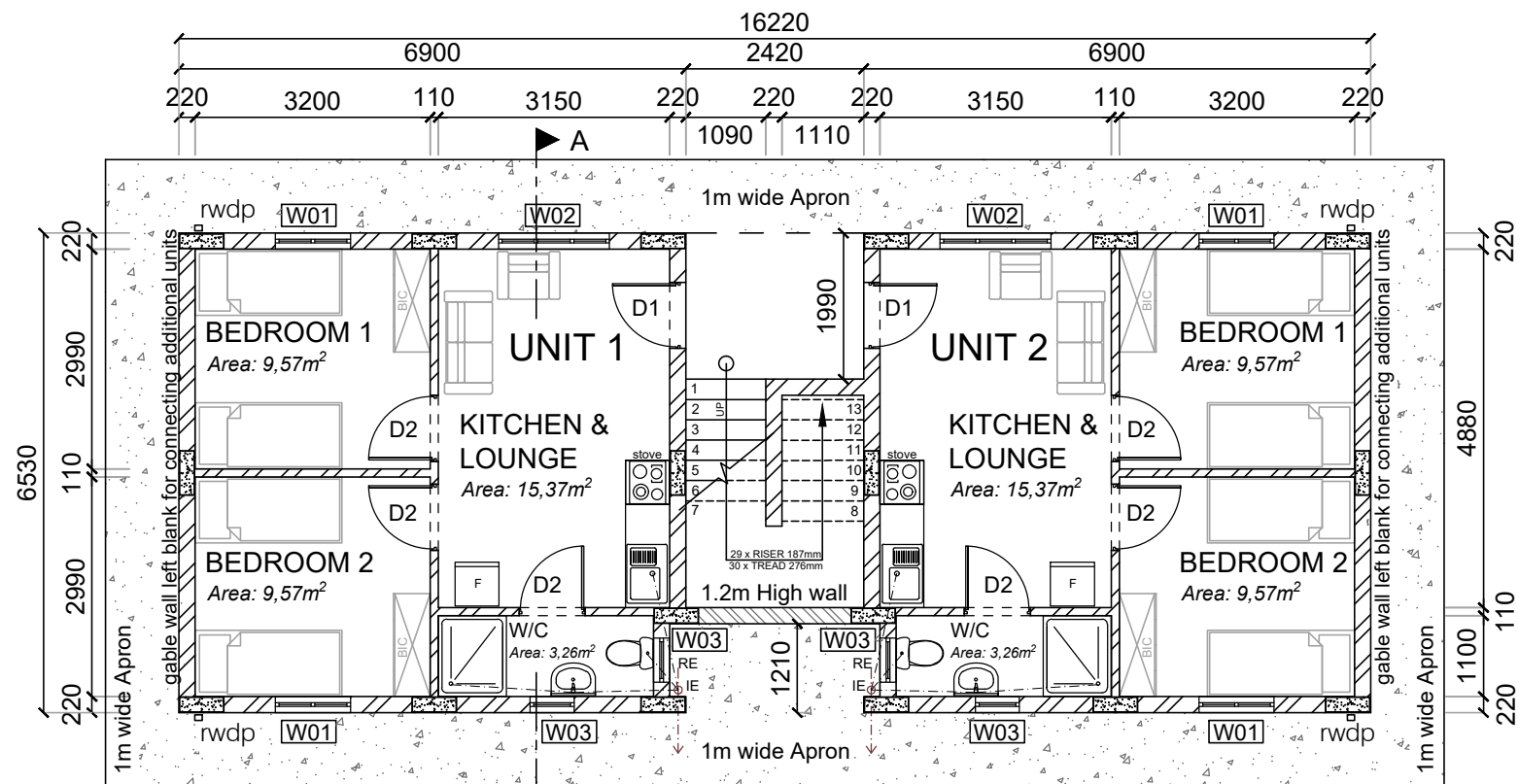
