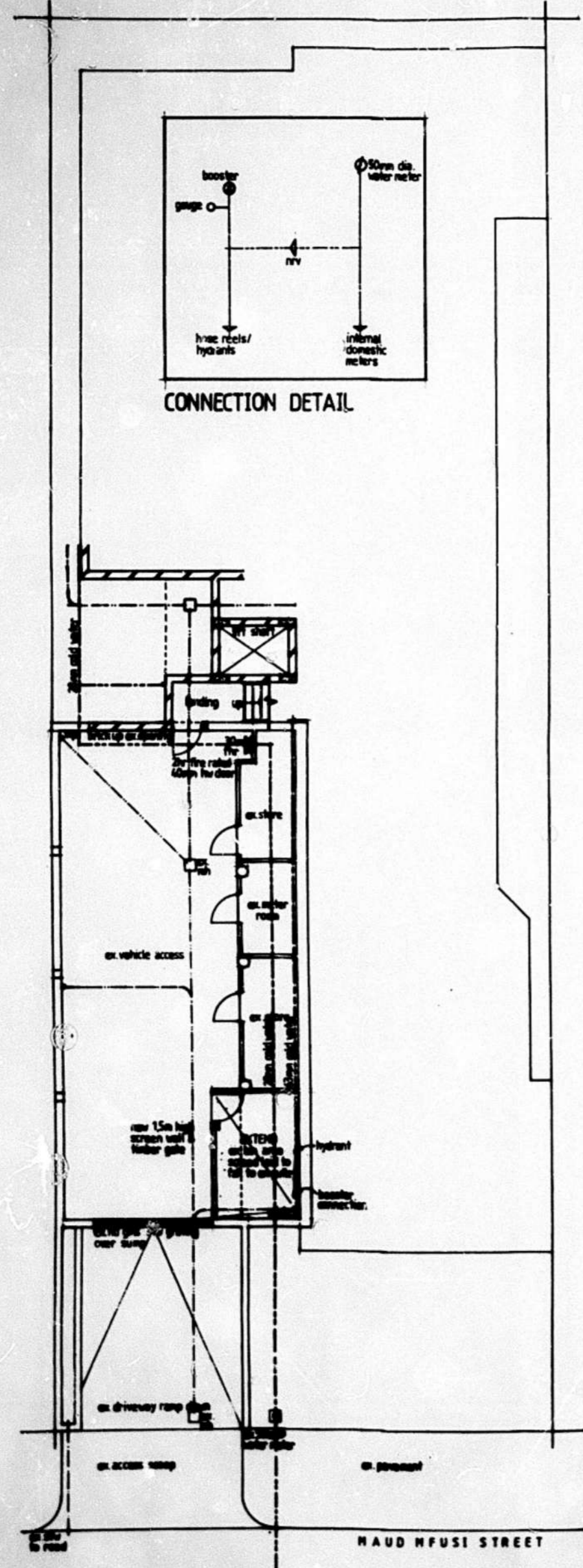
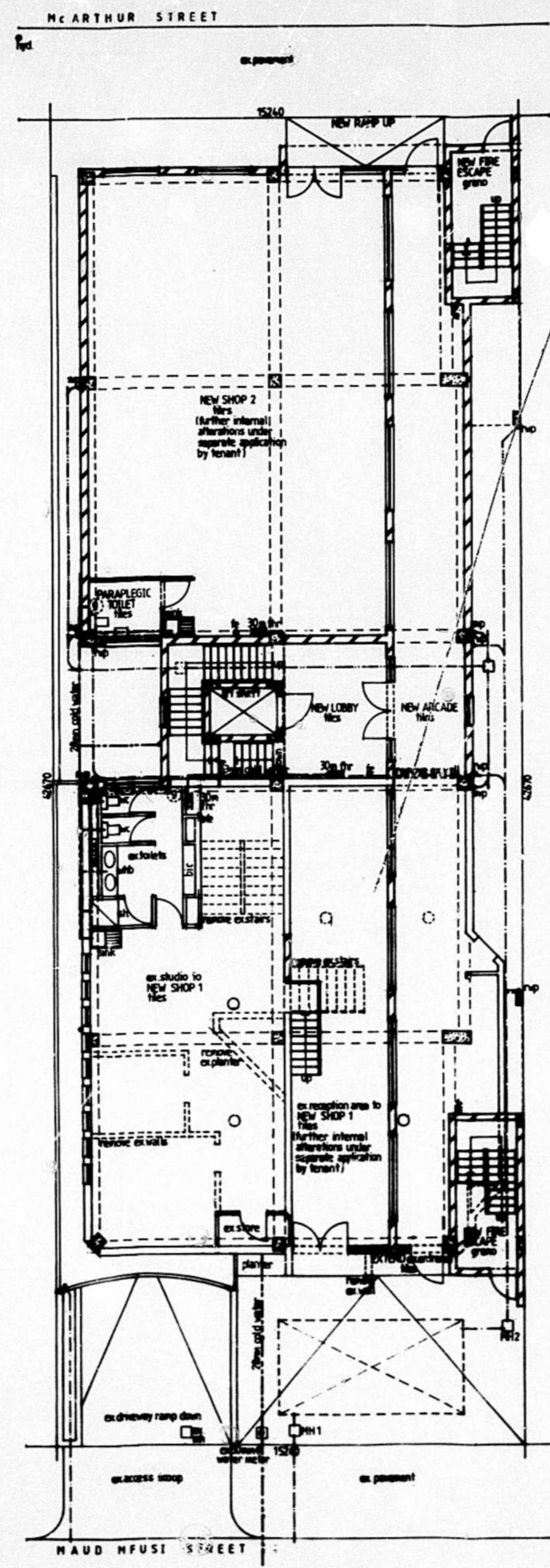


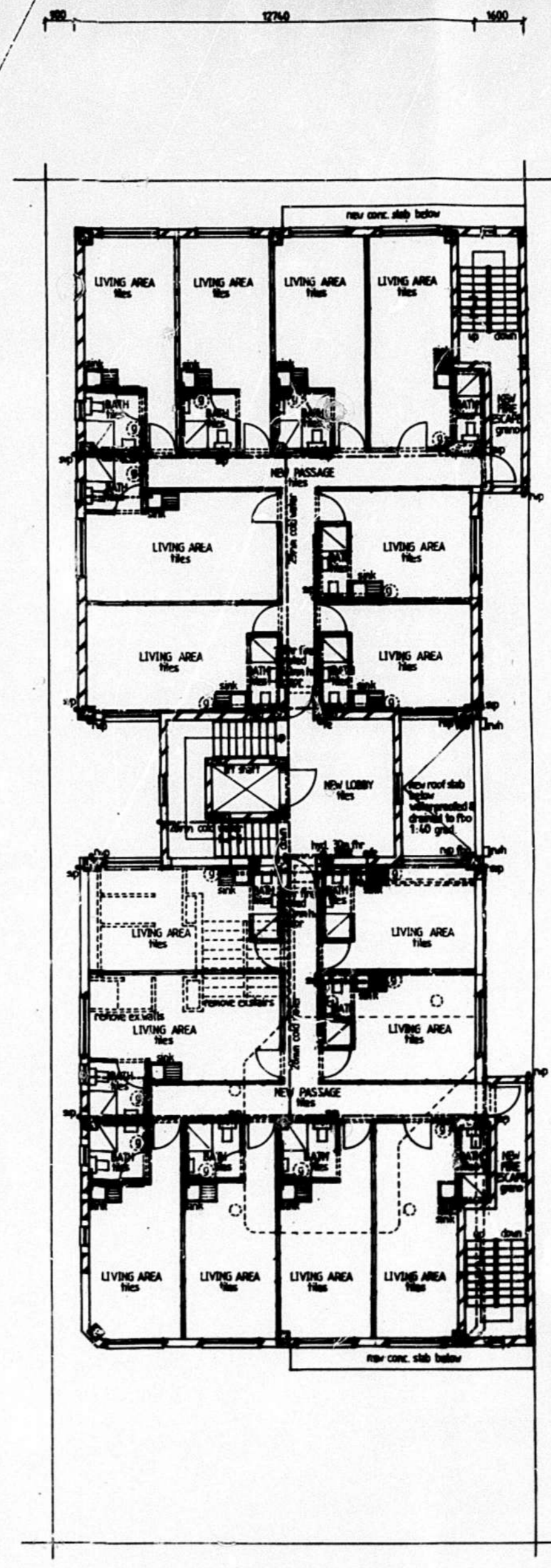
ALL PLUMBING INSTALLATION TO BE DONE BY REGISTERED RESPONSIBLE PLUMBER / CONTRACTOR
 ALL PLUMBING MATERIALS TO BE SABS APPROVED
 ALL PIPES TO BE USED
 SYSTEMS TO COMPLY WITH SANS 10254
 ALL INSTALLATION WORK TO COMPLY WITH SANS 10400/10254
 COLD WATER
 HOT WATER
 BOOSTER/HYDRANT/EXTRUSHER
 WATER METER
 HOSE REEL
 GEYSER



LOWER GROUND STOREY PLAN (1:100)



UPPER GROUND STOREY PLAN (1:100)



FIRST and TYPICAL STOREY PLAN (1:100)

15240 BUILDING B
 15300
 15340 BUILDING A
 15380

TYPICAL WATER LAYOUT ONLY

ADDITIONAL AREA - 2672.71 m²

CHAIRS - SIGNATURE: *[Signature]* 031 303 71 22
 RATE NO: 0247 7045 / 000

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING BUILDING A and NEW BUILDING B AT 115 MAUD MFUSI STREET ON ERF 10832 DURBAN FOR SILVERTRON 248 CC

GRAHAM BRAUN
 Professional Engineer
 P.E. No. 17700
 Reg. No. 57000
 280 Umhlobo Road Durban
 4001
 Tel: 031 255-4142
 Fax: 031 255-3476
 Cell: 082 454-0491
 E-mail: gpb_eng@telkomsat.net

