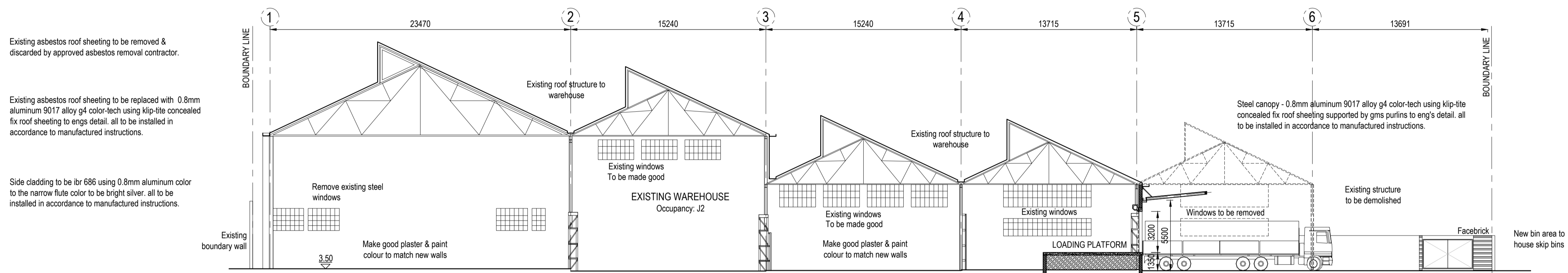


SOUTH WEST ELEVATION
1:200



SECTION DD
1:200

CONSTRUCTION NOTES (where applicable)

- ROOF**
1. New steel roof rafters to eng's detail and fixing.
 2. Install 0.8mm Aluminium 9017 Alloy G4 Color-Tech using Klip-tite concealed fix roof sheeting. All to be installed in accordance to manufacturer's instructions.
 3. Steel canopy over loading area, structure acc. to Eng's detail.
 4. All rainwater goods, fascias to be fibrecement or aluminium.
 5. Ceiling to be 9mm gypsum board and painted with shadow line cornices
 6. All flashing & waterproofing to be guaranteed for 10years.
 7. Roof covering and waterproofing systems to comply with requirements in 4.2 of Part L: Roofs, SANS 10400
 8. Drainage and waterproofing of the flat reinforced concrete roofs to comply with the requirements in 4.3 of Part L: Roofs, SANS 10400
 9. Fix existing steel frames and rafters as per ENGINEERS details.
 10. Office block - Gutters - 125x85mm seamless aluminium O.G. pre-painted. 100x75mm aluminium r.w downpipe. 200x20 fibre cement fascia board.
 11. To comply with Part L - Roofs - SANS10400

- WALLS**
1. 280mm cavity brickwall of Imperial NFP/NFX clay bricks in class II mortar made of 2 half brick skins including wire ties. The structural design & stability of the walls to be designed by Pr.Eng.
 2. The resistance of external walls to water penetration to comply with 4.5 of Part K: Walls, SANS 10400
 3. The construction of walls to comply with requirements of 4.6 of Part K: Walls, SANS 10400
 4. Two courses of brickwork to be reinforced in with brickforce. Solid cement mortar joint below wallplate level, above window head level and below window sill level.
 5. All plasterwork to be smooth plaster and painted unless otherwise specified
 6. Galvanised wire ties to be built into all 230mm cavity walls at 800 centres horizontally and every 6th course vertically.
 7. Gundie "brickgrip" dpc's to be provided over all slabs, under eills, parapet walls and elsewhere as required by the local authority and in accordance with nbr and window system
 8. Waterproofing of shower base & walls to comply with Part L: Fig A.11, SANS10400
 10. All brickwork below ground level to be bricks recommended for the purpose by the manufacturer.
 11. All walls to have coping with drip fall away from face with drip mould on soffit.

- WINDOWS AND DOORS**
1. Aluminium and Glass must comply with NBR as well as A.A.A.M.S.A. and its bodies. Safety glass to windows and doors to comply with part N of SANS 10400
 2. All windows and doors to be natural anodised charcoal grey aluminium with tinted 6.38mm PVB laminated glazing.
 3. Waterproofing underneath Aluminium door frames to comply with Figure A.9 of Part L: Roofs, SANS 10400
 4. External eills to be glazed with drip (250 micron DPC under)
 7. All glazing to bathrooms and toilets to be obscure glass.
 8. All window heads to have drip grooves.
 9. All windows to be taped for protection. All alum. windows to be sealed around the edges with Polysulphide sealant.
- SURFACE BEDS**
1. Surface beds to be reinforced concrete on well rammed poisoned soil as per Pr.Eng's design & spec.
- SUSPENDED FLOORS, BEAMS & R/CONCRETE**
1. To be built in accordance with Pr.Eng's design & specification, to be under his supervision.

- SITING AND EXCAVATION**
1. All boundary beacons are to be flagged by a registered Professional Land Surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
 2. Contractor is to check all dimensions and levels before commencing work and report any discrepancies to Architect.
 3. Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with local authority inspector before commencing work.
 4. All foundations to be taken to hard virgin ground. No backfilling over excavated areas will be permitted. Foundation depths to be determined on site. All foundations to Pr.Eng's design and spec.
 5. All foundations reinforced and compacted hardcore to 99% modashto.
- DRAINAGE**
1. The contractor is required to ensure that he installs necessary stormwater and/or sewer connections before drainage work commences. It is thereafter the contractor's responsibility to ensure adequate falls to these connections.
 2. The contractor is responsible that stormwater damage to the work in progress or the neighbouring properties does not occur during construction and the surface water drainage is adequate.
 3. All sanitary fittings to be trapped and/or vented to local authority requirements.

- DRAINAGE NOTES CONTD....**
4. All bends and junctions in drains to be provided with inspection eyes at 25mm centres.
 5. Adequate access panels to be fitted in all ducts over inspection eyes.
 6. To comply with requirements in 4.3 & 4.9.1 in Part P SANS 10400.
- PLUMBING**
1. IEs to be provided at all bends & junctions to all soil & waste pipes
 2. All soil pipes to be 100mm pvc, to be encased in conc. if less than 450mm cover, min fall 100mm dia-1:50 and max fall 150mm dia - 1:80
 3. Waste pipes & vents to be 50dia.pvc
 4. Soil pipes & vents to be 100dia, pvc
 5. All traps to be p-traps
 6. Soil vent pipes to be fitted with 2-way vent valves
 7. Rodding eyes to be provided at all junctions & direction changes.
 8. The design of the drainage installation is to comply with Part P of the NBR and any requirements of the Local Authority and to be installed by a Registered Plumber.
 9. Existing sewer line to be checked and made good.

- ELECTRICAL**
1. Contractor & Electrician to refer to Electrical Layout & specifications by Pr. Eng.
 2. All electrical work to be carried out by registered Electrician.
 3. All products and material to comply with NBR.
- DRIVEWAY**
1. Layerwork specification & falls as detailed by Engineer.
- BOUNDARY WALLS**
1. No part of boundary walls or their foundations are to project beyond the property boundaries.
- WATERPROOFING**
- FLAT ROOF SLABS:**
- One layer "Derbigum" SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface to falls and crossfalls by "torch-fusion" including protection of 50mm thick layer clean 19-25mm crushed stone (larger stones around outlets) on Interdek separation layer. Top of parapet to receive 2 coats of bituminous aluminium paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten-year guarantee.

- WATERPROOFING NOTES CONTD....**
- RETAINING WALLS:**
- One layer "Derbigum" CG4 waterproofing membrane fully sealed by the torch-on fusion process, all in accordance with the manufacturer's recommendations, to a ten year written guarantee including all turn-ups, turn-downs, dressing, labours, etc.
- SHOWERS:**
- Apply "Sika Cemflex" waterproofing membrane in accordance with the manufacturer's recommendations on all shower floors and walls
- RETAINING WALLS**
1. To be built in accordance with Pr.Eng's design and specification.
 2. Vertical tanking behind all ret. walls to be gundie 'hyperelastic' 500 micron membrane installed under manufacturer's supervision.
 3. All ret. walls to be provided with agricultural drain behind and below slab level, graded to fall to surface water disposal system.
- SITE OPERATIONS**
1. Sanitary facilities to comply with requirements of Part F: 4.2.
 2. Protection against subterranean termite activity to comply with requirements of Part F: 4.3
 3. Site operations must comply with requirements of Part F, SANS 10400

- PART J - FLOORS**
1. To comply with the requirements of 4.1.a,b,c
- PART M - STAIRWAYS**
1. Dimensions of stairways to comply
 2. All balustrading to comply
 3. Stairways forming part of escape route to comply with Part T
- PART N - GLAZING**
1. All glazing to comply. Safety glass to be 6.38 PVB laminated glass
- PART O - LIGHTING & VENTILATION**
1. Artificial lighting to be in accordance with the relevant recommendations contained in SANS 10114-1
 2. All habitable rooms min.350 lux, toilets min.160 lux.
 3. Artificial ventilation to connect to back-up power.
 4. Toilets to be mechanically ventilated by extraction to external at rate 20L/sec/fitment.
 5. Fresh air to be supplied at rate 7.51/s/p & to be uniformly distributed throughout habitable areas. max air velocity of 0.5m/s

