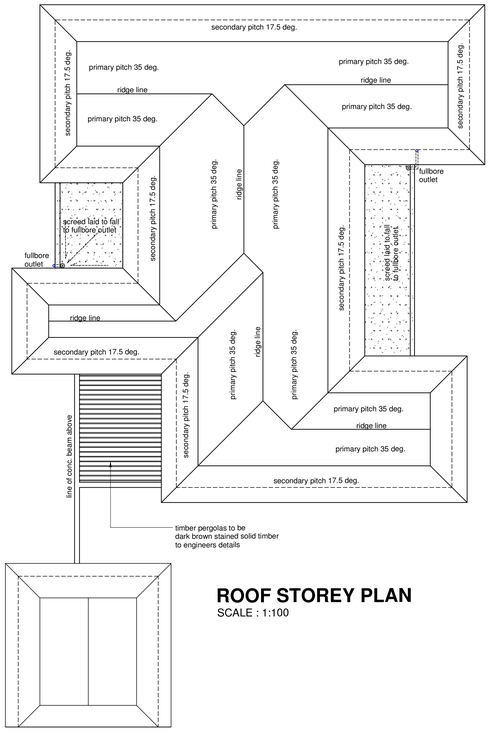
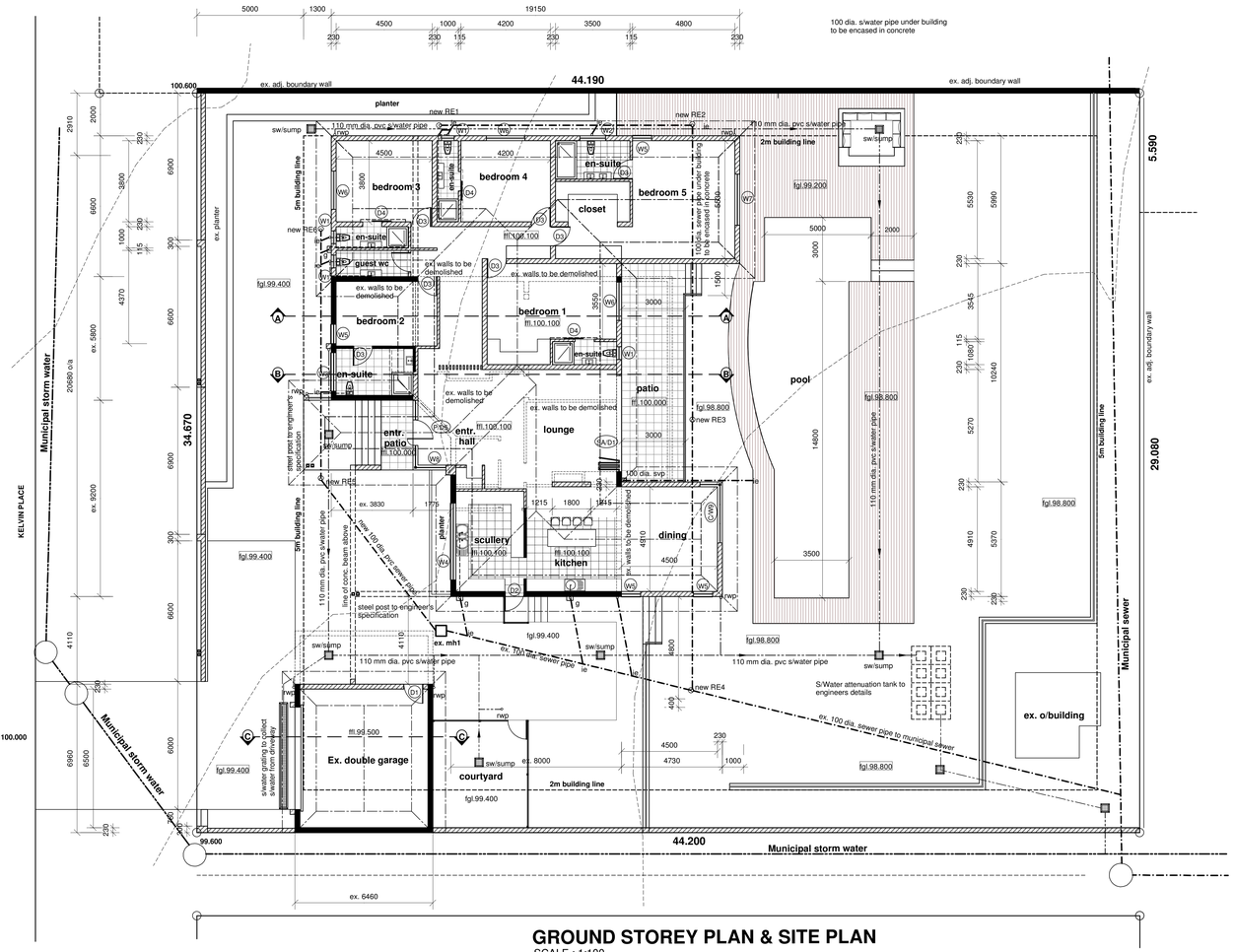


