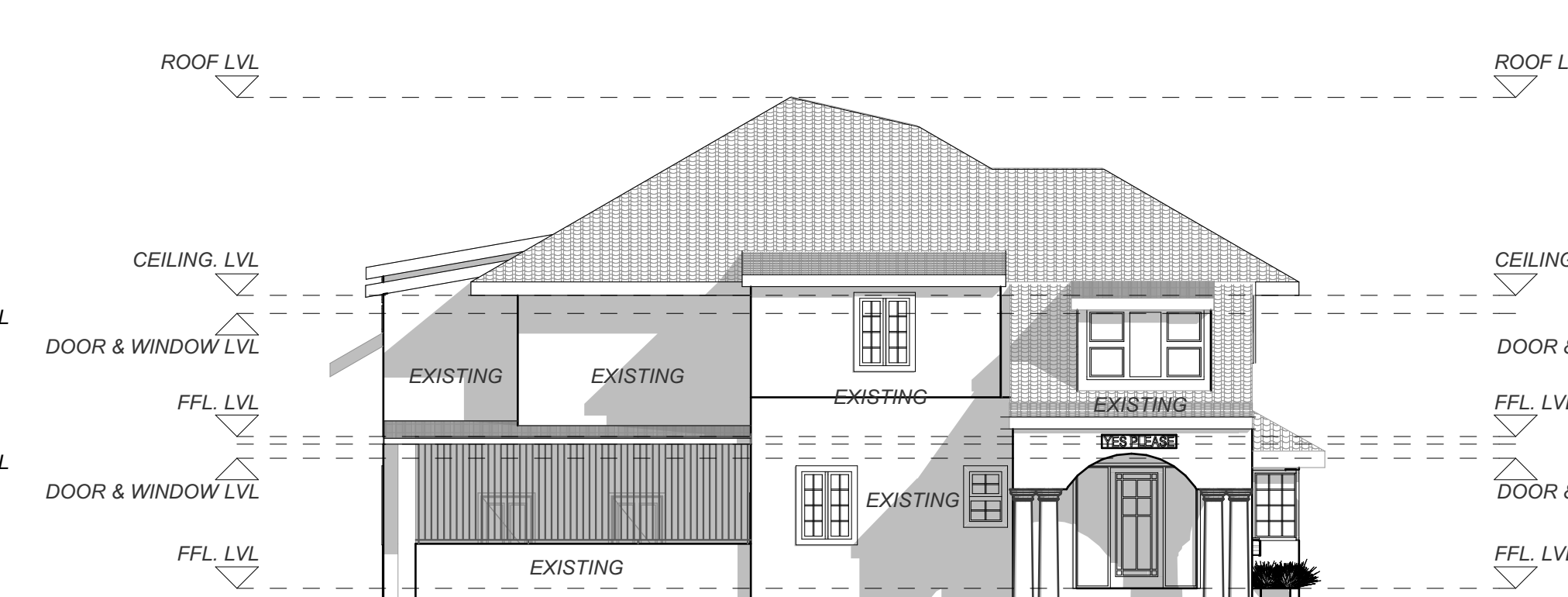




**BLOCK A - WEST ELEVATION**  
SCALE 1:100



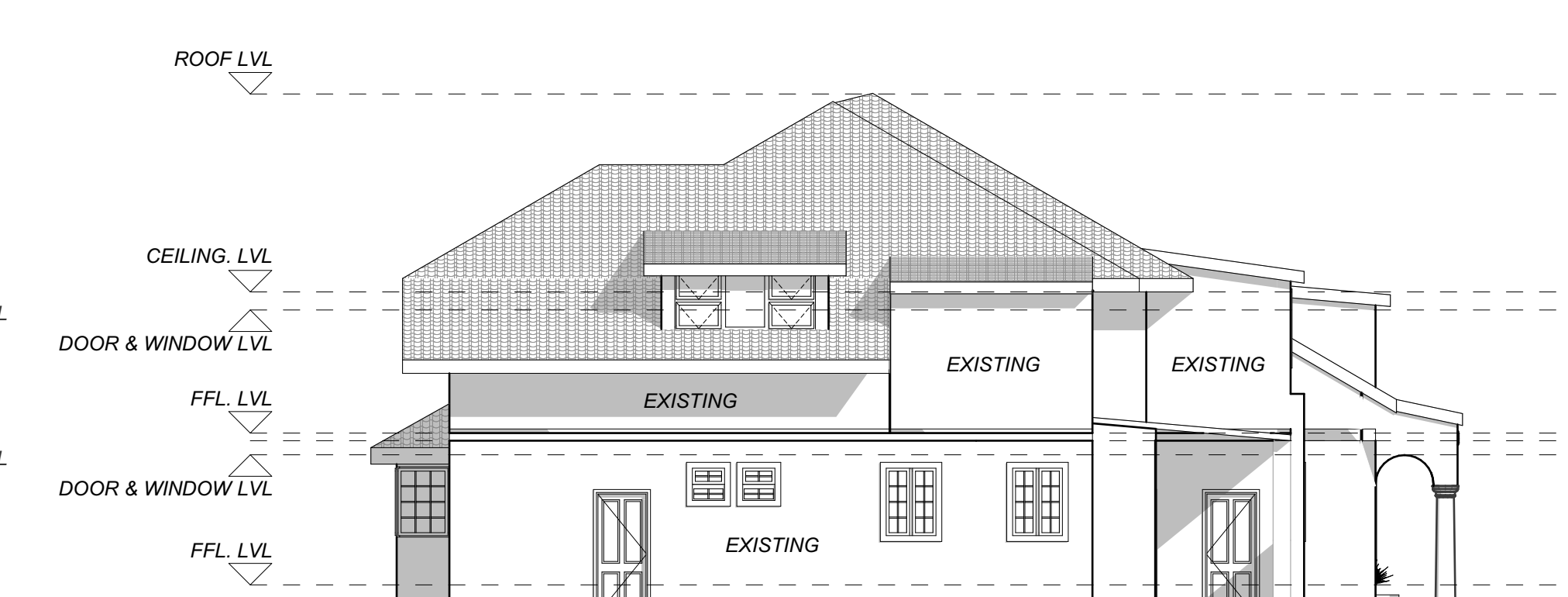
**BLOCK A - EAST ELEVATION**  
SCALE 1:100



