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- All work to comply with National Building Regulations & Building standards SABS 0400 1990. Local council requirements & all relevant specifications & codes.
- Figured dimensions to be taken in preference to scaling. Overall dimensions (externals) to take precedence. All dimensions, levels and heights to be checked on site, and any discrepancies to be reported to the architect before any work is put into hand.
- Finished floor levels to be a minimum of 170mm above natural ground level unless otherwise shown. Firewalls to underside of roof covering. Fire door to garage where intersecting with house. NO timber to penetrate.
- All doors to the exterior that open outwards are to have a 10mm step up along the longitudinal centre line of the door leaf. A brass or aluminium strip is to be installed to the threshold.
- All garden, boundary and retaining walls to be in strict accordance with structural engineers details.
- Vertical tanking to all changes in floor levels to be in strict accordance with engineers details and specialist's specification.
- Final ground and floor levels to be discussed with architect prior to any excavation on site.

- A: Floors**
- a1. 120mm power floated concrete surface bed on green polythene vapour membrane on 150mm hardcore on consolidated fill treated with ant poison, or reinforced concrete slab to engineers specification
 - a2. Structural concrete slabs to engineers detail
 - a3. Ceramic tiles/Natural Stone tiles on approved tile adhesive by specialist
 - a4. Ceramic tiles/Natural Stone tiles on approved tile adhesive. All on waterproofed slab by specialist
 - a5. Bullnosed concrete step tiles to detail p.c. allowed
 - a6. Timber Deck by specialist on waterproofed sub base to architects approval
 - a7. Brick paving by specialist
 - a8. Selected Carpet (pc allowed)

- B: Walls**
- b1. One coat smooth cement plaster to receive paint.
 - b2. One coat smooth cement with fine Tyrolene spray to architects approval
 - b3. One coat smooth cement plaster with ruler joints to later detail to architects approval
 - b4. One coat smooth cement plaster with rhinoline finish and galvanised corner strip by gypsum industries O.E.A.A.
 - b5. Plaster/precast concrete coping by specialist to later detail.
 - b6. Ceramic tiles by specialist on approved tile adhesive
 - b7. Natural stone cladding by specialist on waterproofed wall by specialist with shadow line detail
 - b8. Facebrick to architects spec. and approval

- C: Ceilings**
- c1. One coat rhinoline finish to min. 9mm rhino board. Insulation over to spec. with shadow line detail elsewhere.
 - c2. One coat smooth cement plaster to receive paint.
 - c3. One coat smooth cement plaster with sharp v-joint between ceiling and wall, with rhinoline finish, all to architects approval.

- D: Roof**
- d1. Plastered coping to later detail to all parapet walls, waterproofed by specialist to architects approval.
 - d2. Derrigum or equal approved waterproofing by specialist on foam cement by specialist to fall to fullbore outlets (1000 galvanised downpipes to spec.) on reinforced concrete slab to eng's detail
 - d3. Colomet roof by specialist @ 40 degrees with insulation as per specification elsewhere on SA pine trusses and bracing. All to engineers specification. Eaves max 600 overhang to be closed with meranti slates as per detail with brown built gutters and downpipes by specialist and fascias by brown built O.E.A.A.

- E: Window Cills**
- e1. Ceramic tiles with approved waterproofing to detail elsewhere

- F: Foundations**
- f1. 330mm foundation walls - min 740 x 330mm
 - f2. 220mm foundation walls - min 650 x 330mm
- All to structural engineers details

- G: Windows**
- g1. All Alum. windows with thermal break frame all to SANS 10400XA and SANS 204 spec.

