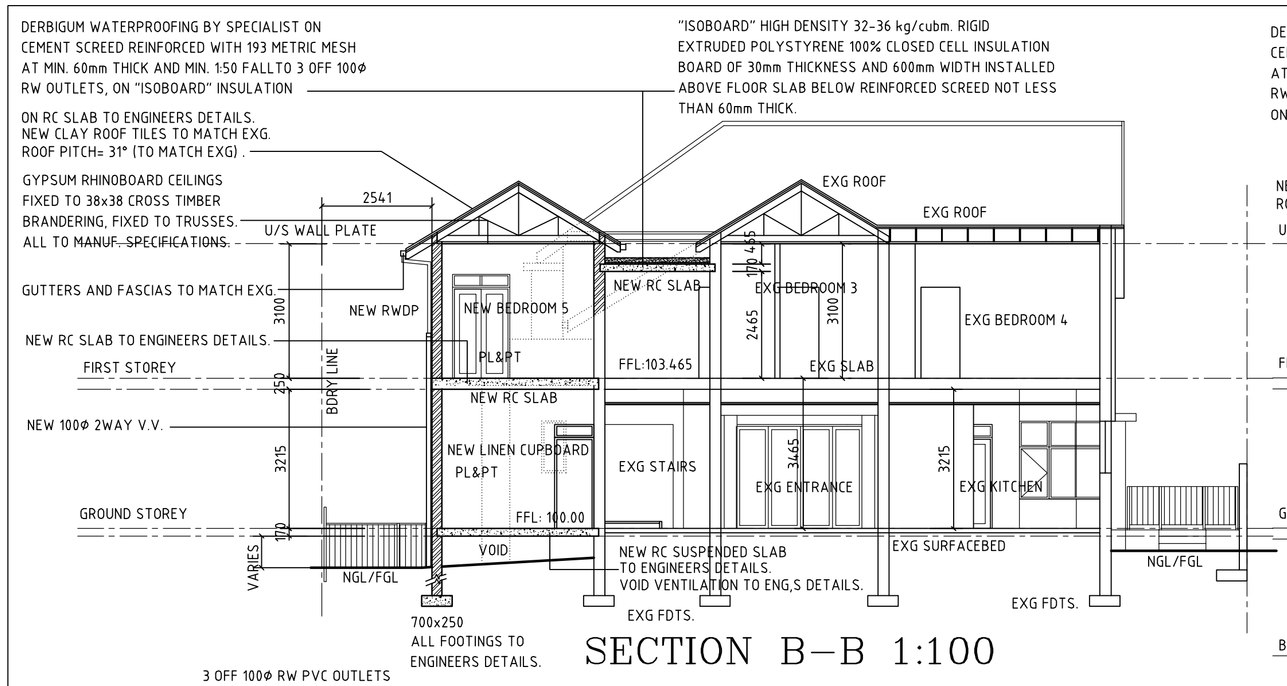
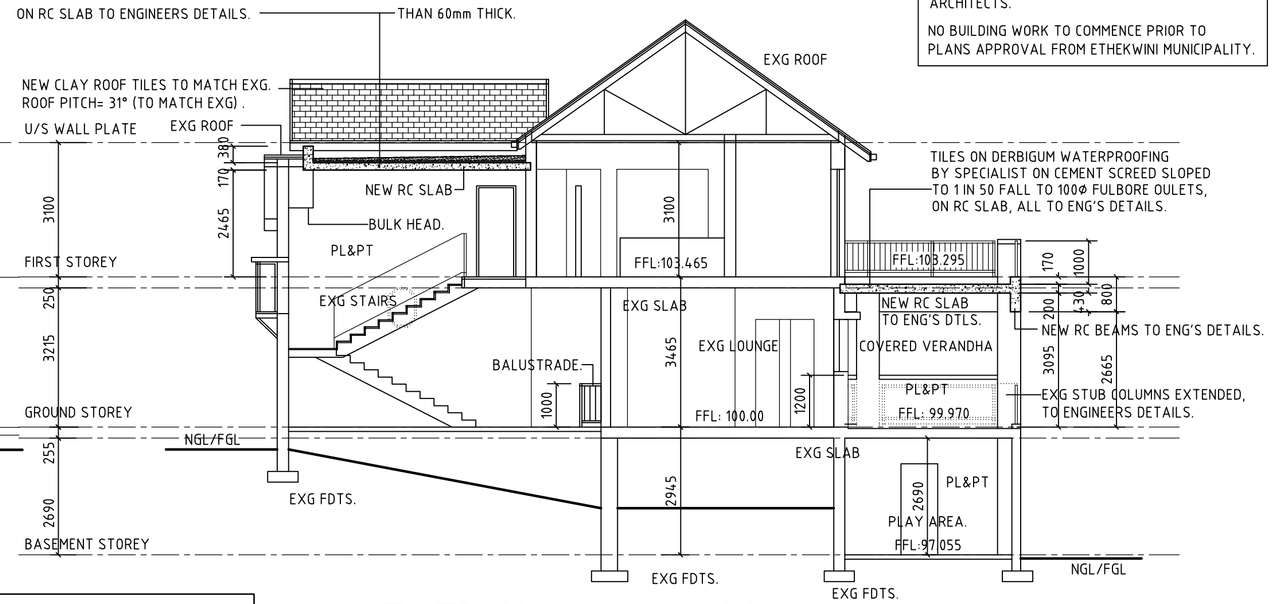
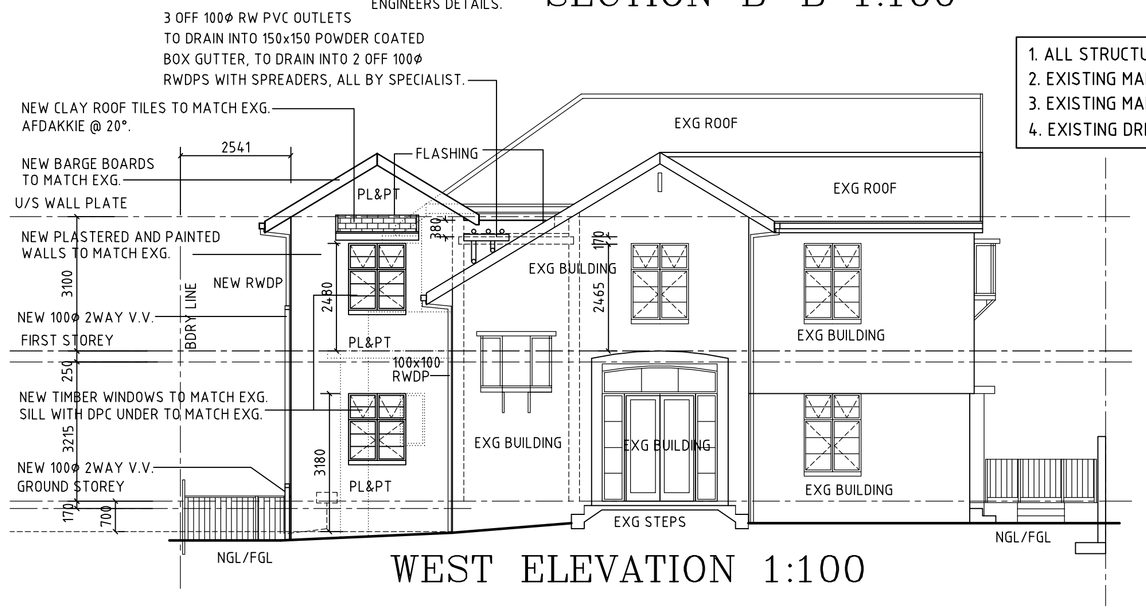


SECTION B–B 1:100

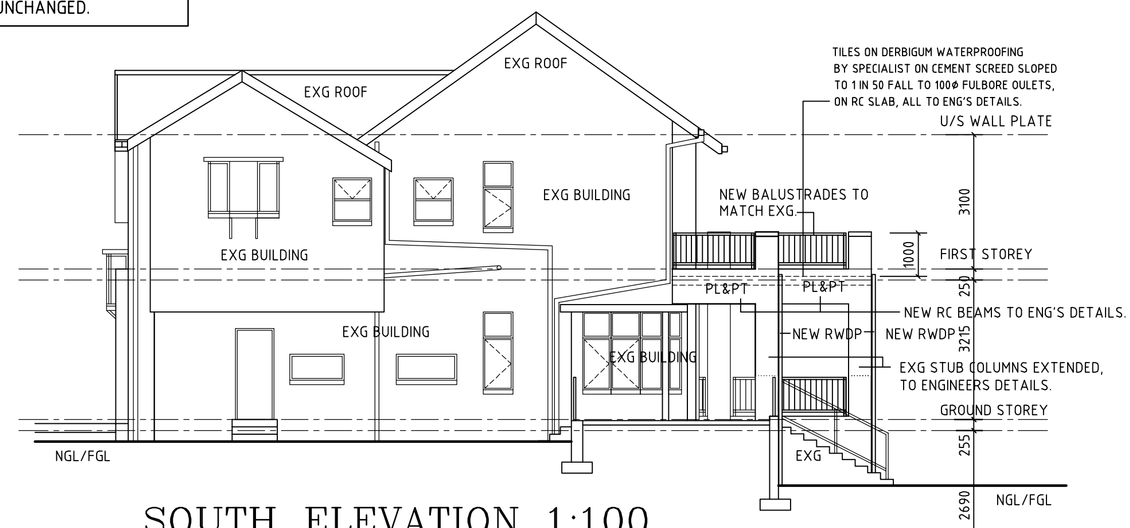


SECTION A–A 1:100

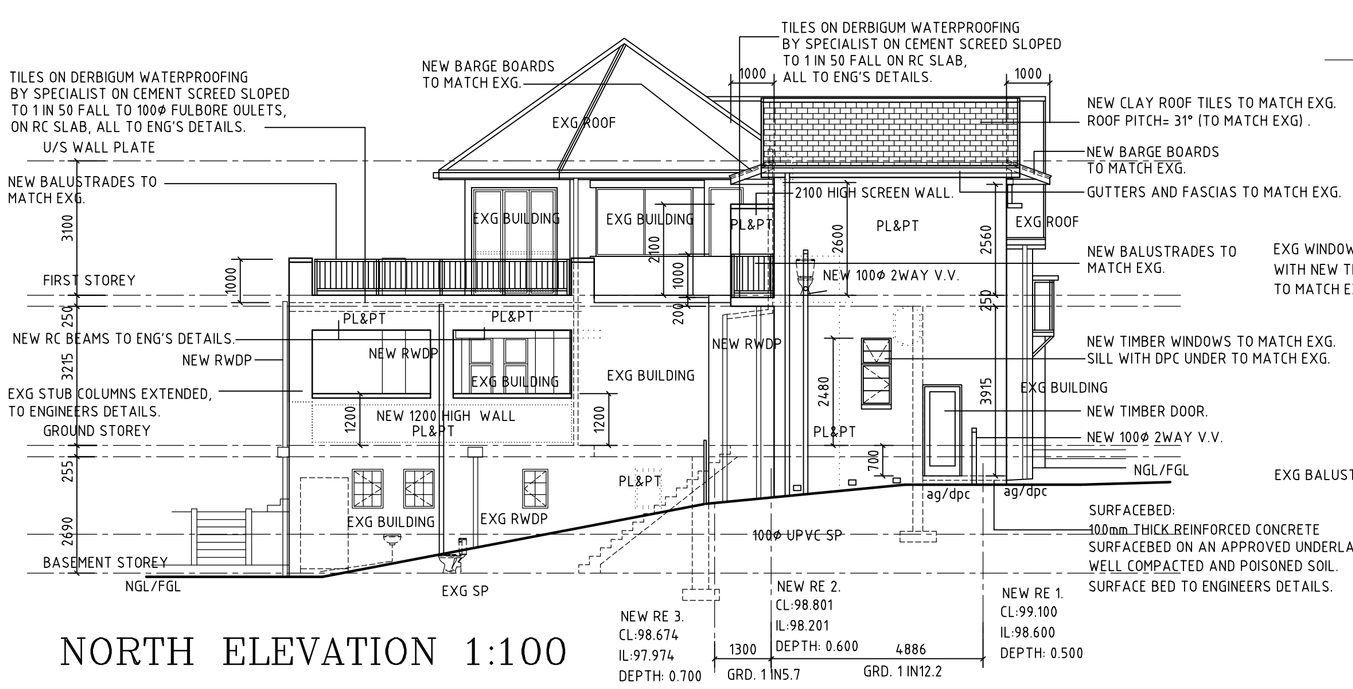
1. ALL STRUCTURAL WORK TO ENGINEERS DETAILS.
2. EXISTING MAIN SEWER DRAINAGE UNCHANGED.
3. EXISTING MAIN STORMWATER DRAINAGE UNCHANGED.
4. EXISTING DRIVEWAY LEVELS UNCHANGED.



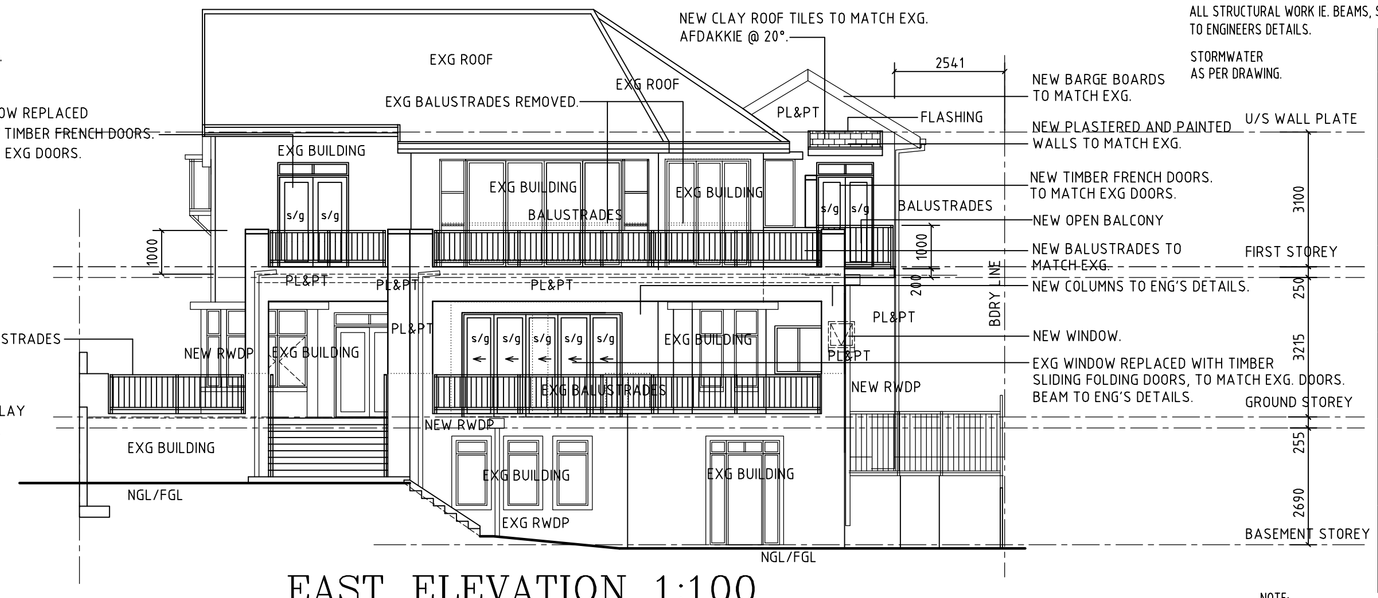
WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

WINDOW/ GLAZING SCHEDULE ALL WINDOWS AND GLAZING TO MANUFACTURERS SPECIFIACTIONS.

WINDOW SCHEDULE	NEW GARDEN STORE (W1)	NEW LINEN CUPBOARD (W2)	NEW GUEST WC (W3)	EXG LOUNGE (W4)	NEW BEDROOM 5 (W5)	NEW BEDROOM 5 (W6)	EXG BEDROOM 2 (W7)
	1315 x 3180 WEST	685 x 2480 NORTH	600 x 2200 EAST	3692 EAST	1315 x 2480 WEST	1315 x 2400 EAST	1630 x 2400 EAST
TYPE OF FRAME	TIMBER WINDOW TO MATCH EXG	TIMBER WINDOW TO MATCH EXG	TIMBER WINDOW TO MATCH EXG	TIMBER SLIDING FOLDING DOOR	TIMBER WINDOW TO MATCH EXG	TIMBER DOUBLE DOORS WITH TIMBER FANLIGHT TO MATCH EXG.	TIMBER DOUBLE DOORS WITH TIMBER FANLIGHT TO MATCH EXG.
MAX. PANE SIZE	0.197 m²	0.205 m²	0.36 m²	1.77 m²	0.197 m²	1.38 m²	1.71 m²
MIN. GLASS THICKNESS	3 mm	3 mm	3 mm	4 mm	3 mm	DOUBLE GLAZING 4/6/4 mm	4 mm
TYPE OF GLAZING	MONOLITHIC ANNEALED GLASS	MONOLITHIC ANNEALED GLASS	MONOLITHIC ANNEALED GLASS	TOUGHENED SAFETY GLAZING	MONOLITHIC ANNEALED GLASS	TOUGHENED SAFETY GLAZING	TOUGHENED SAFETY GLAZING

GENERAL NOTES:
1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS SANS 10400.
2. CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES, ANY DISCREPANCIES FOUND TO BE REPORTED TO ARCHITECT IMMEDIATLY BEFORE WORK TO COMMENCE.
3. NO PART OF FOOTING OR WALL TO ENCROACH OVER BORY. LINE.
4. GLAZING TO COMPLY WITH PART 'N' OF THE SANS 10400 & NBR.
5. BOUNDARY BEACONS TO BE FLAGGED AND EXPOSED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. IT MUST BE ACCEPTED THAT WITH THE VARIATION IN MATERIAL TYPES IN CONSTRUCTION OF THE STRUCTURE, TOGETHER WITH THEIR MOVEMENT DUE TO TEMPERATURE CHANGES THROUGHOUT THE DAY, COMBINED WITH THE SOIL CONDITIONS ON SITE, IT WILL BE INEVITABLE THAT CRACKS WILL FORM IN WALLS ETC.. AT SOME STAGE.
7. THE ARCHITECT WILL NOT THEREFORE BE HELD RESONSIBLE FOR ANY SETTLEMENT, TEMPERATURE CRACKING OR DERFORMATION AND THE OWNER IS THUS RECOMMENDED TO SET A MAINTANCE PLAN FOR FUTURE SETTLEMENT / TEMPERATURE CRACKING THA SHOULD TAKE PLACE.
8. ALL STRUCTURAL WORK TO ENGINEERS DETAILS.
9. STORMWATER AND SEWER DRAINAGE TO ENGINEERS DETAILS.
10. ALL EARTHWORKS TO ENGINEERS DETAILS.
11. BALUSTRADING TO COMPLY TO COMPLY WITH PART "D" OF THE SANS 10400 & NBR.
12. POOL FENCING TO COMPLY WITH PART DD4. OF THE SANS 10400 & NBR.
13. SOIL POISONING TO BE IN ACCORDANCE WITH SABS 0124.
14. BOUNDARY BEACONS TO BE EXPOSED AND FLAGGED..
15. GLASS THICKNESS TO COMPLY WITH PART NN2 SANS 10400 & NBR.
16. SAFETY GLAZING TO BE IN ACCORDANCE WITH PART "N" SANS 10400 & NBR.
17. RE's, IE's AND CE's REQUIRED AT ALL JUNCTIONS.
18. ENGINEERS CERTIFICATE OF STABILITY TO BE ISSUED ON COMPETION.
19. ALL STRUCTURAL WORK TO COMPLY WITH SANS 10400-B & NBR.
20. CONTRACTOR TO ISSUE COUNCIL WITH ALL COMPIANCE CERTIFICATES, AS REQUESTED BY COUNCIL TO ACHIEVE FINAL COMPLETION CERTIFICATE.
21. ALL FENESTRATION AIR FILTRATION SHALL BE IN ACCORADANCE WITH SANS 613 WHICH PROVIDES FOR FENESTRATION PRODUCTS TO MEET A MINIMUM AIR LEAKAGE REQUIREMENT OF 2.0L/m/s. MAUFACTURERS TO SUPPLY CERTIFICATION.

EXG BRICKWORK TO BE REMOVED
EXG BRICKWORK
NEW BRICKWORK
NEW RC WORK TO ENG'S DETAILS.

NOTE:
FOR STRUCTURAL AND CIVIL WORKS. WHERE MATERIAL OR MECHANICAL FAILURE OCCURS WITH ANY PRODUCT USED ON SITE EITHER SPECIFIED BY THE ARCHITECT, OR SELECTED BY THE MAIN CONTRACTOR AND/ OR ANY SUB-CONTRACTOR ON SITE, THE MANUFACTURER IS LIABLE TO RECTIFY SUCH FAILURE. THE ARCHITECT DOES NOT GUARANTEE ANY PRODUCT USED ON SITE ON BEHALF OF ANY MANUFACTURER
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GENERAL NOTES
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NO BUILDING WORK TO COMMENCE PRIOR TO PLANS APPROVAL FROM ETHEKWINI MUNICIPALITY.

NOTES:

ROOFS:
NEW ROOF - PITCH TO MATCH EXISTING. 31°.
CLAY ROOF TILES TO MATCH EXISTING ON 38x38mm (CENTRES TO MANUF SPEC.)BATTENS ON SINGLE SIDED RADIENT BARRIER WATERPROOFING MEMBRANE ON PREFABRICATED GANGNAILED TIMBER TRUSSES AT MAX. 760 C/C TO MANUFACTURERS SPECIFICATIONS. TRUSSES TO SIT ON 114x38mm WALLPLATES SECURED WITH GALV. HOOP IRON STRAPS BUILT INTO BRICKWORK.
ALL TRUSSES TO ENGINEERS DETAILS. ALL ROOF FIXING TO MANUFACTURERS SPECIFICATION.

100mm THICK AEROLITE INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

EXPOSED TIMBER EAVE RAFTERS TO MATCH EXISTING.
ALL ROOF TILE ACCESSORIES INCLUDING RIDGE STOPS, RIDGE TILES, JUNCTIONS, ETC. TO MATCH ROOF TILES.
STORMCLIPS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. SEALOFLEX ACRYLIC FLASHING OR SIMILAR APPROVED USED WHERE REQUIRED, PAINTED TO MATCH ROOF TILES.

RAINWATER GOODS:
TO MATCH EXISTING.

CEILINGS:
6,4mm GYPSUM RHINOBOARD CEILINGS FIXED TO 38x38mm CROSS TIMBER BRANDERING TO MANUFACTURERS SPECIFICATIONS. CEILINGS TO BE FLUSH SKIMMED WITH RHINOLITE THROUGHOUT. CORNICES TO FIXED WITH RHINOBED
ALL FIXINGS ETC. TO MANUFACTURERS SPECIFICATIONS.

