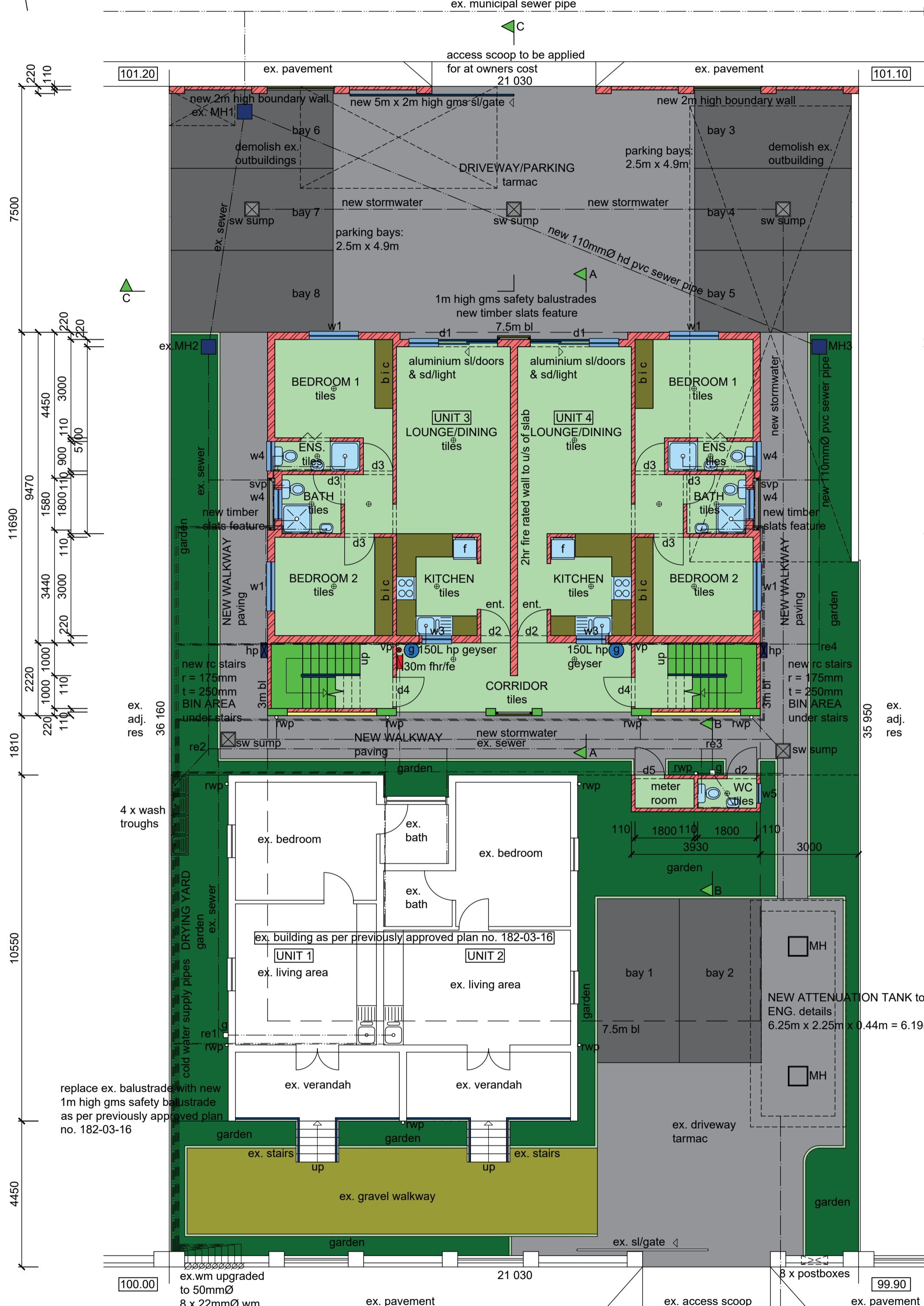
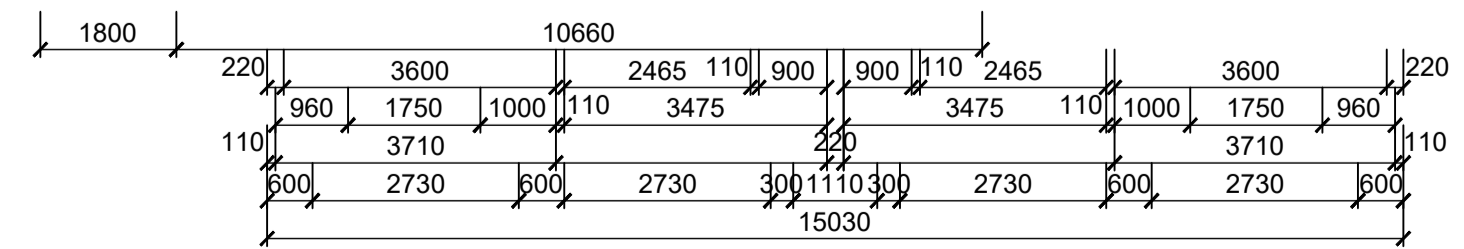


DULWICH ROAD



PEACE AVENUE



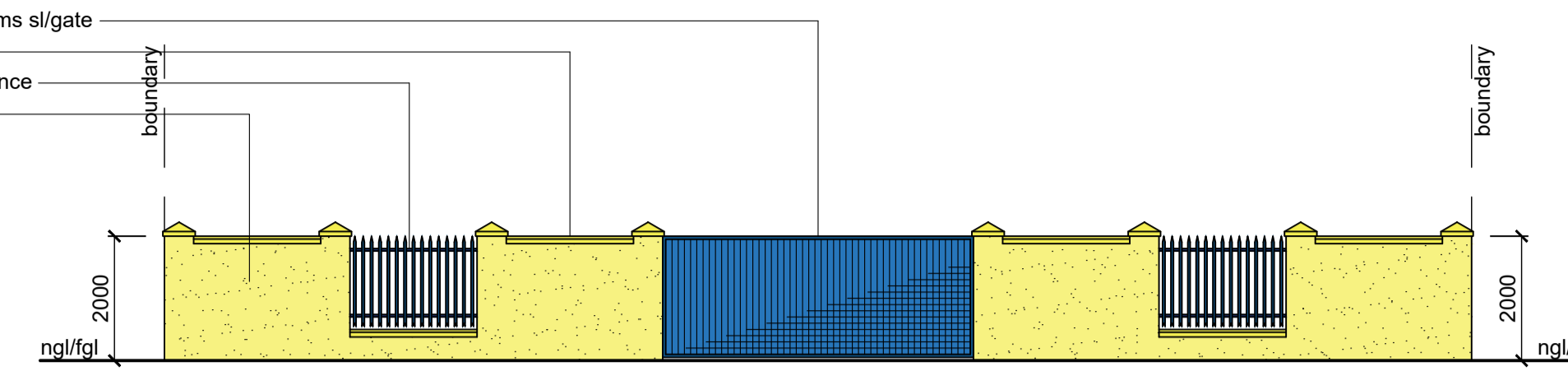
GROUND STOREY PLAN (1 : 100)

CONNECT ALL NEW PLUMBING TO EX. SEWER

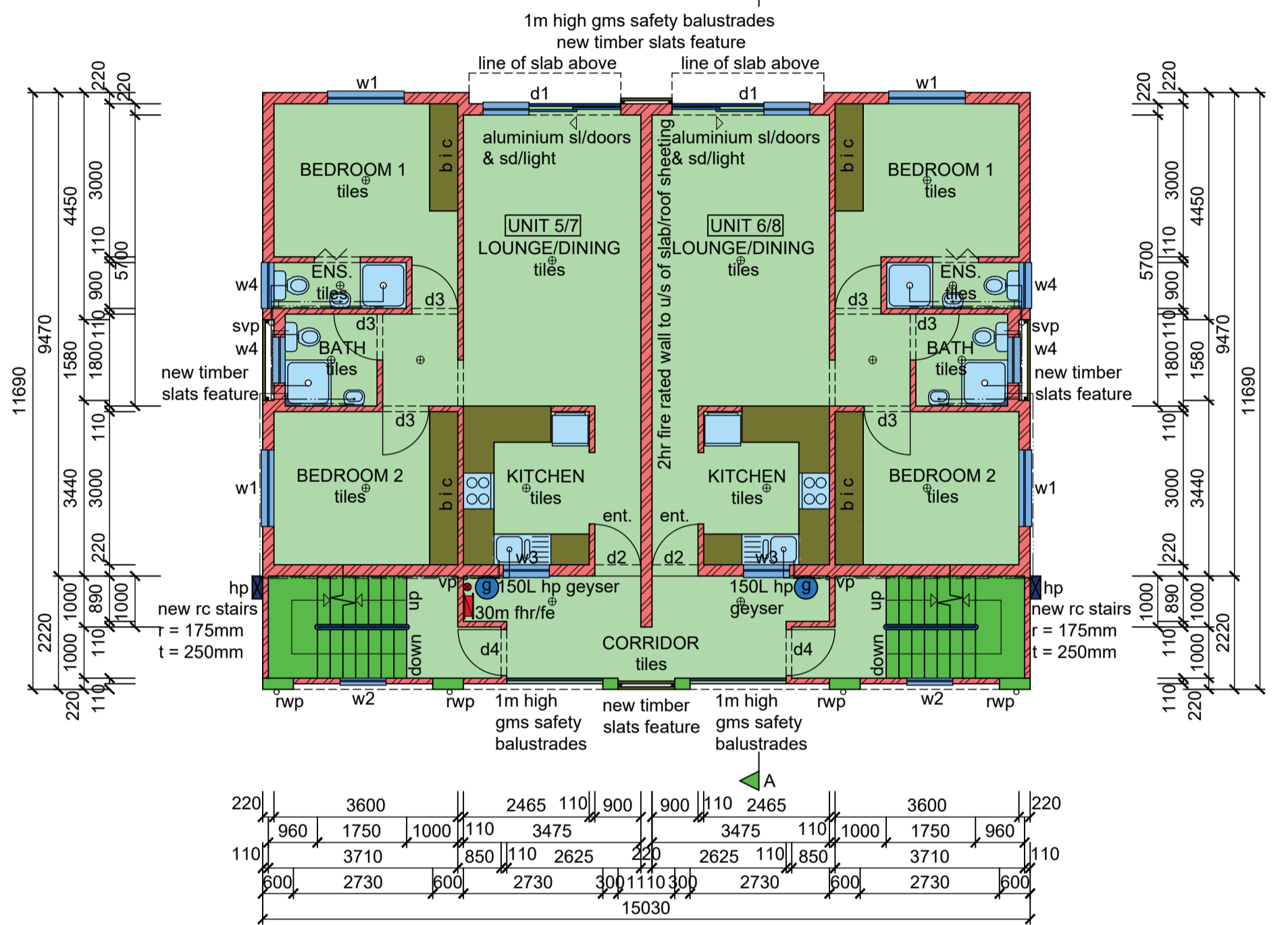
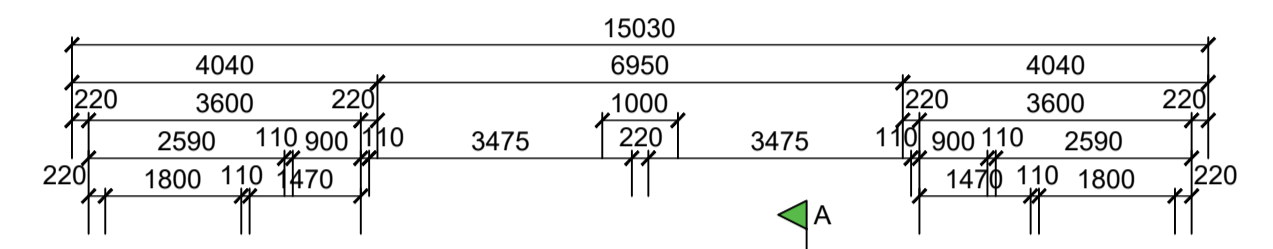
- all separating walls to underside of rc slabs or roof sheeting
- connect all new plumbing to ex. sewer
- all plasterbands to be 150mm width unless otherwise indicated
- 4 wash troughs to be provided in the drying yard for clothes washing purposes

HEALTH NOTES:

- new 5m x 2m high gms sl/gate
- plaster capping
- new gms palisade fence
- plaster & paint

