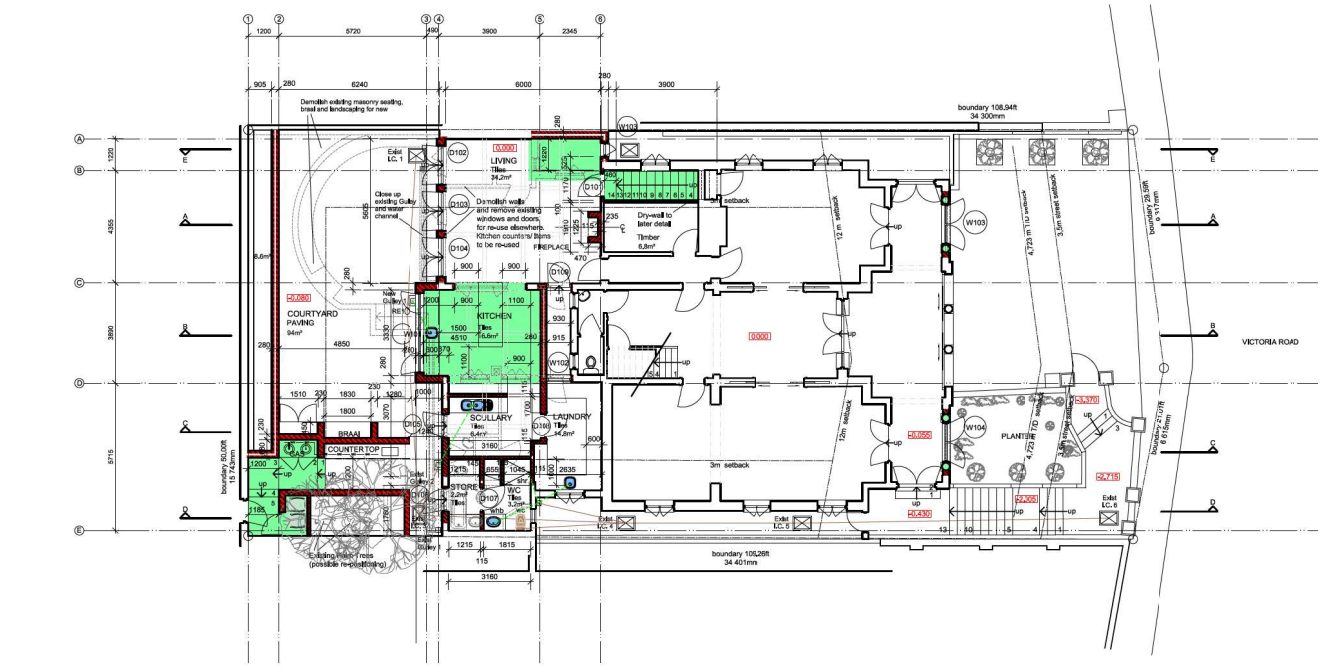
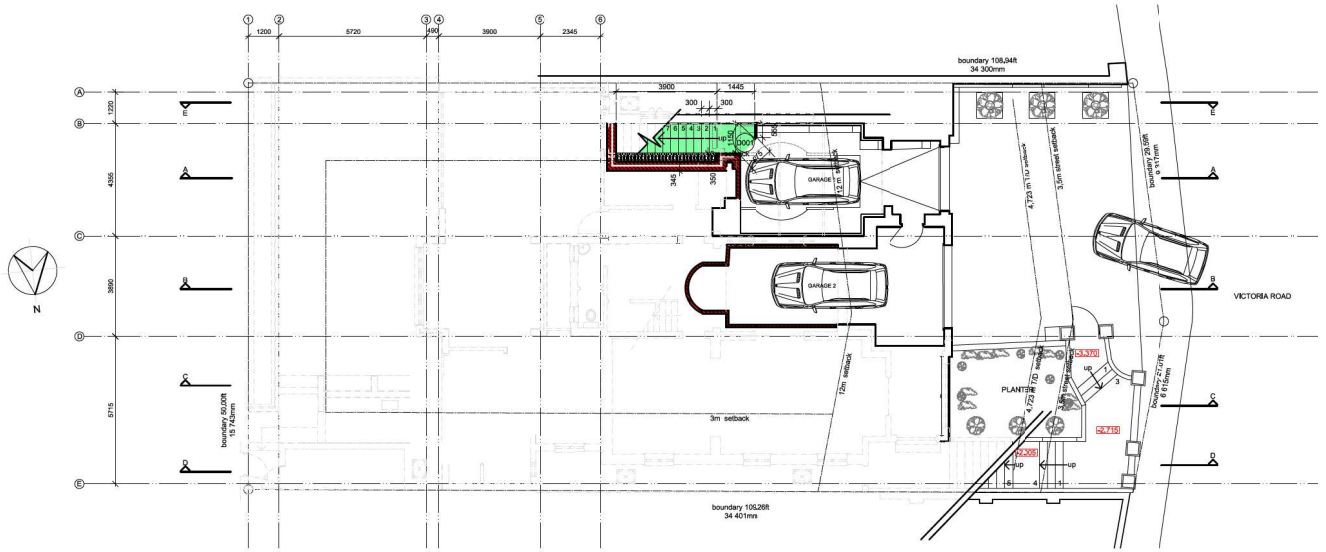


FIRST STOREY



GROUND STOREY
1:100

Figure 30. Proposed Alterations and Additions at Erf 335, Bantry Bay (RSA, 2021).

GENERAL NOTES

- This drawing is the copyright of the Architects.
- All dimensions and levels must be checked on site prior to setting out.
- Any discrepancies are to be reported to the Architects immediately.
- All work is to be done in accordance with the National Building Regulations.
- Prestressed concrete lintols to all external and internal openings less than 3 metres.
- Light and ventilation areas are to conform to regulations :
- Light area to be min 10% and ventilation area to be min 5% of the floor area of all habitable rooms.
- All glazing to comply with Part 'N' of the National Building Regulations.
- Vertical and horizontal dpc's to conform to SANS 10400 with regard to quality and positioning.
- All portions of structural timber built into walls to be wrapped in damp proof membrane.
- All steps to have a tread of min. 250mm and rise of max. 200mm.
- All balustrades to be min. 1000mm high, and max. spacing between balusters at 100mm.

CONSTRUCTION NOTES

ROOF
Refer to detail drawings

WALLS
All external walls as per drawing.
All internal walls as indicated.
Top 3 courses below wallplate height, foundation walls up to floor level and gable end walls above window lintol height to be solid plus 3 courses brickforce (to cavity walls only)
Pre-stressed concrete lintols to all external and internal openings up to 3000mm max. with min. 4 courses brickforce above.
All retaining walls to Eng's detail.

FLOORS
Floor finish as indicated on plan on 30mm screed on concrete surface bed to Engineer's detail on DPM on 50mm clean sand blinding on compacted fill on hardcore.
All floor slabs to Engineer's details.

FOUNDATIONS
280mm walls to have min. 700 x 230mm foundation.
230mm walls to have min. 700 x 230mm foundation.
110mm walls to have min. 600 x 230mm foundation.
Foundation sizes to be checked and specified by Engineer.

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REVISIONS

R.	DATE	DESCRIPTION
	02-07-21	ISSUED TO CLIENT FOR COMMENT AND INFORMATION
A	08-07-21	GENERAL AMENDMENTS FOR COMMENT AND INFORMATION
B	06-08-21	DESIGN REVISED AS PER CLIENT MEETING
C	12-08-21	DESIGN REVISED AS PER CLIENT MEETING
D	08-09-21	DESIGN REVISED AS PER CLIENT MEETING

Client:
Architect:

Client:
HOUSE SWART

Project:
ALTERATIONS AND ADDITIONS
TO No: 23 VICTORIA ROAD , BANTRY BAY

Drawing type:
COUNCIL SUBMISSION DRAWINGS
GROUND and FIRST STOREY

Date:	Scale:	
27-08-21	1:100 @ A1	
Designed: SA	Drawn: ES	Checked:

Project Number	Drawing Number	Revision
12123	C-0001	D

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