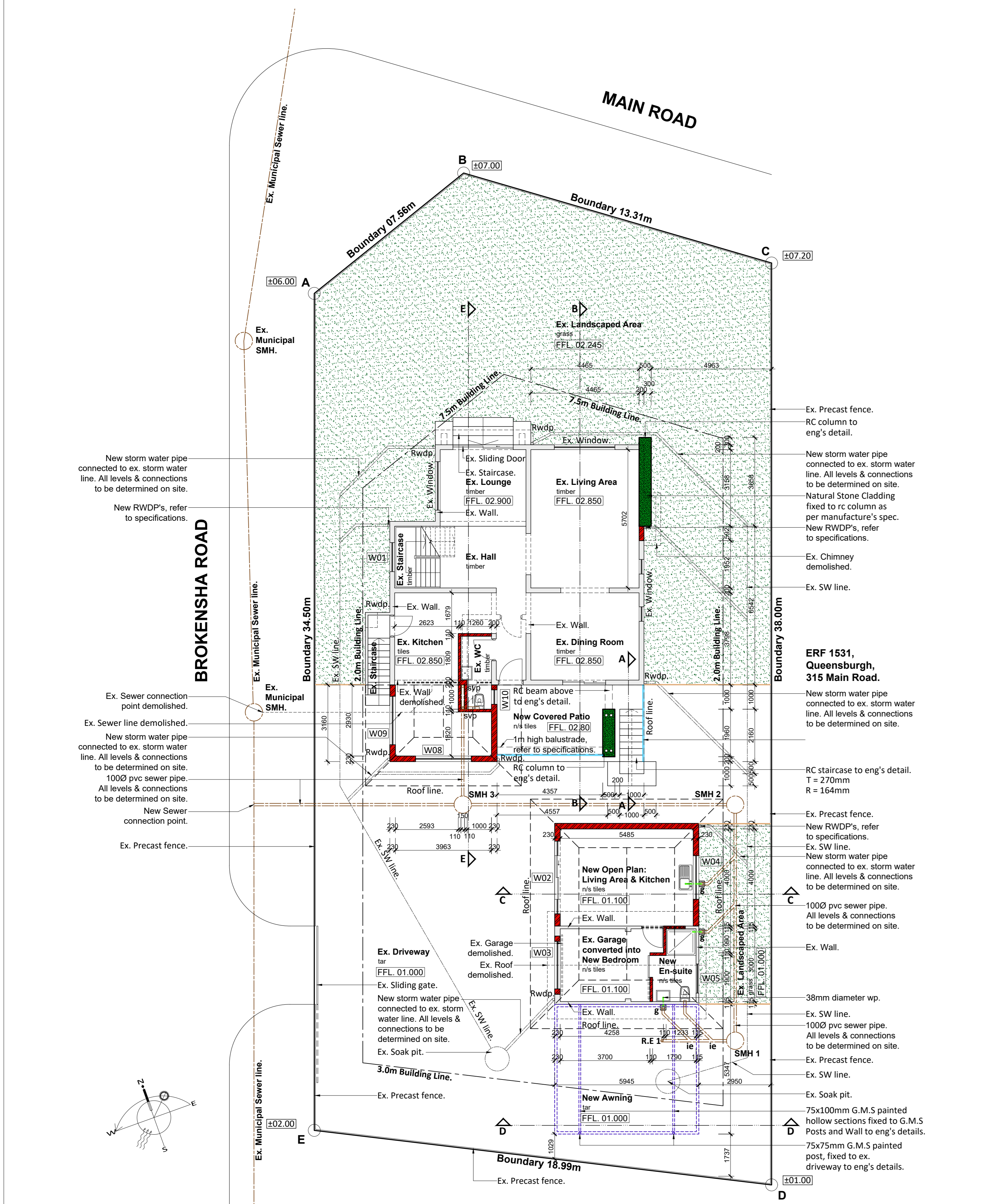


First Storey Plan
Scale 1:100

NAME	ADDRESS	I.D. NO.	CELL NO.	SIGNATURE
Valencia Naidoo	Portion 1 of ERF 1530 Queensburgh, 5 Brokensha Road.	8102140031085	081 349 7515	

SCHEDULE OF AREAS	
Site Area	= 724m ²
Permitted Coverage	= 30% = (217.20m ²)
Permitted F.A.R.	= 0.3 = (217.20m ²)
Existing Coverage:	= 114.84m ²
Proposed total coverage:	= 97.86m ²
Total Coverage:	= 212.70m ²
Total Coverage in hand	= 4.50m ²
Ex. F.A.R.:	= 171.53m ²
Proposed F.A.R.:	= 45.37m ²
Total F.A.R.:	= 216.90m ²
Total F.A.R. in hand	= 0.29m ²



Ground Storey Plan
Scale 1:100



Site Plan
Scale 1:100

- General Construction Notes:**
All works to be carried out in accordance with the relevant parts of SANS10400 regulations.
- DEMOLITION WORKS:**
All demolition works to be carried out in accordance with SANS10400:2010 Part E.
 - EXCAVATIONS:**
 - All excavations deeper than 3.0m to be as per the eng's details.
 - Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.
 - All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
 - Boundary beacons to be exposed and checked, prior to the commencement of work.
 - FOUNDATIONS:**
 - The foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
 - All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.
 - For 230mm non-retaining walls, foundations to be 700x230mm or as per the engineers details.
 - FLOOR SLABS:**
 - Suspended floor slabs, to be as per eng's details.
 - Concrete surface beds to comply with SANS10400:2010 Part J, as per the engineers details.
 - Concrete surface bed to be reinforced with welded mesh reinforcement ref. 193 on 250um green dampproofing membrane under floors with turned up taped joints on earth filling compacted to 98% MODASHTO density. Soil poisoning & ant guard by specialist.
 - All penetrations through dampproofing must be taped with a pressure sensitive approved tape.
 - Compaction to comply with engineers' details.
 - All slip and movement joints as per engineers specification.
 - Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 microns thick.
 - Saw-cut joints in the surface bed slab to be as per the eng's details.
 - Min 30mm screed over floor slab to receive floor finish as shown on the floor plans.
 - Floors for all ablution facilities, kitchens & laundry's to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.
 - SKIRTINGS:**
 - 150 x 19mm timber skirting: drilled, plugged & screwed to wall
 - BRICKWORK:**
 - All foundation and plinth brickwork to be NF3 clay bricks. All un-plastered walls to be NF3 clay bricks.
 - Brickwork to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.
 - 10mm impregnated softboard at all junctions between brickwork & concrete, as well as between old and new brickwork, joints to be filled with polysulphide sealant.
 - Masonry walls to comply with SANS 10400:2010 Part K.
 - 230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
 - 110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.
 - Provide brick force to every course above windows, doors and openings.
 - Allow for open vertical perpends on cavity external skins, equally spaced.
 - Allow for dpc at window head and sill levels.
 - All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 Part K.
 - As shown on elevations, internal & external walls to be plastered and painted with SABS approved PVA external quality paints.
 - Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.
 - 'V' joints at junction between brickwork & concrete slabs & beams. Install 10mm softboard joints between brick & concrete and seal with suitable polysulphide.
 - Outer face of inner skin of facebrick or stone clad walls to be bagged and bitumen tarred.
 - All spalls & supports over corner windows to be as per eng's details.
 - WINDOWS & DOORS:**
 - Windows: Refer to schedules.
 - All door and window openings to be framed with 100mm wide plaster bands 10mm thick and to be painted as per the colour specifications.
 - EXTERNAL WINDOW CILLS:**
 - Plastered brickwork 100mm bands, with 10mm drip below.
 - CEILINGS:**
Gypsum Board:
 - 6.4mm Gypsum ceiling boards to be fixed to 38x38mm timber bracing at max 450mm centres. Joints to be taped flush and skimmed.
 - Ceilings to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats. Ceilings to be painted with SABS approved ceiling paint.
 - 135 x 22mm painted timber cornices at junction between walls and ceilings, fixed to bracing or rc soffits.
 - SOFFIT CEILINGS:**
 - RC soffit ceilings to be plastered or skimmed to be smooth and consistent and finished with PVA paint, with cornice.
 - TILED ROOF:**
 - Roof installation to comply with SANS 10400:2010 Part L and SANS 10400:2011 Part T. The roof assembly to comply with SANS204:2011: 4.3.6. A minimum R-Value of 2.7m²/K/W is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.
 - Roof finish: Marley Monarch Antique Terracotta roof tiles on SA pine 38 X 38 battens at 17.5° & 35° pitch on 38x38mm timber battens at max 345mm centres as per the manufacturers recommendations. All roof tiles at the overhangs to be secured to battens with storm-clips. Install matching roof hip & ridge caps.
 - Battens to be laid on a reflective foil insulation layer. Roof isolation to be installed between battens & rafters as per the manufacturers specifications and as per SANS204:2011: 4.3.6.2.
 - Trusses to be installed by an approved roof installer. Roof trusses to be designed and certified by the roof manufacturer's engineer. Roof manufacturer to provide a certificate of structural stability for the completed roof.
 - Class 1 38x14 tie beams and rafters at max 750mm centres.
 - 30 x 1.2mm Galvanized steel straps to be tied to the roof trusses and taken min 300mm below the tie beams into the brickwork or concrete beams.
 - Cut 220 bricks for beam fill, 110 bricks to suit plate.
 - All roof rafters at the overhang to be stained.