SCALE: 1:100
 DESIGNED: G.P. BRAUN
 DRAWN: M.R. ADRIAN
 DATE: SEPTEMBER 2016

Drawing No: 6409/16/ 6 of 6

GENERAL NOTES

- ALL DIMENSIONS AND LEVELS TO BE DETERMINED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
- ALL WORK TO COMPLY WITH SANS 10400 REGULATIONS
- ANY DEVIATIONS TO ORIGINAL APPROVED PLAN WILL BE NOTIFIED TO OWNER FURTHER WITHOUT THE NOTIFICATION OF THE ARCHITECT/AUTHOR OF PLANS AND OWNER IS RESPONSIBLE
- ALL CONSTRUCTION BY REGISTERED PERSON/S
- PLANS TO BE READ AND NOT SCALED
- PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL, FIRE, MECHANICAL ENGINEERS DRAWING
- ALL STRUCTURAL WORK TO ENGINEERS DESIGN AND CERTIFICATION
- LIFT BY SPECIALIST DESIGN AND CERTIFIED BY ENGINEER
- STORM WATER MANAGEMENT TO ENGINEERS DETAIL
- MEL. ANNUAL VENTILATION TO ENGINEERS DETAIL
- R/C STAIRS TO ENGINEERS DETAIL - r=170mm t=250mm
- ALL BALUSTRADES AND HANDRAILS TO BE 1m HIGH AND TO ENGINEERS DETAIL
- PLASTERBAND TO GLAZING AS SHOWN IN DRAWING
- ALL INTERNAL WALLS TO BE PLASTERED AND PAINTED WITH COLOURS OF OWNERS CHOOSING
- ALL GLAZING TO BE IN ALUMINIUM AND IN ACCORDANCE WITH SANS 10400 PART N
- INTERCOM AND SECURITY SYSTEM TO BE CONSIDERED BY OWNER
- EXISTING BUILDING - A MADE TO MATCH NEW BUILDING - B

FIRE NOTES

- OCCUPANCY - T 2.1/4
- SAFETY DISTANCES - T 4.2
- DIFFERENT OCCUPANCIES IN A BUILDING - T 4.3
- FIRE STABILITY OF STRUCTURAL ELEMENTS - T 4.7
- TENANCY SEPARATING ELEMENTS - T 4.8
- PROTECTION OF OPENINGS - T 4.10
- CEILING - T 4.11
- FLOOR COVERINGS - T 4.12
- INTERNAL FINISHES - T 4.13
- PROVISION OF ESCAPE ROUTES - T 4.16
- EXIT DOORS - T 4.17
- STAIRWAYS AND CHANGE OF LEVELS - T 4.23
- VENTILATION OF STAIRS - T 4.24
- LOBBIES/STAIRS AND VESTIBULES - T 4.28
- MARKING AND SIGNPOSTING - T 4.29
- PROVISION OF EMERGENCY LIGHTING - T 4.30
- FIRE DETECTION AND ALARM SYSTEMS - T 4.31
- WATER RETICULATION FOR FIRE FIGHTING - T 4.33
- HOSE REELS - T 4.34
- HYDRANTS - T 4.35
- EXTINGUISHERS - T 4.37
- SMOKE CONTROL - T 4.42
- AIRCONDITIONING/ARTIFICIAL VENTILATION - T 4.43
- LIFT SHAFTS - T 4.44
- LIFTS - T 4.45
- ACCESS FOR FIRE FIGHTING AND RESCUE - T 4.54

ALL SEPARATING WALLS TO HAVE A MIN. 1hr FIRE RATING AND TO U/S OF CEILING/SLAB
 ALL DOORS TO PASSAGES/LOBBIES/FIRE ESCAPES TO BE 2hr FIRE RATED 40mm HARDWOOD

X.A EFFICIENCY 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 DIAMETER
- VALVE BRACKET TO BE MINIMUM 350mm ABOVE GEYSER

PLUMBING NOTES

- ANY DAMAGED FITTINGS TO BE REPLACED
- SEWER TO BE EXPOSED BEFORE COMMENCING WORK
- ALL GULLEY SURROUNDS TO BE 150mm
- HANHOLE COVERS TO BE 75mm ABOVE GROUND LEVEL
- SOIL PIPES TO BE 100mm DIA. PVC
- WASTE PIPES TO BE 50mm DIA. PVC
- KEY TO ALL BENDS AND JUNCTIONS
- SEWER UNDER SLAB TO BE RIBBED PVC
- ALL PLUMBING AND SANITARY FITTINGS TO BE SABS APPROVED

WINDOWS and DOORS SCHEDULE

Item no	size(mm)	glass	thickness	frame
w 1	96	1800x1200	clear	5mm tsg aluminium
w 2	15	900x900	clear	6.3mm tsg
w 3	12	400x1200	clear	6.3mm tsg
w 4	39	600x600	obscure	6.3mm tsg
w 5	2	1800x2100	clear	6.3mm tsg aluminium
w 6	8	2700x2800	clear	6.3mm tsg
w 7	2	1800x2100	clear	6.3mm tsg aluminium
d 1	2	1100x2100	clear	6.3mm tsg aluminium
+sdl 2		500x2100	clear	6.3mm tsg
+fnl 2		1400x700	clear	6.3mm tsg
d 2	2	1800x2100	clear	6.3mm tsg
+sdl 2		1400x2100	clear	6.3mm tsg
+fnl 2		3200x700	clear	6.3mm tsg
d 3	1	1800x2100	clear	6.3mm tsg
+sdl 2		750x2100	clear	6.3mm tsg
+fnl 1		3000x700	clear	6.3mm tsg

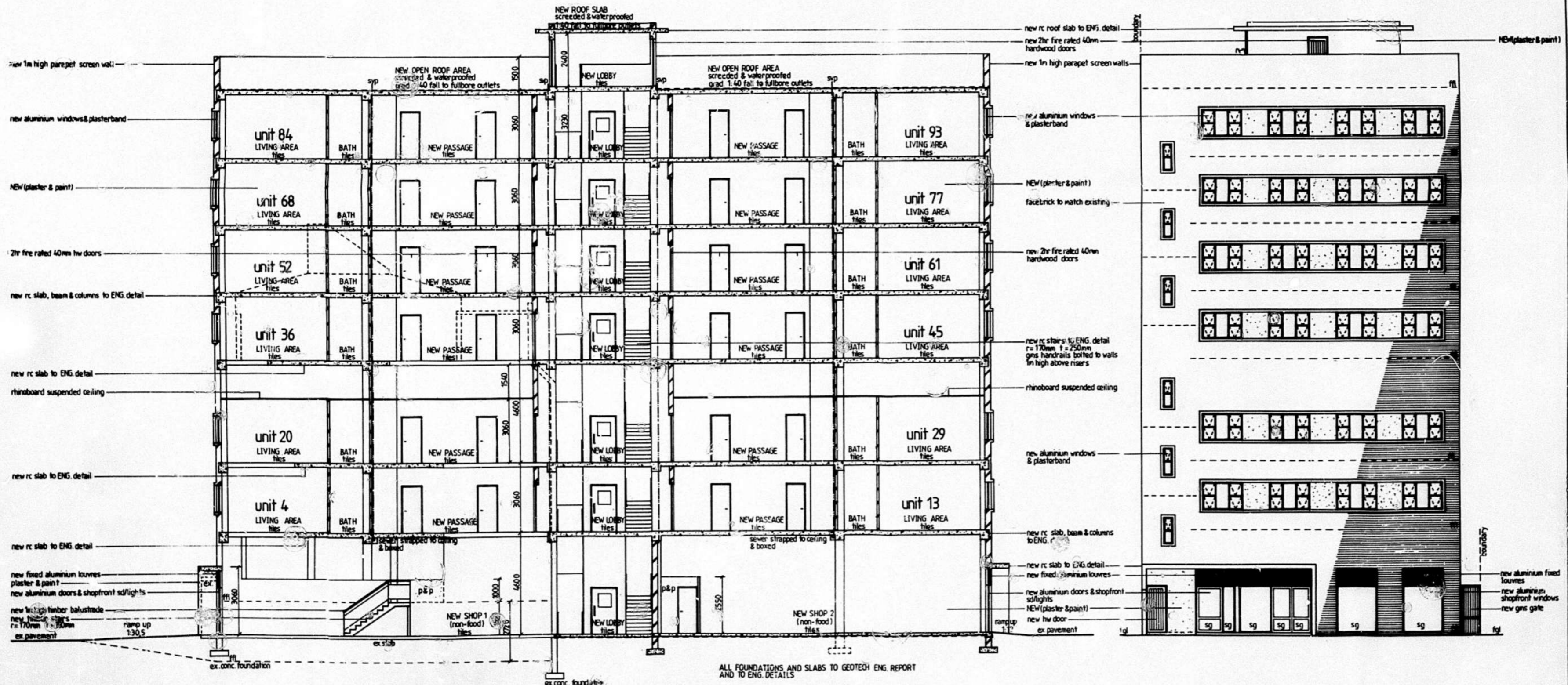
all sizer obstacles to be 6.3mm tsg

SCHEDULE OF AREAS

site area	650.00	sqm
ex. coverage	219.66	sqm
PROPOSED coverage	268.25	sqm
NEW TOTAL COVERAGE	487.91	sqm
ex. f.a.r	612.30	sqm
PROPOSED f.a.r	2408.54	sqm
NEW TOTAL F.A.R	3016.84	sqm
RESIDENTIAL		
F.A.R ALLOWED (4 x site area)	2600.00	sqm
NEW TOTAL F.A.R	2529.82	sqm
ADDITIONAL AREA	2672.77	sqm

APPLICATION IN PRINCIPLE
 No: 1A.099...01.2017
 Sheet: 5/6

ETHESHWINI MUNICIPALITY
 LAND USE MANAGEMENT CENTRAL REGIONAL OFFICE
GRANTED
 NAME: *Graham Braum*
 SIGNATURE: *Graham Braum*
 DATE: 24 01 17
 This does NOT constitute an approval in terms of the NRP (act No. 103 of 1977). This authority does not exempt the application from compliance with any other statutory requirements or any other applicable law



ADDITIONAL AREA - 2672.77 sqm

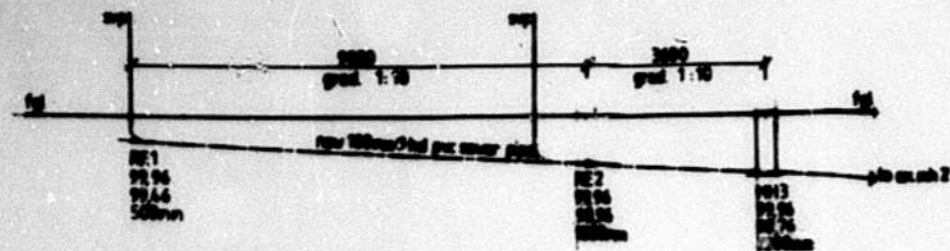
OWNERS SIGNATURE: *Graham Braum* CONTACT NO. 031 303 7222
 RATE NO: 9247 7045 / 000

