

**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
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- 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
- 650 FIRE HYDRANT

**NOTES:**

- 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

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

**GENERAL**

- ALL WORK TO COMPLY WITH N.B.R. AND ALL ROOMS TO HAVE 10% NATURAL LIGHT STANDARD ACTS SANS 10400
- ALL DIMENSIONS AND LEVELS TO BE CHECKED LUX.
- SAFETY GLASS TO BE USED WITHIN 3000mm STRUCTURE

**ALL CLAZING TO COMPLY WITH PART**

- ALL STRUCTURAL WORK TO PROF. ENG. DETS NN2 & NN3 OF SANS 10400 1910
- ALL EXCAVATION AND FILLING TO PROF. ENG. DETAIL & SABS 0137
- RC FLOOR SLABS AND BEAMS TO PROF. ENG. DETAIL
- PC LINTELS TO ALL NON BEAM OPENINGS

**SCHEDULE OF RIGHTS AND AREAS**

PROPERTY DESCRIPTION		Site Area
Erf/ Portion	: ERF 10832	: 650m <sup>2</sup>
Township	: Durban Central	
Site Address	: 115 Maud Mfusi Street	
ZONING & LAND USE INFORMATION		
Authority	: Ethekwini	Zoning : h2
Floor Area Ratio	Control	Permissible
Coverage	8.0	5200m <sup>2</sup>
Height Of Building	N/A	
Parking	N/A	Max 450 bays
Coverage		
Existing Coverage	:487.91m <sup>2</sup>	
New Coverage Added	:44.00m <sup>2</sup>	
Grand Total Coverage	:531.91m <sup>2</sup>	
FAR		
PERMISSIBLE FAR (650m <sup>2</sup> X8)	: 5200m <sup>2</sup>	
Existing FAR Ground Floor	: 460m <sup>2</sup>	
Existing FAR First Floor	: 405m <sup>2</sup>	
Existing FAR Second Floor	: 405m <sup>2</sup>	
Existing FAR Third Floor	: 405m <sup>2</sup>	
Existing FAR Fourth Floor	: 405m <sup>2</sup>	
Existing FAR Fifth Floor	: 405m <sup>2</sup>	
Existing FAR Sixth Floor	: 405m <sup>2</sup>	
Total existing FAR (All Floors)	:2890m <sup>2</sup>	
New FAR Roof Floor	: 36m <sup>2</sup>	
Grand Total FAR	: 2926 m <sup>2</sup>	
TOTAL REMAINING	: 2274 m <sup>2</sup>	

**CLIENT SIGNATURE:**

**CLIENT:** HLELO PROPERTIES PROPRIETARY LIMITED REGISTRATION NUMBER 2012/104775/07

**AUTHORS NAME :** WENDLE DWAINA NAIDOO  
**SACAP REGISTRATION NUMBER** PRARCH44016755  
**CATEGORY TYPE :** PROFESSIONAL ARCHITECT  
**AUTHOR SIGNATURE:**

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 17 Myna Crescent Parlock Durban 4037

**PROJECT:** PROPOSED DEVIATION TO AN APPROVED PLAN NUMBER : 157\_01\_17 ON ERF 10832, DURBAN CENTRAL, 115 MAUD MFUSI STREET

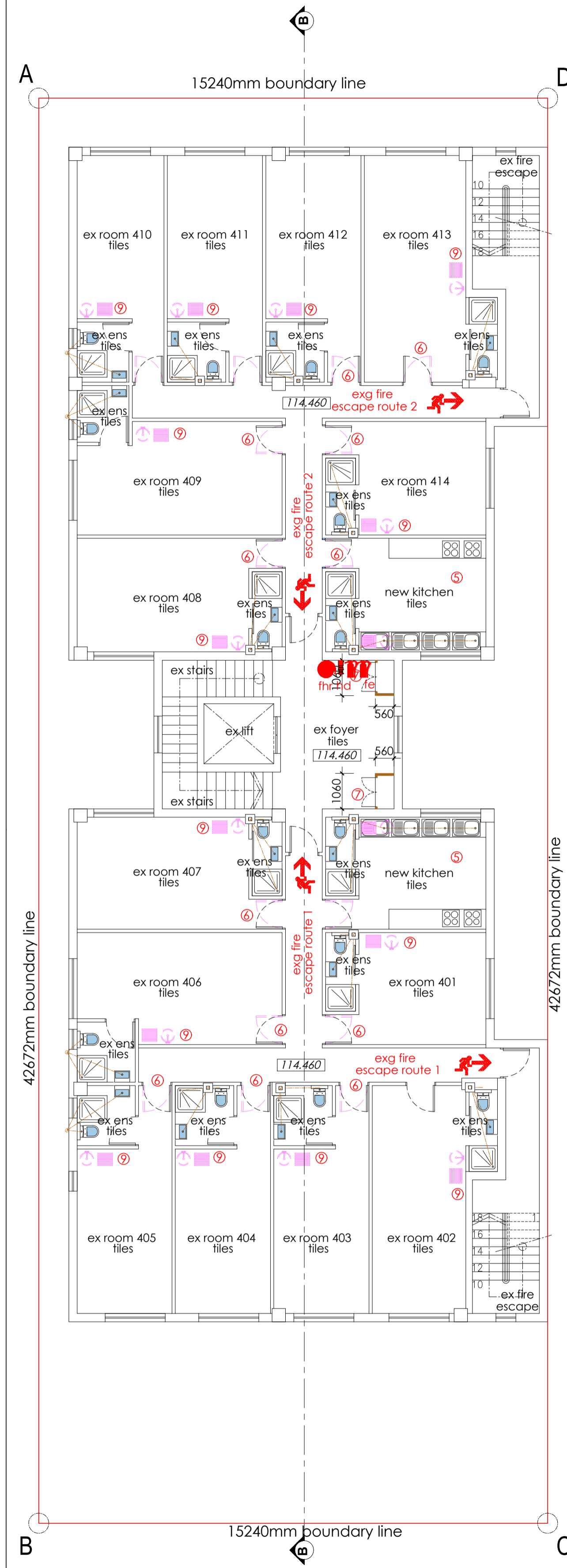
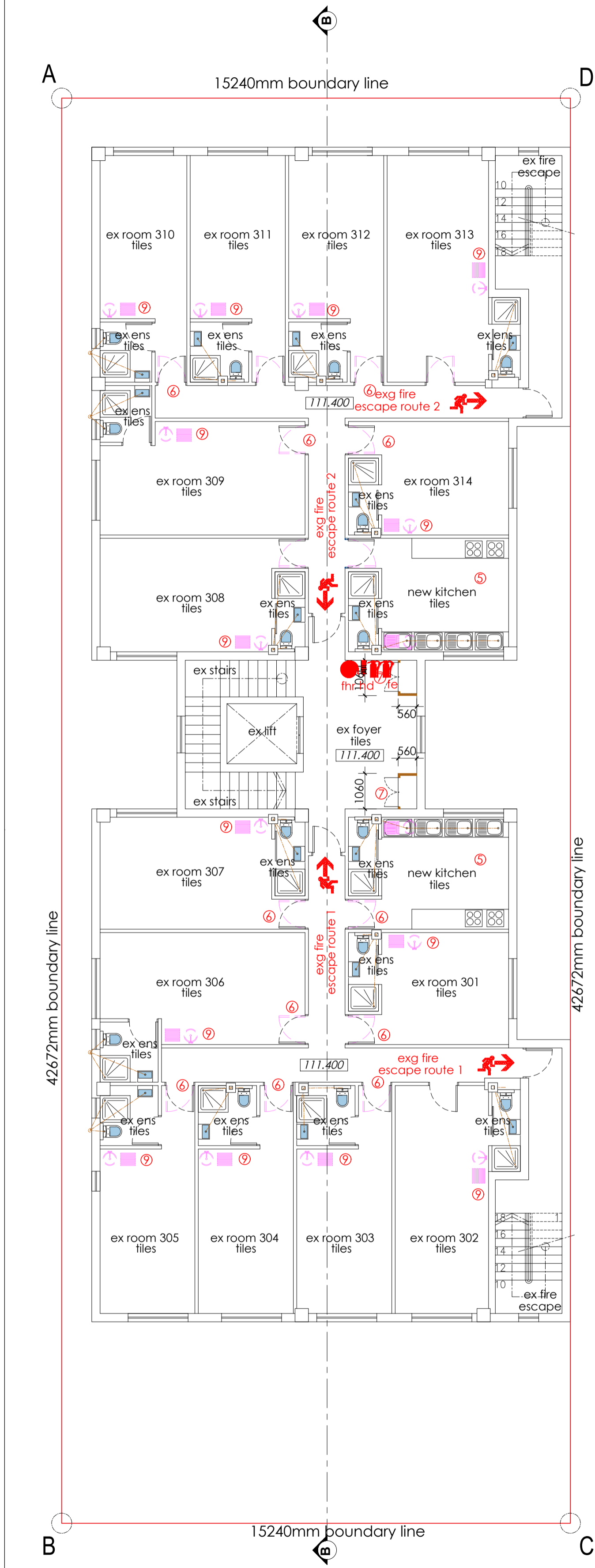
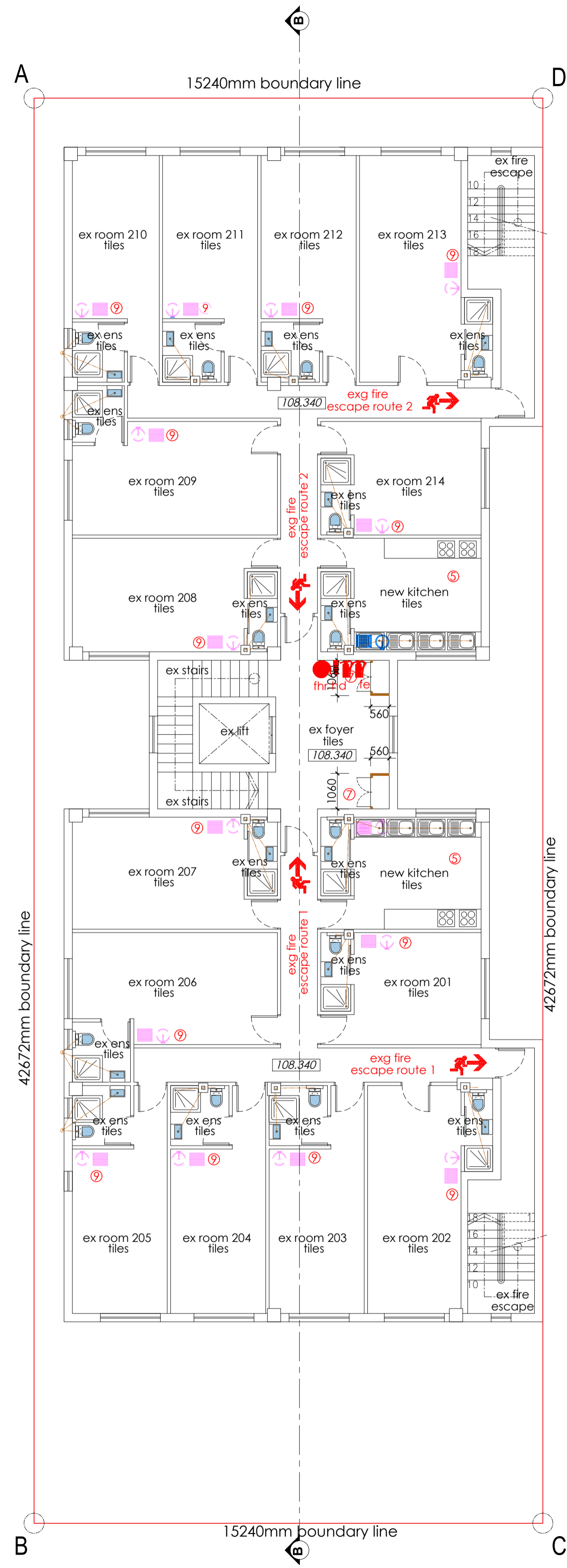
**DRAWING TITLE:** SITE PLAN & FLOOR PLANS

SCALE	DATE
1:100	04/13/2022

**PROJECT CO-ORDINATOR** N.G

ISSUE STATUS	SUBMISSION
JOB NO: 001	TYPE: H2
DWG NO: 001	REVISION: 000

- list of deviations**
- ① whole floor plan layout revised
  - ② new boundary wall
  - ③ new sub station
  - ④ new stairs & ramps
  - ⑤ room omitted, new kitchen
  - ⑥ door opening revised
  - ⑦ new service duct
  - ⑧ new laundry
  - ⑨ kitchen sink omitted
  - ⑩ basement plan is omitted
  - ⑪ walls demolished
  - ⑫ opening bricked up
  - ⑬ new windows



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**LEGEND**

	30 METER FIRE HOSE REEL
	4.5kg DCP/9kg DCP FIRE EXTINGUISHER
	65Ø TWIN BOOSTER + PRESSURE GAUGE
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- SAFETY GLASS TO BE USED WITHIN 300MM OF STRUCTURE

ALL CLAZING TO COMPLY WITH PART NN2 & NN3 OF SANS 10400 1910 & SABS 0137

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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