 - Eaves to be enclosed with 75x22mm timber slats fixed to rafters onto support frames. Vermin proofing to be installed above the slats. Timber slats to be finished as per the colour schedule.
 - All parapet walls to be waterproofed to match the roof tile colour.
 - Install flashing between roof tiles and Nutec plank cladding at roof gables.
 - ROOF CLADDING:**
 - Nutec Plain building plank boards 10x225mm fixed to battens fixed to roof truss in a ship lapped pattern, installed as per the manufacturers specifications. Boards to be prepared and painted dark brown to match the gutter colour.
 - RAIN WATER GOODS:**
 - Brown powder coated seamless aluminum Moulded OGEE profiled gutters 125x125mm x 0.6mm.
 - Gutters to be fixed to fascias as per manufacturers specifications. Gutters to be laid to min 1:60 falls to rwdp's. Gutters to be installed with angles and stop ends.
 - Matching aluminum fascias to be fixed to rafters.
 - 1000 matching brown powder coated aluminum rwdp's connected to gutters & fixed to walls with matching brackets. RWDP's to be connected into the existing SW line.
 - CONCRETE ROOF:**
 - Reinforced concrete roof slab & beams to engineer's details.
 - Waterproofing and screeds to engineer's details.
 - Waterproofing to rc slab to be Derbigum SP4 waterproofing membrane with 75mm side & 100mm end laps sealed to primed surface by means of tension waterproofing to be installed by an approved contractor.
 - Waterproofing to be turned into openings in the slab & beams.
 - Screeds to be laid to fall to fullbore outlets as per engineer's details. Screed to be laid to fall at min. 1:100. Minimum thickness of screed to be 30mm. Screed thickness as specified by eng.
 - All penetrations through the roof slabs must be fully waterproofed as per the engineer's details.
 - All up-stand rc beams to be chamfered to fall back onto the rc roof slabs.
 - Allow for 38ø overflow pipe at 25mm above the top of the highest point of the screed level.
 - Max 20kPa & min 15kPa White pebbles carefully laid over waterproofing.
 - Provide a 10mm drip to the underside of all rc slabs & beams that are exposed to the elements.
 - 100x100mm stainless steel Gebert fulbore outlet, with bends & connectors to be connected into rwdp connector with rubber seals to prevent corrosion.
 - GLAZING:**
 - Glazing to comply with SANS 10400:2012 Part N.
 - Refer to window schedules for specifications.
 - LIGHTING & VENTILATION:**
 - Lighting & ventilation to comply with SANS 10400:2010 Part O.
 - Natural ventilation to be provided to rooms through operable windows or doors at 5% of the floor area.
 - Natural lighting to be provided at 10% of the floor area.
 - Artificial lighting to be minimum 350 lux.
 - DRAINAGE NOTES:**
 - The new drainage installation to comply with SANS 10400:2010 Part P.
 - All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
 - Provide access panels to all concealed plumbing ducts to access the sewer pipes.
 - Provide 1:5 to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
 - Minimum 1:60 fall to all drain pipes.
 - Provide approved seal traps to all waste fittings.
 - All soil pipes passing under buildings or footings to be protected against loads and is to be encased in concrete. All under ground pipes to be HDPE.
 - The sinks, whb's & showers to be provided with hot water from a geyser as per the Mechanical engineers specifications.
 - All new hot water pipes to be insulated with a minimum R-value of 1, as per Mechanical engineers specifications.
 - Ancillary Unit to use Solar Geyser.
 - STORMWATER:**
 - Stormwater disposal to be connected to existing Stormwater Soak pits.
 - GENERAL:**
 - It is the owners responsibility to make sure that all of the SANS requirements are adhered too, during construction.
 - Compliance with Part XA SANS 10400:2011XA and SANS 204.
 - Read in conjunction with the energy efficiency document that is attached.
 - The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
 - No dimensions to be scaled or scanned from drawings.
 - Figured dimensions are to be used at all times.
 - All dimensions to be checked on site.
 - Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
 - Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
 - Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.
 - Any errors, discrepancies or omissions to be reported immediately.
 - Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, to all windows, doors, grilles or other openings in external walls.
 - Any queries arising from all the above must be reported and clarified before any work is put in hand.
 - Structural work to professional engineers details.
 - Owner to point out the boundary pegs to the contractor prior to any construction works commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
 - It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.

SHEET:
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Description: Issued for AMAFA Submission.

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SACAP No: 3541 492/70939
Signature:

Client:
M. S.N. & M.S. P. Pillay
Signature:

Project Title:
Proposed Additions and Alterations on Portion 2 of ERF 1530, Queensburgh, 317 Main Road.

Drawing Title:
Ground Storey, First Storey Plan & Site Plan.

Issued for: Municipal Submission
Issued Date: 2022_03_10

Drawn by: T.C. Nodosen
Checked by: W. Moonsamy

Drawing No: 036_SD_1000
Page: 1 of 2
Scales: As Shown(A0)
Rev: A