

DOOR TYPE	D1	NUMBER OF 4
LOCATION:	Existing Ground Storey - As Indicated on Plan.	
DOOR DESCRIPTION:	Treated External Solid Hardwood Exterior Timber Door. By Specialist. Painted with 2 coats external wood primer and Varnish.	
FRAME:	Treated Solid Hardwood Timber Frame to Match New Door	
OPENINGS:	1 x 900 x 2100mm side hung door	
GLASS:	N/A	
LINTOL:	PC Lintel to Engineers details to comply with SANS 10400 Part K.	
IRONMONGERY:	To Clients choice. To be installed by Professional to Manufacturers Specification and Detail.	
NOTE:	All opening sizes to be checked on site prior to preparation of shop drawings/manufacturer of window. Samples to be approved by Architect prior to installation. All glazing to comply with SANS 10400 and ANAASIA regulations unless otherwise stated. Windows to be supplied with protection tape and installed, glazed, sealed and cleaned down in accordance with manufacturer's specifications.	

DOOR TYPE	D2	NUMBER OF 1
LOCATION:	Treated External Solid Hardwood Exterior Timber Door. By Specialist. Painted with 2 coats external wood primer and Varnish.	
DOOR DESCRIPTION:	Treated Solid Hardwood Timber Frame to Match New Door	
FRAME:	1 x 900 x 2100mm side hung door	
GLASS:	N/A	
LINTOL:	PC Lintel to Engineers details to comply with SANS 10400 Part K.	
IRONMONGERY:	To Clients choice. To be installed by Professional to Manufacturers Specification and Detail.	
NOTE:	All opening sizes to be checked on site prior to preparation of shop drawings/manufacturer of window. Samples to be approved by Architect prior to installation. All glazing to comply with SANS 10400 and ANAASIA regulations unless otherwise stated. Windows to be supplied with protection tape and installed, glazed, sealed and cleaned down in accordance with manufacturer's specifications.	

WINDOW TYPE	W1	NUMBER OF 1
LOCATION:	Ground Storey Existing Slab connected into New Storey	
WINDOW DESCRIPTION:	Steel or Aluminium Window to clients choice, manufactured as per window schedule	
FRAME:	Steel Primed and Painted or 25 micron White powder coated aluminium frame in compliance with asbestos regulations.	
OPENINGS:	As per Manufacturers Specification	
GLASS:	4mm Annotated Clear glass.	
LINTOL:	PC Lintel to Engineers details to comply with SANS 10400 Part K	
SILL:	External Plastered and Painted to Brick edge to match existing windows. Internal Plastered and Painted to Brick edge to match existing windows.	
IRONMONGERY:	As per manufacturers specification.	
NOTE:	Supplier / Installer to be a member of ANAASIA. All opening sizes to be checked on site prior to preparation of shop drawings/manufacturer of window. Samples to be approved by Architect prior to installation. All glazing to comply with SANS 10400 and ANAASIA regulations unless otherwise stated. Windows to be supplied with protection tape and installed, glazed, sealed and cleaned down in accordance with manufacturer's specifications.	

WINDOW TYPE	W2	NUMBER OF 1
LOCATION:	Ground Storey Existing Slab connected into New Storey	
WINDOW DESCRIPTION:	Steel or Aluminium Window to clients choice, manufactured as per window schedule	
FRAME:	Steel Primed and Painted or 25 micron White powder coated aluminium frame in compliance with asbestos regulations.	
OPENINGS:	As per Manufacturers Specification	
GLASS:	4mm Annotated Clear glass.	
LINTOL:	PC Lintel to Engineers details to comply with SANS 10400 Part K	
SILL:	External Plastered and Painted to Brick edge to match existing windows. Internal Plastered and Painted to Brick edge to match existing windows.	
IRONMONGERY:	As per manufacturers specification.	
NOTE:	Supplier / Installer to be a member of ANAASIA. All opening sizes to be checked on site prior to preparation of shop drawings/manufacturer of window. Samples to be approved by Architect prior to installation. All glazing to comply with SANS 10400 and ANAASIA regulations unless otherwise stated. Windows to be supplied with protection tape and installed, glazed, sealed and cleaned down in accordance with manufacturer's specifications.	