**list of deviations**

- whole floor plan layout revised
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**THIS PREMISES TO COMPLY WITH ACCOMMODATION, ESTABLISHMENT BY LAWS**

**NOTES**

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**DRAWING TITLE:** FLOOR PLANS

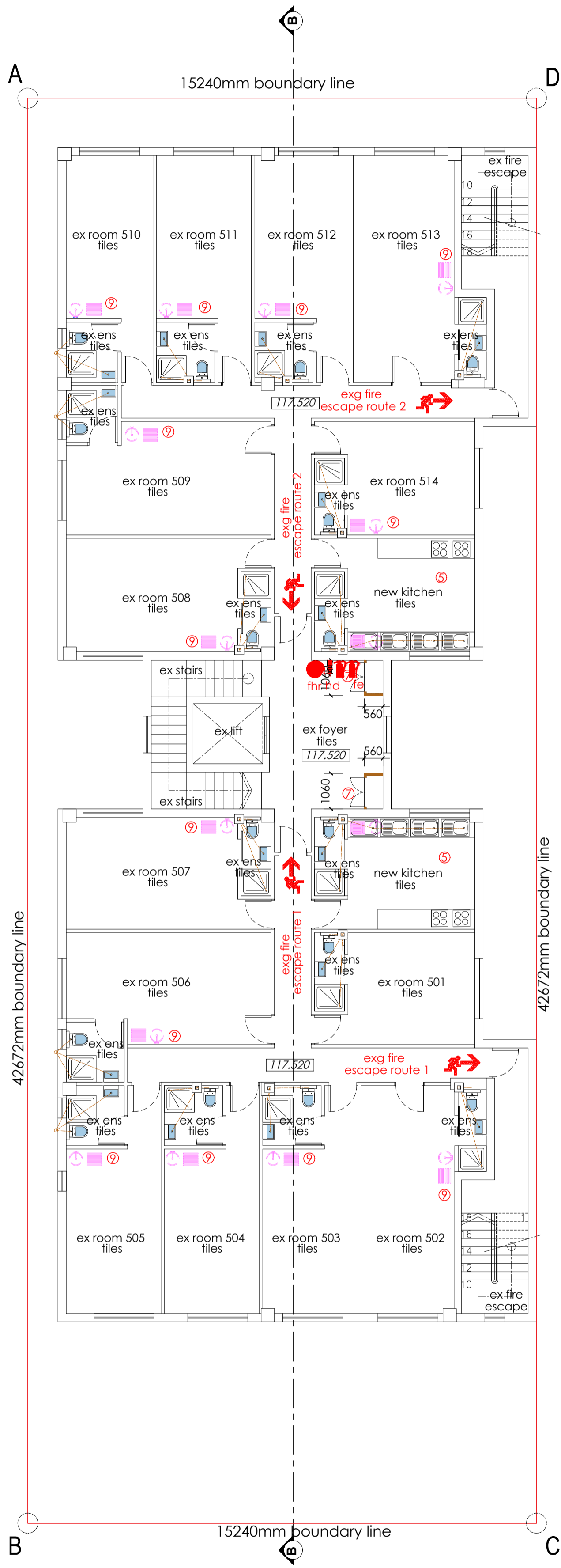
**SCALE** 1:100 **DATE** 04/13/2022

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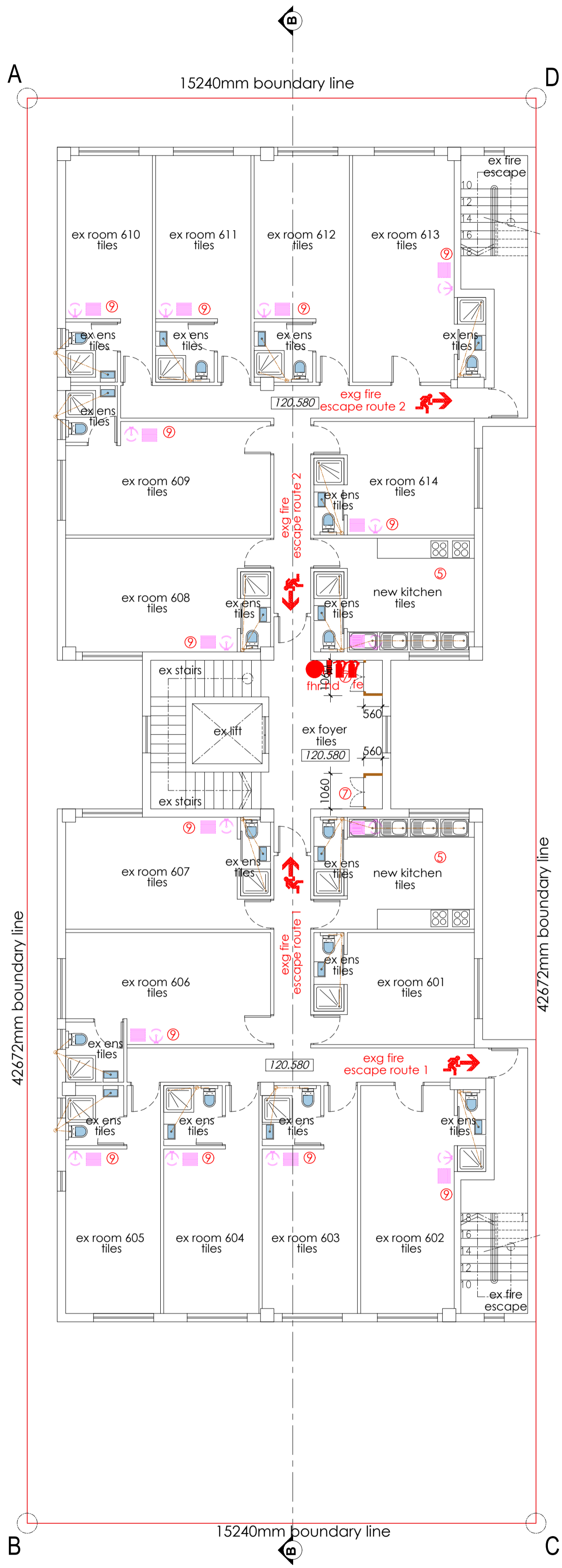
**ISSUE STATUS** SUBMISSION

JOB NO:	TYPE:	DWG NO:	REVISION:
001	H2	002	000

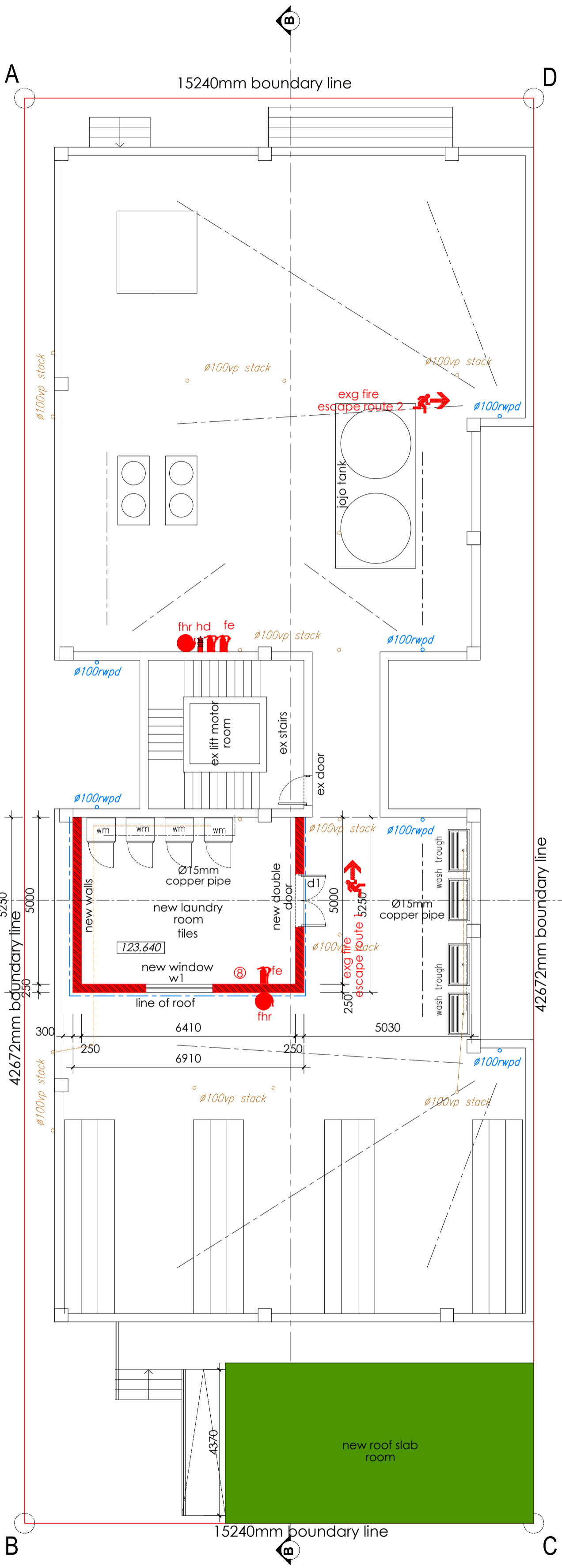
**DEVIATION LIST**



FIFTH STOREY SCALE 1:100



SIXTH STOREY SCALE 1:100



ROOF STOREY SCALE 1:100

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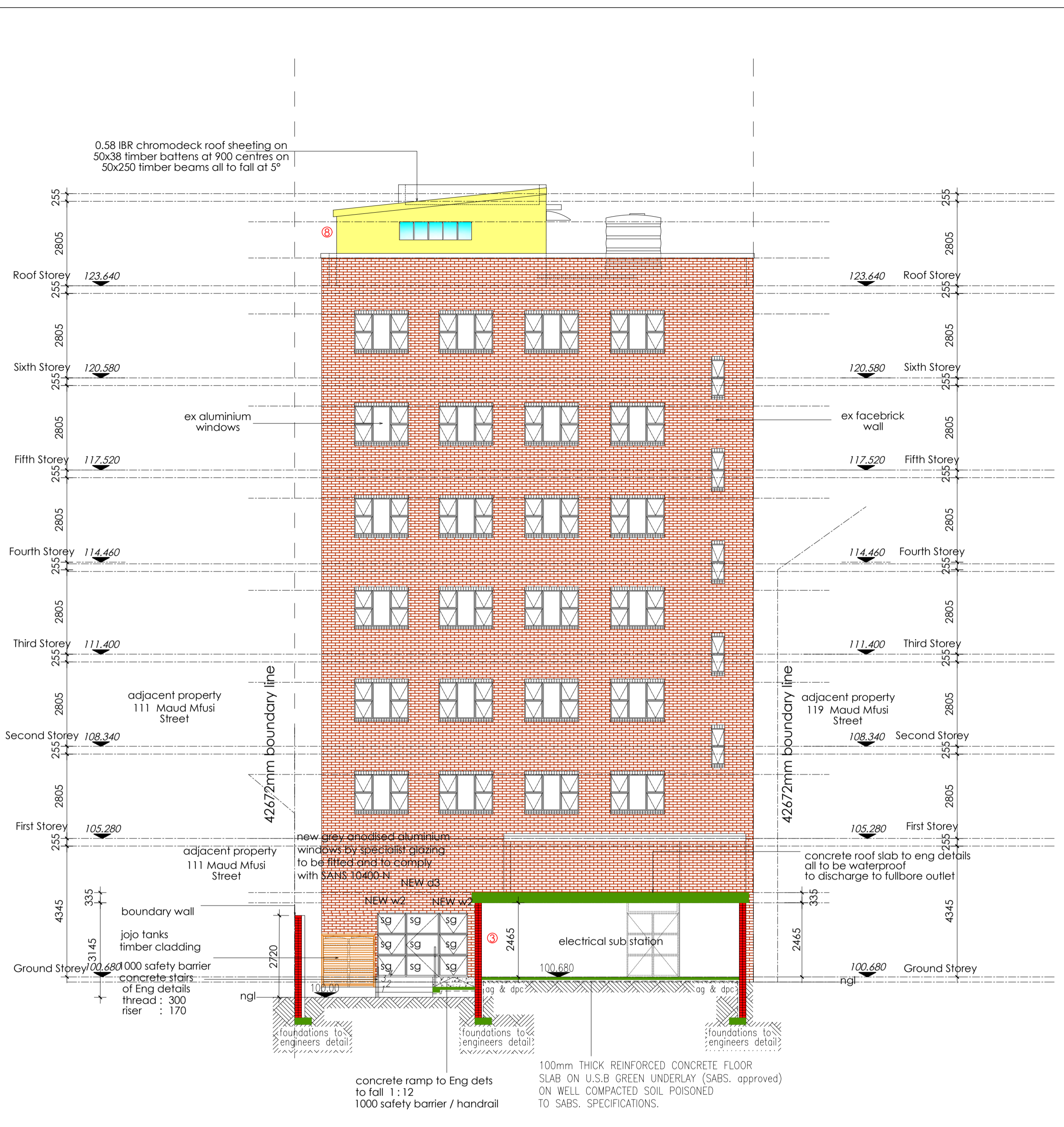
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 NUMBER : 157 01 17 ON ERF 10832, DURBAN  
 CENTRAL, 115 MAUD MFUSI STREET

