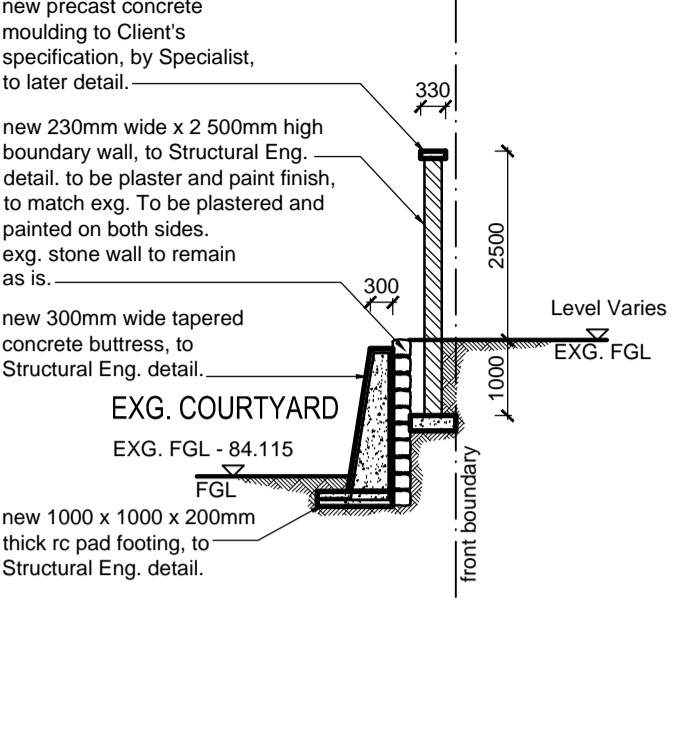
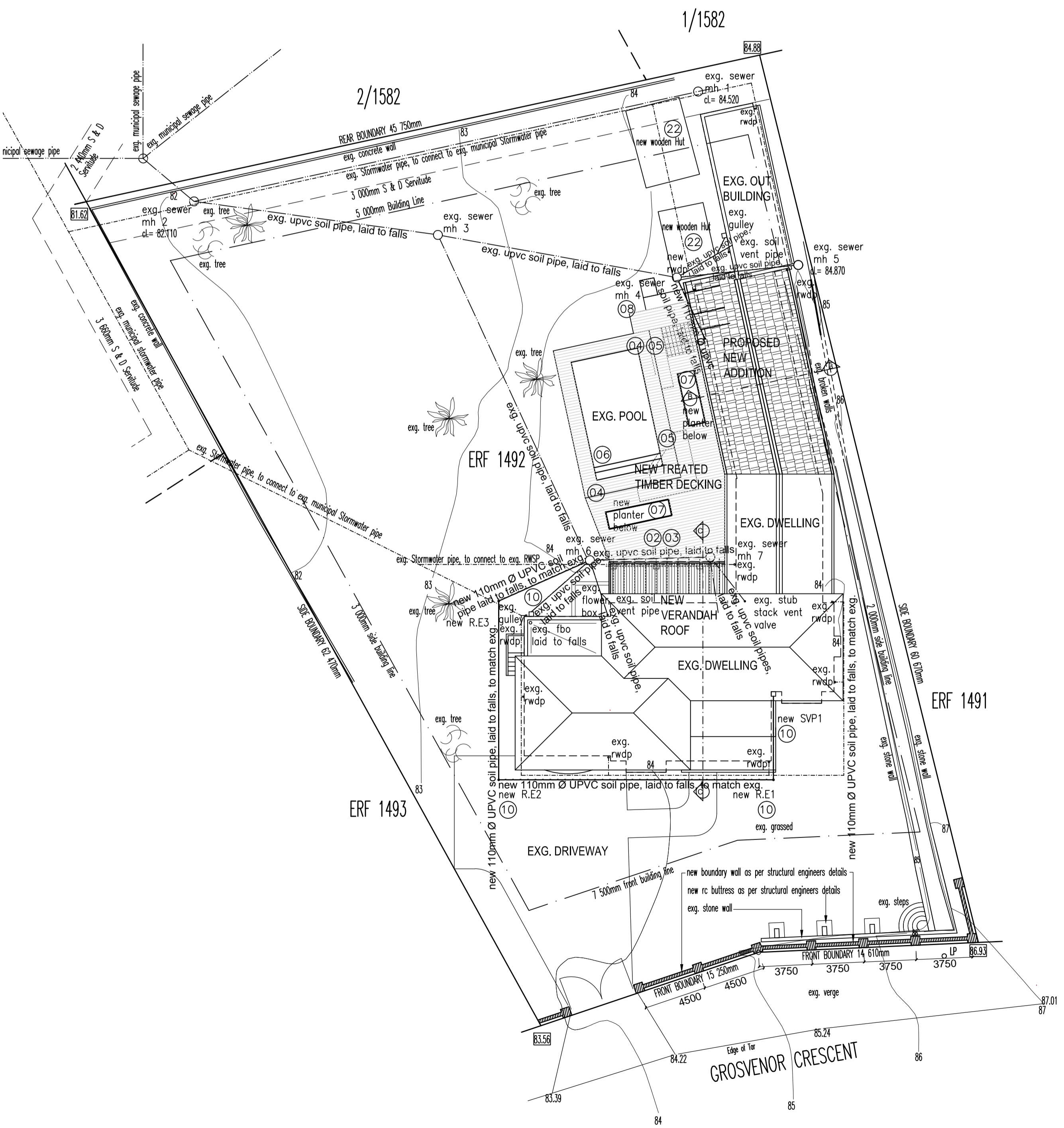


● STREET BOUNDARY WALL: EAST ELEVATION
SCALE 1 : 100



● SECTION A - A
SCALE 1 : 100



● SITE PLAN
SCALE 1 : 200

SPECIFICATION.

ALL WORK DONE UNDER THIS CONTRACT MUST COMPLY WITH THE FOLLOWING: THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977 AND SANS 10400: 2010 AS AMENDED. MARIA VIDAL ARCHITECTS CC GENERAL SPECIFICATION (AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECTS). UNLESS OTHERWISE STATED, ANY PRODUCTS SPECIFIED BY TRADE NAME ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND/OR INSTRUCTIONS.

EXCAVATIONS.

1. ALL LEVELS ARE SHOWN ON THE DRAWINGS. GENERAL EXCAVATION WORK, INCLUDING CUT AND FILL, TO BE CARRIED OUT AS PER DRAWING.
2. TRENCHES FOR FOUNDATIONS SHALL BE EXCAVATED TO FIRM NATURAL GROUND AND SHALL BE TO ENGINEER'S APPROVAL.
3. TO THE FULL EXTENT OF THE AREA OF NEW BUILDING WORK, REMOVE TOP SOIL TO A MAXIMUM DEPTH OF 300mm AS REQUIRED AND SET ASIDE FOR LATER USE.
4. TRENCHES FOR ALL PIPES, DRAINS, CABLES, ETC.M SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 450mm BELOW FINISHED GROUND LEVELS.

FOUNDATIONS.

5. STRIP FOOTINGS, PILING AND GROUND BEAMS SHALL BE TO ENGINEER'S DETAIL.

FLOORS.

6. FILLING UNDER CONCRETE SURFACE BEDS AND/OR PAVING SHALL CONSIST OF EARTH, SAND OR OTHER ACCEPTABLE MATERIAL FREE OF CLAY AND ORGANIC MATTER, WELL RAMMED AND WATERED IN LAYERS OF NOT MORE THAN 300mm TO ENGINEER'S SPECIFICATION.
7. ANT POISONING & SOIL POISONING OF SUB-SURFACE BED FILL SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND SHALL BE GUARANTEED FOR 10 YEARS.
8. CONCRETE FOR SURFACE BEDS & SLABS SHALL BE TO ENGINEER'S DETAIL AND SHALL BE WOOD/LOADED/POWER/FLATED WHERE APPLICABLE TO TAKE SPECIFIED FINISH. SURFACE BEDS SHALL BE STEPPED DOWN AT THRESHOLDS AND LAID ON GUNPLAS USB GREEN SABS SHEETING, LAID IN THE WIDEST PRACTICAL WIDTHS, TURNED UP AND DRESSED INTO EXTERNAL WALLS, UNDER BRICKGRIP DPC.

COLUMNS AND RING BEAMS.

9. STRUCTURAL COLUMNS AND RING BEAMS SHALL BE TO ENGINEER'S DETAIL.

WALLS.

10. RETAINING WALLS AND THE ASSOCIATED WATERPROOFING SHALL BE TO ENGINEER'S DETAIL AND SPECIFICATION.
11. EMBOSSED 375 micron BRICKGRIP DPC SHALL BE PLACED IN ALL WALLS AT A MINIMUM HEIGHT OF 150mm ABOVE GROUND LEVEL AND UNDER WINDOW CILLS, LAID TO FULL WIDTH AND LAPPED AT ENDS, ANGLES AND JUNCTIONS BY A MINIMUM OF 100mm.
12. ALL BRICKWORK SHALL BE PLUMB AND TRUE, CORRECTLY BONDED AND AT LEAST 230mm EXTERNAL AND 115mm INTERNAL WALLS.
13. ROOF TIMBERING SHALL BE SECURELY ANCHORED TO SUPPORTING WALLS WITH GALVANISED HOOP IRON AND/OR 4mm GALVANISED WIRE TIES CAST INTO R.C. RING BEAM TO ENGINEER'S DETAIL.
14. BRICK COURSE RESTING ON DPC TO SURFACE BED TO BE RAKED AT EVERY FIFTH PERPENDICULAR/VERTICAL COURSE. INTERNAL SKIN TO BE TIED WITH BRICKFORCE TO IMPERIAL EXTERNAL SKIN EVERY THIRD COURSE. ABOVE PLINTH LEVEL WIRE TIES TO BE USED TO CAVITY WALLS.
15. BRICKFORCE AND WIRE TIES TO WALLS TO BE MINIMUM GRADE 2 COATED GALVANIZED, TO ENGINEER'S DETAIL.

ROOFS.

16. PRINCIPLE RAFTERS, TIE BEAMS, AND GIRDERS SHALL BE TO SPECIALIST'S DETAIL. SHALL BEAR THE SABS MARK AND SHALL BE MADE FROM MINIMUM V6 STRUCTURAL TIMBER. ROOF CONSTRUCTION SHALL HAVE ADEQUATE CROSS-BRACING AND SHALL BEAR ON 114mmx38mm WALLPLATES TO ENGINEER'S DETAIL.
17. RAFTERS SHALL BE SPACED AT MAXIMUM 760mm CENTRES. BATTENS SHALL BE 38mm x 38mm AT MAXIMUM 320mm CENTRES, PLACED ON SIALATION OR EQUAL AND APPROVED.
18. CONCEALED ROOF TRUSSES TO BE GANG NAILED. EXPOSED LAMINATED BEAMS TO BE BOLTED TO ENGINEER'S DETAIL AND ARCHITECT'S APPROVAL.
19. ROOF TILES SHALL BE MARSEILLE ROOF TILES TO MATCH EXISTING AND SHALL BE FIXED IN ACCORDANCE TO MANUFACTURERS SPECIFICATION.
20. TRUSSES TO BE DESIGNED & CERTIFIED BY PR. ENGINEER.

CEILING.

21. 9.5mm FLUSHPLASTERED GYPSUM PLASTERBOARD FIXED TO UNDERSIDE OF ROOF STRUCTURE, AT MAXIMUM 500mm CRS.

PLASTERING.

22. INTERNAL 1 CT. PLASTER SHALL BE 4 PARTS SAND & 1 PART CEMENT STEEL/FOATED.

PAINTING.

23. ALL PAINTS, STAINDS VARNISHES, ETC. SHALL BE OF AN APPROVED MANUFACTURE AND BE USED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
24. GOOD QUALITY PAINT, SUFFICIENT TO COVER, SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND AS PER THE FINISHING SCHEDULE

SCHEDULE OF AREAS (sq. metres).

AREA OF SITE	2234 sqm.
PERMITTED F.A.R. 0.8	1787.2 sqm.
PERMITTED COVERAGE 40%	893.6 sqm.
EXISTING COVERAGE	333.15 sqm.
EXISTING F.A.R. (ground floor)	329.15 sqm.
EXISTING F.A.R. (first floor)	170.12 sqm.
PROPOSED NEW COVERAGE	25.6 sqm.
PROPOSED NEW F.A.R. (ground floor)	25.6 sqm.
TOTAL NEW COVERAGE	358.75 sqm.
TOTAL NEW F.A.R.	524.87 sqm.
EXISTING POOL	40.6 sqm.
EXISTING VERANDAH (ground floor)	21.82 sqm.
EXISTING BALCONY (first floor)	4 sqm.

GENERAL NOTE:

- BOUNDARY BEACONS TO BE EXPOSED PRIOR TO COMMENCEMENT OF WORK.
- SOIL POISONING CERTIFICATE TO BE ISSUED ON COMPLETION.
- ENGINEER'S DETAILS TO BE PROVIDED PRIOR TO COMMENCEMENT OF WORK.
- STORMWATER TO ENGINEER'S SPECIFICATION.
- ALL POOL DETAILS BY SPECIALIST.

WINDOWS/DOORS.

25. DOORS TO BE MADE FROM HARDWOOD TIMBER TO ARCHITECT'S APPROVAL AND SHALL BE OTHERWISE IN ACCORDANCE WITH THE DOOR SCHEDULE.
26. WINDOWS TO BE MADE FROM HARDWOOD TIMBER TO ARCHITECT'S APPROVAL AND SHALL BE OTHERWISE IN ACCORDANCE WITH THE WINDOW SCHEDULE.
27. ALL GLASS SHALL BE FREE FROM DEFECTS AND WHERE APPLICABLE, SET IN PUTTY AND SPRIGGED WHERE NECESSARY, OR FIXED IN ACCORDANCE WITH SUB-CONTRACTOR'S APPROVED FIXING SYSTEM. THE MINIMUM GLASS THICKNESS SHALL BE AS FOLLOWS:

- DOORS : 6.5mm LAMINATED SAFETY GLASS OR 6mm FOR LESS THAN 1m2.
- WINDOWS : 3mm FOR AREAS LESS THAN 0.75m2.
- 4mm FOR AREAS LESS THAN 1.5m2.
- 6mm FOR AREAS MORE THAN 1.5m2.

28. THE PANES OF ALL SAFETY GLAZING MATERIAL SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION.
29. MAXI BRICK WALL WITH GALVANISED BRICK FORCE EVERY 5 COURSES TO DOOR/WINDOW HEAD HEIGHT THERE AFTER EVERY COURSE TO WALL PLATE HEIGHT. METAL WALL TIES TO BE MIN. 750g/m² THICK.

LINTELS

30. ALL LINTELS ABOVE OPENINGS AS PER DOOR AND WINDOW SCHEDULE.

PLUMBING.

31. DRAINS SHALL BE LAID STRICTLY IN ACCORDANCE WITH THE DRAWINGS, REQUIREMENTS OF THE LOCAL AUTHORITY AND PART P 2.2(2)(a) OF THE NATIONAL BUILDING REGULATIONS. THE HEAD OF THE DRAIN SHALL BE A MINIMUM OF 450mm BELOW F.G.L. AND/OR N.G.L., AT ITS HEAD AND SHALL OTHERWISE BE IN ACCORDANCE WITH THE LEVELS SHOWN ON THE DRAWINGS.
32. WATER RETICULATION SHALL BE 18mm/3/4tr inch CLASS 0 CAPILLARY TYPE COPPER TUBING OR EQUAL AND APPROVED TO ARCHITECT'S APPROVAL.
33. STANDARD PRECAST CONCRETE INSPECTION EYE COVERS SHALL BE PROVIDED OVER ALL C.E./S./I.'S.
34. WASTE AND SOIL PIPES SHALL BE STRICTLY IN ACCORDANCE WITH THE N.B.R.'S & AS PER THE ARCHITECT'S DRAWINGS, AS FOLLOWS:
WASTE TO WB : 32mm
WASTE TO SW : 40mm
SOIL : 100mm.
35. GEYSERS SHALL BE THE FOLLOWING: HORIZONTALLY MOUNTED KWIKOT ECONOFLO DUAL MARK 2 200 LITRE GEYSER.
ALL GEYSERS TO BE SUPPLIED WITH DRIP TRAYS.
36. SOAK AWAYS AND SEPTIC TANKS, AS PER LOCAL AUTHORITIES AS PER ENGINEER'S DETAILS.

ELECTRICAL.

37. ALL ELECTRICAL INSTALLATIONS SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH S.A.B.S. 0142 : THE WIRING OF PREMISES, PART V OF THE NATIONAL BUILDING REGULATIONS AND AS PER THE ARCHITECT'S DRAWING.
38. SWITCH AND PLUG COVERS SHALL BE FROM THE LUMEX RANGE UNLESS OTHERWISE SHOWN.
39. UNLESS OTHERWISE SHOWN, ALL PLUGS SHALL BE BUILT IN AT 200mm ABOVE F.F.L. TO THE CENTRE-LINE OF THE COVER PLATE. UNLESS OTHERWISE SHOWN, ALL LIGHT SWITCHES SHALL BE BUILT IN AT 900mm ABOVE F.F.L. TO THE CENTRE-LINE OF THE COVER PLATE.

GENERAL

40. SWIMMING POOL SURROUND SHALL BE TILES AS SHOWN, TO ARCHITECT'S DETAIL.
41. INTERNAL HANDRAILS SHALL BE HARDWOOD AS SHOWN, TO ARCHITECT'S DETAIL.
EXTERNAL HANDRAILS SHALL BE STEEL AS SHOWN, TO ARCHITECT'S DETAIL.
42. SWIMMING POOL TO BE BY SPECIALIST TO ENGINEER'S DETAIL.
43. ALL GALVANISING TO BE HOT DIPPED.

ROOF NOTES

44. NEW GUTTERS AND DOWNPIPES, BY SPECIALIST, TO MATCH EXISTING GUTTERS AND DOWNPIPES
45. NEW GUTTERS AND DOWNPIPES, TO BE INTO EXISTING AND/OR NEW DOWNPIPE DISCHARGE.

NOTES IN RESPECT OF S. A. STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SANS 10400:2010.

GENERAL.

sanitary fixtures to be as required by the Machinery Occupational Safety Act (act 6 of 1983).

all underground ducts, pipes & vents to be adequately sealed against methane seepage.

all slabs, foundations & structural steel to engineer's details.

premises to be rendered rodent proof in accordance with N.B.R.

PART D : PUBLIC SAFETY.

all Public Safety to comply with SANS 10400-D:2011

all balustrading to be minimum 1000mm high and to comply with Annex D1

all swimming pools and swimming baths to comply with Annex D4

PART M : STAIRWAYS.

dimensions of stairways to comply with MM2.

all treads to be minimum 250mm wide & risers to be maximum 200mm high.

PART N : GLAZING.

all glazing to comply with part SANS 10400-N:2010, as follows:

doors: min 6mm laminated annealed safety glass

windows: 3mm monolithic annealed for areas less than 0.75 sqm.
4mm monolithic annealed for areas less than 1.5 sqm.
6mm laminated annealed safety glazing for areas more than 1.5 sqm.

PART O : LIGHTING & VENTILATION.

all lighting & ventilation to comply with SANS 10400-O: 2011 and Annex A

part O1 Lighting & Ventilation Requirement and Part O2 Special Provision of Natural Lighting as well as Part O7 Fire Requirements.

ELECTRICAL.

all electrical installations shall be carried out strictly in accordance with the latest edition of:

SABS 0142 : code of practice for the wiring of premises ;

SABS 0114 : code of practice for interior artificial lighting SANS 10400-Q:2011

SABS 0400 : emergency lighting ;

the Municipality by-laws & special requirements of the local supply authority ;

Telkom : regulations of the Department of Posts and Telecommunications ;

the Occupational Health & Safety Act No. 85 of 1993 ;

Regulations of the Local Gas Board.

PART T : FIRE PROTECTION.

all fire protection to comply with SANS 10400-T:2011

all openings to be protected in compliance with T: 4.10.

all ceilings to comply with T: 4.13.

all floor coverings to comply with T: 4.14.

all internal finishes to comply with T: 4.15.

all services in structural or separating elements to comply with T: 4.41.

all building materials to comply with T: 4.56.

NOTES

All work to be carried out strictly in accordance with National Building Regulations SANS 10400, OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS and Local Authority Regulations.

All dimensions are given in millimeters.

Do not scale this drawing.

All levels and dimensions to be checked on site prior to commencing work.

All Swimming Pool, Deck and External Shower positions to be determined on Site by the Architect.

The Architect accepts no responsibility for errors resulting from misinterpretation of the drawing.

Copyright over all designs and drawings shall remain the property of MARIA VIDAL ARCHITECTS and any provision to the contrary in terms of the Copyright Act No. 63 of 1965 is hereby specifically excluded.

CLIENT NAME:

CLIENT SIGNATURE:

CLIENT NAME:

CLIENT SIGNATURE:

ARCHITECT SIGNATURE:

SACAP REG. NO. :

NO.	DATE	DESCRIPTION
REVISIONS		
NOTE		
All relevant details, levels and dimensions are to be checked on site prior to commencement of work. Any discrepancies to be brought to the attention of the architect immediately.		
PROJECT		
DEVIATION TO APPROVED PLAN NO. C/129 04 13 FOR PROPOSED ADDITIONS AND ALTERATIONS FOR MR RICHARD HYATT ON ERF 1492, 9 GROSVENOR CRESCENT, DURBAN NORTH		
DRAWING TITLE		
SITE PLAN, STREET BOUNDARY WALL: EAST ELEVATION AND SECTION A-A.		
PHASE		
SUBMISSION DRAWINGS		
SCALE	1:100	DATE
		MAY 2013
DRAWN	LB	CHECKED BY
		M.J.V.
DATE OF PRINT	22/05/2013	
PROJECT NUMBER	075-12	
DRAWING NUMBER	LA 100	REV. *

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