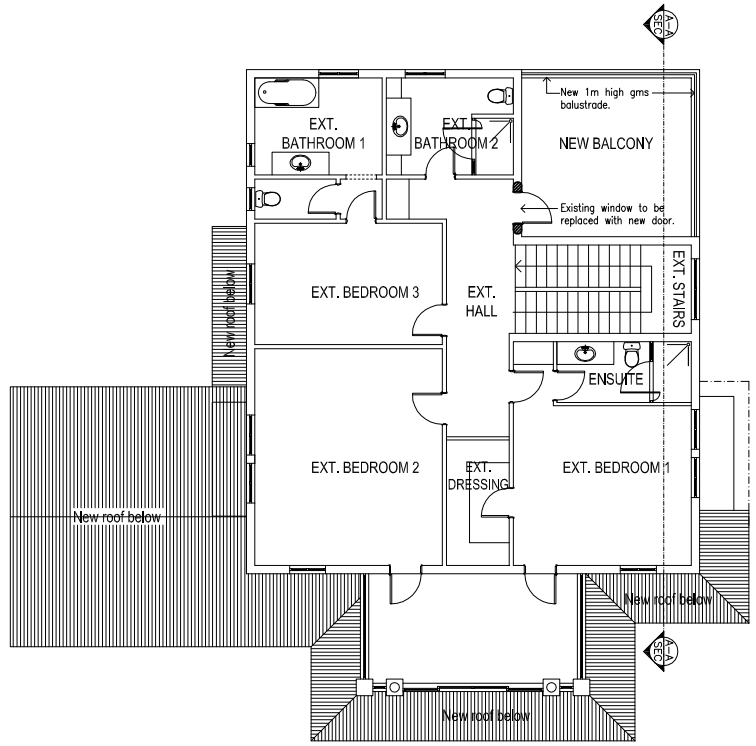
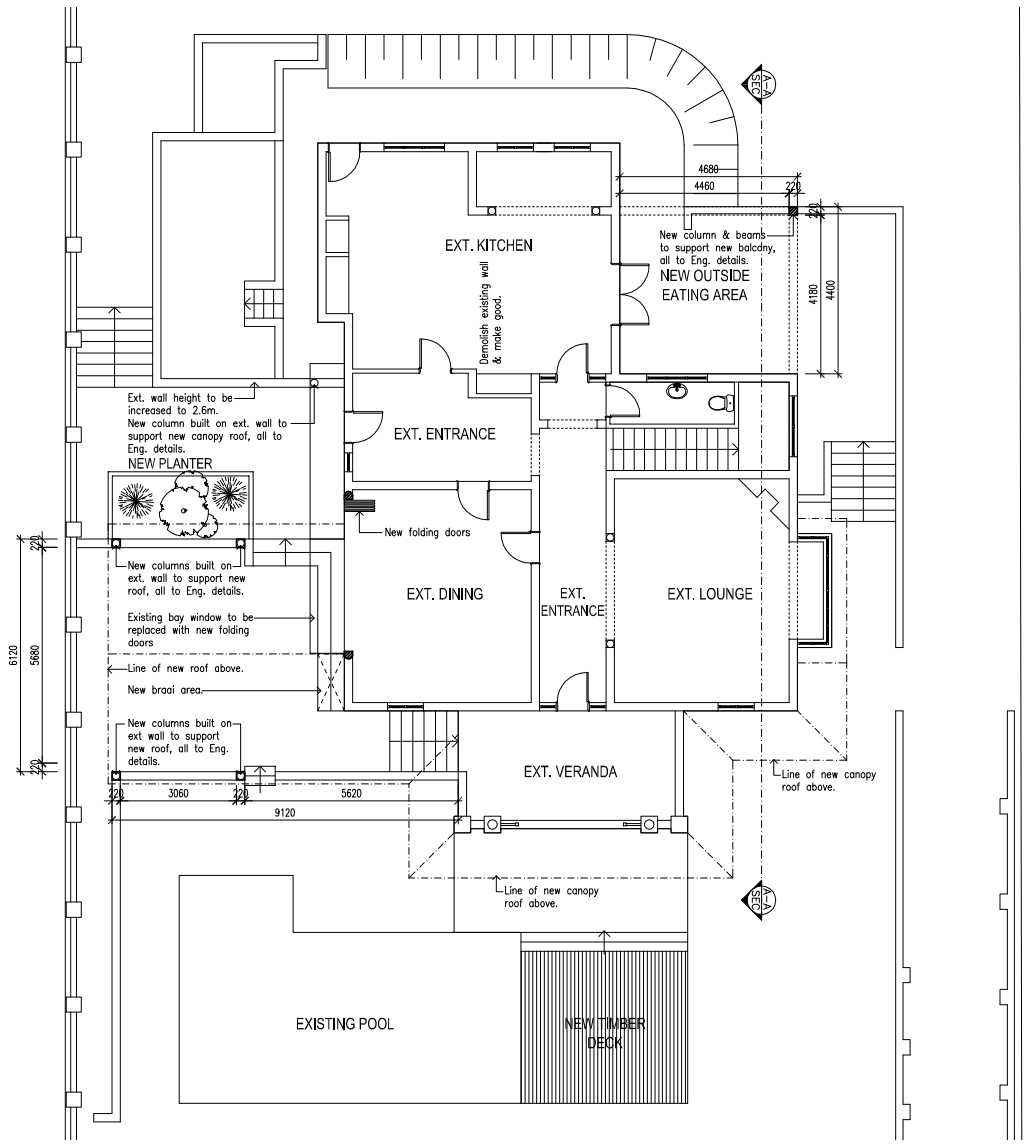


FIRST FLOOR PLAN
SCALE 1 : 100



GROUND FLOOR PLAN
SCALE 1 : 100

NEIGHBOURS SIGNATURE

NAME
ADDRESS 3 SPRINGFIELD ROAD
TEL:
SIGNATURE

NAME
ADDRESS 698 CURRIE ROAD
TEL:
SIGNATURE

NAME
ADDRESS 706 CURRIE ROAD
TEL:
SIGNATURE

NAME
ADDRESS 692 CURRIE ROAD
TEL:
SIGNATURE

NAME
ADDRESS 707 CURRIE ROAD
TEL:
SIGNATURE

NAME
ADDRESS 16 SPRINGFIRLD ROAD

DRAINAGE NOTES

1.ALL DRAINAGE WORK AND MATERIALS ARE TO COMPLY WITH THE LOCAL AUTHORITY REQUIREMENTS IN ACCORDANCE WITH THE SABS 0400-1990 NATIONAL BUILDING REGULATIONS PART P;

2.ALL SEWER RETICULATION, SEPTIC TANKS, SOAKPITS, MANHOLES ETC. ARE TO BE TO ENGINEER'S DESIGN, DETAIL AND SPECIFICATION;

3.PROVIDE DEEP SEAL TRAPS TO ALL FITMENTS;

4.INSPECTION EYES (IE'S) TO BE PROVIDED TO ALL BENDS AND JUNCTIONS OF ALL SOIL AND WASTE PIPES;

5.ALL INSPECTION EYES ARE TO BE ACCESSIBLE AT ALL TIMES; INSPECTION EYES IN PAVED AREAS ARE TO HAVE MARKED COVERS AT GROUND LEVEL;

6.PROVIDE 100ø AND 50ø WHERE POSSIBLE; TWO WAY VENT VALVES

7.ALL WASTE PIPES TO BE 50ø; ALL SOIL PIPES TO BE A MINIMUM OF 100mm

8.WALLS AND FOUNDATIONS ARE TO BRIDGE OVER ALL PIPES;

9.REMOVABLE ACCESS PANELS ARE TO BE PROVIDED TO ALL DUCTS; FITTINGS ARE TO BE FULLY ACCESSIBLE;

10.ACCESS IS TO BE PROVIDED 150mm ABOVE GROUND LEVEL AT THE FOOT OF ALL SOIL STACKS;

11.PROVIDE 20ø WATER SUPPLY TO ALL FITTINGS;

12.PROVIDE HOT AND COLD WATER TO ALL WASH HAND BASINS (WHB'S), SINKS, PREP BOWLS, SHOWERS AND BATHS;

13.WASTE AND SOIL PIPES ARE TO CONNECT SEPARATELY TO STACK.

