



PART XA NOTES:

- ALL THE FOLLOWING MATERIALS, FINISHES AND PROVISIONS TO BE IN COMPLIANCE WITH THE NOTED NBR REGULATIONS AND SANS 204.
- OCCUPANCY CLASSIFICATION : I4
- CLIMATE ZONE : 5
- ENERGY DEMAND / CONSTRUCTION**
 - REFER CALCULATIONS.
- FLOOR INSULATION**
 - NO REQUIREMENT
- ROOFS**
 - CONCRETE ROOF WITH @ min. 17 DEG. PITCH
 - TOTAL R-VALUE OF ROOF = 0.57m² KW
 - TOTAL R-VALUE OF ROOF REQUIRED = 2.70m² KW
 - THERMAL INSULATION : 100MM / 11.50KG/M³ BY ISOBORARD
 - POLYESTER BLANKET: R-VALUE ACHIEVED = 1.03m² KW
- FINISTRATION**
 - GLASS 31 SINGLE: U-VALUE = 7.8, SHGC = 0.81
 - FRAME: ALUMINIUM WINDOW FRAME
 - REQUIREMENTS AS PER SANS 204.
- LIGHTING AND POWER**
 - 15 WATTS LED CEILING LIGHTS
- HOT WATER SERVICES**
 - ROOF MOUNTED SOLAR GYSERS
- PIPE INSULATION**
 - Minimum R-value of 1

PARKING REQUIREMENTS:

LAND USE	OFFICES
REQUIREMENT	3 Bays
SABS/S PER 100m ² FFA	180.00m ² /100 XS
TOTAL OFFICE AREA	
TOTAL BAYS REQUIRED	9 BAYS
TOTAL BAYS PROVIDED	16 BAYS

STORMWATER MANAGEMENT CALC.:

1 973.00m² (SITE AREA) / 100 X 40% = 789.20m² ALLOWED HARDENED AREA TO DISCHARGE INTO MUNICIPAL STORMWATER LINE)

ROOFED AREA	: 792.18m ²
DRIVEWAY AREA	: 616.23m ²
TOTAL HARDENED AREA	: 1408.41m ²
1408.41m ² - 789.20m ²	= 619.21m ² (HARDENED AREA THAT MUST BE ATTENUATED ON SITE)
ATTENUATION TANK SIZE REQUIRED	619.21m ² x 1.67 = 1304.08
1304.08 / 40 = 25.85	25.85 x 1000 = 3650 Required
2550L TANK TO BE PROVIDED	

CONSTRUCTION NOTES:

GENERAL NOTES

- This drawing is to be read in conjunction with consulting engineer's drawings, the electrical layout, and the schedule of finishes to obviate any discrepancies.
- Attention of the owner is drawn to the fact that construction divergent to that which is stipulated herein and/or changes in specifications after Local Authority approval may invalidate that approval.

WALL NOTES

- Two courses of brickwork to be reinforced with brick forca. Solid cement mortar joint below walkplate level, above window head level and below window sill level.
- Unplastered external walls to be bagged and blumen painted between skins.
- All brickwork below ground level to be suitable and recommended by manufacturer.
- Galvanized wire tied to be built into all 220mm walls at 800mm c/c horizontally and every 6th course vertically.
- Gundie "kickrip" DPC to be provided under all sills, under all sills, parapets and where elsewhere required in accordance with NBR.
- Galvanized wire tied to be built into all 220mm walls at 800mm c/c horizontally and every 6th course vertically.
- Two vermin proofed atriums to be provided on the external walls of all habitable and non habitable rooms.

ROOF NOTES

- Refer to Section A-A;
- All rainwater goods, facias and bargeboards to be fibre-cement, aluminium or PVC, as specified on elevation.
- All exposed roof timber members are to be dark stained.
- Reinforced concrete (RC) roofs to professional engineer's specification, topped with insulating screed to falls, covered with waterproofing and laid in accordance with NBR and manufacturer's recommendations.
- Waterproofing to be covered with 50mm layer of white gravel.
- Minimum 600mm overhangs to all roofs.
- Roof Ventilation to be Ridge Ties.

SURFACE BEDS

- Surface beds to be min 100mm concrete of mix weaker than 1:2:6 by volume, reinforced with BRC mesh at 300mm c/c in both directions.
- Surface beds to be laid on Gundie UFS green membrane on ground poisoned by specialist to SABS requirements.

SEWER NOTES

- Inspection eye (IE) to be provided at all bends and junctions.
- All sewer and stormwater pipes to be PVC.
- 110mm Ø two-way vent valves in PVC.
- All gulleys to be concrete.
- 600mm bends to be provided where necessary.
- Hot and cold water to be supplied to all wash facilities.

CEILING NOTES

- 6.4mm Painted Gypsum Board ceiling fixed onto fixed onto 38x38mm timber battens 114x38mm timber rather.
- Joints to be covered with Rhinopaste fixed over joints (double over butt joints) and then plastered with Rhinofix Fix.
- Cove cornice unless elsewhere stated on drawing.