**BLOCK C - NORTH EAST ELEVATION**  
SCALE 1:100



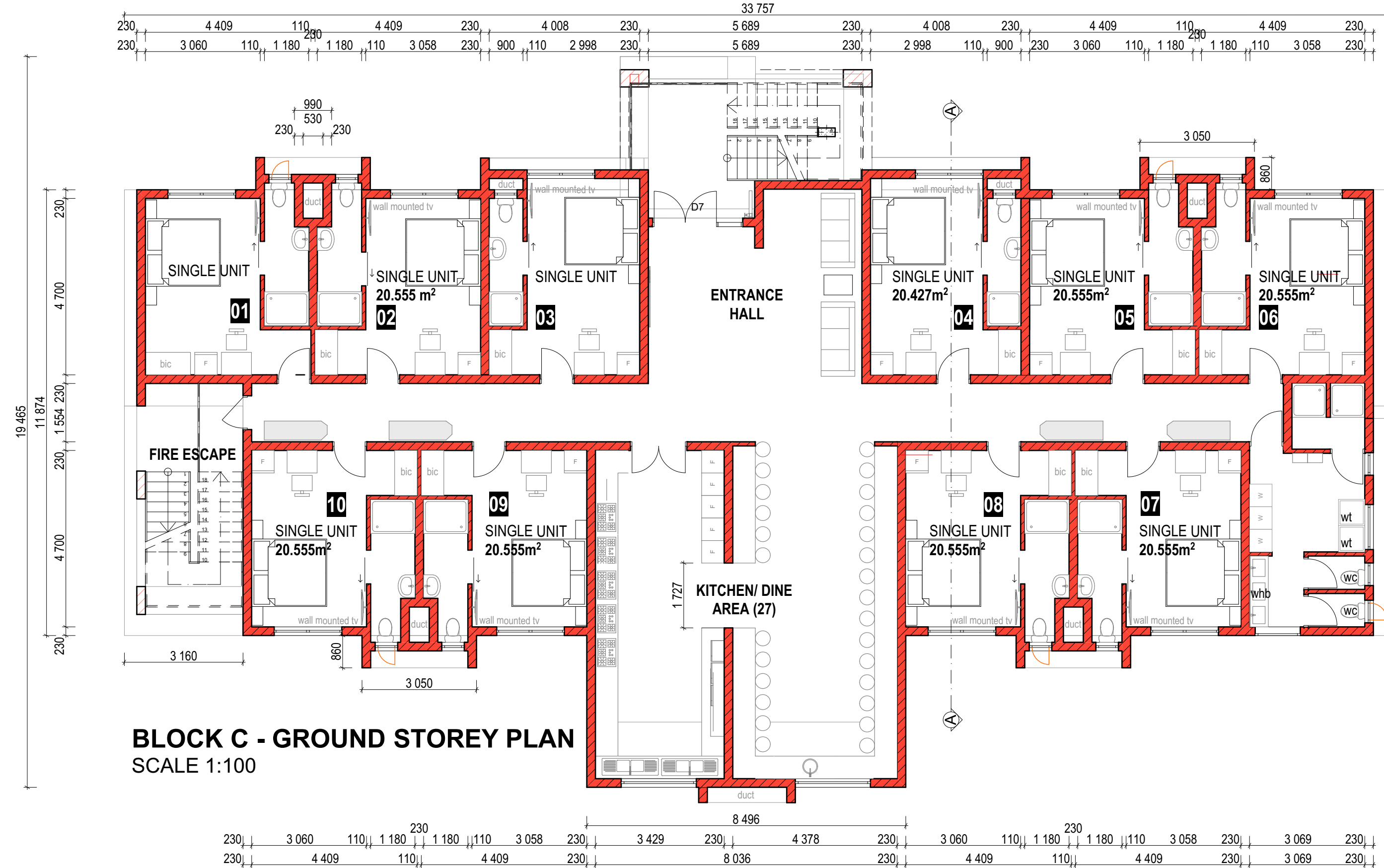
**BLOCK A - NORTH ELEVATION**  
SCALE 1:100



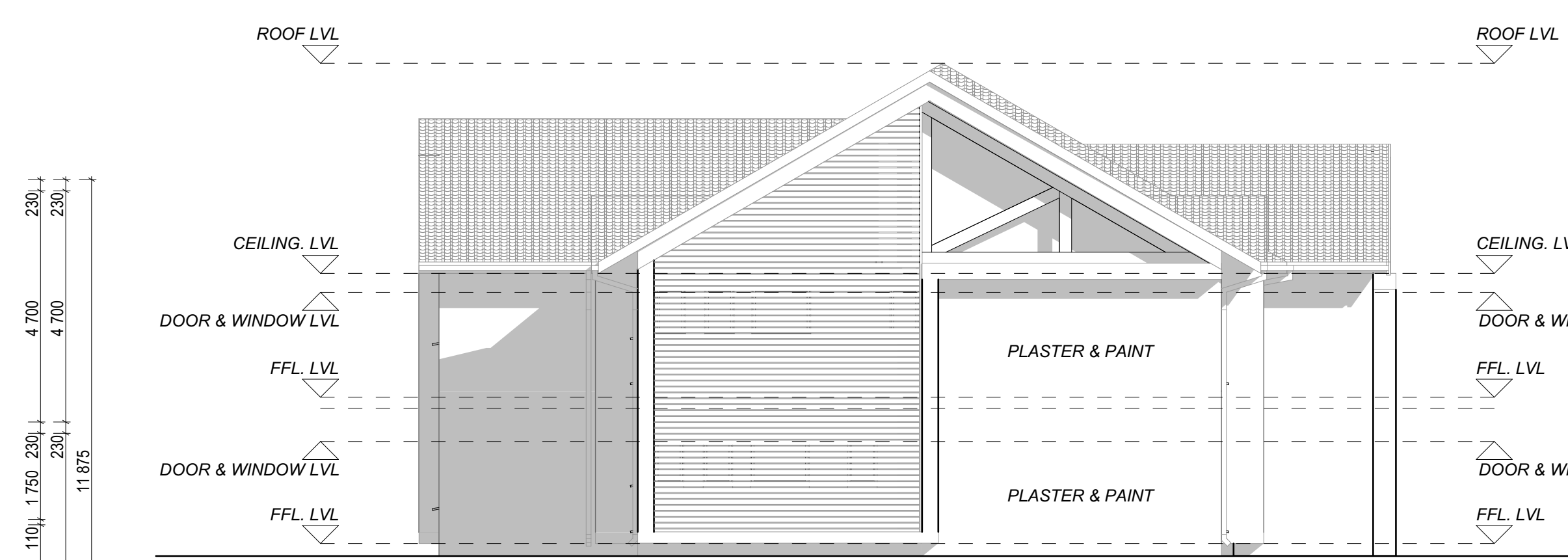
**BLOCK A - SOUTH ELEVATION**  
SCALE 1:100



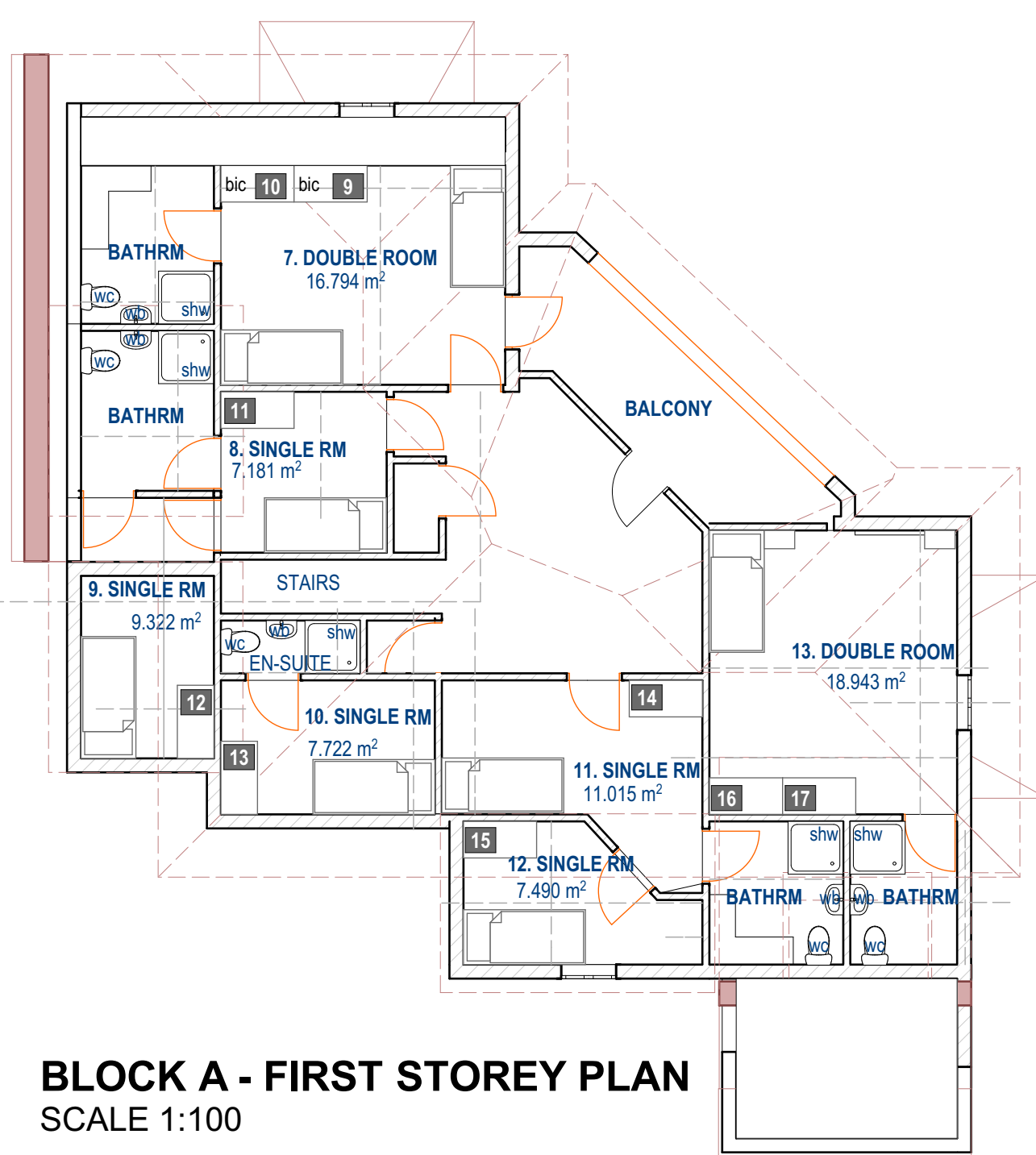
**BLOCK C - SOUTH WEST ELEVATION**  
SCALE 1:100



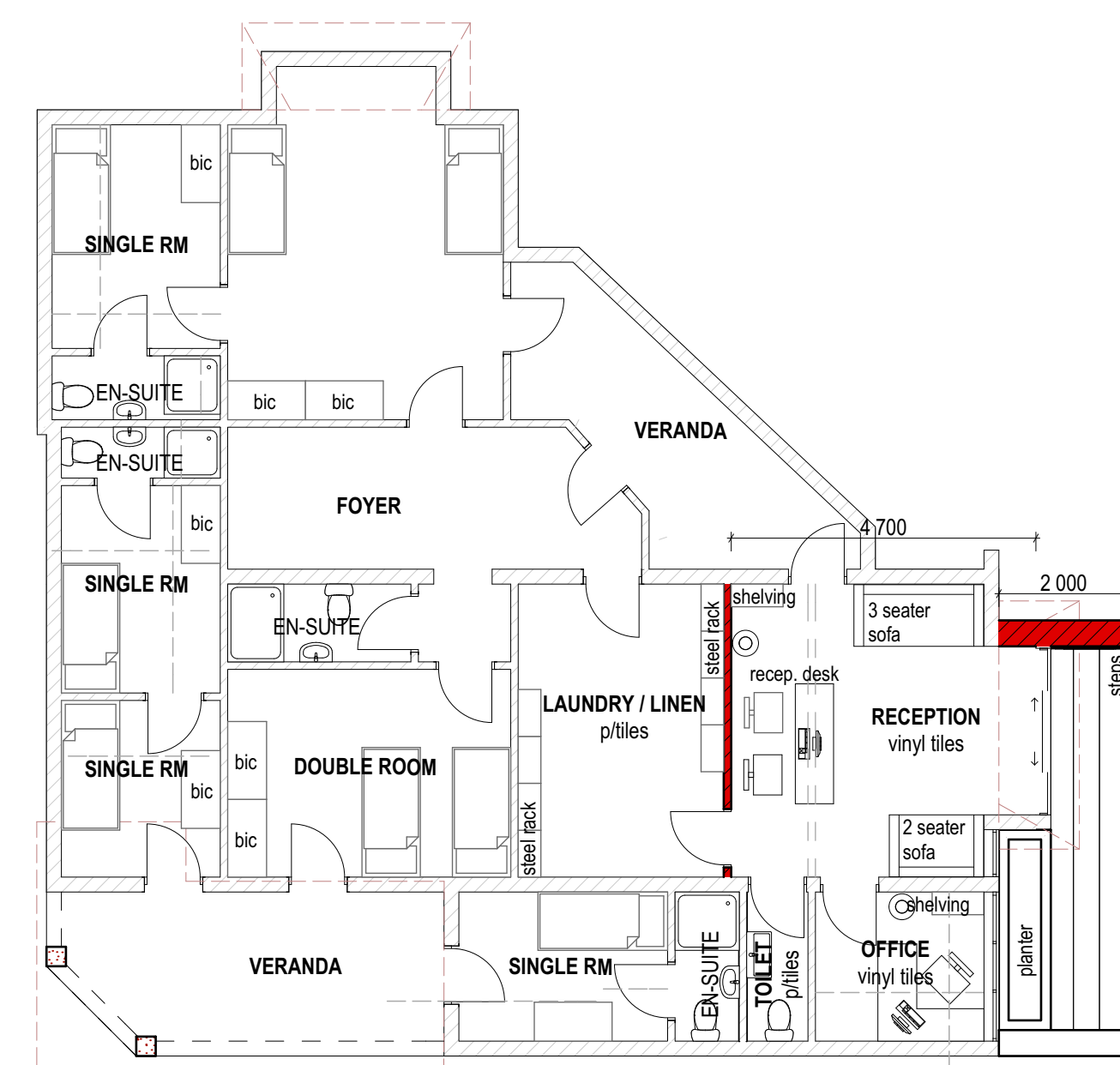
**BLOCK C - GROUND STOREY PLAN**  
SCALE 1:100



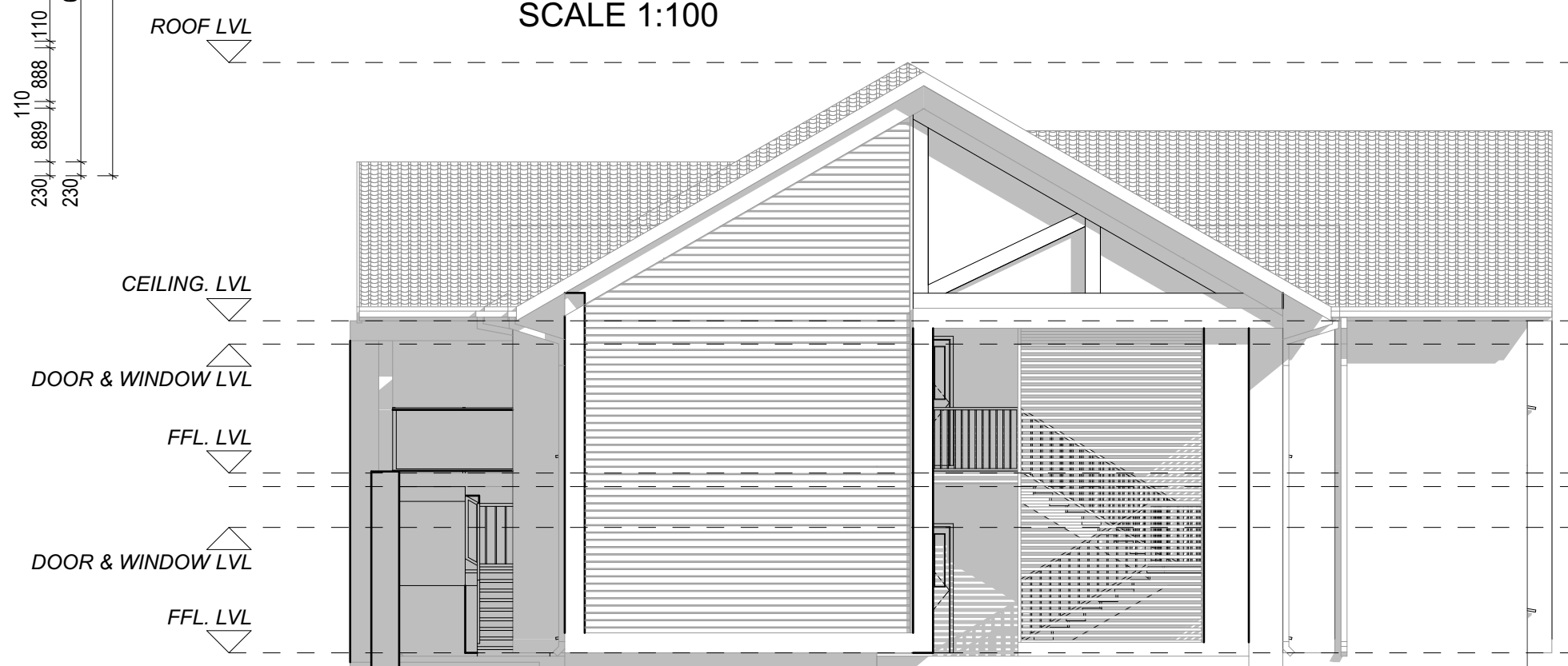
**BLOCK C - SOUTH EAST ELEVATION**  
SCALE 1:100



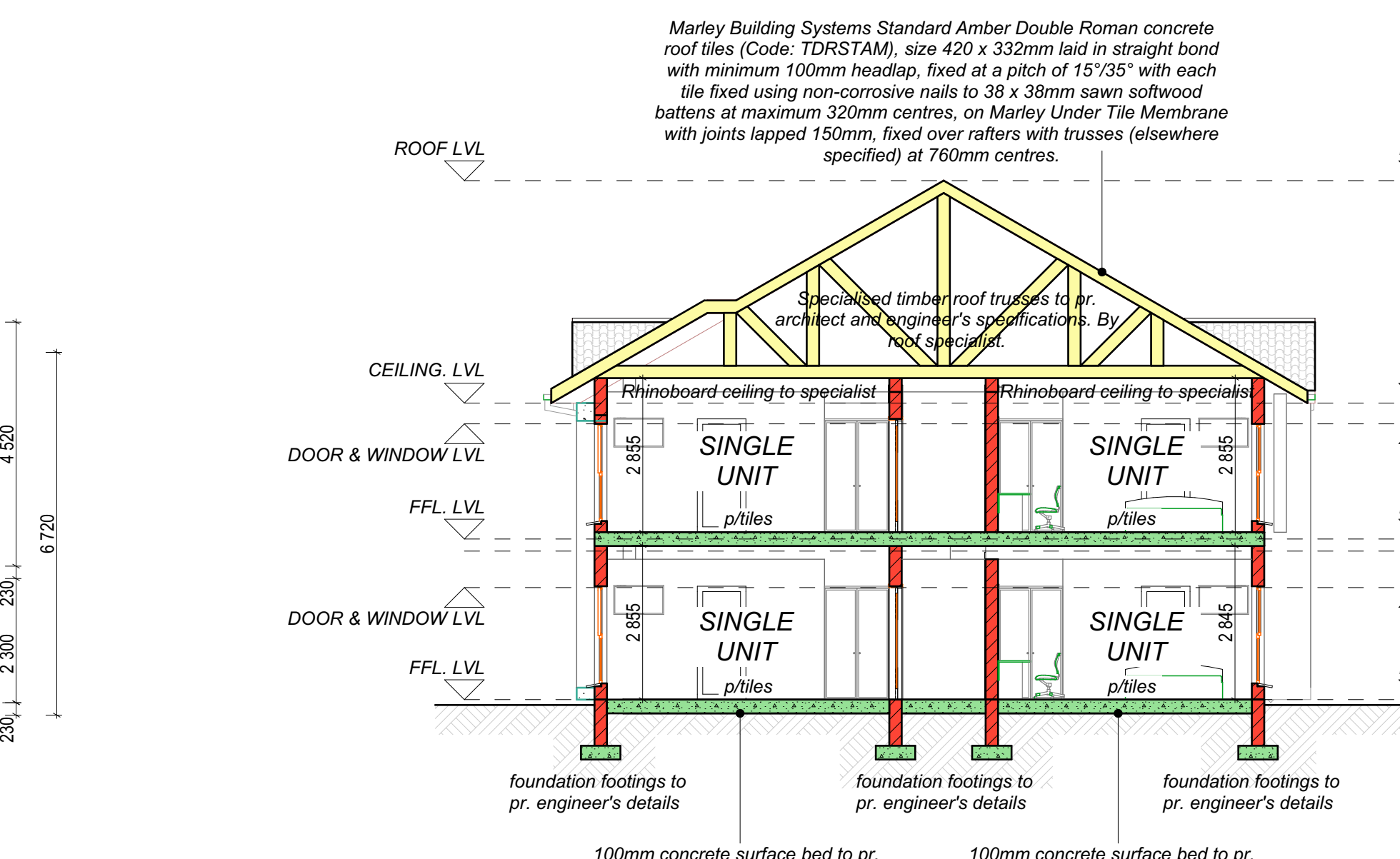
**BLOCK A - FIRST STOREY PLAN**  
SCALE 1:100



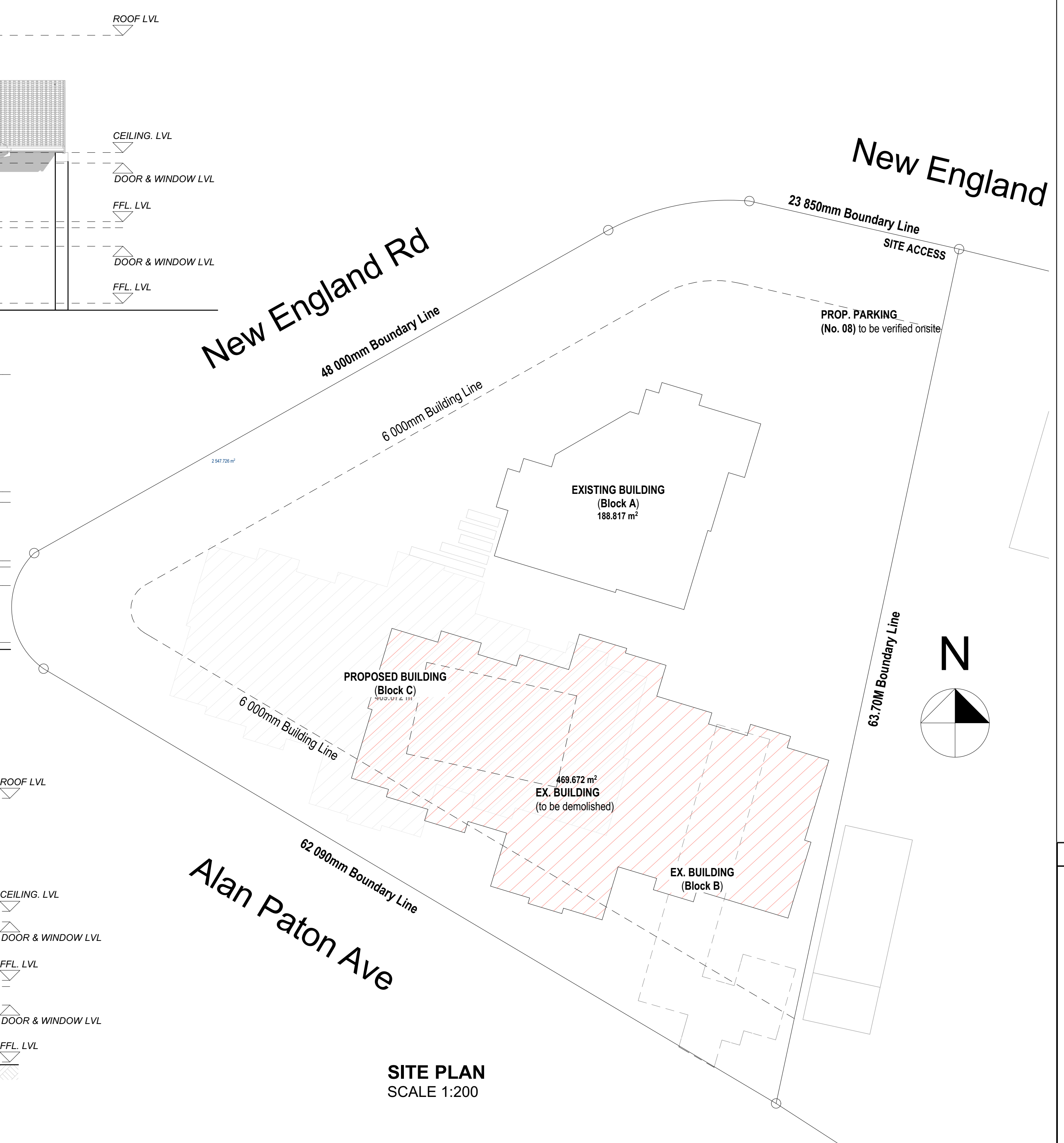
**BLOCK A - GROUND STOREY PLAN**  
SCALE 1:100



**BLOCK C - NORTH WEST ELEVATION**  
SCALE 1:100



**BLOCK C - SECTION A-A**  
SCALE 1:100



AREA SCHEDULE	
SITE AREA	1 161.00m
PERMITTED COVERAGE	348.30m
PERMITTED FAR	348.30m
EXISTING COVERAGE	164.81m
EXISTING FAR	161.91m
PROPOSED COVERAGE	95.11m
PROPOSED FAR	92.73m
TOTAL COVERAGE	279.92m
TOTAL FAR	214.64m
TOTAL PROPOSED AREA	95.11m

**GENERAL** H4 BUILDING  
1. All work to comply with N.B.R. standard ACTS SANS 10400  
2. All dimensions and levels to be checked  
3. Safety glass to be used with 100mm FFL  
4. Balustrades and handrails to be NER PART M  
5. Stairways to be SANS 10400 PART M

**BALUSTRADING**  
4.2.4 A balustrade or wall provided as protection at a change in level in any occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5 shall not have any opening that permits the passage of a 100 mm diameter ball, provided that such protection in any occupancy that is not an occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5 shall consist of at least a horizontal and one other rail midway between such handrail and the floor.

