

concrete roof tiles on 38 x38 battens on waterproof membrane on prefabricated 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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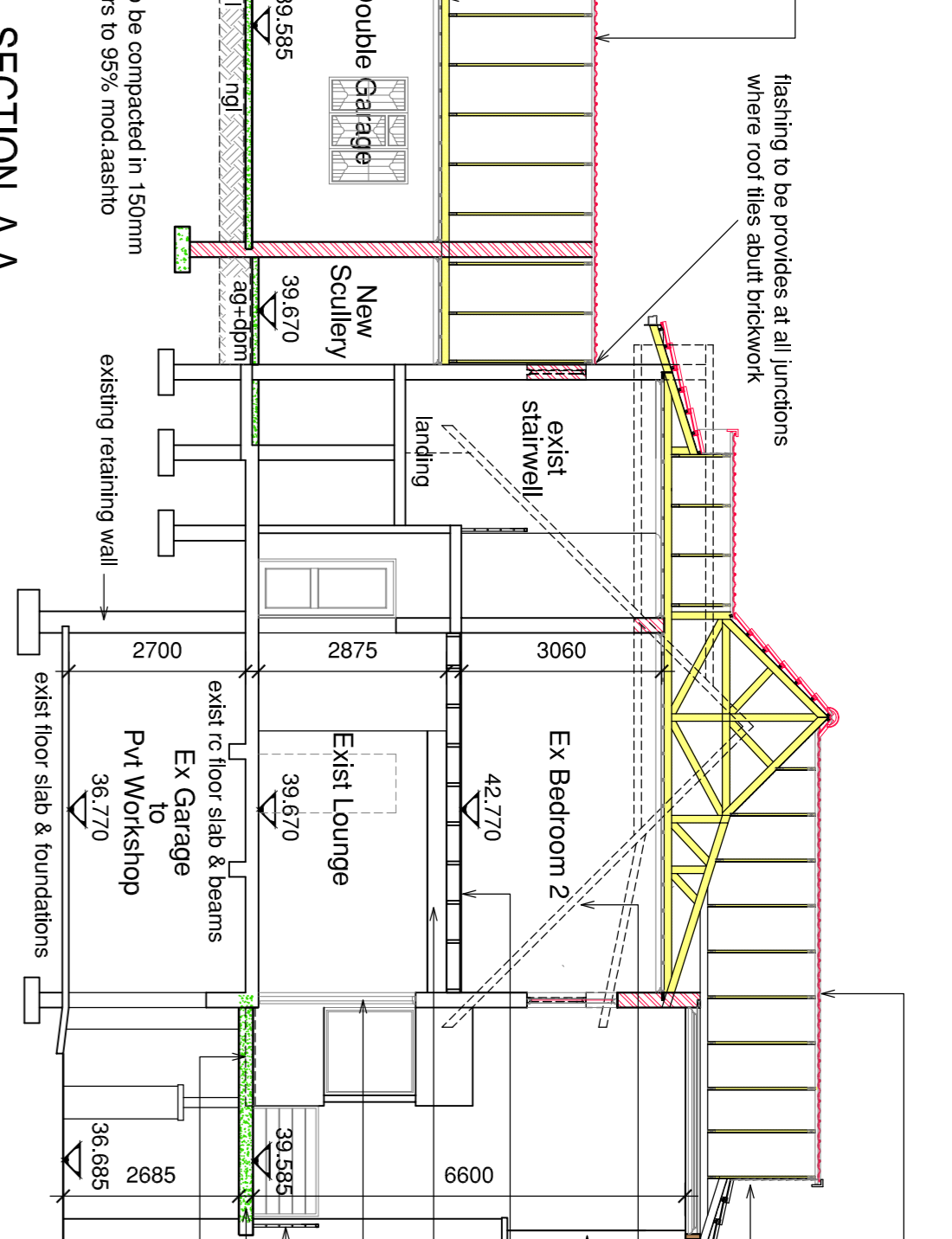
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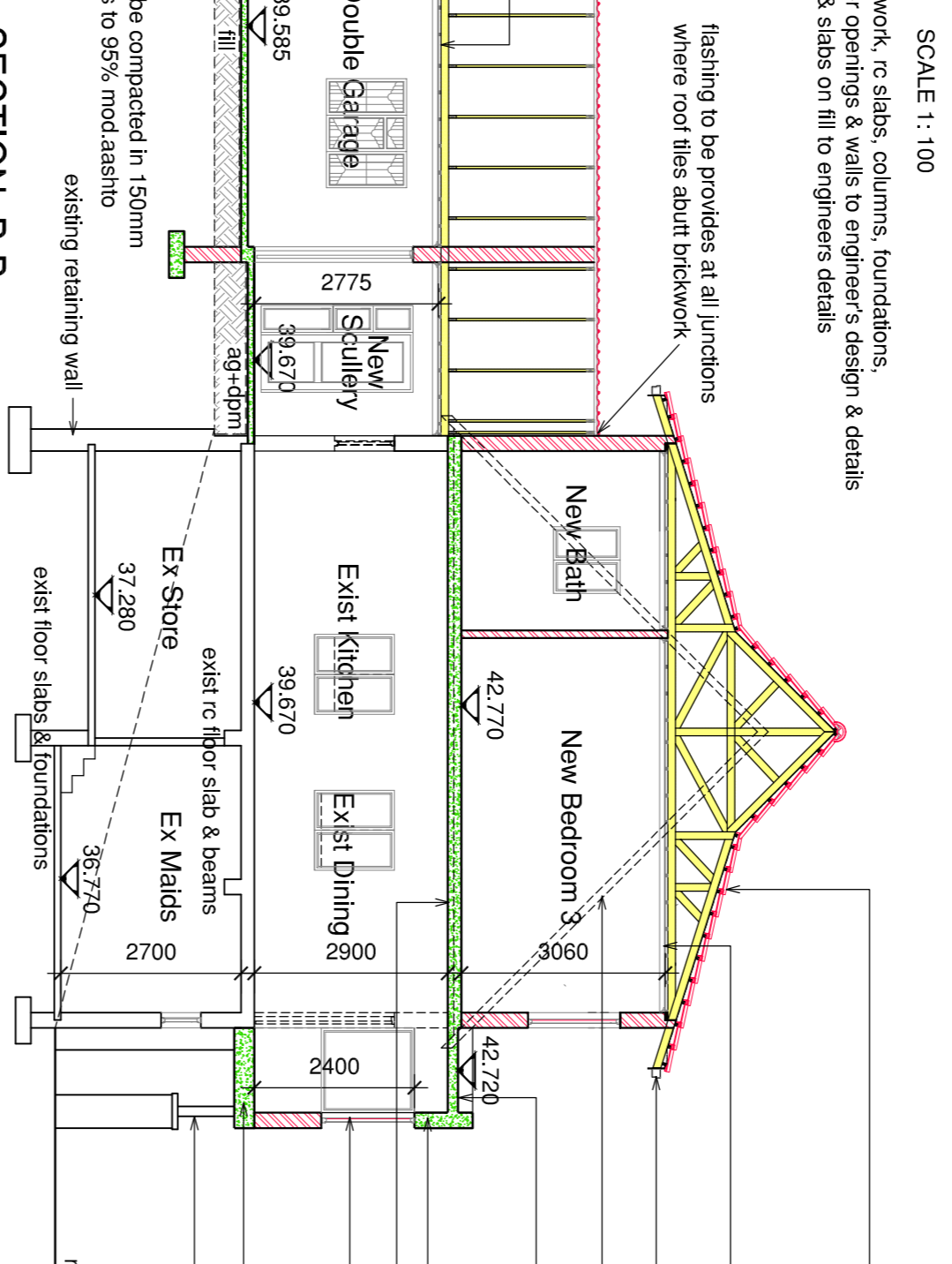
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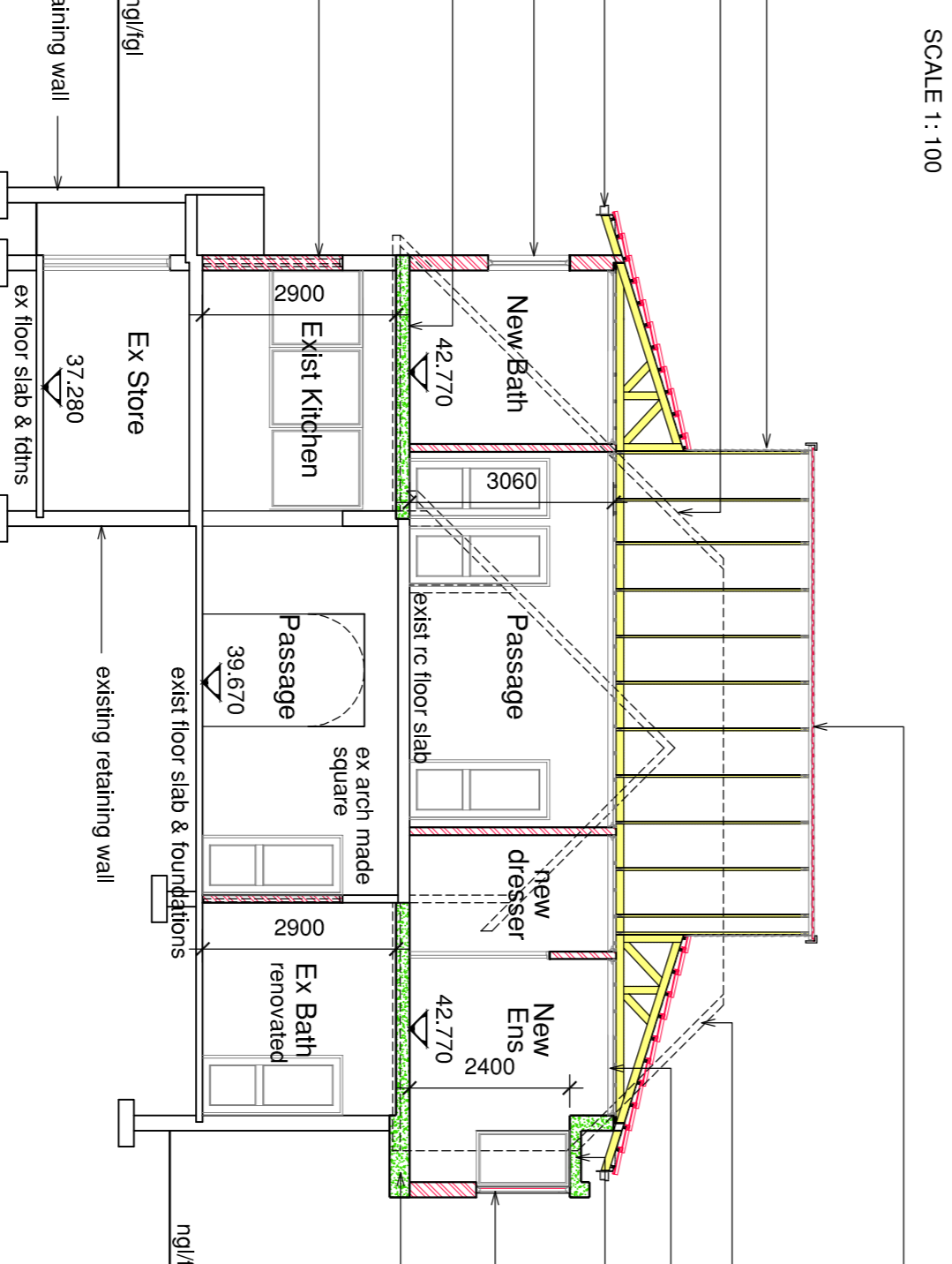
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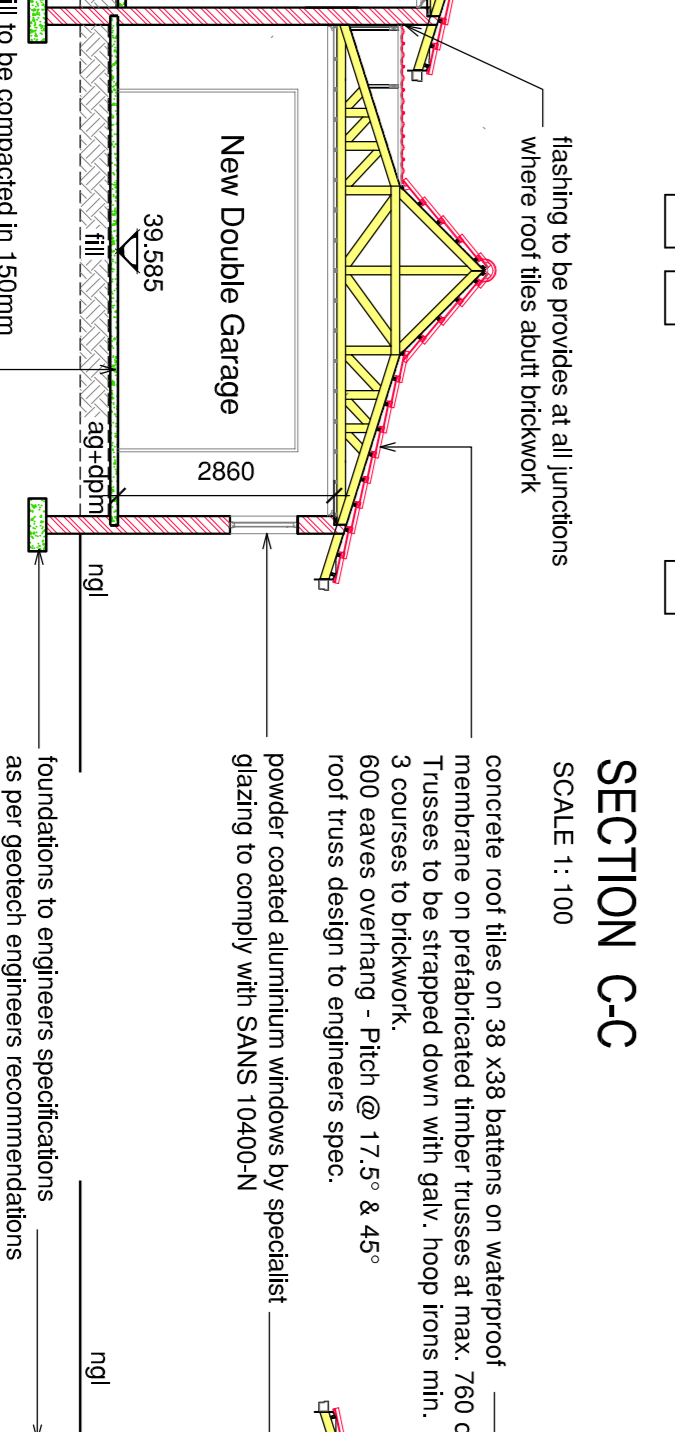
SECTION A-A
SCALE 1:100



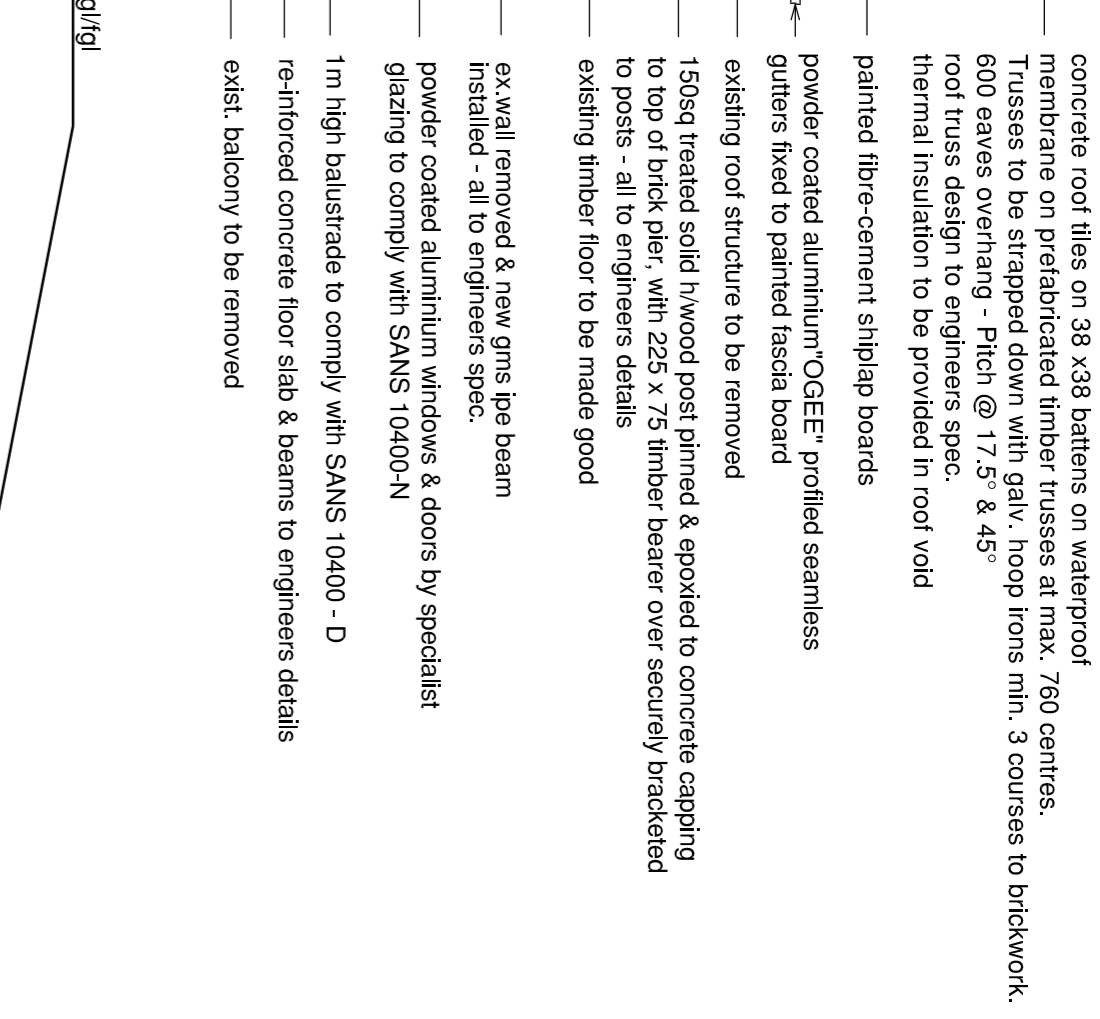
SECTION B-B
SCALE 1:100



SECTION C-C
SCALE 1:100



SECTION D-D
SCALE 1:100



SECTION E-E
SCALE 1:100

General Construction Notes:

- All works to be carried out in accordance with the relevant parts of SANS10400:2010 regulations.
- Foundations:**
 - Foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
 - All foundations to be designed on safe bearing capacity. 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 SANS10400:2010 Part J.
 - Floor slab to engineers details. Concrete floor slab reinforced with welded mesh reinforcement ref. 193 on 250mm green damp proofing membrane under floors with turned up taped joints on earth filling compacted to 93% MODAASHTO density. Soil poisoning & ant guard by specialist.
 - All penetrations through damp proofing must be taped with a pressure sensitive approved tape.
 - Compaction to comply with SANS 10400:2010 Part J.4.4.
 - All work to be in accordance with SANS 10400:2010.
 - All slip and movement joints as per engineer's specification.
 - All foundations to engineers details.
 - 1:25 masonry brick
 - 375 masonry brick
 - 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 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 preprints on external stens, doors and openings.
 - Architraves (or unspigged walis) to external walls. Outer face of inner skin to be bagged and bitumen tarred.
 - Architraves (or unspigged walis) to external wall. Outer face of inner skin to be bagged and bitumen tarred.
 - All foundations and plinth brickwork to be NF-X bricks. All unspigged walls to be NF-X bricks.
 - 110mm incorporated eorboard 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.
 - 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.
 - All internal and external walls to engineer's details.
