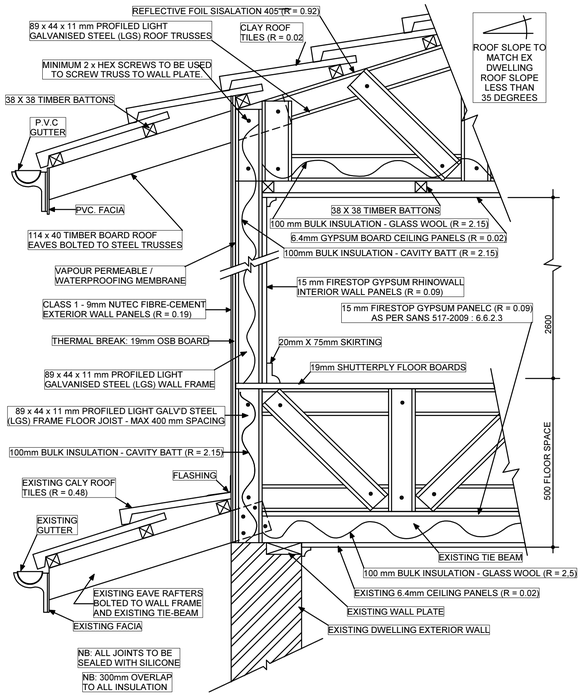


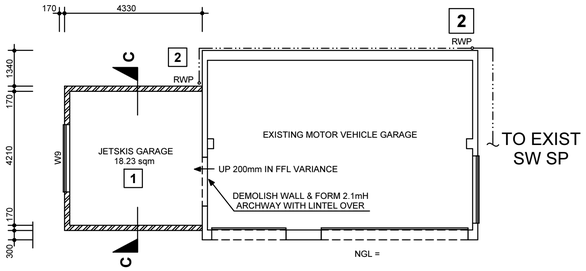
TYPICAL DETAILS OF LIGHT STEEL FRAME CONSTRUCTION 1:10 (SUSPENDED FLOOR BETWEEN LEVELS IN THE SAME DWELLING)

TO COMPLY TO SANS 10400 & SANS 517 (LIGHT GALV'D STEEL FRAME BUILDING STANDARDS)
- SEE CONSTRUCTION NOTES TO CONTRACTORS & LIGHT STEEL FRAME CONSTRUCTION NOTES -

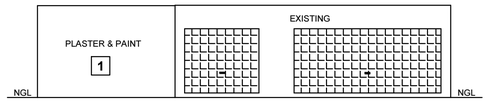
LIGHT STEEL FRAME CONSTRUTION NOTES:

LIGHT STEEL FRAME BUILDING SYSTEM TO COMPLY WIITH SANS 517:2011

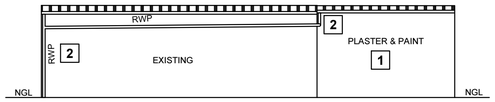
1. ALL MATERIALS TO COMPLY WITH SANS 517:2011 - 4
2. SUSPENDED FLOOR TO COMPLY WITH SANS 517:2011 - 6.6.2.3
3. INTERNAL WALL PANELLING TO COMPLY WITH SANS 517:2011 - 6.4.2.2
4. EXTERNAL WALL PANELLING TO COMPLY WITH SANS 517:2011 - 6.3.2.3
5. MINIMUM FIRE RESISTANCE TO COMPLY WITH SANS 517:2011 - 6.2.5
6. DAMP AND WATERPROOFING TO COMPLY WITH SANS:2011 - 6.3.4
7. ACOUSTIC INSULATION TO COMPLY WITH SANS 517:2011 - 6.2.4
8. STEEL FRAME TO BE EARTHED TO COMPLY WITH SANS 517:2011 - 5.16
9. EXTERNAL WALL CLADDING - NON COMBUSTIBLE 9MM CLASS 1 NUTEK FIBRE CEMENT PANELS - 30MIN FIRE RATING - COMPLIES TO SANS 10177 PART III
10. INTERNAL CLADDING - NON COMBUSTIBLE 15MM FIRESTOP GYPSUM RHINOWALL - 20MIN FIRE RATING - COMPLIES TO SANS 266
11. EXTERNAL WALLS SHALL BE ERECTED AND JOINTS ADEQUATELY SEALED AS TO SATISFY THE REQUIREMENTS OF A RAIN PENETRATION TEST CARRIED OUT IN TERMS OF SANS 10400 -K:4.5
12. REGISTERED PERSON(STRUCTURAL) IS RESPONSIBLE FOR THE DESIGN AS PER SANS 517:2011 - 5 AND FOR THE SUPERVISION, AND PROVIDE A COMPLETION CERTIFICATE OF THE ENTIRE STRUCTURAL SYSTEM / PROJECT



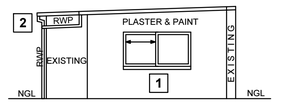
PROPOSED JETSKIS GARAGE AND EXISTING MOTOR VEHICLE GARAGE GARAGE FLOOR PLAN 1:100



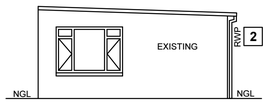
PROPOSED JETSKIS GARAGE AND EXISTING MOTOR VEHICLE GARAGE SOUTH WEST ELEVATION 1:100



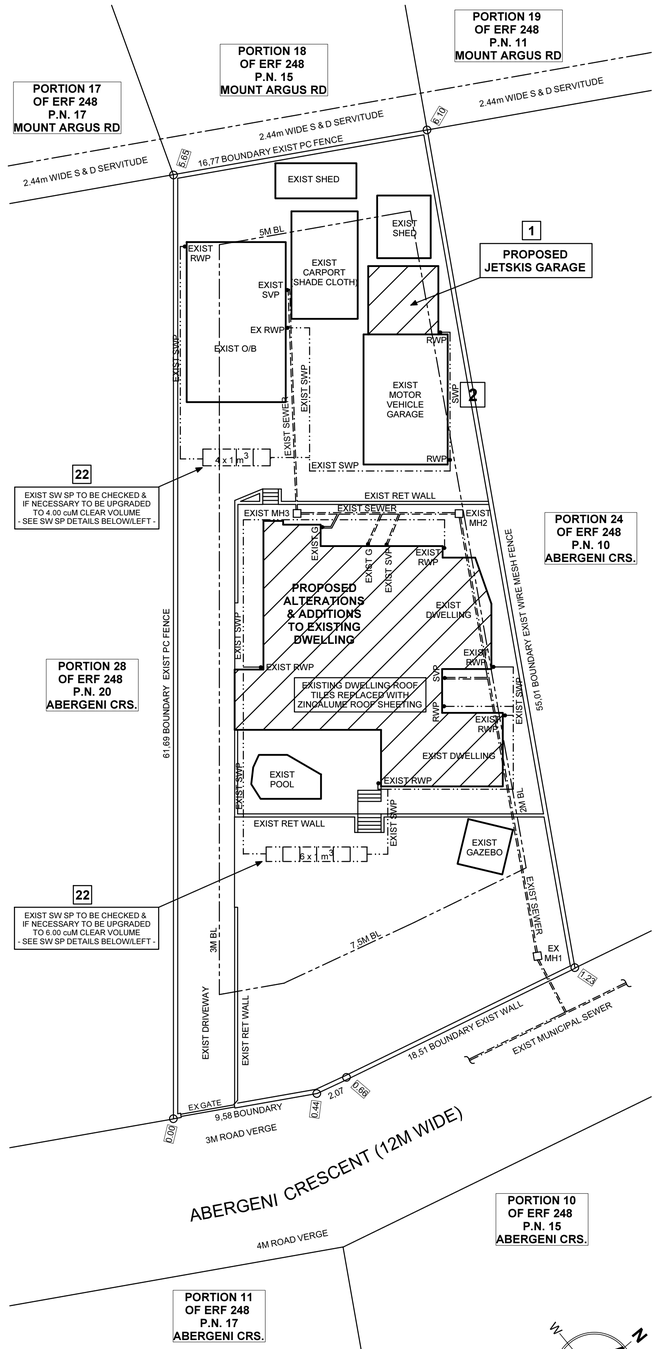
PROPOSED JETSKIS GARAGE AND EXISTING MOTOR VEHICLE GARAGE NORTH EAST ELEVATION 1:100



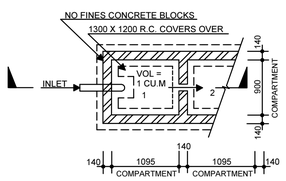
PROPOSED JETSKIS GARAGE AND EXISTING MOTOR VEHICLE GARAGE NORTH WEST ELEVATION 1:100



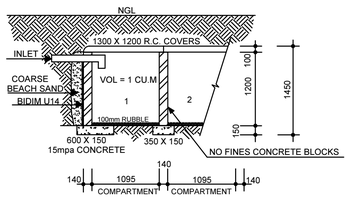
PROPOSED JETSKIS GARAGE AND EXISTING MOTOR VEHICLE GARAGE SOUTH EAST ELEVATION 1:100



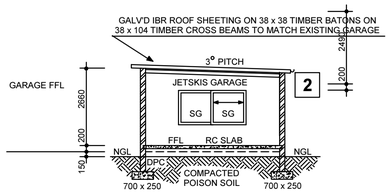
SITE PLAN 1:200



TYPICAL PLAN OF SW SOAK PIT 1:50



TYPICAL SECTION THRU' SW SOAK PIT 1:50



SECTION C - C 1:100

CONSTRUCTION NOTES TO CONTRACTORS:-

GENERAL:

1) USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
2) ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WITH CONSTRUCTION.
3) ALL NEW WORK TO MATCH EXISTING.
4) MATERIALS & CONSTRUCTION TO COMPLY TO SANS 10400.
5) COMPLETION AND /OR COMPLIANCE CERTIFICATE TO BE SUPPLIED BY ENGINEERS & OTHER SERVICE PROVIDERS.
6) CERTIFICATE FOR LOADING, STRUCTURAL & FIRE STABILITY REGARDING FLOOR & WALLS CONSTRUCTION TO BE ISSUED BY STRUCTURAL ENGINEER.
7) UNLESS OTHERWISE SPECIFIED AND APPROVED, ANY ENCROACHMENT OVER BOUNDARY / BUILDING LINES, SERVITUDE ETC, ARE TO BE RECTIFIED AND /OR REPORTED TO AUTHOR OF PLAN.
8) CLIENTS AND/OR CONTRACTORS TO NOTIFY THE APPOINTED STRUCTURAL ENGINEER AND THE MUNICIPAL BUILDING INSPECTOR OF THE NECESSARY INSPECTIONS DURING THE VARIOUS STAGES OF CONSTRUCTION, AS PER THE LOCAL COUNCIL'S REQUIREMENTS

FIRST STOREY EXTERNAL WALLS: AS PER ENGINEER'S DETAILS

1) 40 x 87mm PROFILED HIGH TENSILE G550 HOT DIPPED 'LGS' FRAMED WALLS WITH Z275 ANTI-CORROSION ZINC COATING WITH EXTERNAL SKIN OF 9 mm NUTEK FIBRE CEMENT PANELS WITH SKIM COAT PLASTER & PAINT TO MATCH EXISTING AND INTERNAL SKIN OF 15 mm GYPSUM RHYNOWALL PANELS WITH BULK INSULATION BETWEEN BOTH PANELS.
2) FLASHING INSTALLED BETWEEN NUTEK PANELS, STEEL FRAME & ROOF

FIRST STOREY INTERNAL WALLS: AS PER ENGINEER'S DETAILS

1) 15mm RHINOWALL PANELS ON BOTH SIDES OF PROFILED 'LGS' FRAMED WALLS WITH BULK INSULATION BETWEEN PANELS.
2) ALL WALLS SKIMMED WITH PLASTER & PAINTED.

FIRST STOREY ROOF: AS PER ENGINEER'S DETAILS

1) EXISTING ROOF TILES AND TIMBER TRUSSES TO BE REMOVED WITH THE EXCEPTION OF THE TIE-BEAMS AND THE EXISTING CEILING MATERIAL FIXED TO THE TIE-BEAMS
2) REUSE ROOF TILES AND SECURE WITH 8mm WIRE TIES ON 38 X 38 mm BATTENS ON PVC UNDERLAY ON NEW FIRST FLOOR PROFILED 'LGS' FRAMED TRUSSES @ 700 mm CTRS ON STEEL FRAMED WALLS – ROOF PITCH AS SPECIFIED.
3) FIRST FLOOR CEILING – GYPSUM BOARD ON 38 x 38 BRANDERING FIXED UNDERSIDE TRUSSES
4) FLASHING - FASCIA & BARGE BOARDS TO MATCH EXIST.

FIRST STOREY SUSPENDED TIMBER FLOOR: AS PER ENGINEER'S DETAILS

19mm SHUTTERBOARD PANELS FIXED ON TOP OF PROFILED HIGH TENSILE G550 HOT DIPPED 'LGS' FRAMED FLOOR JOIST WITH Z275 ANTI-CORROSION ZINC COATING, AND 16mm RHINO-BOARD PANEL UNDERSIDE FLOOR JOIST, SECURED WITH HOOP IRON TO DROPPERS FIXED TO EXIST WALL

BRICK AND CONCRETE WORKS: AS PER ENGINEER'S DETAILS

BRICK-WORK , CONCRETE FLOORS, RC BEAMS, COLUMNS, BUTTRESSES, SPANS, JOINTS, FOUNDATIONS, RETAINING WALLS AND METHOD OF FIXING OTHER MATERIALS TO CONCRETE, BRICKWORK AND TIMBER

VERANDAH FLOOR & ROOF: AS PER ENGINEER'S DETAILS

RC FLOOR SLAB

80mm CONCRETE SURFACE BEDS AND 20mm TOP SMOOTH LEVEL SCREED AT 30 Mpa REINFORCED WITH BRC MESH 193 ON DAMP PROOFING 250 MICRONS POLYTHENE SHEETING ON WELL COMPACTED SOIL TREATED WITH ANTI-TERMITE POISON

RC ROOF SLAB:

150MM CONCRETE BEAMS & BLOCKS DECK WITH BRC MESH 193 AND 20mm TOP SMOOTH LEVEL SCREED.

PORTICO & SCULLERY ROOF AND CEILING: AS PER ENGINEER'S DETAILS

1) NEW ROOF TILES TO BE SECURED WITH 8mm WIRE TIES ON 38 X 38 mm BATTENS ON APPROVED PVC UNDERLAY & SISALATION ON 38 x 114 mm S A PINE GANG-NAIL TRUSSES @ MAXIMUM 750 mm CTRS ON 38 x 114 mm WALL PLATES WITH 6.4 mm GYPSUM BOARDS CEILING PANELS UNDERSIDE TILE BATTENS.
2) FLASHING, FASCIA & BARGE BOARDS ETC TO MATCH EXISTING.

EXTERNAL & INTERNAL WALL: AS PER ENGINEER'S DETAILS

1) FOUNDATION WALLS TO BE 2 x 140mm CONCRETE BRICKS RE-INFORCED WITH
2) BRICKFORCE AT MIN. EVERY 5 BRICK COURSE UP TO 2 COURSE ABOVE RC SLAB.
3) WALLS TO BE 1 x 140mm CONCRETE BRICKS RE-INFORCED WITH BRICKFORCE AT
4) EVERY THIRD COURSE AND AT WALL PLATES AND LINTELS ABOVE ALL DOORS &
5) WINDOWS AND WALL OPENINGS, THEN PLASTERED & PAINTED TO MATCH EXIST.

STORMWATER & DRAINAGE:

DRAINAGE TO COMPLY TO SANS 10400 - P

1) 50 mm WASTE PIPES AND 110 mm SOIL PIPES TO MATCH EXISTING –
2) 110mm uPVC SOIL PIPES ABOVE AND BELOW NGL AND UPVC RIBBED SOIL PIPES BELOW STRUCTURES.
3) PIPES BELOW NGL & STRUCTURES TO HAVE IE'S & RE'S AT ALL BENDS AND JUNCTIONS AND RE'S EVERY 10 METRES MIN. ON STRAIGHT RUNS,
4) 2WAY VENT VALVE AT EVERY WC AND A 110 mm PVC OPEN VENT PIPE AT THE HEAD OF THE SOIL & WASTE SYSTEM.

STORMWATER DISPOSAL TO COMPLY TO SANS 10400 - R

1) GUTTERS AND DOWNPIPES TO MATCH EXISTING - 110 mm uPVC PIPES BELOW AND ABOVE NGL
2) 110 mm UPVC RIBBED STORMWATER PIPES BELOW STRUCTURES.

WATERPROOFING KITCHEN, BATHROOMS & MES

INTERNAL WALLS OF KITCHEN, BATHROOMS & M.E.S. TO BE 15mm WATER RESISTANCE GYPSUM RHINOWALLS COATED WITH AN APPROVED WATER-PROOFING MEMBRANE & SEALANT, THEN TILED FULL HEIGHT FROM TILED FLOOR TO GYPSUM RHINOBOARD CEILING PANELS WITH EPOXY SEALANT GROUTED BETEEN ALL TILE JOINTS., SANWARES SPACINGS

INSTALLATION OF SERVICES

1) HOLES IN MEMBERS AS PER SANS 517 - 7.2
2) PLUMBING PIPEWORK AND SEVICES AS PER SANS 517 - 7.3
3) ELECTRICAL CABLES & FITTINGS AS PER SANS 517 – 7.4

STAIRCASE: AS PER ENGINEERS DETAILS

1)	RISERS	=	MAXIMUM 200 mm HIGH - 18 x 104mm TIMBER.
2)	TREADS	=	MAXIMUM 275 mm WIDE (25mm OVERLAP) - 275 x 48 mm TIMBER
3)	STRINGER BEAMS	=	48 X 228mm TIMBER .
4)	HEAD HEIGHT	=	MINIMUM 2100 mm CLEARANCE.
5)	ALL BALUSTRADES	=	MINIMUM HEIGHT OF 1000 mm. - TIMBER

GLAZING:

1) AS PER SANS 10400 - PART N & PART XA AND SANS 204 – SEE WINDOW & DOOR SCHEDULES
2) LIGHTING AND VENTILATION AS PER SANS 10-400 PART 0

TRANSPARENT GLAZING:

WHERE TRANSPARENT GLAZING IS USED AND IS NOT LIKELY TO BE APPARENT TO, OR SUSPECTED BY, ANY PERSON APPROACHING IT, SUCH GLAZING SHALL BEAR MARKINGS THAT SHALL RENDER IT APPARENT TO SUCH PERSON

SAFETY GLAZING:

THE PANES OF ALL SAFETY GLAZING SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION

BRICK AND CONCRETE WORKS:

1) ALL BRICK-WORK AS DETAILED AND STRICTLY TO ENGINEERS SPECS.: CONCRETE FLOORS, BEAMS, COLUMNS, BUTTRESSES, SPANS, JOINTS, FOUNDATIONS, RETAINING WALLS AND METHOD OF FIXING OTHER MATERIALS TO RC AND/OR BRICKWORK, TO COMPLY TO SANS 10400
2) LINTELS TO BE PROVIDED OVER DOORS, WINDOWS, ARCHWAYS ETC.
3) 100mm CONCRETE SURFACE BEDS, SKIMMED & REINFORCED WITH BRC MESH 193 ON 250 MICRONS POLYETHELYNE SHEET ON COMPACTED POISONED SOIL

OWNER'S SIGNATURE:

TEL: 083 799 2406

OFFICIAL STAMPS

DEVIATION TO APPROVED PLANS - 162 / 11 / 09

Project	:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
Owners	:	J.J. MULLER
Address	:	14 ABERGENI CRESCENT DURBAN NORTH
Site	:	PORTION 25 OF ERF 248 OF DURBAN NORTH

Rate No : 08 - 85763059 - 0

DRAWING SERVICES

8 Egret Way, Yellowwood Park, Durban
Telephone : 031 462 3800
Facsimile : 086 606 1262
Cellular : 084 606 9119
Email : plans@axxess.co.za
Web: plans6.wix.com/drawingservices

Date	:	03 NOVEMBER 2009
Scale	:	As Shown
Drawn by	:	Caryn Ferriere
Checked by	:	Herve Ferriere
Profession	:	Pr. Arch Draughts
SACAP No	:	D0723

DWG NO : H-CF / 72 Sheet 1 of 2

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