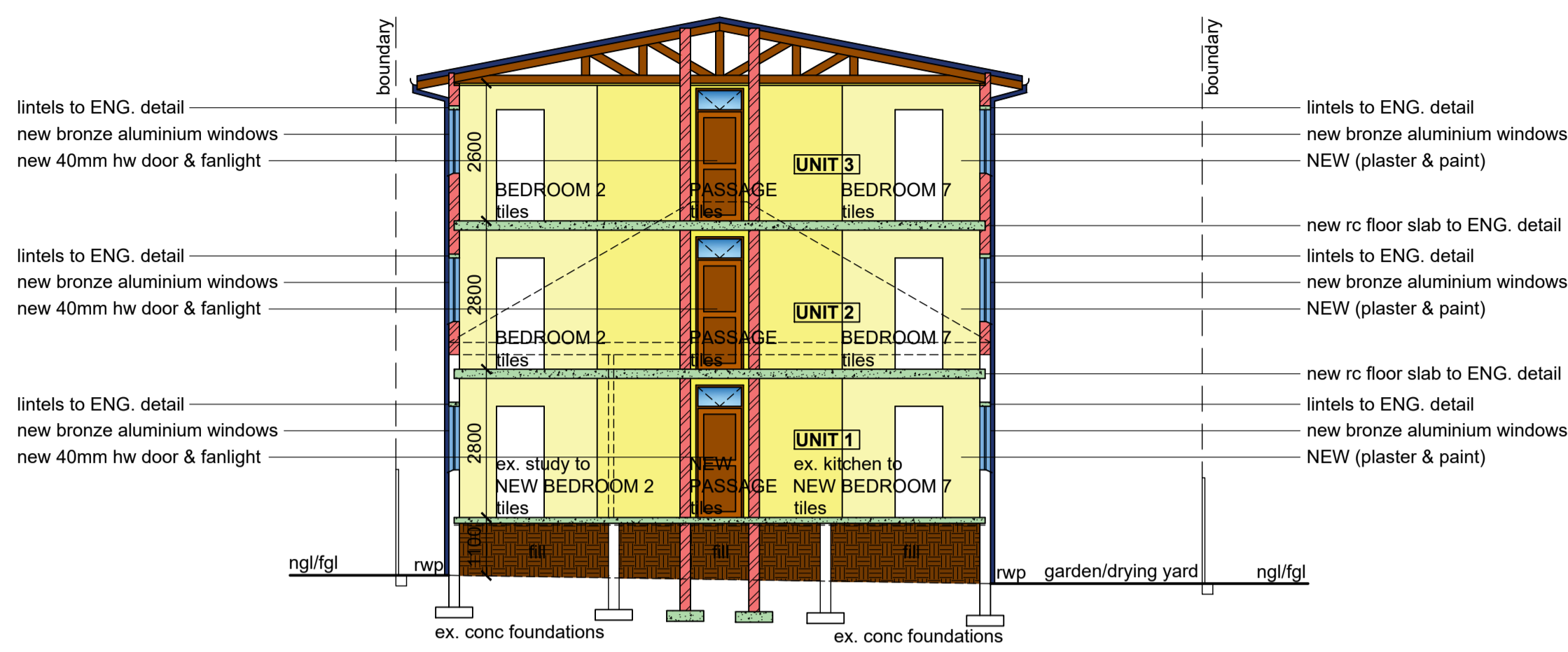


**ROOF NOTES:**  
 roof pitch: 11°  
 new factory painted specialized longspan 's-profile' roof sheeting on 50x76mm timber purlins at 1200mm cc on SABS approved underlay on ganged timber trusses or similar at 1200mm cc on 114x38mm timber wallplate secured with gms roof straps to ENG. design and certification  
 rhinoboard ceiling on 38x38mm timber bracing at 300mm cc  
 uPVC gutters, fascias, bargeboards, rwp's



**SECTION A - A**  
 new 110mm thick brc mesh rc surface bed on dpm on well compacted, consolidated & certified poisoned soil  
 new conc. foundations to GEOTECH ENG. report & recommendations  
 ex. conc foundations  
 garden/drying yard

**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 bronze 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 gulley 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:**

2 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% heat pump

**WINDOW AND DOOR SCHEDULE**

item	no.	size (mm)	glass	thickness	frame
w1	4	1600x1200	clear	5mm tsg	aluminium
w2	4	600x1200	clear	5mm tsg	aluminium
w3	33	1200x1200	clear	5mm tsg	aluminium
w4	4	900x1200	clear	5mm tsg	aluminium
w5	34	500x 600	obscure	6.3mm tsg	aluminium
w6	2	1600x 600	glass bricks	by specialist	
d1	3	900x2100	clear	6.3mm tsg	aluminium
d2+	6	900x2100	2hr fire rated	40mm hw	timber
f/light		900x 400	clear	6.3mm tsg	timber
d3	34	900x2100	-	40mm hw	timber
d4	1	900x2100	40mm hw	louvered	timber

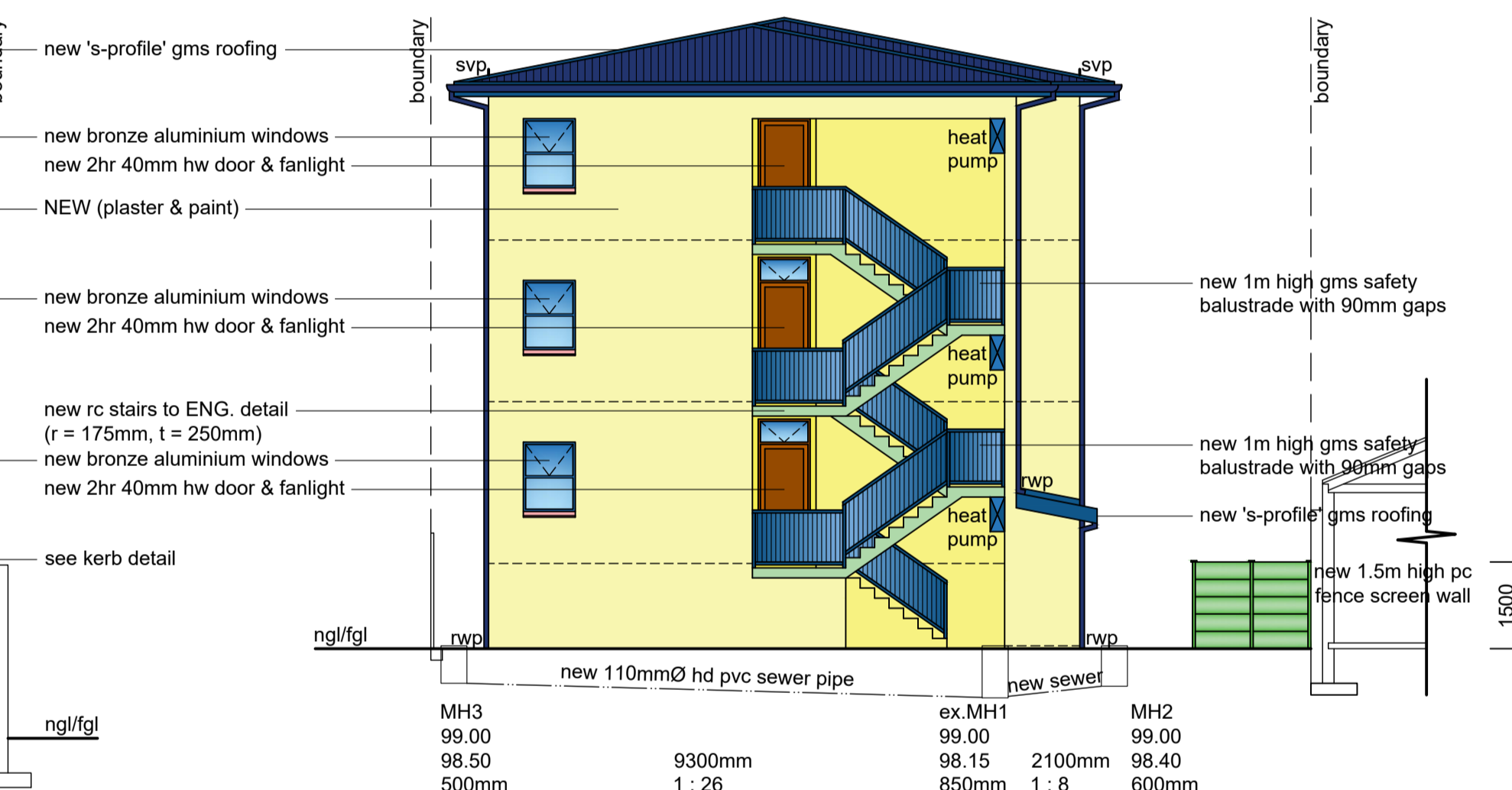
new timber/aluminium windows to have thermal break framing  
 all shower cubicles to have 6.3mm tsg

**SCHEDULE OF AREAS**

site area	620.00	m <sup>2</sup>
coverage allowed(50%)	310.00	m <sup>2</sup>
EXISTING coverage	178.51	m <sup>2</sup>
PROPOSED coverage	73.27	m <sup>2</sup>
TOTAL COVERAGE	251.78	m <sup>2</sup>
f.a.r allowed(1.2)	744.00	m <sup>2</sup>
existing f.a.r	150.95	m <sup>2</sup>
PROPOSED	515.27	m <sup>2</sup>
TOTAL F.A.R	666.22	m <sup>2</sup>
ground storey	272.84	m <sup>2</sup>
first storey	243.52	m <sup>2</sup>
second storey	231.25	m <sup>2</sup>
Total	747.61	m <sup>2</sup>
Additional Area	539.87	m <sup>2</sup>
Total no. of units	3	
Parking provided	6 bays	



**NORTH WEST ELEVATION**



**SOUTH WEST ELEVATION**



**SOUTH EAST ELEVATION / DRIVEWAY SECTION B - B**



**NORTH EAST ELEVATION**

Additional Area = 539.87 m<sup>2</sup>

*[Signature]* 082 200 9537

Client's Signature \_\_\_\_\_ Contact Number \_\_\_\_\_  
 Rate No. 1055 2095 / 000

**PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING HOUSE FOR NEW MULTI-STOREY RESIDENTIAL ACCOMMODATION AT 32 CHESTNUT ROAD ON PORTION 12 OF 1 OF ERF 6768 DURBAN FOR D. P. WILHELM**

**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  
 CHECKED : G. P. BRAUM  
 DRAWN/DESIGNED : M. R. AZMUTH  
 DATE : APRIL 2022

Drawing No. : 6685/ 22/ 2 of 2