DOOR AND FRAMES

- External frames to be aluminium / hand wood to clients choice and to comply with SAGGA / AAAMSA requirements.
- Internal frames to be hardwood to clients choice.
- External doors to be hardwood to clients choice.
- Internal doors to be flush panel semi hollowcore, faced in.
- Doors in timber to be provided with 1 pair of internal and 1.5 pairs external 100mm brass hinges and lockset.

WINDOW & GLAZING

- Window frames to be bronze power coated with 25mm cover and sealed.
- All windows and manufacturing is to comply with SAGGA / AAAMSA requirements / regulations.
- All new windows to have tape protection.
- All glazing is to be in accordance with NBR 6400.
- Glazing to bathrooms and WCs to be in opaque glass.

SITING AND EXCAVATION

- All boundary beacons to be flagged by a registered land surveyor. Contractor is to obtain a certificate stating that work has been correctly set out, prior to commencement of excavations.
- The contractor is to check all dimensions and levels before commencement of work, and to report any discrepancies to the Architect.
- Contractor is to confirm and ensure the correctness of finished floor and entrance levels physically on site with Local Authority inspector before commencement of construction.
- If the site is found to contain clay, shale groundwater or any suspect soil condition, all foundations are to be to professional engineer's specification and supervision, and will supersede the specifications stated on this plan.

LOCAL AUTHORITY

- The owner is responsible for all Local Authority notices and fees.
- The owner is required to obtain all necessary connections to services.
- Where local authority or government regulations require more stringent specifications than what is shown herein, they are to be followed with prior notification to the owner.
- The contractor is to inspect the official approved copies of the drawing to ensure that all amendments have been taken into account.
- All SANS 10400 specifications and SABS standards are to be adhered to as a minimum standard and recommended construction principles.
- All levels shown herein are approximate and must be verified.

BUILDING WORKS KEY

- AS-BUILT WORKS DONE WITHOUT AMAFA APPROVAL
- EXISTING WALLS
- DEMOLISHED WALLS

DOOR SCHEDULE

DOOR TYPE	QUANTITY	DESCRIPTION
D01	2	ALUMINIUM SLIDING DOOR
D02	2	ALUMINIUM SWING DOOR
D03	2	#13202 SEMI-INTERNAL SOLID TIMBER DOOR
D04	2	ALUMINIUM DOUBLE SWING DOOR
D05	2	ALUMINIUM SINGLE SWING DOOR
D06	2	ALUMINIUM DOUBLE DOOR WITH SIDELIGHTS

WINDOW SCHEDULE

WINDOW NO.	WE1	WE2	WE3	WE4	WE5	WE6	WE7	WE8	WE9
QUANTITY	1	2	1	2	2	1	1	2	2
WINDOW	ALUMINIUM CASEMENT WINDOW	ALUMINIUM CASEMENT WINDOW	ALUMINIUM CASEMENT WINDOW	ALUMINIUM CASEMENT WINDOW	ALUMINIUM CASEMENT WINDOW	ALUMINIUM CASEMENT WINDOW	ALUMINIUM CASEMENT WINDOW	ALUMINIUM CASEMENT WINDOW	ALUMINIUM CASEMENT WINDOW
FRAME FINISH	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED
GLAZING	6.4mm TOUGHENED SAFETY GLASS	6.4mm TOUGHENED SAFETY GLASS	6.4mm TOUGHENED SAFETY GLASS	6.4mm TOUGHENED SAFETY GLASS	6.4mm TOUGHENED SAFETY GLASS	6.4mm TOUGHENED SAFETY GLASS	6.4mm TOUGHENED SAFETY GLASS	6.4mm TOUGHENED SAFETY GLASS	6.4mm TOUGHENED SAFETY GLASS
AREA	1.20	3.08	0.40	1.20	1.62	0.60	0.40	1.58	0.88

OCCUPANCY CLASSIFICATION:
G1 - OFFICES

OWNER:
TRUSTEES OF THE ISLAMIC MEDICAL ASSOCIATION BAYTUL-NUR TRUST

ARCHITECT: Laila Tickley SACAP REG NO: 21560

THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

PROJECT:
CONVERSION OF EXISTING DWELLING INTO OFFICES AT 36 HATTON AVENUE SHERWOOD - ON PORT 10 OF ER853 BRICKFIELD FOR TRUSTEES OF THE ISLAMIC MEDICAL ASSOCIATION BAYTUL-NUR TRUST

TITLE:
AMAFA SUBMISSION

SCHEDULE OF AREAS	
AREA OF SITE	1 973.00m ²
PERMITTED COVERAGE (50%)	986.50 m ²
EXISTING COVERAGE	440.81 m ²
PROPOSED COVERAGE	351.37 m ²
TOTAL COVERAGE (31%)	792.18 m²
PERMITTED F.A.R.	N/A
COVERAGE IN HAND	07.27 m ²
F.A.R. IN HAND	N/A
TOTAL BUILDING AREA (Net calculation)	322.98m²

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CONTRACTOR: LTK