6. Stairways forming part of escape routes to comply with Part T .
 7. Polycarbonate translucent sheeting to have 80% transmission rate
 8. To comply with the requirements of Part 4.3
- GENERAL NOTES**
1. REFUSE AREA to be constructed & provided with hose, bibtap and sump where applicable.
 2. The attention of the OWNER is drawn to the fact that changes to the plan and/or specifications after official approval are likely to invalidate that approval.
 3. The owner is responsible for all local authority expenses.
 4. Signage under separate application.
 5. Soil stability according to the **GEO TECH ENGINEER REPORT**
 6. All **STRUCTURAL** work, both new and where existing work need to be demolished, to be according to the **STRUCTURAL ENGINEERS** design and supervision.
 7. **FIRE SAFETY** according to the **FIRE ENGINEERS** report.
 8. **STORM and WASTE WATER** to the stormwater and wastewater **MANAGEMENT PLAN** by **ENGINEER**.
 9. All work to match the existing, as shown on plan.
 10. All **LEVELS** and **DIMENSIONS** to be checked on site by contractor before commencing with work. No dimensions to be scaled.
 11. Any discrepancies to be reverted to the **ARCHITECT**.
 12. On site dimensions to be **MEASURED** and **CHECKED** before fabrication of any fitted item.
 13. All work to be done in accordance with the **NATIONAL BUILDING REGULATIONS** and the **LOCAL AUTHORITIES** by-laws.
- PART T - FIRE PROTECTION**
1. **OCCUPANCY CLASSIFICATIONS : J2 - MODERATE RISK STORAGE**
 2. **Fire Stability of Structural Elements and/or Components to comply with T4.7 of SANS 10400:2011.**
 3. **Provision of Escape Routes to comply with T4.16 of SANS 10400:2011.**
 4. **Stairways to comply with T4.23 of SANS 10400:2011.**
 5. **Fire Signage to comply with T4.29 and T4.32 of SANS 10400:2011.**
 6. **Water Reticulation for Fire-Fighting Purposes to comply with T4.33 & WW 5 of SANS 10400:2011.**
 7. **Sprinkler system to comply with T4.36 of SANS 10400:2011 and SANS 10287**
 8. **Fire Hose Reels to comply with T4.34 of SANS 10400:2011.**
 9. **Fire Hydrants to comply with T4.35 of SANS 10400:2011.**

- FIRE NOTES CONTD....**
10. **Fire Extinguishers to comply with T4.37 of SANS 10400:2011.**
 11. **Access for Fire Fighting and Rescue Purposes to comply with T4.54 of SANS 10400:2011.**
 12. **Smoke ventilation systems as per Rational fire design.**
 13. **Fire alarm and detection system to comply with T4.31.**
 14. **See Rational fire safety design report.**
- ENERGY EFFICIENCY - IN OFFICES - G1**
1. To comply with requirements of SANS10400-XA:2011 & SANS204 where applicable.
 2. All hot water service pipes shall be clad with insulation with a minimum of 1 R-value.
 3. Hot/Cold service pipes shall be insulated with Isover Snap-on pipe sections of diameter 35mm and wall thickness 35mm ensuring that all the joints are well butted together, secured to the pipe by straps at 450mm centres with bands not more than 50mm from the end of each section. Bends to be insulated with carefully mitred sections of Isover Snap-on-Pipe sections fitted closely to the pipe and suitably strapped into position. Insulation must comply with SANS 10400XA & SANS 204
 4. Install 50mm thick foil faced, non-combustible, lightweight, glasswool Geyser blanket around the geyser or hot water cylinder. Seal the edges with binding tape. Using 15mm x 20mm Snap-on Pipe insulation; insulate 2m of the incoming cold water pipe and all outgoing hot water pipes. Installation strictly in accordance with Manufacturer's installation methodology. Insulation must comply with SANS 10400XA & SANS 204
 5. Flat Concrete Roof Slab insulation: Under soffit: Install "Sagex EPS" (15kg/m³ density & K-value-0.038W/mK) 1200mm long x 2400mm wide x 70mm thick rigid expanded polystyrene. Fix the boards to the concrete soffit using insulation fixings with washers. Fixing spacing & installation according to be Manufacturer's methodology.
 6. 280mm cavity brickwall of Imperial NFP/NFX clay bricks in class II mortar made of 2 half brick skins including wire ties. The structural design & stability of the walls to be designed by Pr.Eng.
 7. Geyser to be connected to Heat pump for hot water supply. Heat pump specification to be done by specialist. Heating system shall comply with SANS 204.
 8. Total Fenestration area is below 15% to the nett floor area of Office block that complies with the minimum energy performance requirements as per SANS XA

| no. | date | details | checked | approved |
|--|---------|---|---------|----------|
| Revisions | | | | |
| Client | | | | |
| 296 SYDNEY ROAD SHAREBLOCK (PTY) LTD | | | | |
| Owner's Signature: | | | | |
| Owner's Contact Details: (031) 5397279 | | | | |
| Project Description: | | | | |
| PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING WAREHOUSE AND OFFICE BLOCK 296 SYDNEY ROAD ERF 8227 DURBAN | | | | |
| Drawing Title: | | | | |
| ELEVATION & SECTION | | | | |
| Date | Scale | Project Ref. No. | | |
| MARCH 2014 | 1 : 200 | AA 03-12 | | |
| Dwg. Type | Drawn | Checked | | |
| SUBMISSION DRAWING (SAHRIS) | P.C | P.C | | |
| | | P. CUNNOOSAUMI MIArchKZ-NIAPrArch SACAP No. PrArch 20655 | | |
| P.O. Box 463 Linkhills 3652 (t) 031 776 3231 (c) 083 718 9081 (f) 086 231 1882 (e) africoarch@mweb.co.za | | | | |
| Drawing number | | | | Rev. No. |
| SD 03 | | | | 0 |