

fire equipment, fire safety signage and escape routes to comply Building Regulations part T4.23. with the Local Authority requirements in accordance with the Lighting of emergency routes to comply with the National Building Regulations part Portable fire extinguishers to be provided and to be in SANS 10400-1990 National Building Regulations.

comply with the National Building Regulations part T4.7 and

National Building Regulations part T4.10.

The building is to comply with the National Building RegulationsRegulations part T4.33. part T4.12 with regard to roof assemblies and coverings.

All emergency routes to comply with the National Building

Regulations part T4.19.

All building work, plumbing, water reticulation and materials, All handrails and balustrades to escape routes are to comply with the National

Fire stability of all structural elements and components are to 🔝 | Fire detection and alarm systems to comply with the National Building Regulations part T4.31.

All required fire safety signage to be provided as required by the Local Authorities Protection of openings to class 'B' fire doors to comply with the and in accordance with the National Building Regulations part T4.29 and T4.32. Water reticulation for fire fighting equipment to comply with the National Building

Water supply pipe to any fire hose reel to be a minimum of 50mm diameter. All ceilings are to comply with the National Building Regulations|Water supply pipe to any fire hydrant to be a minimum of 75mm diameter.

BOm fire hose reels to be provided in accordance with SANS10 543 and the National with the National Building Regulations part T4.43. Building Regulations part T4.34.

1 fire hose reel to be provided for every 500m.sq or part thereof of floor area of any comply with the National Building Regulations part T4.44. ARTIFICIAL LIGHTING to comply with Fire escape doors to be provided with approved panic bolts in storey in accordance with the National Building Regulations part T4.34. accordance with the National Building Regulations part T4.19.9. Fire hydrants to be in accordance with the National Building Regulations part T4.35. comply with the National Building Regulations part T4.55. 10114 part 1

All water supply pipes to fire hose reels and fire hydrants to To comply with sans 10400 part 0 be connected to existing fire water supply pipe. accordance with the National Building Regulations part

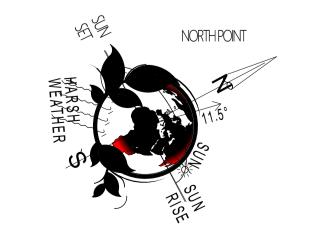
Fire stopping of inaccessible concealed spaces to comply with the National Building Regulations part T4.39. Protection in service shafts to comply with the National Building Regulations part T4.40. Smoke control to comply with the National Building

Regulations part T4.42. Air conditioning and artificial ventilation systems to comply "No smoking' signs to be provided where applicable to

Habitable areas (excludes kitchen) fresh air to be supplied at a rate of 7.5l/s/person. air to be evenly distributed throughout all habitable areas and velocity is not to exceed

kitchen ss fresh air supplied at a rate 17.5l/s/person (commercial) water closets aire is to be extracted to external rate of 20l/s/person fitment (commercial/ inductrial)

Access to buildings for fire fighting and rescue purposes to sans 10400 part 0 to comply with sans



CONSTRUCTION NOTES

 5° ROOF PITCH. IBR ROOF SHEETING ON 76 X 38 PURLINS AT \pm 1200MM CENTRES ON 40 GRADE SISALTION ON GANGNAILED TREATED TIMBER TRUSSES TO BE DESIGNED & CERTIFIED BY PROFESSIONAL ENGINEER ON 114 X 38MM SA PINE WALLPLATE

EXTERNAL FACE OF INNER SKIN OF ALL EXTERNAL WALLS TO BE BAGGED AND RENDERED WATERPROOFWITH 2 COATS BITUMEN PAINT BRICKS WITH BRICKFORCE AT EVERY 3 COURSES TO BE STEEL FLOATED PLASTERED EXTERNALLY WITH 2 COATS PAINT, WOOD FLOAT PLASTER INTERNALLY WITH PRIMER & BONDING LIOUID, UNDERCOAT, FILLERCOT AND 2 FINAL COATS PAINT. ALL EXTERNAL DWELLING WALLS ARE CAVITY CONSTRUCTION.

WINDOWS/DOORS BROWN ALUMINIUM WINDOWS/DOOR FRAMES WITH GLASS TO COMPLYWITH NIN2 & NINB OF NBR'S AND AAAMSA SPEC'S 25MM X 125MM PLASTER BAND AROUND WINDOW & DOORS. TILE WINDOW CILL TO ALL WINDOWS TO FINAL SPEC'S.

PRECAST CONCRETE LINTOLS ABOVE OPENINGS. PLINTH AS SHOWN. AS PER APPROVED SAMPLE

12MMRHINOBOARD CEILING BOARD FIXED TO 38X38MM SA PINE BRANDERS AT 400MM CENTRES TO BE SKIMMED AND PAINTED.