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING BUILDING A and NEW BUILDING B AT 115 MAUD MFUSI STREET ON ERF 10832 DURBAN FOR SILVERTON 24.8 CC

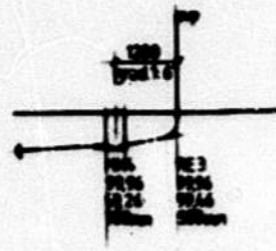
GRAHAM BRAUM
 Architectural Designer
 Pr.S.Arch.T
 Reg. No: 878010
 380 Umbilo Road Durban
 4001
 Tel: 031 205 4142 Fax: 031 205 2476
 Call: 082 454 0641
 E-mail: gbr_arch@telkomsa.net

SCALE 1:100
 DESIGNED G.P. BRAUM
 DRAWN M.R. AZMUTH
 DATE SEPTEMBER 2016

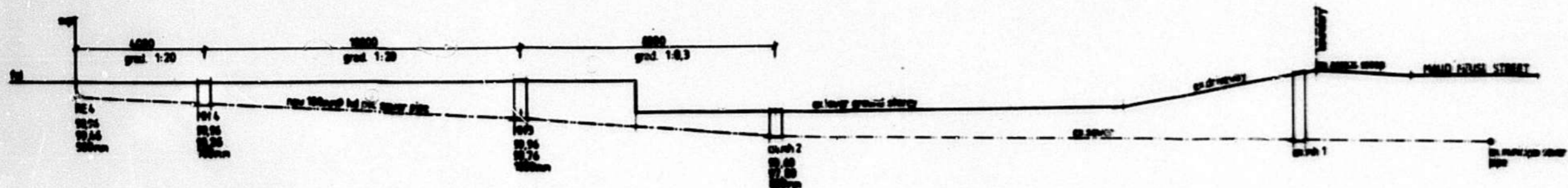
Drawing No: 6409/16/5 of 6



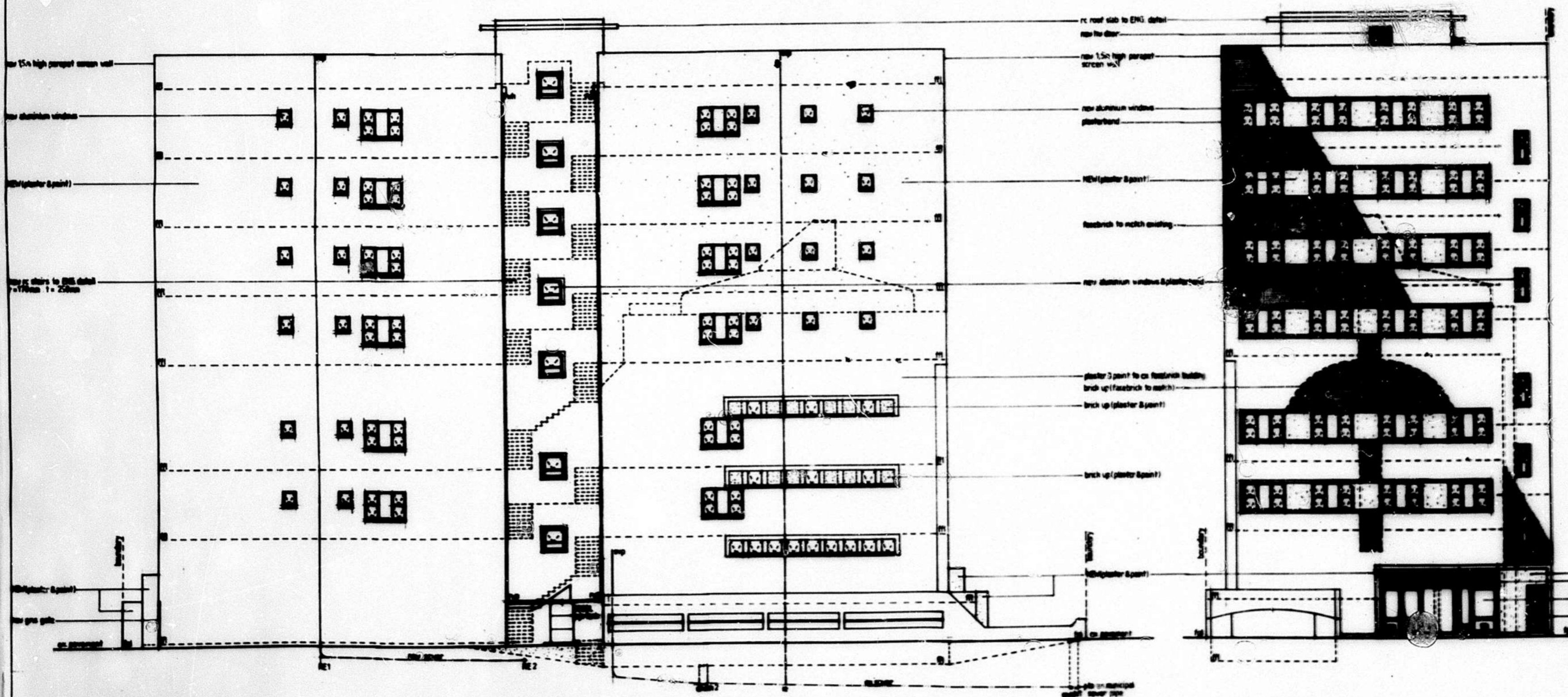
SEWER SECTION



SEWER SECTION



SEWER SECTION



EAST ELEVATION

NORTH ELEVATION

APPLICATION IN PRINCIPLE
 No. **PA 095 of 2017**
 Date: **26/01/17**

ETHEKWINI MUNICIPALITY
 LAND USE MANAGEMENT CENTRAL REGIONAL OFFICE
GRANTED

NAME: **[Signature]**
 SIGNATURE: **[Signature]**
 DATE: **26/01/17**

This does NOT constitute an approval in terms of the NEMA (Act No. 103 of 1997). The authority does not warrant the application from compliance with any other statutory requirements or any other applicable law.

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING BUILDING A and NEW BUILDING AT 15 MAUD HPUSE STREET OFF 10032 DURBAN FOR SILVERTON 248 CC

DATE OF: **2017/01/26**

DRAWING NO: **6407/15/14**

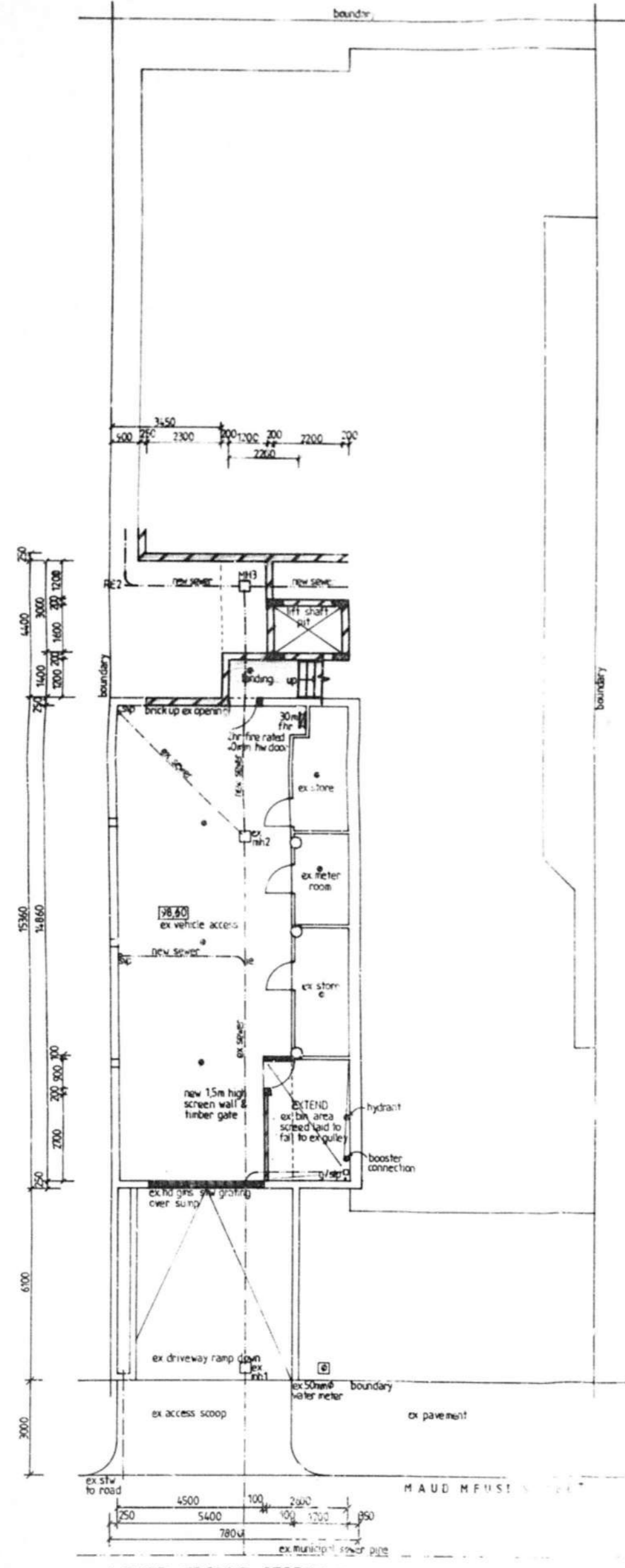
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DRAWN BY: **[Signature]**

