

concrete roof tiles on 38 x38 battens on waterproof membrane on pre fabricated timber trusses at max. 760 centres. Trusses to be strapped down with galv. hoop irons min. 3 courses to brickwork. 600 eaves overhang - Pitch @ 17.5° & 45° roof truss design to engineers spec. thermal insulation to be provided in roof void

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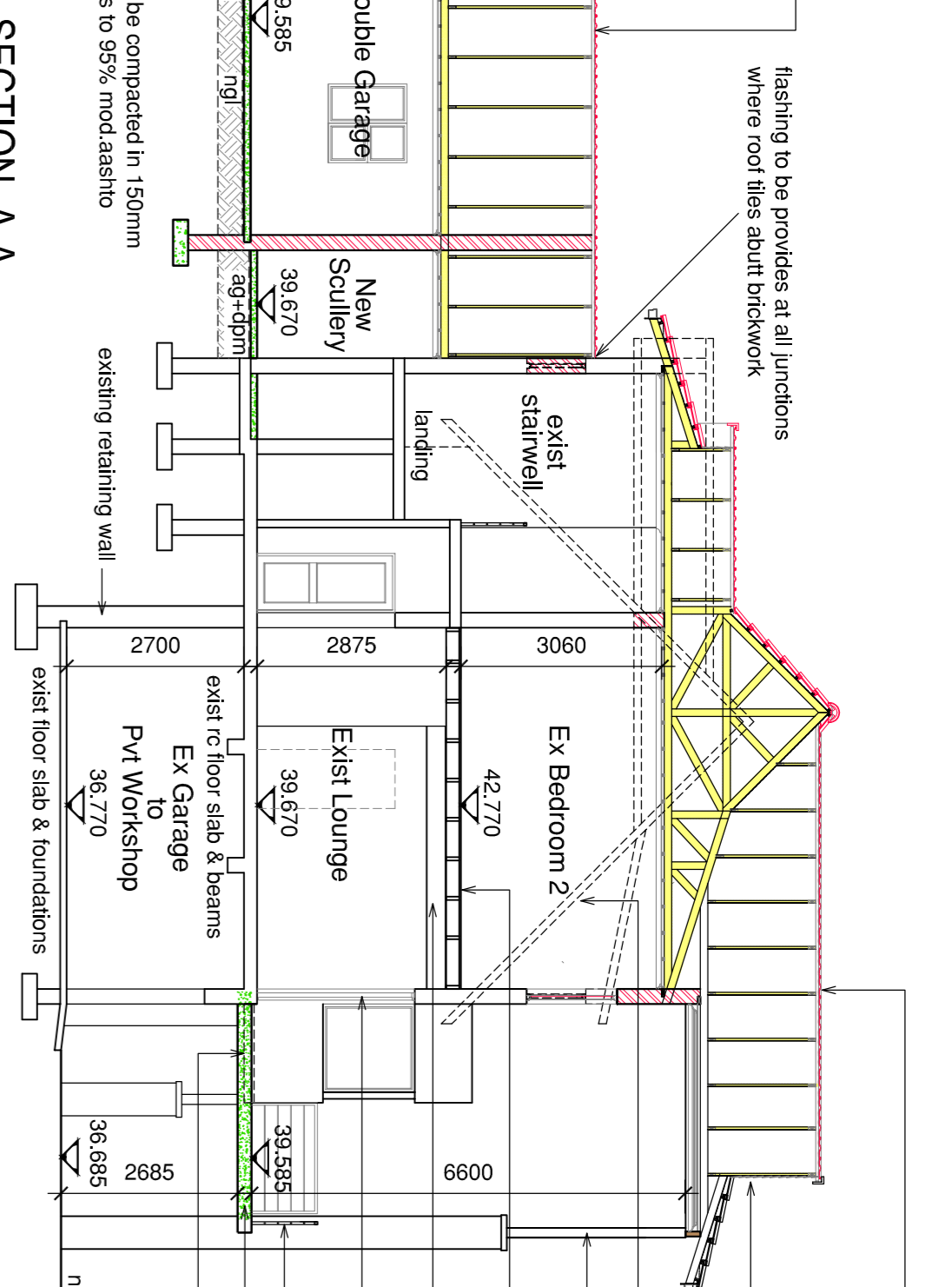
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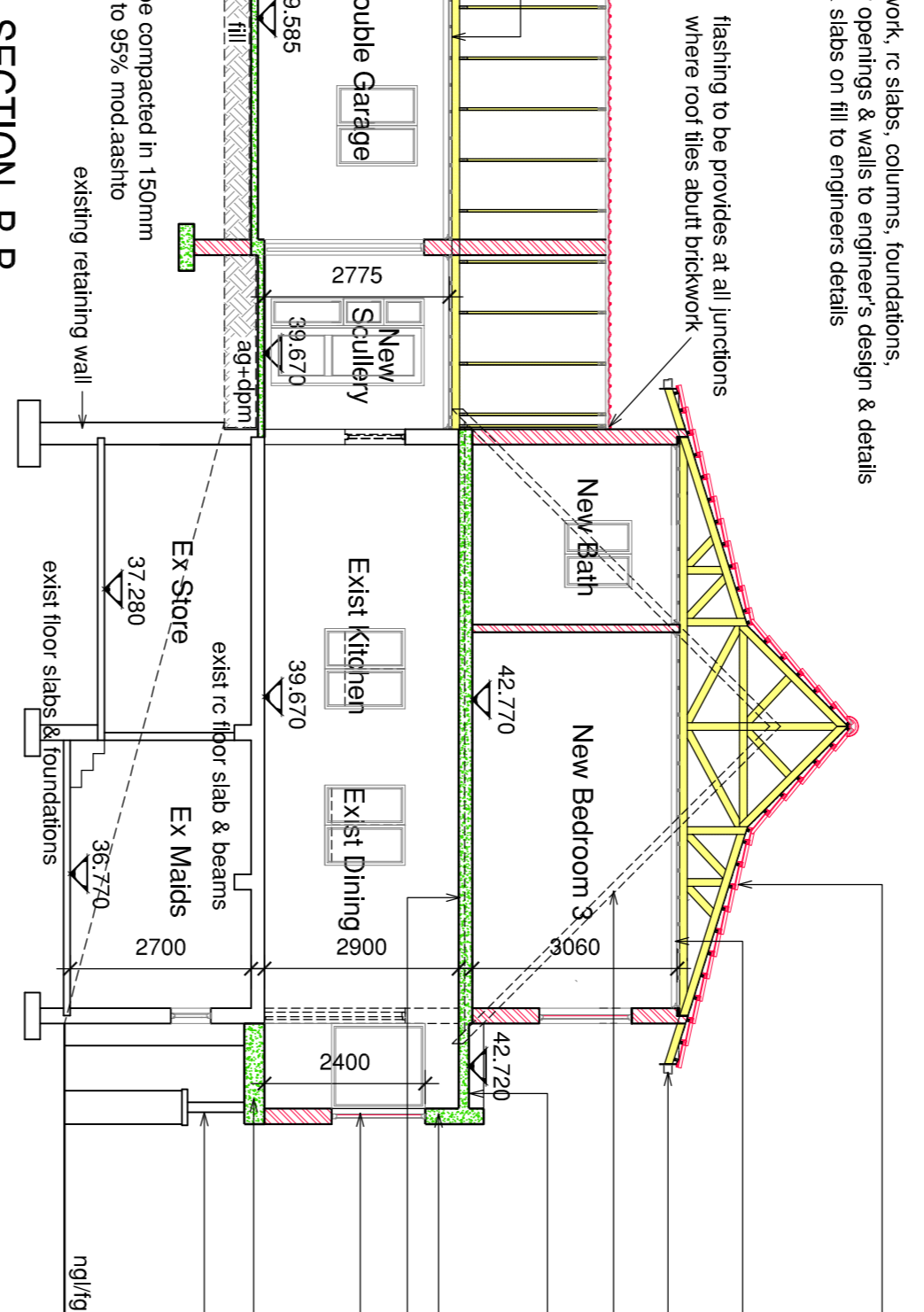
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