**DRAWING TITLE:**  
 FLOOR PLANS

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

NORTH ELEVATION SCALE 1:100

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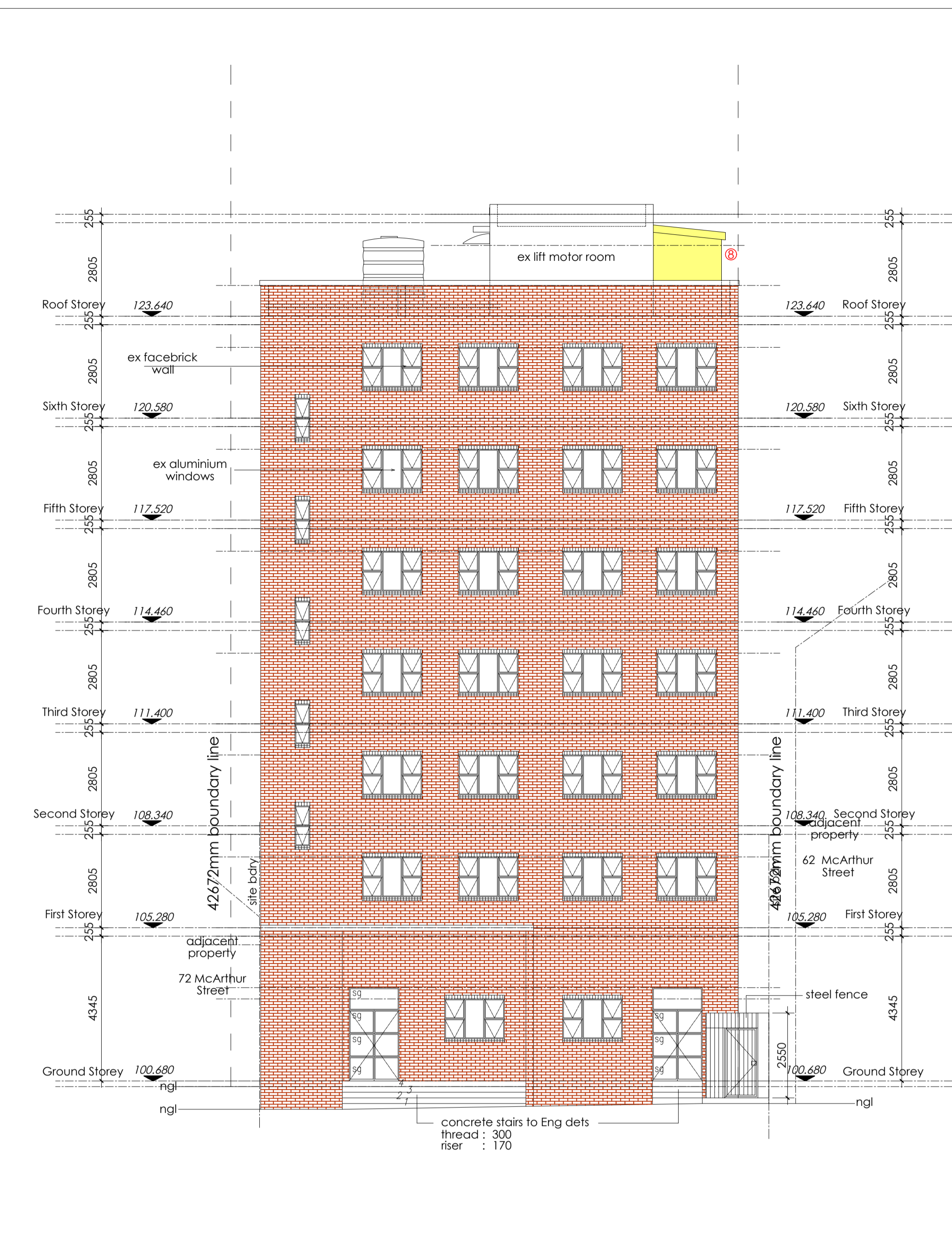
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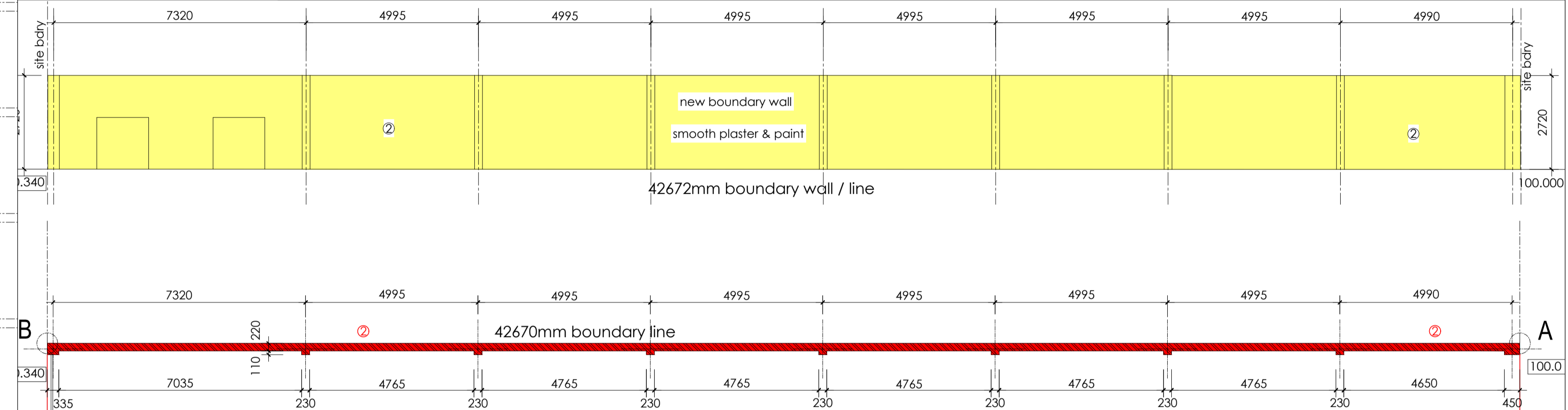
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 -ALL NEW WALLS TO BE MIN. 140mm FIRE WALLS TO THE UNDERSIDE OF SLAB/BEAM/ROOF TO ENGINEERS DETAIL

- plumbing symbols:  $\varnothing 22/15\text{mm}$  copper pipe (hot water),  $\varnothing 22/15\text{mm}$  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

SECTION C-C SCALE 1:100



NEW BOUNDARY WALL SCALE 1:100

	W1	W2	W3	W4	d1	d2	d3	d4
max pane size	2400	950	600	1800	1600	1500	800	900
total areas	0.28	0.56	0.36	0.62	0.42	0.90	0.41	0.47
aluminium top hung opening and fixed panels as shown								
aluminium powder coated - grey								
thickness & type	6mm toughned safety glass	6mm toughned safety glass	6mm toughned safety glass	6mm toughned safety glass	6mm toughned safety glass	6mm toughned safety glass	6mm toughned safety glass	6mm toughned safety glass

WINDOW SCHEDULE SCALE 1:100

**GENERAL**  
 VELOCITY MAX. 0.5m/s, MIN 0.2m/s  
 1. ALL WORK TO COMPLY WITH N.B.R. AND4 ALL ROOMS TO HAVE 10% NATURAL LIGHT STANDARD ACTS SANS 10400 ALL PASSAGES, TOILETS AND KITCHENS TO HAVE MIN CHECKED LUX.  
 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED LUX.  
 3. SAFETY GLASS TO BE USED WITHIN 3000MM OF STRUCTURE

**ALL CLAZING TO COMPLY WITH PART NN2 & NN3 OF SANS 10400 1910 & SABS 0137**

- ALL STRUCTURAL WORK TO PROF. ENG. DETS
- ALL EXCAVATION AND FILLING TO PROF. ENG. DETAIL
- RC FLOOR SLABS AND BEAMS TO PROF. ENG. DETAIL
- PC LINTELS TO ALL NON BEAM OPENINGS

$\varnothing 100$  PVC SEWER PIPE @ MIN 1:60 FALL  
 $\varnothing 100$  PVC STORMWATER PIPE @ MIN 1:60 FALL  
 $\varnothing 100$  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

- list of deviations.
- whole floor plan layout revised
  - new boundary wall
  - new sub station
  - new stairs & ramps
  - room omitted, new kitchen
  - door opening revised
  - new service duct
  - new laundry
  - kitchen sink omitted
  - basement plan is omitted
  - walls demolished
  - opening bricked up
  - new windows

**THIS PREMISES TO COMPLY WITH ACCOMMODATION, ESTABLISHMENT BY LAWS**

**CLIENT:** HLELO PROPERTIES  
 PROPRIETARY LIMITED REGISTRATION NUMBER 2012/104775/07

**CLIENT SIGN:**

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 PROPRIETARY LIMITED REGISTRATION NUMBER 2012/104775/07

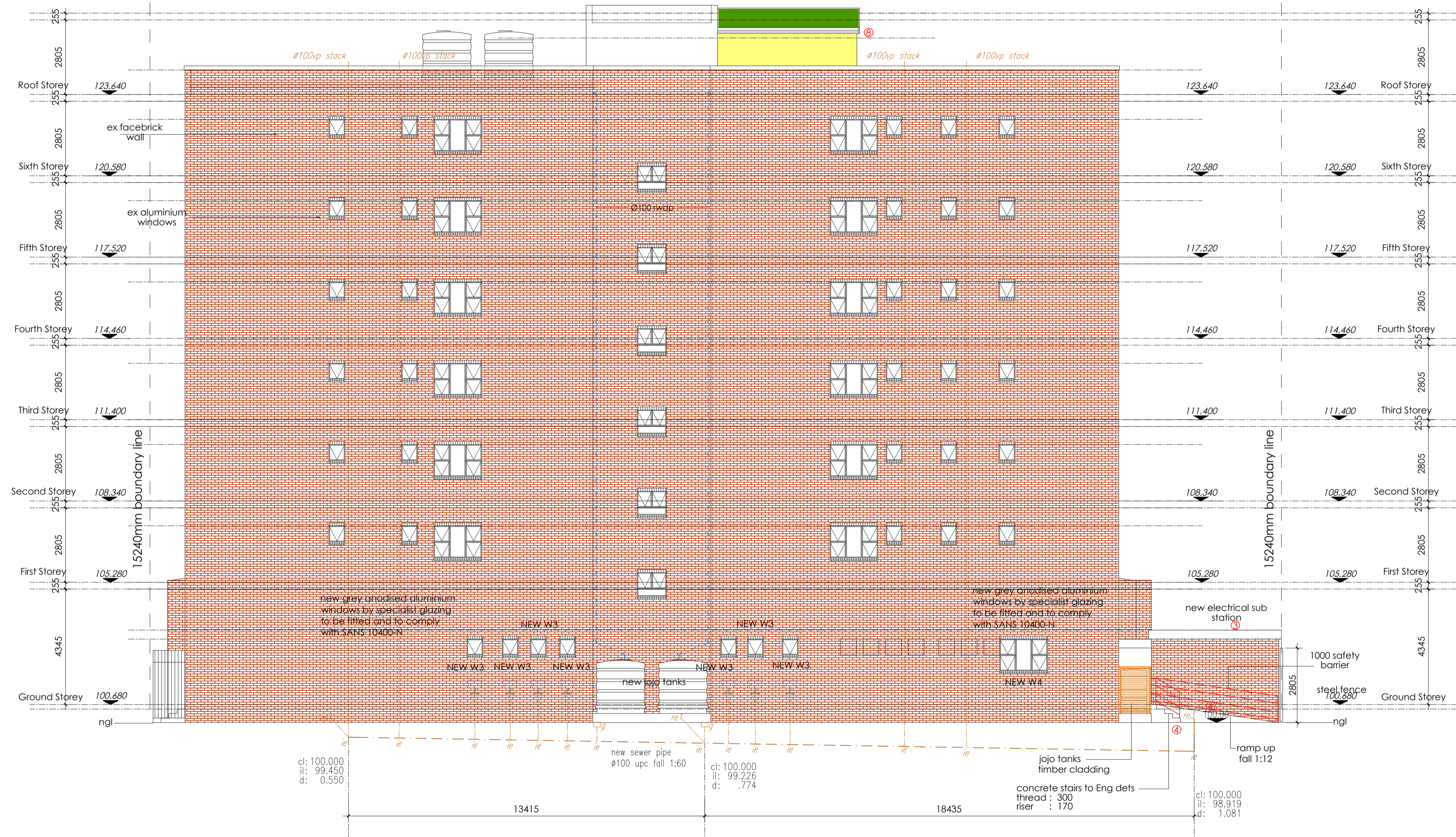
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**PROJECT:** PROPOSED DEVIATION TO AN APPROVED PLAN NUMBER : 157 01 17 ON ERF 10832, DURBAN CENTRAL, 115 MAUD MFUSI STREET

**DRAWING TITLE:** 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	005	000

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



EAST ELEVATION A-A SCALE 1:100

- 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 Retention 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.

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

- ALL WORK TO COMPLY WITH N.B.R. AND4 ALL ROOMS TO HAVE 10% NATURAL LIGHT STANDARD ACTS SANS 10400 ALL PASSAGES, TOILETS AND KITCHENS TO HAVE MIN CHECKED LUX.
- ALL DIMENSIONS AND LEVELS TO BE CHECKED LUX.
- SAFETY GLASS TO BE USED WITHIN 300MM OF STRUCTURE

ALL CLAZING TO COMPLY WITH PART NN2 & NN3 OF SANS 10400 1910 & SABS 0137

- ALL STRUCTURAL WORK TO PROF. ENG. DETS
- ALL EXCAVATION AND FILLING TO PROF. ENG. DETAIL
- RC FLOOR SLABS AND BEAMS TO PROF. ENG. DETAIL
- PC LINTELS TO ALL NON BEAM OPENINGS

1. ALL 100 PVC SEWER PIPE @ MIN 1:60 FALL  
 2. ALL 100 PVC STORMWATER PIPE @ MIN 1:60 FALL  
 3. 100 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

list of deviations.

- whole floor plan layout revised
- new boundary wall
- new sub station
- new stairs & ramps
- room omitted, new kitchen
- door opening revised
- new service duct
- new laundry
- kitchen sink omitted
- basement plan is omitted
- walls demolished
- opening bricked up
- new windows

**THIS PREMISES TO COMPLY WITH ACCOMMODATION, ESTABLISHMENT BY LAWS**

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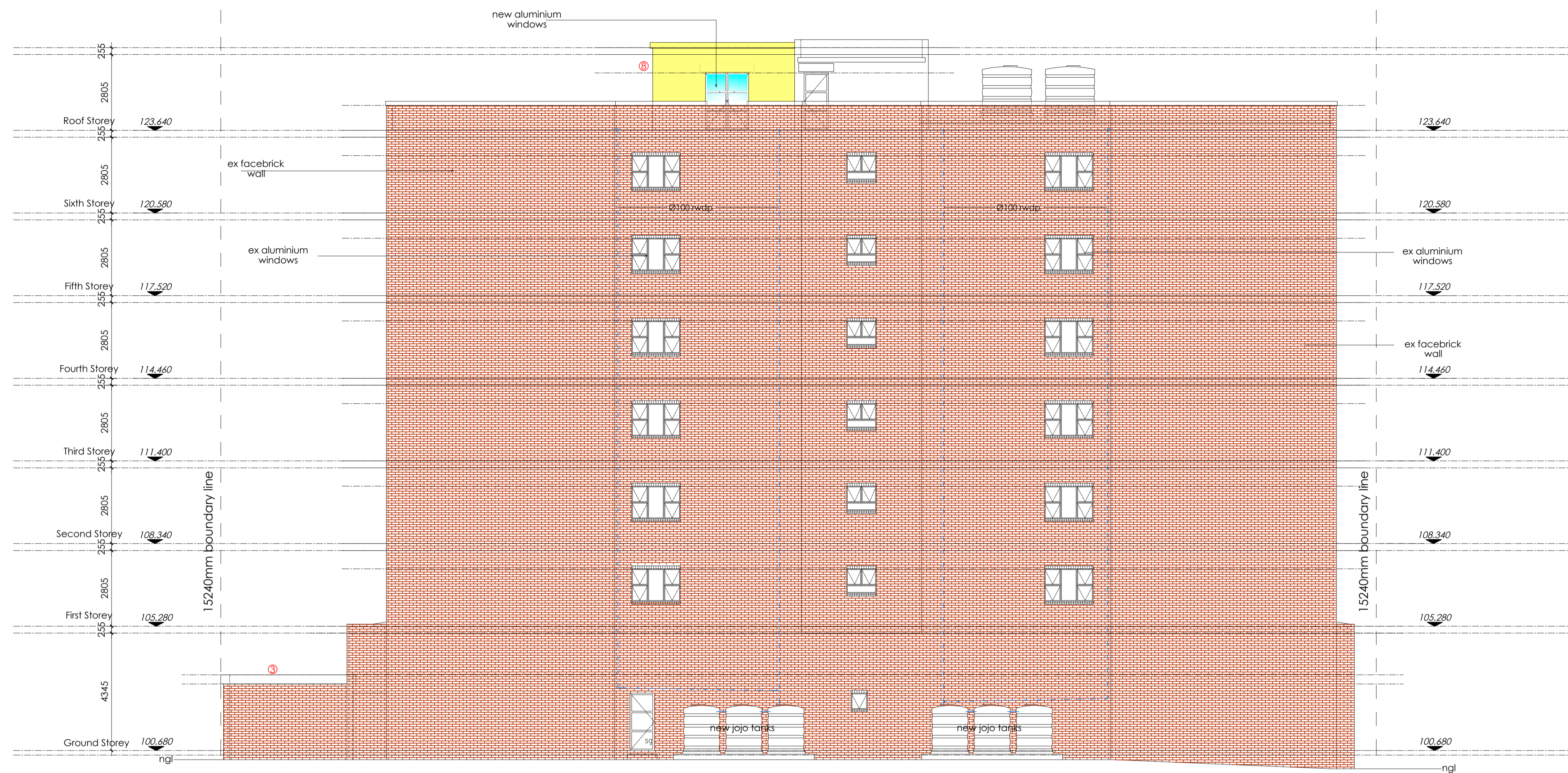
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PROJECT: PROPOSED DEVIATION TO AN APPROVED PLAN NUMBER : 157 01 17 ON ERF 10832, DURBAN CENTRAL, 115 MAUD MFUSI STREET

DRAWING TITLE: ELEVATION

SCALE	1:100	DATE	04/13/2022
PROJECT CO-ORDINATOR	N.G		
ISSUE STATUS	SUBMISSION		
JOB NO:	TYPE:	DWG NO:	REVISION
001	H2	006	000

NOTES  
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PROJECT:  
 PROPOSED DEVIATION TO AN APPROVED PLAN  
 NUMBER : 157 01 17 ON ERF 10832, DURBAN  
 CENTRAL, 115 MAUD MFUSI STREET

DRAWING TITLE:  
 ELEVATION

SCALE	1:100	DATE	04/13/2022
PROJECT CO-ORDINATOR	N.G		
ISSUE STATUS	SUBMISSION		
JOB NO:	TYPE:	DWG NO:	REVISION
001	H2	007	000

## WEST ELEVATION A-A SCALE 1:100

### 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 Retention 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.

-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

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

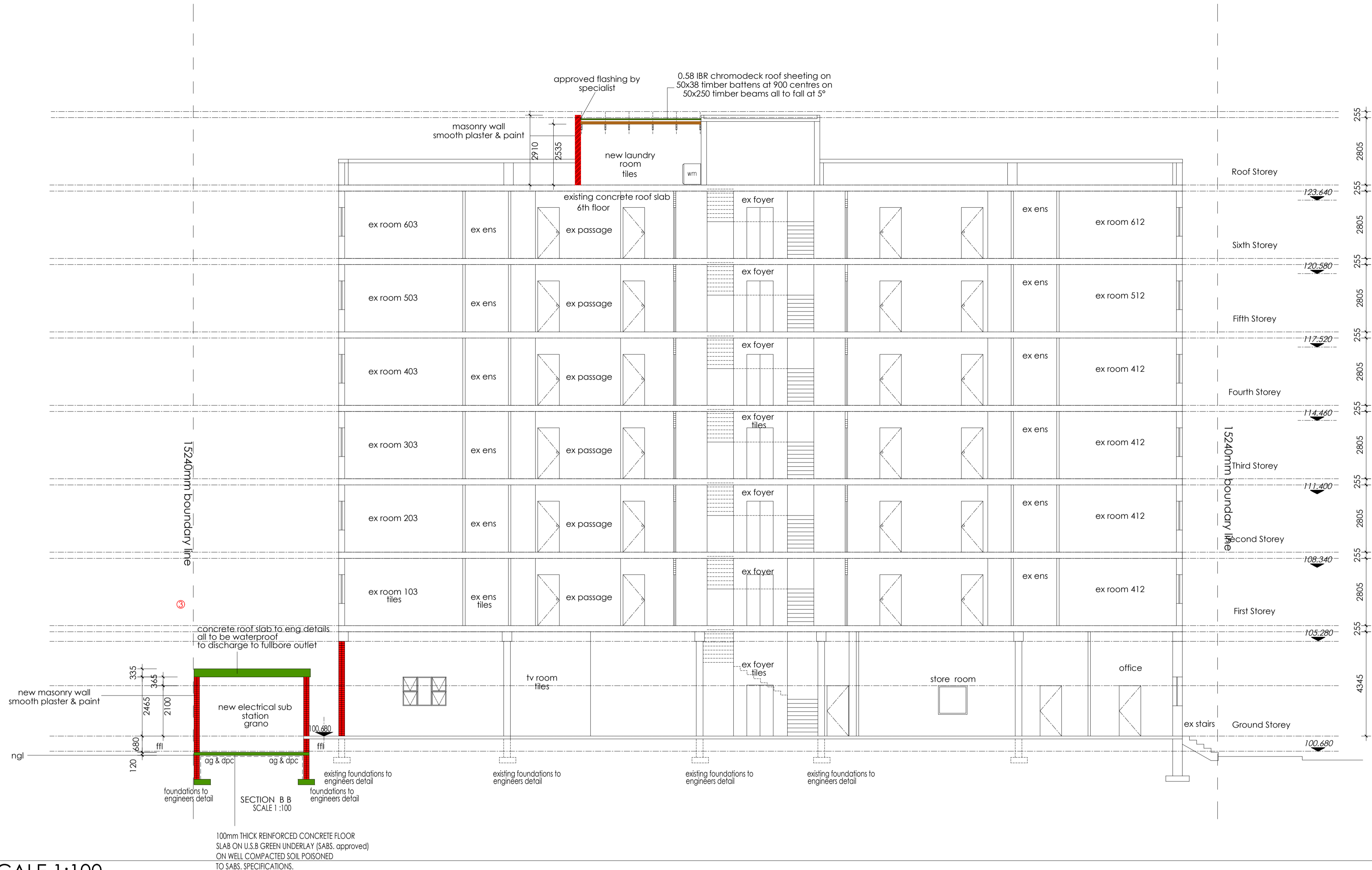
GENERAL VELOCITY MAX. 0.5m/s, MIN 0.2m/s  
 1. ALL WORK TO COMPLY WITH N.B.R. AND4 ALL ROOMS TO HAVE 10% NATURAL LIGHT STANDARD ACTS SANS 10400 ALL PASSAGES, TOILETS AND KITCHENS TO HAVE MIN 10% NATURAL LIGHT  
 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED LUX.  
 3. SAFETY GLASS TO BE USED WITHIN 300MM OF STRUCTURE  
 ALL CLAZING TO COMPLY WITH PART NN2 & NN3 OF SANS 10400 1910 & SABS 0137  
 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  
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 written dimensions to be taken in preference to scaling  
 N.G.L. is in approx. position

### list of deviations.

- whole floor plan layout revised
- new boundary wall
- new sub station
- new stairs & ramps
- room omitted, new kitchen
- door opening revised
- new service duct
- new laundry
- kitchen sink omitted
- basement plan is omitted
- walls demolished
- opening bricked up
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**THIS PREMISES TO COMPLY WITH ACCOMMODATION, ESTABLISHMENT BY LAWS**

NOTES  
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**SECTION B-B SCALE 1:100**

- 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.
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  - 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.
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  - 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 |
|  | 65Ø TWIN BOOSTER + PRESSURE GAUGE   |
|  | 65Ø FIRE HYDRANT                    |

**GENERAL**

1. ALL WORK TO COMPLY WITH N.B.R. AND ALL ROOMS TO HAVE 10% NATURAL LIGHT STANDARD ACTS SANS 10400 ALL PASSAGES, TOILETS AND KITCHENS TO HAVE MIN 200 LUX.

2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE.

3. SAFETY GLASS TO BE USED WITHIN 300MM OF STRUCTURE

ALL CLAZING TO COMPLY WITH PART 1. ALL STRUCTURAL WORK TO PROF. ENG. DETS NN2 & NN3 OF SANS 10400 1910 2. ALL EXCAVATION AND FILLING TO PROF. ENG. DETAIL & SABS 0137 3. RC FLOOR SLABS AND BEAMS TO PROF. ENG. DETAIL 4. PC LINTELS TO ALL NON BEAM OPENINGS

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

100 PVC SEWER PIPE @ MIN 1:60 FALL  
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- list of deviations**
- whole floor plan layout revised
  - new boundary wall
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PROJECT: PROPOSED DEVIATION TO AN APPROVED PLAN NUMBER : 157 01 17 ON ERF 10832, DURBAN CENTRAL, 115 MAUD MFUSI STREET

DRAWING TITLE: SECTION

SCALE 1:100 DATE 04/13/2022

PROJECT CO-ORDINATOR N.G

ISSUE STATUS SUBMISSION

JOB NO:	TYPE:	DWG NO:	REVISION:
001	H2	008	000