

Additional Building Specifications

- General Notes**
- All work to comply with SANS 10400 & SA Bylaws
 - Contractor is responsible for the correct setting out of the building, all external and internal walls with particular reference to boundaries.
 - Contractor to locate and identify existing services on site & to protect these from damage throughout the duration of works.
 - Corner beacon posts to be exposed prior to commencement of work.
 - All levels & dimensions to be checked & verified on site prior to work commencing.
 - All building methods & materials to comply with the national building regulations.
 - The works to be set out from approved Local Authority plans only.
 - Drawings are NOT to be scaled (If given dimensions in preference to scaling).
 - All reinforced concrete work to engineers specification.
 - Inspection eyes to be provided at all bends and junctions.
 - All foundations to be taken down below NGL & made to engineers specification.
 - No walls or foundations to encroach over the property boundaries.

Roof
Concrete roof tiles @ 22.5° roof pitch, on 36 x 36mm battens to manufacturers spacing on 114 x 36mm rafters, posts & struts & 152 x 36mm tie beams @ 760mm max spacing on 76 x 36mm wall plates. Valleys to be mitered with galvanised sheet metal, with flashings valley gutter underneath ridges & hips to comprise of standard ridge tile bedded in mortar.
150mm fibre cement barge boards to gable end 100 x 75mm gutters & 75 @ dp's. Rhinobard coping on 36 x 36mm battening. 2 x 4mm wire roof ties @ 500mm deep @ 760mm centres.
Prefabricated trusses - one design to suits Cl60 and suits Cl56. Timber as specified in ord 5. Rainwater goods - PVC
Roof loading certificate to be issued on completion.

Walls
All walls to be reinforced with 2 course "brickforce" at window head & sill levels throughout.
Dpc under all windows, walls & floors.
All to comply with NBR & the municipality by-laws.

Floor construction
Filling under surface beds must be of approved inert material, compacted in layers of 150mm to a minimum of 95% AASHO and 100 on 250 micron PVC underlay on well compacted pocon fill in accordance with SANS 10400. Surface beds cast on filling must be laid checker board pattern in sections not greater than 4500x4500mm. 170mm thick concrete surface bed laid level over 250 micron DPM as Guplas US9 green to Eng's detail. 100mm concrete surface bed reinforced with 1 layer BRC mesh ref.

Floor finish
50mm cement screed laid on RC concrete slab with floor finish over as per owners choice.

Glass
All glazing to comply with part N of SANS 10400. Window areas to be 10% of floor area. Safety glass to comply with part N15 of NBR.

Plasterboard
Plasterboard to comply with part D & M of NBR.
Plasterboard design and detailing to owners choice.