ROOF STOREY PLAN
SCALE : 1:100

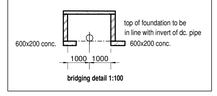


GROUND STOREY PLAN & SITE PLAN
SCALE : 1:100

LEGENDS

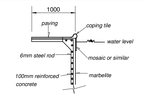
	existing walls
	new walls
	exiting walls to be demolished
	new sewer line
	existing sewer line
	new stormwater line
	existing door enclosed

typical bridging detail

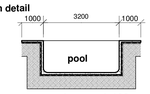


bridging detail 1:100

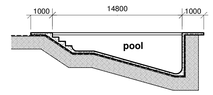
pool details



ring beam detail



section y-y 1:100



section x-x 1:100

POOL NOTES

-Pool to be to engineers detail
-all electrical goods under ground to befitted with earth leakage protection
-self closing /self latching gates at all acess points to pool
- waste water to drain via break pressure tank
-pool to be constructed by specialist
- min 1.200 m pool fence enclosing pool area

NOTE : rim flow to be of black mosaic only no blue to be used

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:

RAIN WATER GOODS:

-Brown powder coated seamless aluminum Moulded OGEE profiled gutters 80x80mm x 0.6mm.
-Gutters to be fixed to fascias as per manufactures 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.
-100 dia. matching brown powder coated aluminium rwdp's connected to gutters & fixed to walls with matching brackets. RWDP's to be connected into PVC pipes in ducts that must be fully waterproofed.
-RWDP's to be connected into the sw line as per the engineers specifications.

STAIRCASES:

-Staircases to comply with SANS 10400:2011 Part M.
-Tile 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 M:4.3.
-Handrails along the walls to be 850mm, to comply with SANS10400:2011 Part M:4.3.

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.
- Where rooms / spaces are not ventilated directly to open air, they are to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s.
-Visitors WC to be mechanically vented as per note above.

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 I.E.'s 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 reseal 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 geysers as per the Mechanical engineers specifications.
-The geyster to be covered with a geyser blanket. The heat pump to be installed on the rc slab and connected to the geyser.
-The geyser, heat pump, pipes & insulation must comply with SANS204: Part 4.5.2. 50% hot water heating to be as per Mechanical engineers specifications.
- All new hot water pipes to be insulated with a minimum R-value of 1, as per Mechanical engineers specifications.

STORMWATER:

-Stormwater disposal to be as per the engineers details.

TIMBER DECK :

-Timber deck to be installed as per the manufacturers specifications.
-All timber supports, beams, cross bracing and slats to be Balau.
-150x22mm Balau slats to be stained Imbuia.

SERVICES:

-The electricity supply cable and water supply pipe is to be in buried pvc sleeves installed within the property.
-Telephone wires to be in a 20mm buried conduit installed within the property to the nearest distribution point in the verge.

GENERAL:

-Any changes will require Architect's authorization
-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.

General Construction Notes:

-All works to be carried out in accordance with the relevant parts of SANS10400: regulations

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% MODAASHTO 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 Zimbali profile timber skirting: drilled, plugged & screwed to wall.

BRICKWORK:

-All foundation and plinth brickwork to be NFX clay bricks. All un-plastered walls to be NFX clay bricks.
-Brickforce 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 cill 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 cladded walls to be bagged and bitumen tarred.
-All spans & supports over corner windows to be as per eng's details.

WINDOWS & DOORS:

Windows:
-Refer to schedules.

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 brandering 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 brandering or rc soffits.

CEILING INSULATION:

-Minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the brandering 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.

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 2.7m^2 K/W is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.

-Marley monarch antique terracotta concrete roof tiles on SA pine 38 X 38 battens at 17.5 deg. 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 insulations layer. Roof sisilation 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 'A' 38x114 tie-beams and rafters at max 760mm 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 wall 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.

area schedule

area of site :	1532.00	sqm
permitted F.A.R.: 0.35	536.2	sqm
permitted coverage : 35%	536.2	sqm
existing coverage :	(238.96 - 16.00) = 222.96	sqm
proposed coverage :	176.89	sqm
Total Coverage :	399.85	sqm
		sqm
		sqm
		sqm
total useable area :	176.89	sqm

DESIGN dynamics architectural studio
sacap reg no st0493
9 cotford place
sunford
phoenix
4068
tel +27 31 5008442
cell 0723782344
sagren.dynamics@telkomsa.net

AUTHORS SIGNATURE
SACAP NO: STO493
Sagren Soobramoney

CLIENT
V PILLAY & Y.S NAIDOO
authorized by (upgody: owner)

PROPOSAL
ADDITIONS AND ALTERATIONS TO DWELLING

PROPERTY DETAILS
34 KELVIN PLACE
ATHLONE
DURBAN NORTH
ERF 39 DURBAN NORTH

DRAWING TITLE
GROUND STOREY PLAN
FIRST STOREY PLAN
ROOF PLAN

DATE :2022/03/23
AUTHOR :T.K
SCALE : AS SHOWN
CHECKED: S.S

DRAWING NUMBER
D.D. 62 -1/2020 REV 000