

**SPECIFICATION**  
 ALL WORK DONE UNDER THIS CONTRACT MUST COMPLY WITH THE FOLLOWING :  
 THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT No. 193 OF 1997 AND SANS 10400 AS AMENDED.  
 JUSTIN CARAMANUS ARCHITECTS GENERAL SPECIFICATION (AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT) AND THE MODEL PREAMBLES FOR TRADES (1997 EDITION) AS RECOMMENDED BY THE ASSOCIATION OF QUANTITY SURVEYORS UNLESS OTHERWISE STATED, ANY PRODUCTS SPECIFIED BY TRADE NAME ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND / OR INSTRUCTIONS.

- EXCAVATIONS / SITE WORKS:**
- ALL LEVELS ARE SHOWN ON THE DRAWINGS. GENERAL EXCAVATION WORK INCLUDING CUT AND FILL TO BE CARRIED OUT AS PER DRAWING.
  - TRENCHES FOR FOUNDATIONS SHALL BE EXCAVATED TO FIRM NATURAL GROUND AND SHALL BE A MINIMUM OF 600mm DEEP BELOW NGL.
  - TOP SOIL TO BE REMOVED TO A DEPTH OF 300mm AND SET ASIDE FOR REUSE IN LANDSCAPED AREA AT COMPLETION.
  - TRENCHES FOR ALL PIPES, DRAINS, CABLES, ETC. SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 450mm BELOW FINISHED GROUND LEVEL.
  - CONC ON LAYERWORKS TO PR ENGINEER'S DETAIL.
  - RETICULATED STORM WATER MANAGEMENT SHALL BE TO PR ENGINEER DETAIL.

- FOUNDATIONS - TO COMPLY WITH PART H:**
- REINFORCED CONCRETE FOOTINGS AND STUB COLUMNS SHALL BE TO PR ENGINEER DETAIL.

- FLOORS - TO COMPLY WITH PART J:**
- FILLING UNDER CONCRETE SURFACE BEDS, WHERE APPLICABLE, AND/ OR PAVING SHALL CONSIST OF EARTH, SAND OR OTHER ACCEPTABLE MATERIAL FREE OF ORGANIC MATTER, WELL RAMMED AND WATERED IN LAYERS OF NOT MORE THAN 300mm TO PR ENGINEER'S SPECIFICATIONS.
  - ANT POISONING OF SUB-SURFACE BED FILL SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCAL AUTHORITY AND SHALL BE GUARANTEED FOR 10 YEARS. WRITTEN GUARANTEE IS TO BE PROVIDED PRIOR TO APPLICATION FOR LOCAL AUTHORITY APPROVAL.
  - SURFACE BED SHALL BE TO PR ENGINEER'S DETAIL AND SHALL BE WOODFLOATED / POWERFLOATED WHERE APPLICABLE TO TAKE SPECIFIED FINISH, STEPPED DOWN AT THRESHOLDS AND LAID OVER 20mm POLYSTYRENE SHEETING ON 250 MICRON BLACK POLYTHENE SHEETING SHALL BE LAID IN THE WIDEST PRACTICAL WIDTHS, TURNED UP AND DRESSED INTO EXTERNAL WALLS UNDER BRICKGRIP DPC.

- WALLS - TO COMPLY WITH PART K:**
- FOUNDATION WALLS SHALL BE 230mm HARD BURNT CLINKER BRICKS.
  - DRY WALLING SHALL BE 'CAPCO' oea FIRE RATED FITTED GYPSUM WITH SUPPORTING FRAMEWORK BY SPECIALIST TO PR ENGINEER DETAIL & SPECIFICATION.
  - ALL BRICKWORK SHALL BE PLUMB AND TRUE, CORRECTLY BONDED AT LEAST 230mm EXTERNAL AND 115mm INTERNAL. ALL BLOCKWORK TO BE AT LEAST 200mm EXTERNAL AND 100mm INTERNAL.
  - BOTTOM OF LOWER AIR BRICKS TO BE 4 COURSES ABOVE FINISHED FLOOR LEVEL.
  - TOP OF UPPER AIR BRICKS TO BE 2 COURSES BELOW SLAB SOFFIT LEVEL.
  - BRICKFORCE EVERY FOURTH LAYER MINIMUM.

- ROOF :**
- STRUCTURAL STEEL, CROSS BRACING AND ROOFING SUPPORT SHALL BE TO PR ENGINEER DETAIL.
  - ROOF SHEETING SHALL BE H.H. ROBERTSON oea 0.55gg CHROMADEK SHEETING. COLOUR : UNPAINTED, PROFILE : IBR, PITCH : 8deg
  - THE MINIMUM TOTAL R-VALUE of the ROOF ASSEMBLY ABOVE, for CLIMATE ZONE 5, SHALL BE 2.7 m2 per KW.
  - EXPOSED GUTTERING SHALL BE ALUMINIUM WITH RAIN WATER DOWNPIPES AND BE MINIMUM ø80MM.

