SCHEDULE OF AREAS - STOR-AGE HILLCREST		
PROPERTY DESCRIPTION		
ERF / PORTION	ERF. 2909	
TOWNSHIP	HILLCREST - DURBAN	
STREET ADDRESS	23 & 25 HIGHLANDS ROAD	
SITE AREA	8571 sqm	
TITLE DEED No.		
ZONING INFORMATION		
TOWN PLANNING SCHEME	eTHEKWINI OUTER WEST ZONING SCHEME	
USE ZONE	MULTI LEVEL STORAGE	
DEVELOPMENT CONTROL MEASURES		
CONTROL	PERMISSIBLE	PROPOSED
HEIGHT ZONE	13.5m MAX. HEIGHT INCLUDING ROOF APEX	See elevations
COVERAGE	50% (4285.5 sqm)	3840 sqm (Excluding 1m roof overhang)
FLOOR AREA RATIO	1.5	1.1
FLOOR AREA	12856.5 sqm	9506 sqm
BUILDING LINES		
	OLD MAIN ROAD - 7.5m	7.5m
	KASSIER ROAD - 7.5	7.5m
	ANGUS ROAD - 3m	3m
	REAR BOUNDARY - 3m	3m
PARKING		
	0.5 bay per 200 sqm FLOOR AREA	24 Bays Required and provided

GROSS LETTABLE AREA

LEVEL	NAME	AREA
[illegible]	[illegible]	[illegible]

GROSS LETTABLE AREA

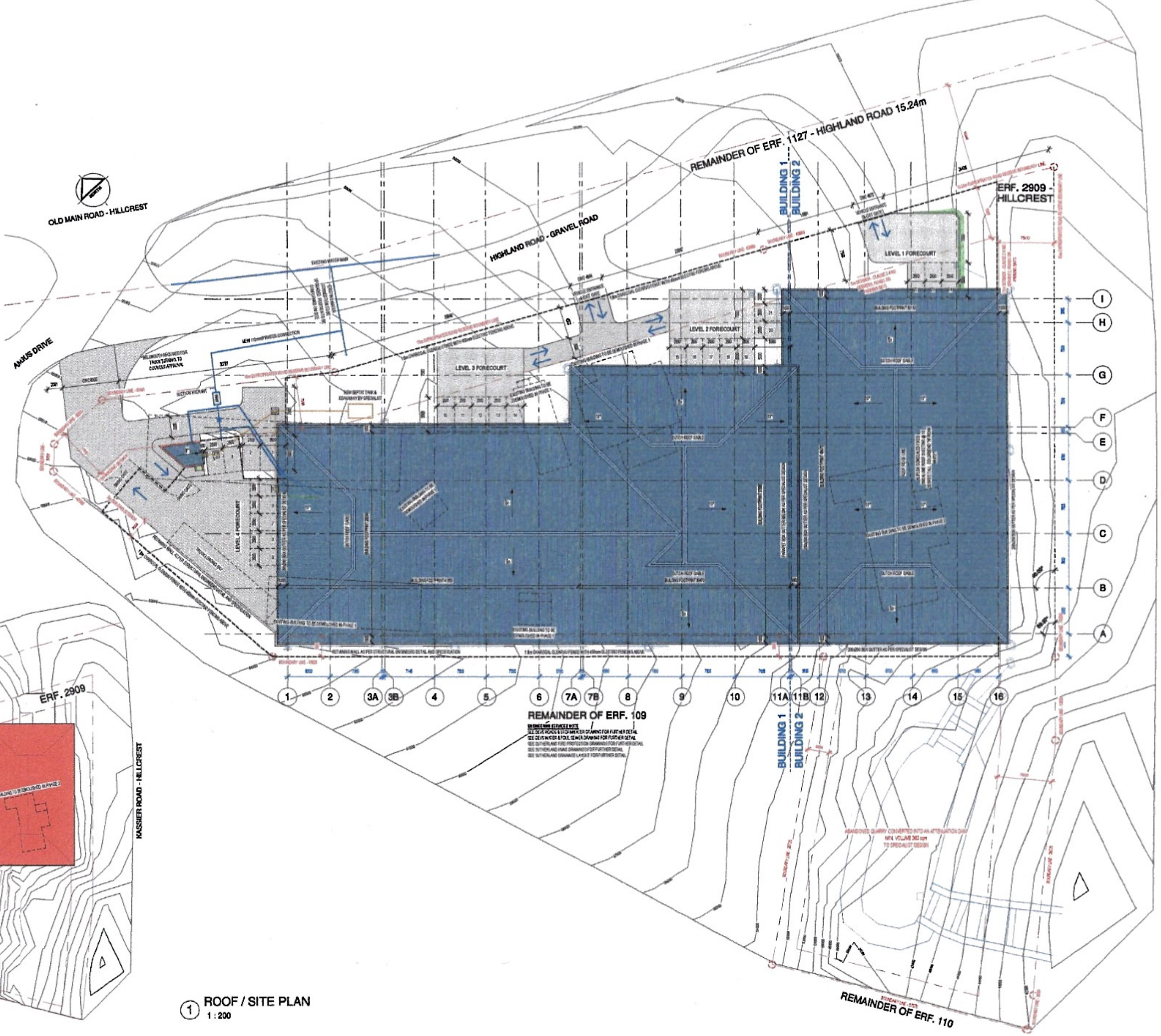
LEVEL	NAME	AREA
[illegible]	[illegible]	[illegible]

GROSS FLOOR AREA

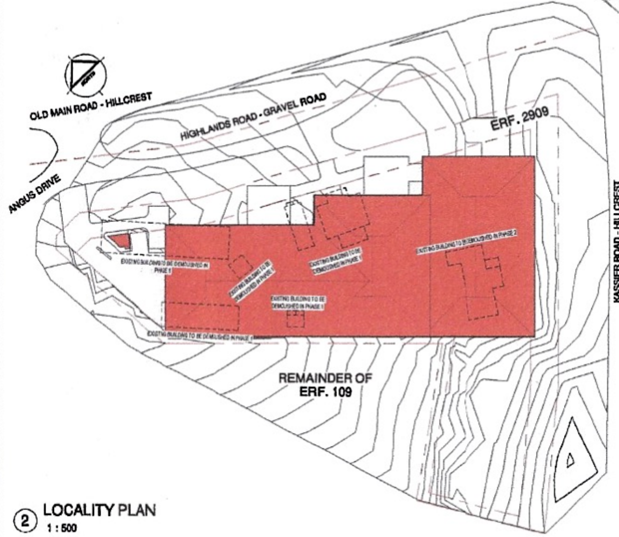
LEVEL	AREA
LEVEL 1	1288 m²
LEVEL 2	2442 m²
LEVEL 3	2604 m²
LEVEL 4	[illegible]
LEVEL 4	[illegible]

GROSS BUILT AREA BY LEVEL

LEVEL	AREA
[illegible]	[illegible]



① ROOF / SITE PLAN
1 : 200



② LOCALITY PLAN
1 : 500

GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and is to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein.
All **demolition** work to be carried out as indicated on drawings and in accordance with the approved Intergrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All R/C foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on R/C slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:80 fall toward U/bore outlets on R/C roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:80 fall on R/C slab, to engineer's design & specification. Weather step to be included between internal & external slabs.

BEAMS & COLUMNS: All to engineer's design & specification.

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm, max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted. WALL TIES: GMS wire wall ties to be built into cavity walls @ 2,5 ties/m²

WEEPHOLES: Min. 75x8mm weepholes to be provided below all cills and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.

AIRBRICKS: Provide 1-2 airbricks to all habitable rooms.

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted.

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification.

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening. Lintels in cavity walls shall be of different widths, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above fl, all to comply with NBR part N.

HAND RAILS: All hand rails to be min. height 900mm, and max. height 1000mm above fl. To comply with SANS 10400 part S.

BALUSTRADES: All balustrades to be min. height 900mm, and max. height 1000mm above fl. To comply with SANS 10400 part S.

RC CEILING: Soffit to be skimmed & painted.
PLASTERBOARD CEILING: 6,4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c. (or equal approved system), skimmed & painted.

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all cills and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.
375micron polyethylene continous DPM to be provided below all surface beds. 4mm Derbigum SP400 (or equal approved) continous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Unilash 600 with geoflex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. Ø110mm uPVC.
Waste pipes to be min. Ø40mm uPVC.
Substack to be min. Ø100mm uPVC.
Open vent pipe to be min. Ø50mm uPVC.
Min. 75mm deep seal traps to all fittings.
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule

Date	Rev	Description	Issued by
2017.[illegible]	1	FOR CO-ORDINATION	WB
2017.[illegible]	2	FOR CO-ORDINATION	WB
2017.[illegible]	3	FOR CO-ORDINATION	WB
2017.[illegible]	4	FOR COSTING	WB
2017.[illegible]	5	FOR CO-ORDINATION	WB
[illegible]	6	FOR INFORMATION	WB
[illegible]	7	FOR INFORMATION	WB
[illegible]	8	FOR INFORMATION	WB
[illegible]	9	FOR CO-ORDINATION	WB
[illegible]	10	FOR COUNCIL	WB

