

AREA SCHEDULE:

SITE AREA: 1006 m²
 ZONING: GENERAL RESIDENTIAL 5
 ALLOWED COVERAGE: 100 %
 ALLOWED FAR: 7.0

EXISTING COVERAGE: = 591.60m²
 EXISTING FAR: = 3900m²
 NEW COVERAGE: NIL
 NEW FAR = NIL

- QUALITY OF MATERIALS TO COMPLY WITH THE LATEST RELEVANT SABS & BSS SPECIFICATION AND SHALL CONFORM TO THE MINIMUM STANDARDS SPECIFIED IN THE NATIONAL BUILDING REGULATIONS.
- THE CONTRACTOR IS TO CHECK ALL DIMENSIONS SHOWN ON THESE DRAWINGS BEFORE ANY WORK IS PUT ON HAND AND IS TO REPORT ANY DISCREPANCIES TO THE ARCHITECT/AUTHOR FOR RATIFICATION.
- THE CONTRACTOR SHALL CORRECT AT HIS OWN COST ANY WORK INCORRECTLY PERFORMED AS A CONSEQUENCE OF HIS FAILURE TO OBSERVE THIS INSTRUCTION.
- ALL CONTRACTORS TO CHECK THE DETAILS SHOWN ON THESE DRAWINGS FOR COMPLIANCE WITH STANDARDS OF GOOD BUILDING PRACTICE WITH PARTICULAR REFERENCE TO SPECIAL REQUIREMENTS NECESSITATED BY LOCAL AND/OR SITE CONDITIONS AND TO REFER ANY COMMENTS OR QUERIES TO THE ARCHITECT/AUTHOR OR PROJECT CO-ORDINATOR BEFORE ANY WORK IS UNDERTAKEN.
- CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE PROJECT WORKS; SERVICES HAVE BEEN IDENTIFIED BASED ON INFORMATION GATHERED FROM EXISTING DRAWINGS AND VARIATIONS TO BE MADE ON SITE. ANY DISCREPANCIES ENCOUNTERED DURING THE BUILDING WORKS MUST BE RELATED TO THE AUTHOR/ENGINEER FOR RATIFICATION.
- ANY ERRORS, DISCREPANCIES OR OMISSIONS ON THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT/AUTHOR IMMEDIATELY BEFORE WORK IS UNDERTAKEN.
- CONTRACTOR IS TO BUILD IN APPROVED DPC'S WHETHER OR NOT THESE ARE SHOWN ON THE DRAWINGS I.E. EXTERNAL WALLS, AT EACH FLOOR, BEAM OR PARAPET LEVEL AND TO ALL WINDOWS, DOORS, GRILLES OR OTHER OPENINGS.
- FIGURED DIMENSIONS TO BE USED AT ALL TIMES.
- ALL STRUCTURAL WORK TO ENGINEER'S DETAILS.
- ENGINEER'S DRAWINGS TO BE CHECKED AGAINST ARCHITECT'S/AUTHORS DRAWINGS; ANY DISCREPANCIES TO BE BROUGHT TO THE ARCHITECT'S/AUTHORS ATTENTION ACCORDINGLY.
- ALL CONSTRUCTION DETAIL, UNLESS OTHERWISE SPECIFIED TO BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF BUILDINGS, ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES, BUILDING LINES ETC.
- SOIL POISONING TO COMPLY WITH THE LOCAL AUTHORITIES REQUIREMENTS.
- ALL RELEVANT COMPLIANCE CERTIFICATES TO BE RETAINED BY THE RELEVANT CONTRACTORS FOR SUBMISSION TO COUNCIL.
- RC LINTOLS ABOVE ALL DOORS AND WINDOWS (TO ENGINEER'S DETAILS AND SPECIFICATION).
- EXPRESS JOINTS TO ALL RC BEAM AND MASONRY JOINTS.
- ROOF TILING TO COMPLY WITH SANS 10062: 2003 CODE OF PRACTICE AND STANDARD FIXING MECHANISMS AND DETAILS.
- DOORS: WEATHERPROOF CILL TO ALL EXTERNAL FACING DOORS JOINERY TO BE CONFIRMED BY SUPPLIERS.
- STAIRCASES: ALL FINAL DIMENSIONS FOR STAIRCASES/STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE AUTHOR.
- TIMBER: ALL STRUCTURAL TIMBER WORK BY TO ENG. DESIGN AND DETAILS; EXTERNAL TIMBER TO BE OF SUITABLE STRUCTURAL GRADE AND SEALED ACCORDINGLY.
- WINDOW CILLS: 75X50MM PLASTERED CILLS WITH 10MM V J CHANNEL DRIP GROOVE TO UNDERSIDE.
- GLAZING: ALL GLAZING TO CONFORM TO SANS 10400: PART N (REFER TO DOOR/WINDOW SCHEDULE).

