1.0 GENERAL NOTES (STRUCTURE)

1.1 EXTERNAL WALLS - SMOOTH SURFACE PRECAST R.C. PANELS TO ENGINEERS DETAIL TO ENGINEERS DETAIL. FINISH AS PER ARCHITECTS SCHEDULE.

1.2 INTERNAL WALLS - SMOOTH SURFACE PRECAST R.C. PANELS TO ENGINEERS DETAIL TO ENGINEERS DETAIL. FINISH AS PER ARCHITECTS SCHEDULE.

1.3 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS, WALLS AND FOUNDATIONS TO STRUCTURAL ENGINEERS DETAIL.

1.4 MESH REINFORCED CONCRETE SURFACE BED SLAB ON PO BONED SOIL TO STRUCTURAL ENGINEERS DETAIL.

1.5 RETAINING WALLS AND FOOTING TO BE DESIGNED BY ENGINEER.

1.6 ALL STRUCTURAL STEELWORK TO STRUCTURAL ENGINEERS DETAIL.

2.0 FINISHES (VERTICAL SURFACES)

2.1 REBRI-BONDED TEXTURED PLASTER AS PER ARCHITECTS SPEC.

2.2 PAINT TO SMOOTH PLASTER AS PER ARCHITECTS SPEC.

2.3 OFF-SHUTTER CONCRETE

2.4 STONE CLADDING

2.5 TIMBER CLADDING PANELS

3.0 FINISHES (HORIZONTAL SURFACES)

3.1 screed FOR SPECIFIED FINISH.

3.2 TILES AS PER ARCHITECTS SPEC

3.3 CARPET AS PER ARCHITECTS SPEC.

3.4 TIMBER DECKING BY SPECIALIST TO ENG. DETAIL.

3.5 BRICKS GRAVEL

3.6 SOFT AND HARD LANDSCAPED SURFACE BY SPECIALIST. PAVING LAID TO FALL TO STORMWATER SYSTEM - ALL TO ENG. DETAIL.

4.0 GLAZING AND SHOPFRONTS

4.1 FIXED BUTT JOINTED SAFETY GLAZING BY SPECIALIST TO COMPLY WITH SABS AND AMSA REGULATIONS.

4.2 POWDER-COATED ALUMINIUM FRAMED SHOPFRONTS BY SPECIALIST. GLAZING TO COMPLY WITH SABS AND AMSA REGULATIONS.

4.3 WINDOWS

5.1 POWDER-COATED ALUMINIUM FRAMED WINDOWS BY SPECIALIST. CLEAR GLAZING TO COMPLY WITH SABS AND AMSA REGULATIONS.

5.2 POWDER-COATED ALUMINIUM FRAMED WINDOWS BY SPECIALIST. FACING OBSCURE GLAZING WHERE SPECIFIED TO COMPLY WITH SABS AND AMSA REGULATIONS.

5.3 SMOOTH PLASTER CILLS WITH ARRISED EDGES WITH FINISH AS PER ARCH. SPEC.

6.0 DOORS

6.1 POWDER-COATED ALUMINIUM FRAMED GLAZED HINGED DOORS BY SPECIALIST. GLAZING TO COMPLY WITH SABS AND AMSA REGULATIONS.

6.2 POWDER-COATED ALUMINIUM FRAMED GLAZED PIVOT DOORS BY SPECIALIST. GLAZING TO COMPLY WITH SABS AND AMSA REGULATIONS.

6.3 POWDER-COATED ALUMINIUM FRAMED GLAZED SLIDING FOLDING DOORS BY SPECIALIST. GLAZING TO COMPLY WITH SABS AND AMSA REGULATIONS.

