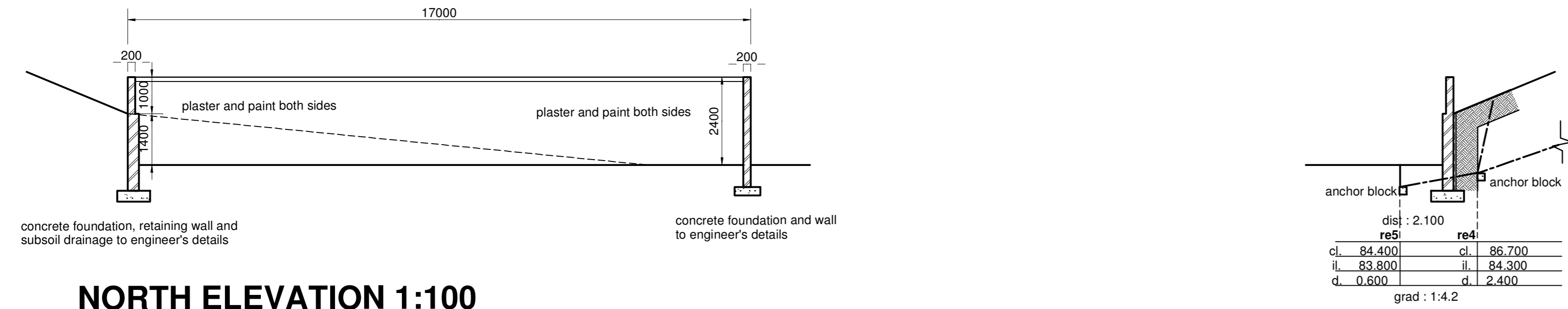


NORTH ELEVATION 1:100

EAST ELEVATION 1:100

WEST ELEVATION 1:100

SOUTH ELEVATION/SEWER SECTION 1:100



NORTH ELEVATION 1:100

SEWER SECTION 1:100

General Construction Notes:

RAIN WATER GOODS:

- Gutter to be fixed to fascia as per manufacturers specifications. Gutters to be laid to min 1:80 falls to rwd/s. Gutters to be installed with angles and stop ends.
- Matching aluminum fascias to be fixed to rafters.
- 100 dia. matching brown powder coated aluminum rwd/s connected to gutters & fixed to walls with matching brackets. RWD/S to be connected into PVC pipes in ducts that must be fully waterproofed.
- RWD/S to be connected into the sw line as per the engineers specifications.

CONCRETE ROOF:

- Reinforced concrete roof slab & beams to engineer's details.
- Waterproofing and screeds to engineer's details.
- Waterproofing to be Derburgum SPA waterproofing membrane with 75mm side & 100mm end laps sealed to primed surface by means of torch fusion waterproofing to be installed by an approved Derburgum contractor.
- Waterproofing to be turned into openings in the slab & beams.
- Screeds to be laid to fall to full bore outlets as per engineer's details. Screed to be laid to fall at min. 1:100. Minimum thickness of screed to be 30mm. Screed thickness as specified.
- All penetrations through the roof slabs must be fully waterproofed as per the engineer's details.
- All up-stand rc beams to be chamfered to fall back onto the rc roof slabs.
- allow for 38 dia. overflow pipe at 25mm above the top of the highest point of the screed level.
- Max. 200x8 & min 150x4 white pebbles carefully laid over waterproofing.
- Provide a 10mm drip to the underside of all rc slabs & beams that are exposed to the elements.
- 100x100mm stainless steel Gebert full bore outlet, with bands & connectors to be connected into rwd/p connector with rubber seals to prevent corrosion.

STAIRCASES:

- Staircases to comply with SANS 10400:2011 Part M.
- The treads to comply with SANS 10400:2011 Part M.4.5.
- Balustrades to be provided at 1m high and as per the eng's details and is to comply with SANS 10400:2011 Part M.4.3.
- Handrails along the walls to be 850mm, to comply with SANS 10400:2011 Part M.4.3.

GLAZING:

- Glazing to comply with SANS 10400:2012 Part N.
- Refer to window schedules for specifications.

LIGHTING & VENTILATION:

- Lighting & ventilation to comply with SANS 10400:2010 Part O.
- Natural ventilation to be provided to rooms through operable windows or doors at 5% of the floor area.
- Natural lighting to be provided at 10% of the floor area.
- Artificial lighting to be minimum 350 lux.
- Where rooms / spaces are not ventilated directly to open air, they are to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s.
- Visitors WC to be mechanically vented as per note above.

DRAINAGE NOTES:

- The new drainage installation to comply with SANS 10400:2010 Part P.
- All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
- Provide access panels to all concealed plumbing ducts to access the sewer pipes.
- Provide I.E.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
- Minimum 1:80 fall to all drain pipes.
- Provide approved resin traps to all waste fittings.
- All soil pipes passing under buildings or footings to be protected against loads and is to be encased in concrete. All under ground pipes to be HDPE.
- The sinks, whubs & showers to be provided with hot water from a geysers as per the Mechanical engineers specifications.
- The geyser to be covered with a geyser blanket. The heat pump to be installed on the rc slab and connected to the geyser.
- The geyser, heat pump, pipes & insulation must comply with SANS204:Part 4.5.2: 50% hot water heating to be as per Mechanical engineers specifications.
- All new hot water pipes to be insulated with a minimum R-value of 1, as per Mechanical engineers specifications.

STORMWATER:

- Stormwater disposal to be as per the engineers details.

TIMBER DECK:

- Timber deck to be installed as per the manufacturers specifications.
- All timber supports, beams, cross bracing and slats to be Bataa.
- 150x22mm Bataa slats to be stained Imbuia.

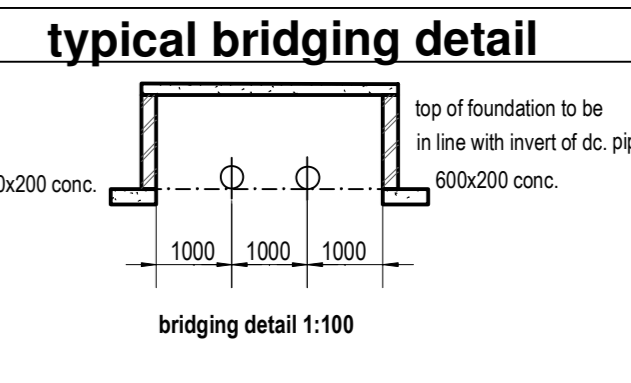
SERVICES:

- The electricity supply cable and water supply pipe is to be buried pvc sleeves installed within the property.
- Telephone wires to be in a 20mm buried conduit installed within the property to the nearest distribution point in the verge.

GENERAL:

- Any changes will require Architect's authorization.
- Compliance with Part XA SANS 10400:2011XA and SANS 204.
- Read in conjunction with the energy efficiency document that is attached.
- The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
- No dimensions to be scaled or scanned from drawings.
- Figured dimensions are to be used at all times.
- All dimensions to be checked on site.
- Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
- Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
- Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.
- Any errors, discrepancies or omissions to be reported immediately.
- Contractor is to build in approved 4 ply D.P.C., whether or not these are shown on drawings, to all windows, doors, grilles or other openings in external walls.
- Any queries arising from all the above must be reported and clarified before any work is put in hand.
- Structural work to professional engineers details.
- Owner to point out the boundary pegs to the contractor prior to any construction work commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
- It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.

LEGENDS	
	existing walls
	new walls
	existing walls to be demolished
	new sewer line
	existing sewer line
	new stormwater line
	existing door enclosed



typical bridging detail

neighbours authorization		
address	name	signature
TREVOR OGLE	51 HEATHER GROVE	

COMPLIANCE	
COMPLIANCE : PART K	NOTE: WALLS AND LINTELS, SUPPORTS BEAMS TO ENGINEER'S DETAILS
COMPLIANCE : PART L	ALL ROOF STRUCTURES, FIXING, SUPPORTS, LOADING AND INSULATION TO ENGINEER'S DETAIL (RATIONAL ASSESSMENT)

General Construction Notes:

All works to be carried out in accordance with the relevant parts of SANS10400: regulations

DEMOLITION WORKS:

- All demolition works to be carried out in accordance with SANS10400:2010 Part E.

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 700x200mm 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 ref. 153 on 250um green damping membrane under floors with turned up taped joints on earth filling compacted to 98% MDDASHTO density. Soil positioning & joint 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 slabs 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 Zimballi profile timber skirting; drilled, plugged & screwed to wall.

BRICKWORK:

- All foundation and plinth brickwork to be NF4 clay bricks. All non-plastered walls to be NF4 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.
- All brick walls to be reinforced with reinforcing one row to be 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.
- V joints at junction between brickwork & concrete slabs & beams. Install 10mm softboard joints between brick & concrete and seal with suitable polysulphide.
- Outer face of mnr skin of facebrick or stone clad walls to be bagged and bitumen tarred.
- All spalls & supports over corner windows to be as per eng's details.

RETAINING WALLS:

- Retaining walls to comply with engineers details & specifications.
- All retaining walls to be waterproofed as per the engineers specifications.
- Weep holes and agricultural drains behind retaining walls to be as per engineers details.

RETAINING BLOCKS:

- Terracotta concrete retaining blocks to be installed as per the manufacturers and engineers specifications.
- Colour: Sandstone.
- Retaining concrete blocks to comply with engineers details & specifications.
- All retaining blocks to have apron drains as per the engineers specifications.
- Maximum height to be 2m per single lift in accordance with the Izinga Building Design Code.
- Retaining blocks must be landscaped as per the Izinga Landscape D

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 bracing at max 450mm centres. All ceilings to be taped and finished to the manufacturers recommendations. All roof tiles at the overhangs to be secured to battens with storm-clips. Install matching roof lip & ridge caps.
- Ceilings to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats. Ceilings to be painted with SABS approved ceiling paint.
- 135 x 22mm painted timber cornice at junction between walls and ceilings, fixed to bracing or to soffits.

CEILING INSULATION:

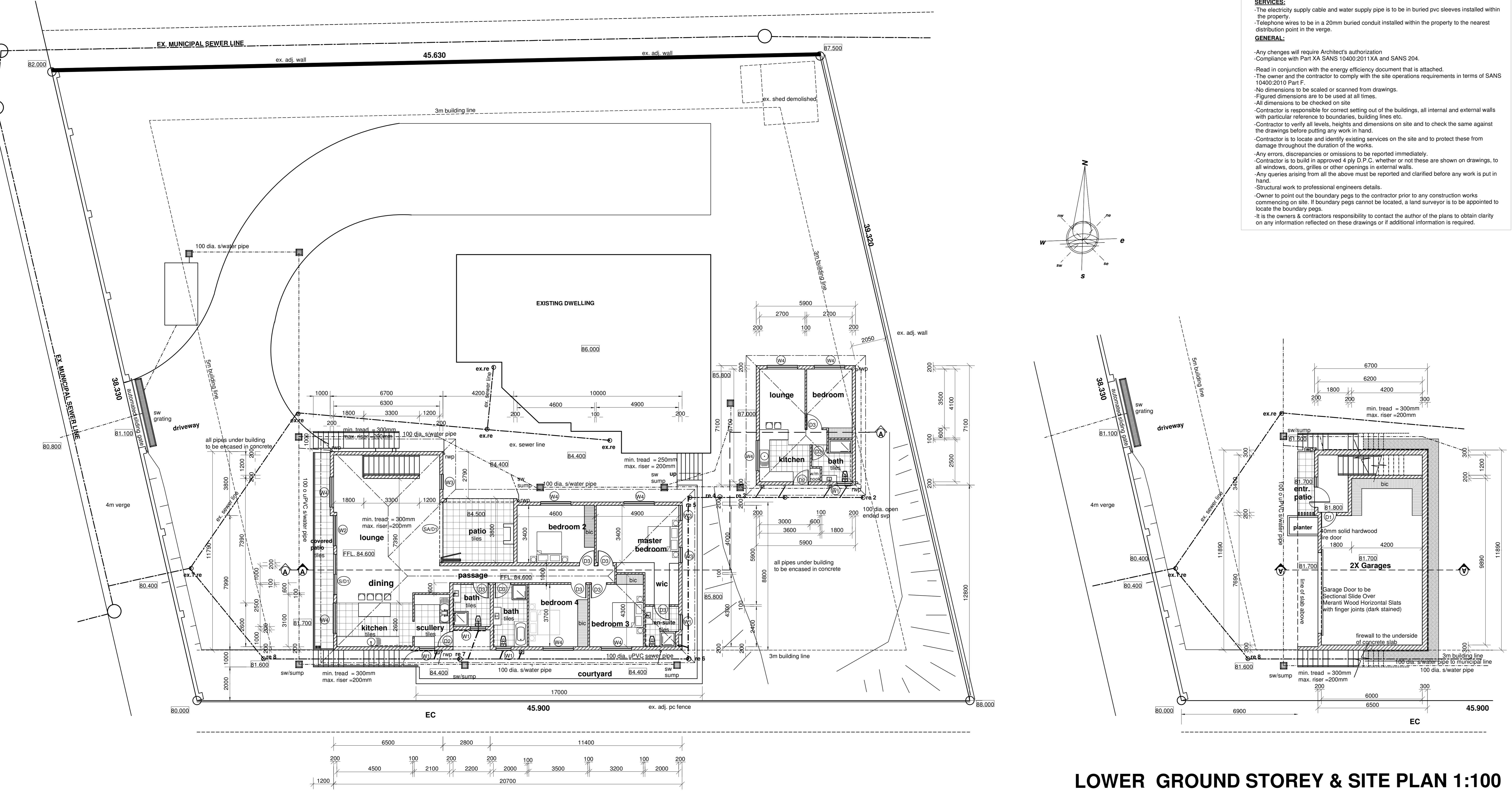
- Minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the bracing over the ceiling boards.

SOFFIT CEILING:

- 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 F. The roof assembly to comply with SANS204:2011: 4.3.6. A minimum R-value of 2 m² KW is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.
- natural clay roof tiles colour : grey at 17.5 deg. pitch on 38x38mm S4 pine 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 lip & ridge caps.
- Battens to be laid on a reflective foil insulations layer. Roof insulation to be installed between battens & rafters as per the manufacturers specifications 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. Roof manufacturer to provide a certificate of structural stability for the completed roof.
- Class A 38x14 tie-beams and rafters at max 760mm centres.
- 30 x 1.2mm Galvanized steel straps to be tied to the roof trusses and taken min 300mm below the tie beams into the brickwork or concrete beams.
- Out 220-bricks for beam fit. 110 bricks to suit wall plate.
- All roof rafters at the overhang to be stained.
- Eaves to be enclosed with 75x22mm timber slats fixed to rafters onto support frames. Vermitt 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 at roof gables.



GROUND STOREY & SITE PLAN 1:100

LOWER GROUND STOREY & SITE PLAN 1:100

ZONING: SR 400

CLASSIFICATION: H4 RESIDENTIAL

AREA SCHEDULE

AREA OF SITE	1733.00 m ²
PERMITTED COVERAGE 50 %	866.50 m ²
EXISTING DWELLING COVERAGE NO CHANGE	150.01 m ²
PROPOSED COVERAGE	229.98 m ²
TOTAL COVERAGE	386.47 m ²
PROPOSED SERVANTS QUARTERS	39.90 m ²
PROPOSED LG STOREY(SECOND DWELLING)	71.36 m ²
PROPOSED G STOREY(SECOND DWELLING)	190.08 m ²

TOTAL PROPOSAL 301.34 m²

DESIGN dynamics
architectural studio

AUTHORS SIGNATURE
SACAP NO: ST0493
Sagen Sobomwey

CLIENT
R ISAACS
authorized by (signature)

PROPERTY DETAILS
82 EFFINGHAM ROAD,
DURBAN NORTH

PORTION 5 OF ERF 76 DUKEIR FONTEN

PROJECT DESCRIPTION
PROPOSED SECOND DWELLING & SERVANTS QUARTERS

DRAWING TITLE
GROUND & STOREY SITE PLAN,
LG STOREY, FIRST STOREY,
ELEVATIONS

DATE: 2022/07/13
DATE: 2022/07/13
SCALE: AS SHOWN
CHECKED: S.S

DRAWING NUMBER
D.D. 62-6/2022 REV 0