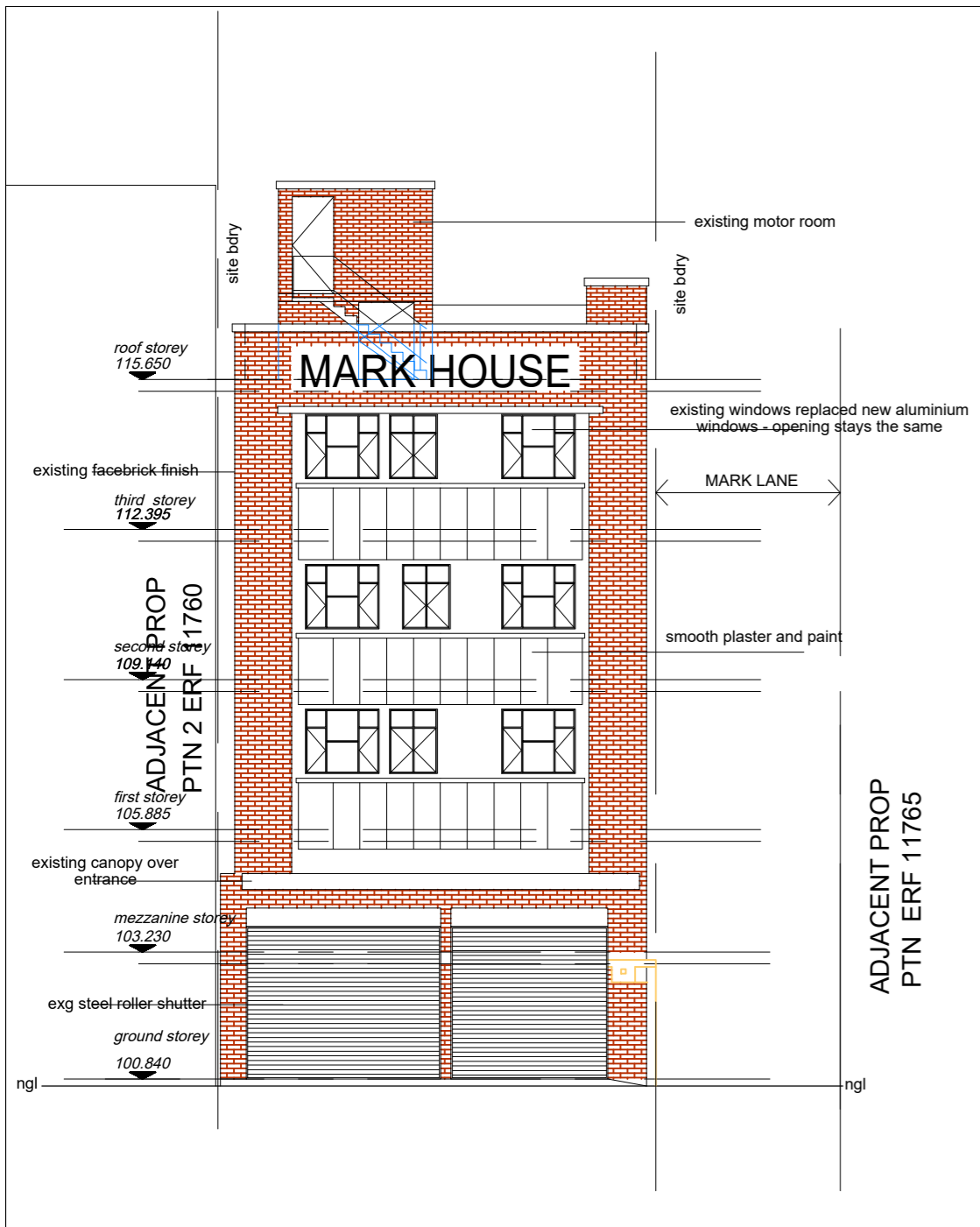
PROJECT:
EXISTING OFFICES CONVERTED TO NEW BOARDING HOUSE OF REM OF PORTION 1 OF ERF 11760 ON 211 MONTY NAICKER ROAD, DURBAN

DRAWING TITLE:
FLOOR PLANS AND ELEVATION

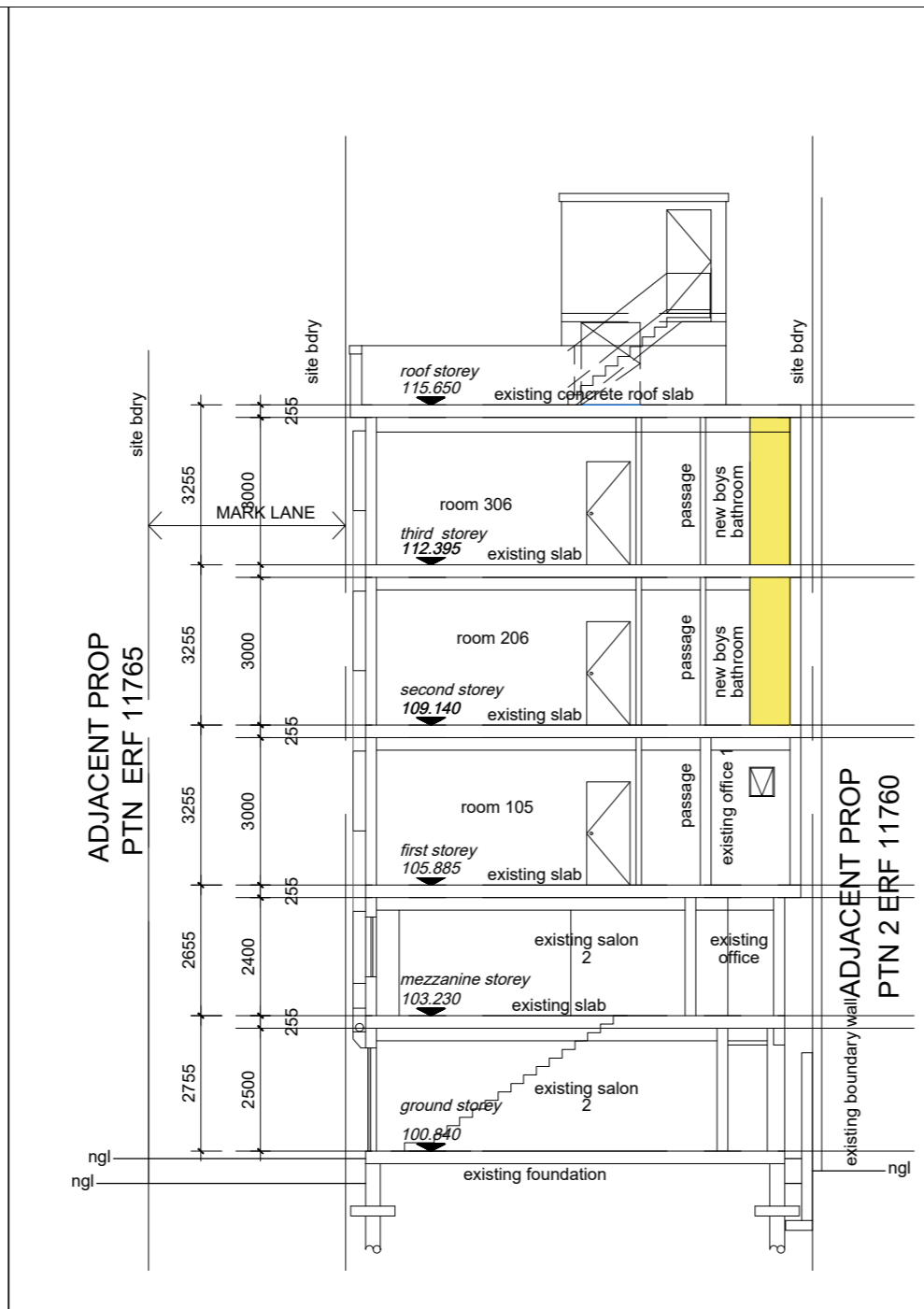
SCALE	1:100	DATE	04/13/2022
PROJECT CO-ORDINATOR	N.G		
ISSUE STATUS	SUBMISSION		
JOB NO:	TYPE:	DWG NO:	REVISION:
001	H2	003	000

NOTES

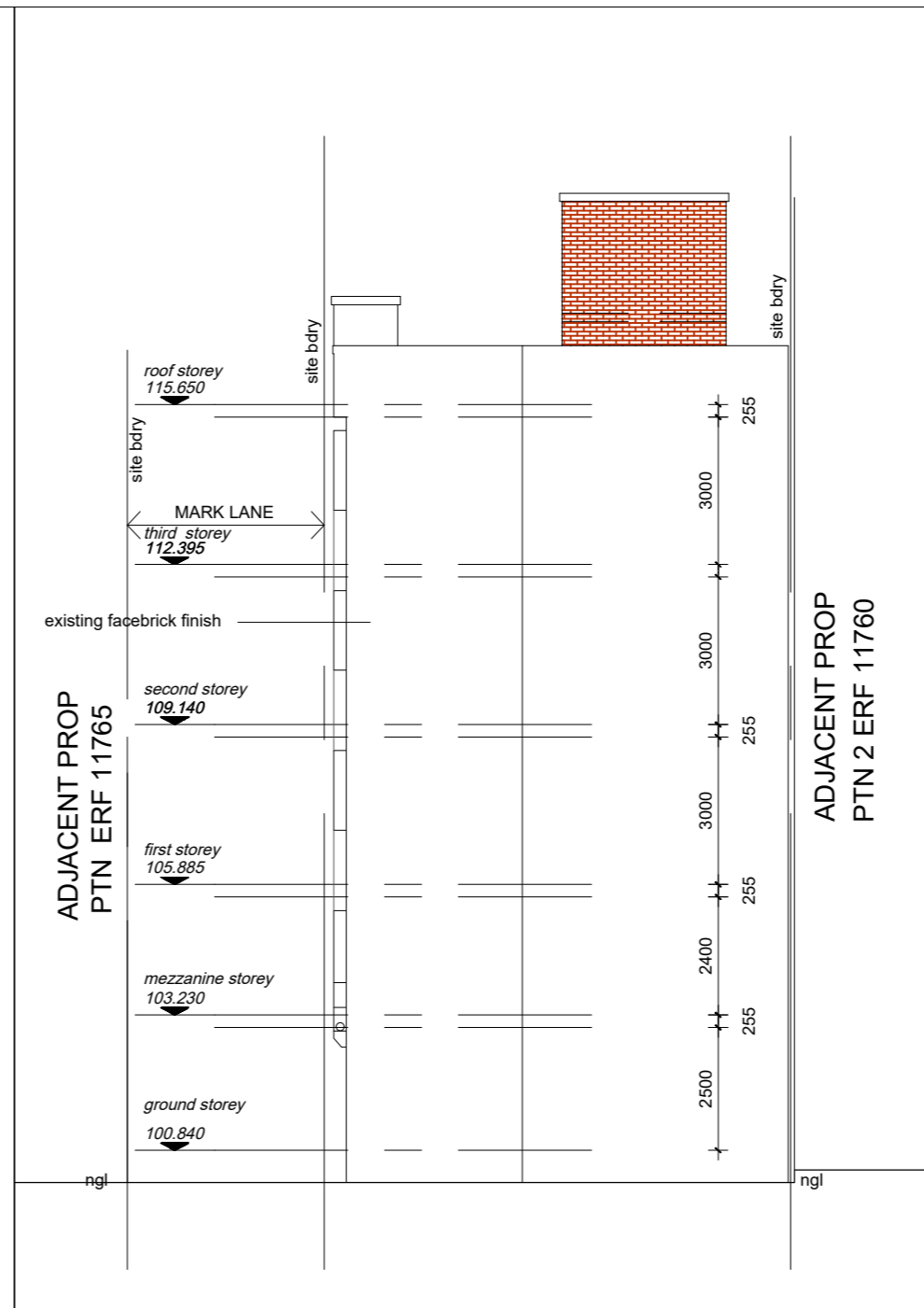
THIS PREMISES TO COMPLY WITH ACCOMMODATION, ESTABLISHMENT BY LAWS



NORTH ELEVATION SCALE 1:100



SECTION A-A SCALE 1:100



NORTH ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100

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water meter
heat pump
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50% heating from solar panels on roof

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LEGEND

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CLIENT SIGN.

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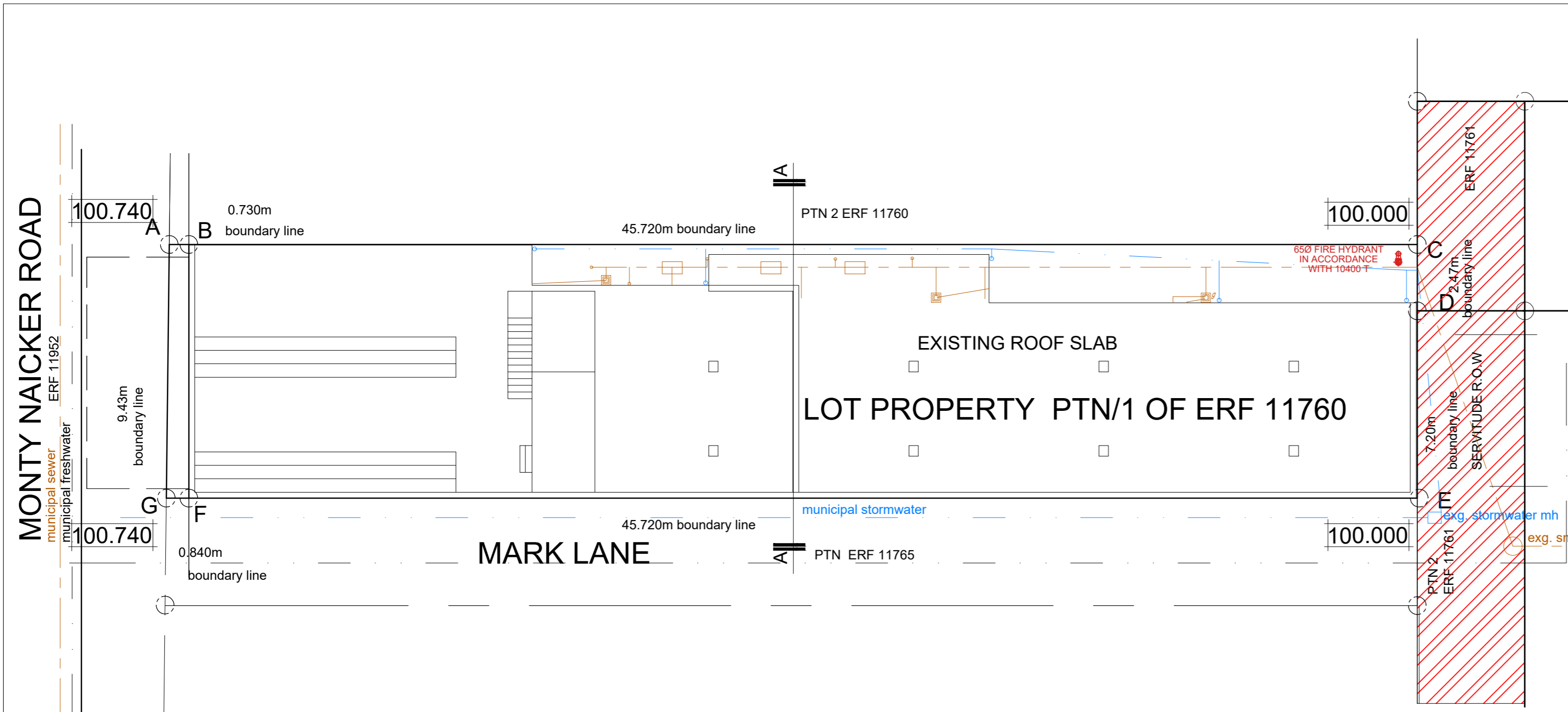
PROJECT:
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DRAWING TITLE:
ELEVATIONS, SECTIONS WINDOW SCHEDULE

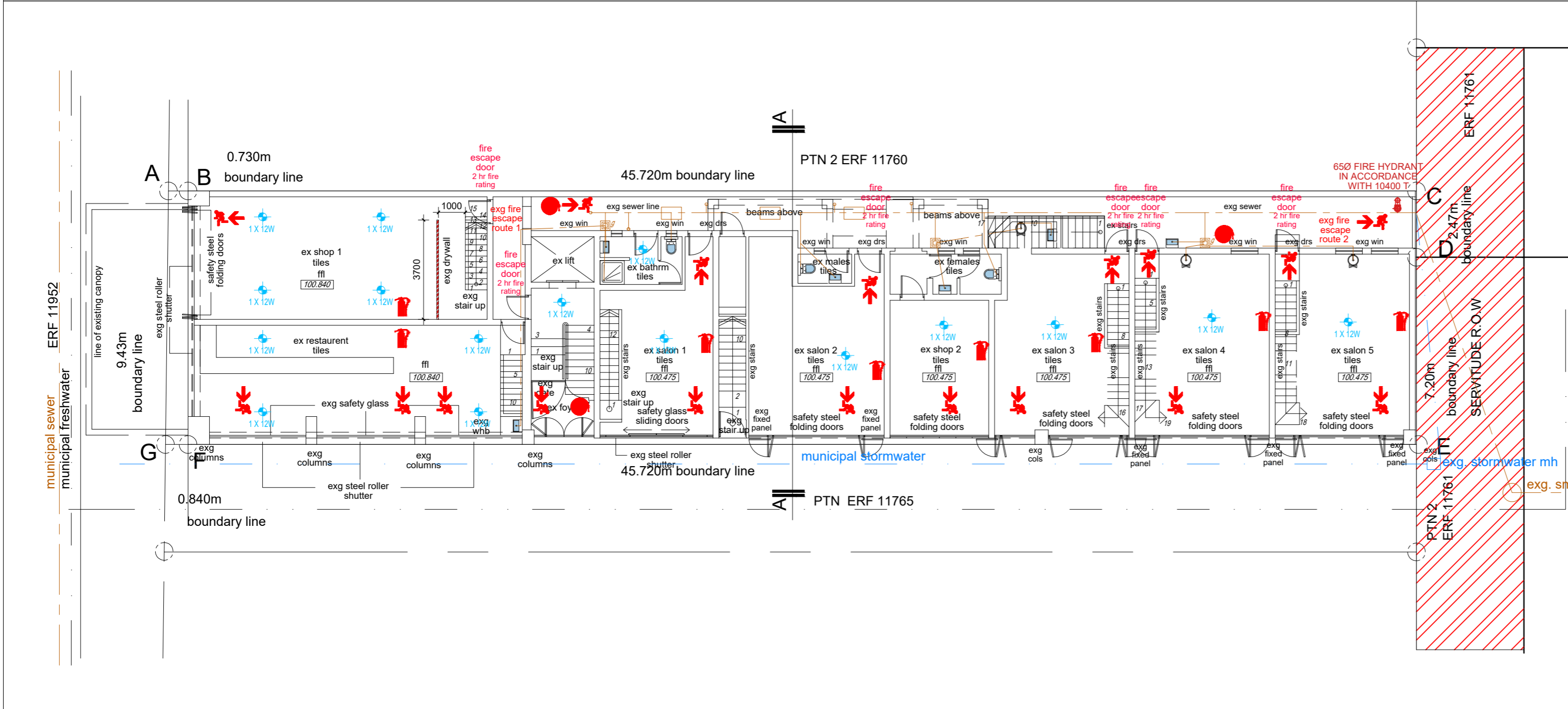
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001	H2	004	000

NOTES



WATER RETICULATION AND FIRE SITE PLAN SCALE 1:100



WATER RETICULATION AND FIRE GROUND STOREY PLAN SCALE 1:100

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LEGEND

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- ALL ROOMS TO HAVE 10% NATURAL LIGHT
- ALL PASSAGES, TOILETS AND KITCHENS TO HAVE MIN 160 LUX
- PC LINTELS TO ALL NON BEAM OPENINGS

DRAINAGE
all sanitary fittings to be trapped in accordance with local authority by -laws
inspection eyes to be provided at all bends, junctions and change in direction
all gully surrounds and manhole covers to be 75mm above grd. anchor blocks to be provided where gradient exceeds 1:5

