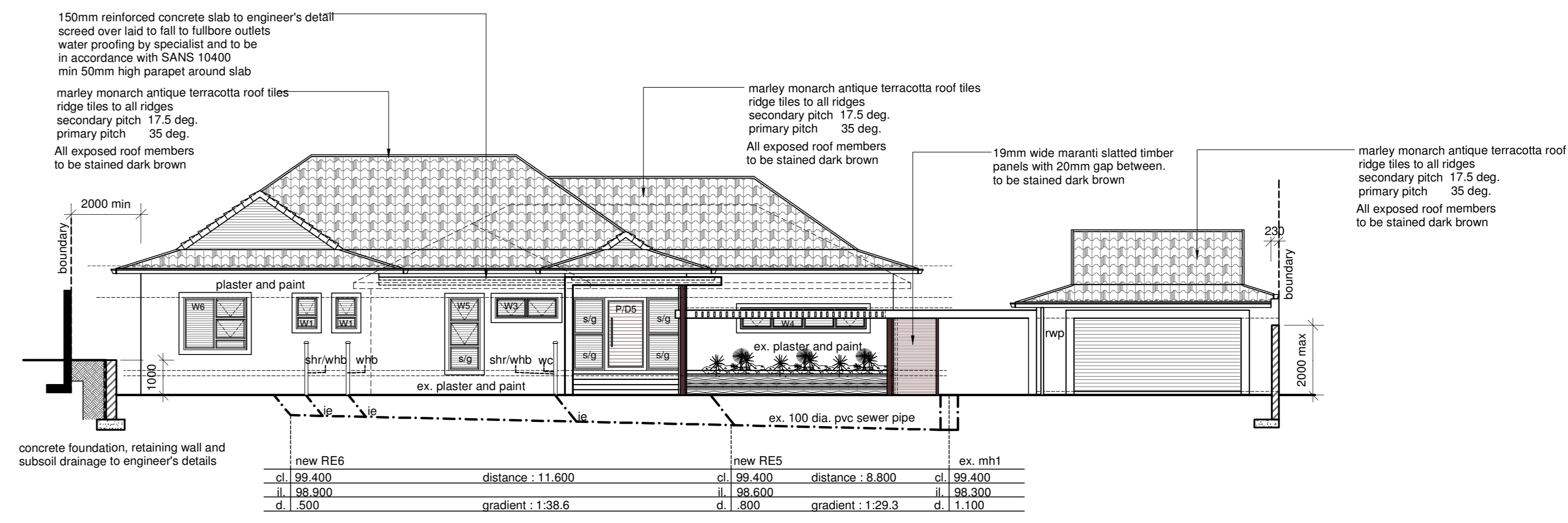
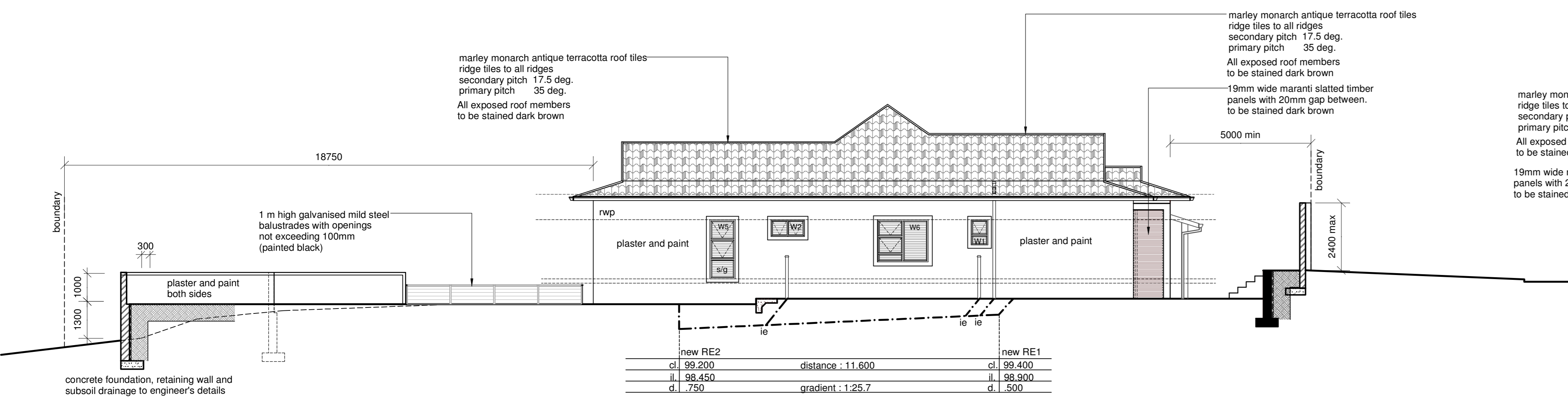


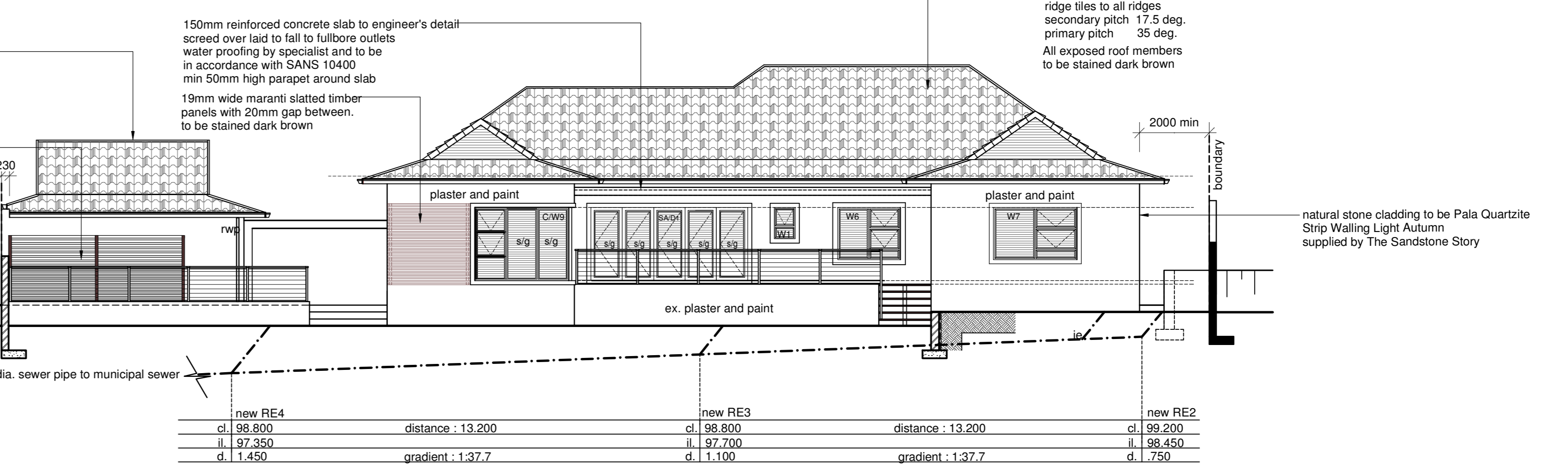
SOUTH ELEVATION
SCALE : 1:100



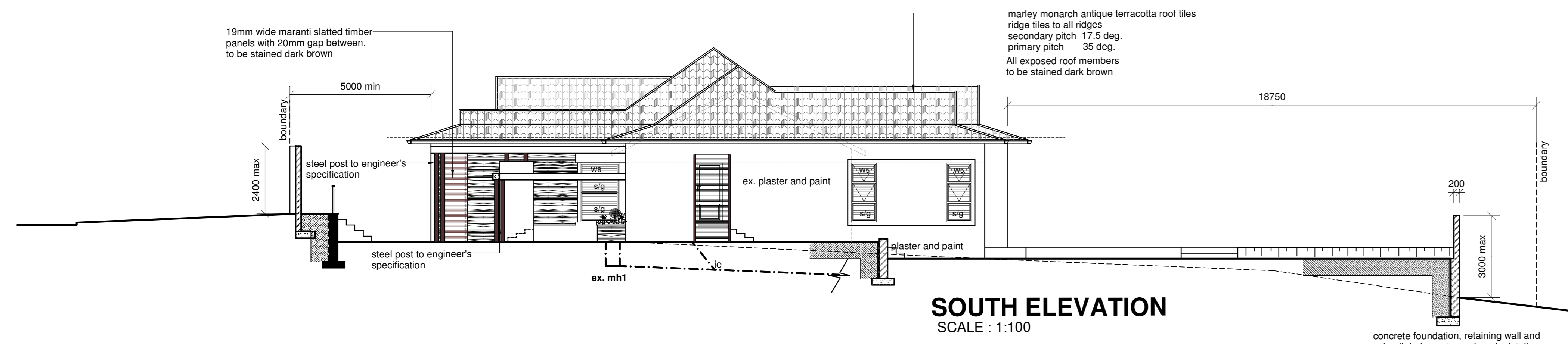
WEST ELEVATION / SEWER SECTION
SCALE : 1:100



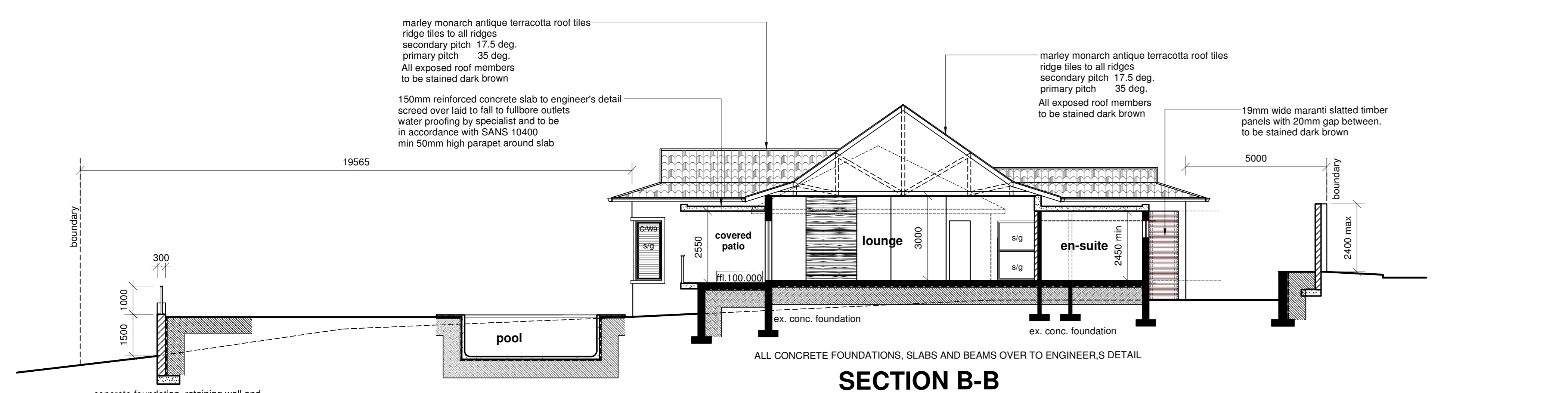
NORTH ELEVATION / SEWER SECTION
SCALE : 1:100



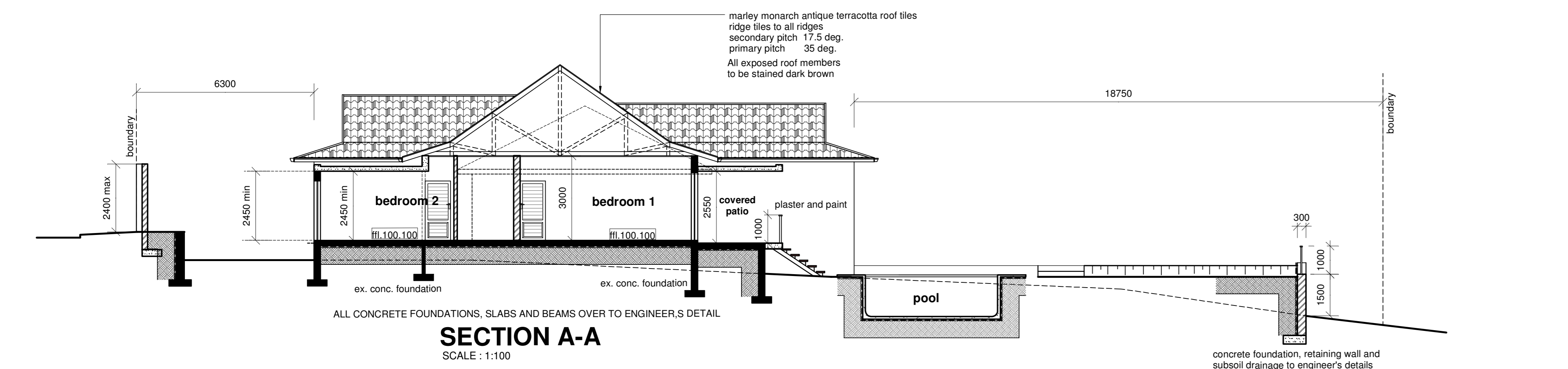
EAST ELEVATION / SEWER SECTION
SCALE : 1:100



SOUTH ELEVATION
SCALE : 1:100



SECTION B-B
SCALE : 1:100



SECTION A-A
SCALE : 1:100

- 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, r. 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 slabs 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 Zimbal profile timber skirting; drilled, plugged & screwed to wall.
 - BRICKWORK:**
 - All foundation and plinth brickwork to be NFY clay bricks. All un-plastered walls to be NFY clay bricks.
 - Brickwork 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.
 - 10mm 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.
 - 'Y' 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 fabric brick or stone clad wall to be bagged and bitumen tarred.
 - All rasps & 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.
 - CEILING:**
 - Gypsum Board:
 - 6.4mm Gypsum ceiling boards to be fixed to 38x38mm timber bracking 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 more top coats. Ceilings to be painted with SABS approved ceiling paint.
 - 155 x 22mm painted timber cornices at junction between walls and ceilings, fixed to bracking or rc soffits.
 - CEILING INSULATION:
 - Minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the bracking 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 2.7m² KW is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.
 - Marley monarch antique terracotta concrete roof tiles on SA pipe 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 siltation to be installed between battens & rafters as per the manufacturers specification 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, between boundaries and as per a certificate of structural stability for the completed roof.
 - Clas 14 38x14 te-beams and rafters at max 760mm centres.
 - 30 x 2mm Galvanised 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 rail. 110 bricks to suit wall plate.
 - All roof rafters at the overhang to be stanked.
 - 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 of roof gables.

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| | DESIGN dynamics architectural studio | <input type="checkbox"/> |
| | SACAP reg no 40493 9 conford place sunford phoenix 4068 tel +27 21 500842 cell 0725782344 sagren.dynamics@kelvins.net | <input type="checkbox"/> |
| AUTHORS SIGNATURE | | <input type="checkbox"/> |
| SACAP NO: ST0493 | | <input type="checkbox"/> |
| CLIENT | V PILLAY & Y.S NAIDOO | <input type="checkbox"/> |
| PROPOSAL | | <input type="checkbox"/> |
| ADDITIONS AND ALTERATIONS TO DWELLING | | <input type="checkbox"/> |
| PROPERTY DETAILS | | <input type="checkbox"/> |
| 34 KELVIN PLACE ATHLONE DURBAN NORTH | | <input type="checkbox"/> |
| DRAWING TITLE | ELEVATIONS SECTIONS BOUNDARY WALLS | <input type="checkbox"/> |
| DRAWING NUMBER | D.D. 62 - 1/2020 REV 000 | <input type="checkbox"/> |