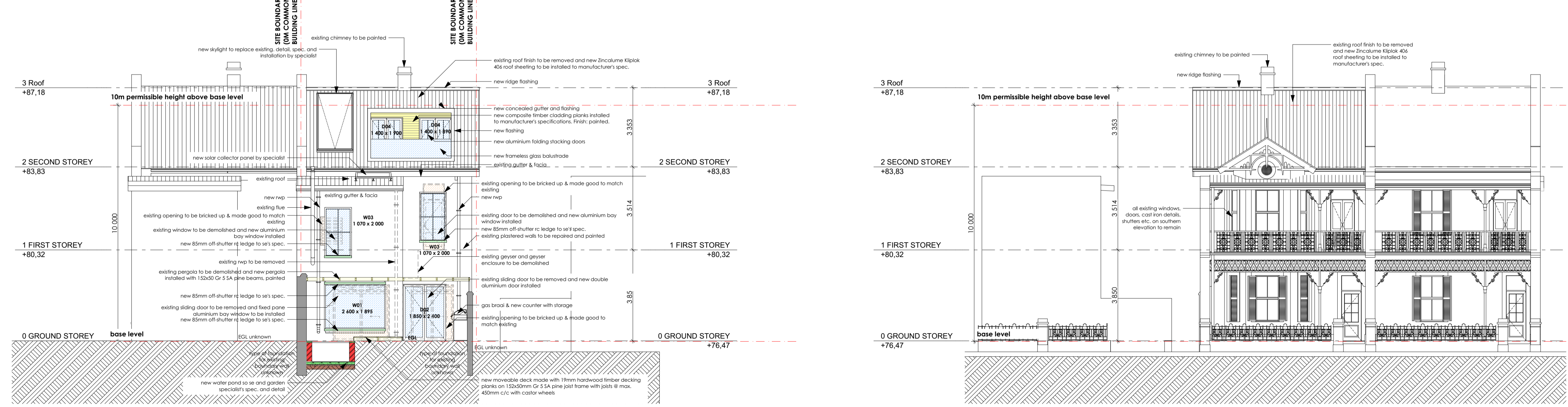


SECTION 01
Scale 1:30



NORTH ELEVATION
Scale 1:100

SOUTH ELEVATION
Scale 1:100

- NOTES:**
- The design on this drawing is copyright and remains the property of the architects. All work to be carried out in accordance with municipal and national regulations and codes. Figured dimensions to be taken in preference to scaling drawing. The contractor and sub-contractors must check all relevant details and dimensions before commencing work on site or manufacture of components. Any discrepancies must be reported to the architect immediately.
- Do not scale from this drawing. All dimensions are in mm unless otherwise stated. This drawing is to be read in conjunction with all relevant Architectural, Civil, Structural and Service Engineer's drawings and specifications.
- EXISTING:** All existing to remain as indicated on the drawings. All new work to comply as follows:
- FOUNDATIONS:** All concrete foundations to structural engineers details and specifications & to comply with SANS_1040 Part B.
- STRUCTURE:** All structural elements including: Surface beds; RC beams and columns; roofings; foundations; timber & steel posts, rafters, trusses & horizontal bracing; main and sub columns; where applicable to Structural Engineer's spec and details. Substructure to structural engineer's drawings and specifications & to comply with SANS_1040 Part B.
- WALLS:** All walls to comply with SANS_1040 Part K. All bagged brickwork to be clay brick (110x220x75mm) and plastered bricks to be clay brick (110x220x75mm).
- BOUNDARY WALLS:** 230mm plastered brick walls with piers as required in SANS_1040 Part K. All concrete to comply with SANS_1040 Part B.
- Roofing:** 230mm cavity brickwork with plaster and bagged finishes as indicated. All walls to be tied with an 18mm bar (100mm) every 2nd course. All brickwork every second course for 1.6m then every 3rd course thereafter. Cavity to be filled with concrete from foundation to top level include for D.P.C. to window and door sills and above lintels, floor sills, etc. allow for weep holes at every 4th course to D.P.C.
- Internal:** 110 & 230mm walls as indicated on plans. Plastered internal walls to be 1 layer plaster. 1 layer skim coat and min. 2 coats paint to spec. Bagged internal walls to be bagged with cement mortar and 2 coats paint to spec.
- Foundation walling:** Design according to Engineer's specification & detail.
- Lintels:** The structural use of masonry - Part 2 applies. SANS_1040 Part B & PART K Annex K. Structural design and requirements for reinforced and pre-stressed masonry. All openings in 230mm walls to have precast lintels over a min. of four courses of brickwork laid above lintels to manufacturers recommendations. All lintels to extend min. 230mm beyond each side of opening and temporarily supported in centre for approx. 4 to 7 days. Brick lintels with rafter and brackets to be installed over 100mm x 100mm x 100mm beams over opening greater than 300mm wide to structural engineer's details.
- D.P.C.:** Damp proof course to be installed on 100mm x 100mm x 100mm level, also around of door & window frames, and above beams and lintels. Waterproofing of existing structure to be specified in accordance with structural engineer's details.
- SANS XA:** All cavity walls are to be insulated with 30mm Iso-board insulation within the cavity to achieve an R-value of 2.0 or higher.
- FLOORS:** Concrete floors to comply with SANS_1040 Part J.
- Surface bed:** According to Engineer's specification on min. 0.375 micron DPM on min. 50mm sand bedding on min. 150 hardcore compacted filling or as per Engineer's details. Shower floors to be min. 50mm below bathroom finished floor levels with falls to outlets. Exterior slabs to be min. 110mm fall away from building.
- Suspended floors:** Concrete slabs and reinforcing to engineer's spec and detail.
- Finish:** Finish as shown on plans, screed and floor shown as 30mm unless otherwise indicated.
- SANS XA:** All the perimeter edges of floor slabs are to be insulated by 30mm Iso-board to achieve a minimum R-value of 1.0.
- ROOF:** All roofs to comply with SANS_1040 Part L.
- Timber Structure:** All timber structure to comply to SANS_10082.
- Roofing:** Coloured Zincalume Kliplok 406 profile roof sheeting, laid in accordance with manufacturer's specifications on timber substructure to structural engineer's detail with a min pitch of 2° (single runs - no overlap). 100mm Isotherm insulation.
- SANS XA:** The minimum R-value of the roof is 3.7.
- RAINWATER GOODS & STORMWATER DRAINAGE:** Eaved aluminium gutters and downpipes with fall of 1:100 to min. 75mm diameter to be connected to storm water connection by engineer. Storm water design to engineer's detail.
- Storm water disposal requirements:** To comply with SANS_1040 Part E. All stormwater overflow to drain towards municipal stormwater services.
- Rainwater from all roofs:** All surface water to be routed away from building via storm water channels or concealed piping to existing waterways or municipal storm water system. New storm water drainage to connect to existing storm water system.
- CEILING:** Plasterboard ceiling boards, lapped, skimmed & painted, fixed to 38x38mm bracing @ max. 450mm c/c in both directions. All Plasterboard products to be installed strictly in accordance with manufacturer's specifications.
- WINDOWS & DOORS:** All windows and doors to comply with NBR.
- All new external windows & doors:** To have aluminium frames.
- All external windows and doors in brickwork:** To have full vertical and horizontal D.P.C. Waterproof angle to be installed as required. Plastered and painted brick cills with min fall of 1:50.
- GLAZING:** All glazing to comply with requirements of SANS_1040 Part K & Part B & SANS_10137. Glazing exceeding 1m² or less than 500mm above FFL to be S485 approved safety glass. All safety glass thicknesses to manufacturers specifications and engineer's window calculations. Standard glass thickness to be 6.38mm where not required to be safety glass. PG Glass Low E⁺ Standard glazing in aluminium frames.
- LIGHTING & VENTILATION:** Building ventilation to comply with SANS_1040 Part O. Provide 10% light area to each respective room floor area of which 5% to be operable. Mechanical ventilation to bathroom to comply with SANS_1040 Part O.
- PLUMBING:** All drainage requirements to comply with SANS_1040 Part P and S485 approved materials throughout. All waste pipes to be a min. of 40mm x 40mm. All sanitaryware including: w.c.'s, baths, showers, and w.b.'s, and top fittings to be scheduled and specified in tender package. The hot water unit to be installed with a blanket which complies to the R-value of 2.0. All hot water pipes to be insulated with an R-value of 1.0 for pipes under 80mm dia. And pipes above 80mm dia to be insulated to an R-value of 1.5.
- SANS XA:** 50% of hot water generation by renewable energy source (solar power).
- SOLAR COLLECTOR PANELS:** Solar collector panels to be fixed to existing roof structure as required by manufacturer and connected to new geyser. Solar energy to be used for required 50% of hot water generation and supplementary power.
- STAIRWAYS:** All stairways and handrails to comply with the requirements of SANS_1040 Part M & Part T. The going and width of any heads shall not be less than 250mm and the riser shall not exceed 200mm. Min landing width 900mm, max 3000mm between landings.
- BALUSTRADES:** All handrails and balustrades should comply with the requirements of SANS_1040 Part M & Part T. Any flight of steps which contain more than 3no. riser shall have protection on both sides provided by a wall, screen or balustrade which shall be not less than 1m high and have an opening above the pitch line of the stairs that permits the passage of a 100mm ball.
- FIREFACES:** To be fitted strictly according to manufacturer's specification. Entire installation including chimney/flue to comply with SANS_1040 Part V. Non-consultable height of min. 500mm deep extending min of 300mm past fire ceiling.
- SANS XA:** Chimney flap required to control air leakage.
- WATER FOND:** Measures regarding public safety to conform to SANS_1040 Part D.
- SANS 1040 XA:** All proposed work to comply with SANS_1040 XA.

Rev	Change Description	Date

Owner: [POA]
ACM da Silva Moreira on behalf of Client: Mrs. A. Versluis-Oliver

Architect:
ACM da Silva Moreira | PRArch 247 326 03

DRAFT FOR COMMENT



Client: Mrs. A. Versluis-Oliver
ERF 457, 1 Rosebank Place, Oranjezicht, Cape Town, 8001

Alterations to Existing House

SECTIONS & ELEVATIONS

Scale: As Shown Paper Size: A1 Drawn by: XXX

Job No: 034 Drawing No: 2001 Revision:

