

FIRE NOTES

- ALL WORK TO COMPLY WITH ACT 103 OF 1977 AND SANS 10400 PART T-2011.
- OCCUPANCY CLASSIFICATION **H2** AS PER SANS 10400-A CLAUSE 20.
- 1 X 4.5 KG EXTINGUISHERS, PER 200 MSQ PART THEREOF, TO BE INSTALLED IN ACCORDANCE WITH SANS 10105.
- PORTABLE EXTINGUISHERS TO BE HUNG ON PURPOSE MADE BOARDS, AS INDICATED ON PLAN
- DOOR IN ESCAPE ROUTES MAY ONLY BE FITTED WITH APPROVED LOCKING DEVICES AND SHALL COMPLY WITH CLAUSE 4.16, 4.17, 4.19.
- EMERGENCY LIGHTING TO BE INSTALLED AND DESIGNED IN ACCORDANCE WITH SANS 10400-PART T AND SANS 10114-2 ANDS SANS 1464-22, AS PER CLAUSE 4.30.
- (a) A MANUALLY ACTIVATED AUDIBLE ALARM IN ACCORDANCE WITH SANS 10139, TO BE INSTALLED AS PER CLAUSE 4.31.
- (b) FIRE DETECTION AND EMERGENCY EVACUATION COMMUNICATION SYSTEM, COMPLYING WITH SANS 10139, TO BE INSTALLED, AS PER CLAUSE 4.31.
- PHOTOLUMINESCENCE ESCAPE SIGNS TO BE PROVIDED COMPLY WITH SANS1186 PART 1 AND 5, AS PER 4.29.
- FIRE WALLS WILL EXTEND TO UNDERSIDE OF THE ROOF COVERING AND NO COMBUSTIBLE ROOF ELEMENTS WILL PENETRATE SUCH WALL.

Refuse area Calculation

$F(g) \times FA/100 = \text{Volume (m}^3\text{)} / \text{week}$
 $280 \times 0.1425/100 = 0.39$
 $0.39 \text{ m}^3 / \text{week} \times 4 \text{ bins} = 1.56 \text{ bins}$
Round to 2 bins
Required area is 2m² Refuse room

STANDARD PARAMETERS APPLICABLE

- KITCHEN AT MINIMUM RATIO OF 0.8 MSQ PER OCCUPANT.
- RECREATIONAL AREA AT A MINIMUM RATION OF 0.8 MSQ PER OCCUPANT.
- SINGLE BEDROOM AT A MINIMUM SIZE OF 7 SQM FOR 1 OCCUPANT.
- DOUBLE BEDROOM AT A MINIMUM SIZE OF 14 SQM FOR OCCUPANTS.
- SINGLE BATHROOM AND TOILET FOR EVERY 4 OCCUPANTS.

STUDENT ROOM = 10.95 SQM
KITCHEN AREA = 9.6 SQM
RECREATIONAL AREA = 12.4 SQM

ERF 459

GROUND FLOOR PLAN
SCALE 1:100

ERF 454

ERF 453

ERF 452

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION			
ERF 458		AREA : 743 MSQ	
MELVILLE		TITLE DEED NO. T 0646/2020	
ZONING INFORMATION			
TOWN PLANNING SCHEME	CITY OF JOHANNESBURG LAND USE SCHEME, 2018	AMENDMENT SCHEME NO.	
USE ZONE	*RESIDENTIAL 3*	ANNEXURE NO.	
DEVELOPMENT CONTROL MEASURES			
PERMISSIBLE	CONTROL	ACTUAL	
H : 0	HEIGHT ZONE	H : 0	
FOUR STOREYS	HEIGHT OF BUILDINGS	TWO STOREY	
60 %	COVERAGE	46.3 %	
1.8	FLOOR AREA RATIO	0.36	
371.5 MSQ	FLOOR AREA	344 MSQ	
160 D/H	DENSITY (DWELLING UNITS PER HECTARE	12 DWELLING UNITS	
12 UNIT	NO OF DWELLING UNITS ON THE ERF	12 DWELLING UNITS	
PARKING			
PARKING RATIO PER USE		AREA PER USE	
0.5 Parking bays per unit		msq	6 Parking bays
1.0 Parking bays per three visitors		msq	4 Parking bays
..Parking bays per 100 sqm floor area.....		msq	
..Parking bays per 100 sqm floor area.....		msq	
..Parking bays per 100 sqm floor area.....		msq	
TOTAL PARKING BAYS		REQUIRED	10 BAYS
TOTAL PARKING BAYS		PROVIDED	6 BAYS
Surplus / Deficit No of Parking Bays			
THE INFORMATION PROVIDED ABOVE IS HEREBY CERTIFIED TO BE CORRECT AND PRECISE			
NAME J.M MAKAMU		SIGNATURE	
DATE 05/05/21		PLAN NO JMTRP0205	

NOTES

ALL BUILDING WORK TO COMPLY WITH SANS 10400. NO DIMENSIONS TO BE SCALED OR SCAINED FROM DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.WHERE APPLICABLE THE CONTRACTOR IS TO CHECK ON SITE OF COMPONENTS TO BE MANUFACTURED PRIOR TO MANUFACTURE.
USE ONLY LOCALLY SOURCED PRODUCTS WHERE POSSIBLE.

GENERAL NOTES

- READ ALL FIGURED DIMENSIONS IN PREFERENCE TO SCALING. ALL DIMENSIONS AN HEIGHTS TO BE CHECKED AND VERIFIED BEFORE ANY WORK COMMENCES ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL LEVELS, HEIGHTS OF PLUMBS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS TO BE FINALLY CHECKED BY CONTRACTOR ON SITE.
- ALL RELEVANT CODES OF PRACTICE OF THE SANS 10400 AND N.B.R REGULATIONS TO TAKE PREFERENCE OVER ALL NOTES, AND IF ANY DISCREPANCIES DO EXIST, THESE TO BE REPORTED.
- D.P.C UNDER ALL WALLS AND WINDOWS.
- 375 MICRON D.P.M UNDER ALL FLOORS.
- D.P.C IN ACCORDING TO PART (K) OF SANS 10400.
- GLAZING IN ACCORDING TO PART (N) OF SANS 10400.
- DRAINAGE IN ACCORDING TO PART (P) OF SANS 10400.
- WINDOWS TO MIN. 15% OF NET FLOOR AREA.
- NATURAL VENTILATION TO MIN 55 OF NET FLOOR AREA.
- ALL DETAILS AND ANYTHING WHICH IS NOT CLEAR, MUST BE CLARIFIED WITH THE ARCHITECT TIMOUSLY BEFORE PUTTING ANY WORK IN HAND.

FOUNDATIONS

- TOP OF FOUNDATION TO BE MIN 225MM (3COURSE) BELOW NATURAL GROUND LEVEL.
- 75MM CONCRETE SURFACE BED TO ON WELL CONSOLIDATED GROUND.
- FLOOR LEVEL TO BE MIN 250MM (3COURSE) ABOVE NATURAL GROUND LEVEL.
- VERTICAL DPC'S TO ALL CHANGES OF FLOOR LEVELS.

WALLS

- D.P.C 375 M.C. UNDER ALL WALLS.
- ALL LOAD BEARING WALLS TO BE 220MM DOUBLE SKIN WALLS.
- INTERNAL NON LOAD BEARING WALLS TO BE 110MM SINGLE SKIN WALL TO BE BUILT INTO EXTERNAL WALL EVERY 4TH COURSE WITH BRICK FORCE.
- 28MM BRICK FORCE EVERY 4 COURSES AS WELL AS EVERY COURSE ABOVE WINDOW AND DOOR OPENINGS.

WINDOWS AND DOORS

- ALL GLAZING TO COMPLY WITH PART (N) OF SANS 10400.
- GLAZING IN DOORS: LESS THAN 1M² - 6MM THICK.
MORE THAN 1M² - SAFETY GLASS.
- SAFETY GLASS TO ALL SHOWER AND BATH ENCLOSURES AND WINDOW PANES LESS THAN 300MM ABOVE GROUND LEVEL.
- ORDINARY ANNEALED GLASS INSTALLED IN A VERTICAL POSITION:
3MM THICK TO BE USED IN PANES UP TO 0.75M² MAX.
4MM THICK TO BE USED IN PANES UP TO 1.5M² MAX.
5MM THICK TO BE USED ON PANES UP TO 2.1M² MAX.
6MM THICK TO BE USED ON PANE UP TO 3.3M² MAX.

DRAINAGE

- ALL PLUMBING TO BE ACCORDING TO PART (P) OF SANS 10400.
- 110MM DIAMETER uPVC SEWER PIPE DRAIN WITH MIN. FALL OF 1:40.
- RIDDING EYES AT HEAD OF DRAINS, WITH MARKED COVERS AT GROUND LEVEL, AT ALL CHANGES OF DIRECTION AND AT MIN. OF 25M INTERVALS.
- INSPECTION EYSE AT ALL JUCTIONS OF DRAIN, AND TO HAVE MARKED COVERS AT GROUND LEVEL.
- ALL PIPES TO HAVE 65MM RE-SEAL TRAPS.

ROOF NOTES

- PITCHED ROOF, 26°, 5° - I.B.R SHEETING
- CONCRETE ROOF TILES TO MATCH EXISTING.
- TIE BEAM - 38 X 152 TIMBER GRADE 6.
- RAFTER - 38 X 114 GRADE 6 TIMBER GRADE 6
- 38 X 38 BATTENS @ MAX 400 C/C.
- MAX RAFTER SPACING @760 C/C.
- BRANDERING - 38 X 38 @ 900 C/C.
- WALL PLATES 38 X 114 TIMBER GRADE 4.
- 6MM RHINO BOARD CEILING TO MATCH EXISTING.
- G2 WATERPROOFING AT ALL PARAPET WALLS.

SCHEDULE OF AREAS

PROP WORKERS QUARTER	
PROP OUT BUILDING	
PROP COVERED PATIO	37.3 m ²
PROP GARAGE AND STORAGE	40.1m ²
PROP CARPORT	
EXISTING HIUS	35.7m ²
TOTAL	m ²
STAND SIZE	246.5 m ²
COVERAGE	m ²
	49.7%
SHEET TITLE :	
PROJECT DESCRIPTION : PROPOSED ADDITIONS & ALTERATIONS.	
PROPERTY DESCRIPTION : ERF 1038 WESTDENE	
CLIENT : OCIN (PTY) LTD	
DATE: 02 JANUARY 2020	
OWNERS SIGNATURE:.....	
J.M MAKAMU TRP (PTY) LTD	
35, SIEMERT RD, NEW DOORNDOBSTEIN, JHB	
Contact persons:	
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Reg: 2018/0465551/07	

DRAWN	SCALE	DRAWING NO.	DATE	REV
JM	AS SHOWN	M3F14008		A

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