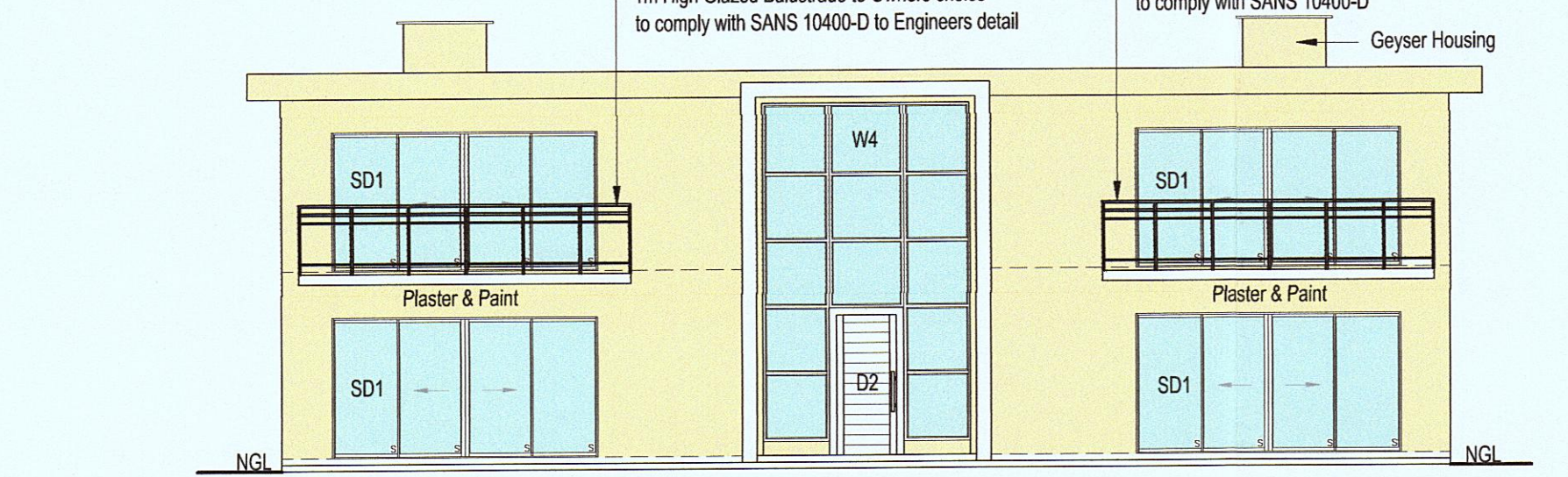
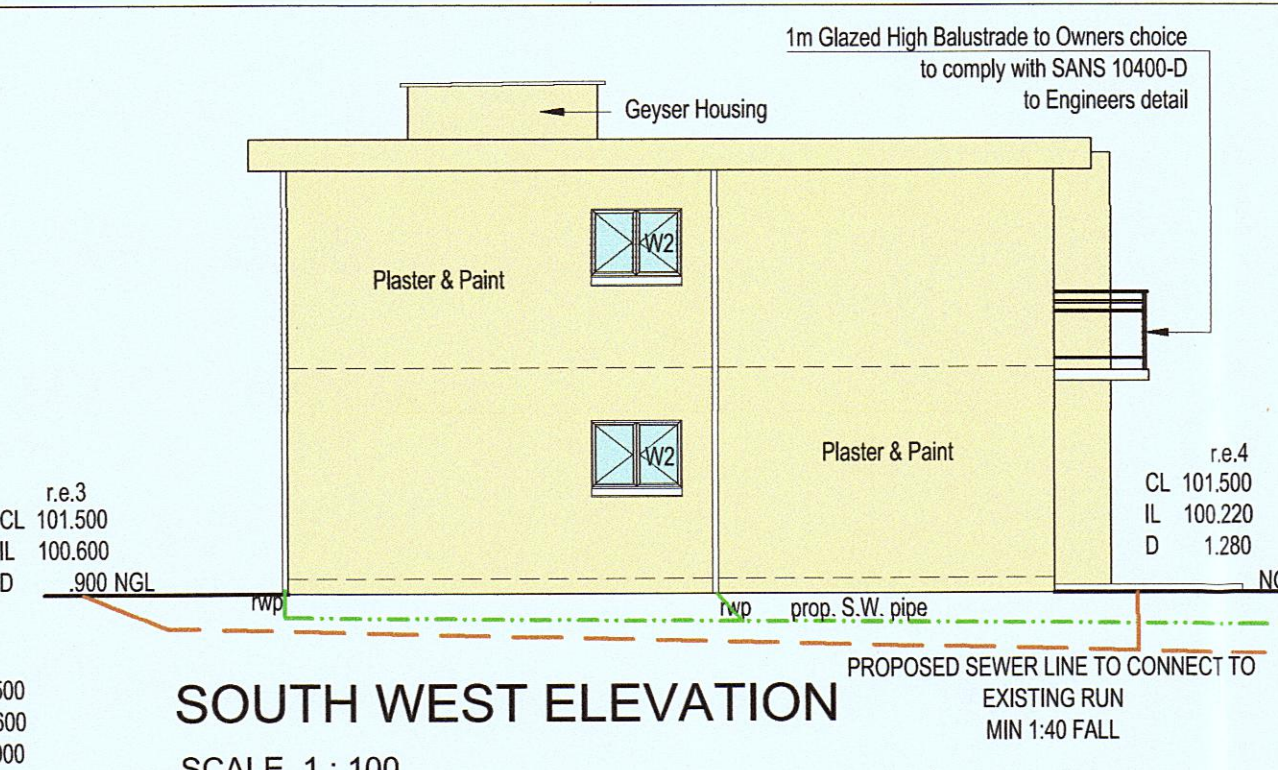


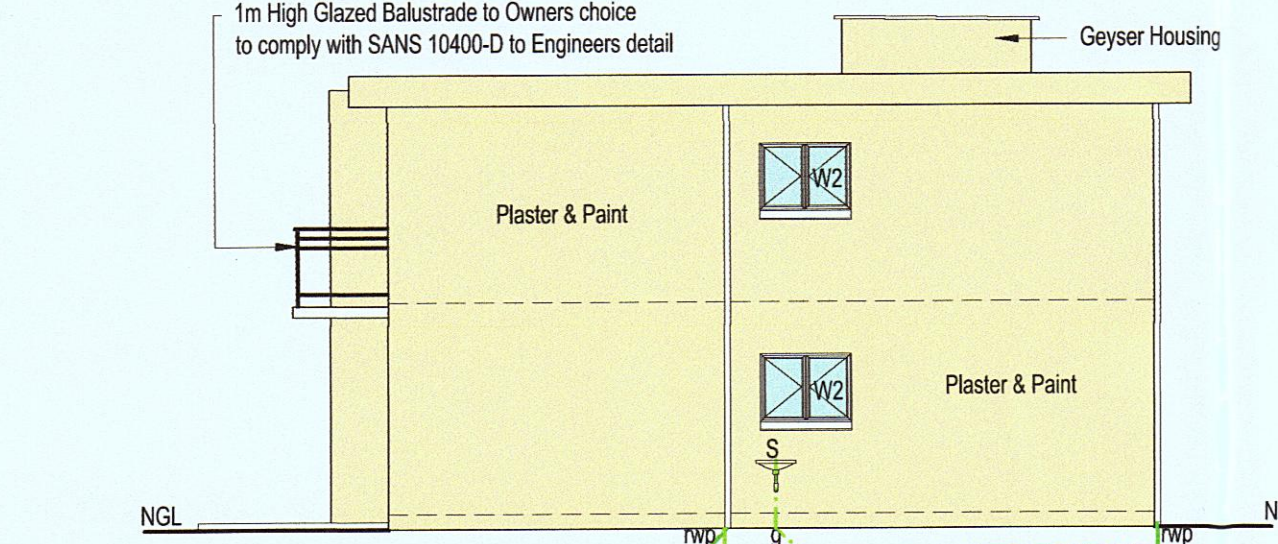
NORTH WEST ELEVATION
SCALE 1 : 100



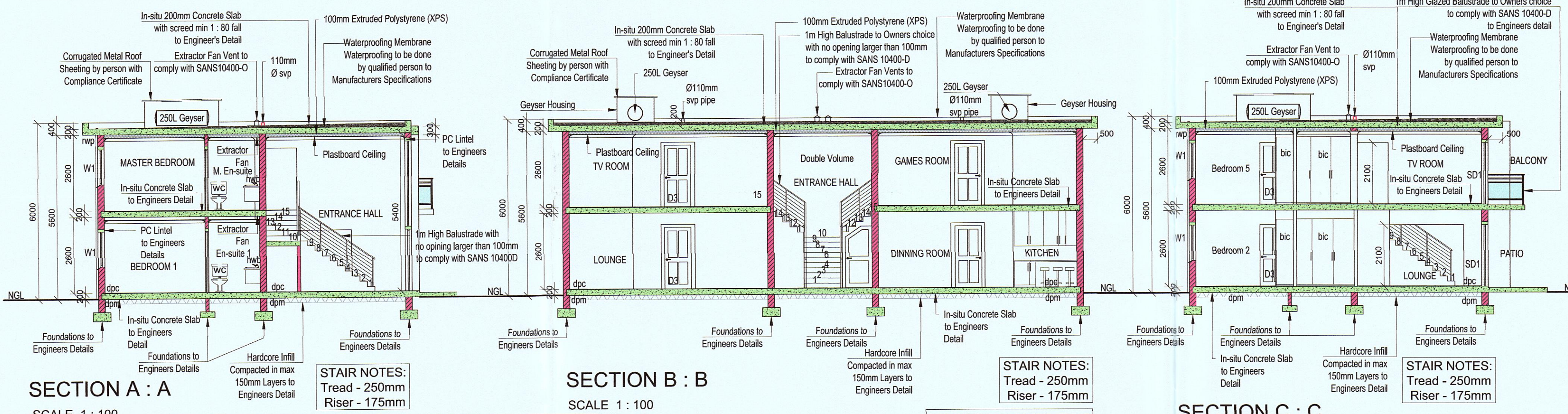
SOUTH EAST ELEVATION
SCALE 1 : 100



SOUTH WEST ELEVATION
SCALE 1 : 100



NORTH EAST ELEVATION
SCALE 1 : 100



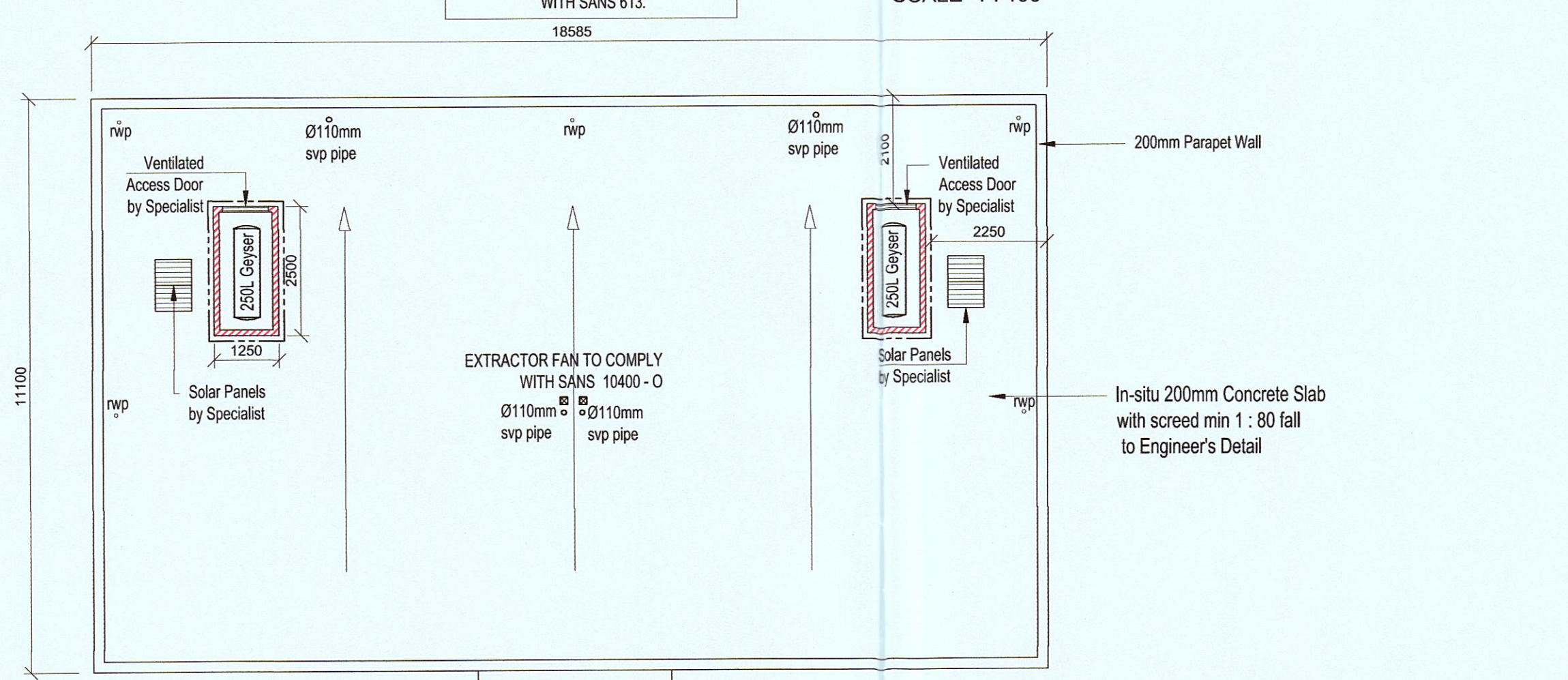
SECTION A : A
SCALE 1 : 100

WINDOW SCHEDULE
SCALE 1:100

 CODE: W1 QUANTITY: 8 IRONMONGERY: TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm MONOLITHIC FRAME: ALUMINIUM AREA: 2,160m ² each	 CODE: W2 QUANTITY: 4 IRONMONGERY: TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm MONOLITHIC FRAME: ALUMINIUM AREA: 1,080m ² each	 CODE: W3 QUANTITY: 4 IRONMONGERY: TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm MONOLITHIC FRAME: ALUMINIUM AREA: 0,540m ² each	 CODE: W4 QUANTITY: 1 IRONMONGERY: TO MANUFACTURERS SPECIFICATIONS GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 11,34m ²
 CODE: SD1 QUANTITY: 4 IRONMONGERY: TO MANUFACTURERS SPECIFICATIONS. GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 8,400m ² each	 CODE: D2 QUANTITY: 1 IRONMONGERY: TO MANUFACTURERS SPECIFICATIONS. GLAZING: N/A FRAME: TIMBER AREA: 2,100m ²	 CODE: D3 QUANTITY: 16 IRONMONGERY: TO MANUFACTURERS SPECIFICATIONS. GLAZING: N/A FRAME: TIMBER AREA: 1,890m ² each	 CODE: D4 QUANTITY: 1 IRONMONGERY: TO MANUFACTURERS SPECIFICATIONS GLAZING: N/A FRAME: TIMBER AREA: 1,795m ² each

SECTION B : B
SCALE 1 : 100

SECTION C : C
SCALE 1 : 100



ROOF PLAN
SCALE 1 : 100

DRAWING REFERENCE:

2023-215/01	SITE PLAN
2023-215/01	PROPOSED PLANS - GROUND STOREY
2023-215/01	PROPOSED PLANS - FIRST STOREY
2023-215/02	ELEVATIONS
2023-215/02	SECTIONS
2023-215/03	ELECTRICAL LAYOUT
2023-215/03	HOT WATER SUPPLY

FLOORS:
FLOOR FINISH AS PER FLOOR PLAN ON MIN 200mm CONCRETE SURFACE BED REINFORCED WITH BRC MESH ON 375 MIC USB GREEN DAMPPROOF MEMBRANE ON 50mm BLINDING LAYER OF CLEAN RIVER SAND ON 150mm HARD CORE.
SOIL POISONING BY SPECIALIST TO COMPLY WITH SANS 10124.
ALL FILL TO BE WELL COMPACTED IN LAYERS NOT EXCEEDING 150mm.

WATER HEATING:
SABS APPROVED 3KW STAINLESS STEEL HEAT PUMP WATER HEATER TO BE CONNECTED TO NEW 250 LITER GEYSERS ON ROOF SLAB HOUSING. MOUNTING TO PR. ENGINEERS DETAILS
INSTALLATION TO BE CARRIED OUT BY REGISTERED PLUMBER.
HEAT PUMPS TO BE MOUNTED WITHIN 9m OF THE GEYSERS.
SPECIALIST TO DETERMINE MUST SUITABLE POSITION. COMPLIANCE CERTIFICATE TO BE ISSUED TO THE OWNER ON COMPLETION.
ALL THE ABOVE TO ALSO SERVICE THE KITCHEN AND SCULLERY.
HOT WATER CONSUMPTION PER DAY PER PERSON 25 LITERS.

WATER SUPPLY
HOT WATER SERVICE PIPES TO BE CLAD WITH SNAP-ON INSULATION WITH MIN. R-VALUE OF 1.00
COLD WATER SUPPLY PIPING WITHIN 1m OF THE CONNECTION TO THE GEYSER TO INSULATED AS ABOVE. GEYSERS TO BE INSULATED WITH A BLANKET WITH MIN. R-VALUE OF 1,0

WALLS:
WALLS TO COMPLY WITH PART K OF SANS-10400 D.P.C. TO BE PLACED UNDER ALL WINDOW SILLS ACCORDING TO SABS STANDARDS INTERNAL SKIN OF BRICKS TO BE SEALED WITH BITCHUMEN BEFORE EXTERNAL SKIN ARE TO BE BUILT DOUBLE LINTELS TO BE PLACED ACROSS THE TOP OF ALL OPENINGS IN EXTERNAL WALLS, AND A SINGLE LINTEL ACROSS THE TOP OF ALL HALF BRICK WALLS IN INTERNAL WALLS WALL FINISH TO OWNER OR ARCHITECT'S SPECIFICATIONS. ALL EXTERNAL WALLS TO BE 220 mm. WALL FINISH TO MATCH EXISTING RESIDENCE OR TO OWNERS SPECIFICATIONS. INTERNAL WALLS TO BE BUILT WITH 70mm BRICKFORCE BUILT IN EVERY THIRD COURSE DAMPPROOF COURSE TO BE BUILT IN UNDER ALL WALLS.

FOUNDATIONS:
FOUNDATION TRENCHES TO BE STRICTLY IN ACCORDANCE WITH ENGINEER'S SPECS.
LOCAL AUTHORITY TO INSPECT TRENCHES PRIOR TO POURING OF FOUNDATION FOOTINGS.
TOP OF CONCRETE FOUNDATION FOOTING TO BE NO LESS THAN 450mm BELOW FINISHED GROUND LEVEL.
OVERLAP AT STED TO BE NO LESS THAN 350mm PER STEP. CONCRETE FOOTING TO BE NO LESS THAN 200mm THICK, BUT SEE ENGINEERS DRAWINGS FOR DETAILS AND DIMENSIONS.
ALL FOUNDATIONS TO ENGINEERS DETAIL 2 PLY DAMP PROOF COURSE UNDER ALL WALLS, CILLS AND TO VERTICAL WALLS BELOW G.L.

WATERPROOFING:
WATERPROOFING TO BE DONE BY QUALIFIED PERSON TO MANUFACTURER'S SPECIFICATIONS
DERBIGUM TORCH ON SYSTEM TO BE APPLIED BY APPROVED APPLICATOR.
A 10 YEAR WRITTEN GUARANTEE TO BE SUPPLIED TO ARCHITECT OR OWNER AFTER COMPLETION OF WATERPROOFING CONTRACT.
WINDOW SILLS TO BE WATERPROOFED WITH APPROVED WATERPROOFING AGENT.

GENERAL NOTES:
ALL MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH S.A.B.S. SPECIFICATIONS AND CODES OF PRACTICE. READ THIS DRAWING IN CONJUNCTION WITH THE ENGINEERS, LAND SURVEYOR OR OTHER SPECIALISTS DRAWINGS & DETAILS, WHICH MAY BE APPLICABLE. THE CONTRACTOR SHALL NOTIFY THE SUPERVISING CONSULTANT AT LEAST 24 HOURS IN ADVANCE OF COMMENCING ANY SECTION OF WORK.
SHOULD ANY DISCREPANCY EXIST BETWEEN ANY DIMENSIONS AND \ OR THE SPECIFICATIONS, THE CONSULTANT SHALL BE NOTIFIED WITHOUT DELAY AND HE WILL THE FINAL DECISION.
SHOULD DEVIATION FROM DETAILS BE DESIRED, THE CONSULTANT'S WRITTEN APPROVAL SHALL BE OBTAINED BEFOREHAND.
ALL STIPULATIONS OF THE LOCAL AUTHORITY AND/OR STATUTORY BODY WITH REFERENCE TO CONSTRUCTION AND/OR THE SITE AND THE LIKE, SHOULD BE STRICTLY ADHERED TO.
ONLY THE DRAWING WITH THE MOST RECENT REVISION WILL BE VALID, UNLESS IT IS REPLACED BY A WRITTEN INSTRUCTION.
DAMP COURSE TO BE USED UNDER ALL WINDOW SILLS AND WALLS.
CONCRETE RAINWATER CHANNELS TO BE USED UNDER ALL RAINWATER PIPES.
ALL ELECTRICAL AND PLUMBING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
ALL WORK MUST BE CARRIED OUT STRICTLY IN ACCORDANCE TO DIMENSIONS GIVEN.
ALL DOORS & WINDOWS MUST BE TO APPROVED DESIGN.

DRAINAGE NOTES:
I.E.'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS. CE'S AT CHANGE OF DIRECTION AND MARKED COVERS AT GROUND LEVEL.
DRAIN PIPES EXCEEDING 6M TO JUNCTION TO HAVE OWN 100MM O.V.P.
WASTE PIPES 38mm AND 100mm P.V.C.
PIPES IN FLOOR TO BE WITHOUT BENDS & CONNECTIONS. WHERE DRAINAGE OCCURS UNDER FOUNDATIONS AND CONCRETE FLOOR SLAB, PIPES TO BE ENCASED IN 100mm THICK CONCRETE AND NOT DEVIATE FROM STRAIGHT WITH IE'S EITHER SIDE.
MINIMUM INVERT LEVEL OF DRAIN - 460mm
100mm O.V.P. AT HEAD OF DRAIN WITH 110mm AIR VALVE. WHERE ONE-PIPE SYSTEM IS APPLIED, ANTI-SYPHON VENT PIPE TO BE 50mm.
MINIMUM FALL OF DRAIN 1:40
WHERE FALL OF DRAIN EXCEEDS 1:10, BACK DROPS TO BE PROVIDED TO ENSURE MAXIMUM FALL OF 1:10.
WASTE PIPES TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESSIBLE OVER FULL LENGTH.
BATH WASTE 38mm
BASIN WASTE 38mm
GALLEYS AT KITCHEN TO HAVE CW TAP OVER ALL VENT PIPES ARE TO EXTEND 2m MINIMUM ABOVE WINDOW HEAD. P-&-S TRAPS TO BE PROVIDED AT ALL SANITARY FITTINGS.
ALL PLUMBING & DRAINAGE WORK TO BE CARRIED OUT BY A REGISTERED PLUMBING CONTRACTOR.

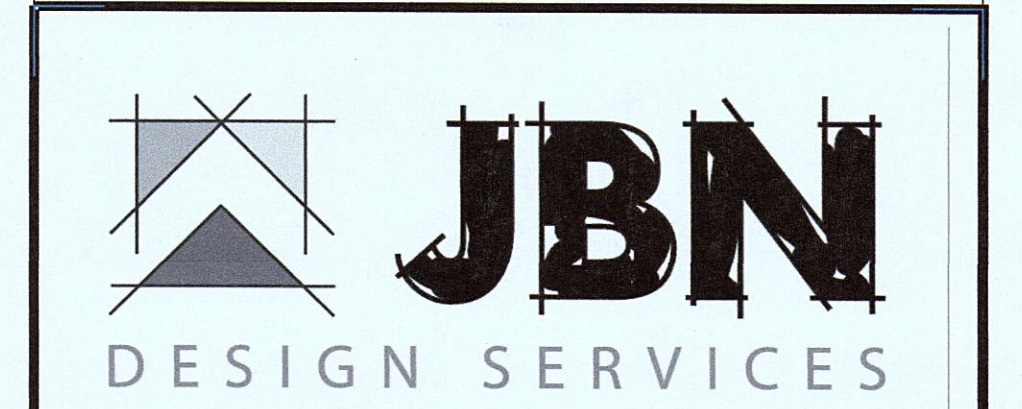
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All dimensions to be checked on site by the Contractor
Where discrepancy occur the Contract Administrator must be notified immediately

OWNER'S SIGNATURE:

SIGNATURE:

JORGE NICOLAU
Pr. Arch. Draught.
SACAP No: PAD 43018738

SECTIONS & ELEVATIONS



14 Sedgewick Circle - Mount Edgecombe - Phone: 083 2265044
Email: jorge@jbn designs.co.za

Project Title:
PROPOSED NEW DWELLING
Portion 4 ERF 1510 - WENTWORTH

For: Mr V. Joseph & Mrs P Naidoo
124 Dr Hoosen Haffajee Rd

Drawing Title:
SUBMISSION DRAWINGS

Scale: 1:100
Date: 10/04/2023
Drawn: J NICOLAU
Checked: G.C.

2023-215/02 Revision