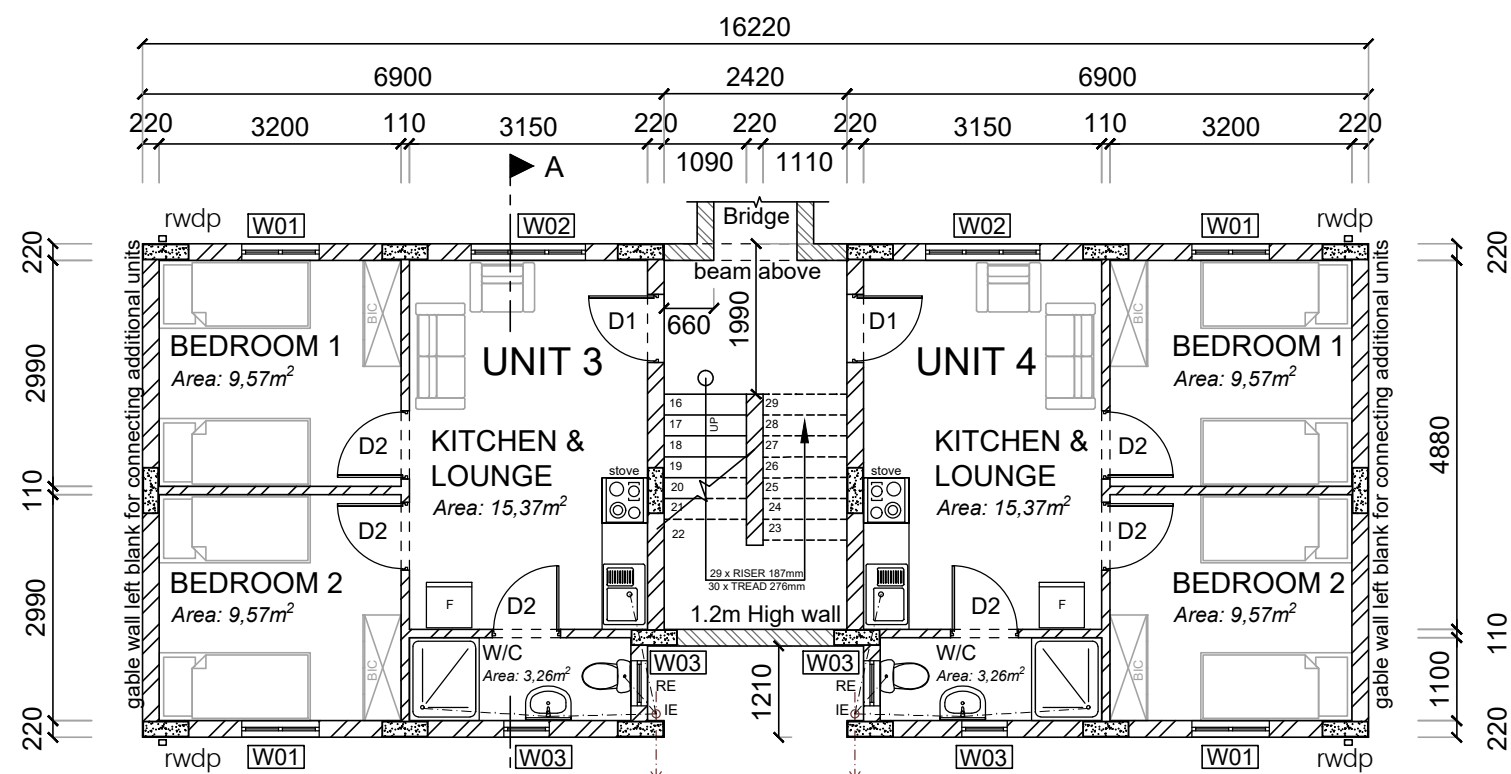