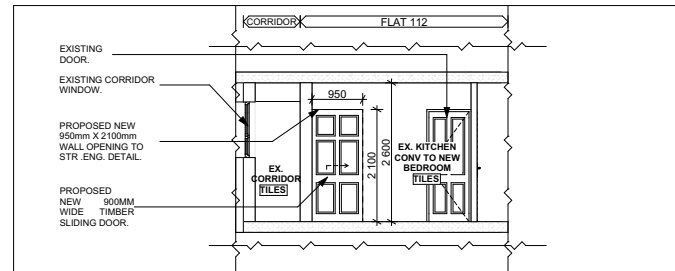
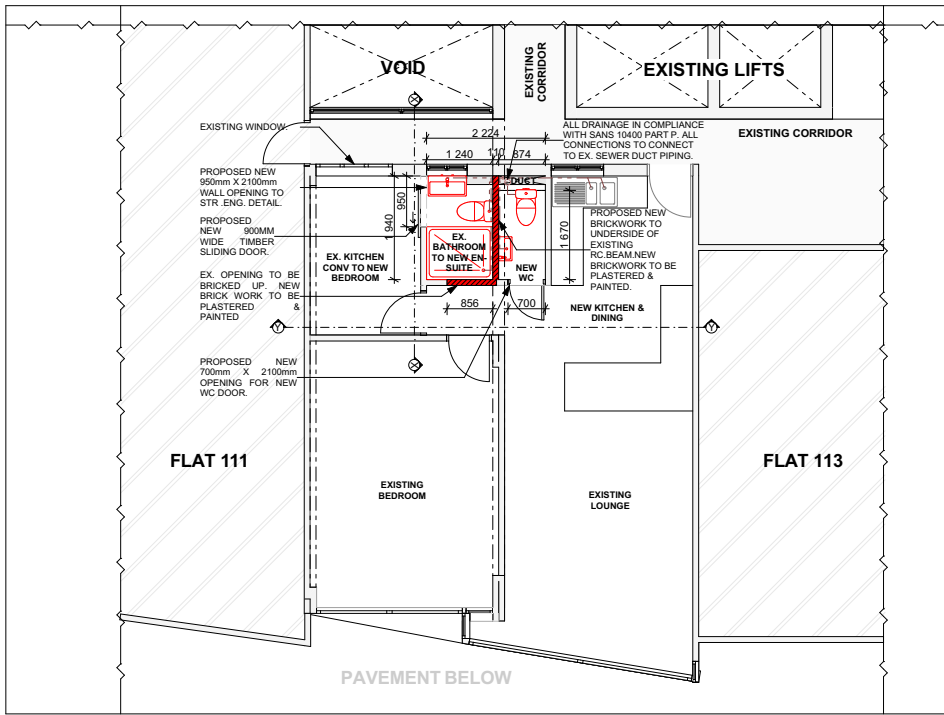
PART P: DRAINAGE

ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THE ENTIRE LENGTH.
 INSPECTION EYE (I.E.S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT A MAXIMUM OF 23m LENGTHS ALONG STRAIGHT RUNS OF THE DRAIN.
 ALL INSPECTION EYES TO HAVE MARKED COVERS AT GROUND LEVEL.
 CLEANING EYES (C.E.S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
 ALL WASTES TO BE FITTED WITH 60mm RE-SEAL TRAPS.
 ALL SOIL PIPES TO BE 110mm EXCEPT URINALS WHICH ARE TO BE 75mm OR 80mm IN CASE OF WALL-HUNG URINALS.
 ALL SOIL VENTILATION PIPES (S.V.P.s) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1.8m ABOVE THE NEAREST ROOF.
 WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 100mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE 12x12 AT EACH END AT MINIMUM OR 800mm BEYOND THE BUILDING.
 50mm Ø COLDROOM CONDENSATE
 100mm Ø WC AND REFUSE FLOOR DRAIN
 WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1.2m THESE FITTINGS ARE TO BE ANTI-SYPHON VENTED.
 ALL ACCESS PANELS TO BE LOCATED AT PIPE JUNCTION, EXTERNAL PANEL TO BE FIBRE CEMENT FINISHED TO MATCH SURROUNDING PLASTER/WALL FINISH.
 ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH SANS 10400 PART 4.9.
 ALL MATERIALS, PIPES, FITTINGS AND JOINTS TO COMPLY WITH SANS 10400 PART 4.2.
 ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH SANS 10400 PART 4.3.
 ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART 4.10.
 DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH SANS 10400 PART 4.11.
 ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH SANS 10400 PART 4.20.
 ALL GULLYS TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART 4.21.
 ALL SEWER & STORMWATER LAYOUTS TO ENGINEER'S DESIGN & DETAILS
 SIZES OF WASTEWATER PIPES:
 32mm Ø - WB
 38mm Ø - SHOWER AND SINK
 ALL DRAINS TO BE LAID IN ACCORDANCE WITH SANS 10400 PART 4.22.

GENERAL NOTES

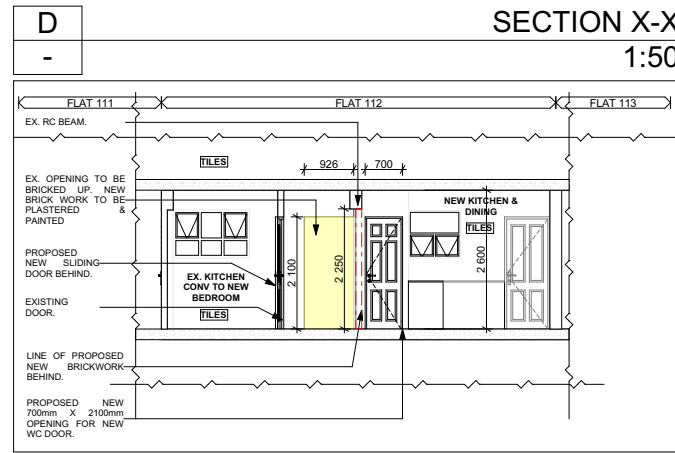
FIGURED DIMENSIONS ONLY TO BE TAKEN - DRAWINGS ARE NOT TO BE SCALED.
 ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION.
 ANT/GRADES AND DAMPROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND N.B.R REQUIREMENTS.
 ALL WALLS TO BE REINFORCED WITH TWO COURSES OF BRICKWORK AT ALL CILL AND WALL PLATE LEVELS.
 ALL EXTERNAL FACEBRICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK BAGGED AND PAINTED WITH BITUMEN.
 ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00.
 ALL LINTELS SHALL BE SUPPORTED ON EITHER SIDE OVER LAPING THE STRUCTURE ON WHICH IT IS SUPPORTED, BY A MINIMUM OF 150mm.
 ALL PLUMBERS TO BE REGISTERED WITH A/HEK/WINI WATER SERVICES.
 ALL PLUMBING TO CONNECT TO MUNICIPAL LINE BY LAW REQUIREMENT.

A
-
SITE PLAN
1:200



FIRE PROTECTION TO COMPLY WITH PART 4:

- ALL WORK TO COMPLY WITH SANS 10400
- SAFETY DISTANCES TO COMPLY WITH CLAUSE 4.2, ALL EXTERNAL WALLS FIRE RESISTANCE TO COMPLY WITH TABLE 1-30 MINUTE RATING. FOR WALLS WITH WINDOW OPENINGS ONTO A LATERAL BOUNDARY AS PER 4.2.8 AND TABLE 2 SAFETY DISTANCES, HS OPENINGS OF LESS THAN 5M² WITH A DISTANCE OF 1M.
- ANY BUILDING DIVIDED WITH DIFFERENT OCCUPANCIES MUST COMPLY WITH SANS 10400 PART T, CLAUSE 4.4, 4.6, 4.7, 4.8 AND 4.9
- ALL MATERIALS TO COMPLY WITH 4.5
- ALL STRUCTURAL ELEMENTS AND COMPONENTS TO COMPLY WITH 4.7
- ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH 4.10
- WHERE AN OPENING IN ANY EXTERNAL WALL OF ANY DIVISION IS LESS THAN 1M MEASURED HORIZONTALLY OR VERTICALLY FROM AN OPENING IN ANOTHER DIVISION SHALL BE PROTECTED BY ANY OTHER EQUIVALENT MEANS OF FIRE PROTECTION WHICH ENSURES THAT THE FLAME TRAVEL PATH FROM ONE OPENING TO ANOTHER IS NOT LESS THAN 1M SHALL BE PERMITTED TO APPLY TO GLAZED CURTAIN WALL
- ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH PART T-4.12
- ALL CEILINGS TO COMPLY WITH PART T-4.13
- ALL FLOOR COVERINGS TO COMPLY WITH PART T-4.14
- ALL INTERNAL FINISHES TO COMPLY WITH PART T-4.15
- EMERGENCY AND ESCAPE ROUTES ARE TO COMPLY WITH PART T-4.16, 4.17, 4.18 AND 4.19
- ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120MIN.
- FIRE RATED DOORS ATTACHED WITH SELF CLOSERS IN COMPLIANCE WITH 4.10.4 AND LOCKS IN COMPLIANCE WITH 4.18.9.
- ALL FIRE DOORS ARE CLASS B FIRE DOORS -2HOUR FIRE RATING AND ARE SELF CLOSING.
- FEEDER ROUTES TO BE PROVIDED IN ACCORDANCE WITH 4.18
- IRONMONGERY, LOCKS AND PANIC HARDWARE TO FIRE ESCAPE AND ACCESS DOORS TO COMPLY WITH 4.18.8
- DIMENSIONS OF COMPONENTS OF ESCAPE ROUTES TO COMPLY WITH 4.20 AND 4.21. WIDTH OF ESCAPE ROUTE NOT LESS THAN 1M.
- VENTILATION OF BASEMENTS 3 PER CENT IN ACCORDANCE WITH 4.42
- ALL OPENINGS IN FLOORS TO COMPLY WITH 4.26
- EXTERNAL STAIRWAYS AND PASSAGES TO COMPLY WITH 4.27
- LOBBIES, FOYERS AND VESTIBULES TO COMPLY WITH 4.28



B
-
11th FLOOR PLAN
1:50

C
-
SECTION Y-Y
1:50

NOTES:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the office of the Architect.
- Particular Service: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.
- All fittings, fixtures, sawnware, furniture etc. are indicative only. Refer to data sheets for details.
- Any dimensions not shown must be confirmed by the Architect prior to construction.
- Engineer to confirm all structural design and layouts prior to construction and submission for municipal approval.

BODY CORPORATE/ TRUSTEE APPROVAL

M M Dala

CHAIRMAN
Mr M Dala

M M Broom

Mr M Broom
Wakefields Property Management

Revisions:

No	Description	Date
A	Issue For Submission	10

Architect:
MITHASHA MISTREY (PR.ARCH 24751138)

Signature: *M M Mistrey*

Client:
Name: MSE DALA + P DALA
Signature: *M M Dala*

URBAN PLATFORM ARCHITECTS + PLANNERS
SUITE 7, SUITON SQUARE
306 MATTHEWS MEYIWA ROAD,
WINDERMERE
BEREA, 401

Project: PROPOSED ADDITIONS AND ALTERATIONS TO FLAT 112 CASABLANCA (DIVINGTON COURT SS) AT 20 ERSKINE TERRACE, POINT, 4001 (PORTION 58 OF ERF 10054 DURBAN)

Drawing description:
PROPOSED CONVERSION OF EX.KITCHEN TO BEDROOM AND NEW WC

Drawn: URBAN PLATFORM ARCHITECTS + PLANNERS (40)

Scale: AS SHOWN ON DRAWING

FOR SUBMISSION

Drawing Number: ID-06-SD-100
Revision: A