



AREA SCHEDULE

SITE AREA	2090 m ²
PERMITTED COVERAGE	1045 m ² [50%]
PERMITTED FAR	2508 m ² [1,2]
EXISTING COVERAGE	1110,8 m ²
EXISTING FAR	1833,29 m ²
PROPOSED COVERAGE	NONE
PROPOSED FAR	NONE
NEW TOTAL COVERAGE	1110 m ²
NEW TOTAL FAR	1660 m ²
HEIGHTS	
BUILDING A	2 STORIES
BUILDING B	2 STORIES
BUILDING C	2 STORIES
BUILDING D	1 STORIES

ROOF:

- R1. EXISTING ROOF SHEETING:** To be checked of all leaks and damages. To be repaired and made good where necessary. Roof to be prepared and finished with 100% Acrylic PVA paint as per manufacturer's instruction. New sheets shall be laid in strict accordance with the manufacturer's specs and fixed fasteners to match existing. A written and approved five year guarantee of site workmanship and watertightness shall be issued to the client after final inspection of the roofs by the roof sheeting specialist.
- R2. NEW GRADED SIZE PURLINS:** 38X200 end purlin shaped on site to achieve 2° roof Pitch. Purlin fixed to support joist as per roofing specialist detail.
- R3. NEW EXPOSED RAFTERS:** 226X38 GRADE 5 SAP rafters at max 1200 centres (refer to roof plan) Rafters to be bolted to 60x60x38x8mm steel angles. Steel angles to be notched into rafters.
- R5. NEW GRADED SIZE PURLINS:** 38X200 end purlin shaped on site to achieve 1° roof Pitch. Purlin fixed to support joist as per roofing specialist detail.
- R6. NEW CORRUGATED ROOF SHEETING TO FORM SKYLIGHT:** Klip Lok Polycarbonate clear profile roof sheeting to form clear skylight. Sheetting fixed to timber roof purlins in strict accordance with mfr's instructions Note: A written and approved five year of site workmanship and watertightness shall be issued to the client after final inspection by the manufacturer.
- R7. NEW ROOF SHEETING:** Klip Lok 406 0.55mm zinc AL roof sheeting fixed to purlins in strict accordance with manufacturer's specifications. Note: A written and approved five year of site workmanship and watertightness shall be issued to the client after final inspection by the manufacturer.
- R8. ROOF UNDERLAY:** 'Coverland' or similar and approved single-sided Raden Shield reflective barrier [code 605201] with joints lapped 150mm, fixed over rafter.
- R9. SHADING BATTENS:** 38x38mm par timber battens at 76 max centres fixed to u/s of rafter as shading device. Primed finished with two coats paint.
- R10. GRADED SIZE PURLINS:** 75x38mm CCA treated purlins secured to walls with teco brackets, to ceiling specialist detail. Purlin spacing at 750mm centres.
- R11. RETRACTABLE AWNING:** Retractable awning as per ENG's details.

CEILING & SOFFITS:

- C1. NEW CEILING PLASTER PERIMETER TRIM:** plaster stop end formed with mill finish CAPCO Product Code GAMMA drywall trims & reveals: Head Reveal 25. 'T' section to be fixed at max 600 centres, with UPAT drive screws on the plaster side of T. Note: internal and external corners to be mitred, Refer to arch detail.
- C2. NEW CEILING SHADOW LINE CORNICE:** Supply and fit Sigma Plaster Trim 20 satin white epoxy coated aluminium shadowline cornice with 5x25mm wall anchors at 450mm centres.
- C3. NEW 40mm ISOBOARD:** high density, rigid, extruded closed cell structure polystyrene insulation board (density 34-36Kg/m³ and compressive strength of 310kPa laid between rafter and purlins. Sides to have tongue and grooved edge profiles. Butt joints to be made over rafters. Allowance must be made for a 5mm gap between board ends. All handling, storage and installation in strict accordance with mfr's instructions. Insulation to be restrained with 100mm galv' clout nails and fender washers where necessary.
- C4. EXISTING PRESSED METAL CEILING:** Repair and make good existing ceiling. Prep ceiling surfaces and paint with one coat Metal care and finish with Water based Acrylic paint. Colour: as per architect's spec.

FLOORS

- F1. NEW SURFACE BEDS:** 150mm steel-floated surface bed with thickenings and joints as per Eng detail and Arch. approval.
- F5. GRANOLITHIC SCREEDS:** 30 -50mm Floor screed depth varies according to finishes schedule. screed depth to be determined to ensure no change in level at finishes junctions. Note: sand quality and curing as described in BO general preambles, and sifted through fine mesh to ensure no clay balls are present. Refer to Arch finishes schedule for screed panel joints.
- F6. EXTERNAL SURFACE BEDS:** 150mm steel float concrete on compacted fill with panel joints to arch & eng detail. Additional allowance for Granolithic screed to make up falls. cut-outs for trees to be confirmed.
- F7. DPM:** Continuous 250 micron dpm with minimum 200mm taped side and end laps.
- F8. BACK FILL:** Compacted back fill in accordance with eng detail, soil poisoned in accordance with NBR'S and SABS spec.

F9. SUSPENDED RC SLABS:

- ALL suspended RC slabs and post tensioned slabs to eng detail. Note: refer to eng and arch drawings for all cast in slots and drip profiles and positions.
- F10. FLOOR FINISH:** 22mm thick tongue and groove timber floor placed on top of 6mm rubber acoustic breaker fixed to top of timber joists
- F11. NEW FLOOR JOINTS:** to eng detail and arch approval.

WINDOWS, LOUVRES & DOORS

- G1. FIXED GLAZING PANELS:** For all glazing specifications see DOOR schedule and details.
- G2. FRAMELESS GLAZING:** For all glazing specifications see DOOR schedule and details. ALL frameless glazing to be hardened toughened glass, with fitting, fixing and thickness supplied in accordance with SANS 10400 and SABS codes Shopfronts sized as per schedule.
- G5. EXTERNAL ALUMINIUM DOORS:** External powder coated aluminium doors & frames, to be supplied and installed as per sans, sabs & aaamsa spec. hinges, iron mongery and furniture as per schedule. doors safety glazed in accordance with NBR'S and SANS spec. For all glazing specifications see DOOR schedule and details.
- G6. EXISTING ALUMINIUM DOORS AND WINDOWS:** All existing window hinges, handles, frictions stays, to be checked and repaired where necessary. All glazing beads to be watertight.

WALLS

- W1. NEW EXTERNAL WALLS:** 230 width clay NFX double skin cavity external wall, brick course as indicated on sections, with outer face of inner skin to be bagged with sand / cement / slurry block brushed onto surface, then coated with ABE brixal to ensure waterproof barrier. Brick course as indicated on sections. Outer face brickwork to be retuned to inner face at all openings after the application of the brixal. Building-in ties, galv brick force , above and below window and door openings to Eng & Arch detail.
- W2. NEW INTERNAL WALLS:** NFX internal walls with brick coarse as indicated on section. Wall thickness to match existing. Foundations [where necessary] as per ENG's details.
- W3. NEW INTERNAL PLASTER:** 12 to 15mm steel trowel plaster. Finished with primer / undercoat / two coats Wall and All.
- W5. NEW EXTERNAL PLASTER:** 12 to 15mm wood float plaster. Finished with primer / undercoat / two coats Wall and All.
- W6. NEW LINTOS:** steel angle lintel on external skin and precast concrete lintols to be built in internal skin over all openings, specification and built in depths to Eng specification.
- W7. NEW DPC:** 375micron stepped dpc with grano haunching where required above every external opening, slab junctions / brickwork junctions and copings as detailed on arch and eng details.
- W8. NEW FOUNDATION BRICKWORK:** foundation brickwork, brickforce and reinforcing as per eng detail.
- W9. NEW STRIP FOOTINGS:** brickwork strip footing, spot base foundations & reinforcing requirements, to be cast in at levels in strict accordance with eng & geotech detail.
- W10. NEW EXTERNAL WALL COPING:** 230 imperial brick on edge with ridged plaster built above two courses with stepped dpc.
- W11. EXISTING PLASTERED WALLS:** to be checked for any cracks, spalling, flaking, and delamination and repaired and made good where necessary. Chipped and ripped plaster caused during construction to be repaired and filled where necessary.
- W13. POOL WALLS:** demolish portions of the existing swimming pool to reduce overall size of pool as per architect's details.

CILLS & SKIRTINGS

- T1. NEW INTERNAL CILLS:** cills to be formed with steel troweled plaster, plumb and level, to be painted as per wall finish spec.
- T2. NEW EXTERNAL CILLS:** Steel troweled grano cills 15mm proud of plaster as per detail, Finish: plaster primer, undercoat and 2 coats wall and all, refer to Arch detail.
- T3. NEW INTERNAL SKIRTINGS - PLASTER STOP:** plaster stop end formed with CAPCO Product Code GAMMA drywall trims & reveals: Head Reveal 25. 'T' section to be fixed at max 600 centres, with UPAT drive screws on the plaster side of T. Note: internal and external corners to be mitred, Refer to arch detail.

RAINWATER GOODS:

- N1. RW DOWN PIPES:** size and quantity to satisfy SANS 10400
- N2. GARDEN STORM WATER SUMPS:** Install medium duty NYLON SEAJUAL RAINRAIN 250x250x75 deep with 110 Ø outlet set flush with finished ground level and connect into storm water reticulation system to engineer details. Refer to Arch drawings for location and layout. To eng. detail.
- N3. RAINWATER SUMPS:** To eng. detail.
- N4. PURPOSE MADE SUPPORT GUTTER:** To eng. detail.
- N5. EXISTING HALF ROUND GUTTER:** gutter to be checked for any leaks/ damage and repaired and made good where necessary. All necessary gutter fixing accessories to be repaired/ installed where necessary. Gutter to be finished with Metal Care primer and 2 coats Water Based Acrylic paint.
- N6. EXISTING RWDP:** rwdp to be checked for any leaks/ damage and repaired and made good where necessary. All necessary fixing accessories to be repaired/ installed where necessary.
- N7. NEW BARGE BOARD:** 100x75mm NUTEC plain fibre cement facia board with steel joining plates fixed to timber rafters with countersunk screws as per mfr's instruction. Painted with undercoat and 2 coats Wall and All. Note: All nail screw heads and steel must be coated with rust resistant undercoat before painting.
- N8. EXISTING FIBRE CEMENT:** repair and make good existing exposed fibre cement facings and paint with primer, undercoat, 2 coats Wall and All.

STAIRS, BALUSTADES, SCREENS & STEELWORK

- B1. NEW POST:** 2no. 100x20mm steel flat bars joined together with horizontal bars welded at specified centres to form custom steel columns. Columns fixed to surface bed as per Eng's details.
- B2. ROOF EDGING:** PFC 230 gms beam welded to steel post with gms steel plate as per Eng&Arch detail.
- B3. CONCRETE STAIRS:** Landings to be cast in-situ with slight falls and steel troweled finish. Flights to be cast in-situ. Risers and treads to detail, smooth and fair off shutter concrete finish to all other faces .Refer to Arch & Eng detail. Drips, recesses and non-slip or nosing details to Arch. detail.
- B6. STEEL BALUSTRADE:** To slab edges, stairs and landings to be steel to detail. Refer to Arch & Eng detail. To comply with SANS 10400.
- B7. SCREENS FIXED:** New purpose made flat bar steel screen around new toilets. Screen as per architect's details. Steel screen in painted GMS steel sub-frame to provide shading to open or glazed areas to later detail. Refer to Arch & Eng detail.
- B8. PEDESTRIAN HINGED GATES:** as required in steel work drawings and to detail by Arch.
- B9. VEHICULAR SLIDING GATES:** as required in steel work drawings and to detail by Arch.
- B10. BALUSTRADE:** Steel wire threaded between steel columns @ 100mm centres up to 1m handrail height to form balustrade.
- B11. STEEL BEAM:** Universal steel beam to support suspended timber floor and roofs as per ENG's details.
- B12. STEEL BEAM:** Universal steel beam above new opening as per ENG's details.

WATERPROOFING GENERAL NOTES:

- 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
- 375 micron damp proof course [DPC] at base of all walls, at slab level, and under all window cills in accordance with SANS 10400 K. SANS 248, 298 and 952. External walls to have stepped DPC, one course below all window openings.
- Foundation walls to have 'brickforce', or equal approved by dws : sa every 3rd course and walls every 4th course.
- All roof trusses to be fixed using hoop iron built into 6 courses of brickwork.
- Neoprene closer to suit profile at ridge cap, flashing and eaves of roof.
- All concrete roofs to be covered with 'Derbigum SP4', or equal approved by dws : sa waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bituminous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to dws : sa.
- All showers, where not tiled, are to be sealed with 'everbond' or equal approved by dws : sa, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by dws : sa, to manufacturer's specification.
- All showers to have 'Coprox', or equal approved by dws : sa cementitious waterproofing system applied to slab, dressed up shower tray sides and into outlet. System to be applied by specialist sub-contractor and strictly according to manufacturers detail and specification.
- External brickwork walls are to be 221mm. The outer face of the inner skin to be bagged and waterproofed with 'Brixal', or equal approved by dws : sa. Ties, 'brickforce', or equal approved by dws : sa and reinforcement around openings all to be according to structural engineer's detail and specification.
- All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dws : sa's approval.

FIRE NOTES:

- The contractor is responsible for fire water supply complying with SANS 10400 W.
- All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
- Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 Part T4.21.
- Fire equipment signage required in terms of SANS 10400 Part T4.2 & T4.2.1 & 4.29 and displayed to dws : sa specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
- Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 Part T4.33.
- 30m FHR's to comply with SANS 543 and SANS 10400 Part T4.34.
- Portable fire extinguishers to comply with SANS 10400 Part T4.37.
- Structural stability to comply with SANS 10400 Part T4.7.
- Materials to comply with SANS 10400 Part T4.56.

GENERAL NOTES:

- Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
- 25 L/S per bathroom of mechanical ventilation
- min 160 lux artificial lighting to the bathrooms where required
- The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1263-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dws : sa on completion of the work.

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LOCAL AUTHORITY APPROVAL:

THE BENJAMIN

ADDITIONS AND ALTERATIONS
Building Classification: H1
ERF 912 and 913,
143 and 137 Florida road, Morningside, Durban
FOR : Urban Lime Properties, 20th floor, 303 Anton Lembede Street, Durban 4000
CLIENT : Fourth Space Projects
ARCHITECT : Mark Horner
SACAP PR 6831 | rate no. | reg no.

SITE PLAN

drawn	checked	date	scale @ A1
MN	MH	23108105	1:100
job no.	stage	zone series	family rev.
445_00	M	00 GN	500 00

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