**FIRE TO COMPLY WITH SANS 10400 PART 1**  
Any separating element (wall and floor) between any garage that is not large enough to be classified as J4 and any habitable room shall have a fire resistance of not less than 30 min and the wall shall extend to the underside of the roof.  
Any door between such garage and any room shall have a fire resistance of not less than 30 min and such doorway shall require a threshold of not less than 10 mm.  
No combustible roof components shall penetrate the separating element dividing the space between the garage and the habitable room.  
Garage door to be solid timber door constructed with double rebated joints, that have a thickness of not less than 40 mm, shall be deemed to comply with the requirement of 4.2 for a rating of 30 min.  
**FIRE ENDORSEMENTS TO COMPLY WITH SANS 10400 PART 4**  
4.1 Fire resistance of occurrence-separating and division-separating elements  
4.1.1 Fire stability of structural elements or components  
4.1.2 Fire resistance of separating elements  
4.1.3 Protection of openings  
4.1.4 Emergency routes  
4.2.3 Stairways and other changes of level along escape routes  
4.2.7 External stairways and passages  
4.2.8 Marking and signposting

4.30 Provision of emergency lighting  
4.31 Fire detection and alarm systems  
4.32 Provision and maintenance of fire-fighting equipment, installations and fire protection systems  
4.33 Water reticulation for fire-fighting purposes  
4.34 Hose reels  
4.35 Hydrants  
4.37 Portable fire extinguishers  
4.34 Access for fire-fighting and rescue purposes  
4.56 Building materials

**GLAZING**  
Frames to receive glazing material shall either comply with the requirements of SANS 1727 or SANS 1553-2, or be capable of withstanding the wind and impact loads determined in accordance with the requirements of SANS 10400-S without deflecting more than 1/175 of their span.  
Shower-cubicle glazing to be 8mm toughened / laminated safety glass to comply with Part 4.4.2 of SANS 10400 8mm Toughened safety glazing

**STRUCTURE TO COMPLY WITH SANS 10400 PART 4**  
All retaining walls and structural work to Pr. Eng. Detail  
All soil excavation filling to comply with SANS 10400 PART 4  
PC levels to all non beam openings to comply with SANS 10400 PART 4.4.2  
Off-shoot conc. to be cleaned and rubbed down

**DRAINAGE**  
All sanitary fittings to be trapped in accordance with local authority by-laws  
Inspector eyes to be provided at all bends, junctions and change in direction  
all gully surrounds and manhole covers to be 75mm above grt.  
and/or blocks to be provided where gradient exceeds 1:5  
total pans to have a horizontal outlet piped connected to a soil pipe by means of an adaptor which slopes downwards towards the soil pipe at a gradient of not less than 1:40.  
The internal diameter of a soil pipe, other than a soil pipe from a urinal, shall be not less than 100 mm.  
The internal diameter of any waste pipe shall be not less than 32 mm if it serves a washbasin, bidet or drinking fountain, and not less than 40 mm if such pipe serves any other waste fixture;

**HOT WATER SUPPLY**  
Hot water pipes to be insulated within 1.5m from inlet & end of pipe.  
More than 1.5m from pipe to be embedded in wall  
15mm SANS approved insulation covering all R-Value 1.0

**GEYSER**  
100mm bottom flexible blanket around R-value 2.  
50 ltr water capacity  
50% (25% of water to be heated through heat pump to manufacturer details  
for any amendments or proposed conditions of approval  
artificial ventilation mechanically ventilation activated by light switch - fresh air supply at 25 ltr/sec per room uniform air distribution max velocity of 5 m/sec at 25 ltr/sec per room all structural work to engineer's details

**HEAT PUMP**  
Heat capacity 13.0kw  
Power supply 220V 50Hz  
Unit size 720 x 620 x 260mm

NZUZO M. ARCHITECTURE CHANGED NAME TO:

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Architecture, Project Management & Property Developers

Sustainable Design Solution

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Author Signature: \_\_\_\_\_

Project Title:  
**PROPOSED ADDITIONS & ALTERATIONS FOR THABILE DLAMINI AT 3 ARGYLL ROAD ON ERF 3806.**

Client Signature: \_\_\_\_\_

DRAWING NUMBER:  
**SUBMISSION DRAWING**

DRAWN BY: T. NDLOVU	CHECKED BY: N. MTHEMBU
SHEET NUMBER: 01	DRAWING NUMBER: LG 12/13 - 150
SCALE: AS SHOWN	DATE: 08. 01. 2021