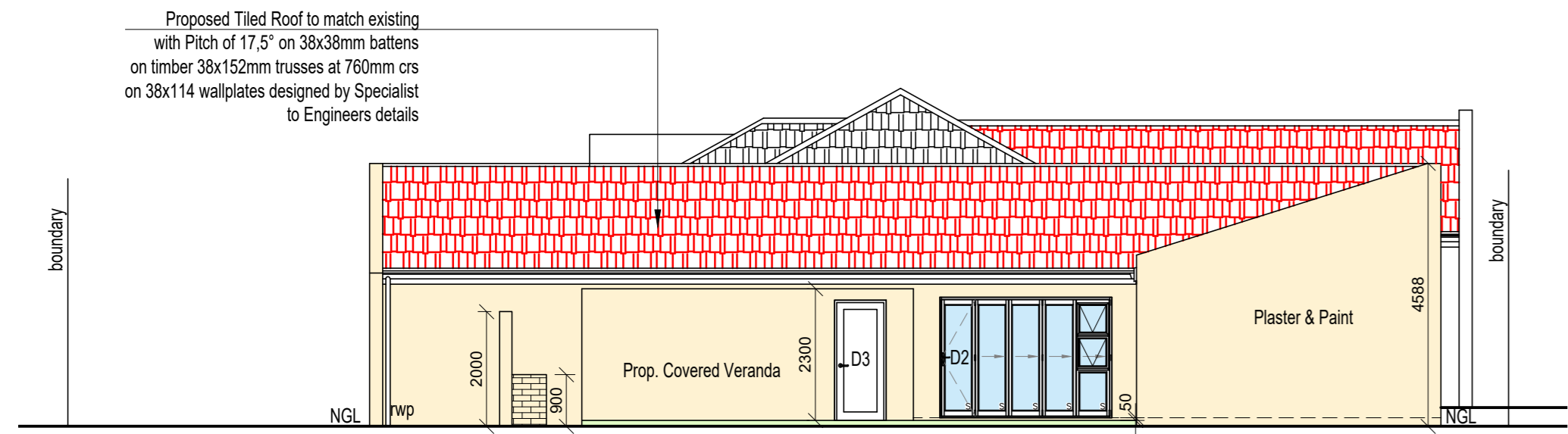
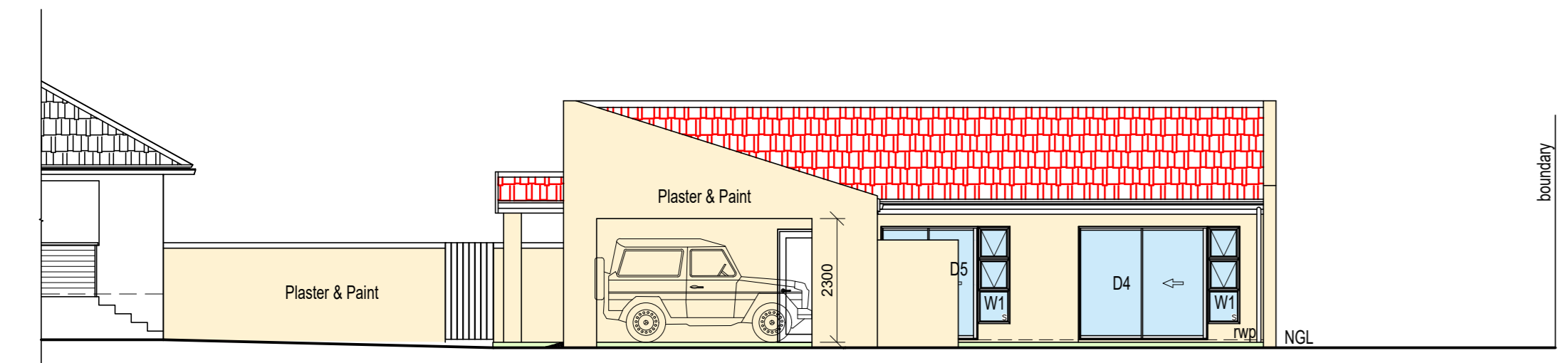


