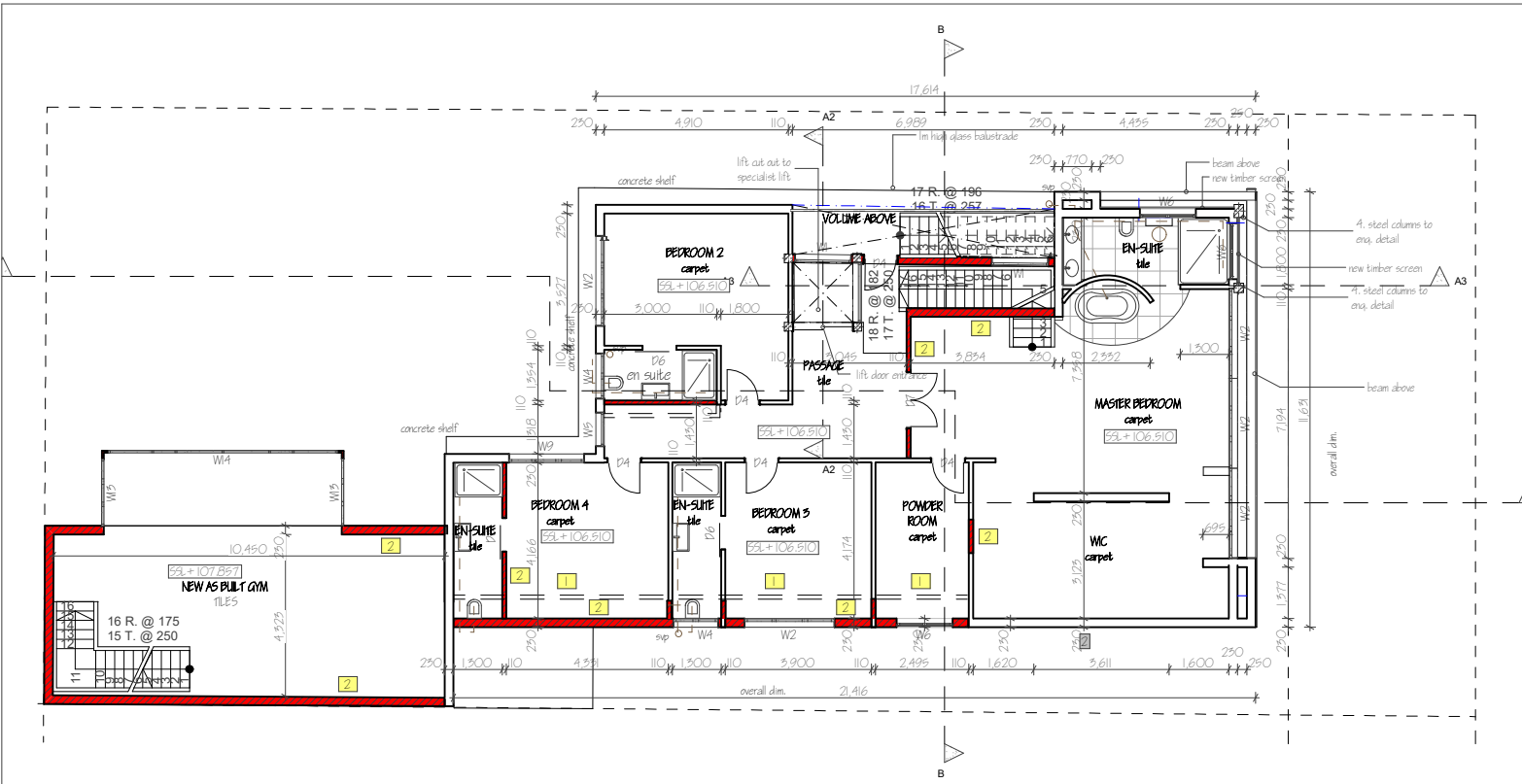


1:100

GROUND STOREY PLAN

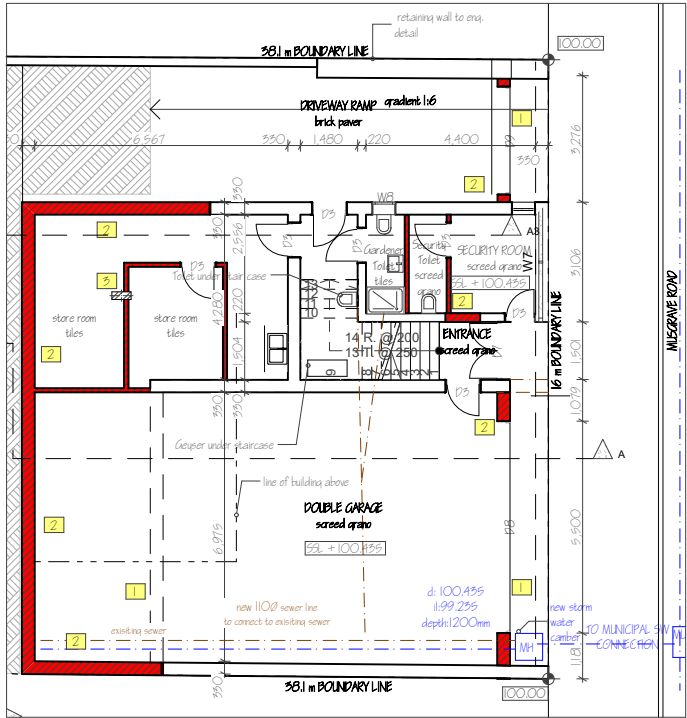


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FIRST STOREY PLAN



- DEVIATION & ADDITION NOTES**
- ALL WINDOWS AND DOORS TO BE REPLACED AND REPOSITIONED WITH NEW WINDOWS AND DOORS.
 - ALL PLUMBING & SANITARE TO BE NEW- ALL OLD PLUMBING TO BE REMOVED.
 - ALL ROOFS TO BE REPLACED AND REPOSITIONED.
 - NEW RETAINING WALLS TO ALL BOUNDARIES.
1. DEMOLISHED WALLS
2. NEW WALLS
3. NEW STAIR
4. NEW STEEL COLUMNS
5. NEW STEEL BEAMS



1:100 LOWER GROUND STOREY PLAN

- NOTE: THESE STANDARD NOTES REFER TO COMPLIANCE WITH THE SANS 10400:2010 CODE OF PRACTICE FOR THE APPLICATION OF THE NBR OR ITS LATEST REVISION.**
- GENERAL NOTES:**
- Classification: H3
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS IN MM'S UNLESS STATED OTHERWISE.
 - ALL WORK TO BE EXECUTED IN STRICT ACCORDANCE TO NBR AND LOCAL AUTHORITY BY LAWS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS, PARTICULARLY BOUNDARIES, BUILDING LINES, SERVITUDES, ETC.
 - THE CONTRACTOR IS TO VERIFY ALL LEVEL HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK THESE AGAINST THE DRAWINGS BEFORE COMMENCING WORK.
 - THE CONTRACTOR IS TO LOCATE AND IDENTIFY ANY/ALL EXISTING SERVICES AND TO PROTECT THESE FROM DAMAGE WHILST ON SITE THROUGHOUT THE CONTRACT PERIOD.
 - ANY DISCREPANCIES, ERRORS, OMISSIONS ETC. ARE TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT.
 - ALL MATERIALS TO BE USED IN STRICT ACCORDANCE TO MANUFACTURER'S SPECS.
 - WORKMANSHIP IS TO BE OF THE HIGHEST STANDARD THROUGHOUT.
 - FOUNDATIONS NOT TO ENCROACH OVER BOUNDARIES.
 - GLAZING TO COMPLY WITH PART N TT33 OF SANS 10400.
 - SEWER & S.W. PIPES TO CONNECT TO ESTATE SEWER SERVICES.
 - 250 WATER METER & 25 Ø WATER PIPE TO PRESSURE VALVE.
 - ALL STRUCTURAL ELEMENTS SUCH AS LINTELS, WALLS, FOUNDATIONS, ROOFS, STEEL ELEMENTS, RETAINING WALLS, CONCRETE SURFACE BEDS, CONCRETE BEAMS, CONCRETE ROOF SLABS, TIMBER BEAMS & FILL TO BE DESIGNED & CERTIFIED BY APPOINTED STRUCTURAL ENGINEER.
 - ALL FLOORS SUPPORTED ON GROUND OR FILLING TO ENGINEER'S DETAIL.
 - ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION.
 - DAMP-PROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND SANS 10400 REQUIREMENTS.
 - ALL WALLS TO BE REINFORCED WITH TWO COURSES BRICKFORCE AT CILL AND WALL PLATE LEVELS.
 - 250MM THICK POWER FLOAT FINISHED CONCRETE SLAB ON SABS APPROVED UNDERLAY TO STRUCTURAL ENGINEER'S DETAIL. SOIL TO BE POISONED IN ACCORDANCE WITH SABS 1165- CERTIFICATE MUST BE PROVIDED. IMPREGNATED SOFTBOARD, BACKING STRIP & 12MM POLYSULPHIDE SEALANT BETWEEN SURFACE BED AND WALLS. BRC MESH TO BE APPLIED ABOVE UNDERLAY.
 - ALL ROOF TRUSS CENTRE SPACING TO BE 760MM IN COMPLIANCE WITH SANS PART L.

- WALLS:**
- ALL WALLS TO COMPLY WITH "PART K" OF THE NATIONAL BUILDING REGULATIONS.
- COROBRIK ENGINEERING BRICKS TO BE USED BELOW GROUND LEVEL IN FOUNDATION WALLS. BRICKFORCE TO EVERY 3RD COURSE UP TO WINDOW HEIGHT, THEREAFTER TO EVERY COURSE. GALVANISED CRIMP WIRE WALL TIES(7 PER SQUARE METRE- LAID STAGGERED)
- ALL WALLS TO BE REINFORCED WITH TWO COURSES BRICKFORCE AT CILL AND WALL PLATE LEVELS.
- FOUNDATIONS:**
- TYPE & SIZE OF FOUNDATIONS/FOOTINGS BELOW ALL WALLS TO BE TO ENGINEER'S DETAIL IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S REPORT/SUGGESTIONS.

- DRAINAGE AND PLUMBING**
- ALL PLUMBING WORK HAS TO COMPLY WITH SANS PART P
 - ALL FITTINGS TO BE ON THE SCHEDULE OF ACCEPTED PIPES AND WATER FITTINGS AS FOUND AT WWW.JASWIC.CO.ZA
 - ALL 100MM DIA. U.P.V.C SEWER PIPE DRAIN LAID TO A MIN. FALL OF 1:60
 - ALL 100MM DIA. OVP AT HEAD OF DRAIN PIPE AS SHOWN
 - RODDING EYES AT HEAD OF DRAIN AND AT ALL CHANGES OF DIRECTIONS AT MAXIMUM OF 25000MM INTERVALS.
 - IE'S TO ALL BENDS OF DRAINS AND TO HAVE MARKED COVERS AT GROUND LEVEL.
 - ALL DRAIN PIPES UNDER BUILDINGS TO BE PROTECTED AGAINST LOADS AND LAID IN SLEEVES AND INCASED IN CONCRETE.
 - ALL WASTE PIPES TO HAVE 65MM RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR CLEANING PURPOSES AND REPAIRS.
 - ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED AND PROTECTED AGAINST LOAD.
 - ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1220MM TO HAVE ANTISYPHON VENTPIPPES.
 - ALL DRAINAGE WORK TO COMPLY WITH SANS PART P.

- ALL PAINT COLOURS TO BE APPROVED BY CLIENT AND CDMA.
- GLAZING NOTES:**
- ALL GLAZING TO COMPLY WITH PART N OF SANS 10400
 - GLAZING MUST BE CARRIED OUT BY COMPETANT PERSON IN ACCORDANCE WITH SANS 10400 PART N.
 - ALL FRAMES TO BE POWDERCOATED ALUMINIUM
 - ALL BATHROOM WINDOWS TO HAVE OBSCURE GLASS.

- POOL NOTES:**
- EARTH LEAKAGE PROTECTION TO BE FITTED TO ALL ELECTRICAL SUPPLIES
- FLOODING, SEEPAGE AND RAINWATER IN SUNKEN PUMP CHAMBERS AND FILTERS
 - CONDENSASION PUMP CHAMBERS TO BE ADEQUATELY DRAINED.
- PLANT ARRANGMENT TO SUPPLIERS REQUIREMENTS. PLAN TO COMPLY WITH SECTION A5(2)AND PART D4(1) (2X3) OF THE NBR
- ALL EXCAVATED SOIL TO BE REMOVED ON SITE BY POOL CONTRACTOR
- WASTE WATER TO BE DISCHARGED INTO EXISTING SEWER MAINHOLE VIA BIP(100MM PVC PIPE)
- 1200 HIGH FENCING TO BE FITTED WITH SELF -CLOSING SPRING LOADED GATE (IF REQUIRED)

OWNER:		
ARCHITECT: SACAP REG NO: st 0248		
THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION		
PROJECT		
HOUSE JOOSAB PROPOSED ALTERATIONS & ADDITIONS ON LOT 2 OF LOT 2186 DURBAN AT 515 MUSGRAVE ROAD		
TITLE		
SUBMISSION DRAWING: PLANS		
JOB NO. #Pin	DATE	DRAWN S.O/N.H
DRAWING NO. 01.1	REVISION NO.	SCALE as shown