

## DRAWING SERVICES

Date : 16 MAY 2013

**DWG NO : 328** **Sheet 1 of 3**

Sweden

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**GENERAL:**

- 1) USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
- 2) ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WITH CONSTRUCTION.
- 3) ALL NEW WORK TO MATCH EXISTING.
- 4) MATERIALS & CONSTRUCTION TO COMPLY TO ALL SANS, SABS AND SAFSA (LIGHT STEEL FRAME CONSTRUCTION) REGULATIONS AND THE LOCAL MUNICIPALITY'S BY-LAWS (REF. NO. 0182/04/987), AND IN ACCORDANCE TO THE STRUCTURAL ENGINEERS SPECIFICATIONS.
- 5) CERTIFICATE OF COMPLIANCE AND/OR COMPLIANCE CERTIFICATE TO BE SUPPLIED BY ENGINEERS & OTHER SERVICE PROVIDERS.
- 6) CERTIFICATE FOR LOADING, STRUCTURAL & FIRE STABILITY REGARDING FLOOR & WALLS CONSTRUCTION TO BE ISSUED BY STRUCTURAL ENGINEER.
- 7) UNLESS OTHERWISE SPECIFIED AND APPROVED, ANY ENCROACHMENT OVER BOUNDARY / BUILDING LINES, SERVITUDE ETC., ARE TO BE RECTIFIED AND/OR REPORTED TO AUTHOR OF PLAN.

- 1) THE EXISTING MAID'S ROOM TO BE DEMOLISHED
- 2) THE EXISTING ROOF OF THE HOUSE IS TO BE REMOVED AND DISCARDED
- 3) ALL INTERNAL WALLS TO BE DEMOLISHED
- 4) SUSPENDED TIMBER FLOORS REMOVED, FLOOR SPACE BACKFILLED WITH COMPACTED POISON SLAB & BUILDERS RUBBLE TOPPED WITH DPC AND 100mm RC SLAB
- 5) BUILDINGS REMOVED & BRICKED UP TO SUIT ALTERATIONS & ADDITIONAL NEW WINDOWS PROPOSAL.
- 6) SANITARYWARES REMOVED.
- 7) ALL SOIL & WASTE PIPE PLUGGED AND/OR REMOVED FOR PROPOSED SANITARYS REPLACEMENT.
- 8) EXISTING DWELLING FIRST STOREY:
- 9) REMAIN FRAME STRUCTURE TO BE COMPLETELY DEMOLISHED.
- 10) THE DOORS OF THE EXISTING DOUBLE GARAGE AT ROAD LEVEL TO BE REPOSITIONED FOR ACCESS TO THE EXISTING DRIVEWAY
- 11) THE EXISTING TIMBER STAIRCASE ADJACENT TO THE EXISTING DRIVEWAY TO BE DEMOLISHED
- 12) ALL BUILDERS RUBBLE TO BE USED AS BACKFILL FOR THE RETAINING WALLS ETC WHERE NECESSARY

**PROPOSED LOWER GROUND STOREY RC SLAB:**  
80mm CONCRETE SURFACE BED AND 20mm TOP SMOOTH LEVEL SCREED AT 30Mpa REINFORCED WITH BRC MESH 1930N DAMP-PROOFING 250 MICRONS POLYTHENE SHEETS ON WELL COMPACTED SOIL TREATED WITH ANTI-TERMITE POISON – TO STRUCTURAL ENGINEERS DETAILS.

EXISTING SUSPENDED TIMBER FLOOR TO BE REMOVED, THE EXISTING CRAWLSPACE BACKFILLED WITH WELL COMPACTED SOIL TREATED WITH ANTI-TERMITE POISON AND ON TOP AN 80mm CONCRETE SURFACE BED AND 20mm TOP SMOOTH LEVEL SCREEN AT 30Mpa REINFORCED WITH BRC

**200mm CONCRETE BEAM AND BLOCKS DECK AND 50mm TOP SMOOTH LEVEL SCREED AT 30Mpa REINF**

**PROPOSED ROOF RC SLAB:**

2) 1 x BRICK PARAPET WALL ON PERIMETER OF WATERPROOFED AND SLOPED ROOF SLAB (BY SPECIALIST) FOR STORMWATER CONTROL TO FULL BORE OUTLETS-TO ENGINEERS DETAILS.

## WALLS

COURSE UP TO 2 COURSE ABOVE SLAB

1) 1 x 140mm CONCRETE "MAXI" BRICKS REINFORCED WITH BRICKFORCE AT EVERY THIRD COURSE AND AT WALL PLATE

ALL WALLS TO BE PLASTERED AND PAINTED TO MATCH EXISTING.

- 1) RAINWATER: 100mm ALUMINIUM GUTTERS AND 80mm ALUMINIUM DOWNPIPES TO COMPLY WITH N.B.R. AND S.A.B.S 082 - 160 mm PVC PIPES BELOW NGL AND 160 mm UPVC RIBBED PIPES BELOW STRUCTURES.
- 2) 50mm WASTE PIPES AND 110 mm SOIL PIPES - PVC PIPES ABOVE AND BELOW NGL AND UPVC / UPVIB RIBBED PIPES BELOW STRUCTURES.

PIPES BELOW NGL & STRUCTURES TO HAVE RE'S AT ALL BENDS AND JUNCTIONS, AND EVERY 10 METRES MIN. ON STRAIGHT RUNS WITH A 110 mm PVC VENT PIPE AT HEAD OF DRAIN SYSTEM.

1) 1) AS PER SANS 10400-N – SEE WINDOW & DOOR SCHEDULES

**TRANSPARENT GLAZING:**  
WHERE TRANSPARENT GLAZING IS USED AND IS NOT LIKE

**MARKINGS THAT SHALL RENDER IT APPARENT TO SUCH PERSON**

THE PANES OF ALL SAFETY GLAZING SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION.

- 1) 15mm INTERNAL DIAMETER COPPER PIPING FROM GEYSERS AND HEAT PUMPS INSULATED WITH ECO-FLEX SNAP ON INSULATING TUBING - R VALUE = 1.0
- 2) ALL ELECTRIC GEYSERS, SOLAR GEYSERS AND HEAT PUMPS TO BE INSTALLED BY SPECIALIST STRICTLY AS PER MANUFACTURERS INSTRUCTIONS
- 3) GEYSERS IN ROOF SPACE TO BE MOUNTED IN A DRAIN

ROOF TRUSSES WITH A MINIMUM OF TWO SUPPORTS AND THE DRIP TRAY TO HAVE A 50mm PVC WASTE PIPE THAT DRAINS THE TRAY OF WATER OUT OF THE ROOF SPACE

4) EXTERNAL GEYSERS AND HEAT PUMPS TO BE MOUNTED ON THE EXTERNAL WALL WITH A MINIMUM OF TWO WALL BRACKETS.

**CONSENTS:**

NAME:	NAME:	NAME:	NAME:
ADDRESS: 380 MARINE DRIVE, BLUFF	ADDRESS: 384 MARINE DRIVE, BLUFF	ADDRESS: 441 MARINE DRIVE, BLUFF	ADDRESS: 8 ANSTEYS ROAD
TEL No:	TEL No:	TEL No:	TEL No:
SIGNATURE:	SIGNATURE:	SIGNATURE:	SIGNATURE: