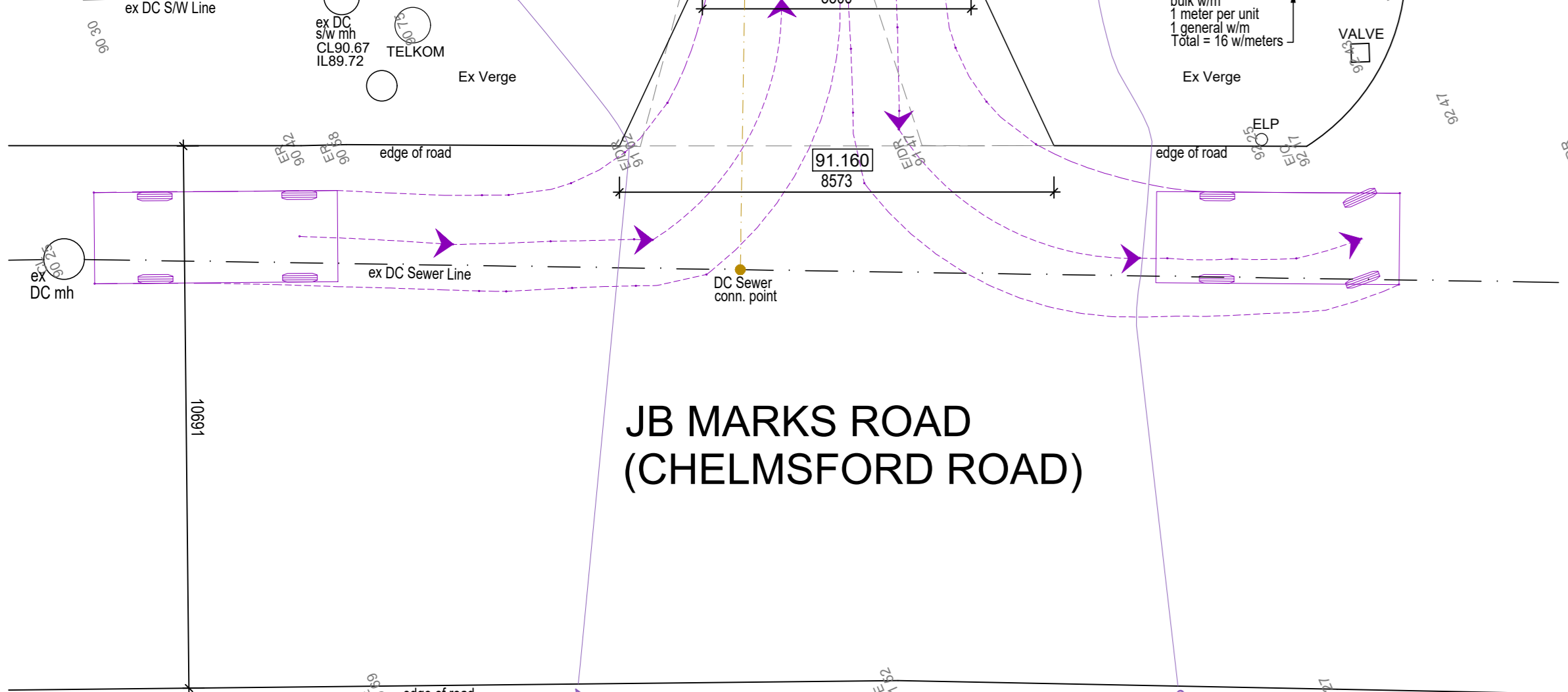
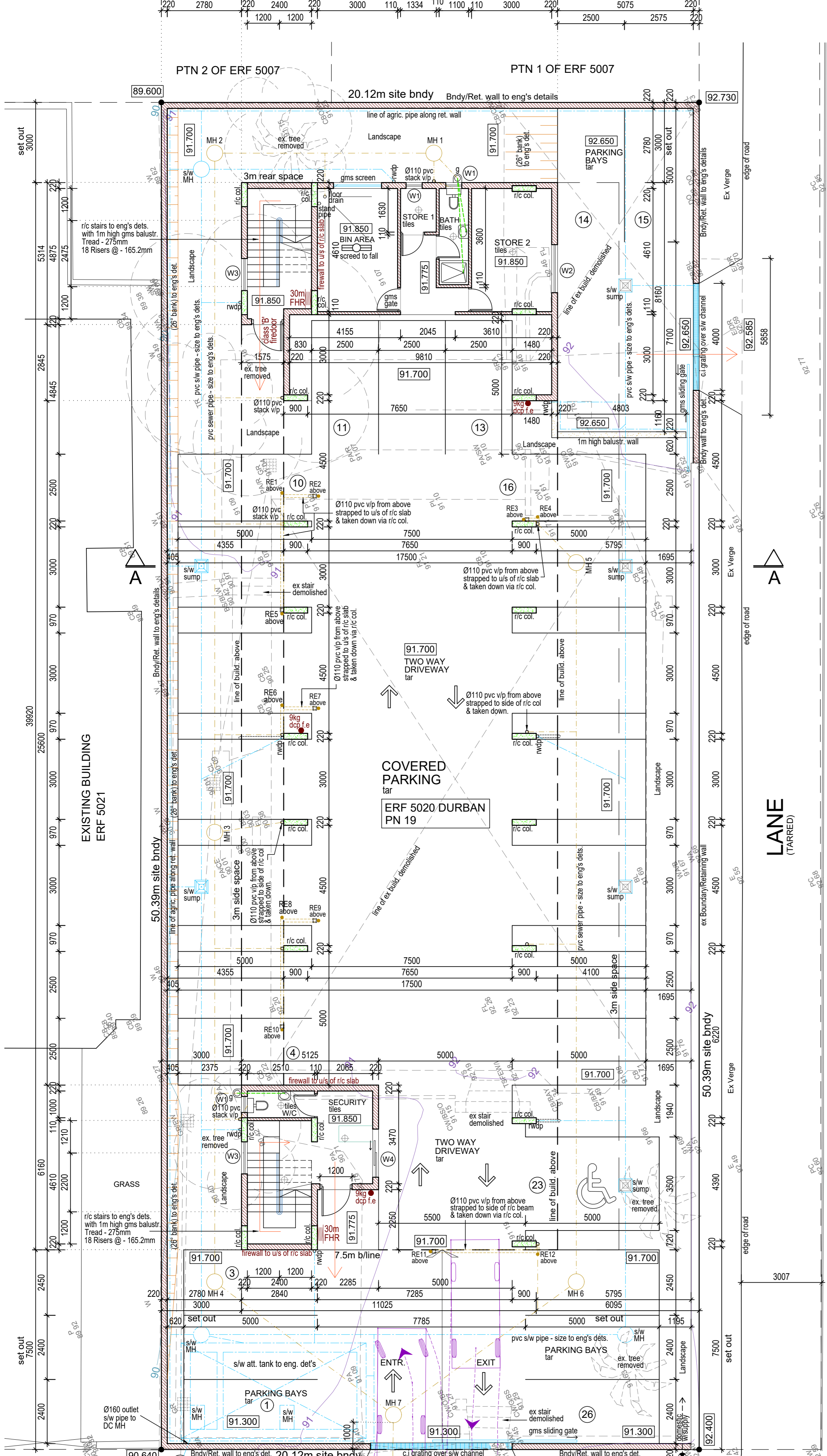