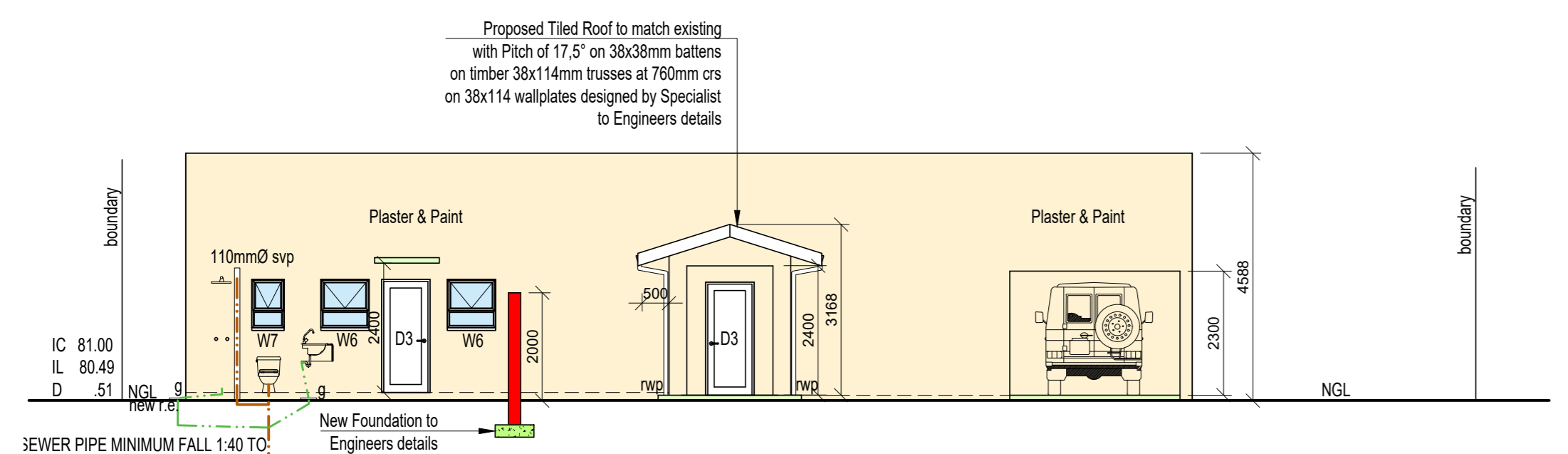
Notes:
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 No dimensions to be scaled from this drawing
 All dimensions to be checked on site by the Contractor
 Where discrepancy occur the Contract Administrator must be notified immediately



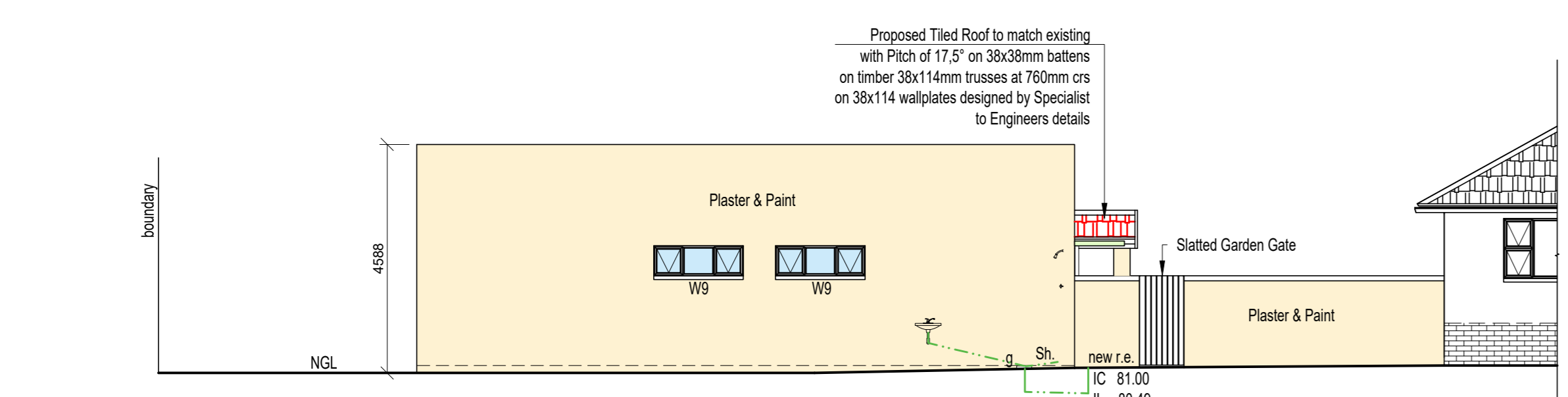
NORTH ELEVATION
SCALE 1 : 100



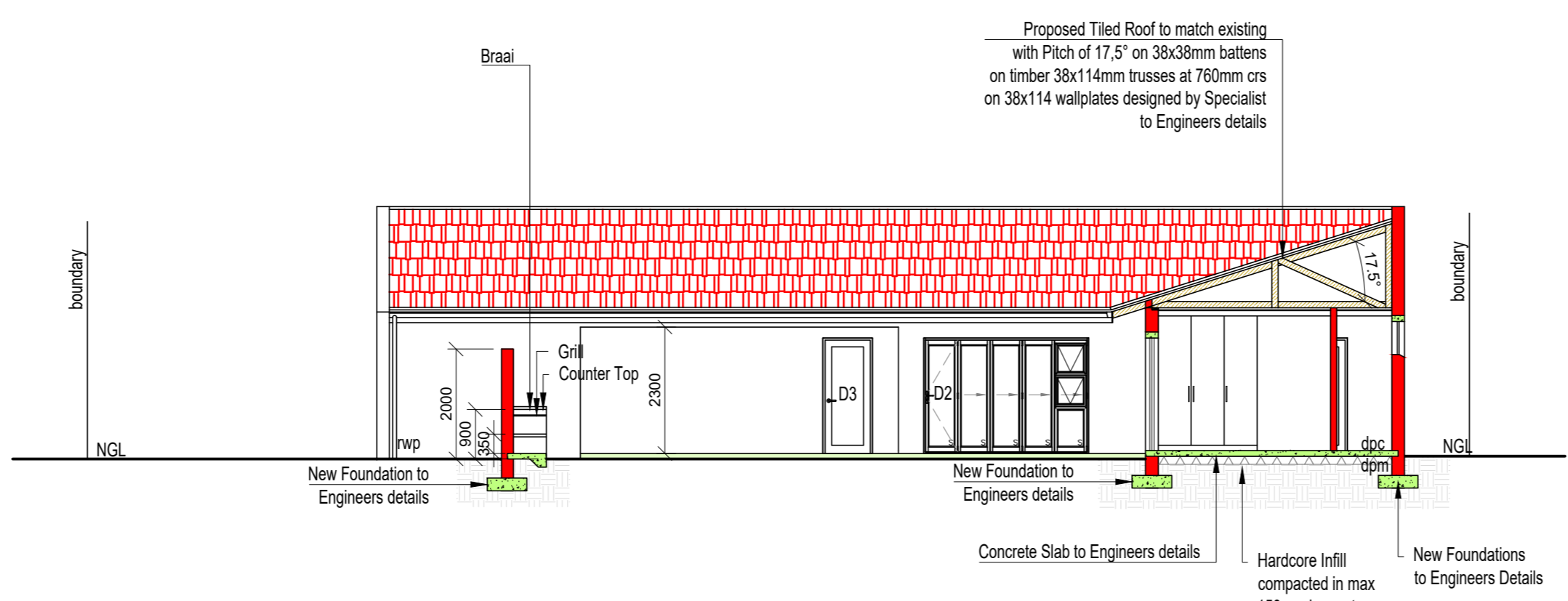
EAST ELEVATION
SCALE 1 : 100



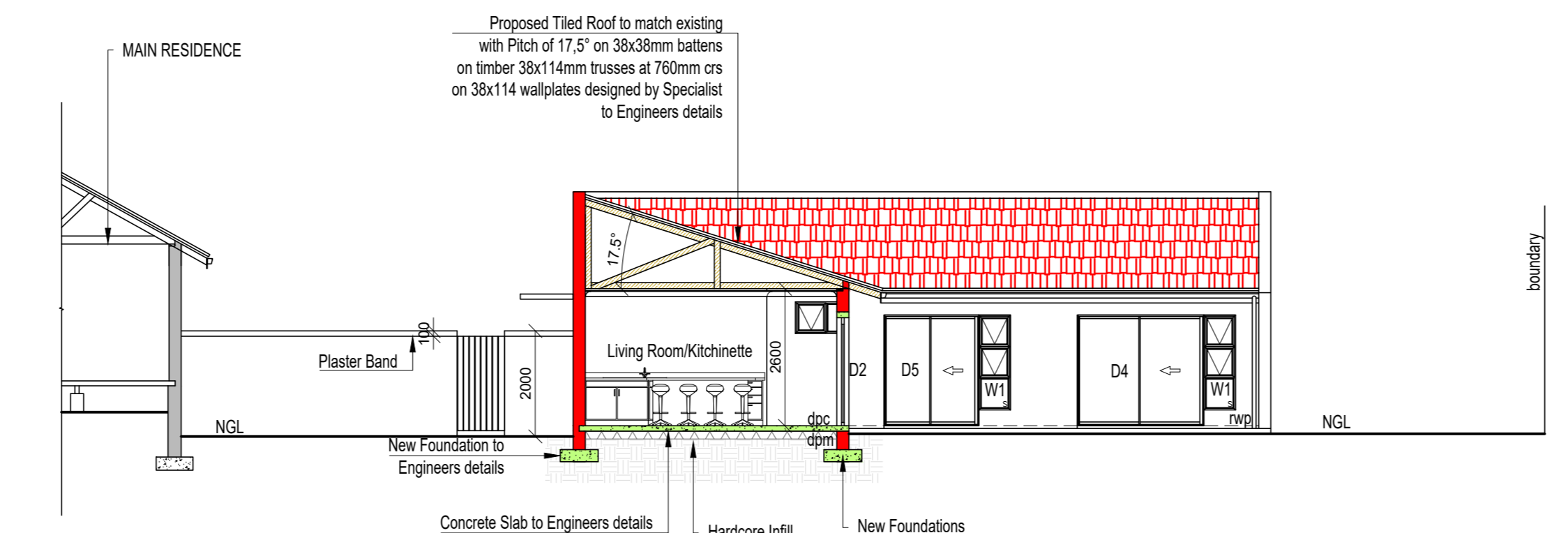
SOUTH ELEVATION
SCALE 1 : 100



