

BOTANIC GARDENS ROAD
FIRST FLOOR PLAN
scale 1:100

FIRE SAFETY NOTES :-

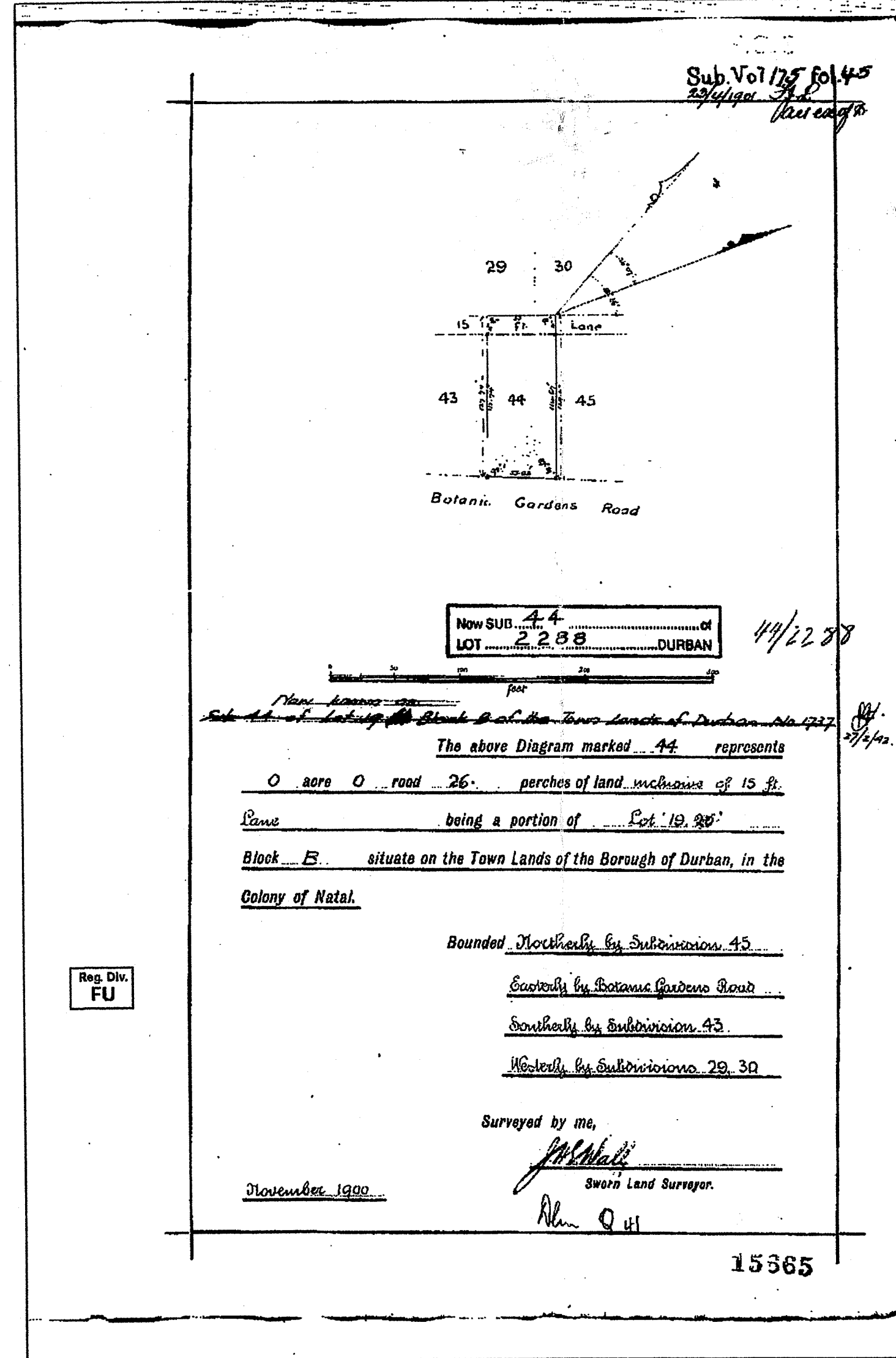
- C.O.O. - SPECIAL RESIDENTIAL H3 (FLATS)
TOTAL FLOOR AREA IS LESS THAN 500m²
- NCTE : PARKING BAYS NOT TO BE ENCLOSED
 - TENANT SEPARATING WALLS ARE 220mm THICK - TO TT8
 - FIRE SIGNAGE - TO TT29
 - FIRE EQUIPMENT - TO TT32
 - FIRE EXTINGUISHERS - TO TT37 (ONE AT EVERY FHR)
 - STRUCTURAL STABILITY TO COMPLY WITH TT7
 - PROTECTION OF OPENINGS TO COMPLY WITH TT10 (MIN. 1.0m)
 - FIRE ESCAPE ROUTES TO COMPLY WITH TT16
 - EMERGENCY ROUTES TO COMPLY WITH TT19
 - ACCESS FOR FIRE FIGHTING - TO TT65

SCHEDULE OF AREAS

| | |
|------------------------------|---------------------|
| site area | 657m ² |
| PERMITTED F.A.R (100%) | 657,0m ² |
| PERMITTED COVERAGE (40%) | 262,8m ² |
| existing floor area | 338,6m ² |
| LOWER GROUND FLOOR | |
| UNIT 1 | 38,4m ² |
| UNIT 2 | 92,2m ² |
| COVERED LIGHT WELL | 2,5m ² |
| COVERED WALKWAY 1 + STAIRWAY | 23,6m ² |
| UPPER GROUND FLOOR | |
| UNIT 3 | 38,4m ² |
| UNIT 4 | 92,2m ² |
| COVERED WALKWAY 2 | 14,9m ² |
| FIRST FLOOR | |
| UNIT 5 | 38,4m ² |
| UNIT 6 | 46,1m ² |
| UNIT 7 | 46,1m ² |
| TOTAL PROPOSED FLOOR AREA | 942,2m ² |
| TOTAL FLOOR AREA | 492,8m ² |
| existing (F.A.R.) | 321,8m ² |
| PROPOSED (F.A.R.) | 70,0m ² |
| TOTAL (F.A.R.) | 391,8m ² |
| existing COVERAGE | 161,2m ² |
| PROPOSED COVERAGE | -4,5m ² |
| TOTAL COVERAGE | 156,7m ² |
| OPEN WALKWAY 3 | 14,9m ² |

GENERAL NOTES

- All work to comply with SABS 0400.
- Corner beacons to be located and exposed before work on site commences.
- Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the DESIGNER/OWNER.
- All written dimensions to be taken in preference to scaling.
- Any discrepancies and omissions are to be brought to the DESIGNER/OWNERS attention immediately.
- The contractor is to inspect the official approved copies of the drawings to ensure that all amendments have been taken into account.
- If on excavation the site is found to contain expansive clay, shale, ground water or other suspect soil conditions, then all foundations are to be built to professional engineers details & under his supervision.
- All life of foundations to be taken down 600mm below natural ground level
- Natural ground line in approximate position only and no claim can be made for any discrepancies on site
- Banks to be cut to a maximum of 26 degrees
- Cleaning eye to be provided to storm water pipes to comply with part RR4
- fire cement fascias & aluminium gutters & down pipes fixed in accordance with manufacturers installation procedure
- two courses of blockwork to be reinforced with brickwork both below wall plate level: above window head height & below window sill level
- 375 mic DPC to be provided to walls at surface level and under all cills
- glazing to comply with part N of SABS 0400



owner's signature: [Signature]

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project description
ADDITIONS AND ALTERATIONS & NEW UNITS
PORTION 44 of ERF 2288 DURBAN at
116 BOTANIC GARDENS ROAD for
Mr R.N. SURUJHLAL

drawing description
FIRST FLOOR PLAN / AREAS / SG DIAGRAM
SHEET 2 OF 3

date: DECEMBER 2009 scale: 1:100
drawing no.: DBN 44/2288-02 R0