LOC	WT - Ar 0.36sqm	WT - Ar 1.08sqm	WT - Ar 1.44sqm	WT - Ar 2.16sqm	WT - Ar 2.92sqm	WT - Ar 1.27sqm	WT - Ar 3.96sqm
TYPE	25mm ALUMINIUM POWDER COATED	25mm ALUMINIUM POWDER COATED	25mm ALUMINIUM POWDER COATED	25mm ALUMINIUM POWDER COATED	25mm ALUMINIUM POWDER COATED	25mm ALUMINIUM POWDER COATED	25mm ALUMINIUM POWDER COATED
GLAZING	6mm LAMINATED SAFETY GLASS	6mm LAMINATED SAFETY GLASS	6mm LAMINATED SAFETY GLASS	6mm LAMINATED SAFETY GLASS	6mm LAMINATED SAFETY GLASS	6mm LAMINATED SAFETY GLASS	6mm LAMINATED SAFETY GLASS
QUANTITY	Refer to plan	Refer to plan	Refer to plan	Refer to plan	Refer to plan	Refer to plan	Refer to plan

WINDOW SCHEDULE

scale: 1:100



GROUND STOREY & SITE PLAN
scale: 1:100

PARKING SCHEDULE

no. of 3 bedroom units	= 7 units
no. of parking bays req @ 2 bays / unit	= 14 bays
no. of 2 bedroom units	= 8 units
no. of parking bays req @ 1.5 bays / unit	= 12 bays
no. of parking bays required	= 26 bays
no. of parking bays provided	= 26 bays

SCHEDULE OF AREAS

SITE AREA	= 1013sqm
permitted coverage (50%)	= 506.5sqm
proposed coverage	= 455.8sqm
permitted f.a.r (1.2)	= 1215.6sqm
proposed ground floor f.a.r	= 80.19sqm
proposed first floor f.a.r	= 378.5sqm
proposed second floor f.a.r	= 378.5sqm
proposed third floor f.a.r	= 1215.6sqm

PLUMBING NOTE:

ALL SEWER & SW PIPES UNDER BUILDING TO BE ENCASED IN CONCR.
BALUSTRADES NOTE: ALL BALUSTRADES TO COMPLY WITH PART D (GAP BETWEEN BALUSTERS NOT TO EXCEED 100mm)

WALLS & LINTELS

ALL WALLS & LINTELS TO COMPLY WITH SANS 10400 K (All to Eng's details & specs)
SHOWER GLAZING: shower doors / panels to be 6mm safety glass to comply with SANS 10400 part N

DOOR NOTE:

ALL EXTERNAL DOORS TO BE 44mm SOLID TIMBER DOORS
STORMWATER ENGINEERING — NOTE: ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STORMWATER & DRAWINGS FOR THE RELEVANT DETAILS (PIPE SIZES ETC)

HOT WATER SERVICE (per 2Bed Unit)

ALL ALUMINIUM TO BE 25mm ALUMINIUM POWDER COATED CLIENT'S CHOICE
ALL ALUMINIUM TO BE PROVIDED WITH PROTECTIVE TAPE WHILE WORK IS IN PROGRESS
ALL GLAZING TO COMPLY WITH AAAMSA & SAAGA REGULATION
CONTRACTOR TO ALLOW FOR SEALING OF ALL DOOR AND WINDOW FRAME SURROUNDINGS
SILICONE TO BE APPLIED TO UNDERSIDE OF SCREW HEADS PRIOR TO FIXING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES IS TO BE REFERRED TO THE AUTHOR PRIOR TO ANY MANUFACTURING.

GEOTECH NOTE:

SITE CLASSIFICATION - C1/C2

PLUMBING NOTE:

ALL SEWER & SW PIPES UNDER BUILDING TO BE ENCASED IN CONCR.
BALUSTRADES NOTE: ALL BALUSTRADES TO COMPLY WITH PART D (GAP BETWEEN BALUSTERS NOT TO EXCEED 100mm)

WALLS & LINTELS

ALL WALLS & LINTELS TO COMPLY WITH SANS 10400 K (All to Eng's details & specs)
SHOWER GLAZING: shower doors / panels to be 6mm safety glass to comply with SANS 10400 part N

DOOR NOTE:

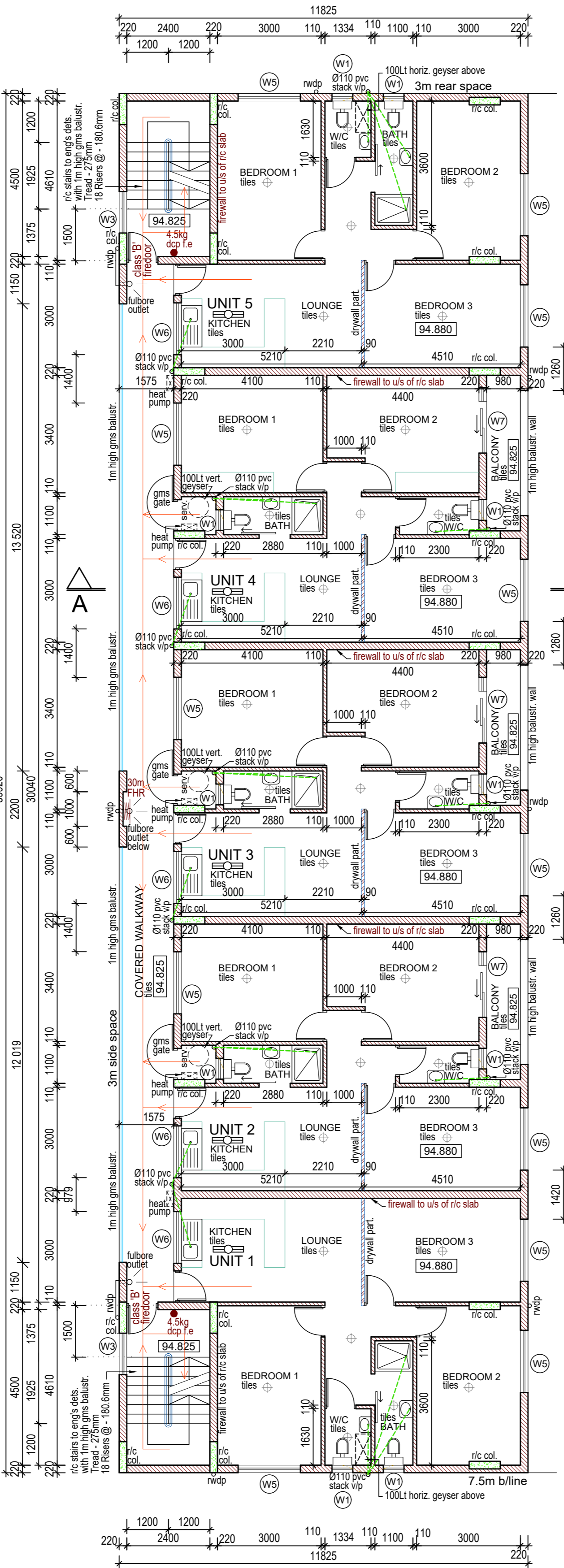
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STORMWATER ENGINEERING — NOTE: ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STORMWATER & DRAWINGS FOR THE RELEVANT DETAILS (PIPE SIZES ETC)

HOT WATER SERVICE (per 2Bed Unit)

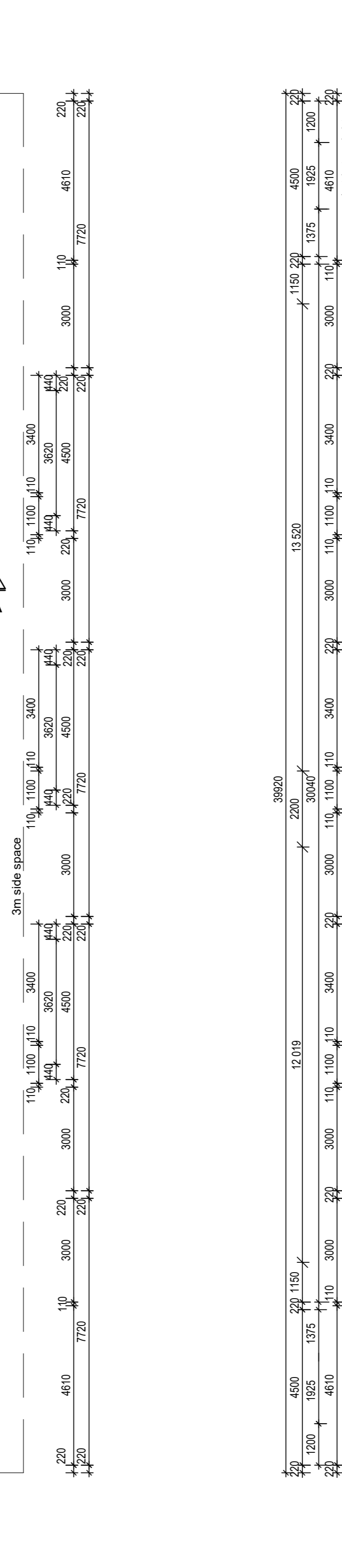
ALL ALUMINIUM TO BE 25mm ALUMINIUM POWDER COATED CLIENT'S CHOICE
ALL ALUMINIUM TO BE PROVIDED WITH PROTECTIVE TAPE WHILE WORK IS IN PROGRESS
ALL GLAZING TO COMPLY WITH AAAMSA & SAAGA REGULATION
CONTRACTOR TO ALLOW FOR SEALING OF ALL DOOR AND WINDOW FRAME SURROUNDINGS
SILICONE TO BE APPLIED TO UNDERSIDE OF SCREW HEADS PRIOR TO FIXING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES IS TO BE REFERRED TO THE AUTHOR PRIOR TO ANY MANUFACTURING.

HOT WATER SERVICE (per 3Bed Unit)

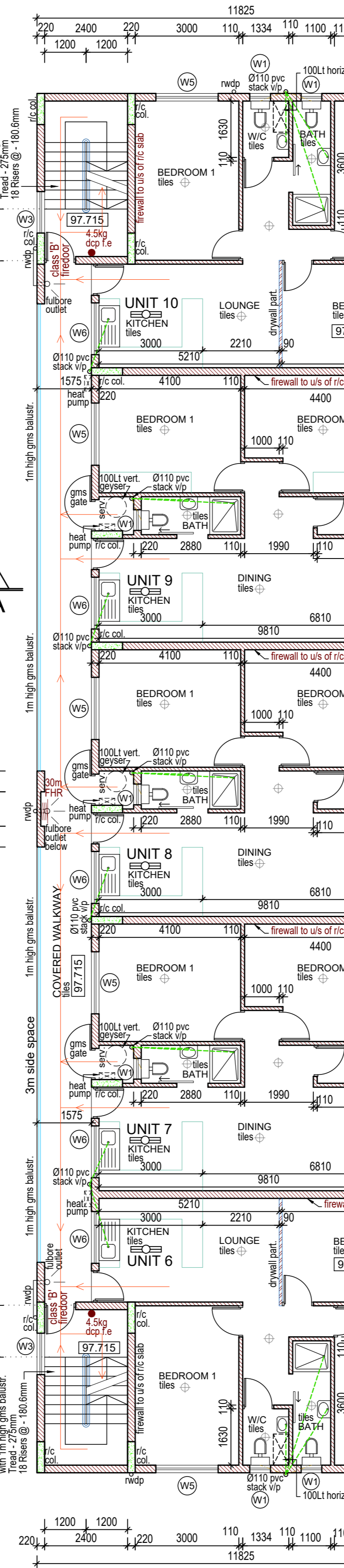
ALL ALUMINIUM TO BE 25mm ALUMINIUM POWDER COATED CLIENT'S CHOICE
ALL ALUMINIUM TO BE PROVIDED WITH PROTECTIVE TAPE WHILE WORK IS IN PROGRESS
ALL GLAZING TO COMPLY WITH AAAMSA & SAAGA REGULATION
CONTRACTOR TO ALLOW FOR SEALING OF ALL DOOR AND WINDOW FRAME SURROUNDINGS
SILICONE TO BE APPLIED TO UNDERSIDE OF SCREW HEADS PRIOR TO FIXING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES IS TO BE REFERRED TO THE AUTHOR PRIOR TO ANY MANUFACTURING.



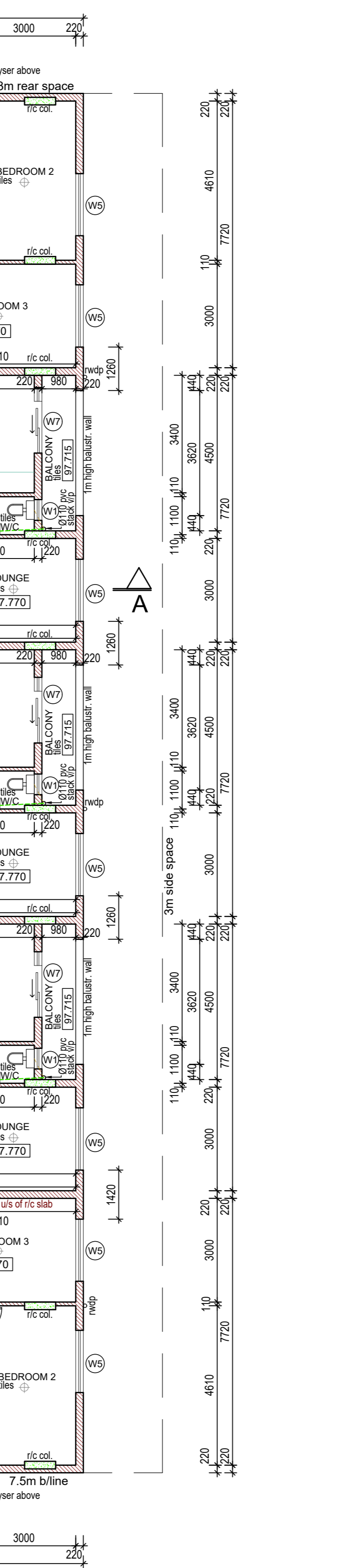
FIRST STOREY PLAN
scale: 1:100



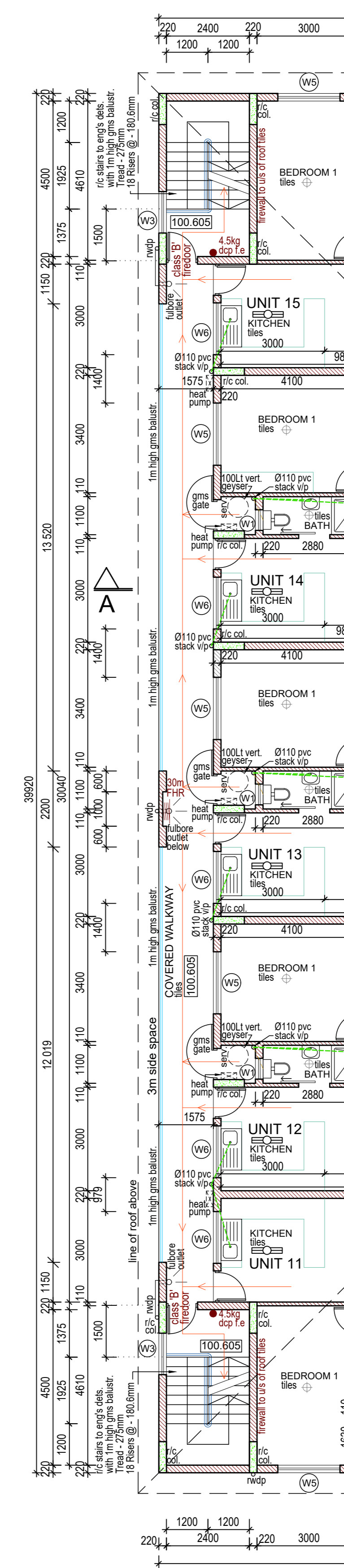
SECOND STOREY PLAN
scale: 1:100



THIRD STOREY PLAN
scale: 1:100



GROUND STOREY & SITE PLAN
scale: 1:100



GROUND STOREY & SITE PLAN
scale: 1:100

BOUNDARY WALL NOTES:

ALL BOUNDARY/RETAINING WALLS TO ENGINEER'S DETAILS.
ALL WALLS TO COMPLY WITH PART K OF SANS 10400.
NO PART OF BOUNDARY WALL OR FOUNDATIONS TO ENCRoACH OVER BOUNDARY LINE.
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK AND ANY DISCREPANCIES IS TO BE BROUGHT TO THE AUTHOR'S IMMEDIATE NOTICE.

ROOF "R" VALUE

Outside air	: 0.03
Concrete roof tile	: 0.02
Roof space	: 0.28
Insulation	: 0.06
Ceiling board	: 0.06
Inside air	: 0.16
Total "R" value	: 3.05
Min "R" value	: 2.7

WATER PIPE INSULATION

Pipe work insulation "R" value required = 1
Glasswool snap on pipe insulation
R value = 1.00 m²K/W

PARALEGIC NOTE:

GRAPES TO ENTRANCE / EXIT RAMP TO BE 1:12
PARALEGIC PARKING BAY PROVIDED

BIN AREA NOTE:

min 30mm screed laid to fall to gully on min 100mm conc. slab reinforced with brc mesh on app. 50mm on well compacted porous soil
standpipe to be provided over gully

STRUCTURAL NOTE:

All concrete work to be reinforced to eng's details.
All earthwork to eng's details.
All stormwater design (pipe sizes) to eng's details.
All retaining / boundary walls to eng's details.
Roof structure to be to engineer's specifications.