- Windows & Doors:**
 - New aluminium windows & doors.
 - Refer to schedules.
 - Lintels to comply with sabs 10400:2011 Part K.4.29 all to engineers detail
- 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 brndering over the ceiling boards.
- Floor:**
 - RC roof slabs to structural eng. details & specifications. Floor finishes in as shown to eng. details & installed according to manufacturers specifications.
 - Floor 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 2.7m²K/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.
 - Trands to comply with SANS 10400:2011 Part M4.5.
 - Balustrades to be provided at 1m high and as per the eng's details and its 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 1.6m 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.
 - 1.2m high aluminum balustrade around pool 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 schedules.
 - 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 29lit/s per bathroom with a light of 160 Lux.
- Drainage Notes :**
 - Drainage & rain 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 pipes 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.

CLIENT'S OWNERS SIGNATURE: _____

CLIENT'S OWNER DETAILS:
L. Pillay & S. Soobraithi

CONTRACTOR SIGNATURE: _____

CONTRACTOR DETAILS:
Occupancy : H4

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

Submission Drawing

SCALE: 1:100 (A1)

PROJECT NO: 23_010_02

ISSUED DATE: 26-09-2023

HKM
 HARRON KADRAF
 ARCHITECTS

studio : 61 ras daleen street
 5 h a r r o n k a d r a f
 9 m o d e l l e : 0 3 4 0 0 9 6 6 9
 e - m a i l : h e r o n k a d r a f @ h k m . c o m
 s a s e p : 1 7 9 A d o t 1 8 1 0 0 3 2 7

DRAWING DESCRIPTION: Sections

SCALE: 1:100 (A1)

PROJECT NO: 23_010_02

ISSUED DATE: 26-09-2023

REVISION:

DRAWN BY: HK