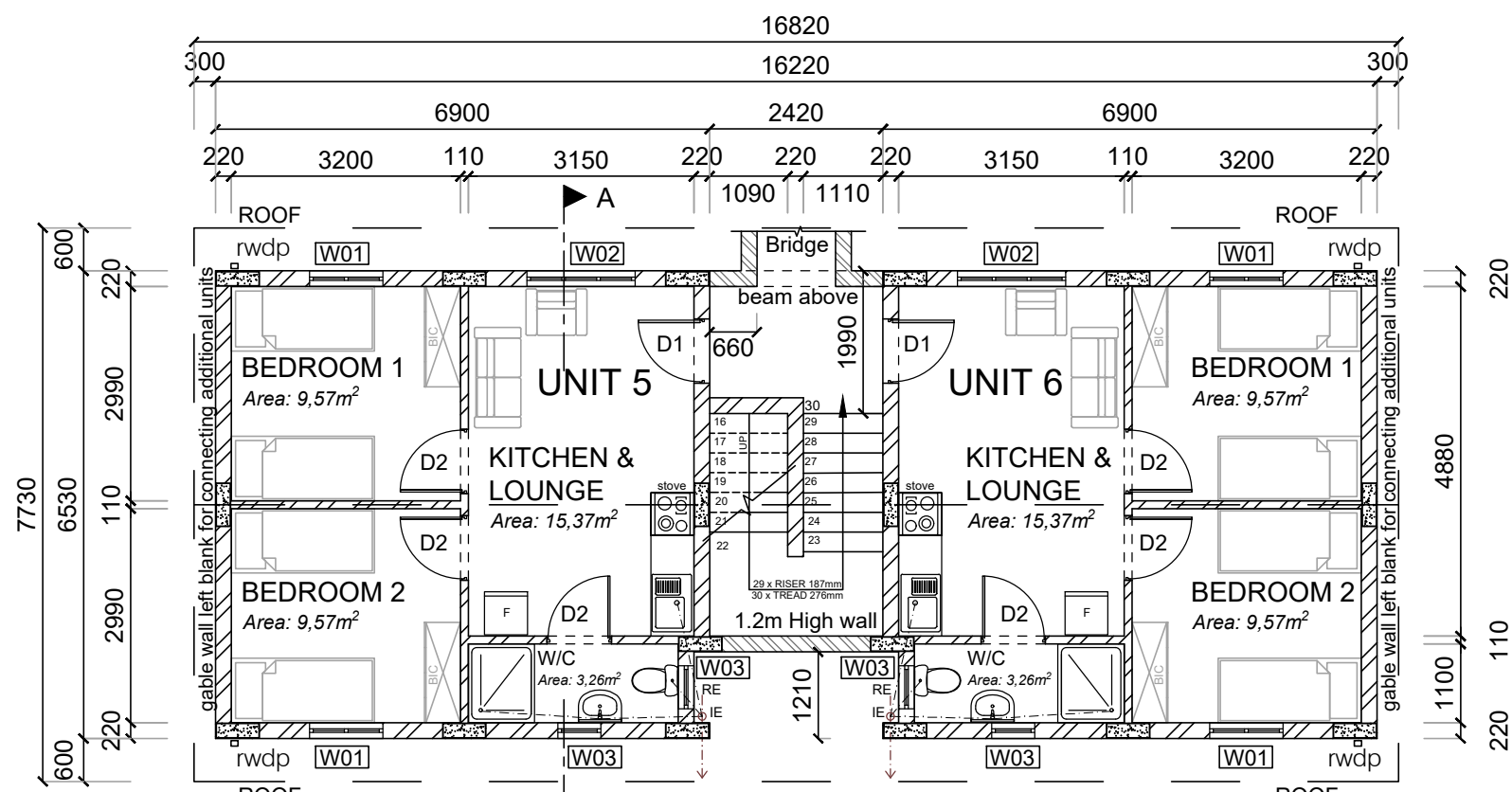




NEW CRU BUILDING: GROUND STOREY PLAN
SCALE 1:100



NEW CRU BUILDING: FIRST STOREY PLAN
SCALE 1:100



NEW CRU BUILDING: SECOND STOREY PLAN
SCALE 1:100

GENERAL NOTES:

- All levels and dimensions to be checked on site prior to commencing any work. Any and all discrepancies are to be verified with the architect immediately, prior to commencement of work.
- Positioning and Quantity of Building/s on the drawing is to be as per the Site Plan drawing and approved before construction commences.
- All written dimensions to take preference over scaled dimensions. Do not scale drawings.
- Copyright, patents and all industrial rights reserved.
- This drawing is to be read in conjunction with all other drawings schedules and specifications related to this project including structural, façade and civil engineer's drawings.
- All new construction and alterations to be in strict accordance with the National Building Regulations SANS 10400 (All parts relevant to this project) as well as local authority by laws.
- All reinforced concrete work to be strictly in accordance with the Structural Engineers detail and specification. Engineers certificates of stability to be provided upon completion.
- Damp proof course & Waterproofing elements to comply with SANS 10-400 requirements.
- All materials to be used in strict accordance to manufacturers specification. The quality of materials & workmanship to comply with relevant SABS & BSS specifications. All work to conform to the minimum standards as specified in the preambles in the B.O.Q.
- Contractor is responsible for correct setting out of building's external & internal walls, with particular reference to boundaries & building lines.
- Contractor is responsible for making sure that the work area is safe, properly sealed, and that the transportation of material to and from site is not in any way creating a danger to residence on site.
- Contractor to locate & identify existing services and to protect these from damage for the duration of the work.
- All queries/discrepancies must be reported to the Architect/Engineer for clarification before the work is put to hand.
- All beacons to be exposed & demarcated on commencement (where necessary).

DISCLAIMER:

All information is believed to be reliable. The Architect assumes no responsibility for the accuracy of this record drawing/specification or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to the architect. Those relying on this record document are advised to obtain independent verification of its accuracy.

BUILDING NOTES:

FOUNDATION & EARTHWORKS:

- All earthworks shall be in accordance with SANS 1200 D including the latest revisions.
- All excavations must be inspected and approved by the Geotechnical / Resident Engineer before placing of any concrete foundation, blinding, waterproofing or geofabric membrane.
- All foundations are placed symmetrically below columns and brickwork unless otherwise shown.
- No foundation shall be cast on non-engineered fill or backfill material. Portions that are over-excavated beyond the depth required by the Geotechnical / Resident Engineer, to be filled with mass concrete (10MPa / 19mm) at the Contractor's expense.

FLOORS:

- All Floors to be strictly in accordance with the Structural Engineers detail and specification.
- Provide 12mm isolation joints (I.J.) around all concrete columns and against brick walls. After concrete has set, Jointex to be raked out 10mm deep and sealed with approved joint sealant – refer to Standard Details.
- Saw-cut joints to be done as soon as concrete is firm enough to not damage the edges. Usually between 6 to 16 hours.
- All backfill to be compacted in layers not exceeding 150mm. Compaction to 95% MOD. AASHTO.
- Floor slabs are wood float finished and Screed topping to have a steel trowel finish.

WALLS:

- All walls are to comply with S.A.N.S 10400 Part B, T, & K.
- COROBRIK COMMONS to be used where plastered finish is required. COROBRIK ENGINEERING Bricks to be used below ground level in foundation walls. Brickforce to every 3rd course up to window head height thereafter all courses from window head to underside of wallplate. Galvanised crimp wire wall ties (7 per square metre - laid staggered).
- External face of inner skin to be painted with bitumen paint.
- 375 micron embossed damp-proof membrane stepped below all window cills.
- All retaining & foundation walls strictly to engineers details.
- All retaining walls to be waterproofed by approved specialist.

LINTOLS:

- PC lintols over all openings where plaster and paint finish is required.
- Provide face brick on edge course over openings where facebrick finish is required. All facebrick on edge lintols strictly to Engineers detail.

WINDOWS & DOORS:

- All Windows & Doors to be as per schedule attached.
- All opening sizes to be checked on site prior to preparation of shop drawings/manufacture of windows.
- Sample to be approved by the project team prior to installation.
- All glazing to comply with SABS 10400 Part B & N and AAAMSA regulations based thereon.
- Windows to be supplied with protection tape and installed, glazed, sealed and cleaned down in accordance with manufacturer's specifications.

ROOFS:

- Roof coverings & waterproofing to comply with SANS 10400 - L.
- Roof & ceiling assembly to comply with SANS 10400 - C & L.
- Roof assembly supporting walls to comply with SANS 10400 K, B & L.
- Roof structure to structural engineers details.
- Gutters & downpipes sizing to comply with SANS 10400 - R.
- Mechanical Engineers details, fire resistance & combustibility of the roof assembly to comply with SANS 10400 - L & T.

DRAINAGE:

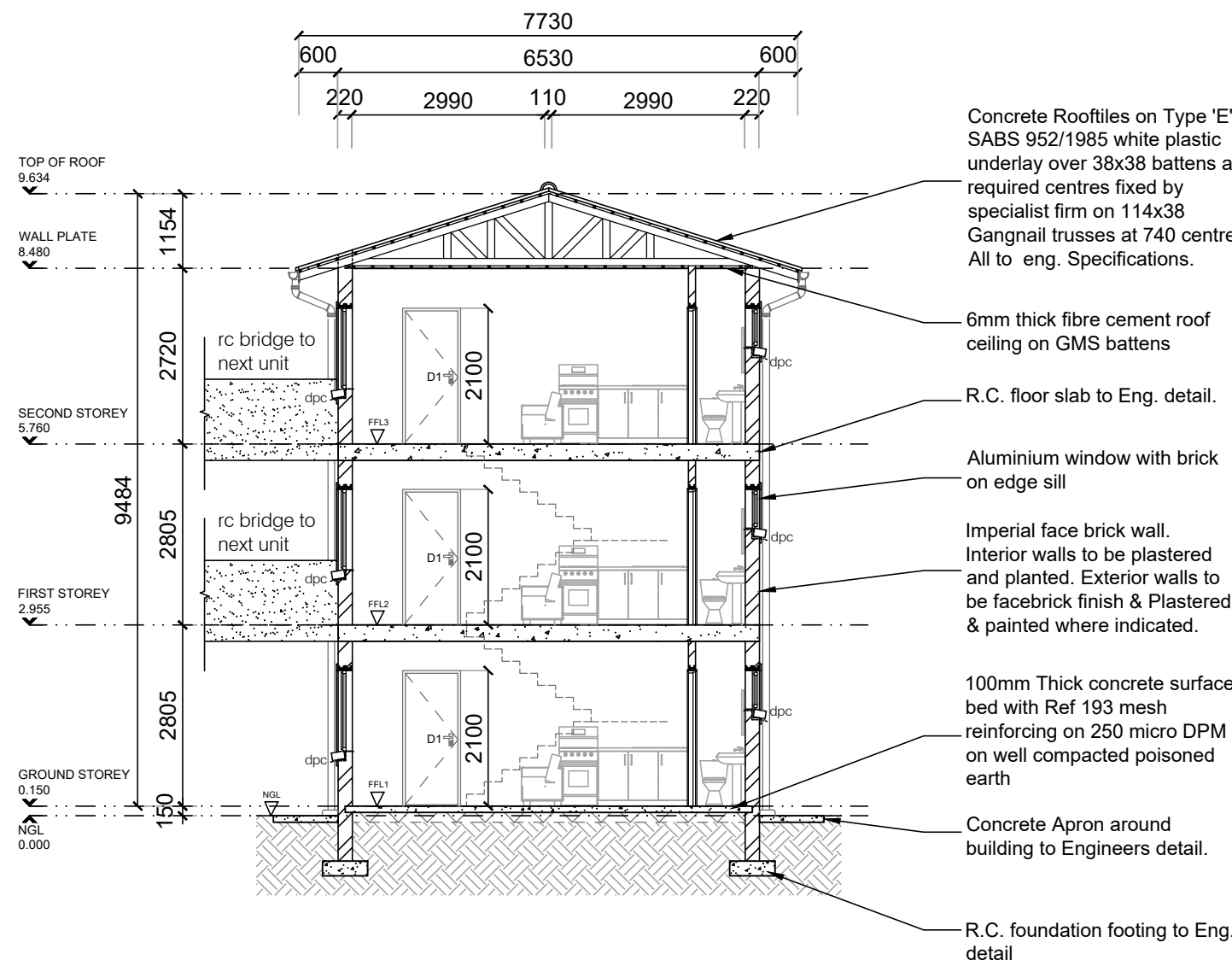
- Drainage design & installation to comply with SANS 10400 - P.
- All damage fittings to be replaced.
- All gully surrounds to be 150mm above NGL and all manhole covers to be 75mm above NGL.
- Sewer connection to be exposed before commencing work.
- IE's to all bend and junctions & RE's to all sub main waste pipes.
- Soil pipes to be 110mm Dia PVC, waste pipes to be 50mm Dia PVC.
- Sewer mains to civil engineers details.