6.4 SEMI-SOLID VENEERED FLUSH PANEL DOORS HUNG ON MERANTI FRAMES.

6.5 SOLID TIMBER PIVOT DOOR HUNG ON MERANTI FRAMES

6.6 SEMI-SOLID VENEERED FLUSH PANEL SLIDING DOORS ON TRACK BY SPECIALIST.

6.7 AUTOMATED TILT UP GARAGE DOORS BY SPECIALIST.

7.0 BALUSTRADING

7.1 PAINTED GALV. STEEL BALUSTRADING WITH STAINLESS STEEL HANDRAIL TO ARCH AND ENG. DETAIL BY SPECIALIST. TO COMPLY WITH SABS AND NBR.

7.2 PAINTED GALV. STEEL BALUSTRADING WITH PLASTERED AND PAINTED BRICK PANELS AND STAINLESS STEEL HANDRAIL TO ARCH. AND ENG. DETAIL BY SPECIALIST. TO COMPLY WITH SABS AND NBR.

8.0 SUN CONTROL

8.1 ANGLED ALUMINIUM LOUVRES TO DETAIL BY SPECIALIST.

8.2 HORIZONTAL TIMBER SCREEN TO DETAIL BY SPECIALIST.

9.0 SOFFITS AND CEILINGS

9.1 SMOOTH OFF-SHUTTER CONCRETE SOFFIT.

9.2 PAINT TO OFF-SHUTTER CONCRETE SOFFIT.

9.3 GYPSUM PLASTERBOARD CEILING SKIMMED SMOOTH AND PAINTED. WITH SHADOW LINE TRIM TO PERIMETER.

9.4 GYPSUM PLASTERBOARD SLUSHEADS SKIMMED SMOOTH AND PAINTED.

10.0 ROOF

10.1 INSULATION SUPLIED R.C. PRECAST TILT-UP PANELS BY SPECIALIST TO ENGINEERS DETAIL. TOP OF CONCRETE SURFACE TO BE CAST AND WATERPROOFED TO FALL TO OUTLETS. SMOOTH OFF SHUTTER CONCRETE SOFFIT THROUGHOUT.

10.2 R.C. PRECAST TILT-UP PANELS BY SPECIALIST TO ENGINEERS DETAIL. TOP OF CONCRETE SURFACE TO BE CAST AND WATERPROOFED TO FALL TO OUTLETS. SMOOTH OFF SHUTTER CONCRETE SOFFIT THROUGHOUT.

10.4 STONE CHIP AGGREGATE ON REINFORCED CONCRETE ROOF SLAB TO STRUCTURAL ENGINEERS DETAIL. ON WATERPROOFING AND SCREED TO FALL BY SPECIALIST.

10.6 ALL RWDPs CAST IN SITU TO CORE OF COLUMNS TO ENGINEERS DETAIL.

10.8 LIGHTWEIGHT CORTEX CANOPY TO ENG. DETAIL BY SPECIALIST.

10.9 GLASS FIBA FUME ROOF LIGHT TO COMPLY WITH SABS AND AMSA REGULATIONS TO ENGINEERS DETAIL.

POOL NOTES

EARTH LEAKAGE PROTECTION TO BE FITTED TO ALL ELECTRICAL SUPPLIES.

PRECAUTIONS TO BE TAKEN WITH REGARDS TO CORROSIVITY.

PRECAUTIONS TO BE TAKEN AGAINST FLOODING, SEEPAGE & RAINWATER IN SUNKEN PUMP CHAMBER & FILTER UNIT.

PUMP CHAMBER TO BE ADEQUATELY DRAINED.

PLANT ARRANGEMENT & PIPING TO SUPPLIERS REQUIREMENTS.

DISPOSAL OF WATER TO BE SPREAD OVER SITE.

POOL EXCAVATION AND FILLED AREAS TO BE APPROVED BY THE ENGINEER.

CURVE IN POOL WALLS MINIMUM 150mm THICK WITH MESH CENTRALLY PLACED REINFORCEMENT TO SABS 952.

SWIMMING POOL WATER TO DRAIN INTO SITE SURFACE VIA BREAK PRESSURE TANK.

1:10

NOTES IN RESPECT OF S.A STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS SABS 0400

PART D PUBLIC SAFETY

ALL BALUSTRADING TO COMPLY WITH D26

PART M STAIRWAYS

DIMENSIONS OF STAIRWAYS TO BE IN COMPLIANCE WITH M4E

ALL BALUSTRADING TO COMPLY WITH M4B

PART N GLAZING

ALL GLAZING TO COMPLY WITH SABS CODE N

PART O LIGHTING & VENTILATION

ALL AREAS TO BE ARTIFICIALLY LIT IN COMPLIANCE WITH O3B. OFFICES & OTHER HABITABLE ROOMS MIN 360 lux. TOILETS MIN 160 lux

ALL AREAS TO BE MECHANICALLY VENTILATED IN ACCORDANCE WITH O3D. FRESH AIR TO BE SUPPLIED AT RATE OF 1.5m³/s PER PERSON. AIR VELOCITY NOT TO EXCEED 0.5m/s IN HABITABLE ROOMS & 1.0m/s IN TOILETS. AIR VELOCITY NOT TO EXCEED 5.0m/s TO ALL OPENINGS

TOILETS TO BE MECHANICALLY VENTILATED BY EXTRACTION TO EXTERIOR AT A RATE OF 25m³/h/m²

PART S FACILITIES FOR DISABLED PERSONS

RAMPS TO BE PROVIDED IN ACCORDANCE WITH S5J

PROVISION OF LIFTS TO COMPLY WITH S5G

TOILET FACILITIES TO BE PROVIDED IN ACCORDANCE WITH S5S

PARKING BAYS TO BE PROVIDED IN COMPLIANCE WITH S5K

SIGNAGE TO COMPLY WITH S5S

PART T FIRE PROTECTION

ALL MATERIALS TO COMPLY T7B

ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T7

ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T7G

ALL SUSPENDED CEILINGS / ROOF SPACES TO COMPLY WITH T7J & T7G

ALL FLOOR COVERINGS TO COMPLY WITH T7H

ALL WALL FINISHES TO COMPLY WITH T7G

PARKING LEVELS P1 AND P2 TO BE SPRINKLED ONLY TO COMPLY WITH T7M

LOOSE TO SECURE & ACCESS DOORS TO COMPLY WITH T7L&J

STAIRWAYS FORMING PART OF ESCAPE ROUTES TO COMPLY WITH T7D

VENTILATION OF STAIRS TO COMPLY WITH T7E
ALL OPENINGS IN FLOORS TO COMPLY WITH T7D

SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH T7B, T7D

FIRE & SMOKE DETECTION & ALARM SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH T7L DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION

FIRE WATER RECIRCULATION TO COMPLY WITH T7D3 & V4B

PIPES TO COMPLY WITH T7J. CONDUITS & PIPES TO BE PROVIDED WHERE INSTITUTION LIQUIDS ARE SUBMITTED, IF REQUIRED

HYDRANTS TO BE PROVIDED IN ACCORDANCE WITH T7M

PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T7P

NO ACCESSIBLE CONCEALED SPACE WITH A MAX DIMENSION OF MORE THAN 8m TO BE FIRE STOPPED IN ACCORDANCE WITH T7B

SERVICE SHAFTS TO COMPLY WITH T7M

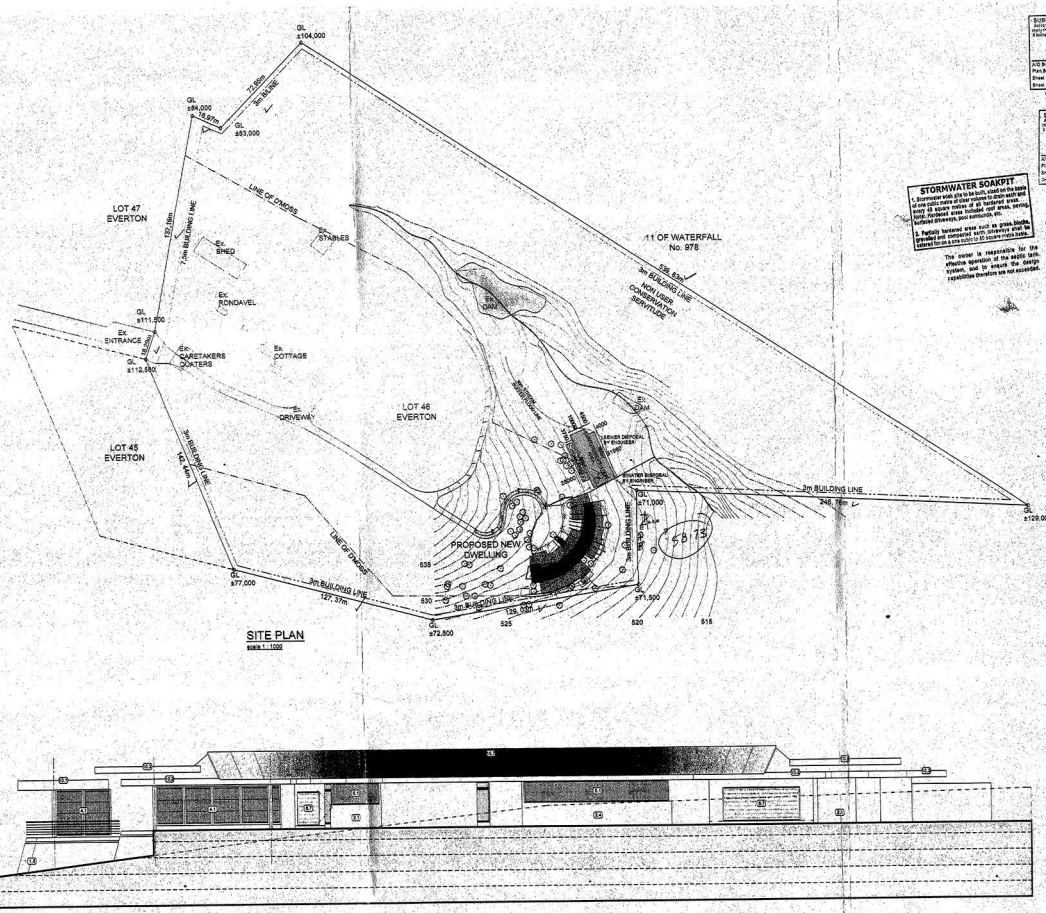
SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH T7M

PROVISION TO BE MADE FOR SMOKE VENTS IN ACCORDANCE WITH T7D4 DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION

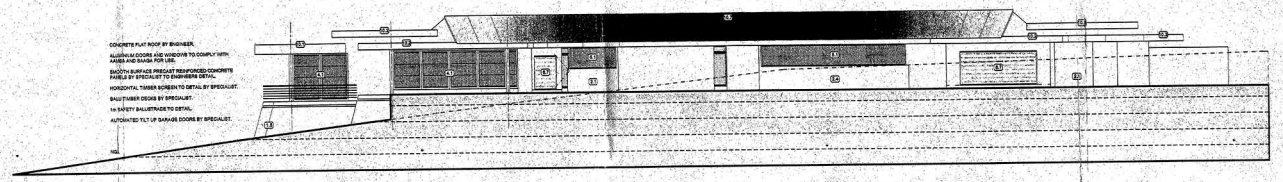
AIR CONDITIONING SYSTEMS TO BE DESIGNED BY PROFESSIONAL ENGINEER TO COMPLY WITH T7E4 & CERTIFICATE ISSUED ON COMPLETION

PART U REFUSE DISPOSAL

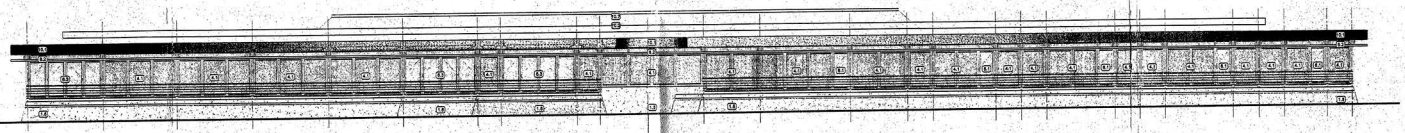
REFUSE AREA TO BE CONSTRUCTED SO AS TO BE RODENT PROOF & PROVIDED WITH HOSE, BIBTAP & DRAIN



SITE PLAN
scale 1 : 1000



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

N

SUBMISSION ANEW - ACCEPTABLE
Subject to all the conditions of the approval of the Site Development Plan in terms of the Environmental Conservation Act 73 of 1989 and the Regulations promulgated thereunder, and the Environmental Impact Assessment Regulations 1 December 2006 as amended.
Town Planner Signature
Street Address
Date
Plan Number
Date
Signature
Street Address
Date
Plan Number
Date
Signature
Street Address
Date

SHEET 1/2 COPY
ETHEKWINI MUNICIPALITY (OUTER WEST)
OW1006/072
APPLICATION NO.

SUBMISSION ANEW - ACCEPTABLE
Subject to all the conditions of the approval of the Site Development Plan in terms of the Environmental Conservation Act 73 of 1989 and the Regulations promulgated thereunder, and the Environmental Impact Assessment Regulations 1 December 2006 as amended.
ADS Signature
Plan Number
Street Address
Date
Plan Number
Date
Signature
Street Address
Date

BUILDING APPLICATION
Application in terms of the Section 7 of the National Building Regulations and Building Standards Act 103 of 1977
NOV 09 - 10
DATE
Application is approved on the 1st day of December 2010 subject to the following conditions:
1. Approval is given for the erection of one dwelling house in accordance with the approved plans.
2. Approval is given for the erection of a swimming pool in accordance with the approved plans.
3. Approval is given for the erection of a boundary wall in accordance with the approved plans.

STORMWATER SOAKPIT
A Stormwater soak pits to be built, capable of handling 1 in 50 year rainfall from roofs and hard surfaces driveways, pool surrounds, etc.
B. Perfect textured areas such as grass, bushes, gravel and composed rock driveways shall be deemed to be a 50% runoff, or double rainfall.
The owner is responsible for the effective operation of the septic tank system, and to ensure the design capabilities therefore are not exceeded.

+ 1 Dec

No building work is permitted, nor building materials or equipment to be deposited, within the conservation servitude, which includes water lines and all vegetation, except alien vegetation that exists over or adjacent to this site.

The plan is not valid unless it has been signed by the Chief Building Inspector.
Refer to the post box, blue bin, water meter.

Any person undertaking building operations shall be responsible for the protection of any municipal services in the vicinity. The owner of the property is liable for any damage to municipal services, including roads and sidewalks.
1. Before commencing with the relevant code of practice & Occupational Health & Safety Act.
2. Before commencing with the Building Application is subject prior to approval conditions of delivery notice.

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14 the boulevard westville office park
westville - south africa

date	rev.	description	rev. by	date	rev.	description	rev. by

drawing: ROOF PLAN ON SITE PLAN / SECTION A-A/ B-B / C-C

project: PROPOSED SECOND DWELLING IN TERMS OF CLAUSE 5.2
location: LOT 46 EVERTON, 18 ENO ROAD, EVERTON
client: DAWN VAN ECK TRUST / TRUSTEE : CHARLES VAN ECK

scale: 1:100/ 1:1000 AT A0
date: 18 May 2010
drawn: AM
drawing no: 09008 WG01 - 201.
revision:

epa