FIRE NOTES:

TO COMPLY WITH SANS 10400 PART T OCCUPANCY CLASSIFICATION - H3
SAFETY DISTANCES TO COMPLY WITH 4.2
FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS TO COMPLY WITH 4.8
TENANCY SEPARATION TO COMPLY WITH 4.8
PROTECTION OF OPENINGS TO COMPLY WITH 4.10
ROOF ASSEMBLY AND COVERINGS TO COMPLY WITH 4.12
CEILING TO COMPLY WITH 4.13
PROVISION OF ESCAPE ROUTES TO COMPLY WITH 4.16
EXIT DOORS TO COMPLY WITH 4.17
DIMENSIONS OF COMPONENTS OF ESCAPE ROUTES TO COMPLY WITH 4.20
WIDTH OF ESCAPE ROUTES TO COMPLY WITH 4.21
PROVISION AND MAINTENANCE OF FIRE-FIGHTING EQUIPMENT, INSTALLATIONS AND FIRE PROTECTION SYSTEMS TO COMPLY WITH 4.32
WATER RETICULATION FOR FIRE-FIGHTING PURPOSES TO COMPLY WITH 4.33
FIRE HOSE REELS TO COMPLY WITH 4.34
PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH 4.37
FIRE STOPPING OF INACCESSIBLE CONCEALED SPACES TO COMPLY WITH 4.39
ACCESS FOR FIRE-FIGHTING AND RESCUE PURPOSES TO COMPLY WITH 4.54
BUILDING MATERIALS TO COMPLY WITH 4.56

GENERAL NOTES

ALL WORK TO COMPLY WITH SANS 10400 & LOCAL BY-LAWS.
ALL EARTHWORKS AND STRUCTURAL WORK TO ENGINEERS DESIGN.
CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE BUILDING, ALL EXTERNAL & INTERNAL WALLS WITH PARTICULAR REFERENCE TO DIMENSIONS.
CONTRACTOR TO LOCATE & IDENTIFY EXISTING SERVICES ON SITE & TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF WORKS.
CONTRACTOR TO USE FIGURED DIMENSIONS & NOT TO SCALE OFF DRAWINGS.
ALL ENTRANCE LEVELS ARE DERIVED BY USING LOCAL AUTHORITIES FORMULA.
ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION AND ANY DISCREPANCIES IS TO BE BROUGHT TO THE ARCHITECT'S IMMEDIATE NOTICE FOR CLARIFICATION.

WATER NOTES

BULK METER TO BE POSITIONED AT BOUNDARY WALL AS SHOWN.
ALL PLUMBING TO COMPLY WITH WATER SUPPLY BY-LAWS.
CONTRACTORS AND PLUMBERS ARE TO BE REGISTERED WITH THE ETKEWINI SANITATION.
GEYSER INSTALLATION TO COMPLY WITH SANS 10384 - TO BE POSITIONED AS SHOWN ON PLAN.
GEYSERS ARE TO BE SUPPLIED COMPLETE WITH DRIP TRAYS.
ALL GEYSER & W/C OVERFLOWS TO DISCHARGE EXTERNALLY.
ALL PLUMBING MATERIAL TO BE SABS/AS/NZS APPROVED.
WATER INSPECTORS TO BE CONTACTED ON 031-3118118 ONCE CONSTRUCTION COMMENCES.

PART XA CALCULATIONS (windows)

FIRST STOREY:
(UNIT 6 & 5) internal floor area (excl int. walls) - 67.85sqm
15% of 67.85 sqm = 10.17sqm
Total windows provided = 8.47sqm
(UNIT 2,3 & 4) internal floor area (excl int. walls) - 68.7sqm
15% of 68.7 sqm = 10.305sqm
Total windows provided = 10.36sqm
SECOND STOREY:
(UNIT 7,8 & 9) internal floor area (excl int. walls) - 67.85sqm
15% of 67.85 sqm = 10.17sqm
Total windows provided = 8.47sqm
(UNIT 11,12 & 13) internal floor area (excl int. walls) - 68.7sqm
15% of 68.7 sqm = 10.305sqm
Total windows provided = 10.36sqm
THIRD STOREY:
(UNIT 14 & 15) internal floor area (excl int. walls) - 68.22sqm
15% of 68.22 sqm = 10.233sqm
Total windows provided = 8.47sqm
(UNIT 12, 13 & 14) internal floor area (excl int. walls) - 68.7sqm
15% of 68.7 sqm = 10.305sqm
Total windows provided = 10.36sqm
Total glazing area provided is below 15% of Floor Area therefore Fenestration calculations not required

ELECTRICAL KEY

20 WATT CEILING MOUNTED LIGHT FITTING
20 WATT CEILING MOUNTED FLUORESCENT LIGHT FITTING

ENERGY EFFICIENCY - G/Storey (Store 1, Bath & Store 2)