- CEILING :**
- CEILING SHALL BE CAPCO oea 1200x600 SUSPENDED CEILING w EXPOSED TEES. BOARDS SHALL BE VINYL CLAD GYPSUM. PATTERN : FISURED.
  - CEILING SHALL BE CAPCO oea 9.5 FLUSHPLASTERED GYPSUM. SUPPORT WORK BY SPECIALIST TO ARCHITECTS APPROVAL - TO LATER DETAIL.

- DOORS / WINDOWS :**
- WINDOWS TO BE DESIGN & SUPPLY ITEM BY SPECIALIST & AS PER SCHEDULE. COLOUR : TO CLIENT'S LATER CHOICE.
  - FENESTRATION as % FLOOR AREA TO COMPLY WITH SANS 10400 PART XA.

- GLAZING - TO COMPLY WITH PART K:**
- WHERE APPLICABLE ALL GLAZING TO BE LAMINATED / TOUGHENED / SAFETY GLASS TO COMPLY WITH NNS PART N OF SANS 10400.
  - ALL GLASS SHALL BE FREE FROM DEFECTS AND WHERE APPLICABLE SET IN PUTTY AND SPRIGGED WHERE NECESSARY, OR FIXED IN ACCORDANCE WITH THE SUB-CONTRACTORS APPROVED FIXING SYSTEM.
  - GLASS THICKNESSES SHALL BE STRICTLY IN ACCORDANCE WITH SANS 10400 - PART N : GLAZING

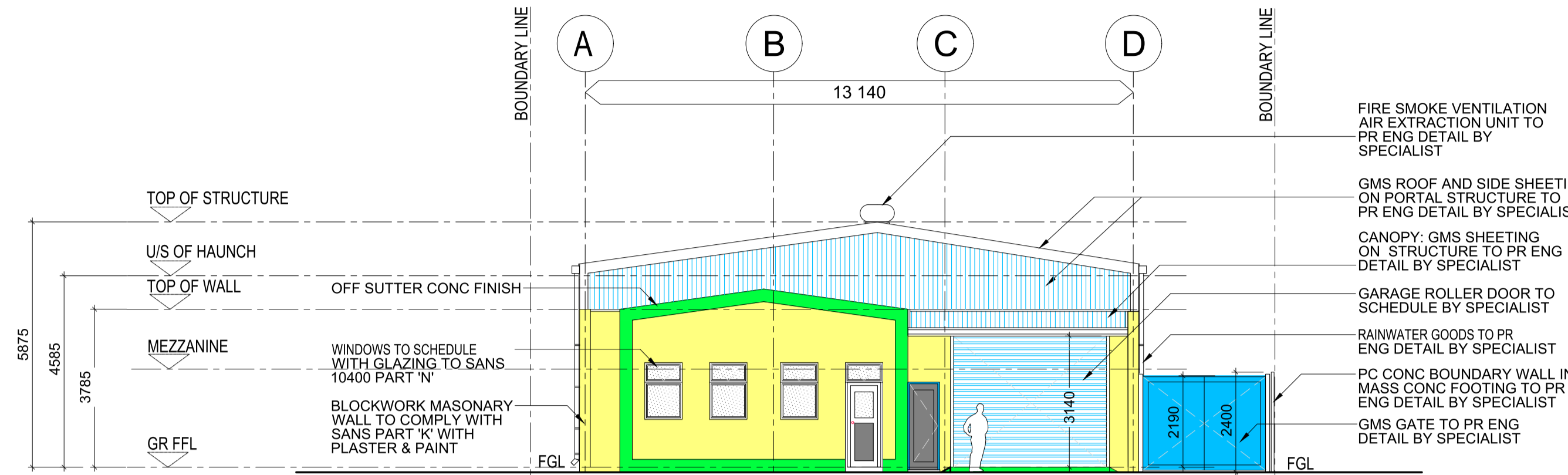
- PLASTERING :**
- INTERNAL PLASTER SHALL BE 4 PARTS SAND AND 1 PART CEMENT, STEELFLOATED.
  - EXTERNAL PLASTER SHALL BE 5 PARTS SAND AND 1 PART CEMENT, WOODFLOATED.

- PAINTING :**
- ALL PAINTS, STAINS, VARNISHES, ETC. SHALL BE OF AN APPROVED MANUFACTURER AND BE USED IN STRICT COMPLIANCE WITH THE MANUFACTURERS INSTRUCTIONS. PREPARATION OF ALL SURFACES SHALL BE IN ACCORDANCE WITH AECI DECORATIVE PAINTS SPECIFICATION MANUAL.
  - GOOD QUALITY PAINT, SUFFICIENT COVER, APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND AS PER FINISHING SCHEDULE.

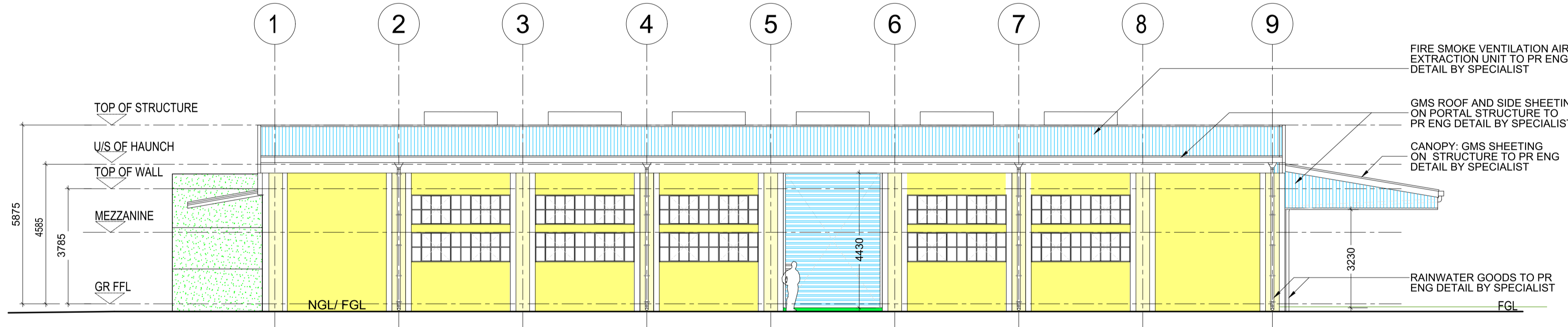
- PLUMBER :**
- DRAINS SHALL BE LAID STRICTLY IN ACCORDANCE WITH THE DRAWINGS, REQUIREMENTS OF THE LOCAL AUTHORITY AND PART P2(2)(a) OF THE NATIONAL BUILDING REGULATIONS. THE HEAD OF THE DRAIN SHALL BE A MINIMUM OF 450mm BELOW FGL AND/ OR NGL AT ITS HEAD AND SHALL OTHERWISE BE IN ACCORDANCE WITH THE LEVELS SHOWN ON THE DRAWINGS.
  - ALL PIPEWORK UNDER BUILDING SHALL BE ENCASED IN CONCRETE.
  - WATER RETICULATION SHALL BE CLASS 'O' CAPILLARY TYPE COPPER TUBING AND/OR POLYCOB TO ARCHITECTS APPROVAL. HOT WATER RETICULATION SHALL BE THOROUGHLY LAGGED AND INSULATED THROUGHOUT.
  - STANDARD PRECAST CONCRETE INSPECTION EYE COVERS SHALL BE PROVIDED OVER ALL R.E.'s / I.E.'s IN ALL PAVED AREAS.
  - WASTE AND SOIL PIPES SHALL BE STRICTLY IN ACCORDANCE WITH THE NBR'S AND AS PER DRAWING  
 WASTE TO WB / BATH : 32mm  
 WASTE TO SW : 40mm  
 SOIL : 100mm

- ELECTRICIAN :**
- ALL ELECTRICAL INSTALLATION SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH SABS 0142 - THE WIRING OF THE PREMISES - PART V OF THE NATIONAL BUILDING REGULATIONS AND AS PER DRAWING.
  - FLUSHMOUNTED DISTRIBUTION BOARDS SHALL BE PROVIDED.
  - SWITCH AND PLUG COVERS SHALL BE FROM THE 'CLIPAL' oea RANGE.
  - UNLESS OTHERWISE SHOWN, ALL PLUGS SHALL BE BUILT IN AT 300mm ABOVE FFL TO THE CENTRE LINE OF THE COVER PLATE.
  - ALL LIGHT SWITCHES SHALL BE BUILT IN AT 1100mm TO THE C/L OF THE COVER PLATE.
  - SOLVENT STORE LIGHT SWITCH TO BE FLASH AND FLAME PROOF.

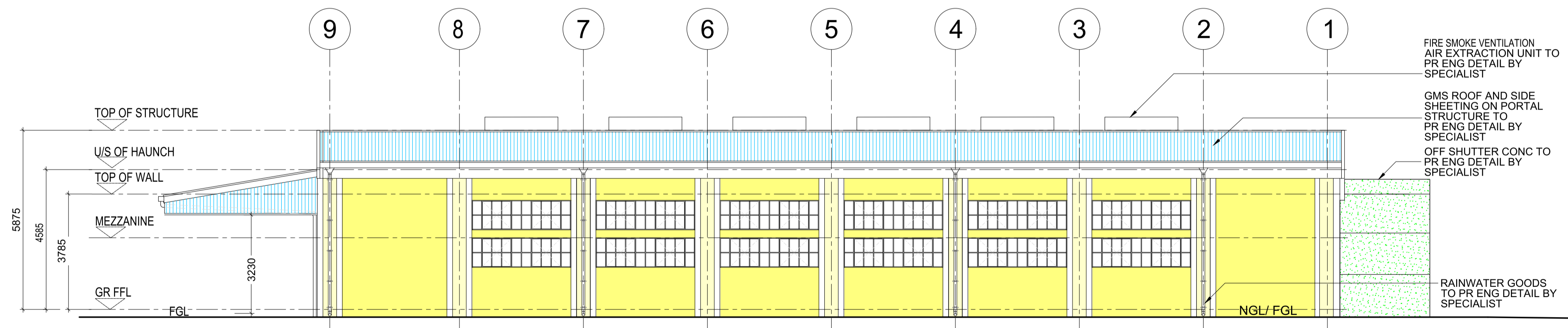
- GENERAL :**
- FENCING & GATES BY SPECIALIST.
  - EXISTING SHIPPING CONTAINER STORAGE UNITS.
  - MECHANICAL EXTRACTION / VENTILATION SHALL BE BY SPECIALIST TO MECH PR ENG DETAIL.
  - SOLVENT STORE SIGNAGE TO BE WEATHER PROOF & UV RESISTANT, FIRE HAZARD NOTICE 'DANGER' FLAMMABLE LIQUID, NO SMOKING, INGOZI - UKETSHEZI OLUVUTHA, KALULA - AKUBHENYWA.
  - GMS SUPPORT STRUCTURE TO PR ENG DETAIL.
  - ROOF SHEETING SHALL BE 'MODEK GRP' oea INDUSTRIAL SHEETING. PROFILE: IBR. COLOUR: GREY
  - 9KG DRY POWDER FIRE EXTINGUISHER COMPLETE WITH WEATHER GUARD ENCLOSED.



**SOUTH WEST ELEVATION**  
 SCALE 1:100



**SOUTH EAST ELEVATION**  
 SCALE 1:100



**NORTH WEST ELEVATION**  
 SCALE 1:100

**GENERAL NOTES**

- ALL BUILDING WORK TO COMPLY WITH NBR'S & SANS 10400.
- ALL BUILDING WORK TO COMPLY WITH THE LOCAL MUNICIPAL BY-LAWS.
- NO DIMENSIONS TO BE SCALED OFF THE DRAWING.
- WHERE APPLICABLE THE CONTRACTOR IS TO CHECK ON SITE, SIZE OF COMPONENTS TO BE MANUFACTURED PRIOR TO MANUFACTURE.

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**LEGEND**

RWP	Ø 20mm uPVC RAINWATER DOWNPIPE WITH SW SUMP
RWP	Ø 20mm uPVC RAINWATER DOWNPIPE WITH LG GREEN oea DOWNPIPE CHANNEL
SS & ASPV	Ø 100mm uPVC STUB STACK & ANTI-SYPHON VENT
SS & OVP	Ø 100mm uPVC STUB STACK & OPEN VENT
SWS	STORMWATER SUMP
RE	RODDING EYE
SS & ASPV	SEWER MANHOLE
IE	INSPECTION EYE
G	GULLY
533.10	EXIST FINISHED FLOOR LEVEL
533.10	NEW FINISHED FLOOR LEVEL
COF	CHANGE OF FINISH
LP	EXG LAMP POST
DOOR TYPE	WINDOW TYPE

Owner's Signature: *JC*  
 Rate No: 0535378098-0

Client: BALWANT (PTY) LTD  
 Property Description: ERF 54 OF DUNNS GRANT

Project: PROPOSED NEW WAREHOUSE AND OFFICES @ 285 SIRDAR ROAD, CLAIRWOOD, DURBAN  
 Drawing: SUBMISSION DRAWINGS - ELEVATIONS, SECTIONS

**JTA**  
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Drawn by: JC Date: 2023/05/01  
 Scale: AS SHOWN  
 Architect's Signature: *JC*  
 Project No: 1046 Reg No: 21141  
 Drawing No: W102 Revision: 01