WINDOW TYPE	W3	NUMBER OF 1
LOCATION:	Ground Storey Existing Slab connected into New Storey	
WINDOW DESCRIPTION:	Steel or Aluminium Window to clients choice, manufactured as per window schedule	
FRAME:	Steel Primed and Painted or 25 micron White powder coated aluminium frame in compliance with asbestos regulations.	
OPENINGS:	As per Manufacturers Specification	
GLASS:	4mm Annotated Clear glass.	
LINTOL:	PC Lintel to Engineers details to comply with SANS 10400 Part K	
SILL:	External Plastered and Painted to Brick edge to match existing windows. Internal Plastered and Painted to Brick edge to match existing windows.	
IRONMONGERY:	As per manufacturers specification.	
NOTE:	Supplier / Installer to be a member of ANAASIA. All opening sizes to be checked on site prior to preparation of shop drawings/manufacturer of window. Samples to be approved by Architect prior to installation. All glazing to comply with SANS 10400 and ANAASIA regulations unless otherwise stated. Windows to be supplied with protection tape and installed, glazed, sealed and cleaned down in accordance with manufacturer's specifications.	

LEGEND

NEW	[Hatched Pattern]
EXISTING	[Dotted Pattern]
DEMOLISHED	[Dashed Line]

- General Notes:**
- Drawing not be scaled, only written dimensions to be used. All dimensions are in mm's unless stated otherwise.
 - All work to comply with National Building Regulations, SANS 10400 regulations and local authority bylaws.
 - All site beacons to be exposed prior to commencement of any work.
 - All levels and dimensions to be checked on site, any discrepancies to be brought to the authors attention.
 - The contractor is responsible for the correct setting out of the works particularly boundaries, building lines, servitudes etc.
 - The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site, throughout the contract period.
 - All materials to be used in strict accordance with the manufactures specification.
 - All glazing to comply with part N of SANS 10400.
 - No foundations or other building work to encroach boundaries.
 - Any discrepancies, errors, omissions etc. are to be brought immediately to the attention of the AUTHORITY.
 - Workmanship is to be of the highest standard throughout.

New Walls:
Internal and External walls to comply with SANS 10400 part K
New 230mm brickwork plastered and painted both sides in compliance with SANS 10400-XA 4.4.3.2(a) R-Value of 0.49.

New Drainage:
New drainage to comply with SANS 10400 part P.
1. Any damaged fittings to be replaced.
2. All gully surrounds and manhole covers to be 75mm above ground level.
3. Sewer connection to be exposed before commencing work.
4. 1.0's to all bends and junctions.
5. All wc's to have a dual flush function

Foundations:
1. All foundations are to be in accordance with structural engineer's design and detail and to structural engineer's approval.

Roof:
1. Matching concrete roof tiles on 38x38mm timber battens with 'sasilation 405' on Engineered trusses resting on 114 x 38mm wall plates and tied into min 3 courses of brick work using galvanised steel straps @ 17.5°
2. All exposed roof members to be stained or varnished.
3. 275 x 80mm fc barge board
225 x 15 mm fc fascia board

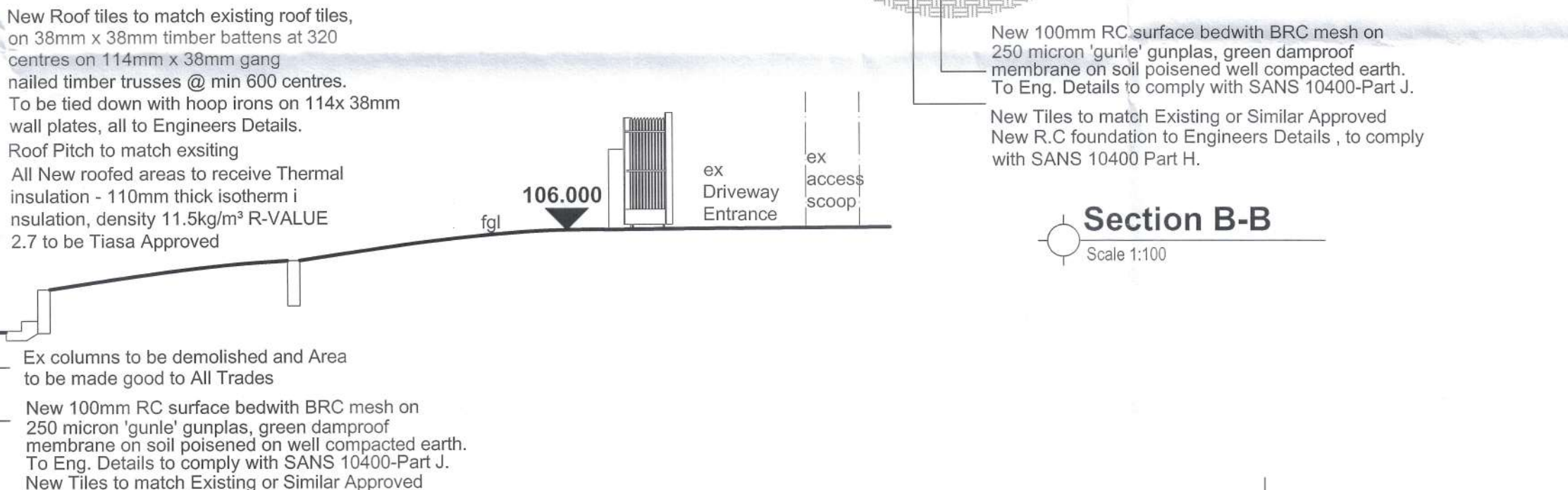
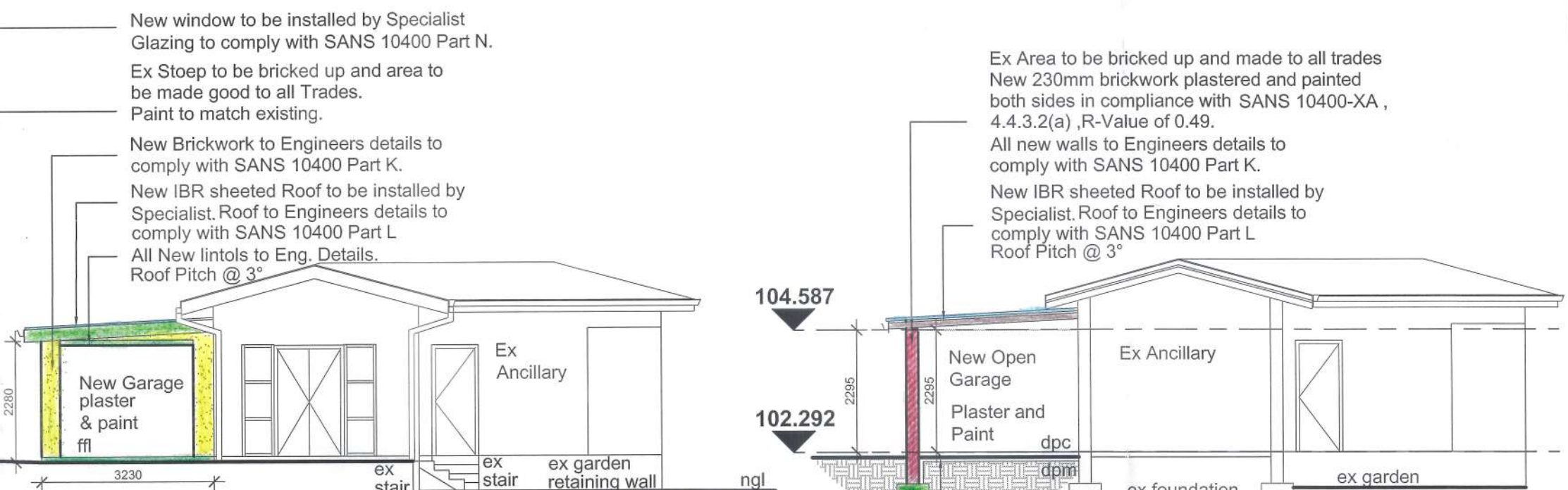
Ceiling:
1. Rhinoboard ceiling on 38 x 38mm brandering @ +600mm centres.
2. Ceilings to be flush plastered and painted
3. Cornice to clients choice