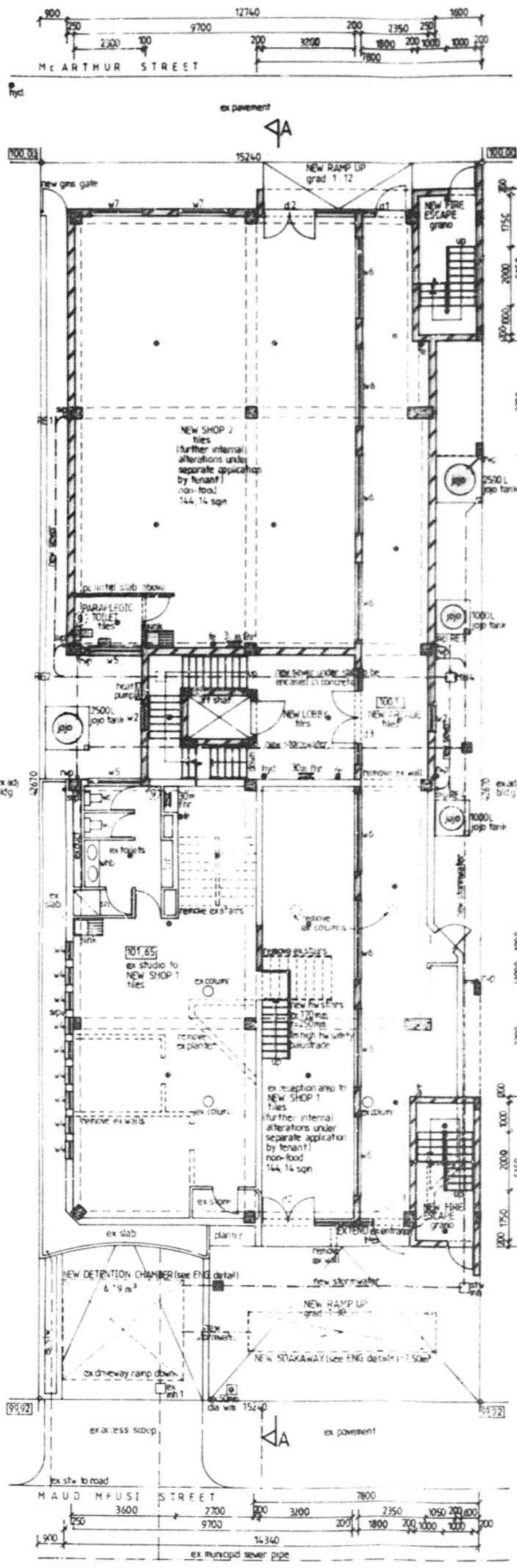
CHECKED BY: **[Signature]**

DATE: **2017/01/26**

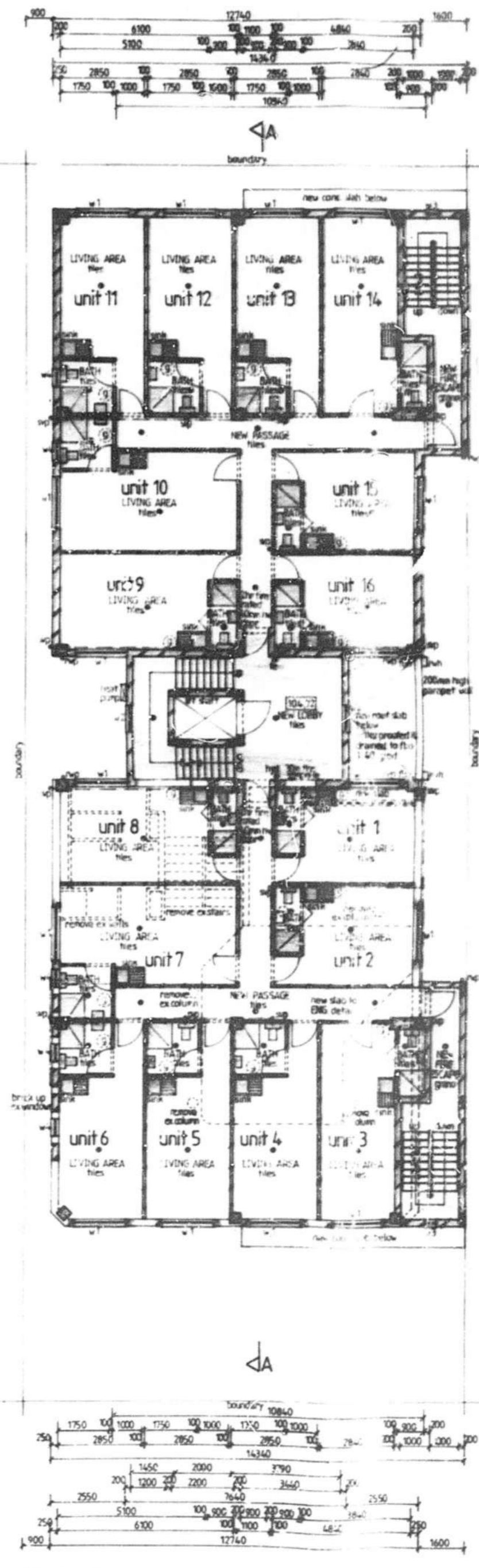
NOTE:
 - ALL SEPARATING WALLS TO HAVE A MINIMUM 1hr FIRE RATING AND TO U/S OF CEILING/SLAB
 - ALL DOORS TO PASSAGES/LOBBIES/FIRE ESCAPES TO BE 2hr FIRE RATED 40mm HARDWOOD
 - ALL STAIRS: 170mm RISERS / 250mm TREADS
 - ALL STAIRS TO BE FIRED ON WALLS TO HIGH ABOVE RISER
 - ALL HIGH GRS SAFETY BALUSTRADES WITH 80mm GAPS
 - MECHANICAL VENTILATION TO ENGINEERS DETAIL



LOWER GROUND STOREY PLAN (1:100)



UPPER GROUND STOREY PLAN / SITE PLAN (1:100)



FIRST STOREY PLAN (1:100)



SHEET: 001
 CCOPY: 2
 LYNHEKENS MUNICIPALITY (CENTRAL)
 157 01 17
 APPLICATION NO.
 2017-03-17

INCROACHMENTS INTO OVER HEIGHTS
 This construction work undertaken by the applicant is in accordance with the provisions of the Building Act 2003 and the Building Regulations 2004. The applicant is responsible for ensuring that the proposed construction does not exceed the maximum permitted height for the site. The applicant is responsible for ensuring that the proposed construction does not exceed the maximum permitted height for the site. The applicant is responsible for ensuring that the proposed construction does not exceed the maximum permitted height for the site.

ADDITIONAL AREA: 2677.77 sqm

OWNERS SIGNATURE: [Signature]
 CONTACT NO: 031 304 7123

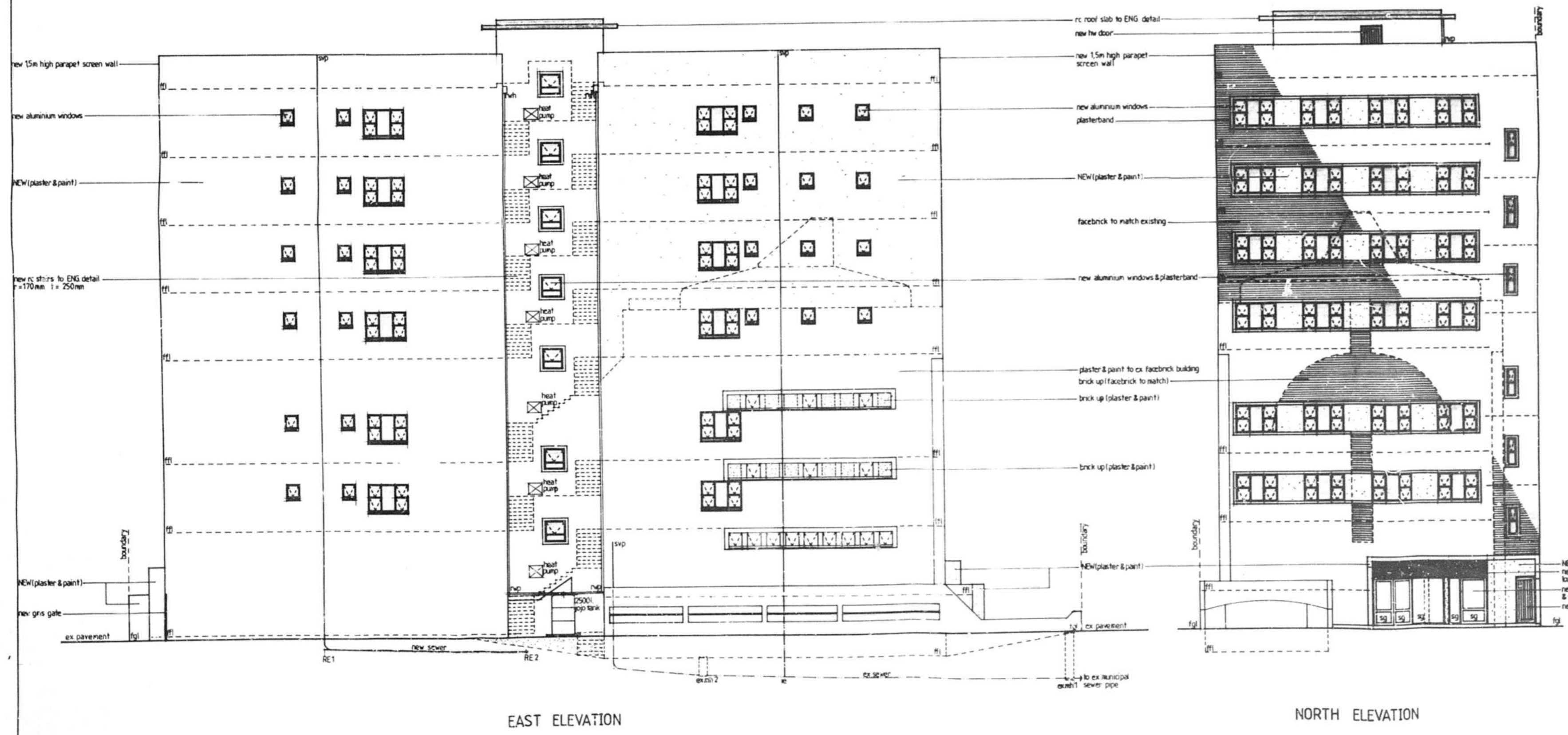
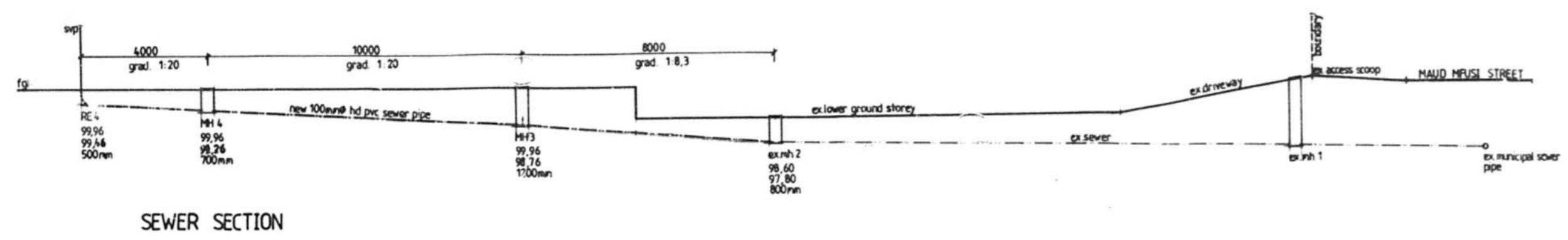
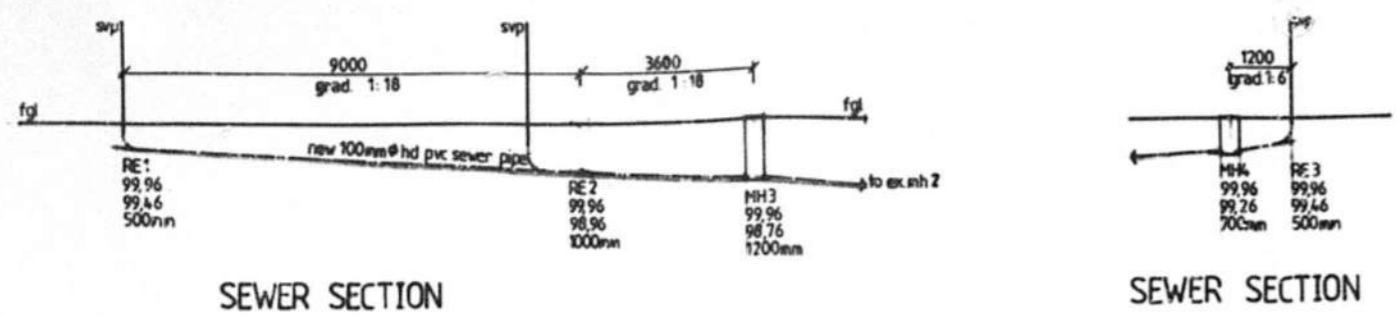
PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING BUILDING A AND NEW BUILDING B AT 115 MAUD MFUSI STREET ON ERF 10832 DURBAN FOR SILVERTON 248 CC

GRAHAM BRAUN
 Architectural Designer
 Pr S Arch T
 Reg No: 57809D
 380 Umbilo Road Durban
 4001
 Tel: 031 285 4142
 Fax: 031 285 2478
 Cell: 082 4548441
 E-mail: gpb_arch@talkcom.net

SCALE: 1:100
 DESIGNED: G P BRAUN
 DRAWN: M R AZMUTH
 DATE: SEPTEMBER 2016

Drawing No: 6409/16/1 of 6

BUILDING APPLICATION
 2017-03-17



ADDITIONAL AREA 2672.77 sqm

OWNERS SIGNATURE *[Signature]* CONTACT NO. 031 303 7122

RATE NO. 0247 7045 / 000

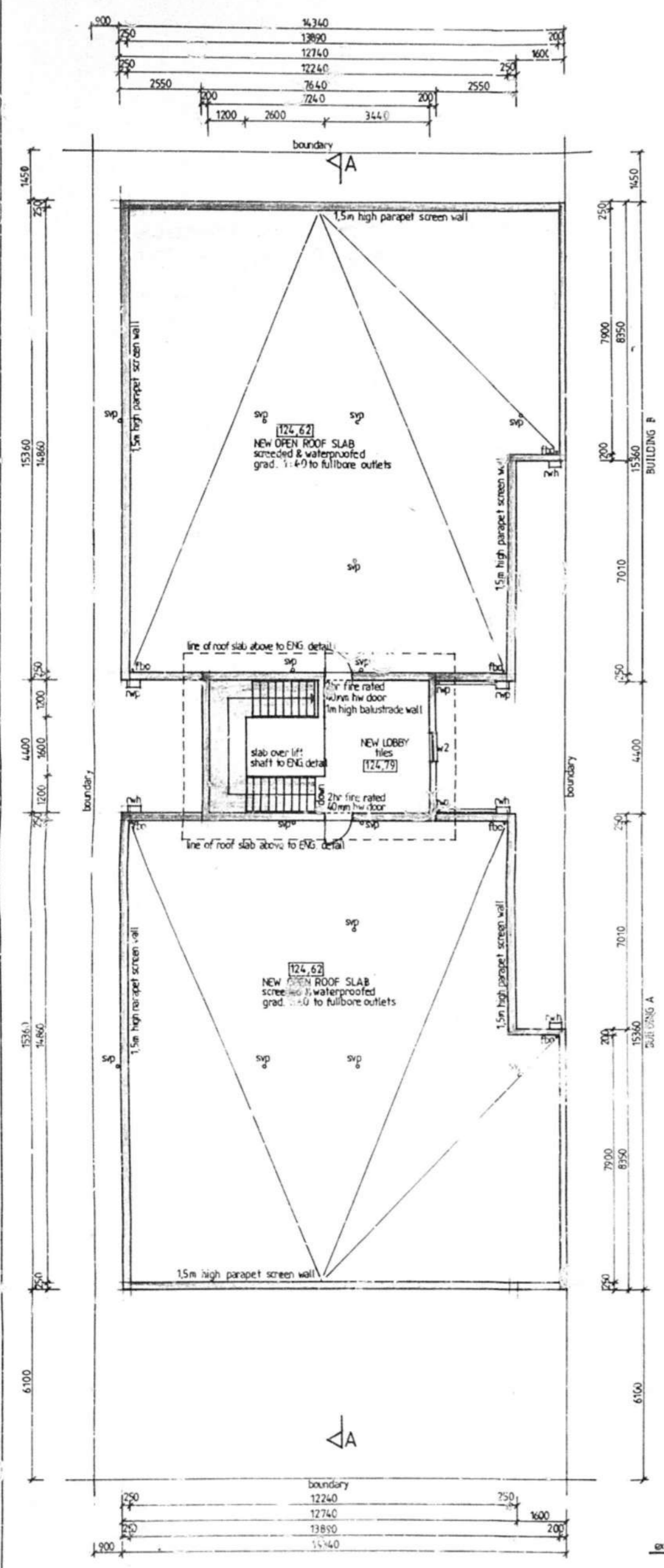
PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING BUILDING A and NEW BUILDING B AT 115 MAUD MFUSI STREET ON ERF 10832 DURBAN FOR SILVERTRON 248 CC

GRAHAM BRAUM
 Architectural Designer
 Pr.S.Arch.T
 Reg. No.: 810010
 380 Umbilo Road Tel: 031 205 4142
 Durban Fax: 031 205 2476
 4001 Cell: 082 454 0441
 E-mail: gpb_arch@telkomsa.net

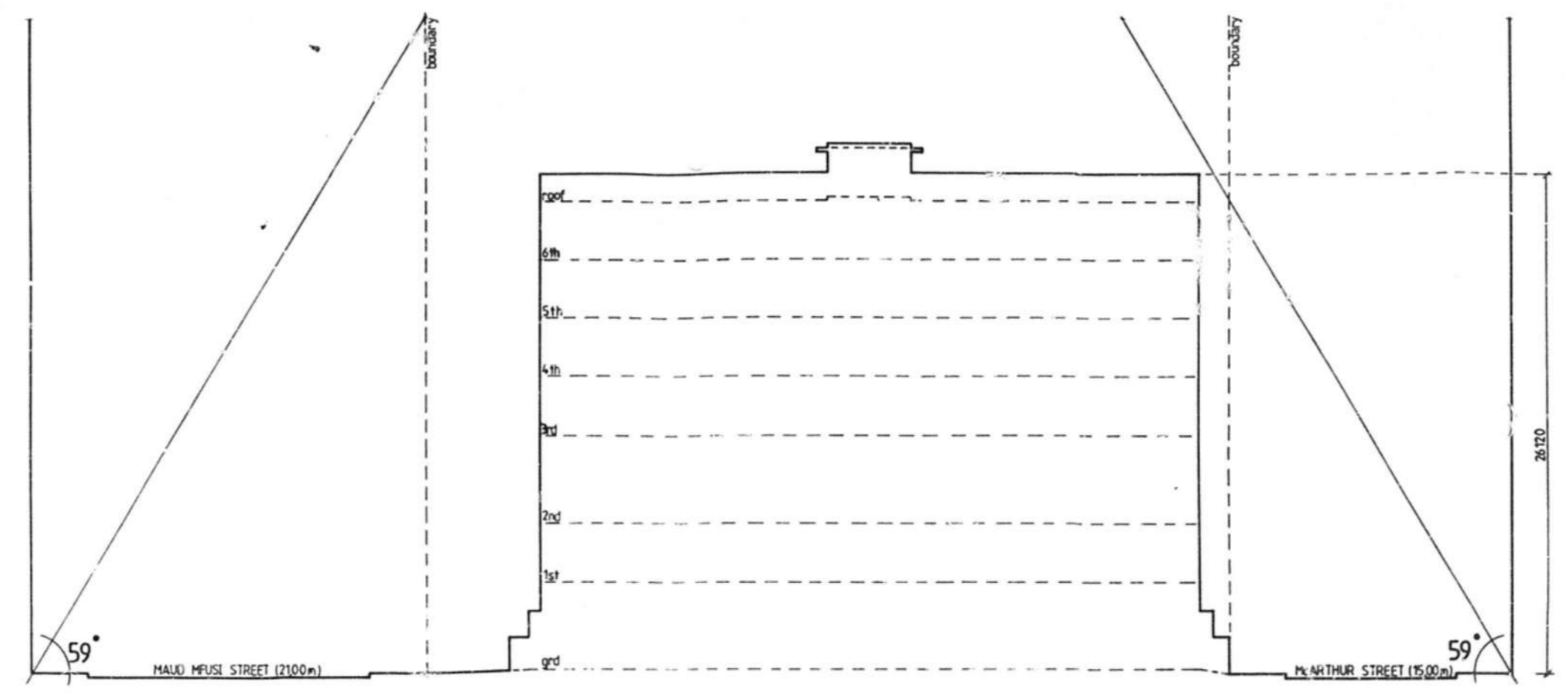
SCALE 1:100
 DESIGNED G.P. BRAUM
 DRAWN M.R. AZMUTH
 DATE SEPTEMBER 2016

Drawing No : 6409 / 16 / 4 of 6

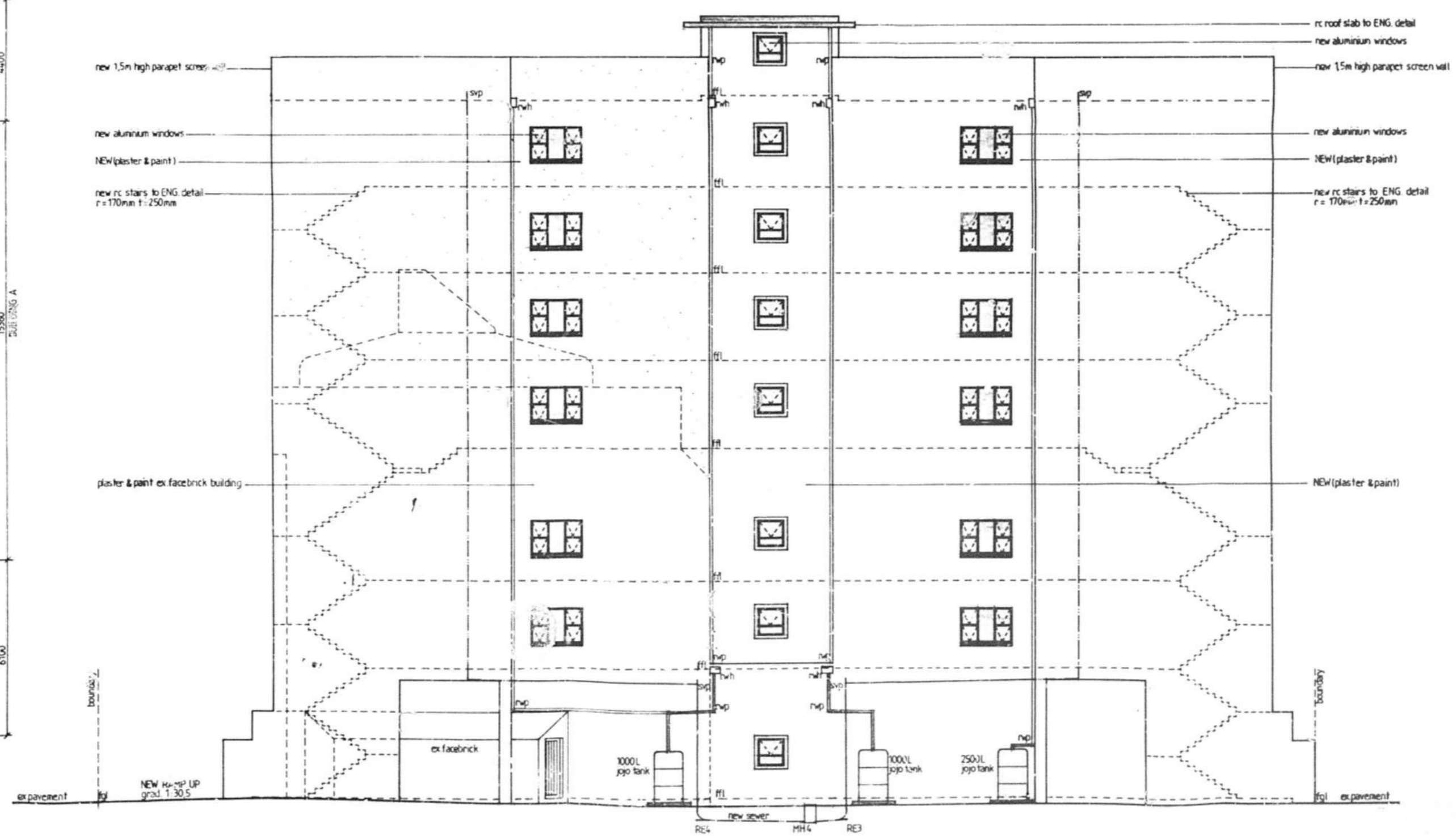
BUILDING APPLICATION
 12 (REVISED) in terms of Sec 7 of the Municipal Planning Regulations and Building Standards Act 103 of 1977
 2017-03-17
 DATE: 2017-03-17
 LOCAL AUTHORITY: ETHEKWINT MUNICIPALITY (CENTRAL)



ROOF PLAN (1:100)



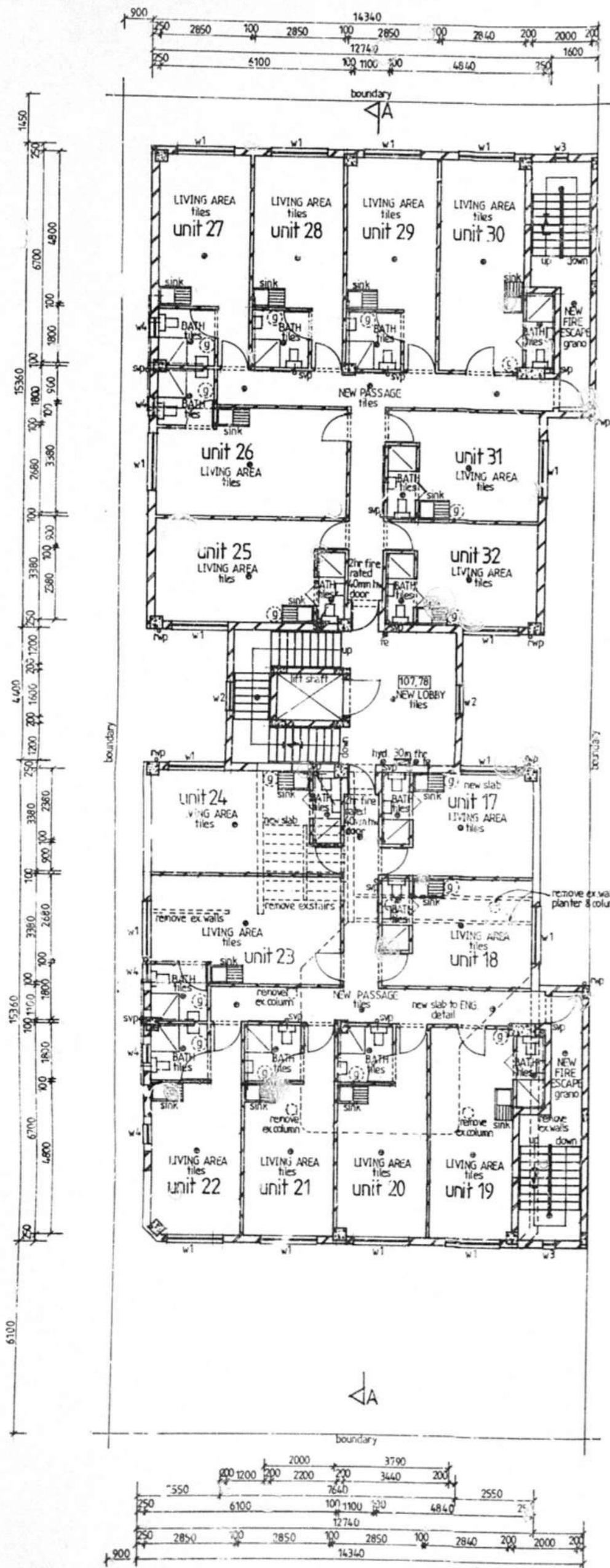
HEIGHT RESTRICTION SECTIONAL DIAGRAM (1:200)



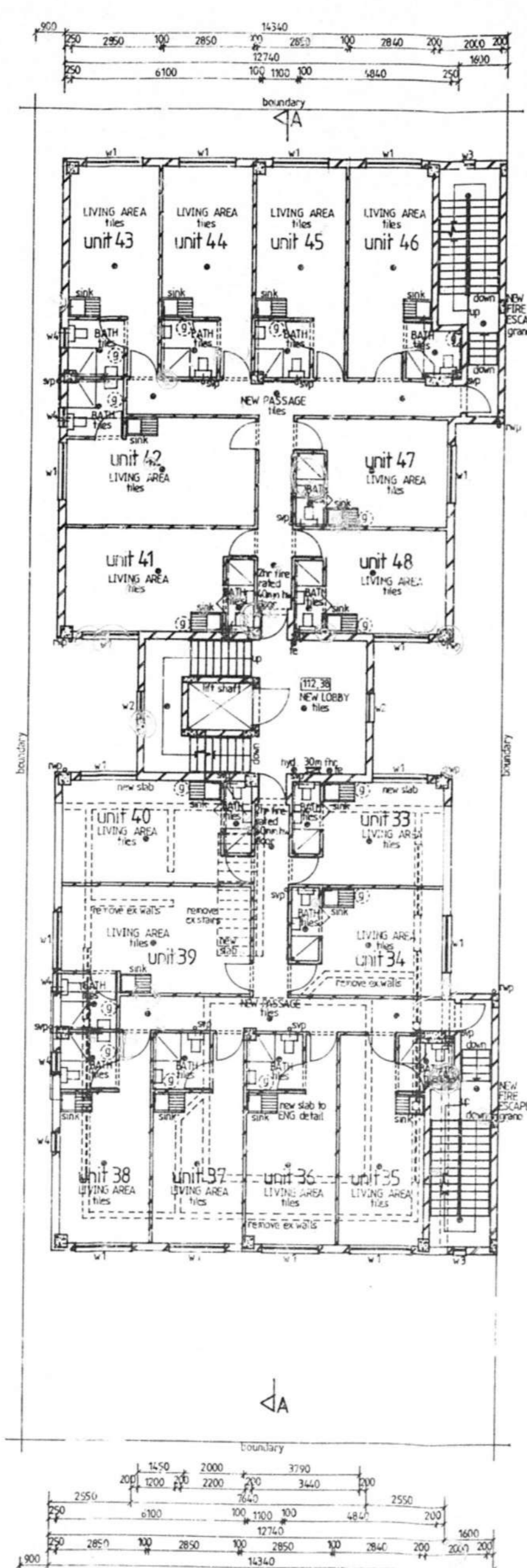
WEST ELEVATION

ADDITIONAL AREA : 2672.77 sqm
 OWNER SIGNATURE: *[Signature]* CONTACT NO. 031 303 7122
 RATE NO. 0247 7045 1000
PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING BUILDING A and NEW BUILDING B AT 115 MAUD MFUSI STREET ON ERF 10832 DURBAN FOR SILVERTRON 248 CC
GRAHAM BRAUM
 Architectural Designer
 Reg. No.: ST0010
 320 Umbilo Road Durban 4001
 Tel: 031 255 4142 Fax: 031 205 2476
 Call: 082 454 0441
 E-mail: gpb_arch@telkomsa.net
 SCALE 1:100 / 1:200
 DESIGNED G. P. BRAUM
 DRAWN M. R. AZHUTH
 DATE SEPTEMBER 2016
 Drawing No: 6409/16/ 3 of 6

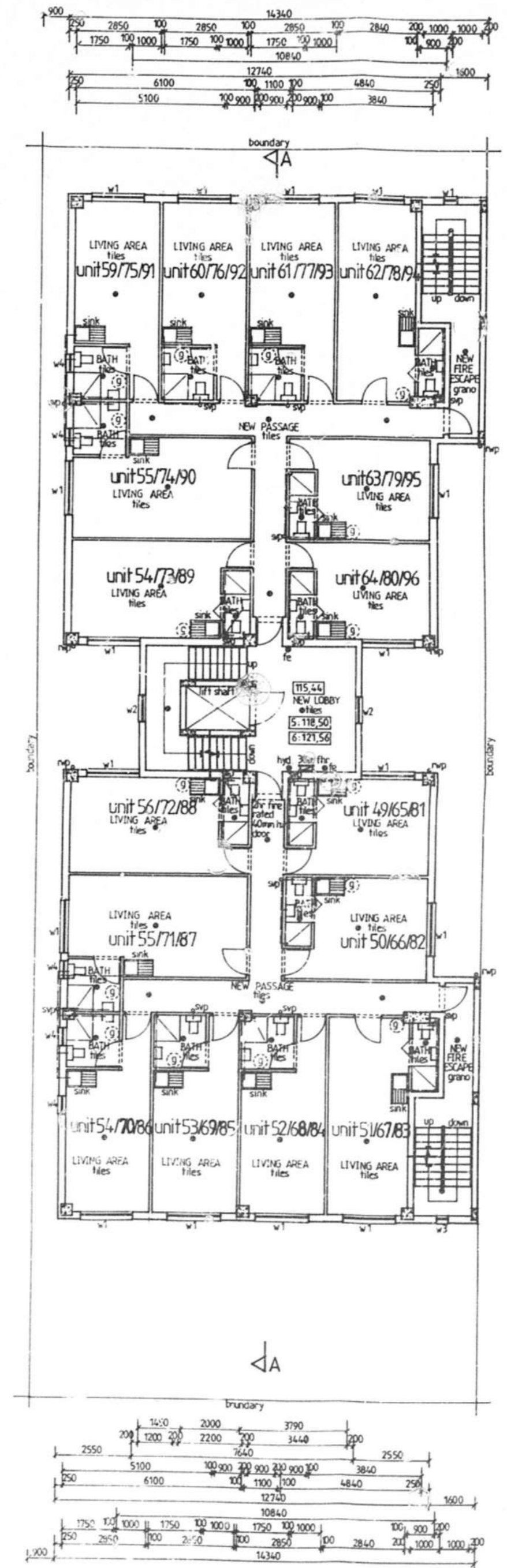
note:
 - ALL SEPARATING WALLS TO HAVE A MINIMUM 1hr FIRE RATING AND TO US OF CEILING
 - ALL DOORS TO PASSAGES/LOBBIES/FIRE ESCAPES TO BE 2hr FIRE RATED 40mm HARDWOOD
 - ALL STAIRS: 170mm risers / 250mm heads
 gns handrails to be fixed on walls 1m high above risers
 in high gns safety balustrades with 80mm gaps
 - MECHANICAL VENTILATION TO ENGINEERS DETAIL



SECOND STOREY PLAN (1:100)



THIRD STOREY PLAN (1:100)



TYPICAL FOURTH TO SIXTH STOREY PLAN (1:100)

APPLICATION IN PRINCIPLE
 No: P.609 01.2017
 Sheet: 1

ETHEKWINI MUNICIPALITY
 LAND USE MANAGEMENT CENTRAL REGIONAL OFFICE
 NAME: GRANTED
 SIGNATURE: [Signature]
 DATE: 24.01.17
 This does NOT constitute an approval.
 In terms of the NBR (Act No. 103 of 1977).
 This authority does not examine the application
 from compliance with any other statutory
 requirements or any other applicable law

ADDITIONAL AREA - 2672,77 - sqm

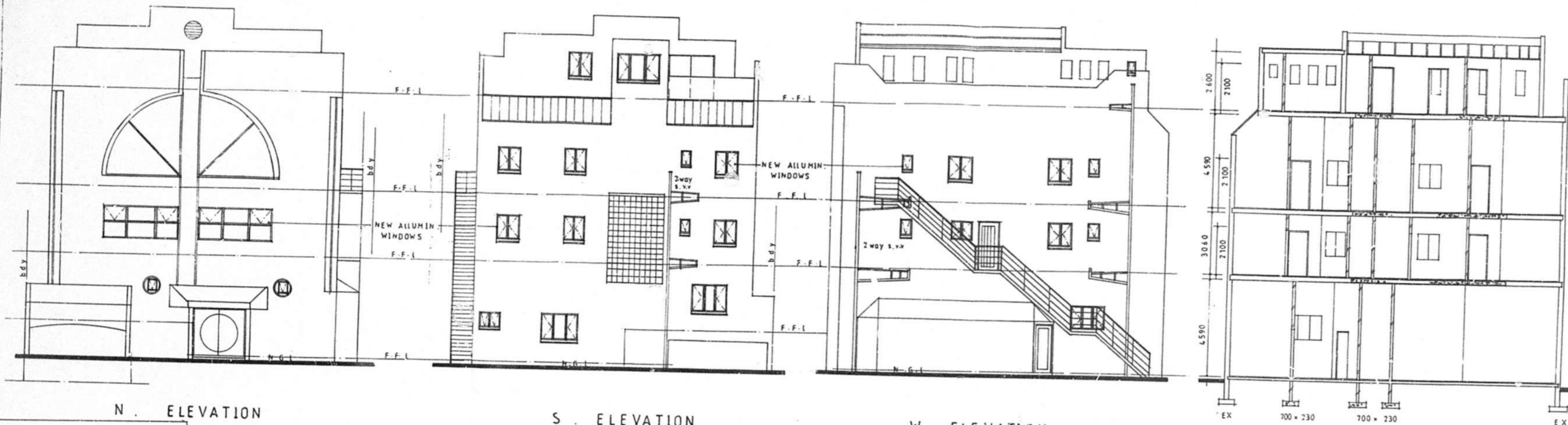
OWNERS SIGNATURE: [Signature] CONTACT NO:
 RATE NO: 0247 7045 / 000

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING BUILDING A and NEW BUILDING B AT 115 MAUD MFUST STREET ON ERF 10832 DURBAN FOR SILVERTRON 248 CC

GRAHAM BRAUM
 Architectural Designer
 P.O. Box 11
 Reg. No. 570310
 380 Umbic Road, Tol. 031 205 4112
 Durban Fax: 031 205 2476
 4001 Call: 082 454 0441
 E-mail: gbraum@telkom.za.net

SCALE: 1:100
 DESIGNED: G.P. BRAUM
 DRAWN: M.R. AZMUTH
 DATE: SEPTEMBER 2016

Drawing No: 6409 / 16 / 2 of 6



N. ELEVATION

S. ELEVATION

W. ELEVATION

SECTION A - A

GENERAL NOTES

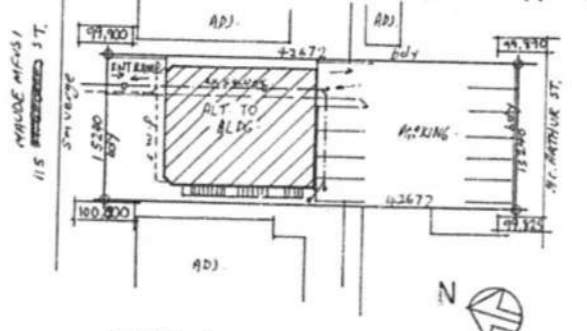
- All work to commence only after this plan has been approved by local municipality.
- Beacons to be exposed prior to commencement of any work.
- Given dimensions to take preference over scaling.
- All structural work, beams, r.c. slabs, etc. walls, columns to be to structural engineers specifications.
- No structural work to commence without the approval of a prof. structural engineer.
- All levels and dimensions to be checked on site and any discrepancies to be brought to architect's attention.
- No foundations to encroach over boundaries and servitudes.
- All work to comply with National Building Regulations.

FIRE NOTES

- FIRE HOSE REELS TO COMPLY T.T. 33 + 34.
- FIRE EXTINGUISHERS TO COMPLY T.T. 37.
- SIGNAGE TO COMPLY T.T. 27 - 32.
- PARTITIONING TO COMPLY T.T. 9.
- STRUCTURAL ELEMENTS TO COMPLY T.T. 7.
- OCCUPANCY TO COMPLY H.B.