ADDITIONAL DRAINAGE NOTES

1.INSTALL SURFACE WATER DRAINS "SWD'S" IN EACH WET AREA AS INDICATED; THESE ARE TO CONNECT TO THE SEWER SYSTEM;

2.ALL BUILT IN CUPBOARDS IN WET AREAS TO BE BUILT ON 100mm PLINTHS TO AVOID WATER DAMAGE;

3.PROVIDE 150mm HIGH KERB TO SHOWERS;

4.ALL PLUMBING IS TO BE CONCEALED;

5.NOTE: LATEST REGULATIONS ON WATER SAVINGS TO BE COMPLIED WITH;

6.THE HEAD OF THE DRAIN RUN SHALL BE A MINIMUM OF 450mm BELOW FINISHED GROUND LEVEL (FGL) AND / OR NATURAL GROUND LEVEL (NGL) AND SHALL OTHERWISE BE IN ACCORDANCE WITH THE LEVELS AS SHOWN ON THE DRAWINGS;

7.DRAINAGE SHALL BE SINGLE STUB STACK SYSTEM WITH VENT AND ACCESSIBLE SLOW BEND AT FOOT OF STACK; ALL VENT PIPES TO BE HOUSED WITHIN DOORS AND VENTED EXTERNALLY AT THE UNDERSIDE OF THE THATCH;

8.WATER RETICULATION SHALL BE CAPILLARY TYPE COPPER TUBING TO ARCHITECT'S APPROVAL AND SHALL BE HOUSED IN DUCTS PROVIDED UNLESS EXPRESSLY NOTED OTHERWISE;

9.STANDARD PRECAST CONCRETE INSPECTION EYE COVERS SHALL BE PROVIDED OVER ALL RODDING EYES (RE'S) AND INSPECTION EYES (IE'S) UNDER ALL PAVED AREAS;

10.WASTE AND SOIL PIPE SIZES SHALL BE STRICTLY IN ACCORDANCE WITH THE LOCAL BUILDING BY-LAWS;

11.WASTE TO WHB'S 32ø

12.WASTE TO SHOWERS 40ø

13.SOIL TO WC 100ø

14.BOTH GUTTERS AND DOWNPIPES SHALL BE SEAMLESS PRE-PAINTED ALUMINIUM GUTTERING; GUTTERING IS TO BE 'OGEE' PROFILE.

POOL NOTES

RB R/BAR AT 250 C/C BOTTOM AND SIDE STEEL
3X RB R/BAR AT CORNERS TO FORM RING BEAM
125 THICK MINIMUM 25 MPA GUNITE CONCRETE WITH MIN.
R/BAR COVER 50MM
MARBLE PLASTER WITH NCI TILED RIM TO SKIM LINE
CLAY PAVERS TO POOL SURROUND LAID TO FALL SO AS TO FLOW AWAY FROM POOL INTO NEAREST STORMWATER SUMP
POOL OVERFLOW AND BACKWASH WATER TO BE DISCHARGED INTO SEWER SYSTEM VIA BREAK PRESSURE TANK
POOL PUMP AND MOTOR TO BE LOCATED WITHIN BUILDING LINE 900MM PAVED STRIP AROUND POOL
PRECAUTION MUST BE TAKEN IN THE PUMP CHAMBER AGAINST FLOODING
EARTH LEAKAGE MUST BE FITTED
EXCAVATED SOIL TO BE USED AS FILL

ALL ABOVE TO ENGINEER'S FINAL SPEC'S

CONSTRUCTION NOTES

ROOF
17.5° ROOF PITCH. MARSAILLES ROOF TILES ON 38 X 38 PURLINS AT ±750MM CENTRES ON 40 GRADE SISALTION ON GANGNAILED TREATED TIMBER TRUSSES TO BE DESIGNED & CERTIFIED BY PROFESSIONAL ENGINEER ON 114 X 38MM SA PINE WALLPLATE.

FLAT SLAB ROOF.
ONE LAYER DERBIGUM SP4 WATERPROOFING MEMBRANE, WITH 75MM SIDE AND 100MM END LAPS, SEALED TO BITUMEN PRIMED SURFACE TO FALLS AND CROSSFALLS BY TORCHFUSION' INCLUDING PROTECTION OF 50MM THICK LAYER CLEAN 19-25MM CRUSHED STONE AND ALL EXPOSED SURFACES PAINTED WITH TWO COATS ACRYLIC PAINT. WATERPROOFING TO BE INSTALLED BY AN APPROVED DERBIGUM CONTRACTOR UNDER A TEN YEAR GUARANTEE.

WALLS
EXTERNAL FACE OF INNER SKIN OF ALL EXTERNAL WALLS TO BE BAGGED AND RENDERED WATERPROOF WITH 2 COATS BITUMEN PAINT BRICKS WITH BRICKFORCE AT EVERY 3 COURSES TO BE STEEL FLOATED PLASTERED EXTERNALLY WITH 2 COATS PAINT, WOOD FLOAT PLASTER INTERNALLY WITH PRIMER & BONDING LIQUID, UNDERCOAT, FILLERCOT AND 2 FINAL COATS PAINT.

PRECAST CONCRETE LINTOLS ABOVE OPENINGS.
SMOOTH PLASTER & PAINT. TEXTURED PLASTERED PLINTH BELOW SLAB FINISHED FLOOR LEVEL. AS PER APPROVED SAMPLE

BALUSTRADES
ALL BALUSTRADES TO COMPLY WITH PART D OF SABS 0400
TIMBER BALUSTRADES TO BE 1000mm HIGH TO LATER DETAILS

WINDOWS
TIMBER WINDOWS WITH GLASS TO COMPLY WITH NN2 & NN3 OF NBR'S AND AAAMSA SPEC'S 25MM X 125MM PLASTER BAND AROUND WINDOW & DOORS. TILE WINDOW CILL TO ALL WINDOWS TO FINAL SPEC'S

CEILINGS
12MM RHINOBOARD CEILING BOARD FIXED TO 38X38MM SA PINE BRANDERSAT 400MM CENTRES TO BE SKIMMED AND PAINTED. CORNICES TO FINAL SPEC'S.

FLOORS
FLOOR FINISHES AS SPECIFIED ON PLAN FLOOR TO BE 25MM CEMENT SCREED ON RC. SURFACE BED TO ENGINEERS DETAILS WITH BRC MESH ON SABS APPROVED DPM ON WELL COMPACTED & POISONED SOIL.

FOUNDATIONS
ALL FOUNDATIONS ARE TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO STRUCTURAL ENGINEER'S APPROVAL;

SKIRTINGS
SKIRTING TO FINAL SPEC'S

GENERAL
PVC RAIN WATER GOODS. 100ø PVC SEWER PIPE 100ø PVC SEWER PIPE ON ANCHOR BLOCKS 100ø RIPPED UPVC SEWER PIPE UNDER BUILDINGS & DRIVEWAYS ALL RETAINING WALLS AND WATERPROOFING TO ENG. DETAILS AND APPROVAL AND WATERPROOFING TO BE INSTALLED BY SPECIALIST. STORMWATER CHANNEL WITH STEEL GRATING. RC BEAM TO ENGINEER'S DETAILS TIMBER BEAMS TO ENGINEERS DETAILS STAIN AND VANISH TREATMENT AS PER FINAL SPEC'S. SLOTTED DRAINS TO BE PROVIDED BEHIND RETAINING WALLS AS INDICATED ON PLAN

FLOOR SLABS AND SURFACE BEDS

ALL CONCRETE FLOOR SLABS AND SURFACE BEDS
ARE TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S
DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL;

ALL CONSTRUCTION, MOVEMENT AND CONTROL JOINTS ARE
TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN AND
DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL;

ALL SURFACE BEDS ARE TO BE REINFORCED USING 193
MESH, CENTRALLY SITUATED ON 250 MICRON PVC SHEETING TO
BE LAID ON WELL COMPACTED SOIL (95% MOD AASHTO DENSITY) FREE OF
CLAY AND ORGANIC MATTER, ALL IN ACCORDANCE WITH THE STRUCTURAL
ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL;

SURFACE BEDS ARE TO BE STEPPED DOWN AT THRESHOLDS;
250 MICRON PVC SHEETING TO BE TURNED UP AND DRESSED INTO THE
EXTERNAL WALLS UNDER THE BRICKGRIP DPC;

THE SOIL SHALL BE TREATED AND CERTIFIED BY A SOIL
POISONING SPECIALIST USING APPROVED SOIL POISONING IN ACCORDANCE
WITH THE RECOMMENDATIONS OF SABS 0124.

BRICKWORK GENERAL

EMBOSSED 375 MICRON BRICKGRIP DPC SHALL BEPLACED IN ALL EXTERNAL WALLS AT A MINIMUM HEIGHT OF 150mm ABOVE GROUND LEVEL, AND UNDER

WINDOW CILLS LAID TO FULL WIDTH AND LAPPED AT ENDS, ANGLES AND JUNCTIONS BY A MINIMUM OF 100mm;

ALL BRICKWORK SHALL BE PLUMB AND TRUE AND CORRECTLY BONDED;
BRICKFORCE TO BE USED AT EVERY 3RD COURSE ABOVE FLOOR LEVEL;

BRICKFORCE TO BE USED AT EVERY COURSE ABOVE ALL DOORS AND WINDOWS FOR THREE COURSES AND AT WINDOW CILL LEVEL WHERE POSSIBLE;

ALL BRICKWORK TO HAVE EXPANSION JOINTS TO MANUFACTURER'S SPECIFICATION, UNLESS OTHERWISE SPECIFIED;

ALL BRICKWORK TO BE CONNECTED WITH GALVANISED MILD STEEL HOOP IRON TIES AT EVERY 3RD COURSE AT POLYSULPHIDE JOINTS;

THE OUTER FACE OF THE INNER SKIN OF BRICKWORK SHALL BE BAGGED AND PAINTED WITH A MINIMUM OF 2 COATS OF BITUMASTIC PAINT.

EARTH WORKS AND EXCAVATIONS

ALL LEVELS ARE TO BE AS PER THE DRAWINGS;

ALL GENERAL EXCAVATION WORK, INCLUDING CUT AND FILL, IS TO BE ' AS PER THE DRAWINGS;

EXCAVATE ALL FOUNDATION TRENCHES TO FIRM NATURAL GROUND LEVEL AS PER STRUCTURAL ENGINEER'S DESIGN AND TO STRUCTURAL ENGINEER'S APPROVAL;

REMOVE TOP SOIL TO A MAXIMUM DEPTH OF 300mm AS REQUIRED AND TO THE FULL EXTENT OF THE AREA OF NEW BUILDING WORK; SET THIS TOP SOIL ASIDE FOR LATER USE;

TRENCHES FOR ALL PIPES, DRAINS, CABLES ETC. SHALL BE EXCAVATED TO A MINIMUM DEPTH BELOW FINISHED GROUND LEVEL.

GENERAL NOTES

1. ALL LEVELS TO BE CHECKED ON SITE BEFORE WORK COMMENCES
2. NGL IN APPROXIMATE POSITION ONLY
3. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING
4. ALL REINFORCED CONC. BEAMS, COLUMNS AND SLABS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENG. DETAILS AND UNDER HIS SUPERVISION
5. PRE-CAST LINTOLS TO BE PROVIDED OVER ALL DOORS & WINDOWS
6. DPC WHERE NECESSARY
7. 5% SOIL POISION UNDER ALL SURFACE BEDS & DRIVEWAYS
8. ALL GLAZING TO COMPLY WITH PART N OF SABS 0400 9. ALL DISCREPENCIES AND OMISSIONS ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATLY
10. NO WALLS OR FOUNDATIONS TO ENCROACH OVER BOUNDARY
11. LE'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS
12. WASTE PIPES AND VENTS TO BE 50 DIA. PVC
13. SOIL PIPES AND VENTS TO BE 100 DIA. PVC
14. ALL TRAPS TO BE 'P' TYPE
15. ALL VENT PIPES TO BE STUB STACKS
16. ALL BUILDING WORK TO COMPLY WITH SABS 0400
17. ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NGL

MUNICIPAL OFFICE USE ONLY

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NAME OF OWNER NELESCO 652 (PTY)LTD (POA); LCN ARCHITECTURE, LC NAIDOO
OWNERS SIGNATURE/ POA
ARCHITECTS SIGNATURE
IDENTITY NUMBER 770623 5096 083
PHONE NUMBER 084 521 7642
RATE NUMBER
DRAWING TITLE

FLOOR PLANS

PROJECT INFORMATION

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR MR. D. SMITH AT 701 CURRIE ROAD, PORTION 4 OF ERF 781, DURBAN.

DRAWN BY LCN 17/03/08
REG. NO. STO627 DATE OF PRINT

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809 - 201

NOTES : CORNER BEACONS TO BE LOCATED, EXPOSED AND PLANS APPROVED BEFORE WORK ON SITE COMMENCES. LCN ARCHITECTURE CC. WILL NOT BE RESPONSIBLE IN THE DELAYS OF APPROVAL OF PLANS BY LOCAL AUTHORITIES. CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS (SCHEDULES AND DETAILS) BEFORE THE RELEVANT WORK IS PLACED IN HAND AND REPORT ANY DISCREPANCIES TO THE LCN ARHITECTURE CC. ALL REINFORCED CONCRETE, SLAB, FOUNDATIONS, COLUMNS DETAILS, BEAMS, STAIRS, STRUCTURAL STEEL WORK AND RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFFESSIONAL ENGINEERS DETAILS AND UNDER HIS SUPERVISION. CONTRACTOR TO ENSURE THAT NO CHANGES IN LEVELS ARE MADE OVER LOCAL AUTHORITY SERVITUDES OR UNDERGROUND SERVICES UNLESS PERMISSION HAS BEEN GIVEN IN WRITING BY LOCAL AUTHORITY.