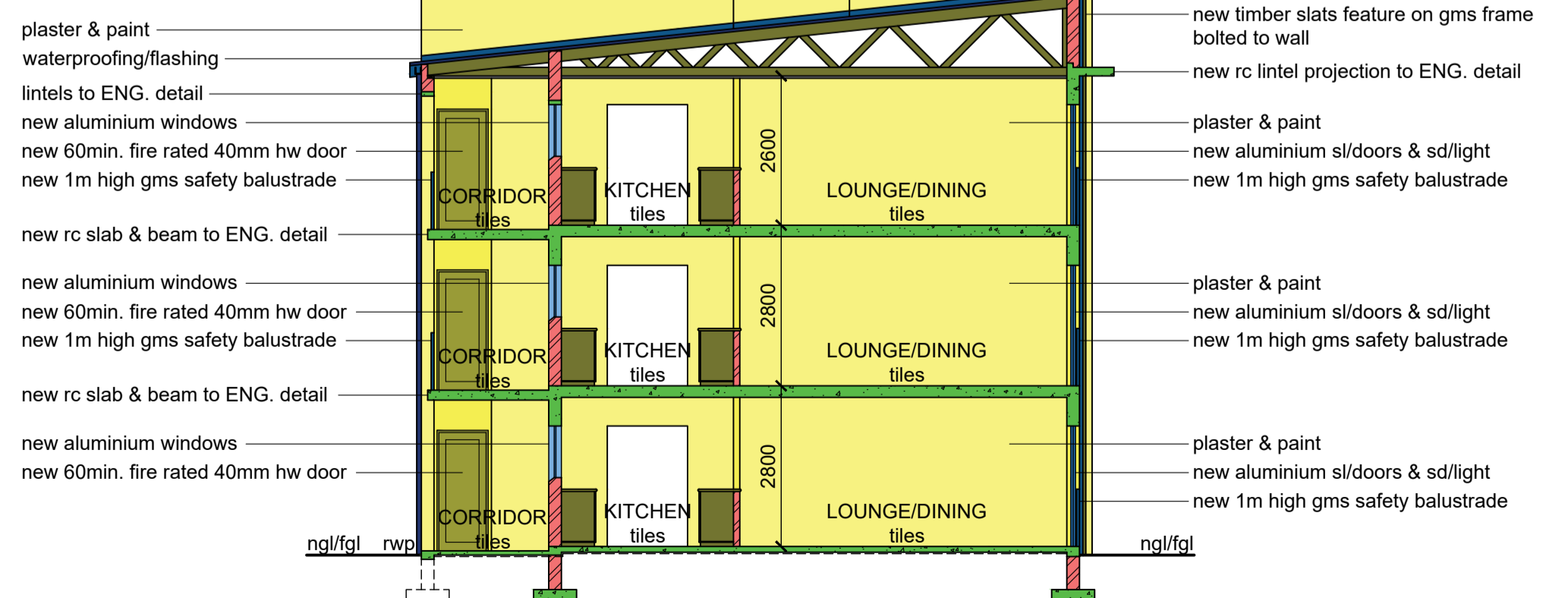


NORTH EAST ELEVATION



FIRST/ SECOND STOREY PLAN (1 : 100)

- ROOF NOTES:**
- roof pitch: 6°
 - new factory painted specialized longspan 's-profile' roof sheeting on 50x76mm timber purlins at 1200mm cc on SABS approved underlay on ganged timber trusses or similar at 1200mm cc on 114x38mm timber wallplate secured with gms roof straps to ENG. design and certification
 - rhinoboard ceiling on 38x38mm timber brandering at 300mm cc
 - uPVC gutters, fascias, bargeboards, rwp's



SECTION A - A

- FLOOR NOTES:**
- new 110mm thick brc mesh rc surface bed on dpm on well compacted, consolidated, certified poisoned soil
 - new conc. foundations to GEOTECH ENG. report and recommendations

GENERAL NOTES

- All dimensions and levels to be determined on site prior to commencement of construction
- All work to comply with SANS 10400 regulations
- All construction by registered/responsible persons
- Any deviations to original approved plan will deem not to comply further without consent from the architect/ author of plans and owner is responsible
- Drawing to be read and not scaled
- Drawing to be read in conjunction with Engineers drawings
- All structural work(foundations, fill, surface beds, slabs, walls, cills, lintels, roofs, columns, beams, stairs, balustrades, timber slats) to Engineers design and certification
- All new glazing to be in white aluminium and in accordance with SANS 10400 Part N
- All plasterbands to be 150mm
- Each Tenant is responsible for disposing their trash into the bins provided in the Bin Areas

