

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 bracing 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 (figured 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. Rhinobond ceiling on 36 x 36mm bracing, 2 x 4mm wire roof ties @ 500mm deep @ 760mm centres.
 Prefabricated trusses - rna design to sabs O160 and sabs O156. 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.
 Pvc 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% AASHTO and 100 on 250 micron PVC underlay on well compacted 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
 30mm 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'.
 1e's to all bends, junctions & change of direction look 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

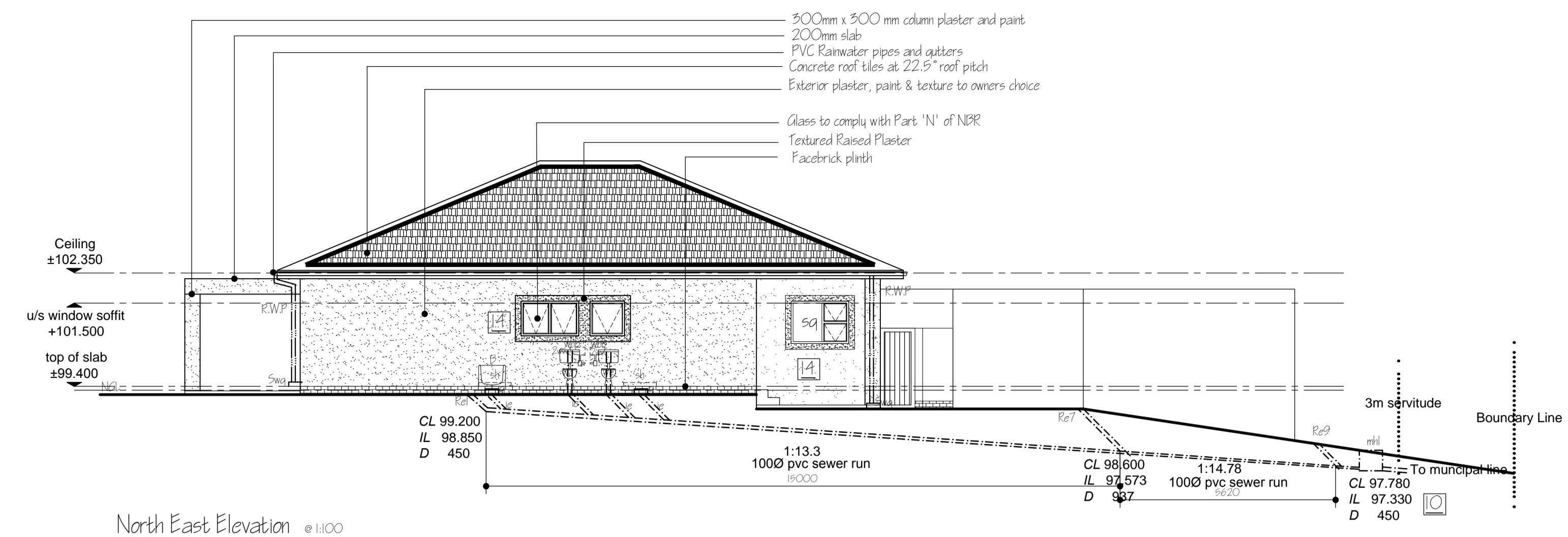
Stairs

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

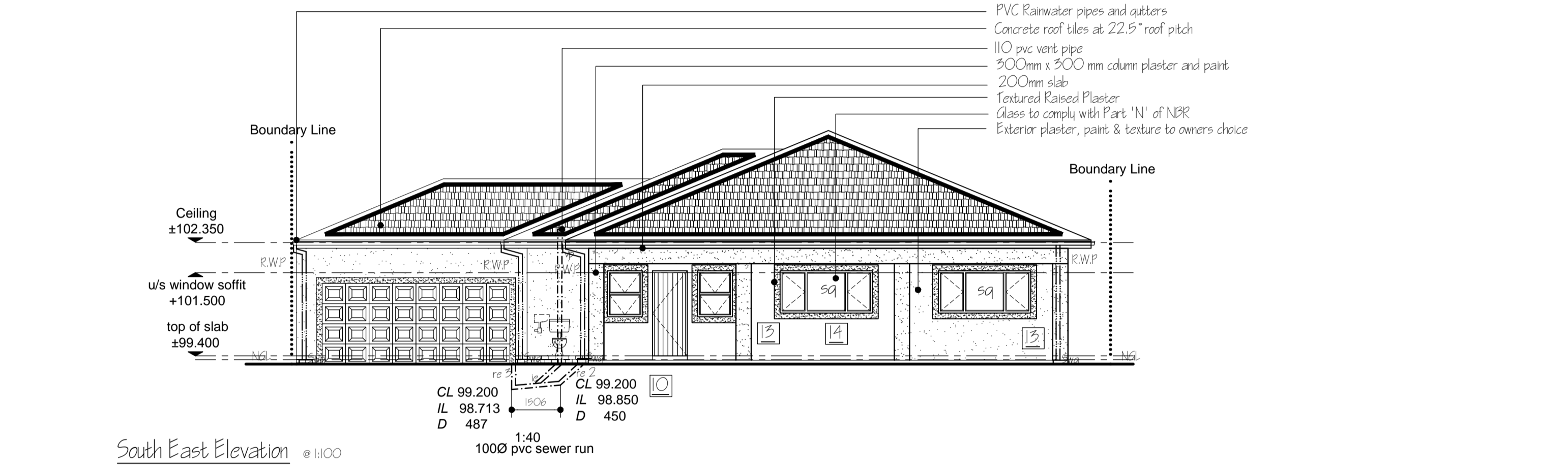
- Building Index for Proposed Alterations & Additions:**
1. Firewall to underside of roof, walls, partitions - 't5'
 2. Step up from garage into residence