FOR COUNCIL

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PROJECT: STOR-AGE HILLCREST

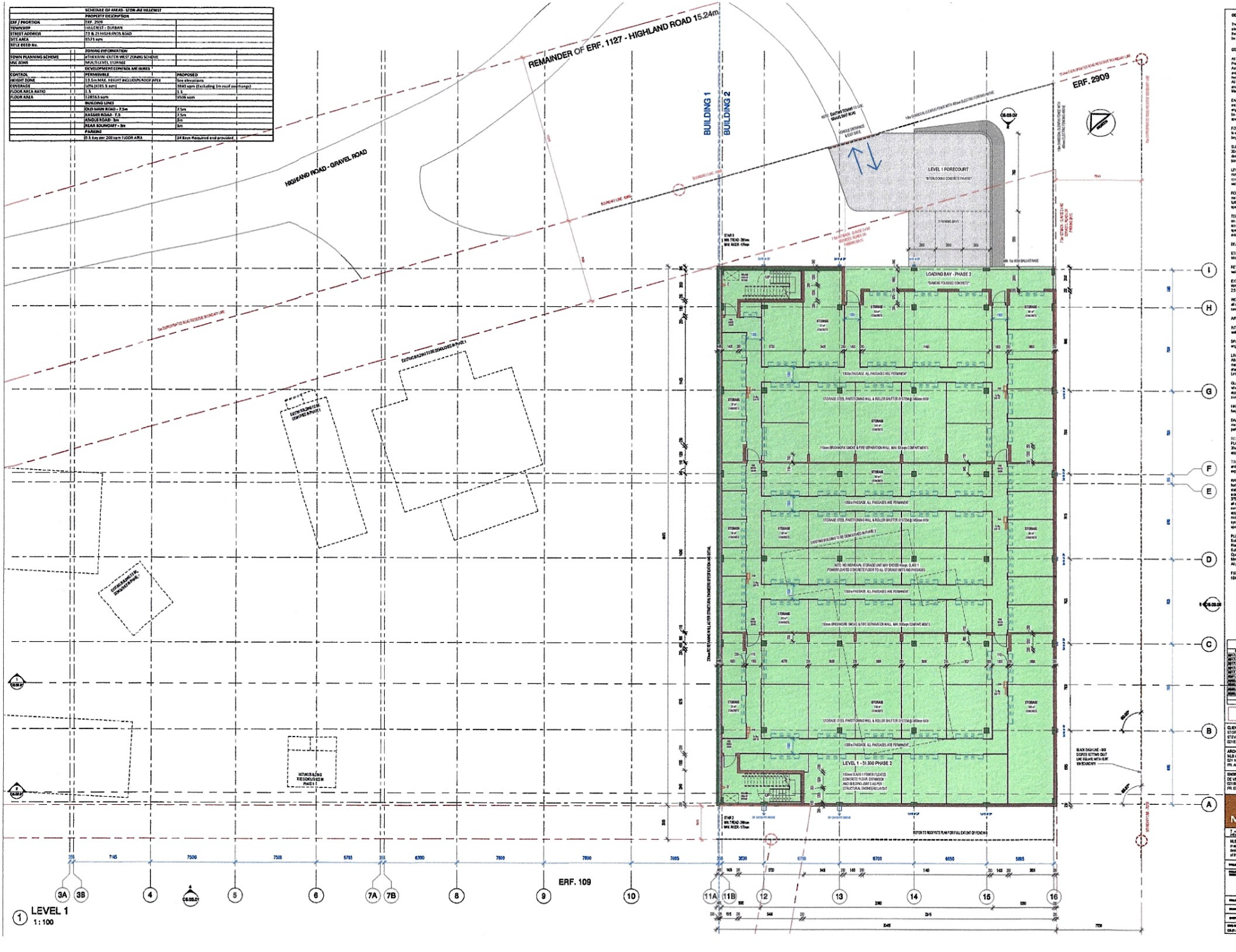
PROJECT DESCRIPTION: NEW MULTI LEVEL SELF STORAGE FACILITY ON ERF. 2909, 23 & 25 HIGHLAND ROAD, HILLCREST, DURBAN

PROJECT NO. 14 104

DRAWING TYPE: FOR INFORMATION

SHEET NAME: ROOF / SITE PLAN

SCHEDULE OF AREAS - STOR-AGE HILLCREST			
PROPERTY DESCRIPTION			
ERF / PORTION	ERF 2909		
TOWNSHIP	HILLCREST - DURBAN		
STREET ADDRESS	23 & 25 HIGHLANDS ROAD		
SITE AREA	6575 sqm		
TITLE DEED No.			
ZONING INFORMATION			
TOWN PLANNING SCHEME	ATHLONVAIN OUTER WEST ZONING SCHEME		
USE ZONE	MULTI LEVEL STORAGE		
DEVELOPMENT CONTROL MEASURES			
CONTROL	PERMISSIBLE	PROPOSED	
HEIGHT ZONE	13.5m MAX. HEIGHT INCLUDING ROOF APEX	See elevations	
COVERAGE	70% (4785.5 sqm)	5840 sqm (Excluding 3m roof overhangs)	
FLOOR AREA RATIO	1.5	1.3	
FLOOR AREA	12285.5 sqm	9508 sqm	
BUILDING LINES			
	SOLD MAIN ROAD - 7.5m	7.5m	
	BASSIER ROAD - 7.5	7.5m	
	ANGUS ROAD - 3m	3m	
	REAR BOUNDARY - 3m	3m	
PARKING			
	10 5 Bay per 200 sqm FLOOR AREA	24 Bays Required and provided	



1 LEVEL 1
1 : 100

GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein.
All demolition work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer. To ensure good compaction, Cut & fill will have to be carried out as per levels indicated on drawings, to engineers specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min 30mm coarse sand blinding on hard core fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Slope slab to cover applied waterproof membrane on min 30mm cement screed to min. 1:80 fall toward gutters/outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min 30mm cement screed to min. 1:80 fall on RC slab, to engineer's design & specification. Weep hole strip to be included between internal & external slabs.

BEAMS & COLUMNS: All to engineer's design & specification.

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm, max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 290mm cavity walls plastered & painted.
WALL TIES: CMS wire wall ties to be used into cavity walls @ 2.5 km/m²

WEEPHOLES: Min 75x50mm weepholes to be provided below all sills and above all slabs, openings and other bridges in cavity, to be neat & evenly spaced @ max. 900mm c/c.

ANTHRICS: Provide 1-2 anthricks in all habitable rooms

INTERNAL WALLS: 110 mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted

BRICK REINFORCEMENT: Brick force to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 2000mm, with min 4 brick courses above. Lintels shall be min. 200mm longer than the width of the opening. Lintels in cavity walls shall be of different width, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. Use safety glass in all applications greater than 1m² or less than 1m above FL all to comply with NBR part N.

HANDRAILS: All hand rails to be min. height 900mm, and max height 1000mm above FL. To comply with SANS 10400 part S

BALUSTRADES: All balustrades to be min. height 930mm, and max. height 1000mm above FL. To comply with SANS 10400 part S

RC CEILING SLAB: to be skimmed & painted
PLASTERBOARD CEILING: 6.0mm plasterboard ceiling on min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted

TIMBER: All timber to be sawn dry square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing

WATERPROOFING: 375micron polyethylene sloped horizontal DPC to be provided below all sills and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.
375micron polyethylene continuous DPM to be provided below all surfaces beds. Alum Dectigum SP 402 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator to manufacturer's specification, to all RC roof slabs, balconies & terraces. Unitash 500 with gutter systems (or equal approved system) backings to all slab edges, upstands, copings & parapets

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. Ø110mm uPVC.
Waste pipes to be min. Ø40mm uPVC.
Gullets to be min. Ø100mm uPVC.
Open manhole to be min. Ø600mm uPVC.
Min. 75mm deep seal traps to all fittings
All pipes to have min 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule

Date	Rev	Description	Issued by
2017.06.05	1	FOR CO-ORDINATION	MB
2017.06.09	2	FOR CO-ORDINATION	MB
2017.06.22	3	FOR CO-ORDINATION	MB
2017.09.13	4	FOR COST PRS	MB
2017.10.26	5	FOR CO-ORDINATION	MB
2021.01.25	6	FOR INFORMATION	MB
2021.02.26	7	FOR INFORMATION	MB
2021.03.12	8	FOR INFORMATION	MB
2021.05.05	9	FOR CO-ORDINATION	MB
2021.06.08	10	FOR CO-ORDINATION	MB
2021.07.01	11	FOR COUNCIL	MB

FOR COUNCIL

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PROJECT: STOR-AGE HILLCREST

PROJECT DESCRIPTION: NEW MULTI LEVEL SELF STORAGE FACILITY ON ERF. 2909, 23 & 25 HIGHLANDS ROAD, HILLCREST, DURBAN

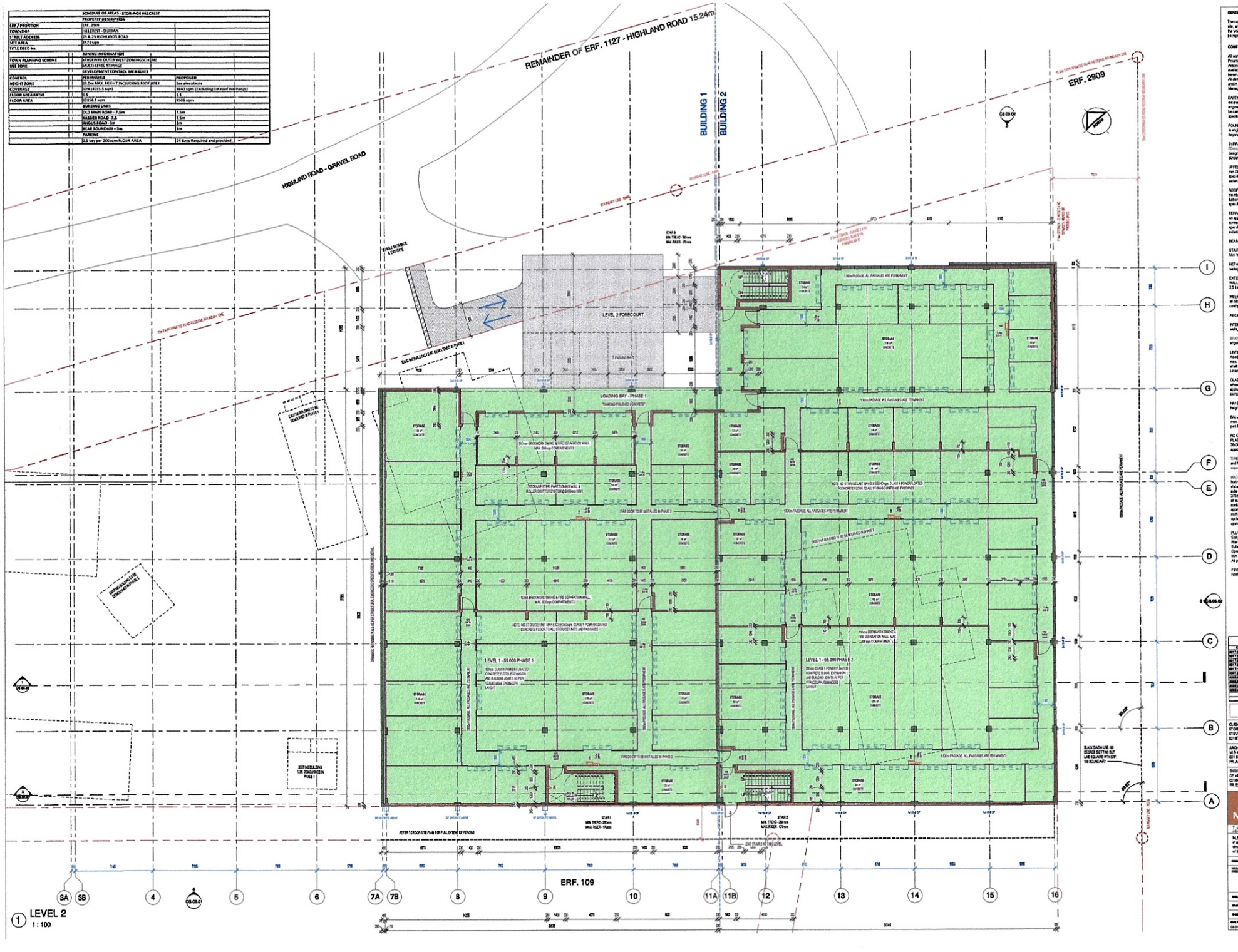
PROJECT NO. 14 104

DRAWING TYPE: FOR INFORMATION

DRAWING TITLE: LEVEL 1

DRAW. NO.	SCALE	DATE	DRAWN	CHECKED	REV.
DR-01-01	1 : 100	2021.07.01	MB	MB	12

SCHEDULE OF AREAS - STOR-AGE HILLCREST		
PROPERTY DESCRIPTION		
ERF / PORTION	ERF 2909	
TOWNSHIP	HILLCREST - DURBAN	
STREET ADDRESS	23 & 25 HIGHLANDS ROAD	
SITE AREA	8173 sqm	
TITLE DEED No.		
ZONING INFORMATION		
TOWN PLANNING SCHEME	ATHLEWINI CENTER WEST ZONING SCHEME	
USE ZONE	MULTI LEVEL STORAGE	
DEVELOPMENT CONTROL MEASURES		
CONTROL	PERMISSIBLE	PROPOSED
HEIGHT ZONE	13.5m MAX. HEIGHT INCLUDING ROOF APEX	See elevations
COVERAGE	50% (4086.5 sqm)	4043 sqm (Excluding 1m roof overhangs)
FLOOR AREA RATIO	1.5	1.1
FLOOR AREA	12259.5 sqm	9026 sqm
BUILDING LINES		
OLD MAIN ROAD - 7.5m		7.5m
HAGGER ROAD - 7.5		7.5m
HINGUS ROAD - 3m		3m
REAR BOUNDARY - 5m		5m
PARKING		
2.5 bay per 200 sqm FLOOR AREA		24 Bays Required and provided



GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the latest Prescribes for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein.
All demolition work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORK: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore lil, compacted on min. 150mm layers

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min. 20mm cement screed to min. 1:60 fall to weed bottom outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:60 fall on RC slab, to engineer's design & specification. Weather strip to be included between internal & external slabs

BEAMS & COLUMNS: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Max. tread = 250mm, max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 290mm cavity walls plastered & painted
WALL TIES: Gold wire wall ties to be built into cavity walls @ 2.5 linear

WEEPHOLES: Min. 75x6mm weepholes to be provided below all sills and above all slabs, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c

AIRBRICKS: Provide 1-2 airbricks to all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted

BRICK REINFORCEMENT: Brickforce to be laced as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as approved by Allied concrete or equal approved), to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening. Lintels in cavity walls shall be of different width, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above FL all to comply with NBR part N.

HANDRAILS: All hand rails to be min. height 900mm, and max. height 1000mm above IR. To comply with SANS 10400 part S

BALUSTRADES: All balustrades to be min. height 900mm, and max. height 1000mm above IR. To comply with SANS 10400 part S

RC CEILING: Soffit to be skimmed & painted
PLASTERBOARD CEILING: 6.4mm plasterboard lined to min. 38x38mm timber battens @ max. 300mm c/c (or equal approved system), skimmed & painted

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other impurities. All exposed timber to be lightly sanded prior to finishing

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all sills and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings
375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Cavitoughn UP 400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator to manufacturer's specification, to all RC roof slabs, balconies & terraces. Unitash 500 with profex systems (or equal approved system) flashings to all slab edges, upstands, copings & parapets

PLUMBING & DRAINAGE: To comply with NBR part P
Soil pipes to be min. Ø110mm uPVC
Waste pipes to be min. Ø40mm uPVC
Gutters to be min. Ø100mm uPVC
Open vent pipe to be min. Ø50mm uPVC
Min. 75mm deep seal traps to all fittings
All pipes to have min. 1:60 fall

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule

Date	Rev	Description	Initialed by
2017.06.21	0	PCR CO-ORDINATION	MB
2017.06.05	1	PCR CO-ORDINATION	MB
2017.06.14	2	PCR CO-ORDINATION	MB
2017.06.16	3	PCR COSTING	MB
2017.10.09	4	PCR CO-ORDINATION	MB
2017.07.20	5	PCR INFORMATION	MB
2018.02.07	6	PCR CO-ORDINATION	MB
2018.06.14	7	PCR INFORMATION	MB
2018.08.08	8	PCR CO-ORDINATION	MB
2018.09.21	10	PCR COUNCIL	MB

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PROJECT: STOR-AGE HILLCREST

PROJECT DESCRIPTION: NEW MULTI LEVEL SELF STORAGE FACILITY ON ERF, 2909, 23 & 25 HIGHLAND ROAD, HILLCREST, DURBAN

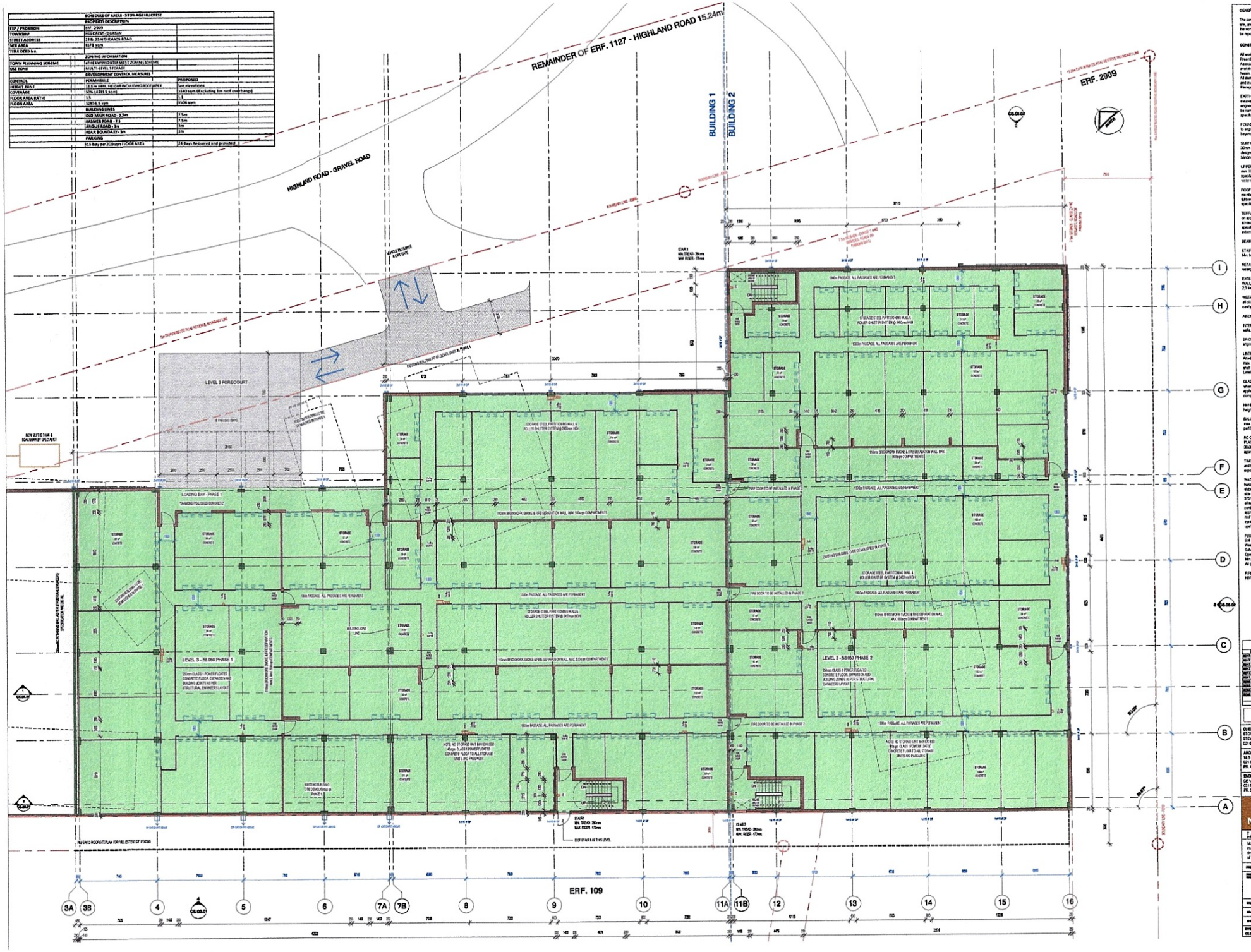
PROJECT NO. 14 104

DRAWING TITLE: FOR INFORMATION

SHEET NAME: LEVEL 2

DWG NO.	SCALE	DATE	DRAWN	CHECKED	REV.
CS-01-02	1 : 100	08/05/17	WS	RB	10

SCHEDULE OF AREAS - STOR-AGE HILLCREST		
PROPERTY DESCRIPTION		
ERF / PROPERTION	ERF 2909	
TOWNSHIP	HILLCREST - DURBAN	
STREET ADDRESS	23 & 25 HIGHLANDS ROAD	
SITE AREA	8371 sqm	
TITLE DEED No.		
ZONING INFORMATION		
TOWN PLANNING SCHEME	WITHEWVIN OUTER WEST ZONING SCHEME	
USE ZONE	MULTI-LEVEL STORAGE	
DEVELOPMENT CONTROL MEASURES		
CONTROL	PERMISSIBLE	PROPOSED
HEIGHT ZONE	13.5m MAX. HEIGHT INCLUDING ROOF APEX	See elevations
COVERAGE	50% (4293.5 sqm)	1840 sqm (Excluding 3m roof overhangs)
FLOOR AREA RATIO	1.5	1.1
FLOOR AREA	12556.5 sqm	9506 sqm
BUILDING LINES		
	ENTRANCE ROAD - 7.5m	7.5m
	HASSIER ROAD - 7.5	7.5m
	ANGLE ROAD - 3m	3m
	REAR BOUNDARY - 3m	3m
PARKING		
	0.5 Bay per 200 sqm FLOOR AREA	24 Bays Required and provided



GENERAL NOTES

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CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein.
All demolition work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cuts & fills on slopes to be formed cut as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:100 fall toward fallpipe outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs.

BEAMS & COLUMNS: All to engineer's design & specification.

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm, max. riser = 200mm.

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 290mm cavity walls plastered & painted. WALL TIES: GI40 wire wall ties to be built into cavity with @ 2.5 ties/m².

WEEPHOLES: Min 75x50mm weepholes to be provided below all cills and above all sills, openings and other bridges to cavity, to be neat & evenly spaced @ max 500mm c/c.

AIRBRICKS: Provide 1-2 airbricks to all habitable rooms.

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted.

BRICKWORK REINFORCEMENT: Brickforce to be used as per engineer's specification.

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 1000mm, with min 4 brick courses above. Lintels shall be min. 100mm longer than the width of the opening. Lintels in cavity walls shall be of different width, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above ff, all to comply with NBR part N.

HAND RAILS: All hand rails to be min. height 900mm, and max height 1000mm above ff. To comply with BAND 10400 part S.

BALUSTRADES: All balustrades to be min. height 900mm, and max. height 1000 mm above ff. To comply with BAND 10400 part S.

RC CEILING: Soffit to be skimmed & painted.
PLASTERBOARD CEILING: 6.4mm plasterboard fixed to min. 38x38mm timber battens @ max. 350mm c/c (or equal approved system), skimmed & painted.

TIMBER: All timber to be sawn de-square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to painting.

WATERPROOFING: 375 micron polyethylene stepped horizontal DPC to be provided below all cills and above all sills, openings and other bridges to cavity, + vertical DPC to side of all openings.
375 micron polyethylene continuous DPM to be provided below all surface beds. Aron Dectogum UP 60 (or equal approved) continuous applied waterproofing membrane, installed to approved application & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uniflash 600 with profiles systems (or equal approved system) backings to all side edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. 90 diam uPVC.
Waste pipes to be min. 40 diam uPVC.
Gutters to be min. 90 diam uPVC.
Down pipe to be min. 90 diam uPVC.
Min. 75 mm trap and trap to all fittings.
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultants plans.

Revision Schedule

Date	Rev.	Description	Issued by
2017.06.05	A	FOR CO-ORDINATION	MB
2017.06.06	B	FOR CO-ORDINATION	MB
2017.06.07	C	FOR CO-ORDINATION	MB
2017.06.13	D	FOR COSTING	MB
2017.10.09	E	FOR CO-ORDINATION	MB
2021.01.20	G	FOR INFORMATION	MB
2021.02.04	H	FOR INFORMATION	MB
2021.03.11	I	FOR INFORMATION	MB
2021.05.18	J	FOR CO-ORDINATION	MB
2021.06.01	K	FOR COUNCIL	MB

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PROJECT: STOR-AGE HILLCREST

PROJECT DESCRIPTION: NEW MULTI LEVEL SELF STORAGE FACILITY ON ERF 2909, 23 & 25 HIGHLAND ROAD, HILLCREST, DURBAN

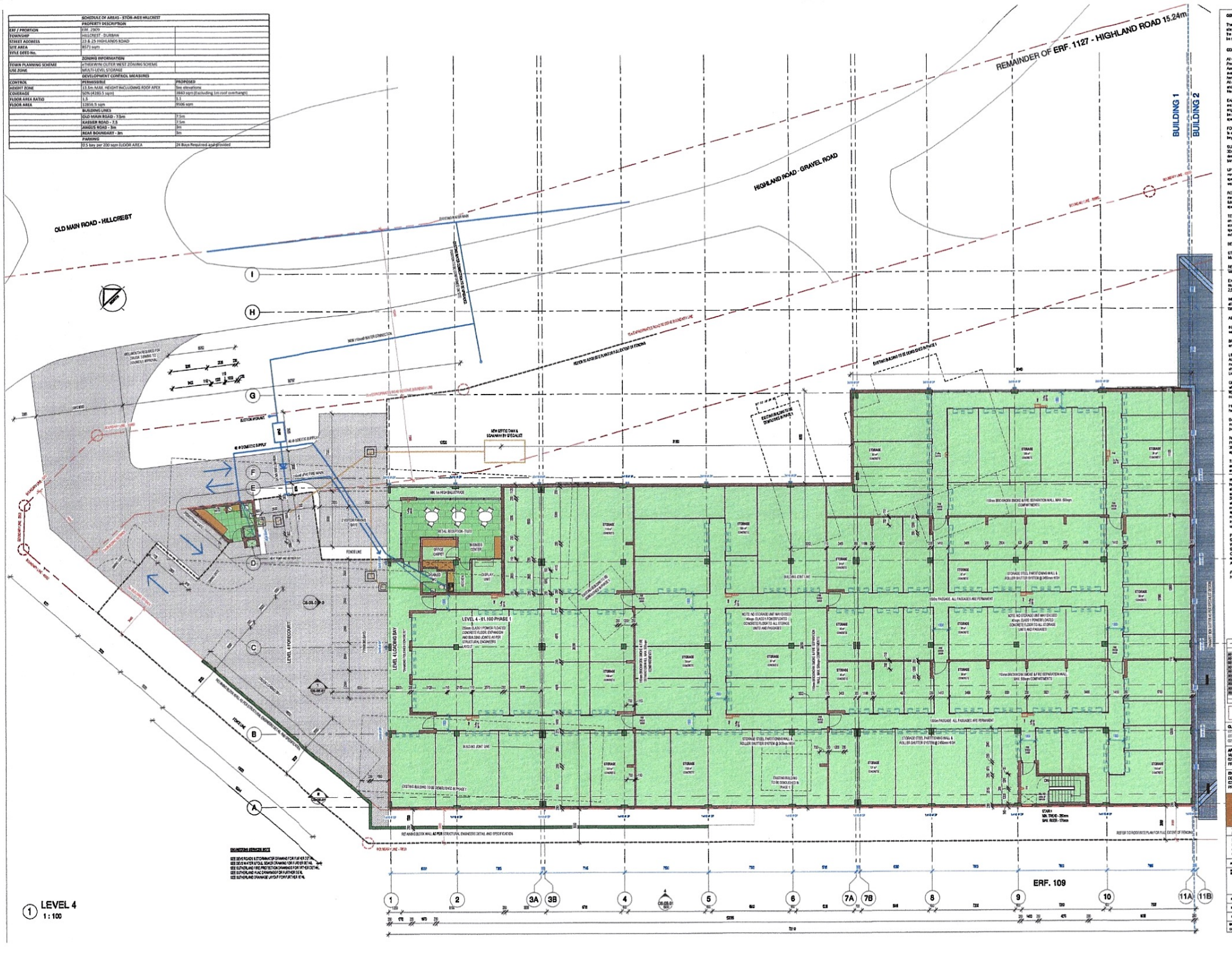
PROJECT NO. 14 104

DRAWING TYPE: FOR INFORMATION

SHEET NAME: LEVEL 3

DWG NO.	SCALE	DATE	DRAWN	CHECKED	REV.
CD.01.04	1:100	04/06/17	MB	MB	M

SCHEDULE OF AREAS - STOR-AGE HILLCREST		
	PROPERTY DESCRIPTION	
ERF / PROPERTY	ERF 2909	
TOWNSHIP	HILLCREST - DURBAN	
STREET ADDRESS	(2) & (3) HIGHLANDS ROAD	
SITE AREA	8573 sqm	
TITLE DEED No.		
	ZONING INFORMATION	
TOWN PLANNING SCHEME	eTHEKWINI OUTER WEST ZONING SCHEME	
USE ZONE	MULTI-LEVEL STORAGE	
	DEVELOPMENT CONTROL MEASURES	
CONTROL	PERMISSIBLE	PROPOSED
HEIGHT ZONE	13.5m MAX. HEIGHT INCLUDING ROOF APEX	See elevations
COVERAGE	50% (4286.5 sqm)	4840 sqm (Excluding 1m roof overhangs)
FLOOR AREA RATIO	1.5	1.1
FLOOR AREA	12854.5 sqm	9506 sqm
	BUILDING LINES	
	OLD MAIN ROAD - 7.5m	7.5m
	KEISER ROAD - 7.5	7.5m
	ANGUS ROAD - 3m	3m
	REAR BOUNDARY - 3m	3m
	PARKING	
	0.5 bay per 200 sqm FLOOR AREA	24 Bays Required and provided



1 LEVEL 4
1 : 100

GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest revision edition), and shall be deemed to be incorporated herein.
All demolition work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill, on slopes to be be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min 50mm river sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Waterproofing to cover applied waterproof membrane on min 30mm cement screed to min. 1:100 fall to wired 68mm outlets or RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:60 fall on RC slab, to engineer's design & specification. Weather strip to be included between internal & external slabs.

BEAMS & COLUMNS: All to engineer's design & specification.

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. riser = 200mm.

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 230mm cavity walls plastered & painted. WALL TIES: Cavity walls are wall ties to be built into cavity walls @ 2.5 bricks/

WEEPHOLES: Min. 75x50mm weepholes to be provided below all sills and above all slabs, openings and other bridges to DPM/DPC to be at 4 cavity spaced @ max. 900mm crs.

AIRBRICKS: Provide 1-2 airbricks in all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted.

BRICK REINFORCEMENT: Brick force to be used as per engineer's specification.

LINTELS: Precastcrete, precast concrete brick lintels supplied by Allied concrete or equal approved, to be used over openings of max. width 1500mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening. Lintels in cavity walls shall be of different width, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all locations where required in accordance with SANS 10400 part N.

HANDRAILS: All handrails to be min. height 900mm, and max. height 1000mm above FL. To comply with SANS 10400 part S.

BALUSTRADES: All balustrades to be min. height 900mm, and max. height 1000mm above FL. To comply with SANS 10400 part S.

NO CEILING: Soffit to be skimmed & painted.
PLASTERBOARD CEILING: 6.0mm plasterboard fixed to min. 38x38mm timber battens @ max. 300mm crs. (or equal approved system), skimmed & painted.

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All engineered timber to be fully sealed prior to fixing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all sills and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.
375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Dertaguard EP 400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Urban roof with gravel systems (or equal approved system) to be to all edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. Ø110mm uPVC
Waste pipes to be min. Ø40 mm uPVC
Rainwater to be min. Ø110mm uPVC
Open vent pipe to be min. Ø110mm uPVC
Min. 65mm deep seal traps to all fittings
All pipes to have min. 1:40 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultants plans

Revision Schedule

Date	Rev	Description	Issued by
2017.06.01	2	FOR CO-ORDINATION	MB
2017.06.05	3	FOR CO-ORDINATION	MB
2017.06.14	4	FOR CO-ORDINATION	MB
2017.06.14	4	FOR COSTING	MB
2017.10.09	5	FOR CO-ORDINATION	MB
2018.01.09	6	FOR INFORMATION	MB
2018.02.09	7	FOR INFORMATION	MB
2018.03.14	8	FOR INFORMATION	MB
2018.05.08	9	FOR CO-ORDINATION	MB
2018.04.01	10	FOR COUNCIL	MB

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PROJECT: STOR-AGE HILLCREST

PROJECT DESCRIPTION: NEW MULTI LEVEL SELF STORAGE FACILITY ON ERF 2909, (2) & (3) HIGHLAND ROAD, HILLCREST, DURBAN

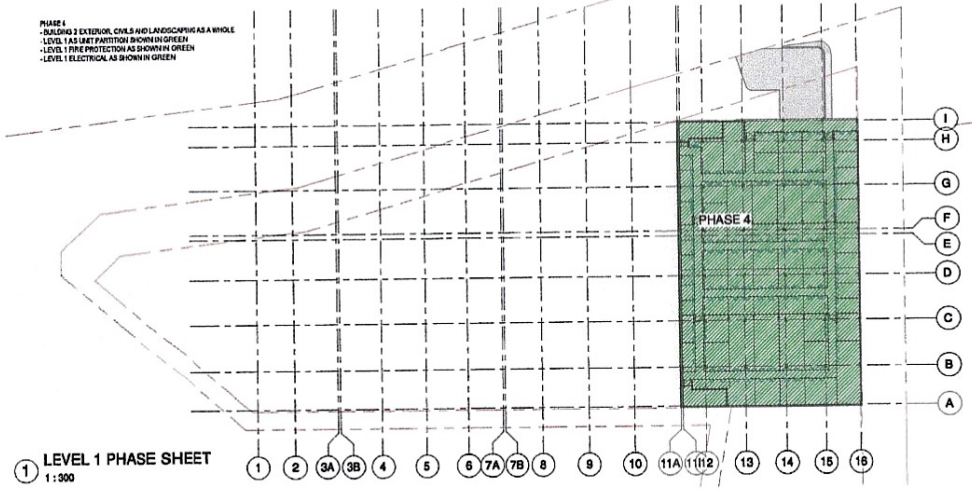
PROJECT NO. 14 104

DRAWING TITLE: FOR INFORMATION

SHEET NAME: LEVEL 4

DRG. NO.	SCALE	DATE	DRAWN	CHECKED	REV.
GSH-01-06	1 : 100	04/10/17	MB	MB	10

PHASE 4
- BUILDING 2 EXTERIOR, CIVILS AND LANDSCAPING AS A WHOLE
- LEVEL 1 AS UNIT PARTITION SHOWN IN GREEN
- LEVEL 1 FIRE PROTECTION AS SHOWN IN GREEN
- LEVEL 1 ELECTRICAL AS SHOWN IN GREEN

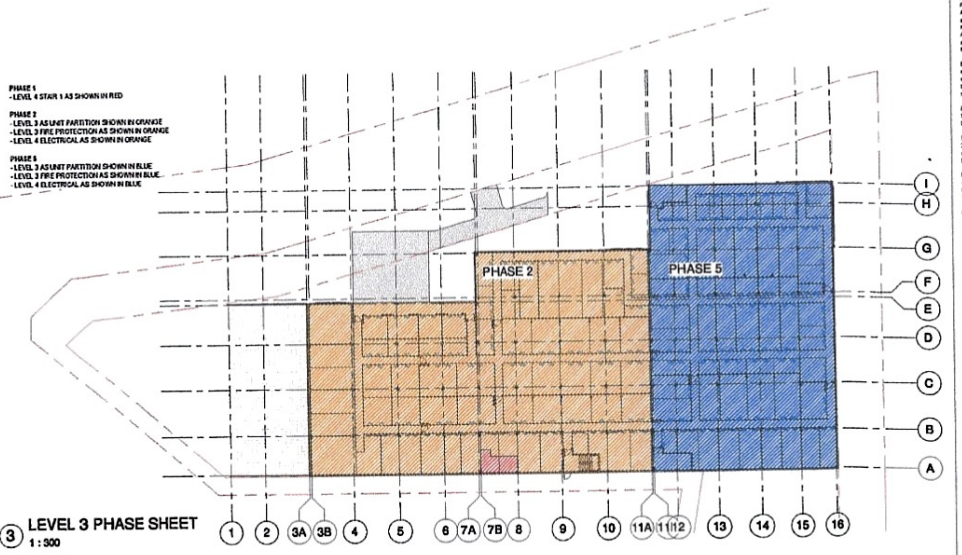


1 LEVEL 1 PHASE SHEET
1 : 300

PHASE 1
- LEVEL 4 STAIR 1 AS SHOWN IN RED

PHASE 2
- LEVEL 3 AS UNIT PARTITION SHOWN IN ORANGE
- LEVEL 3 FIRE PROTECTION AS SHOWN IN ORANGE
- LEVEL 4 ELECTRICAL AS SHOWN IN ORANGE

PHASE 5
- LEVEL 3 AS UNIT PARTITION SHOWN IN BLUE
- LEVEL 3 FIRE PROTECTION AS SHOWN IN BLUE
- LEVEL 4 ELECTRICAL AS SHOWN IN BLUE

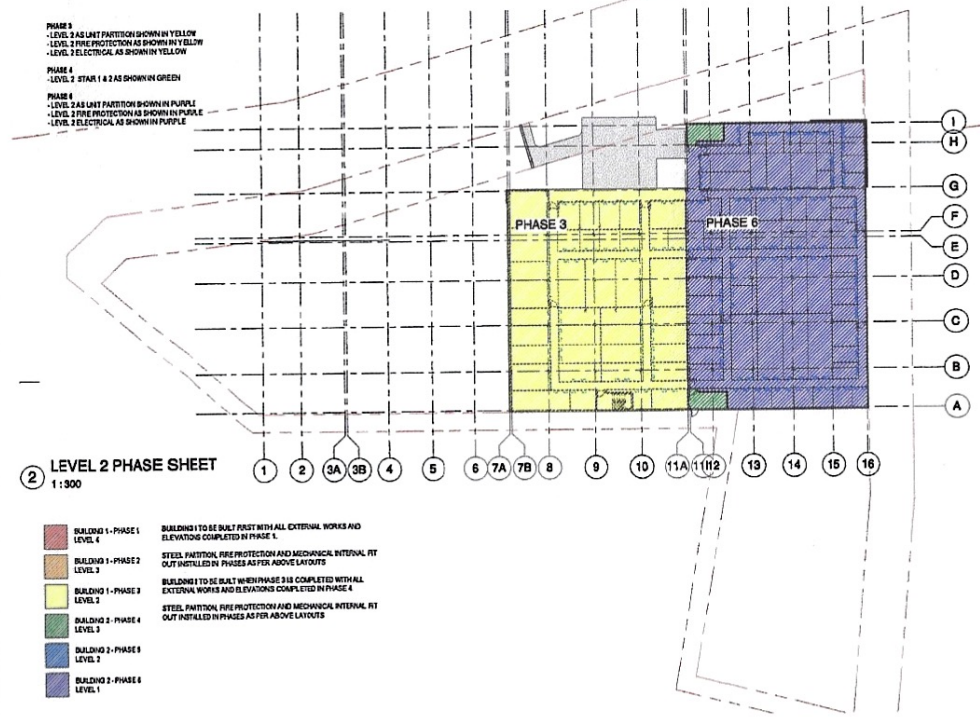


3 LEVEL 3 PHASE SHEET
1 : 300

PHASE 3
- LEVEL 2 AS UNIT PARTITION SHOWN IN YELLOW
- LEVEL 2 FIRE PROTECTION AS SHOWN IN YELLOW
- LEVEL 2 ELECTRICAL AS SHOWN IN YELLOW

PHASE 4
- LEVEL 2 STAIR 1 & 2 AS SHOWN IN GREEN

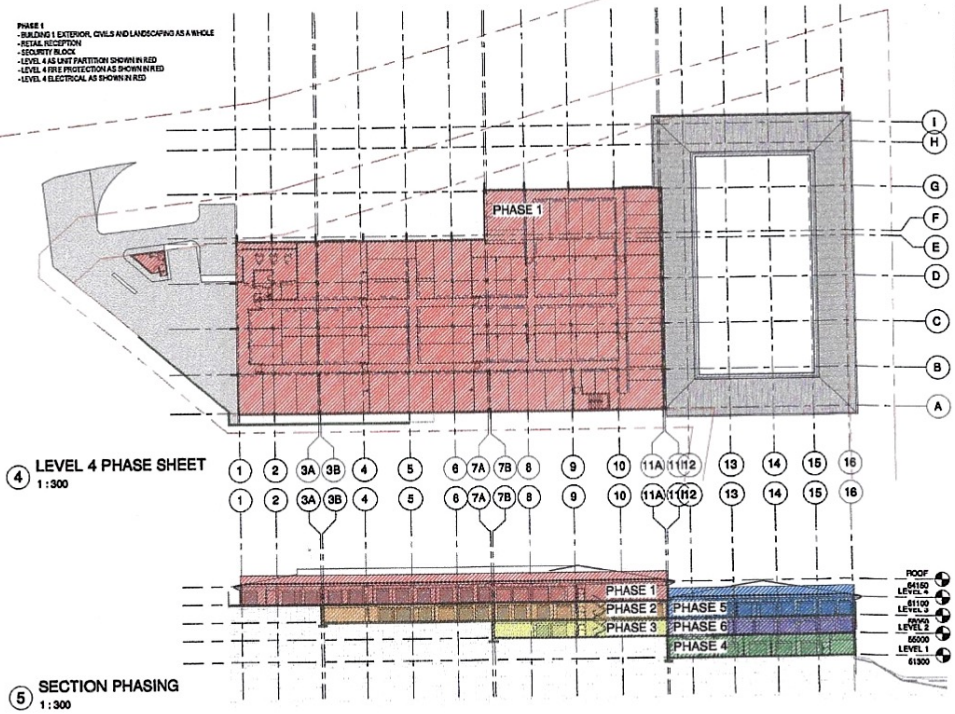
PHASE 6
- LEVEL 2 AS UNIT PARTITION SHOWN IN PURPLE
- LEVEL 2 FIRE PROTECTION AS SHOWN IN PURPLE
- LEVEL 2 ELECTRICAL AS SHOWN IN PURPLE



2 LEVEL 2 PHASE SHEET
1 : 300

BUILDING 1 - PHASE 1 LEVEL 4	BUILDING 1 TO BE BUILT FIRST WITH ALL EXTERNAL WORKS AND ELEVATIONS COMPLETED IN PHASE 1.
BUILDING 1 - PHASE 2 LEVEL 3	STEEL PARTITION, FIRE PROTECTION AND MECHANICAL INTERNAL FIT OUT INSTALLED IN PHASES AS PER ABOVE LAYOUTS
BUILDING 1 - PHASE 3 LEVEL 2	BUILDING 1 TO BE BUILT WHEN PHASE 3 IS COMPLETED WITH ALL EXTERNAL WORKS AND ELEVATIONS COMPLETED IN PHASE 4
BUILDING 2 - PHASE 4 LEVEL 3	STEEL PARTITION, FIRE PROTECTION AND MECHANICAL INTERNAL FIT OUT INSTALLED IN PHASES AS PER ABOVE LAYOUTS
BUILDING 2 - PHASE 5 LEVEL 2	
BUILDING 2 - PHASE 6 LEVEL 1	

PHASE 1
- BUILDING 1 EXTERIOR, CIVILS AND LANDSCAPING AS A WHOLE
- RETAIL RECEPTION
- SECURITY BLOCK
- LEVEL 4 AS UNIT PARTITION SHOWN IN RED
- LEVEL 4 FIRE PROTECTION AS SHOWN IN RED
- LEVEL 4 ELECTRICAL AS SHOWN IN RED



4 LEVEL 4 PHASE SHEET
1 : 300

5 SECTION PHASING
1 : 300

GENERAL NOTES

The contractor is to verify all levels, lengths and dimensions on site, and it is where the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated hereon.

All demolition work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min 50mm clean sand blinding on hardcore fill, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Slope strip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall toward failsafe outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:60 fall on RC slab, to engineer's design & specification. Weather strip to be included between internal & external slabs.

BEAMS & COLUMNS: All to engineer's design & specification.

STAIRS: RC stairs to engineer's design & specification. Min tread = 250mm, max. rise = 200mm.

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 290mm cavity walls plastered & painted. WALL TIES: CAVITY wire wall ties to be built into cavity walls @ 2.5 bags/m².

WEEPHOLES: Min. 75x5mm weepholes to be provided below all sills and above all slabs, openings and other bridges to cavity, to be made & evenly spaced @ max. 900mm c/c.

AIRBRICKS: Provide 1:2 airbricks to all habitable rooms.

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted.

BRICK REINFORCEMENT: Brickforce to be used as per engineer's specification.

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 bricks courses above. Lintels shall be min. 300mm longer than the width of the opening. Lintels in cavity walls shall be of different width to wall.

GLAZING: 4mm thick silver glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applicable areas as per "Int" or area than 1m above ff, all to comply with NBR part N.

HAND RAILS: All hand rails to be min. height 900mm, and max height 1000mm above ff. To comply with SANS 10400 part S.

BALUSTRADES: All balustrades to be min. height 900mm, and max. height 1000 mm above ff. To comply with SANS 10400 part S.

RC CEILING: Soffit to be skimmed & painted.
PLASTERBOARD CEILING: 6 mm plasterboard fixed to min. 38x38mm timber battens @ max. 300mm c/c (or equal approved system), skimmed & painted.

TIMBER: All timber to be sawn die square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all sills and above all slabs, openings and bridges to cavity + vertical DPC to side of all openings.
375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SP 450 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Uralite 600 with perfex systems (or equal approved system) flashings to all slab edges, upstands, coping & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. Ø110mm uPVC.
Waste pipes to be min. Ø40mm uPVC.
Subsoil to be min. Ø100mm uPVC.
Open vent pipe to be min. Ø50mm uPVC.
Min. 20mm deep seal traps to all fittings.
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultants plans.

Revision Schedule

Date	Rev	Description	Issued by
2017.08.08	B	FOR CO-ORDINATION	WB
2017.09.04	B	FOR CO-ORDINATION	WB
2017.09.14	B	FOR COST REV	WB
2017.11.09	B	FOR CO-ORDINATION	WB
2018.01.18	B	FOR INFORMATION	WB
2018.03.28	F	FOR INFORMATION	WB
2018.05.14	G	FOR INFORMATION	WB
2018.06.28	G	FOR CO-ORDINATION	WB
2018.08.01	1B	FOR COUNCIL	WB

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PROJECT: STOR-AGE HILLCREST

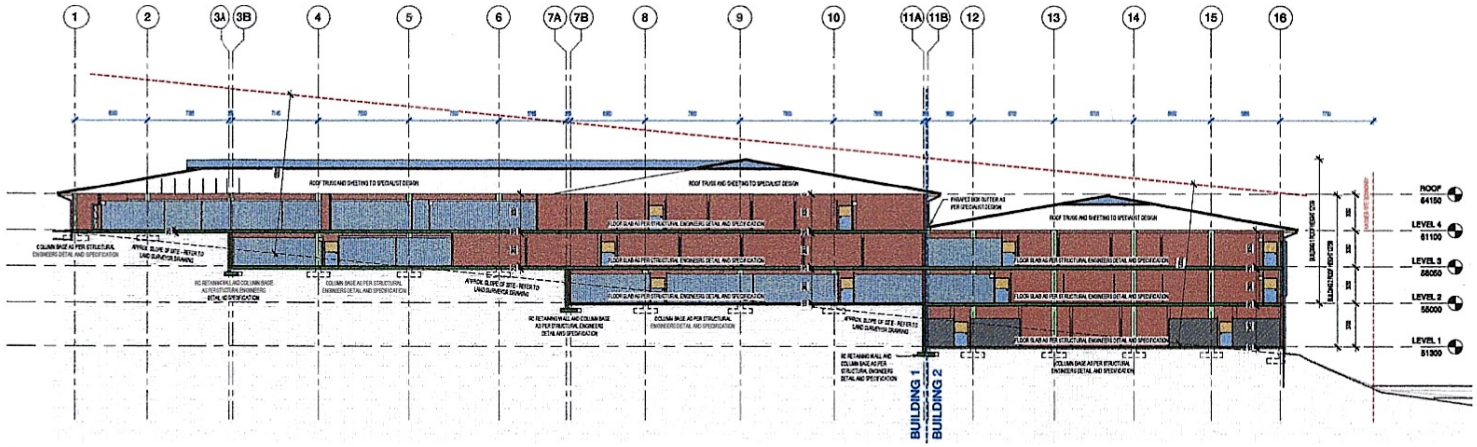
PROJECT DESCRIPTION: NEW MULTI LEVEL SELF STORAGE FACILITY ON ERF, 1066, 22 & 23 HIGHLAND ROAD, HILLCREST, DURBAN

PROJECT NO. 14 104

DRAWING TITLE: FOR INFORMATION

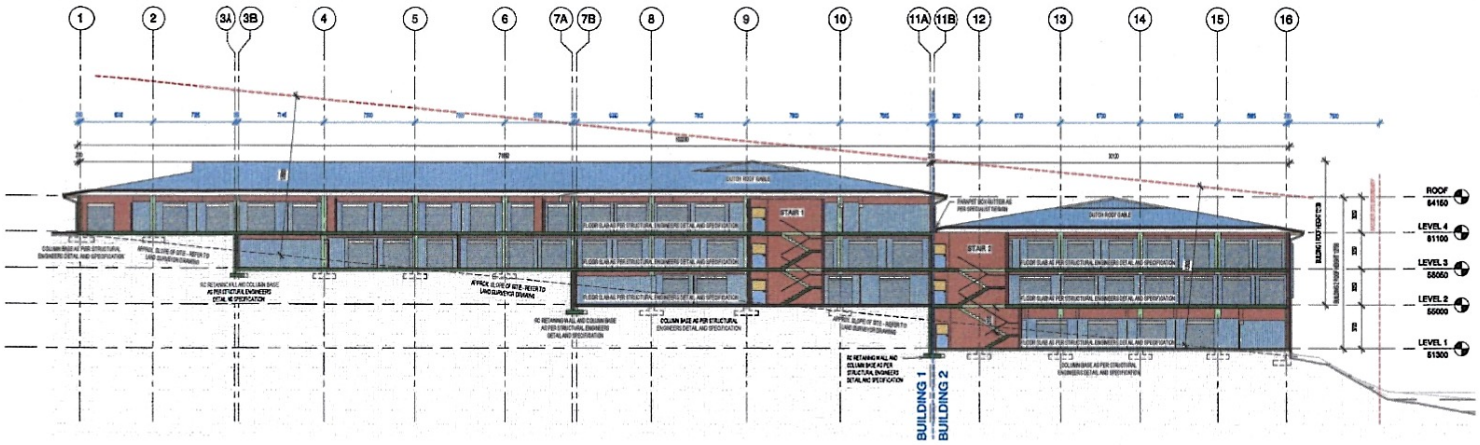
SHEET NAME: PROJECT PHASING

DWG NO.	SCALE	DATE	REVISION	DESIGNED	DWN.
GA-01.09	1 : 300	16/08/17	H3	WB	IB



1 SECTION 1

1 : 150 - SCALE REQUIRED TO FIT SECTION ON A0 PAGE



2 SECTION 2

1 : 150 - SCALE REQUIRED TO FIT SECTION ON A0 PAGE

GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

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All demolition work to be carried out as indicated on drawings and in accordance with the approved Integrated Waste Management Plan.

EARTHWORKS: Trenches to foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 30mm clean sand blinding on hardcore 65, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: 5mm chip to cover applied waterproof membrane on min 30 mm cement screed to min. 1:100 fall toward balcony outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min. 1:100 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs.

BEAMS & CEILING: All to engineer's design & specification

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm, max. riser = 200mm

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 280mm cavity walls plastered & painted WALL TIES: GMS wire wall ties to be built into cavity walls @ 225 centre

WEEPHOLES: Min 75x6mm weepholes to be provided below all sills and above all slabs, openings and other bridges to cavity, to be max 6 evenly spaced @ max. 500mm c/c.

AIRVENTS: Provide 1:2 airvents to all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted

BRICK REINFORCEMENT: Brick force to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Alfed concrete or equal approved) to be used over openings of max. width 3000mm, with min 4 brick courses above. Lintels shall be min. 300mm longer than the width of the opening. Lintels in cavity walls shall be of different width, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² or less than 1m above IL or to comply with NBR part N.

HANDRAILS: All hand rails to be min. height 900mm, and max. height 1000mm above IL. To comply with SANS 10400 part S

BALUSTRADES: All balustrades to be min. height 900mm, and max. height 1000mm above IL. To comply with SANS 10400 part S

RC CEILING: Soffit to be skimmed & painted
PLASTERBOARD CEILING: 6.4mm plasterboard lined to min. 38x38mm timber battens @ max. 350mm c/c for wood approved system, skimmed & painted

TIMBER: All timber to be sawn dry square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene stepped horizontal DPC to be provided below all sills and above all slabs, openings and other bridges to cavity + vertical DPC to side of all openings.
375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Derbigum SP 400 or equal approved, continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Unitop 5000 with gutter systems (or equal approved system) flashings to all web edges, upstands, coamings & parapets

PLUMBING & DRAINAGE: To comply with NBR part P.
Soil pipes to be min. 110x3mm uPVC.
Waste pipes to be min. 40x2mm uPVC.
Subsoils to be min 40x3mm uPVC.
Open vent pipe to be min. 40x2mm uPVC.
Min. 75mm deep and traps to all fittings.
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans

Revision Schedule				
Date	Rev	Description	Issued By	
2017.06.06	0	FOR COORDINATION	MLB	
2017.06.04	1	FOR COORDINATION	MLB	
2017.06.12	2	FOR COSTING	MLB	
2017.10.20	3	FOR COORDINATION	MLB	
2017.11.09	4	FOR INFORMATION	MLB	
2018.05.09	5	FOR INFORMATION	MLB	
2018.06.13	6	FOR INFORMATION	MLB	
2018.08.30	7	FOR COORDINATION	MLB	
2018.09.07	10	FOR COUNCIL	MLB	

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PROJECT: STOR-AGE HILLCREST

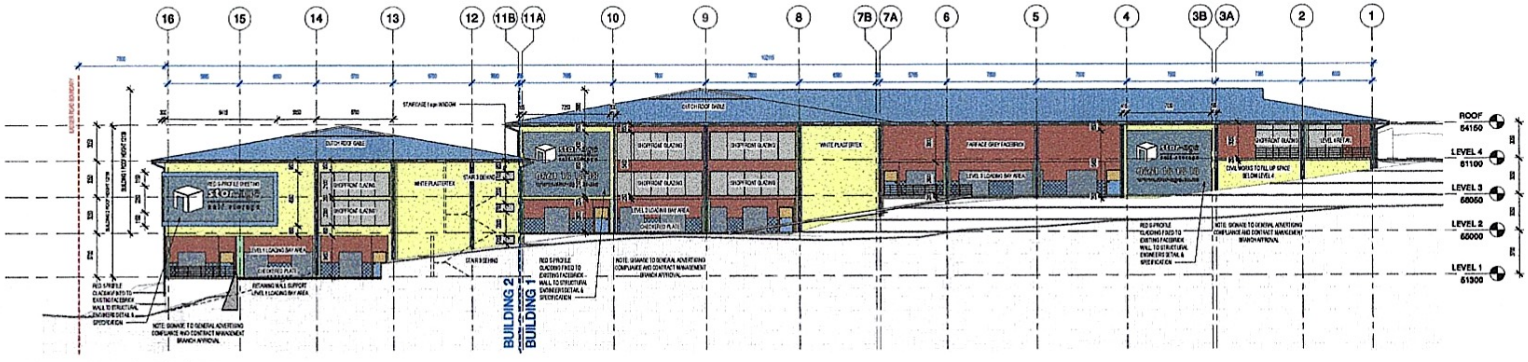
PROJECT DESCRIPTION: NEW MULTI-LEVEL SELF STORAGE FACILITY ON ERF 2000, 32 & 33 HIGHLAND ROAD, HILLCREST, DURBAN