STORMWATER DISPOSAL:

- Control and disposal of stormwater to comply with SANS 10400 - R, or be the subject of a rational design / assessment by mechanical engineer.
- Stormwater mains to civil engineers details.
- New hard surfaces around building to be laid to falls to Civil Engineer's details. RWD's from building to be connected to existing/new stormwater pipes to Civil Engineer's details.

FIRE: (OCCUPANCY CLASS "H3")

- All fire protection to comply with SANS 10400 Part T.
- All fire installations & signage to comply with SANS 10400 -W & to mechanical engineers details. Water supply for fire reticulation to comply with SANS 10400 - W, or be the subject of a rational design / assessment by mechanical engineer.
- Smoke & gas detectors, Fire Extinguishers etc. to be installed as per electrical engineers specifications.
- Fire Compliance Certificate to issue by certified fire inspector upon completion.



NEW CRU BUILDING: SECTION ON A-A
SCALE 1:100

BMS Electronic Stamping Space	
Revisions:	

The copyright of this drawing vests in the eThekweni Municipality as represented by the Architecture Department, and may not be reproduced without the written approval of the D/H Architecture.

Principal Agent:
LION BEE INVESTMENTS (PTY) LTD
Illovo North SP, South Africa
Email: debbie@lionbee.co.za
Tel: 0735249654

Architect:
Eugene Maphumulo Architects
The Heritage House, 170 Steve Biko Road, Mustgrave, Durban, 4001
Email: Eugene@emarchitects.co.za
Tel: +27 (83) 645 3337
+27 (83) 201 2704

ETHEKWINI MUNICIPALITY
HUMAN SETTLEMENTS:
199 Anton Lembede Street
Tel: 031 311 3102
Web: www.durban.gov.za

ETHEKWINI MUNICIPALITY HUMAN SETTLEMENTS, ENGINEERING SERVICES & TRANSPORT AUTHORITY CLUSTER ENGINEERING UNIT ARCHITECTURE DEPARTMENT

Project Description :
PROPOSED NEW CRU BUILDINGS ON ERF 6742, 57 DALTON ROAD, UMBILO, DURBAN, 4001

Contract No.
Drawing Title :

3 STOREY CRU BUILDING FLOOR PLANS & SECTION

Designed E. MAPHUMULO	Checked I. GAFOOR
Drawn A. HANSRAJ	Approved E. MAPHUMULO

Scale/s 1:100	Paper Size: A2	Date 2022/12/20
Drawing No. AE 448 203-001	Revision 00	