- Rainwater Goods:**
- 100mm pvc gutter to match existing
100 x 100mm pvc rwdp
- Surface Bed:**
- Concrete surface bed laid on approved dpm on brc mesh on well compacted & poisoned soil to Eng. detail.
- Balustrading:**
- Change of level and ramps to comply with SANS 10400 part D.
- Glazing:**
- All glazing to comply with SANS 10400 part N.
- Lighting:**
- All lighting to have low energy cfl light bulbs only.

Retaining Walls:
1. Ex retaining (Dry stack wall) to Eng. detail.

Storm Water Layout:
1. Storm water layout to building and site to be designed by an engineer, and to comply with NBR and SANS 10400 part R

- Lintols / Beams:**
- Pre-cast pre-stressed concrete lintols shall be built above every window and door opening unless otherwise specified, to Engineers details to comply with SANS 10400 Part K.
 - Bearing areas on either side of openings on all pre-cast lintol lengths shall be a minimum of 300mm.
 - Pre-cast lintols shall be propped in the centre for 7 days.
 - Brick coursing above lintols shall be to the lintol manufacturer's specification.
 - Where facebrick has been specified, pre-cast concrete lintols shall not be used.
 - Facebrick lintols (if any) to be facebrick-on-edge with brick holes used to accommodate 10mm mild steel reinforcing bars. reinforcing bars to be free of rust, grease & oil.
 - Bearing areas on either side of openings on all brick-on-edge lintol lengths shall be a minimum of 300mm;
 - Brick-on-edge lintols shall be supported with a strong soffit plank and propped in the centre for a minimum of 14 days before stripping.
 - All in-situ reinforced concrete beams to structural engineer's design, detail and specification.



Sewer Section A-A
Scale 1:100

Ex Sewer connection to be exposed and All Levels to be confirmed on Site before commencing any work.

COVER LEVEL	103.790	DISTANCE	= ±5000mm
INVERT LEVEL	103.290	GRADIENT	= 1:12
DEPTH	-500mm	110 DIAMETER UPVC PIPE	

COVER LEVEL	103.343	DISTANCE	= ±4800mm
INVERT LEVEL	102.843	GRADIENT	= 1:12
DEPTH	-500mm	110 DIAMETER UPVC PIPE	

COVER LEVEL	102.848	DISTANCE	= ±3000mm
INVERT LEVEL	102.348	GRADIENT	= 1:12
DEPTH	-500mm	110 DIAMETER UPVC PIPE	

No.	Revision	Author	Date

© 2022, Kaye and Kaye Architectural Consultants

Kaye & Kaye
architectural consultants
10 Kyalami road - Westmead - Pinetown
tel: +27 (0)3 309 3314 fax: 086 618 5542
email: info@kayearch.co.za

sacap registration
Rishaal Kaye Bhujairam • Pr Snr Arch Tech • ST243
Preven Naicker • Pr Snr Arch Tech • ST2400
David Tod Brett • Pr Arch • 24750901

signatures

owner

author

owner:
MANOVIRTI NAIDOO

project description:
PROPOSED ADDITIONS AND ALTERATIONS TO ERF 18 / 8 DAINTREE AVENUE, SYDENHAM

rates number:

drawings:
ELEVATIONS, SECTIONS, WINDOW DOOR SCHEDULES, SEWER LAYOUT

scale:
1:100

date of first issue:
2022 / 04 / 05

design:
S.D

drawn:
M.K - S.G

checked:
T.M

drawing number:
1339-18-SD 01

revision: