

ROOF STRUCTURE AND WALLS TO BE DONE IN STRICT ACCORDANCE TO CONSULTING ENGINEERS SPECIFICATIONS AND DETAILS.

BUILDERS NOTES:
All foundations to be to Engineers Detail unless otherwise noted. 25mm thick screed on 75mm 15Mpa concrete and mesh slab on PVC membrane on compacted hardcore backfill. Provide 220mm wide 375 micron black P.V.C d.p.c sheeting under all exterior walls and 115mm wide under interior walls. DPC under all windows, sills and doors. Glazing to comply with part N of SANS 10400, NBR. All work to comply with NBR SANS 10400 and to Local Authorities Bylaws. Soil poisoning to SANS 10124 & 10400 1990 part F. Flashing required to roof wall and vent pipes roof connections to SANS 10400 1990 LL5.2

CONCRETE SLAB AND STAIRS:
Concrete slab, columns, r/walls and staircase to be done in strict accordance to consulting Engineers specifications and details. Stairs to have 15 threads and 16 risers, with 1,00m high safety railings.

RAINWATER GOODS:
Standard PVC gutters and downpipes. standard pvc fascia & bargeboards

PLUMBERS NOTES:
All waste pipes 50mm PVC. All hot and cold water piping to be copper inside and stainless steel outside. Supply to geyser will be 22mm. All other piping 15mm. Provide I.E.'s to all bends and junctions. All vent pipes to be 100mm PVC.

DRAINAGE NOTES:
Min fall to drains to be 1:40
Min cover to drains to be 450mm
Provide anchor blocks to ends of drain falls exceeding 1:5
All drain pipes and fittings to be SANS approved
Any drain passing under or adjacent to a building shall not impair the structural stability of the building.
Installation of the drains must satisfy Part P24 of SANS 10400.
Access to drainage to comply with part P21.1 (d) of SANS 10400. (Any access openings to a drain or discharge pipe installation within any building shall be covered by an adequate screwed or bolted airtight cover) Access to sewer and storm water mains to be min 1500mm from boundary or servitude lines.

NOTE X: shower cubicle notes
Shower cubicles for 1,00m x 1,00m shower, with glass enclosure on 1 & 2 sides. 6mm toughened safety glass for fixed panel side and 8mm thick toughened safety glass for entrance door and supporting panel, as per SANS 10400, Part N, table 10.

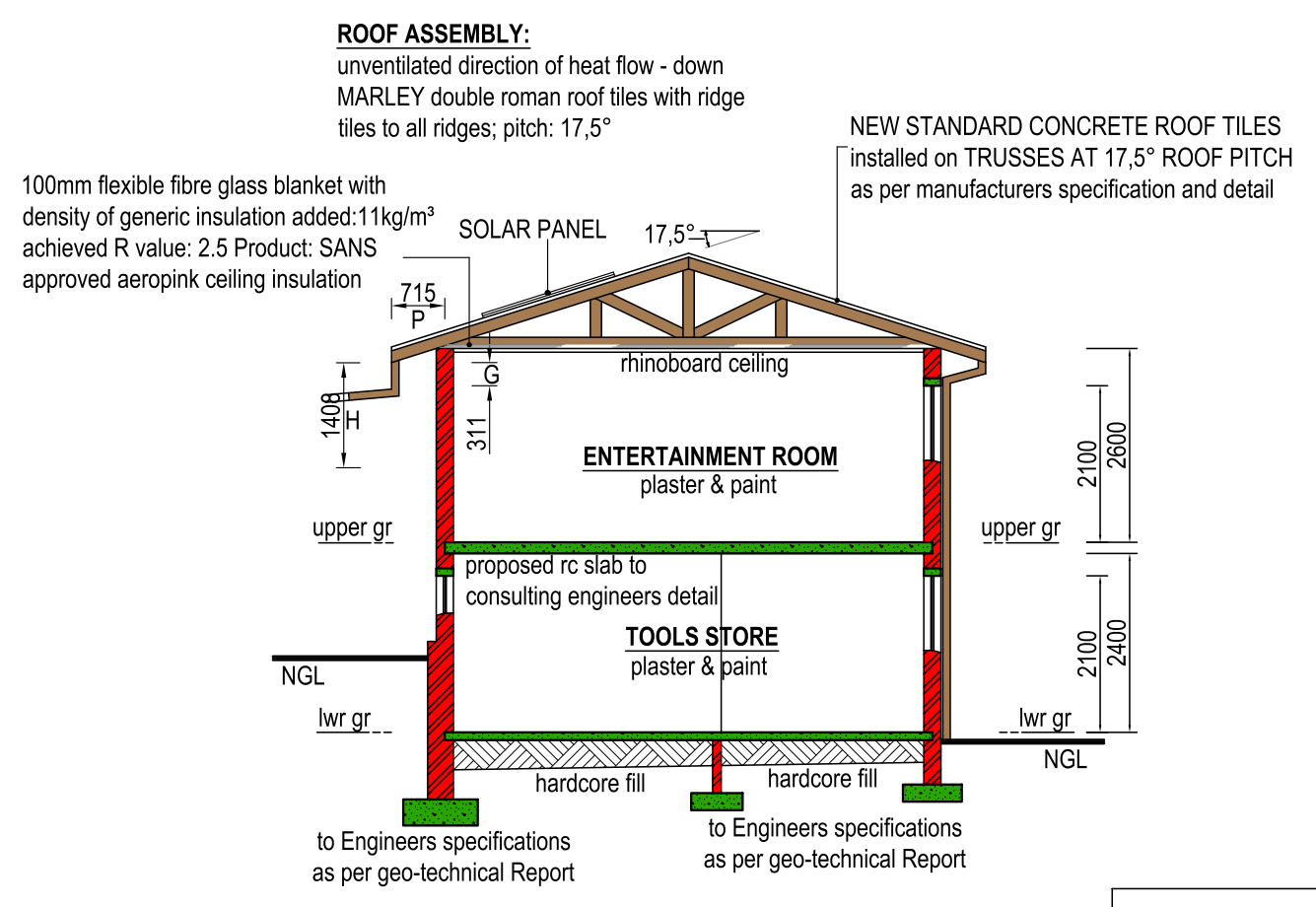
ALL BUILDING WORKS TO BE DONE IN ACCORDANCE AND THE STANDARDS OF THE TO THE MODEL PREAMBLES AND SANS 10400.

GENERAL:
1. Contractor to check all dimensions and levels prior to any commencement of work and report any discrepancies to the author.
2. Use figured dimensions in preference to scaling.
3. Provide a minimum of two air bricks per room.
4. All foundations to be taken down to hard virgin ground.
5. All work to comply with the National Building Regulations and to be to the satisfaction of the Local Authority resident inspector.
6. Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with Local Authority Inspector before commencing work.
7. All reinforced concrete, foundations, bases, columns, beams, slabs and walls are to be built in strict accordance to Professional Engineer's Detail and under his supervision.

FOUNDATIONS:
Standard concrete strip footing foundation re-inforced to Engineers Recommendation if necessary. Where required, foundations are to be done in accordance to Engineers Specifications.

WALLS: to be done in strict accordance to Engineers detail.
• **EXTERNAL WALLS:** 230mm thick brick walls - plaster & paint
• **INTERNAL WALLS:** 115mm thick brick walls - plaster & paint

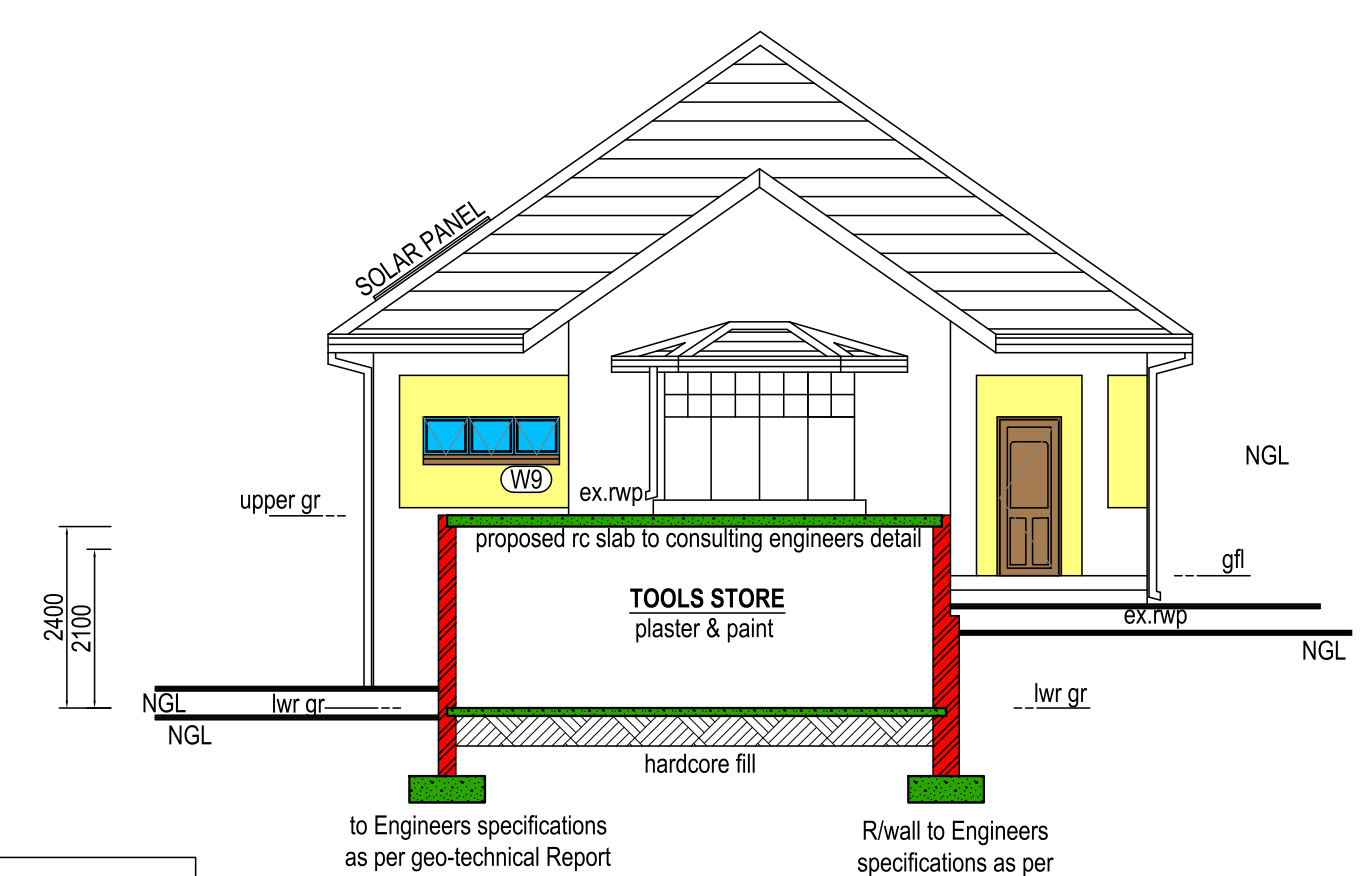
WINDOWS AND DOORS:
Site measured standard natural anodized aluminium framed windows. All glazing to be done in strict accordance to PART N of SANS 10400. See Window Schedule.
All internal doors to be solid core doors and hardwood doors to be used externally.



SECTION A - A
Scale 1:100

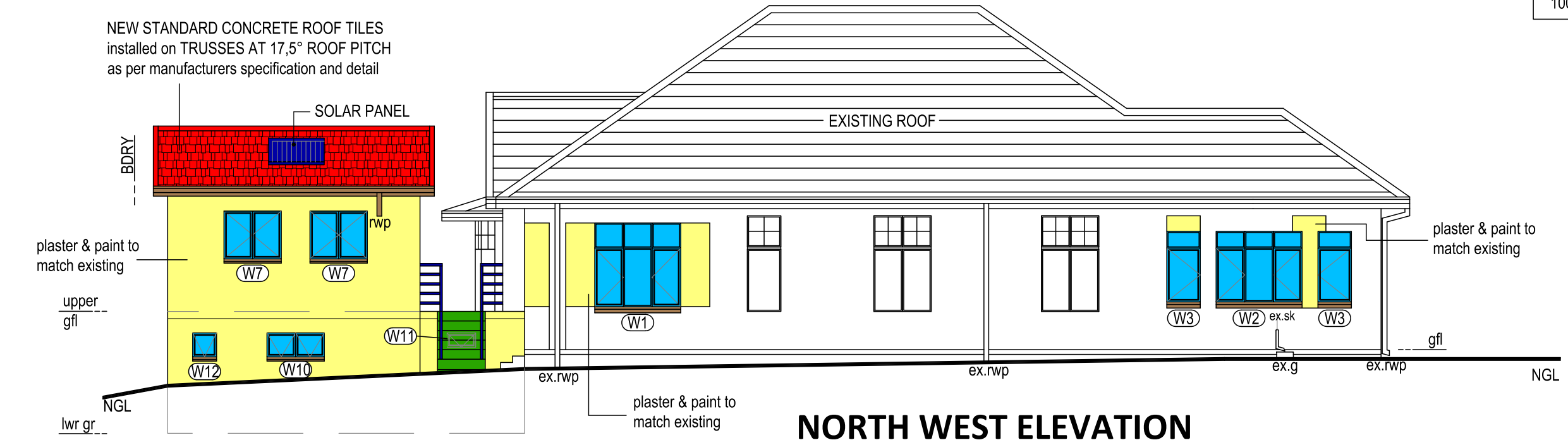
RE-INFORCED CONCRETE FIRST FLOOR SLAB TO BE DONE IN STRICT ACCORDANCE TO CONSULTING ENGINEERS SPECIFICATIONS AND DETAILS

PLANS TO BE READ IN CONJUNCTION WITH THE RECOMMENDATION CONTAINED IN THE GEO-TECHNICAL ENGINEER'S REPORT

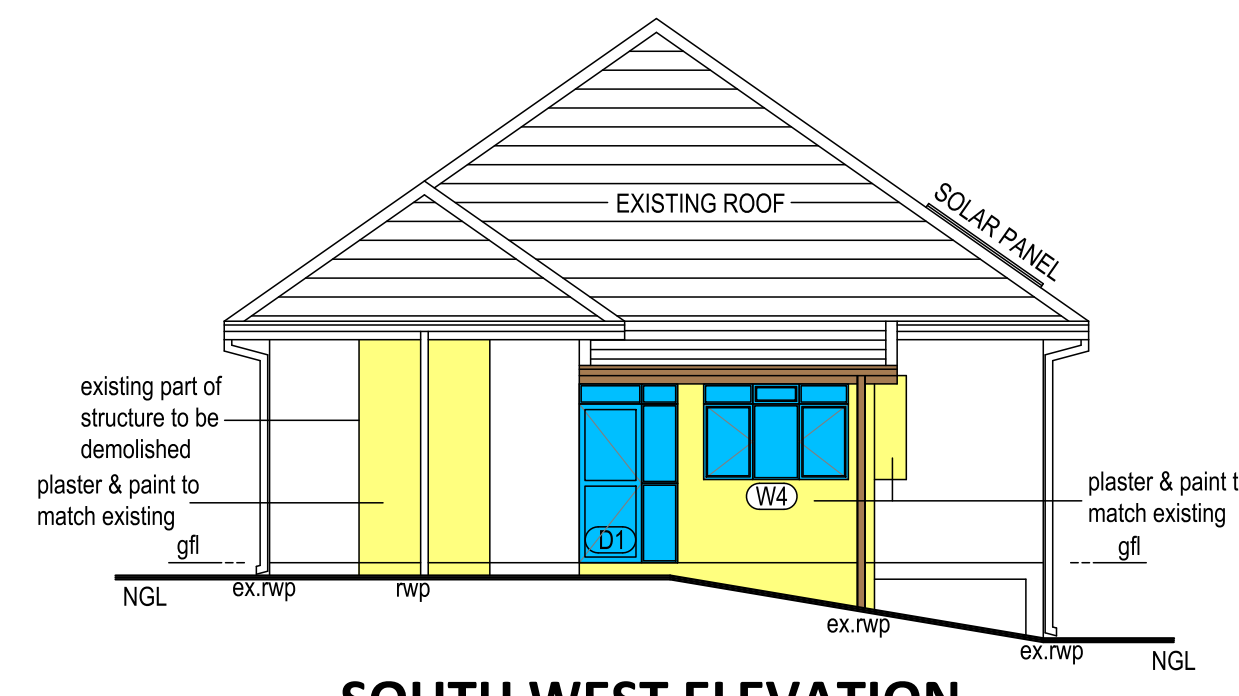


SECTION AB - AB
Scale 1:100

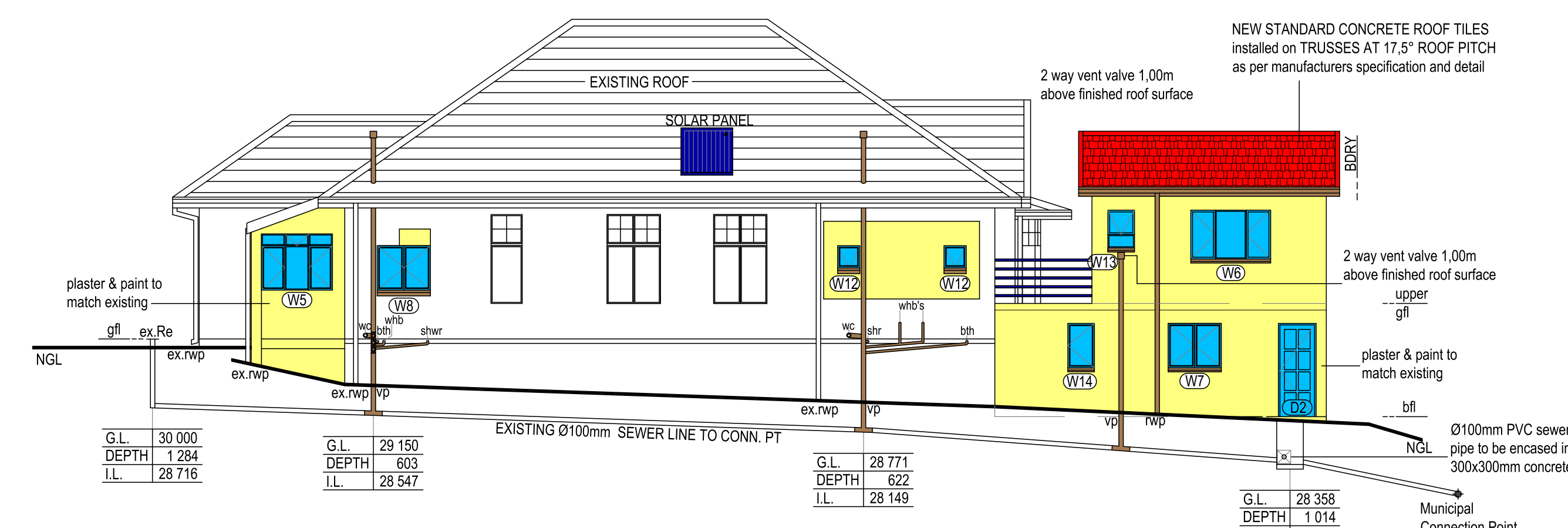
1,00m HIGH STEEL SAFETY RAILING: BALLUSTRADE SPACING NOT TO EXCEED 100mm



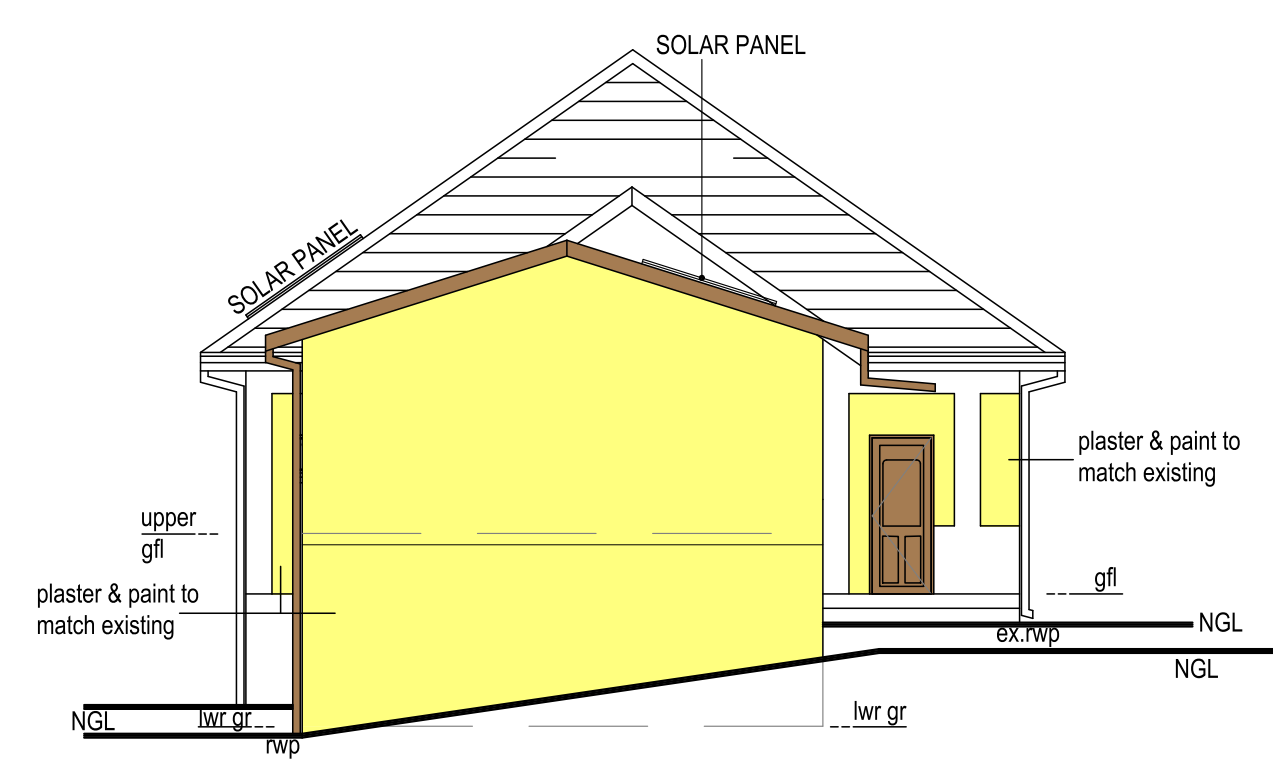
NORTH WEST ELEVATION
Scale 1:100



SOUTH WEST ELEVATION
Scale 1:100



SOUTH EAST ELEVATION
Scale 1:100



NORTH EAST ELEVATION
Scale 1:100

PROJECT: PROPOSED ADD/ALT TO MAIN DWELLING, G/FLAT, CHANGEROOM & S/POOL

SITE DESCRIPTION: Portion 11 of 7878, CONGELLA, DURBAN

OWNER: B A RINDEL
signature: *B. Rindel*
7 OCT 2022 date

ADDRESS: 19 TUNMER ROAD, CONGELLA, DURBAN

FRS DESIGN
389 Umhungane Road, Avoca, Durban. Phone: (031) 5646770 Cell: 082 3705 805

DRAWN: Mr FR Suleman
DATE: 7 March 2017
SCALE: As Shown
SACAP REGISTRATION NUMBER: T0526

NAME OF OWNER:	STREET ADDRESS:	I.D NUMBER:	TEL / CELL NUMBER	SIGNATURE

DRAWING NUMBER: F1703-002 MD R001/00 SHEET 2 of 3 excl. WR drwg