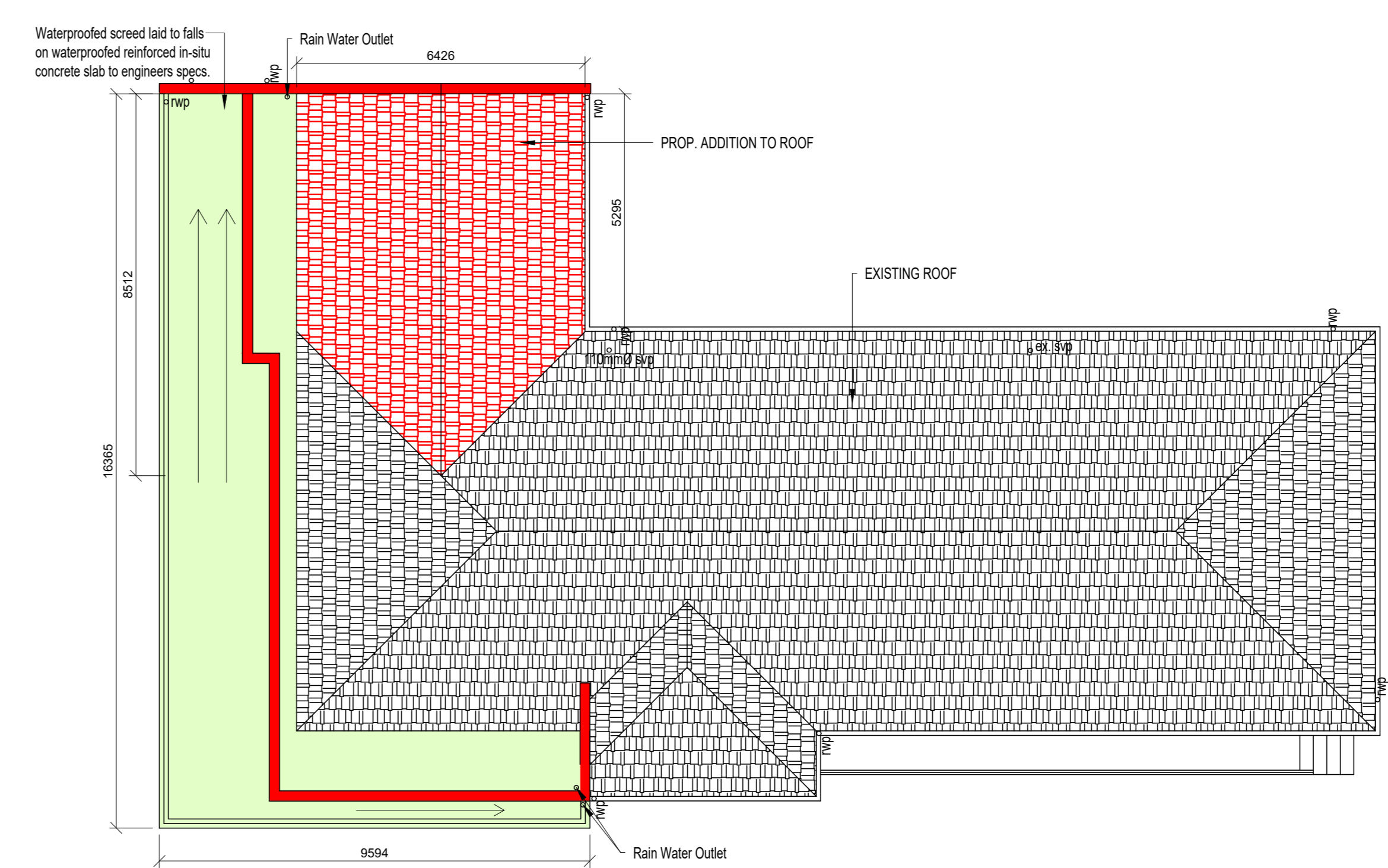
WEST ELEVATION
SCALE 1 : 100



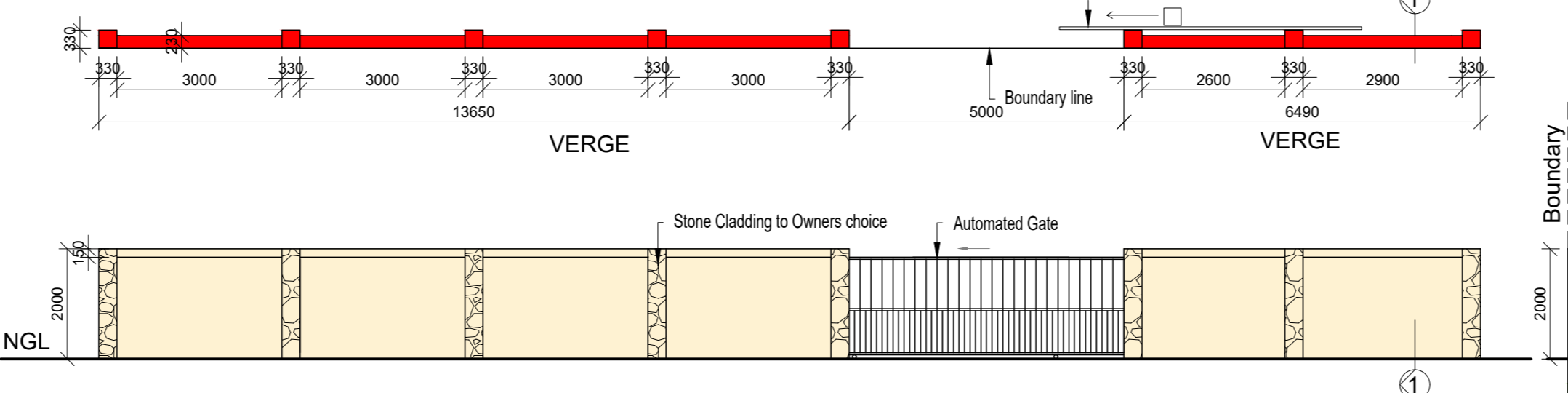
SECTION E : E
SCALE 1 : 100



SECTION D : D
SCALE 1 : 100



DWELLING ROOF PLAN
SCALE 1 : 100



FOUNDATIONS:
 FOUNDATION TRENCHES TO BE STRICTLY IN ACCORDANCE WITH ENGINEERS 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 STEED TO BE NO LESS THAN 500mm 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.