FLOOR FINISHES AS SPECIFIED ON PLAN FLOOR TO BE 25MV CEMENT SCREED ON RC. SURFACE BED TO ENGINEERS DETAILS IMTH BRC MESH ON SANS 10400 APPROVED DPM ON WELL COMPACTED & POISONED SOIL.

IPVC RAIN WATERGOODS. 100Ø PVC SEWER PIPE 100Ø PVC SEWER PIPE ON ANCHOR BLOCKS 100Ø RIPPED UPVC SEWER PIPE JUNDER BUILDINGS & DRIVEWAYS ALL RETAINING WALLS AND WATERPROOFING TO ENG. DETAILS AND APPROVAL AND WATERPROOFING TO BE INSTALLED BY SPECIALIST. STORMWATER CHANNEL WITH STEEL GRATING. RC BEAM TO ENGINEER'S DETAILS TIMBER BEAMS TO ENGINEERS DETAILS STAIN AND VANISH TREATMENT AS PER FINAL SPEC'S. SLOTTED DRAINS TO BE PROVIDED BEHIND RETAINING WALLS AS INDICATED ON PLAN

GENERAL NOTES

1. ALL LEVELS TO BE CHECKED ON SITE BEFORE WORK COMMENCES

4. ALL REINFORCED CONC. BEAMS, COLUMNS AND SLABS ARE TO BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENG. DETAILS AND UNDER

5. PRE-CAST LINTOLS TO BE PROVIDED OVER ALL DOORS & **WINDOWS**

6. DPC WHERE NECESSARY 7. 5% SOIL POISION UNDER ALL SURFACE BEDS & DRIVEWAYS 8. ALL GLAZING TO COMPLY WITH PART N OF SANS 10400 $\,$ 9. ALL DISCREPENCIES AND OMISSIONS ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATLY

11. I.E'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS 12. WASTE PIPES AND VENTS TO BE 50 DIA. PVC 13. SOIL PIPES AND VENTS TO BE 100 DIA. PVC 14. ALL TRAPS TO BE 'P' TYPE

15. ALL VENT PIPES TO BE STUB STACKS 16. ALL BUILDING WORK TO COMPLY WITH SANS 10400 17. ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NGL

MUNICIPAL OFFICE USE ONLY

SMOOTHPLASTER & PAINT. FACEBRICK STACKED COARSE

CORNICES TO FINAL SPEC'S.

SKIRTINGS SKIRTING TO FINAL SPEC'S

2. NGL IN APPROXIMATE POSITION ONLY 3. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING

HIS SUPERVISION

10. NO WALLS OR FOUNDATIONS TO ENCROACH OVER

SCHEDULE OF PARKING Ex. South East Parking :93 bays required Ex. South Parking :161 bays required Ex. West Parking :71 bays required Ex. North East Parking :34 bays required Ex. South West Parking :21 bays required Ex. Reservoir Parking :77 bays required Ex. Rehab & Neuro Parking :46 bays required Ex. West Parking Deck :71 bays required TOTAL BAYS : 560 Bays required TOTAL NUMBER OF EXTRA BAYS AS PER PREVIOUSLY APPROVED PLAN: 40 BAYS

TOTAL BAYS REQUIRED FOR PROPOSED DULCE CAFE SEATING AREA : 10 bays TOTAL BAYS REMOVED : 6 bays

EXTRA BAYS REMAINING : 24 BAYS Drawing Status **Submission Drawings Ground Floor (4), Ground Floor (6)**

Tel: 031 266 7447 E-mail: ADMIN@LCNA.CO.ZA 2A STEWART ROAD, WESTVILLE, 3629

AREA SCHEDULE

36 019sqm

9 171.00

9 245.53

23 804.00

23 878.53

770623 5096 083

084 521 7642

74.53

74.53

STAND

PERMISSIBLE FAR (1.5)

TOTAL PROPOSAL

EXISTING COVERAGE

REMOVED COVERAGE

TOTAL COVERAGE

EXISTING F.A.R.

REMOVED F.A.R

TOTAL F.A.R.

DWNERS SIGNATURE/ POA

PHONE NUMBER

ARCHITECTS IDENT<u>ITY NUMBE</u>

PROPOSED F.A.R.

PROPOSED COVERAGE

PERMISSIBLE COVERAGE (50%)

148 MAZISI KUNENE RD, DURBAN, ERF 889, 890 & **REM OF 887, CATO MANOR** PROPOSED ADDS & ALTS TO EX. DULCE CAFE (ENTABENI HOSPITAL)

DRAWN BY LCN 2137/201 PR 20 580 27-Jun-22