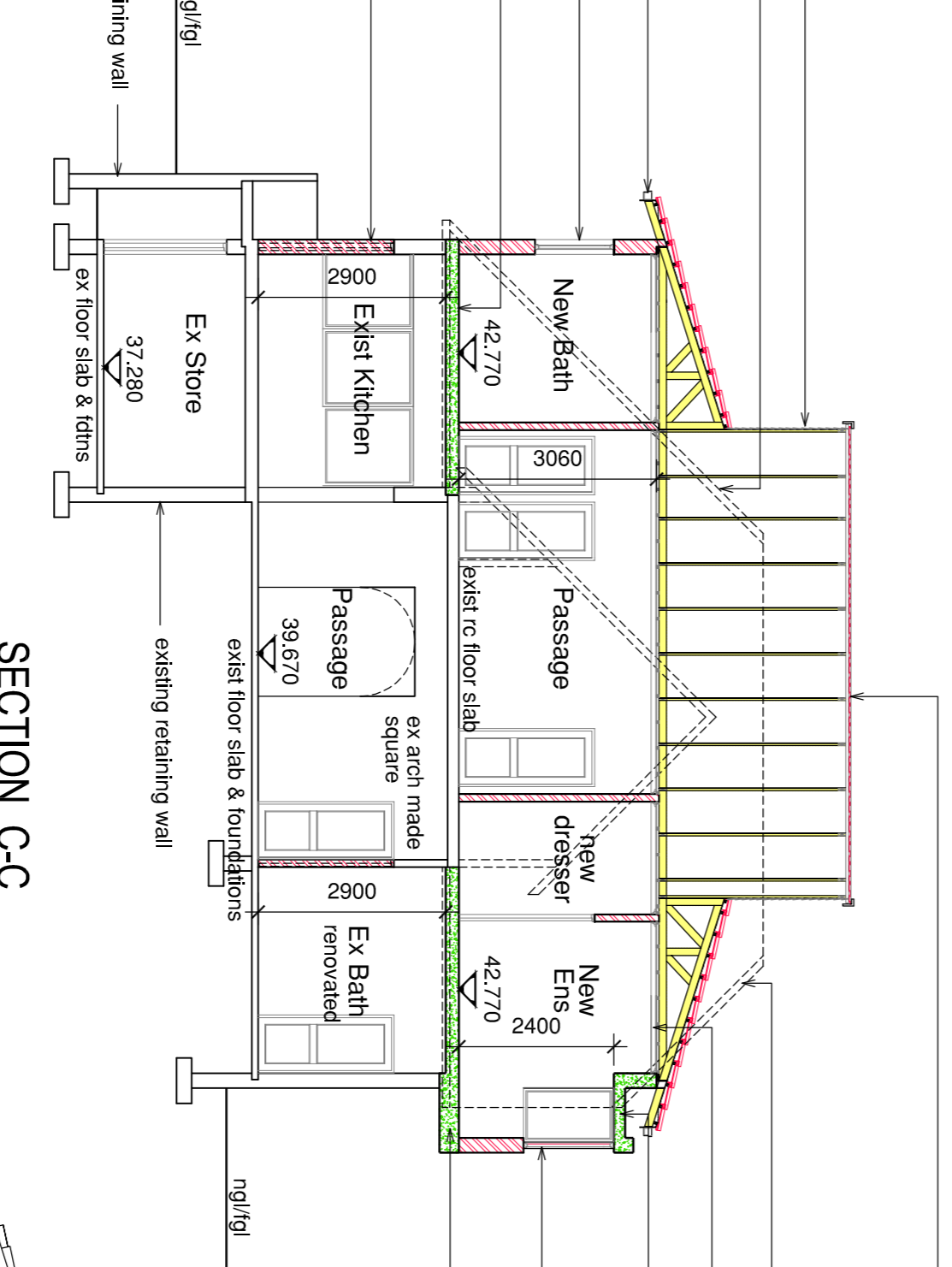
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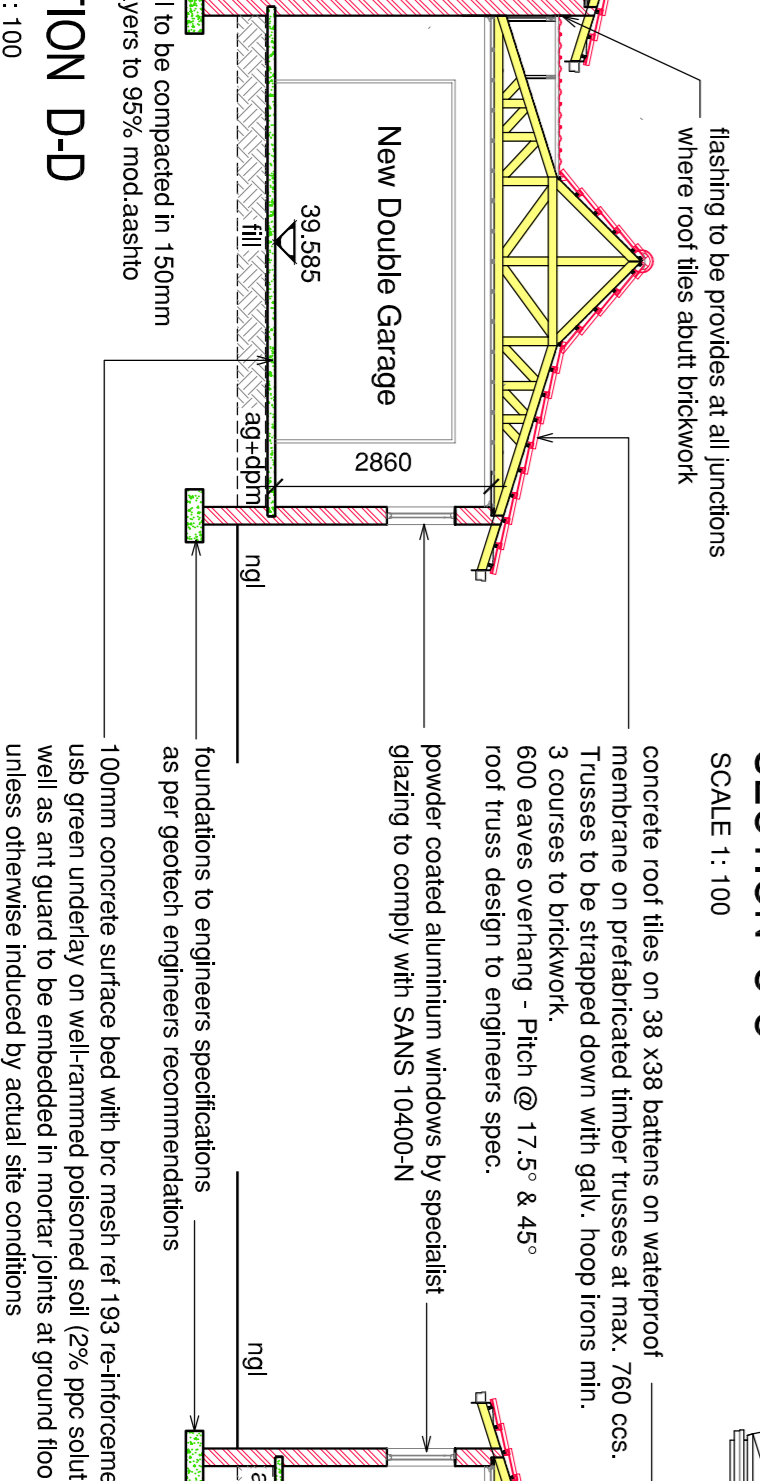
SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100



SECTION C-C
SCALE 1:100



SECTION D-D
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General Construction Notes:

- All works to be carried out in accordance with the relevant parts of SANS 10400:2010 regulations.
- Foundations:**
 - Foundation design to comply with SANS 10400:2010 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.
 - All foundations on fill to engineer's details
- Floor slabs:**
 - Suspended floor slabs, to be as per engineer's details.
 - Concrete surface beds to comply with SANS 10400:2010 Part J.
 - Floor slab to engineers details. Concrete floor slab reinforced with welded mesh reinforcement net 193 on 250mm beam damp proofing membrane under floors with turned up taped joints on earth filling compacted to 95% MCDASH-TO density. Soil passing and art guard by speccats.
 - All penetrations through floor to be made good with a pressure sensitive approved tape.
 - All work to be in accordance with SANS 10400:2010 Part 4.4.
 - All work to be in accordance with SANS 10400:2010
 - All slabs and movement joints as per engineer's specification.
 - All foundations to engineers details.
 - Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheathing 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 specified floor finish.
 - Floors for all abutment facilities to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.
- Brickwork:**
 - Masonry walls to comply with SANS 10400:2010 Part K.
 - 230 walls tied together with metal ties every spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
 - 110 walls shall be reinforced with 75mm wide reinforcing one ply to every 3 courses in height.
 - Provide brick force to every course above windows, doors and openings.
 - Allow for open vertical joints depends on external slabs, equally spaced.
 - Feather (or un-plastered walls) finish to external wall. Outer face of inner skin to be bagged and blumen tared.
 - Allow for dpc at window head and sill levels.
 - All impregnation and joint brickwork to be NF3 bricks. All un-plastered walls to be NF3 bricks.
 - 10mm impregnated scabbard at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.
 - Brickwork to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.
 - All brick walls to be reinforced with reinforcing one row to every 4th course to comply with SANS 10400:2010 part K.
 - Quality paints.
 - Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.
 - All internal and external walls to engineer's details.
- Windows & Doors:**
 - New aluminium windows & doors.
 - Refer to schedules.
 - Linets to comply with sans 10400:2011 Part K 4.29 all to engineers detail**
- Ceilings:**
 - Painted soffits.
 - Soffits to be painted with SABS approved ceiling paint.
 - Soffit to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats.
- Ceiling Insulation:**
 - minimum 135mm. Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the brandering over the ceiling boards.
- Floor:**
 - RC roof slabs to structural eng. details & specifications. Floor finishes in as shown to eng. details & installed as per eng. details.
 - Roof finish 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 2.707 K/W is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.
- Staircases:**
 - Staircases to comply with SANS 10400:2011 Part M.
 - Treads to comply with SANS 10400:2011 Part M4.5.
 - Balustrades to be provided at 1m high and as per the eng's details and is to comply with SANS10400:2011 Part M4.3.
 - Escape staircases to be 1500mm wide and to comply with SANS 10400:2011 Part T & Part M.
- Balustrades:**
 - 12mm toughened safety glass @ 800mm high fixed on 800mm high wall to act as 1.8m high balustrade to comply with SANS 10400:2011 Part M4.3. Wind loading test to be done by engineer prior to design & manufacture.
 - Installation according to manufacturers specifications.
 - 1 m high handrails to be provided with self-closing & self-latching gate to be fixed to surrounding timber deck in compliance with SANS 10400 Part D
- Glazing:**
 - Glazing to comply with SANS 10400:2012 Part N.
 - Refer to window schedules for specifications.
 - Glazing to engineers details**
- 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 Ventilation to mechanical eng. details & to comply with SANS 10400: Part O
 - All internal bathrooms to be extended to external at a rate of 230ls per bathroom with a light of 160 lux.**
- Drainage Note :**
 - Drainage to be in water goods to wet services engineers details & to comply with SANS 10400: Part P
 - All services and pipes beneath building to be hardened uPVC as per engineers specification.**
- Stormwater:**
 - Stormwater lines and goods to wet services engineers details & to comply with SANS 10400 Part P
 - All services and pipes beneath building to be hardened uPVC as per engineers specification.**

re-inforced concrete slab roof & beams to engineer's detail and specification. waterprooed, screeded and laid to falls to lulbore outlets by specialists.

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Occupancy : H4



CLIENT / OWNER DETAILS
L. Pillay & S. Soobraith

PROJECT TITLE:
Proposed Additions & Alterations to Existing Dwelling, Gazebo & Swimming Pool on Lot 2038 Durban North at 23 Dorrington Crescent

DRAWING TITLE:
Submission Drawing

PROJECT NO.	23_010_02	DATE	18-06-2023
SCALE:	1:100 (A1)	REVISION	HK
DRAWING DESCRIPTION	Sections	DRAWN BY	HK