WALLS:
EXTERNAL: COROBRICK "CLAY BRICK" NFP . "NFX" NON-FACING EXTRA
TO BE USED BELOW DAMP-PROOF COURSE.
EXTERNAL WALLS - 230mm 2 SKIN BRICKWORK
INTERNAL - 115mm SINGLE SKIN BRICKWORK
EXCEPT WHERE DEPICTED ON PLAN.
BRICKWORK TO HAVE BRICKFORCE EVERY 3 COURSES TO WINDOW HEAD LEVEL AND EVERY TWO COURSES ABOVE WINDOW HEAD LEVEL. OUTER FACE OF INNER SKIN OF BRICKWORK TO BE BAGGED AND PAINTED WITH TWO COATS OF BITUMINOUS PAINT. EMBOSSED GUNDLE BRICKGRIP 375 MICRON SABS 952-1969 TYPE B DPC TO BE USED, WELL TAPED AT ALL JOINTS.
INTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED., COLOUR TO OWNERS CHOICE.
BRICKWORK/BRICKFORCE TO BE IN ACCORDANCE TO BRICK MANUFACTURERS SPECIFICATIONS.
MORTAR MIXES TO BE IN ACCORDANCE WITH BRICK AND CEMENT MANUFACTURERS SPECIFICATIONS.
PLASTER MIXES TO BE IN ACCORDANCE WITH BRICK AND CEMENT MANUFACTURERS SPECIFICATIONS.
GALVANIZED WIRE TIES TO BE BUILT IN ALL 230mm WALLS AT 800MM CENTRES HORIZONTALLY AND EVERY 3RD COURSE VERTICALLY TO BRICK MAUFACTURERS SPECIFICATIONS.

BALUSTRADES:
ALL BALUSTRADES TO COMPLY WITH PART "D" AND "B" OF THE SANS 10400 & NBR.
ALL BALUSTRADES TO BE MINIMUM 1.000 HIGH FROM ADJACENT FLOOR LEVEL, AND DESIGNED NOT TO PERMITT THE PASSAGE OF A 100Φ BALL.
ALL FIXING TO MANUFACTURERS SPECIFICATIONS.

WINDOWS:
TIMBER WINDOWS TO MATCH EXISTING.
WINDOW SILLS WITH DPC UNDER TO MATCH EXISTING.
GLAZING TO COMPLY WITH PART "N" OF THE SANS 10400 & NBR.
ALL FIXING TO MANUFACTURERS SPECIFICATIONS.
REFER TO GENERAL NOTE FOR FENESTRATIONS.

SURFACEBED:
100mm THICK REINFORCED CONCRETE SURFACEBED ON AN APPROVED UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SURFACEBED TO ENGINEERS DETAILS.

FOOTINGS:
ALL FOOTINGS TO ENGINEERS DETAILS.
230mm WALLS- 750x230 CONC.
115 mm WALLS- 600x200 CONC.
NO FOOTINGS/FOUNDATIONS TO ENCROACH OVER ANY BOUNDARY'S.

STRUCTURAL WORK:
ALL STRUCTURAL WORK IE. BEAMS, STAIRS, SLABS,TIMBER BEAMS ETC. TO ENGINEERS DETAILS.

STORMWATER
AS PER DRAWING.

AMAFA NEIGHBOURS CONSENT:
99 SIR DUNCAN ROAD NAME: SIGN:
107 SIR DUNCAN ROAD NAME: SIGN:
110 SIR DUNCAN ROAD NAME: SIGN:
444 LENA AHRENS ROAD NAME: SIGN:
448 LENA AHRENS ROAD NAME: SIGN:
452 LENA AHRENS ROAD NAME: SIGN:

OWNERS SIGNATURE:.....

PROPOSED ADDITIONS AND ALTERATIONS
on
LOT 5715 DURBAN
at
103 SIR DUNCAN ROAD, GLENWOOD
for

date	scale	drawn	designed
11/12/2012	AS SHOWN	RB	MAP

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drawing number 2012/12/11 B
SHEET 2/3