LAMP POWER RATING (W) / NO OF LAMPS / HOURS IN USE/DAY
20 / 3 / 5
PERMITTED (W) PER SQM = 3 W
TOTAL AREA = 20.3 SQM
ACCEPTABLE LIGHTING REQUIREMENTS = 101.5 W
LIGHTING PROVIDED = 60 W

ENERGY EFFICIENCY - G/Storey (W/C, Security & Stair)

LAMP POWER RATING (W) / NO OF LAMPS / HOURS IN USE/DAY
20 / 3 / 5
PERMITTED (W) PER SQM = 3 W
TOTAL AREA = 21.6 SQM
ACCEPTABLE LIGHTING REQUIREMENTS = 108 W
LIGHTING PROVIDED = 60 W

ENERGY EFFICIENCY - (Unit 1,5,6,10,11 & 15)

LAMP POWER RATING (W) / NO OF LAMPS / HOURS IN USE/DAY
20 / 3 / 5
PERMITTED (W) PER SQM = 3 W
TOTAL AREA = 70.7 SQM
ACCEPTABLE LIGHTING REQUIREMENTS = 353.5 W
LIGHTING PROVIDED = 160 W

ENERGY EFFICIENCY - (Unit 2,3,4,7,8,9,12,13 & 14)

LAMP POWER RATING (W) / NO OF LAMPS / HOURS IN USE/DAY
20 / 3 / 5
PERMITTED (W) PER SQM = 3 W
TOTAL AREA = 68.4 SQM
ACCEPTABLE LIGHTING REQUIREMENTS = 342 W
LIGHTING PROVIDED = 160 W

GENERAL SPECIFICATIONS

CEILING: 6.4mm GYPSUM RHINOBOARD CEILING FIXED TO UNDERSIDE OF ALUMINIUM HANGERS BY SPECIALIST.
WALLS: EXTERNAL - 220mm FACEBRICK & (PLASTER & PAINT) AS SHOWN ON ELEV. INTERNAL - 110mm BRICKWORK PLASTER & PAINTED VALLS TO COMPLY WITH PART K OF SANS 10400 LINTELS TO COMPLY WITH PART K OF SANS 10400
ALL EXTERIOR SLABS TO BE REINFORCED TO ENGINEER'S DETAILS.
CEILING: 25 MICRON ALUMINIUM POWDER COATED TO CLIENT'S CHOICE
ALL SHOWER DOORS TO BE 6mm LAMINATED SAFETY GLASS.
GLAZING TO COMPLY WITH LOCAL GLAZING REGULATIONS REFER TO WINDOW SCHEDULE.
DOORS: HARDWOOD TIMBER DOORS
ELECTRICAL: TO BE CARRIED OUT BY A REGISTERED TRADESMAN.
FLOOR CONSTRUCTION: GROUND FLOOR: FLOOR FINISH ON MIN 30mm THICK SCREED ON REINFORCED CONCRETE SLAB TO ENGINEERS DETAILS ON 250 MICRON DPM ON WELL COMPACTED POISONED EARTH.
ALL SUSPENDED SLABS TO BE REINFORCED TO ENGINEER'S DETAILS.
PLUMBING: SEWER PIPES: 500 PVC PIPES SEWER PIPES: 1500 PVC PIPES ALL SEWER & STORMWATER PIPES UNDER THE BUILDING TO BE ENCASED IN CONCRETE.
ALL EXPOSED GUTTERS AND RAINWATER DOWNPIPES TO BE POWDER COATED WHITE SEAMLESS ALUMINIUM

SIGNATURE architectural studio
UNIT 24 CANFOR PARK, 53 ANTHONY ROAD, DURBAN NORTH, 4051
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REG. NO: S/T0241 (P.R. S ARCH TECH)
author's signature: [Signature] tel no: 082 66 44 644
owner's signature: [Signature] no: 083 609 5678

JB MARKS ROAD

PROPOSED NEW RESIDENTIAL UNITS ON ERF 5020 DURBAN AT P. NO. 19 J.B MARKS ROAD FOR SOUTHBANK INVESTMENTS (PTY) LTD
SUBMISSION
scale: 1:100 date: 23-02-2021 drawn by: b.m. sig. no: 2021/03-01