



ALUMINIUM WINDOW SCHEDULE, (HOUSE 02)

Window Type	Quantity	Notes
BATHROOM WINDOW	W 1	FRAMING: ALUMINIUM (CHARCOAL GREY) GLAZING: SINGLE LOW E GLAZING all glazing to comply with part N of SANS 10400 4mm glass (less than 1.5cm) monolithic annealed glass 5mm glass (between 1.5-2.9cm) monolithic annealed glass
6.38mm safety glass, Laminate glass	QTY 8	
W 2	QTY 2	SAFETY GLASS- WINDOWS all glazing between 0-500mm of the floor level to be 6.38mm safety glass, Laminate glass
6.38mm safety glass, Laminate glass	QTY 2	
W 3	QTY 6	FRAMING: ALUMINIUM (CHARCOAL GREY) GLAZING: SINGLE LOW E GLAZING all glazing to comply with part N of SANS 10400 4mm glass (less than 1.5cm) monolithic annealed glass 5mm glass (between 1.5-2.9cm) monolithic annealed glass
6.38mm safety glass, Laminate glass	QTY 6	
W 4	QTY 6	FRAMING: ALUMINIUM (CHARCOAL GREY) GLAZING: SINGLE LOW E GLAZING all glazing to comply with part N of SANS 10400 4mm glass (less than 1.5cm) monolithic annealed glass 5mm glass (between 1.5-2.9cm) monolithic annealed glass
6.38mm safety glass, Laminate glass	QTY 6	

ALUMINIUM DOOR SCHEDULE, (HOUSE 02)

Door Type	Quantity	Notes
EXTERNAL DOOR	D 2	TIMBER Hardwood timber (treated) standard sizes as supplied by nulu door timber detail as per manufacturers spec & to be compliant with part N of SANS 10400 to be treated with plexon colour vanish (colour: dark brown)
HORIZONTAL SLATTED HARDWOOD TIMBER DOOR	QTY 1	
INTERNAL DOOR	D 3	FRAMING: ALUMINIUM (CHARCOAL GREY) GLAZING: SINGLE LOW E GLAZING all glazing to comply with part N of SANS 10400 4mm glass (less than 1.5cm) monolithic annealed glass 5mm glass (between 1.5-2.9cm) monolithic annealed glass SAFETY GLASS- WINDOWS all glazing between 0-500mm of the floor level to be 6.38mm safety glass, Laminate glass
HORIZONTAL SLATTED	QTY 14	
SLIDING DOOR	SD 1	FRAMING: ALUMINIUM (CHARCOAL GREY) GLAZING: SINGLE LOW E GLAZING all glazing to comply with part N of SANS 10400 4mm glass (less than 1.5cm) monolithic annealed glass 5mm glass (between 1.5-2.9cm) monolithic annealed glass SAFETY GLASS- WINDOWS all glazing between 0-500mm of the floor level to be 6.38mm safety glass, Laminate glass
SLIDING DOOR	QTY 1	
SLIDING DOOR	SD 2	FRAMING: ALUMINIUM (CHARCOAL GREY) GLAZING: SINGLE LOW E GLAZING all glazing to comply with part N of SANS 10400 4mm glass (less than 1.5cm) monolithic annealed glass 5mm glass (between 1.5-2.9cm) monolithic annealed glass SAFETY GLASS- WINDOWS all glazing between 0-500mm of the floor level to be 6.38mm safety glass, Laminate glass
SLIDING DOOR	QTY 4	
SLIDING DOOR	SD 2	FRAMING: ALUMINIUM (CHARCOAL GREY) GLAZING: SINGLE LOW E GLAZING all glazing to comply with part N of SANS 10400 4mm glass (less than 1.5cm) monolithic annealed glass 5mm glass (between 1.5-2.9cm) monolithic annealed glass SAFETY GLASS- WINDOWS all glazing between 0-500mm of the floor level to be 6.38mm safety glass, Laminate glass
SLIDING DOOR	QTY 4	

COMPLIANCE

COMPLIANCE : PART K
NOTE: WALLS AND LINTELS, SUPPORTS BEAMS TO ENGINEER'S DETAILS

COMPLIANCE : PART L
ALL ROOF STRUCTURES, FIXING, SUPPORTS, LOADING AND INSULATION TO ENGINEER'S DETAIL (RATIONAL ASSESSMENT)

General Construction Notes:

- All works to be carried out in accordance with the relevant parts of SANS 10400: regulations
- All demolition works to be carried out in accordance with SANS 10400:2010 Part E.
- 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 beams 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 beams to be exposed and checked, prior to the commencement of work.
- The 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 or as per the engineers details.
- Suspended floor slabs, to be as per eng's details.
- Concrete surface beds to comply with SANS 10400:2010 Part J, as per the engineers details.
- Concrete surface bed to be 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 98% 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 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 to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.
- 150 x 19mm Zimball profile timber skirting: drilled, plugged & screwed to wall.
- All foundation and plinth brickwork to be NF3 clay bricks. All un-plastered walls to be 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 2nd 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 perpend 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 spars & supports over corner windows to be as per eng's details.
- Retaining Walls:
-Retaining walls to comply with engineers details & specifications.
-All retaining walls to be waterproofed as per the engineers specifications.
-Weep holes and agricultural drains behind retaining walls to be as per engineers details.
- Terrace concrete retaining blocks to be installed as per the manufacturers and engineers specifications.
-Colour: Sandstone
- Retaining concrete blocks to comply with engineers details & specifications.
-All retaining blocks to be installed as per the engineers specifications.
-Maximum height to be 2m per single lift in accordance with the Iznga Building Design Code.
-Retaining blocks must be landscaped as per the Iznga Landscape D
- Windows & Doors:
-Refer to schedules.
- Plastered brickwork 100mm bands, with 10mm drip below.
- 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.
- Ceiling Insulation:
-Minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the bracing over the ceiling boards.
- Soffit Ceilings:
-RC soffit ceilings to be plastered or skimmed to be smooth and consistent and finished with PVA paint, with cornice.
- ROOF:
-aluminium roof sheeting @ 7.5 degrees on approved underlay.
-on 76x50 purlins on engineered busses
-roof sheets to be colour coated
-engineer to supervise construction
-6.5mm thick mmo board ceiling to be fixed to 38x38mm sbs battens @ 400mm cc covered cornice to be fixed rhobed
-gutters & down pipes : 80x60mm precast aluminium longspan gutters & matching 60mm diameter rainwater downpipes
-Fascia & barge boards to be 228x10mm pressed fibre cement
-Concrete roof slab to be 200mm to engineer's detail screed over laid to fall to fullbore outlets water proofing by specialist and to be in accordance with nbr min 50mm high parapet around slab



AUTHORS SIGNATURE

SACAP NO: ST0493

[Signature]
Sagun Subramanyam

CLIENT

D. GOVENDER

[Signature]
D. Govender

PROPOSAL

PROP. ADDITIONS & ALTERATIONS AND SECOND DWELLING

PROPERTY DETAILS

30 BURNDALE PLACE
ATHLONE
PORTION 222 OF ERF 644 DURBAN NORTH

DRAWING TITLE

GROUND STOREY PLAN
FIRST STOREY PLAN
SECTION
ELEVATIONS
WINDOW AND DOOR SCHEDULE

DRAWING NUMBER

D.D. 62-1/2022 REV 0

DATE: 2022/09/22
DRAWN: AS SHOWN
SCALE: AS SHOWN
CHECKED: S.S.