



**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 PERSONS
- ANY DEVIATIONS TO ORIGINAL APPROVED PLAN WILL DEEM NOT TO COMPLY FURTHER WITHOUT NOTIFYING THE ARCHITECT/AUTHOR OF PLANS AND OWNER IS RESPONSIBLE
- DRAWING TO BE READ AND NOT SCALED
- DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWING
- ALL STRUCTURAL WORK (foundations, fill, slabs, retaining walls, walls, clis, lintels, roofs, beams, waterproofing, columns) TO ENGINEERS DESIGN AND CERTIFICATION
- ALL NEW GLAZING TO BE ALUMINIUM AND IN ACCORDANCE WITH SANS 10400 PART N
- AWNING BY SPECIALIST DESIGN AND DETAIL
- ALL NEW WORK TO MATCH EXISTING AND MAKE GOOD

**PLUMBING NOTES**

- ANY DAMAGED FITTINGS TO BE REPLACED
- ALL GULLEY SURROUNDS TO BE 150mm
- MANHOLE COVERS TO BE 75mm ABOVE GROUND LEVEL
- SEWER TO BE EXPOSED BEFORE COMMENCING WORK
- T.E.s TO ALL BENDS AND JUNCTIONS
- SOIL PIPES TO BE 100mm DIA. PVC
- WASTE PIPES TO BE 50mm DIA. PVC
- SEWER UNDER SLAB TO BE RIBBED PVC
- ALL PLUMBING BY REGISTERED / RESPONSIBLE PERSONS
- ALL PIPES, FITTINGS, SANWARE, GEYSERS, HEAT PUMPS TO BE SABS APPROVED

**X.A. NOTES**

**WATER RETICULATION:**

- ALL INTERNAL COPPER TO BE STROKE 2
- ALL EXTERNAL COPPER TO BE STROKE 0
- ALL COPPER ON GEYSER FROM PRESSURE CONTROL VALVE TO BE 25mm DIA.
- VALVE BRACKET TO BE MIN 350mm ABOVE GEYSER

**ROOF INSULATION:**

- 100mm INSULATION TO BE LAID OVER BATTENING OF ROOF WITH A MIN. 100mm OVERLAP

**FIRE NOTES**

- OCCUPANCY - H 3
- SAFETY DISTANCES - T 4.2
- FIRE STABILITY OF STRUCTURAL ELEMENTS - T 4.7
- MARKING AND SIGNPOSTING - T 4.29
- EMERGENCY LIGHTING - T 4.30
- FIRE DETECTION AND ALARM SYSTEMS - T 4.31
- HOSE REELS - T 4.34
- EXTINGUISHERS (4,5 kg dry powder) - T 4.37
- SMOKE CONTROL - T 4.42

**WINDOW and DOOR SCHEDULE**

Item	no.	size (mm)	glass	thickness	frame
w 1	4	2000x1600	clear	5mm tsg	aluminium
w 2	3	1300x1300	"	4mm tsg	"
w 3	1	1300x1600	"	5mm tsg	"
w 4	1	1300x1300	obscure	6,3mm tsg	"
w 5	3	600x1300	"	"	"
w 6	1	1800x600	clear	4mm tsg	"
w 7	2	1200x1200	"	"	"
w 8	6	600x1200	"	5mm tsg	"
w 9	2	600x1200	obscure	6,3mm tsg	"
w 10	2	600x600	"	"	"
d 1	6	1800x2100	clear	"	"
d 2	1	1700x2100	"	"	"

all shower cubicles to be 6,3mm tsg

**SCHEDULE OF AREAS**

site area	1018,00 sqm
coverage allowed (40%)	407,20 sqm
existing coverage	164,05 sqm
PROPOSED coverage	124,50 sqm
NEW TOTAL COVERAGE	288,55 sqm
f.a.r allowed (1,0)	1018,00 sqm
existing f.a.r	147,55 sqm
PROPOSED f.a.r	76,70 sqm
NEW TOTAL F.A.R	224,25 sqm

**LEGEND**

- sewer
- stormwater
- cold water
- hot water
- geyser
- heat pump
- water meter
- stop cock
- lighting

**WATER CLOSETS**

- AIR TO BE EXTRACTED AT A RATE OF 20L/sec/PERSON/FITMENT

ADDITIONAL AREA - 124,50 - sqm

OWNERS SIGNATURE: *[Signature]* CONTACT NO. 082 278 1559

RATE NO. 8931 1088 / 000

**PROPOSED ADDITIONS AND ALTERATIONS TO NEW GUEST HOUSE AT 31 WINDSOR DRIVE ON PORTION 73 OF ERF 958 DURBAN NORTH FOR KYLE-TANITA FAMILY TRUST**

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SCALE 1:100  
DESIGNED G. P. BRAUM  
DRAWN M. R. AZMUTH  
DATE AUGUST 2017

Drawing No : 6463 / 17 / 1 of 2