 3. 1hr fire rated self closing door
 4. Garage doors to owners choice
 5. Kitchen layout to specialists design & layout
 6. Roof truss design and detailing to specialists detail & design
 7. Glass to comply with Part 'N' of NBR
 8. 100 @ pvc sewer pipe
 9. 50 @ pvc drainage pipe
 10. Drainage to connect to existing sewer run. Exact depth and location to be determined on site.
 11. Line of precast beam over
 12. Exterior landscaping layout to specialists design
 13. Brick pier cladding to owners choice
 14. Raised plaster detail treatments surrounding windows as to owners choice

NOTE: This table is to municipal specifications.

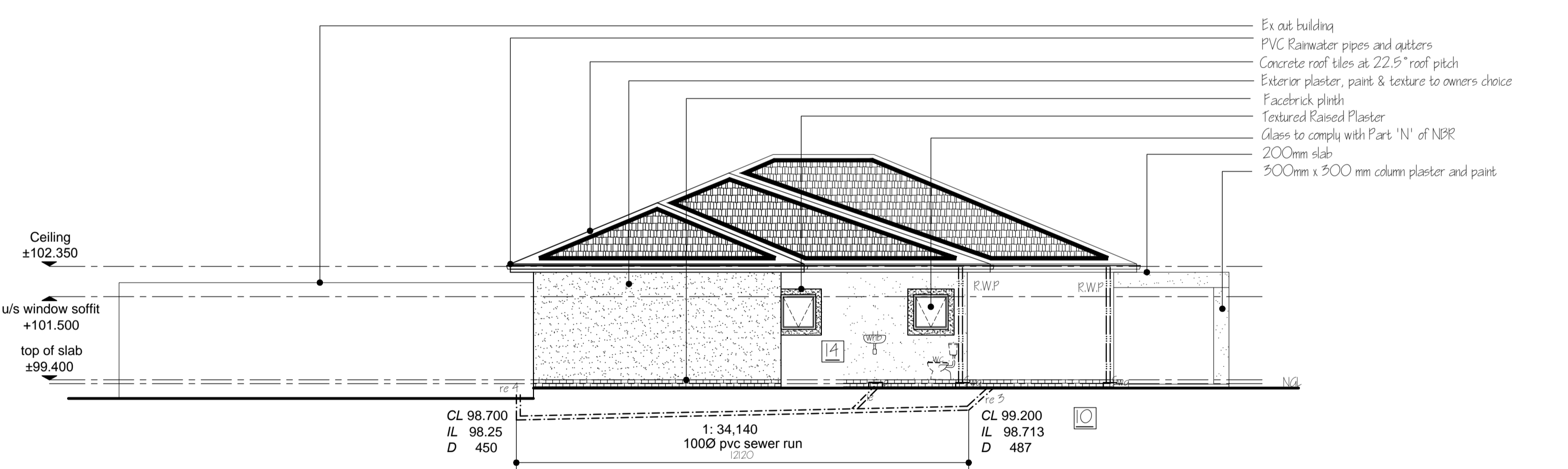
Area Schedule for Proposed Work	
Site Area	- 1012,000m ²
Permitted COV @ 40%	- 404,000 m ²
Existing COV	- 154,000 m ²
Proposed COV	- 178,000 m ²
Leftover COV for usage	- 072,000 m ²
Permitted FAR @ n/a	n/a
Existing FAR	- 152,000 m ²
Proposed FAR	- 062,000 m ²
Leftover FAR for usage	n/a
TOTAL AREA OF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



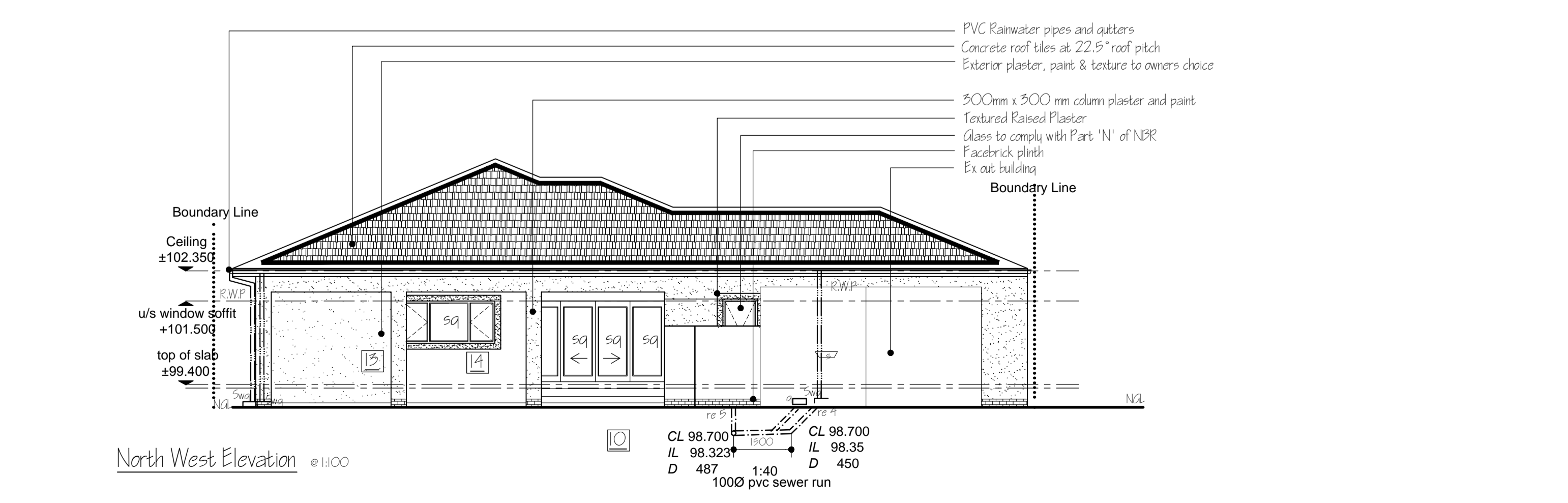
North East Elevation @ 1:100



South East Elevation @ 1:100



South West Elevation @ 1:100



North West Elevation @ 1:100

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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 2 OF 2

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Drawing Title
 SUBMISSION DRAWINGS

Client
 MR & MRS PD AND K PILLAY

Project Information
 Proposed Alterations and additions

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

Scale
 AS SHOWN

Drawing #
 02 / 02

Date
 MAY 2012

Job Ref #
 C.I.A./10020