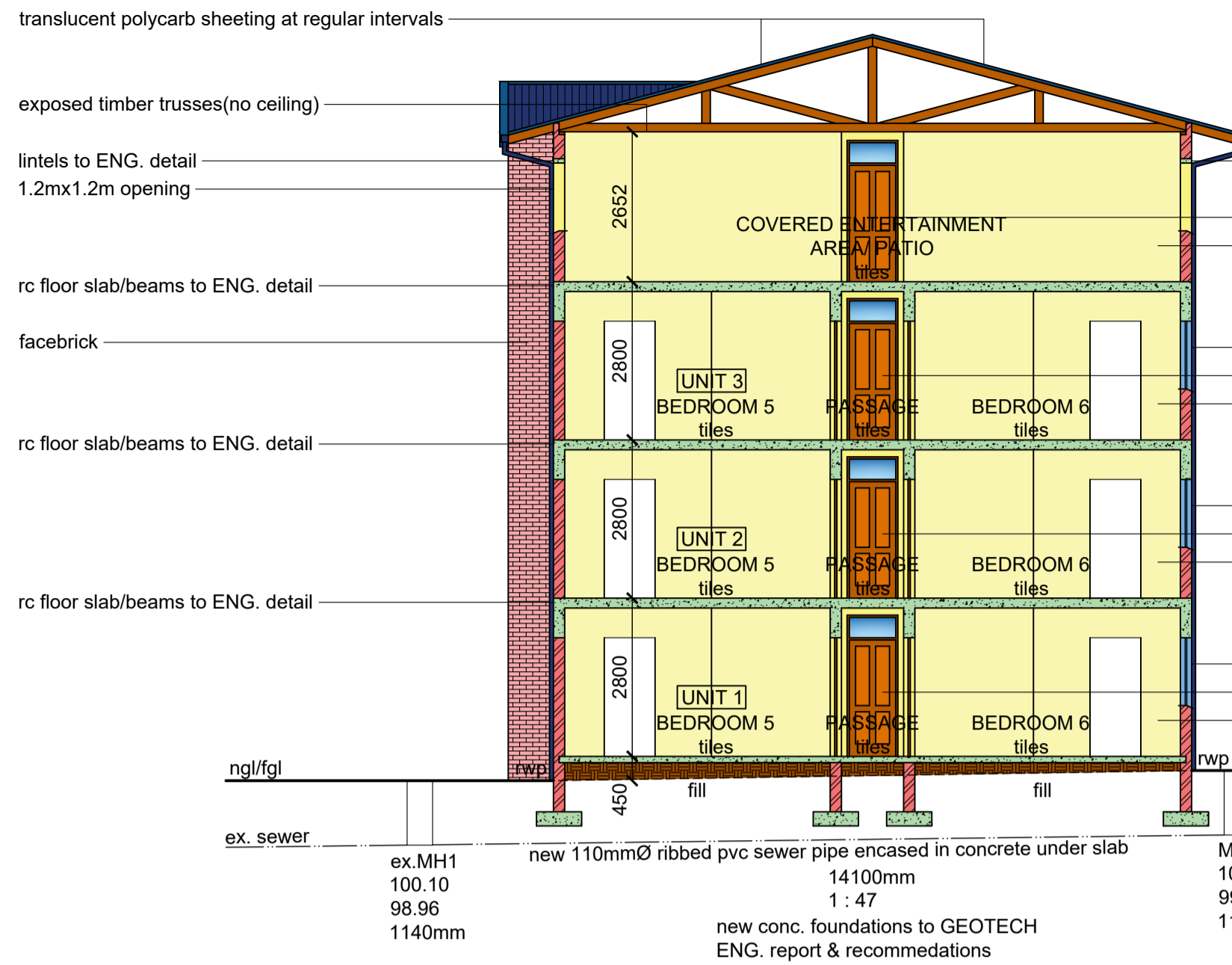
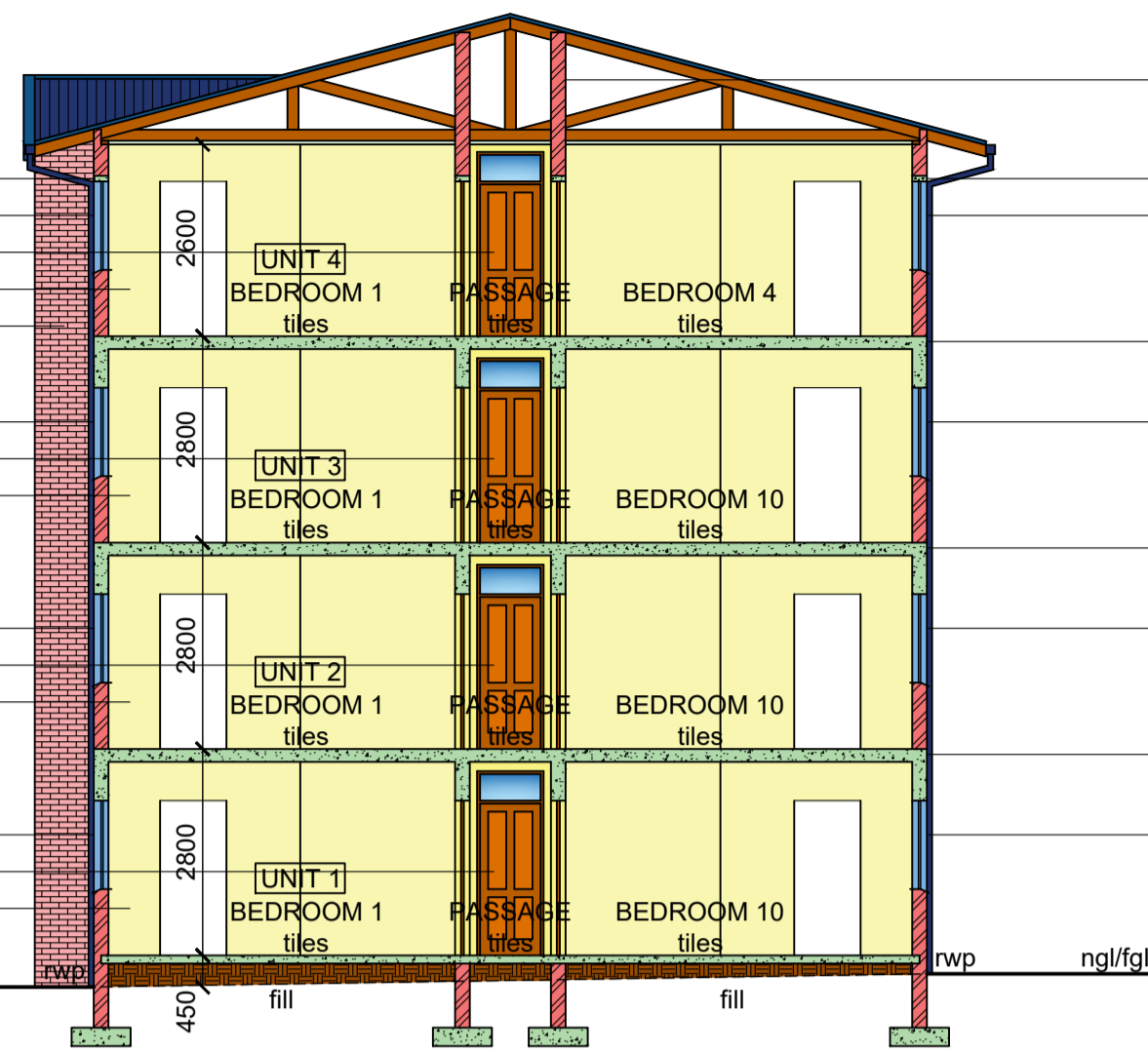


ROOF NOTES:
 roof pitch: 15°
 new factory painted specialized longspan 's-profile' roof sheeting on 50x76mm timber purlins at 1200mm cc on SABS approved underlay on ganged timber trusses or similar at 1200mm cc on 114x38mm timber wallplate secured with gms roof straps to ENG. design and certification
 rhinoboard ceiling on 38x38mm timber brandering at 300mm cc
 uPVC gutters, fascias, bargeboards, rwp's



SECTION B - B

lintels to ENG. detail
 white aluminium windows
 2hr fire rated 40mm hw door & fanlight
 plaster & paint
 facebrick
 white aluminium windows
 2hr fire rated 40mm hw door & fanlight
 plaster & paint
 white aluminium windows
 2hr fire rated 40mm hw door & fanlight
 plaster & paint
 white aluminium windows
 2hr fire rated 40mm hw door & fanlight
 plaster & paint



SECTION A - A

lintels to ENG. detail
 white aluminium windows
 2hr fire rated 40mm hw door & fanlight
 plaster & paint
 white aluminium windows
 2hr fire rated 40mm hw door & fanlight
 plaster & paint
 white aluminium windows
 2hr fire rated 40mm hw door & fanlight
 plaster & paint
 white aluminium windows
 2hr fire rated 40mm hw door & fanlight
 plaster & paint

2hr fire rated walls to underside of roof sheeting
 white aluminium windows
 rc floor slab/beams to ENG. detail
 white aluminium windows
 rc floor slab/beams to ENG. detail
 white aluminium windows
 rc floor slab/beams to ENG. detail
 white aluminium windows

new conc. foundations to GEOTECH
 ENG. report & recommendations

FLOOR NOTES:
 new 110mm thick brc mesh rc surface
 bed on dpm on well compacted,
 consolidated & certified poisoned soil

GENERAL NOTES

Zoning - GR2
 Occupancy - H3
 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 drawing
 All structural work(foundations, fill, surface beds, slabs, walls, cills, lintels, roofs, columns, beams, stairs, balustrades) to Engineers design and certification
 All new glazing to be in white aluminium and in accordance with SANS 10400 Part N
 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 pipes and sanitary fittings to be SABS approved
 All plumbing installations to be carried out by Durban-ticket registered plumbing contractor and to comply with Municipal by-laws

ADDITIONAL NOTES:

All separating walls to underside of rc slabs or roof sheeting
 Connect all new plumbing to ex. sewer

HEALTH NOTES:

3 X wash troughs to be provided in the drying yard for clothes washing purposes

FIRE NOTES

Occupancy - H3
 Safety distances - T4.2
 Fire stability of structural elements - T4.7
 Tenancy separating elements - T4.8
 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
 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

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% Eskom - 50% energy saving induction geysers- see specialist report for calculations

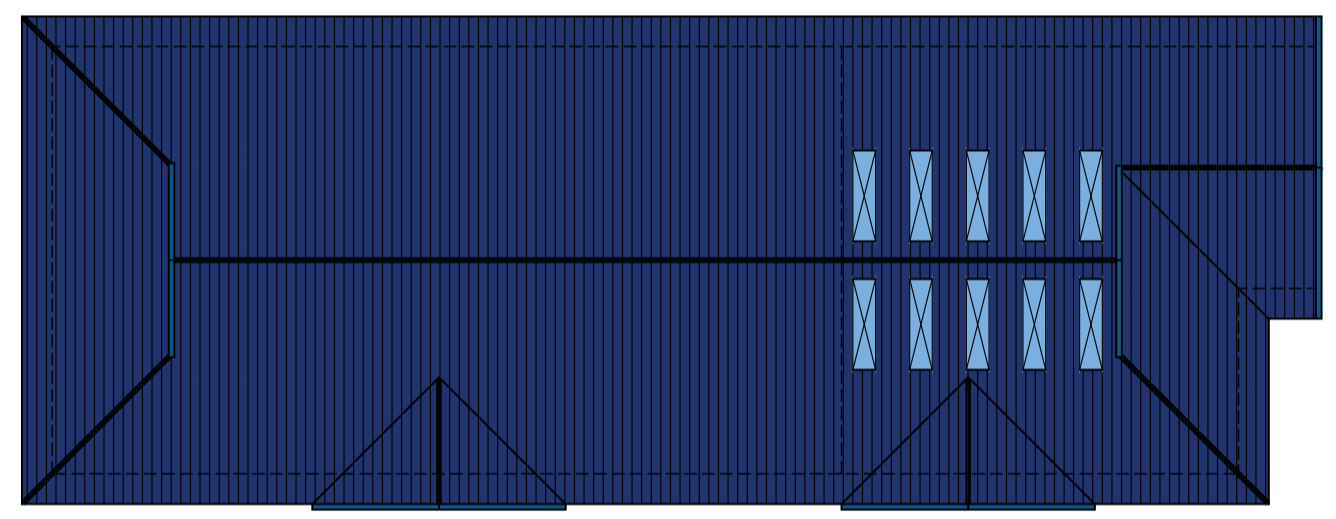
WINDOW AND DOOR SCHEDULE

Item	no.	size (mm)	glass	thickness	frame
w1	7	1800x1200	clear	5mm tsg	aluminium
w2	51	1200x1200	clear	5mm tsg	aluminium
w3	4	600x1200	clear	6.3mm tsg	aluminium
w4	1	600x1200	obscure	6.3mm tsg	aluminium
w5	58	500x 600	obscure	6.3mm tsg	aluminium
d1+	10	900x2100	2hr fire rated 40mm hw		timber
f/light		900x 400	clear	6.3mm tsg	timber
d2	59	900x2100	-	40mm hw	timber
d3	1	900x2100	40mm hw louvered		timber

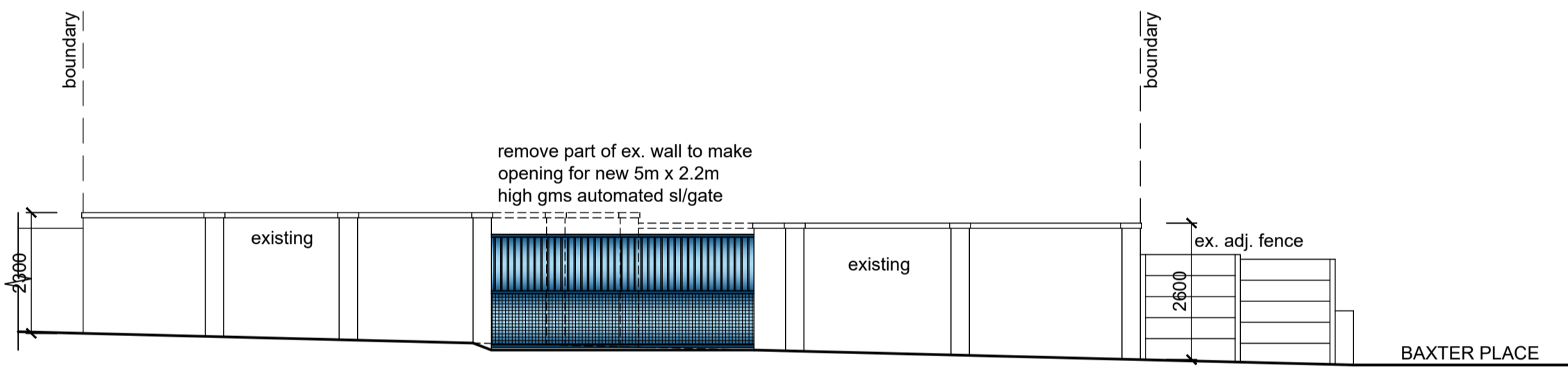
new timber/aluminium windows to have thermal break framing
 all shower cubicles to have 6.3mm tsg

SCHEDULE OF AREAS

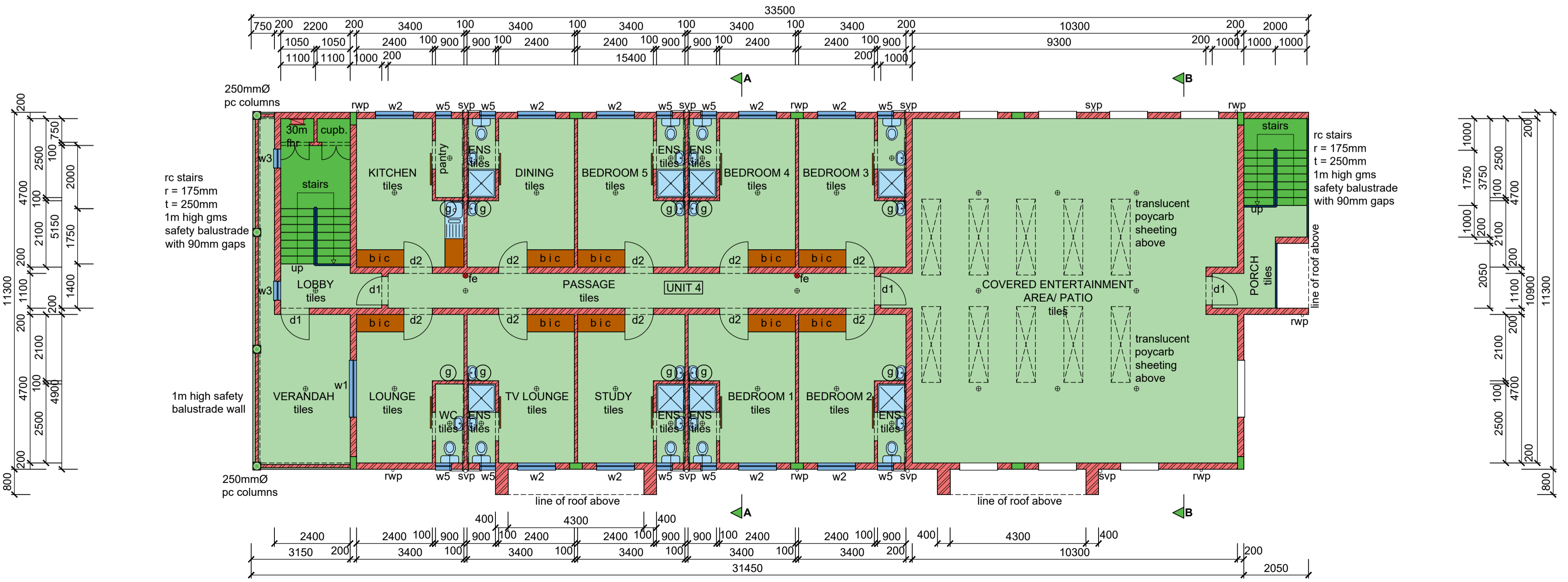
site area(gross)	1 035.00	m ²
site area(net)	974.00	m ²
coverage allowed(50%)	487.00	m ²
TOTAL COVERAGE	376.48	m ²
f.a.r allowed(1,2)	1 168.80	m ²
TOTAL F.A.R	1 168.17	m ²
ground storey	376.48	m ²
first storey	340.34	m ²
second storey	340.34	m ²
third storey	340.34	m ²
Total	1 397.50	m ²
Total no. of units	4	
Total no. of kitchens	4	
Parking provided	10 bays	



ROOF PLAN (1 : 200)



SOUTH WEST ELEVATION



THIRD STOREY PLAN (1 : 100)

Total Area = 1 397.50 m²

Client's Signature: *[Signature]* Contact Number: 068 023 2484
 Rate No. 1042 6048 / 000

PROPOSED NEW MULTI-STOREY RESIDENTIAL DEVELOPMENT AT 26-32 CLARK ROAD ON REM OF ERF 6325 DURBAN FOR N. DLAMINI

GRAHAM BRAUM
 ARCHITECTURAL DESIGNER
 Pr. S. Arch. T
 Reg. No. ST0010
 360 Umbilo Road Durban 4001
 Tel.: 031-2054142
 Cell: 082 454 0441
 Email: gpbdesigners@gmail.com

SCALE : 1 : 100/ 1 : 200
 CHECKED : G. P. BRAUM
 DRAWN/DESIGNED : M. R. AZMUTH
 DATE : NOVEMBER 2022
 Drawing No. : 6679/ 22/ 2of4/ rev1