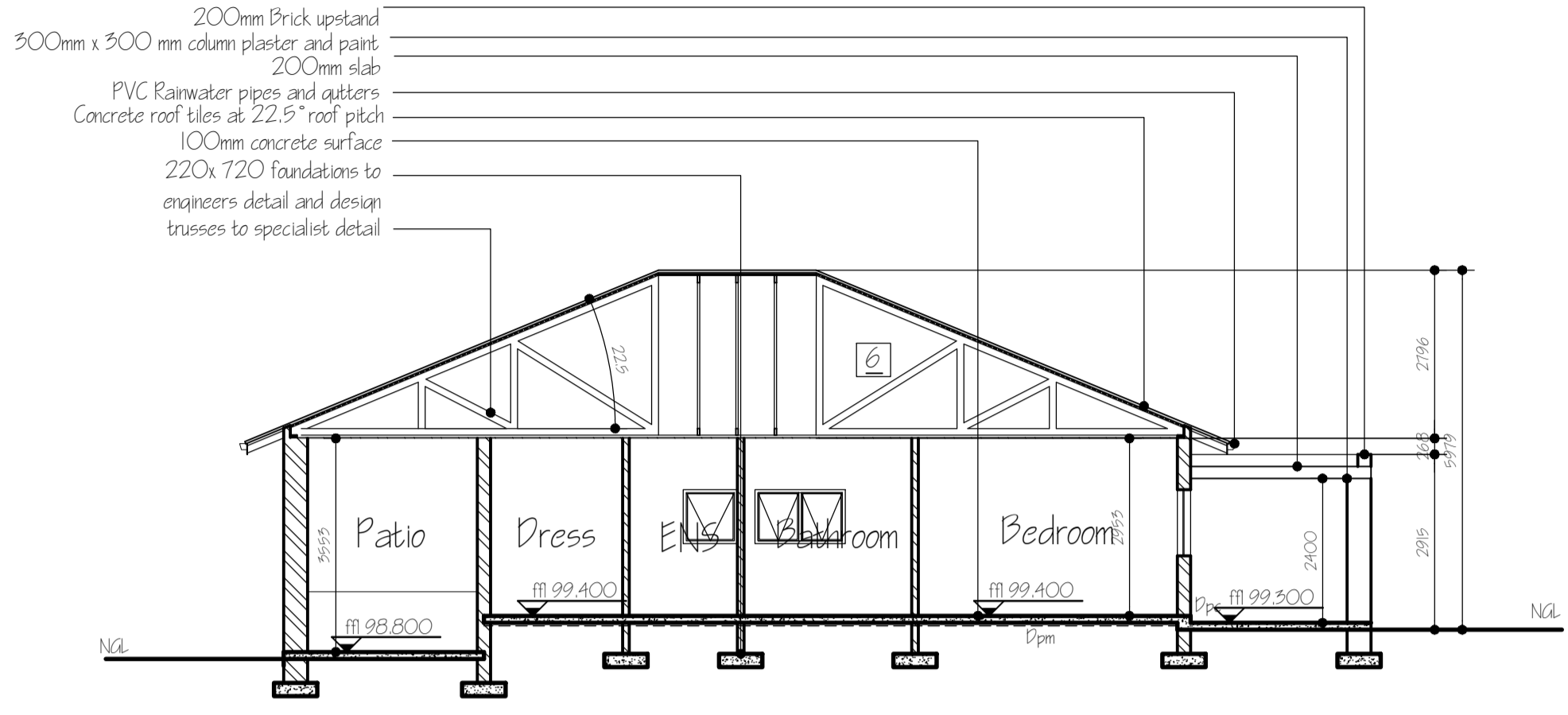
Drainage
Encase in concrete beneath all slabs & hardened surfaces & bridge over beneath walls. Drains to comply with part 'P' of NBR.
Let's to all bends, junctions & change of direction last to have marked ground covers.
Real-seal traps to all waste fittings (accessible for repair and maintenance).
Waste pipes exceeding 6m to be vented equivalent of drains to be 1:60 fall minimum to 1:40 maximum. Invert level to be 450mm.
All traps to waste fittings on a one pipe system to be fitted with vent valve's sp - 110 @ pvc pipe
wp - 40 @ waste water pipe
vent - 110 @ 2 way vent valve

Stairs	Blanks	54"
Max Riser	200mm	54"
Min Tread	250mm	26"

- Building Index for Proposed Alterations & Additions:**
- Firewall to underside of roof, walls, partitions - 'ts9'
 - Step up from garage into residence
 - 1hr fire rated self closing door
 - Garage doors to owners choice
 - Kitchen layout to specialists design & layout
 - Roof truss design and detailing to specialists detail & design
 - Glass to comply with Part 'N' of NBR
 - 1000 pvc sewer pipe
 - 500 pvc drainage pipe
 - Drainage to connect to existing sewer run. Exact depth and location to be determined on site.
 - Line of precast beam over
 - Exterior landscaping layout to specialists design
 - Brick pier cladding to owners choice
 - Raised plaster detail treatments surrounding windows as to owners choice

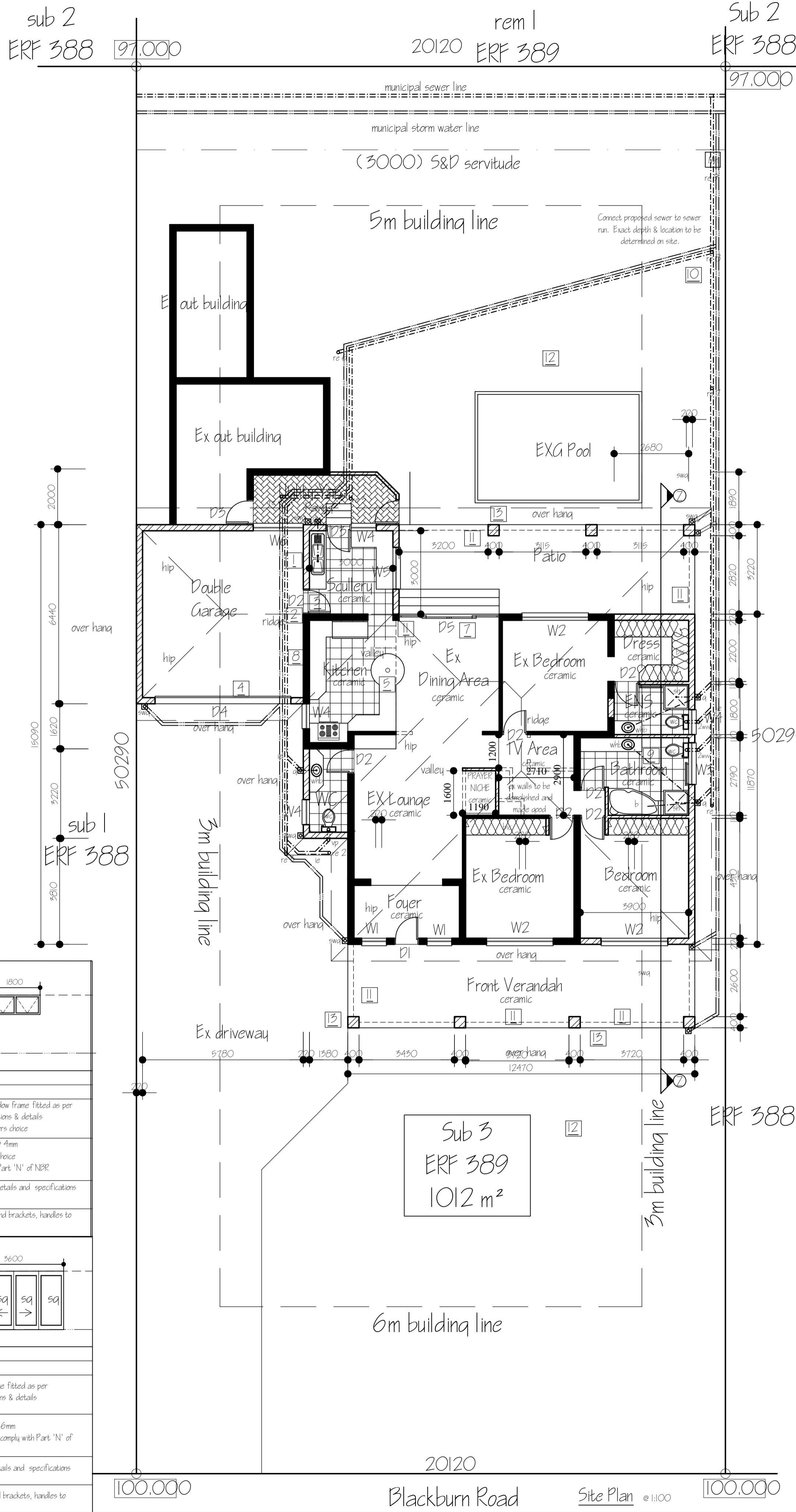
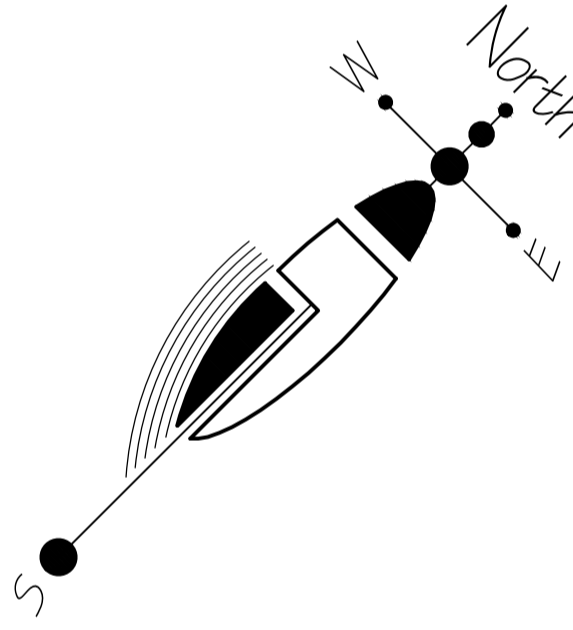
NOTE: This table is to municipal specifications.

Area Schedule for Proposed Work	
Site Area	- 1012,000m ²
Permitted COV @ 40%	- 404,000 m ²
Existing COV	- 154,000 m ²
Proposed COV	- 178,000 m ²
Leftover COV for usage	- 072,000 m ²
Permitted FAR @ n/a	n/a
Existing FAR	- 152,000 m ²
Proposed FAR	- 062,000 m ²
Leftover FAR for usage	n/a
TOTAL AREA OF DEVELOPMENT	- 178,000m²



Section Z-Z @ 1:100

± 2100					
Window Annotation#	W1	W3	W4	W5	W6
Number Required	1 window required	2 windows required	3 window required	2 windows required	1 windows required
Frame	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice
Pane/Door	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR
Finishes	As per manufacturers details and specifications	As per manufacturers details and specifications	As per manufacturers details and specifications	As per manufacturers details and specifications	As per manufacturers details and specifications
Ironmongery	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice
± 2100					
Window Annotation#	W2	W3	W4	W5	W6
Number Required	1 window required	2 windows required	3 window required	2 windows required	1 windows required
Frame	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice	Standard Aluminium window frame fitted as per manufacturers specifications & details Powder Coating to owners choice
Pane/Door	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR	Fixed glass thickness @ 4mm Colour/ tint to owners choice Glazing to comply with Part 'N' of NBR
Finishes	As per manufacturers details and specifications	As per manufacturers details and specifications	As per manufacturers details and specifications	As per manufacturers details and specifications	As per manufacturers details and specifications
Ironmongery	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice
± 2100					
Window Annotation#	D1	D2	D2	D4	D5
Number Required	1 Doors required	6 Doors required	1 Doors required	1 Doors required	1 Doors required
Frame	Standard solid wood frame fitted as per manufacturers specifications & details Finish to owners choice	Standard solid wood frame fitted as per manufacturers specifications & details Finish to owners choice	Standard solid wood frame fitted as per manufacturers specifications & details Finish to owners choice	Standard GMS Frame fitted as per manufacturers specifications & details Finish to owners choice	Standard solid wood frame fitted as per manufacturers specifications & details Finish to owners choice
Pane/Door	Solid wood door to owners choice	Semi solid wood door to owners choice	Solid wood door to owners choice	Solid wood door to owners choice	Fixed glass thickness @ 6mm safety glass. Glazing to comply with Part 'N' of NBR
Finishes	As per manufacturers details and specifications	As per manufacturers details and specifications	As per manufacturers details and specifications	As per manufacturers details and specifications	As per manufacturers details and specifications
Ironmongery	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice	Stainless Steel stay and brackets, handles to owners choice



FOR MUNICIPAL OFFICE USE ONLY
Note: All levels and dimensions are to be checked and verified on site prior to commencement of any works. No dimensions are to be scaled from drawings.
SHEET 20F 2

Contemporary Independent Associates
Architectural Design & Project Management Specialists
SACAP Reg # PSAT 2394
Address: Heather Road, Athlone Park, Annamontdi, 4126. Postal: P.O. Box 26153, Isipingo Beach, 4115
Contact: 073-568 6789 / 078 614 6557 Email: iashaun@gmail.com

Drawing Title
SUBMISSION DRAWINGS

Client
MR & MRS PD AND K PILLAY

Project Information
Proposed Alterations and additions

Site Information
PTN 3 Erf 389 - Duiker Fontein
319 Blackburn road - Redhill

Scale
AS SHOWN

Drawing #
01/02

Date
MAY 2012

Job Ref #
C.I.A./10020