

**ROOF IS TO REMAIN HERITAGE GREEN**

Duram Roofkote spec 13.06.2023  
 Site address: 17 Bell Street, Howick  
 Area to be painted: 400 sqm at a 30° pitch = 520 square meters

QTY of paint required: 7 X 20L

Important: Ensure all substrates are thoroughly clean, sound, dry and free from any contaminants such as dirt, salt, algae, fungi, lichens, oil and grease. Remove chalky or loose, flaking paint and rust completely with a wire brush, chipping tool, sandpaper, mechanical scouring or high-pressure cleaner. Bring metal back to a bright metal. Rinse and allow to dry.

Preparation: Galvanized iron roofs:

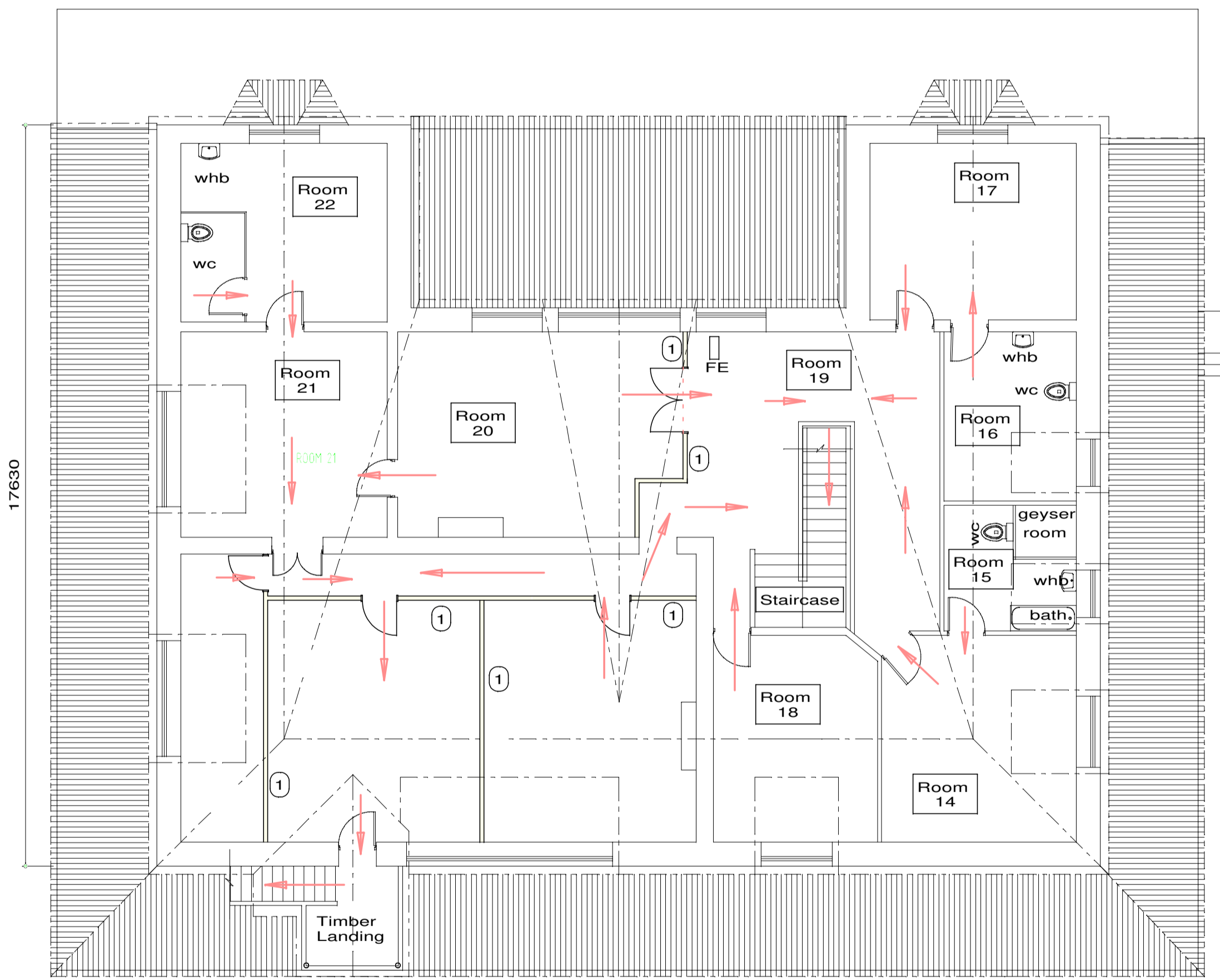
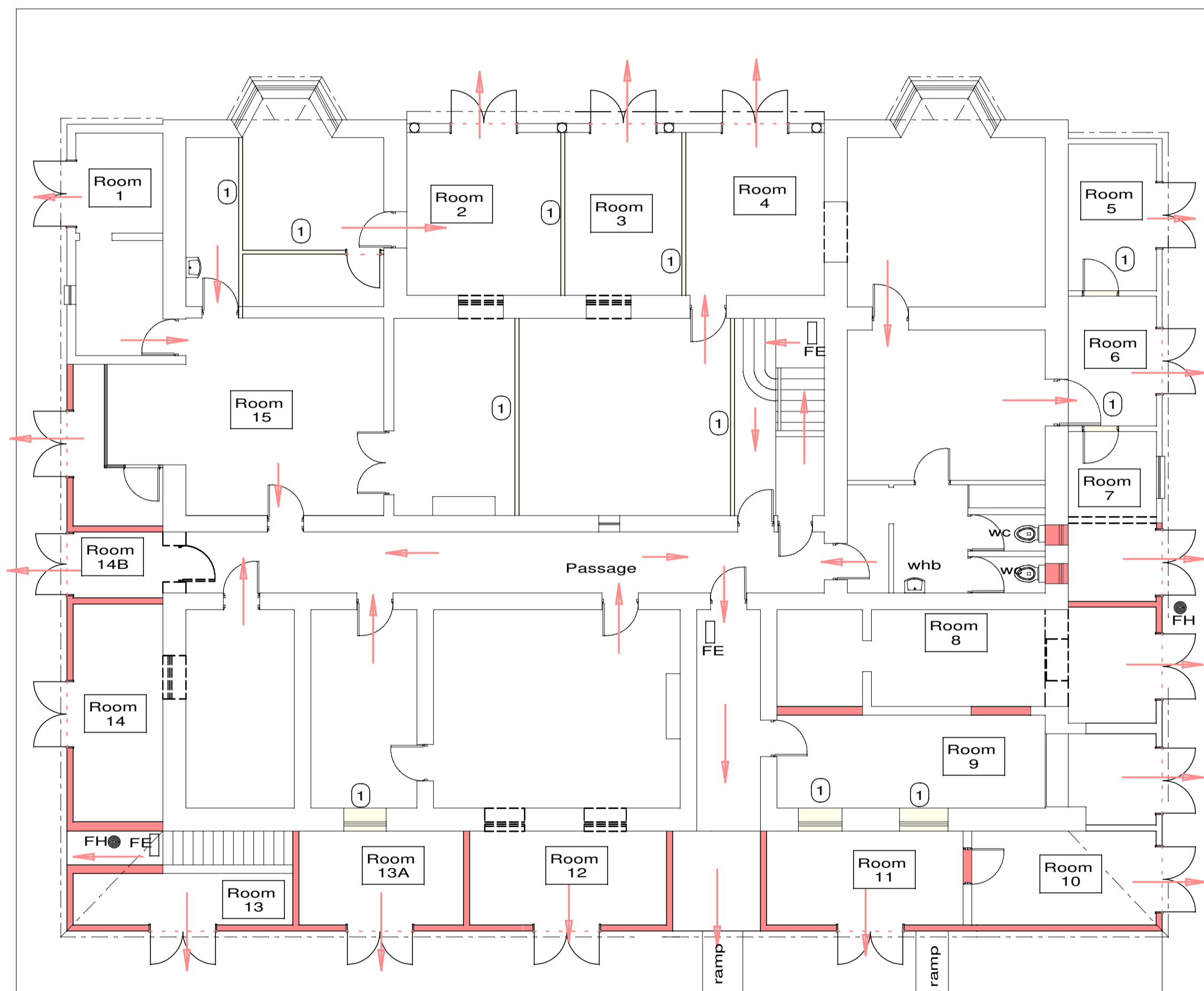
- Sound surfaces: Clean substrate with Duram NS2 Galvanized Iron Cleaner as per instructions. Chalk or flaking surfaces: Remove chalk or loose, flaking paint and rust completely down to bright metal. Clean substrate with Duram NS2 Galvanized Iron Cleaner as per instructions.
- Spot prime bare areas with Duram NS6 Galvanized Iron Primer within 24 hours as per instructions.
- Application: Ensure the appropriate Duram primer or anti-rust coating has been used.
  - o Stir Duram Roofkote well using a flat paddle.
  - o Thinning is not recommended.
  - o Apply two or more coats evenly with a brush or roller using long, smooth strokes.
  - o For airless spray use 17, 19 or 21 thou nozzle sizes.
  - o Drying time between coats: 4hrs
  - o To avoid any contamination, if the first coat is left overnight, rinse the surface and allow to dry, before applying the next coat.

**ENVIRONMENTAL HEALTH NOTES**

Premises to comply with Tobacco Products Control Act  
 Premises to comply with Noise Regulations  
 All ceilings to comply with SANS 10400 part 1  
 All lighting and ventilation to comply with SANS 10400 Part O.  
 Artificial lighting where necessary at 106 lux  
 All electrical cables and plumbing pipes to be concealed  
 Premises to comply with the Rodent Proofing Regulations ( a 30mm strip of metal flashing to the lower edges of all external doors and relevant frames).  
 The premises to comply with the Food Regulations R638 for which a certificate of acceptability is required  
 The wall of the preparation and scullery areas to be suitably tiled or covered with an approved impervious layer  
 Suitable and effective means of the connections, conveyance and disposal of cooking fumes to the satisfaction of the health department  
 A ceiling of approved solid impervious material finished with a smooth surface and rendered dust proof.  
 The premises to be suitably rodent proofed by affixing a 30mm strip of metal flashing to the lower edges of all external doors and relevant frames  
 Suitable facility capable of maintaining a temperature of no more than 7 degrees Celsius or less than 63 degrees Celsius for the storage and or display of foods stuff liable to composition at ordinary ambient temperatures (refrigeration)  
 The necessary application for a Certificate of Acceptability in accordance with section 3(3) of Regulations R638, to be completed and forwarded to the department  
 All construction waste generated to be disposed at approved landfill site. Dust and noise liberated during construction phase to be monitored

**FIRE NOTES**

- Occupancy Classification : A1  
This Department has to be notified in the event of a change of the occupancy classification of these premises.
- Should the storage height of goods exceed 3m, then a fixed installation of automatic fire extinguishment is to be provided. TT4(b)
- Provide 1 x 4,5 kg DCP (ABC) type fire extinguisher per office area. TT37.
- Provide 1 x 9.0 kg DCP type fire extinguisher per 100m<sup>2</sup>. TT37
- Provide 1 x 9.0 kg DCP type fire extinguisher per 400m<sup>2</sup>. TT37
- Fire extinguishers are to be wall mounted with the handle at 1.5m above ground level in an easily visible and accessible position.
- Marking and signposting of emergency routes & fire equipment must comply with TT29 & TT32.2.
- Access to buildings for fire fighting and rescue purposed must comply with TT55.
- Fitted floor coverings must comply with TT14 and combustible wall linings and decorative finishes must comply with TT15.
- Fire escapes doors must be hinged and open in the direction of travel.
- Natural or mechanical fire-smoke ventilation must be provided and comply with TT42.
- Protection in service shafts must comply with TT40.
- Partition walls and partitions to comply with TT9.
- Any flammable liquid installation such as flammable liquid stores, tanks, spray painting facilities or liquid petroleum gas facilities must comply with the Pietermaritzburg by-laws relating to Fire Prevention and Flammable Liquids and Substances, and the relevant SABS codes, and must be registered with the Fire Department.
- A 30m fire hose reel must be provided to afford coverage to the entire building. Feed to the fire hose reel must be 25mm internal diameter.



- FIRE HOSE REEL
- FIRE EXTINGUISHER
- ← ESCAPE ROUTE

① Dry walling  
**GROUND STOREY**  
 SCALE 1 : 100

**FIRST STOREY**  
 SCALE 1 : 100

**GENERAL NOTES:**  
 1. INTERNAL WALLS TO BE PLASTERED AND PVA PAINTED.  
 2. ALL FINISHERS TO OWNERS SPECIFICATIONS  
 3. ALL NEW SEWER PIPES TO CONNECT INTO EXISTING SEWER PIPES.  
 4. USE ID LINTOLS ABOVE ALL OPENINGS AS PER MANUFACTURERS SPEC.  
 5. ALL NEW STORMWATER PIPES TO CONNECT INTO EXISTING PIPES.  
 6. ALL LEVELS AND DIMENSIONS TO BE CHECKED BY THE OWNER AND CONTRACTOR BEFORE COMMENCING WORK.  
 7. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE CONTRACTOR WORKS FROM APPROVED PLANS.

**CEILING:**  
 RHINOBOARD CEILING PANELS  
 FIXED TO 38x38 BATTENS AT MAX. 450 CCS.  
 TAPE & SKIMMED JOINTS. DECORATIVE CORNICE PROVIDE 75mm THICK THINK PINK OR SIMILAR APPROVED CEILING INSULATION

**ROOF:**  
 SEE SECTIONS FOR ROOF DETAILS  
 RAINWATER GOODS :  
 Ogee ALUMINIUM GUTTER & PVC RWPS.  
 COLOUR - WHITE

**DRAINAGE :**  
 ALL JUNCTIONS & BENDS IN DRAIN TO BE PROVIDED WITH IE.  
 ALL SANITARY FITTINGS TO BE TRAPPED & VENTED TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS.  
 SVP TO BE 2m ABOVE OPENINGS

**GLAZING :**  
 TO COMPLY WITH PART N OF NBR.

**WINDOWS :**  
 AS PER SCHEDULE. SILICONE SEAL FRAME TO WALL

**BALUSTRADE :**  
 TO COMPLY WITH PART M OF NBR ( 1m HIGH )

**CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING WITH BUILDING WORKS.**  
 WALLS : ( ABOVE FL SLAB )  
 PLASTER & PAINT INTERNALLY AND EXTERNALLY AS PER PLAN.

**PROVIDE PC LINTOLS OVER OPENINGS. THE EXTERNAL FACE OF THE INTERNAL SKIN IS TO BE BAGGED & PAINTED WITH TWO COATS BITUMIN PAINT. PROVIDE BRICKFORCE TO 3 COURSES ABOVE FLOOR SLAB & ABOVE WINDOW HEAD HEIGHT, AND AT EVERY 3RD COURSE THEREAFTER ALL NEW WORKS TO COMPLY WITH NATIONAL BUILDING REGULATIONS & TO SABS STANDARDS.**

**FENESTRATION CALCULATIONS**  
 FOR FENESTRATION CALCULATION NOT REQUIRED

SACAP - BUILDING CLASSIFICATION/S

**A1**

OWNER	
NAME	P AND N PLANT HIRE CC
PROPERTY DESCRIPTION	REM OF ERF 2679, HOWICK
ADDRESS	17 BELL STREET
SIGN	
DESCRIPTION OF PROJECT	
FIRE PLAN ESCAPE ROUTE	

SCHEDULE OF AREAS	
EX. G/STOREY BUILDING	544.00m <sup>2</sup>
EX. F/STOREY BUILDING	544.00m <sup>2</sup>
EX. OUTBUILDING	165.00m <sup>2</sup>
ADDS TO EX. O/BUILDING	60.00m <sup>2</sup>
NEW O/BUILDING - 30-38	96.00m <sup>2</sup>
NEW O/BUILDING - 39-45 & W	122.00m <sup>2</sup>
NEW STOREROOM	6.00m <sup>2</sup>
TOTAL NEW COVERAGE :	966.00m <sup>2</sup>
TOTAL AREA	1537.00m <sup>2</sup>

LAND EXTENTS :	2218.00m <sup>2</sup>
50% COVERAGE	1109.00m <sup>2</sup>
% COVERED	43.0%
NEW SUBMISSION AREA = 284.00m <sup>2</sup>	

DESIGNED & DRAWN BY :

**Raj Ramjeewan**  
 Arch Draught  
 PAB 2008

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