ENERGY EFFICIENCY
all work to comply with sans 10400 part xa
all hot water pipes to be installed with insulation with a minimum R value of 1.0
cold water pipes 1.0m front geyser to be installed with insulation with a minimum R value of 1.0
no under floor heating
all walls to comply with sans 10400 part xa

ALL WORK TO COMPLY WITH SANS 10252 WATER SUPPLY AND DRAINAGE FOR BUILDING.
ALL WORK TO COMPLY WITH SANS 10254 THE INSTALLATION, MAINTAINENCE, REPLACEMENT AND REPAIR OF FIXED ELECTRIC WATER HEATING SYSTEM

CLIENT SIGN:

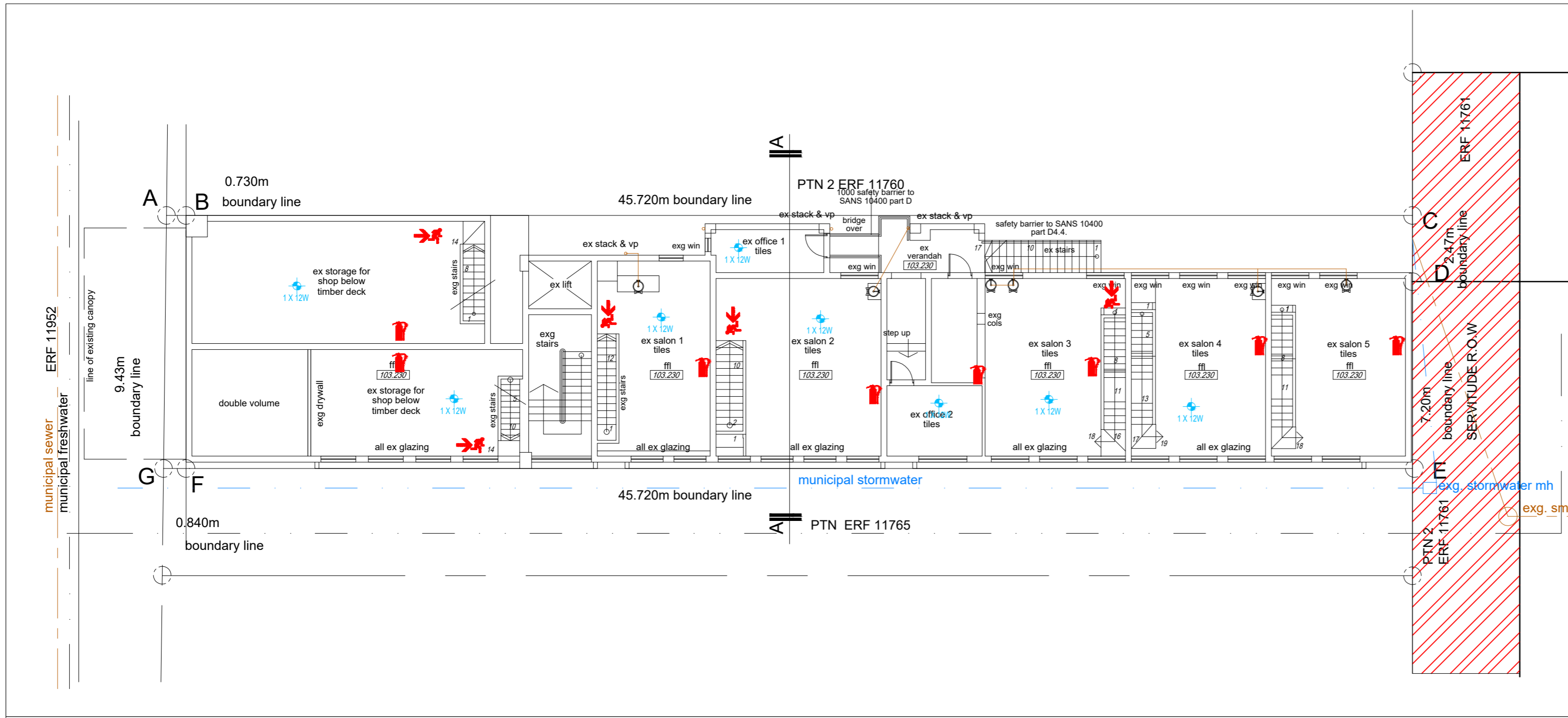
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Durban
4037

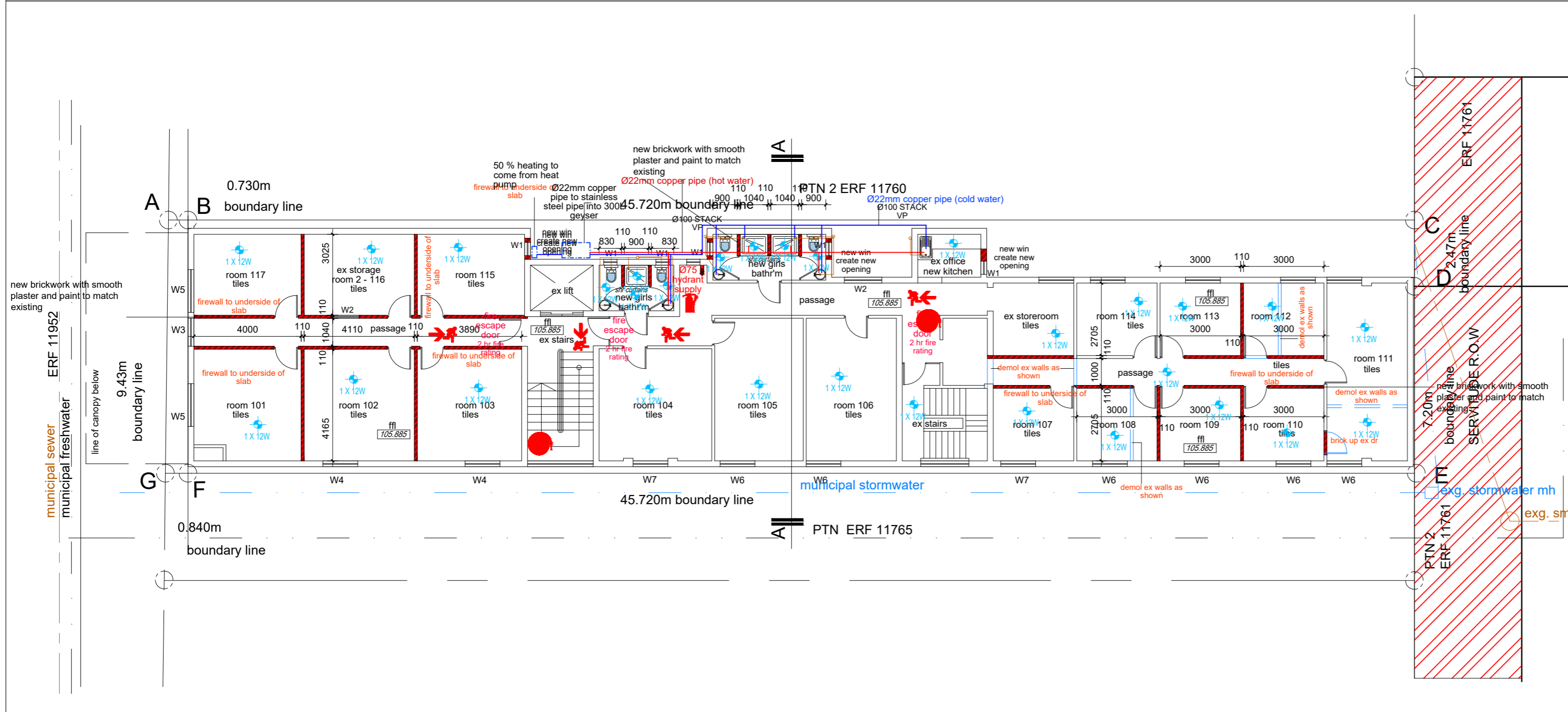
PROJECT:
EXISTING OFFICES CONVERTED TO NEW BOARDING HOUSE OF REM OF PORTION 1 OF ERF 11760 ON 211 MONTY NAICKER ROAD, DURBAN

DRAWING TITLE:
FLOOR PLANS WATER RETICULATION AND FIRE

SCALE	1:100	DATE	04/13/2022
PROJECT CO-ORDINATOR	N.G		
ISSUE STATUS	SUBMISSION		
JOB NO:	TYPE:	DWG NO:	REVISION:
001	H2	005	000



WATER RETICULATION AND FIRE MEZZANINE STOREY PLAN SCALE 1:100



WATER RETICULATION AND FIRE FIRST STOREY PLAN SCALE 1:100

NOTES
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 This drawing must be read in conjunction with all other architects detail and engineers drawings, schedules and specifications.

FIRE NOTES:

- OCCUPANCY CLASSIFICATIONS : H2
- Safety distances to comply with T.4.2 of SANS 10400:2011.
- Fire performance to comply with 4.5 of SANS 10400:2011
- All Occupancy and Division Separating Elements to comply with T4.6 of SANS 10400.2011.
- Fire Stability of Structural Elements and/or Components to comply with T4.7 of SANS 10400.2011.
- All Tenancy Separating Elements to comply with T4.8 of SANS 10400.2011.
- Protection of Openings to comply with T4.10 of SANS 10400.2011
- Provision of Escape Routes to comply with T4.16 of SANS 10400.2011.
- Provision of Feeder Routes to comply with T4.18 of SANS 10400.2011.
- Emergency Routes to comply with T4.19, T4.20 & T4.21 of SANS 10400.2011.
- Stairways to comply with T4.23 of SANS 10400.2011.
- Pressurization of emergency routes to comply with T4.25 of SANS 10400.2011.
- Fire Signage to comply with T4.29 and T4.32 of SANS 10400.2011.
- Fire alarm and detection system to comply with T4.31 of SANS 10400.2011
- Water Reticulation for Fire-Fighting Purposes to comply with T4.33 & WW 5 of SANS 10400.2011.
- Fire Hose Reels to comply with T4.34 of SANS 10400.2011.
- Fire Hydrants to comply with T4.35 of SANS 10400.2011.
- Fire Extinguishers to comply with T4.37 of SANS 10400.2011.
- Smoke ventilation systems to comply with T4.42 of SANS 10400.2011.
- Parking Garages to comply with T4.50 of SANS 10400.2011.
- Access for Fire Fighting and Rescue Purposes to comply with T4.54 of SANS 10400.2011.
- Presumed fire resistance of building materials & components to comply with T4.55 of SANS 10400.2011.
- Building materials to comply with T4.56 of SANS 10400.2011.

LEGEND

	30 METER FIRE HOSE REEL
	4.5kg DCP/9kg DCP FIRE EXTINGUISHER
	650 TWIN BOOSTER + PRESSURE GAUGE

GENERAL

- ALL WORK TO COMPLY WITH N.B.R. AND STANDARD ACTS SANS 10400
- ALL DIMENSIONS AND LEVELS TO BE CHECKED
- SAFETY GLASS TO BE USED WITHIN 300MM OF FFL
- ALL CLAZING TO COMPLY WITH PART NN2 & NN3 OF SANS 10400 1910

VELOCITY MAX. 0.5m/s, MIN 0.2m/s

- ALL ROOMS TO HAVE 10% NATURAL LIGHT
- ALL PASSAGES, TOILETS AND KITCHENS TO HAVE MIN 160 LUX
- STRUCTURAL WORK TO PROF. ENG. DETS
- EXCAVATION AND FILLING TO PROF. ENG. DETAIL
- RC FLOOR SLABS AND BEAMS TO PROF. ENG. DETAIL
- PC LINTELS TO ALL NON BEAM OPENINGS

DRAINAGE
 all sanitary fittings to be trapped in accordance with local authority by -laws
 inspection eyes to be provided at all bends, junctions and change in direction
 all gully surrounds and manhole covers to be 75mm above grd. anchor blocks to be provided where gradient exceeds 1:5

ENERGY EFFICIENCY
 all work to comply with sans 10400 part xa
 all hot water pipes to be installed with insulation with a minimum R value of 1.0
 cold water pipes 1.0m front geyser to be installed with insulation with a minimum R value of 1.0
 no under floor heating
 all walls to comply with sans 10400 part xa

ALL WORK TO COMPLY WITH SANS 10252 WATER SUPPLY AND DRAINAGE FOR BUILDING.
ALL WORK TO COMPLY WITH SANS 10254 THE INSTALLATION, MAINTAINENCE, REPLACEMENT AND REPAIR OF FIXED ELECTRIC WATER HEATING SYSTEM

CLIENT SIGNATURE:

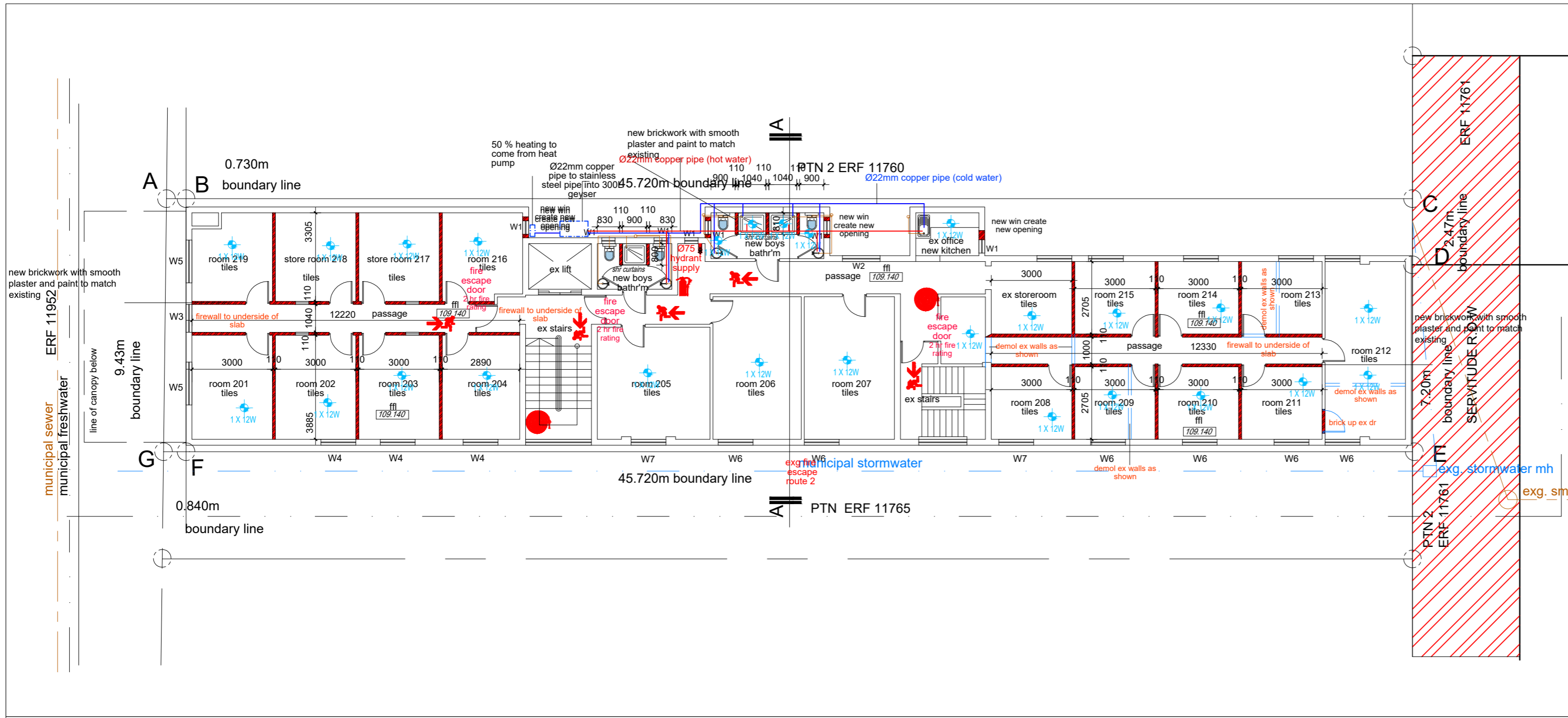
CLIENT:
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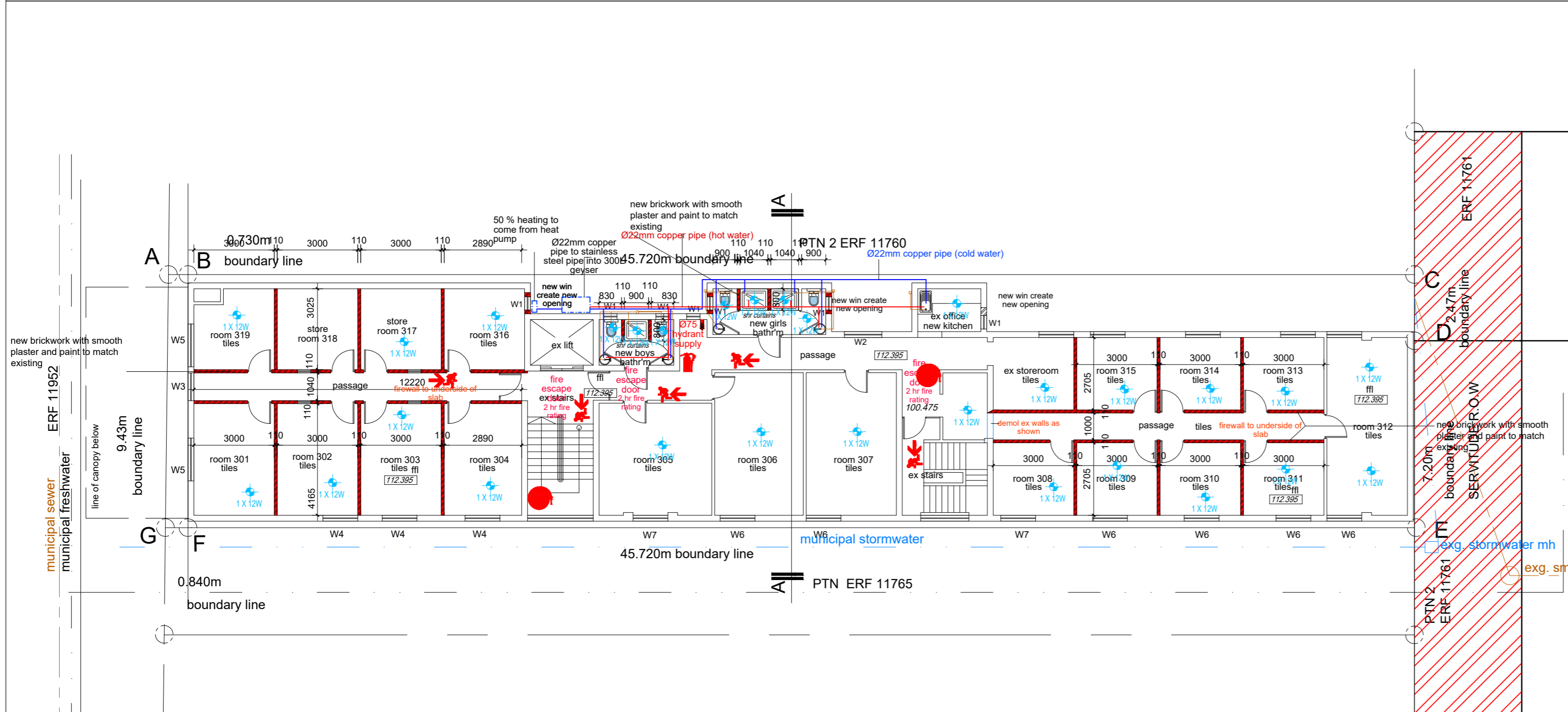
PROJECT:
 EXISTING OFFICES CONVERTED TO NEW BOARDING HOUSE OF REM OF PORTION 1 OF ERF 11760 ON 211 MONTY NACKER ROAD, DURBAN

DRAWING TITLE:
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001	H2	006	000



WATER RETICULATION AND FIRE SECOND STOREY PLAN SCALE 1:100



WATER RETICULATION AND FIRE THIRD STOREY PLAN SCALE 1:100

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LEGEND

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	650 TWIN BOOSTER + PRESSURE GAUGE
	650 FIRE HYDRANT

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