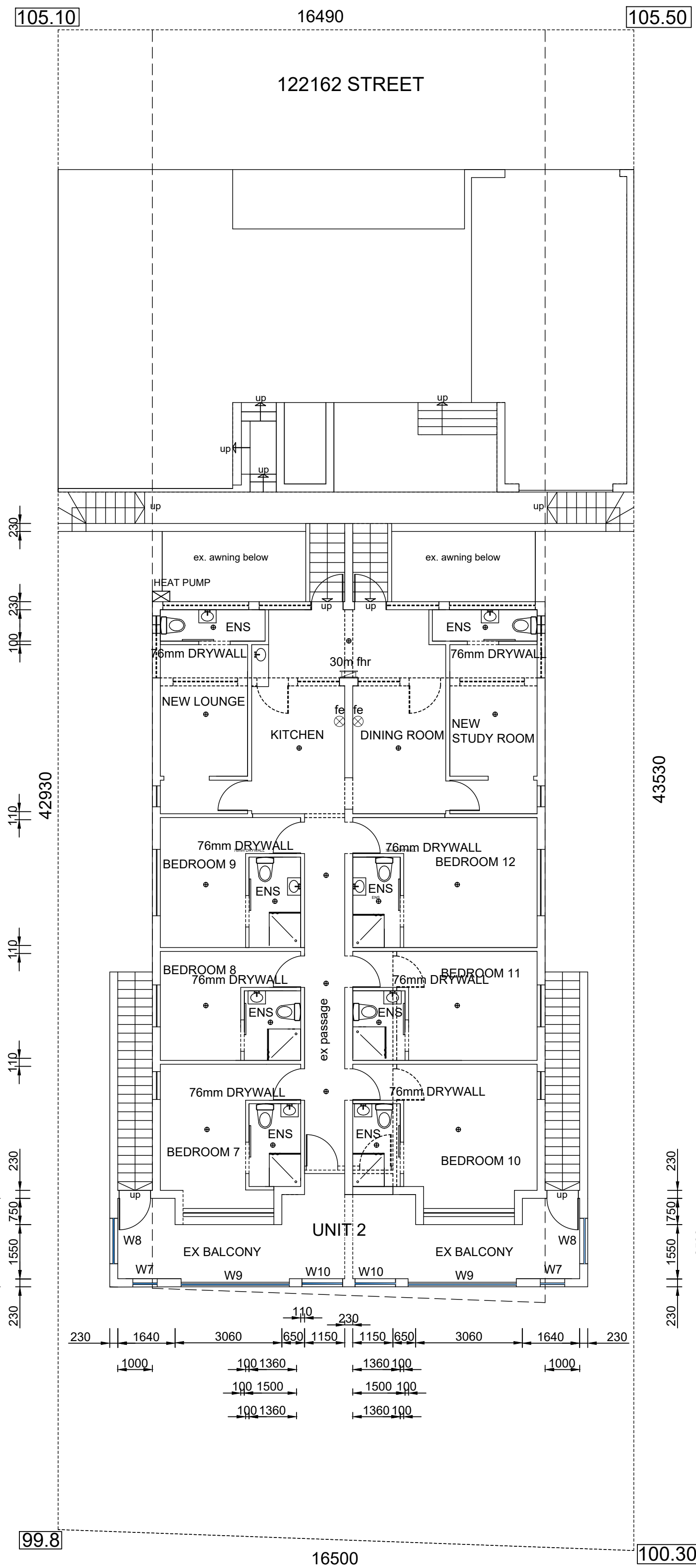


NEW TYPICAL GROUND STOREY PLAN / SITE PLAN (1:100)

EACH EN SUITE TO HAVE 50L GEYSER
ALL EN-SUITES TO HAVE MECHANICAL VENTILATION TO ENGINEERS DETAIL



NEW TYPICAL FIRST STOREY PLAN (1:100)

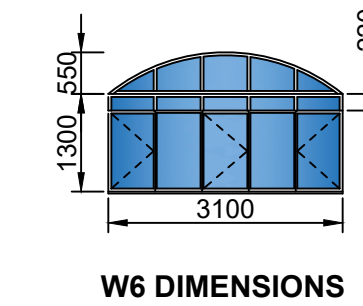
GENERAL NOTES

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 the owner is responsible
Drawing to be read and not scaled
Drawing to be read in conjunction with Engineers drawing
All structural work to Engineers design and certification
All new glazing to be in aluminium and in accordance with SANS 10400 Part N
All new work to match existing and made good
All bathrooms to have mechanical ventilation to engineers detail
all separating walls to underside of floor slab and roof tiles

WINDOW AND DOOR SCHEDULE

W6 (fanlight)	2	3100x1800mm	clear	6.3mm tsg	aluminium
W7	4	700x1100mm	clear	4mm sg	aluminium
W8	4	1300x1100mm	clear	4mm sg	aluminium
W9	2	3100x1100mm	clear	4mm sg	aluminium
W10	2	1160x1100mm	clear	4mm sg	aluminium

new aluminium windows to have thermal break framing



FIRE NOTES

Occupancy - H3 *
Safety distances - T4.2
Fire stability of structural elements - T4.7
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
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
Extinguishers - T4.37
Smoke control - T4.42
Air-conditioning and artificial ventilation systems - T4.43
Presumed fire resistance of building materials and components - T4.55
Water Pressure: 300L/min @ 3bar pressure - SANS10400 - part W

SCHEDULE OF AREAS

site area	710.00 m ²
coverage allowed (50%)	355.00 m ²
ex. coverage	346.00 m ²

f.a.r allowed (1.2)	852.00 m ²
existing f.a.r	441.43 m ²
additional f.a.r	24.52 m ²

PLUMBING NOTES

Any damaged fittings to be replaced
All gully 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
Connect all new plumbing to ex. sewer

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 isolation to be laid over battening of roof with a min. 100mm overlap
(woolen cloth - chromadek/metal roofing)
50% geyser - 50% heat pump

AMAFAR ILLEGAL WORK

OWNERS SIGNATURE: [Signature] 083 781 2857
RATE NO. CONTACT NO.

INTERNAL ALTERATIONS TO EXISTING BUILDING AND OUTBUILDING AT 148/150 BOTANIC GARDENS ROAD ON PORTION 50 OF ERF 2288 DURBAN FOR CHAITHRAM INVESTMENTS (CC)

GRAHAM BRAUM
ARCHITECTURAL DESIGNER
Pr. S. Arch. T
Reg. No. ST0010

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SCALE : 1 : 100
CHECKED : G. P. BRAUM
DRAWN/DESIGNED : C. A. W. FAUTLEY-ROUX
DATE : MAY 2023

Drawing No. : 6265 / 23 / 1 of 2