- J: Chimney**
- j1. Stainless steel pipes in concrete base to later detail

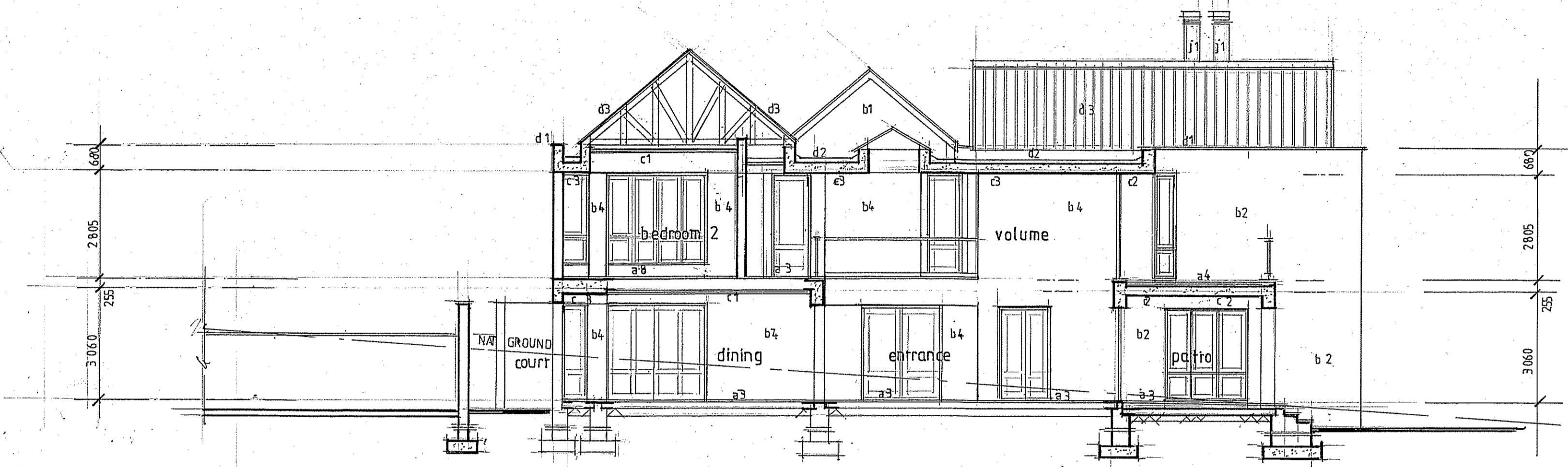
WATERPROOFING AND DAMP PROOFING:

- 375 micron bitcrispolythene D.P.C.O.E.A.A)
- D.P.C.'s under all cills behind weather boards and under ridge tiles. Vertical waterproofing forming a continuous sealed membrane with the D.P.C.'s under walls. Flashings to all changes of roof levels and to chimneys. Impervious copings to all parapets.
- Contractor to ensure adequate stormwater drainage from buildings and site. ALL to engineers details

ROOF SLABS:

- WATERPROOFING TO ROOF SLABS: All waterproofing to roof slabs to be veribrium SPAN-shedding all to be (including flashing and counter-flashing) strictly in accordance with manufacturer's instructions, with UBT bituminous paint to all exposed surfaces and guaranteed unconditionally for 10 years, O.E.A.A
- Stairs treads to be 25mm minimum, stair risers to be 170mm maximum. Balustrade heights to be 1000mm minimum. Balustrade openings to be 100mm maximum

- All dimensions & levels to be checked on site prior to commencement any work
- Any discrepancies to be reported to Architect prior to manufacture or commencement of work
- This drawing to be read in conjunction with all relevant Architectural information
- The Architect will not be responsible for work manufactured without measurements being taken on site.
- Windows + Doors to be manufactured and installed in strict accordance to manufacturer's specification



Section e-e
Scale 1:100

VENTILATION NOTES

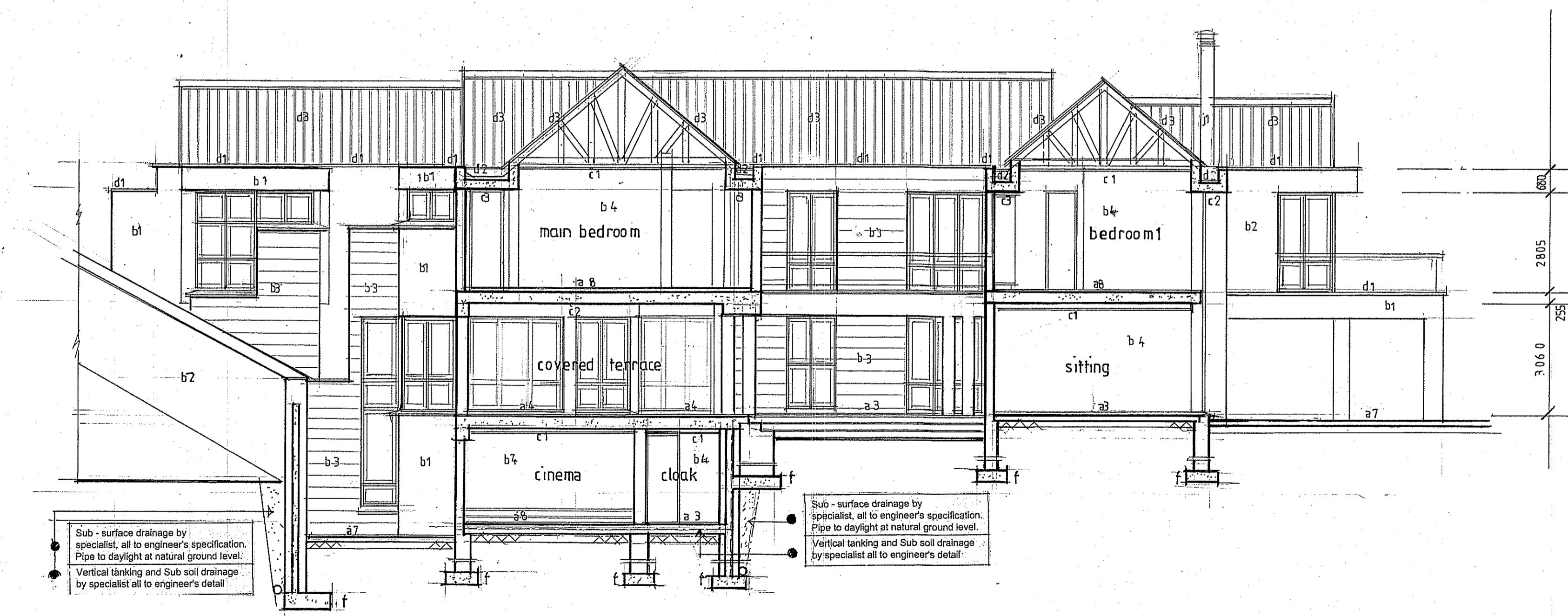
- Light requirement:
Total area of windows per room to be not less than 10% of total floor area of said room.
- Ventilation:
Total area of ventilation openings per room to be not less than 5% of total floor area of said room

BALUSTRADE NOTES:

- All balustrades to be min 1050mm high
- All balustrades to be max 100mm centre to centre

STAIR NOTES:

- All risers to be max 170mm
- All treads to be min 300mm
- Entire stair to engineers detail



Section f-f
Scale 1:100

Sub-surface drainage by specialist, all to engineer's specification. Pipe to daylight at natural ground level.
Vertical tanking and Sub soil drainage by specialist all to engineer's detail

Walls Schedule					
Occupancy Group	Climatic Zone	Min CR Value	Function	Type Comments	CR Value
Dwelling: H4	5	60	Exterior	150mm & 200mm Concrete block	60
Dwelling: H4	5	20	Interior	100mm Concrete block	20

Roof Schedule									
Climatic Zone	Heat flow Direction	Roof Covering	Roof Covering R value	Thermal Insulation	R Value Insulation	Ceiling Material	Ceiling R Value	Roof Assembly	Actual Assembly
5	Down	Roof Tiles	0.48	Flexible Polyester Blanket	2.17	6.4mm Gypsum board ceiling	0.05	2.7	2.725

Stormwater calculations	
Site Area	2128.00m ²
Covered Area	373.00m ²
Driveway Area	54.50m ²

DWELLING LIGHTING AND POWER
Allowed: SW/sqm
SW/sqm x 243.00m² = 1215.00W
7 x 11W = 77W
2 x 28W = 56W
Total = 133W (<1215.00W)
Assume lights are on from 17:00 - 22:00 each day/year, 5 hours/day
52(weeks) x 7(days) x 5(hours) = 1820 hours
The total lighting is 133W
0.133kW x 1820hrs = 242.06kWh (<591.15W) therefore it complies.

DWELLING WATER SERVICES
Hot water consumption: 100L
No. of persons: 6 per day
Daily hot water consumption: 600L
Annual hot water consumption: 218.4kL
50% of Annual hot water consumption: 109.2kL
Minimum volume of hot water to be heated by means other than electrical resistance heating
"50% is solar heated water 50% is electrical heating"
Hot water pipe (<80) to be clad with insulation of minimum R-value of: 1.00
Water vessels minimum R-value of: 2.00

Client sign:

Note :-
This drawing to be read in conjunction with Structural Eng's Drawings



Professional Signature:
SACAP no.: PSAT 57192376
PROJECT DESCRIPTION:
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING ON ERF 1573 DURBAN NORTH for Mr. & Mrs Zondo
ADDRESS:
27 BURLEIGH CRESCENT

DRAWING TITLE
SECTIONS

DATE:	SCALE:	DRAWN:
MAY 2022	AS SHOWN	KS
DRAWING NO.		REVISION
127/202		00
ISSUED FOR APPROVAL		
ISSUED FOR INFORMATION		
ISSUED FOR SUBMISSION		
ISSUED FOR TENDER		
ISSUED FOR CONSTRUCTION		