PLUMBING NOTES

- Any damaged fittings to be replaced
- All gully surrounds to be 150mm
- Sewer to be exposed before commencement of construction
- Manhole covers to be 75mm above ground level
- IE's to all bends and junctions
- Soil pipes to be 110mm dia. uPVC
- Waste pipes to be 50mm dia. uPVC
- Sewer under slab to be ribbed uPVC
- All plumbing by registered/responsible persons
- All pipes and sanitary fittings to be SABS approved

ENERGY EFFICIENCY NOTES

- Water Reticulation :
 - All internal copper to be stroke 2
 - All external copper to be stroke 0
 - All copper from geyser from pressure control valve to be 25mm
 - Valve bracket to be min. 350mm above geyser
- Roof Insulation :
 - 100mm isolation to be laid over battening of roof with a min. 100mm overlap
 - (woolen cloth - chromadek/metal roofing)
 - 50% geyser - 50% heat pump

FIRE NOTES

- Occupancy - H3
- Safety distances - T4.2
- Fire stability of structural elements - T4.7
- Tenancy separating elements - T4.8
- Partition walls and Partitions - T4.9
- Protection of openings - T4.10
- Roof assemblies and coverings - T4.12
- Ceilings - T4.13
- Floor covering - T4.14
- Internal finishes - T4.15
- Escape routes - T4.16
- Exit doors - T4.17
- Emergency routes - T4.19
- External stairways and passages - T4.27
- Lobbies, foyers, vestibules - T4.28
- Marking and signposting - T4.29
- Provision of emergency lighting - T4.30
- Fire detection and alarm systems - T4.31
- Water reticulation for fire fighting - T4.33
- Hose reels - T4.34
- Extinguishers - T4.37
- Smoke control - T4.42
- Access for fire-fighting and rescue purposes - T4.54
- Presumed fire resistance of building materials and components - T4.55
- Water pressure: 300L/min @ 3bar pressure - SANS10400 - part W

SCHEDULE OF AREAS

site area	757.00 m ²
coverage allowed(50%)	378.50 m ²
existing coverage	112.46 m ²
PROPOSED coverage	177.87 m ²
TOTAL COVERAGE	290.33 m ²
f.a.r allowed(1.2)	908.40 m ²
existing f.a.r	88.73 m ²
PROPOSED f.a.r	442.14 m ²
TOTAL F.A.R	530.87 m ²
ex. ground storey	112.26 m ²
new meter room & wc	4.40 m ²
new ground storey	173.47 m ²
new second storey	162.63 m ²
new third storey	162.63 m ²
Total	615.39 m ²
Total no. of units	8
Parking provided	8 bays

WINDOW AND DOOR SCHEDULE

item	no.	size (mm)	glass	thickness	frame
w1	12	1500x1500	clear	6.3mm tsg	aluminium
w2	4	900x 900	clear	6.3mm tsg	aluminium
w3	6	900x 900	clear	4mm tsg	aluminium
w4	12	900x 900	obscure	6.3mm tsg	aluminium
w5	1	600x 900	obscure	6.3mm tsg	aluminium
d1+	6	1800x2100	clear	6.3mm tsg	aluminium
sd/light	900x2100	clear	6.3mm tsg	aluminium	
d2	7	900x2100	-	40mm hw	timber
d3	18	900x2100	40mm hollow core	timber	
d4	6	900x2100	60min fire rated-40mm hw-timber	timber	
d5	1	900x2100	40mm hw louvre	timber	

new timber/aluminium windows to have thermal break framing
all shower cubicles to have 6.3mm tsg

- LEGEND**
- sewer - - - - -
 - stormwater - - - - -
 - cold water - - - - -
 - hot water - - - - -
 - water meter - ⊗
 - hose reel - ⊕
 - geyser - ⊕ (150L hp Kwiqot)
 - lighting - ⊕
 - extinguisher - ⊕ (4.5kg dry powder)
 - heat pump - ⊕

Total Area = 503.13 m²

Graham Braum
076 524 9770
Client's Signature _____ Contact Number _____
Rate No. 0321 5052 / 000

PROPOSED NEW RESIDENTIAL APARTMENTS AT 12 PEACE AVENUE ON ERF 181 DURBAN FOR THE TRUSTEES OF UMDONI TRUST

GRAHAM BRAUM
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SCALE : 1 : 100
CHECKED : G. P. BRAUM
DRAWN/DESIGNED : M. R. AZMUTH
DATE : OCTOBER 2021
Drawing No. : 6662 / 21 / 1 of 2