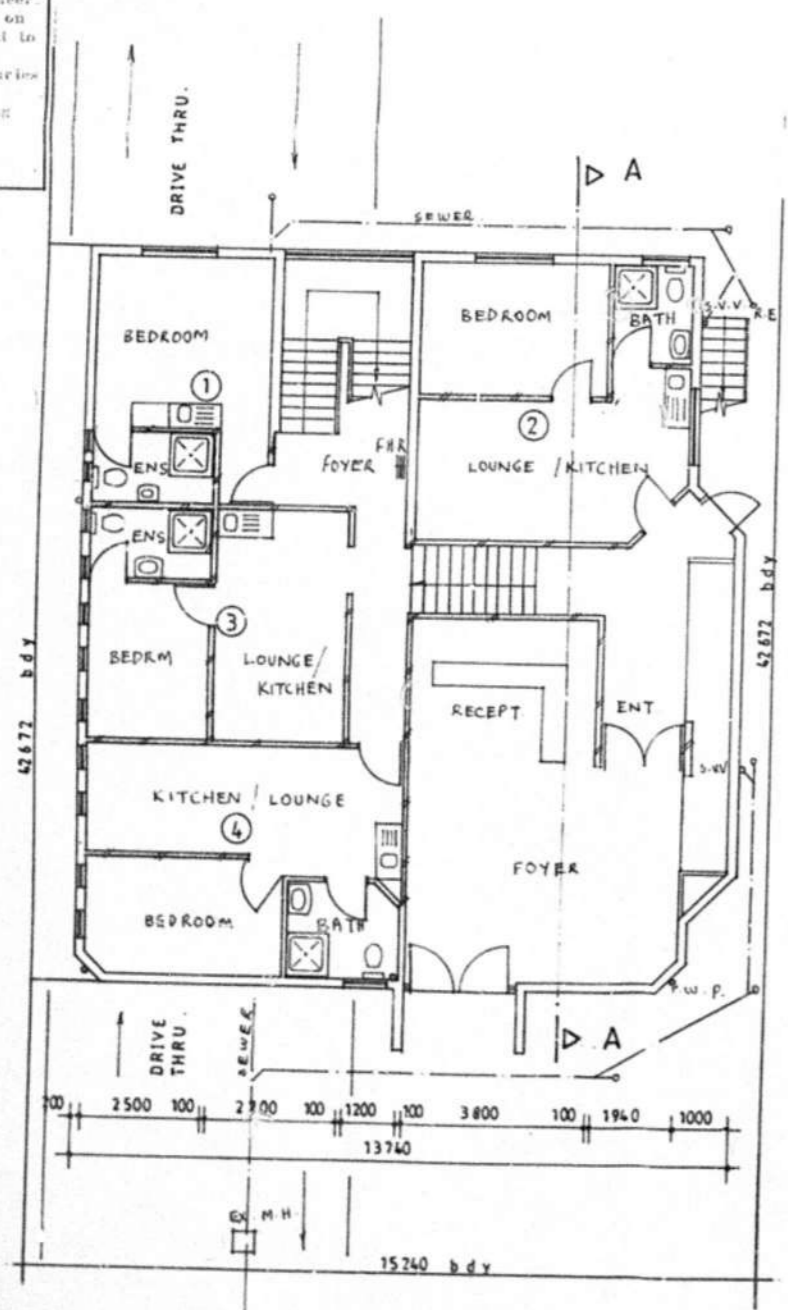
MECHANICAL NOTES

- FRESH AIR TO BE SUPPLIED AT A RATE OF 7,5 L PER PERSON PER SEC.
- AIR MUST BE DISTRIBUTED UNIFORMLY TO ALL HABITABLE AREAS AND THE VELOCITY MUST NOT EXCEED 0,5 m/s OR BE LESS THAN 0,2 m/s.
- EXHAUSTION AIR TO BE EXTRACTED TO THE EXTERNAL AT A RATE OF 20 L PER SEC. PER FITMENT.

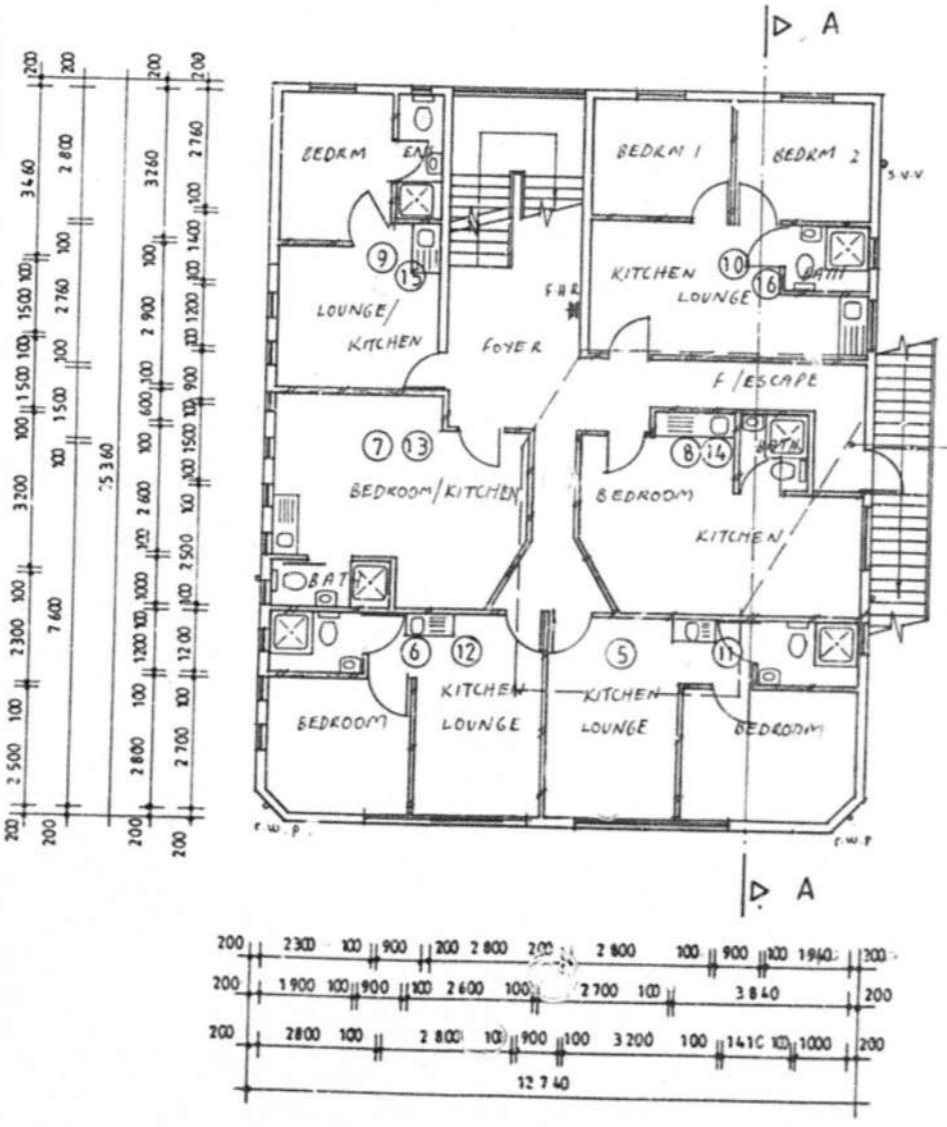


SITE PLAN 1:500

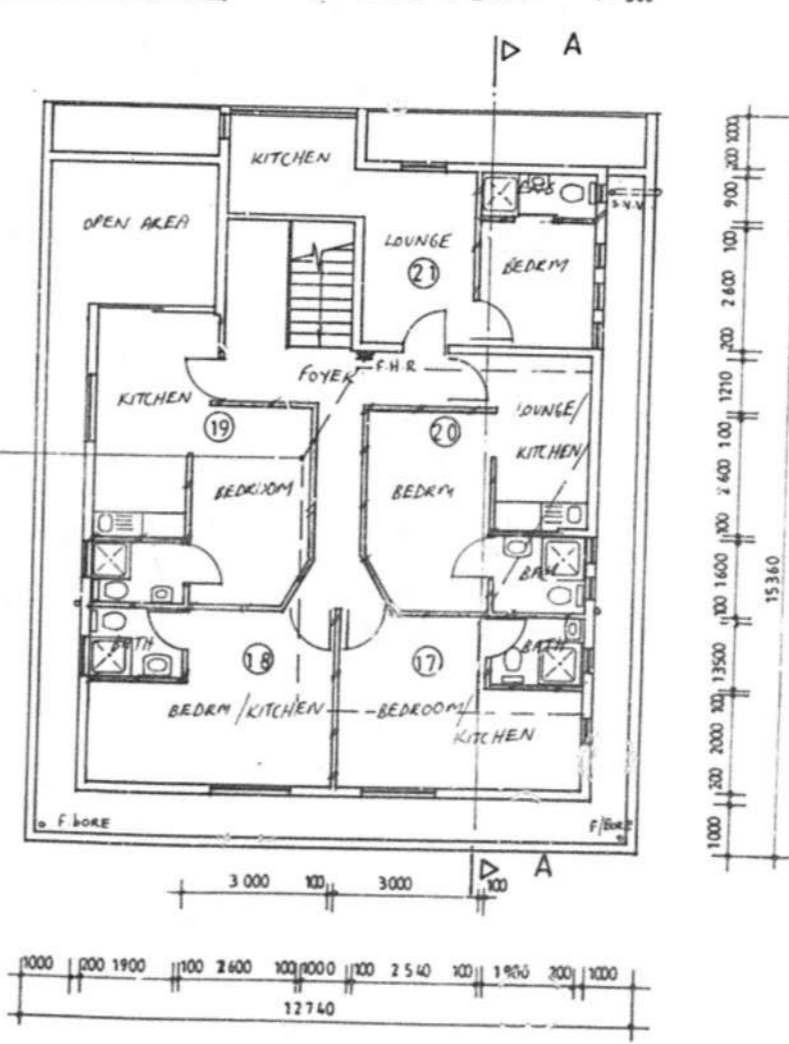
AREAS	
SITE	650 m ²
EX. G.F. PLAN	211
EX. FIRST F. PLAN	157
EX. SEC. F. PLAN	157
PROP. NEW SLAB (C.F.F.S.F. + K'S)	50
EX. ATTIC	126
TOTAL	760 m²



GROUND FLOOR PLAN



TYPICAL 1st + 2nd FLOOR PLAN
scale 1:100



ATTIC FLOOR PLAN

ETHEKWINI MUNICIPALITY
HEALTH DEPARTMENT
DURBAN
06 APR 2008
RECEIVED

SHEET 11 OF 19
ETHEKWINI MUNICIPALITY
CENTRAL
Plan No: 06.0 04 09

E.N: 02477045 000
Client: *Dubey (P.O.A.)*
SILVERTON 248 C.C
PH: 083 231 3802
Project:
PROP. ALTER. TO EX. BLDG. & CONVERS. TO STUDENT FLATS ON 10832 DURBAN
MAUDE MAUSI
115 ~~GEORGE'S~~ STREET
Drawing Title:
WORKING DRAWING
Plan drawn by:
ARSHU BALRAJ
Prof. in Architecture, Design Technologist,
(N.D. ARCH. TECH.) (B. ARCH. TECH.)
Tel: 031-4002419 Cell: 0845166676
Reg. No ST 2017
Date: 25/03/08 Scales: 100/500
Dwg. No: 09 Drawn: A.B