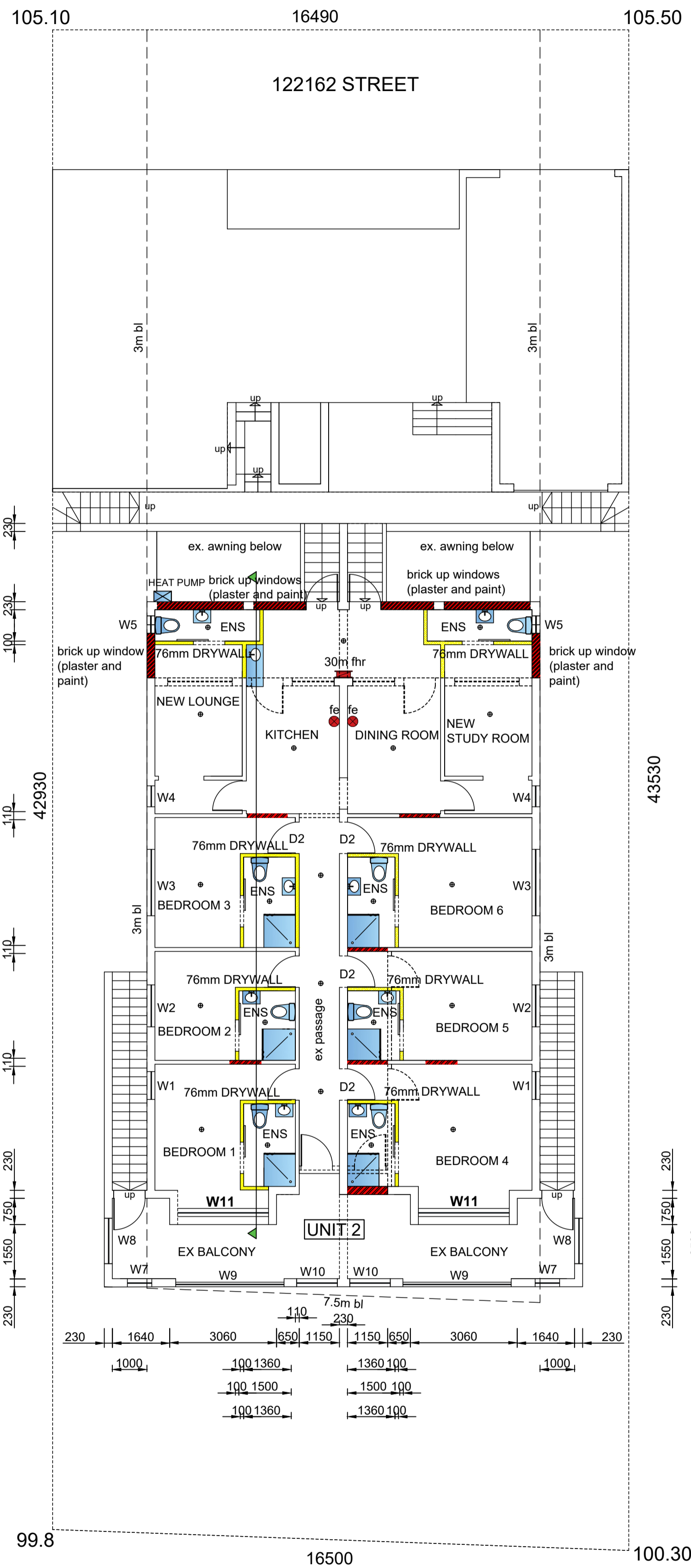


NEW TYPICAL GROUND STOREY PLAN / SITE PLAN (1:100)



NEW TYPICAL FIRST STOREY PLAN (1:100)

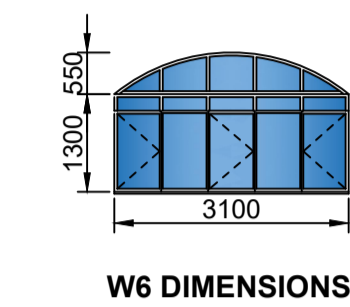
**GENERAL NOTES**

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**

item	no.	size (mm)	glass	thickness	frame
W1	4	800x450mm	obscure	4mm sg	aluminium
W2	4	1200x1650mm	obscure	4mm sg	aluminium
W3	4	1900x1650mm	obscure	4mm sg	aluminium
W4	4	600x1650mm	obscure	4mm sg	aluminium
W5	4	500x600mm	obscure	4mm sg	aluminium
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
W11	4	2600x1650mm	clear	4mm sg	aluminium
D1	2	2100x900mm	clear	4mm sg	aluminium
D2	9	2100x900mm	N/A	N/A	timber

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 <sup>2</sup>
coverage allowed (50%)	355.00 m <sup>2</sup>
ex. coverage	346.00 m <sup>2</sup>

f.a.r allowed (1.2)	852.00 m <sup>2</sup>
existing f.a.r	441.43 m <sup>2</sup>
additional f.a.r	24.52 m <sup>2</sup>

**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

(NO ADDITIONAL AREA)

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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Email : gpbdesigners@gmail.com

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

Drawing No. : 6265 / 23 / 1 of 2