PROJECT No. 14104

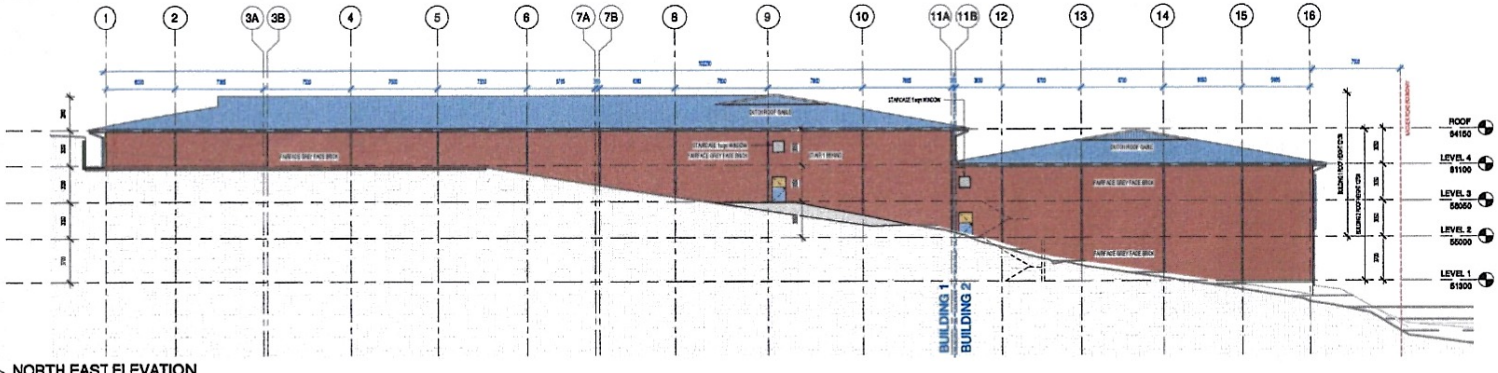
DRAWING TITLE: FOR INFORMATION

DRAWING TITLE: SECTIONS

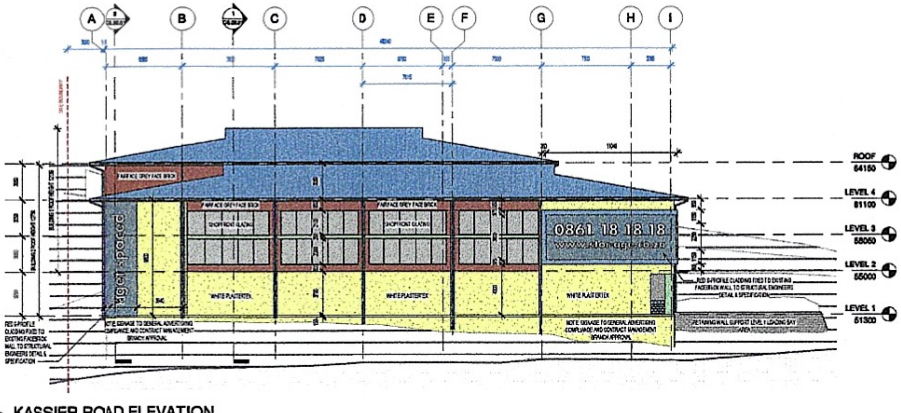
DRAWN BY	SCALE	DATE	REVISION	DRAWING	REV
CB-SB-AV	1:150	18/06/17	N/A	N/A	10



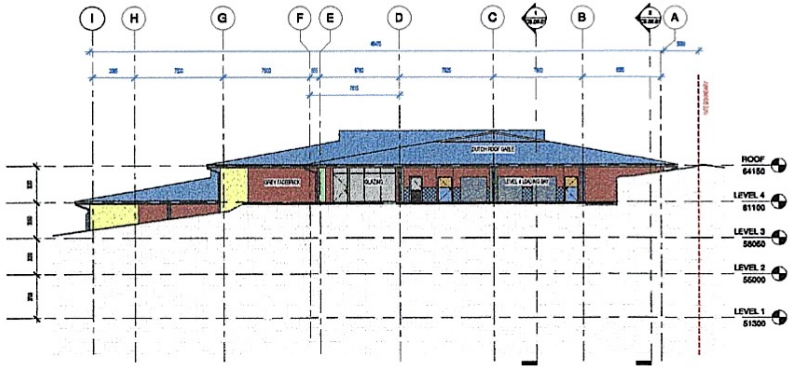
1 OLD MAIN ROAD ELEVATION
1 : 150 - SCALE REQUIRED TO FIT ELEVATION ON A0 PAGE



4 NORTH EAST ELEVATION
1 : 150 - SCALE REQUIRED TO FIT ELEVATION ON A0 PAGE



2 KASSIER ROAD ELEVATION
1 : 150



3 ANGUS DRIVE ELEVATION
1 : 150

GENERAL NOTES

The contractor is to verify all levels, heights and dimensions on site, and it is where the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

CONSTRUCTION NOTES

All work to be carried out strictly in accordance with the Model Preambles for Trades, as recommended and published by the Association of South African Quantity Surveyors (latest available edition), and shall be deemed to be incorporated herein.
All demolition work to be carried out as indicated on drawings and in accordance with the approved integrated Waste Management Plan.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths & widths as directed by the engineer, to ensure good foundation. Cut & fill on slopes to be carried out as per levels indicated on drawings, to engineer's specifications.

FOUNDATIONS: All RC foundations & ground beams shall be to engineer's design & specification. No footings to project beyond the site boundary.

SURFACE SLAB: Floor finish, as indicated on plan, on min. 30mm cement screed on concrete surface bed, to engineer's design & specification, on DPM on min. 50mm clean sand blinding on hard core 65, compacted in max. 150mm layers.

UPPER FLOOR SLABS: Floor finish, as indicated on plan, on min. 30mm cement screed on RC slab, to engineer's design & specification. Provision to be made for openings in slab for water reticulation, drainage and electrical points.

ROOF SLAB: Stone chip to cover applied waterproof membrane on min 30mm cement screed to min. 1:60 fall inward falls to outlets on RC roof slab to engineer's design & specification.

TERRACES & BALCONIES: Floor finish, as indicated on plan, on applied waterproofing membrane on min. 30mm cement screed to min 1:60 fall on RC slab, to engineer's design & specification. Weather step to be included between internal & external slabs.

BEAMS & COLUMNS: All to engineer's design & specification.

STAIRS: RC stairs to engineer's design & specification. Min. tread = 250mm; max. rise = 200mm.

RETAINING WALLS: All retaining walls to be constructed and waterproofed strictly to engineer's design & specification.

EXTERNAL WALLS: 290mm cavity walls, plastered & painted. WALL TIES: GAS wire wall ties to be built into cavity walls @ 2.5 levels*

WEEPHOLES: Min. 75x8mm weepholes to be provided below all sills and above all sills, openings and other bridges to cavity, to be neat & evenly spaced @ max. 900mm c/c.

AIRBRICKS: Provide 1.2 airbricks to all habitable rooms

INTERNAL WALLS: 110mm single brick or 230mm double brick walls, as indicated on plan, plastered & painted.

BRICK REINFORCEMENT: Brick bond to be used as per engineer's specification

LINTELS: Pre-stressed, precast concrete lintels (as supplied by Allied concrete or equal approved) to be used over openings of max. width 1200mm, with min 4 bricks course above. Lintels shall be min. 100mm longer than the width of the opening. Lintels in cavity walls shall be of different width, to suit.

GLAZING: 4mm thick clear glass to be used throughout, except where otherwise specified. 6mm clear safety glass in all applications greater than 1m² areas than 1m above ffl, all to comply with NBR part N.

HANDRAILS: All hand rails to be min. height 900mm, and max height 1000mm above ffl. To comply with SANS 10400 part S

BALUSTRADES: All balustrades to be min. height 900mm, and max. height 1000mm above ffl. To comply with SANS 10400 part S

RC CEILING: Soffit to be skimmed & painted
PLASTERBOARD CEILING: 6.4mm plasterboard bed to min. 38x38mm timber battens @ max. 300mm c/c to equal approved system, skimmed & painted.

TIMBER: All timber to be sawn de square, planed & smoothed and free from knots, blemishes or any other imperfections. All exposed timber to be lightly sanded prior to finishing.

WATERPROOFING: 375micron polyethylene damp proof horizontal DPC to be provided below all sills and above all stairs, openings and other bridges to cavity + vertical DPC to side of all openings.
375micron polyethylene continuous DPM to be provided below all surface beds. 4mm Delta gum SP400 (or equal approved) continuous applied waterproofing membrane, installed by approved applicator & to manufacturer's specification, to all RC roof slabs, balconies & terraces. Un-bitah 500 with geotex systems (or equal approved system) to be fixed to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE: To comply with NBR part P
Soil pipes to be min. 110mm uPVC.
Waste pipes to be min. 40mm uPVC.
Subsoil to be min. 110mm uPVC.
Open vent pipe to be min. 110mm uPVC.
Min. 75mm deep seal traps to all fittings
All pipes to have min. 1:60 fall.

FIRE PROTECTION: All fire safety requirements to comply with NBR part T. Refer to engineer & fire consultant's plans.

Revision Schedule

Date	Rev	Description	Issued by
2017.08.31	0	FOR CO-ORDINATION	MB
2017.09.05	1	FOR CO-ORDINATION	MB
2017.09.21	2	FOR CO-ORDINATION	MB
2017.09.12	3	FOR COSTING	MB
2017.10.05	4	FOR CO-ORDINATION	MB
2017.11.08	5	FOR INFORMATION	MB
2018.01.09	6	FOR INFORMATION	MB
2018.02.14	7	FOR INFORMATION	MB
2018.05.08	8	FOR CO-ORDINATION	MB
2018.06.14	9	FOR INFORMATION	MB
2018.06.26	10	FOR CO-ORDINATION	MB
2018.08.01	10	FOR COUNCIL	MB

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PROJECT: STOR-AGE HILLCREST

PROJECT DESCRIPTION: NEW MULTI LEVEL SELF STORAGE FACILITY ON ERF 2009, R2 & 26 HIGHLAND ROAD, HILLCREST, DURBAN

PROJECT NO: 14 104

DRAWING TYPE: FOR INFORMATION

DRAWING TITLE: ELEVATIONS

DRAWING NO.	SCALE	DATE	DRAWN	CHECKED	REV.
CD-02-01	1:150	08/08/17	MB	VG	10