FLOORS:
 FLOOR FINISH AS PER FLOOR PLAN ON MIN 100mm CONCRETE SURFACE BED REINFORCED WITH BRC MESH ON 375 MIC USB GREEN DAMPROOF MEMBRANE ON 50mm BUNDLING LAYER OF CLEAN RIVER SAND ON 150mm HAMMOCK.
 SOIL POSIONING BY SPECIALIST TO COMPLY WITH SANS 10124.
 ALL FILL TO BE WELL COMPACTED IN LAYERS NOT EXCEEDING 150mm.

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 BUTYLOMA 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 SPECIFICATION. ALL EXTERNAL WALLS TO BE 230mm WALL FINISH TO MATCH EXISTING RESIDENCE OR TO OWNERS SPECIFICATIONS. INTERNAL WALLS TO BE BUILT WITH 70mm BRICKFORCE BUILT IN EVERY THIRD COURSE DAMPROOF COURSE TO BE BUILT IN UNDER ALL WALLS.

DWELLING ROOF:
 ROOF TILES TO MATCH EXISTING AT 2° AS NOTED ON SECTIONS ON 38x38 SABS TREATED BATTENS AT 310 CRS ON "WHITE" PVC MEMBRANE TILE UNDERLAY (SABS SPEC).
 TRUSS FABRICATION AND GRADE OF TIMBER TO BE AS PER PART L OF SANS 10400 TABLE 1 & 2
 RAFTERS 114x38 GRD 6
 TIE BEAMS 152x38 GRD 6
 KING & QUEEN POSTS 152x38 GRD 6
 3 x M8 BOLTS NUTS & WASHERS PER CONNECTION
 MAX TRUSS SPACING 600MM CRS
 ON 38x114 WALL PLATES - 2x 40 GALV WIRE
 TRUSS TIES BUILT INTO BRICKWORK MIN 4 COURSES
 PER TRUSS END AS PER SABS ROOF SPECIFICATION
 ROOF TO COMPLY WITH PART L OF SANS 10400 AND TO COMPLY WITH LOCAL AUTHORITIES REGULATIONS.
 ROOF TO HAVE GANG NAIL SPECIFICATION AND ERECTED AND TO BE CERTIFIED BY ROOF SUPPLIERS ENGINEERS.
 STANDARD FINISHERS TO MATCH EXISTING
 230x10 FIBRE CEMENT FASCIAE AND BARGE BOARDS
 100x100 POWDER COATED ALUMINIUM GUTTERS AND DOWNPIPES
 38x38 SA PINE CEILING BATTENS AT +/- 600CRS TO SUPPORT SKIMMED CEILING BOARD, DECOR CORNICE TO OWNERS CHOICE.

NEW UNIT ROOF:
 PAINTED CEMENT ROOF TILES AT 17.5° AS NOTED ON SECTIONS ON 38x38 SABS TREATED BATTENS AT 310 CRS ON "WHITE" PVC MEMBRANE TILE UNDERLAY (SABS SPEC).
 TRUSS FABRICATION AND GRADE OF TIMBER TO BE AS PER PART L OF SANS 10400 TABLE 1 & 2
 RAFTERS 114x38 GRD 6
 TIE BEAMS 152x38 GRD 6
 KING & QUEEN POSTS 152x38 GRD 6
 3 x M8 BOLTS NUTS & WASHERS PER CONNECTION
 MAX TRUSS SPACING 600MM CRS
 ON 70x114 WALL PLATES - 2x 40 GALV WIRE
 TRUSS TIES BUILT INTO BRICKWORK MIN 4 COURSES
 PER TRUSS END AS PER SABS ROOF SPECIFICATION
 ROOF TO COMPLY WITH PART L OF SANS 10400 AND TO COMPLY WITH LOCAL AUTHORITIES REGULATIONS.
 ROOF TO HAVE GANG NAIL SPECIFICATION AND ERECTED AND TO BE CERTIFIED BY ROOF SUPPLIERS ENGINEERS.
 STANDARD FINISHERS TO MATCH EXISTING
 230x10 FIBRE CEMENT FASCIAE AND BARGE BOARDS
 100x100 POWDER COATED ALUMINIUM GUTTERS AND DOWNPIPES
 38x38 SA PINE CEILING BATTENS AT +/- 600CRS TO SUPPORT SKIMMED CEILING BOARD, DECOR CORNICE TO OWNERS CHOICE.

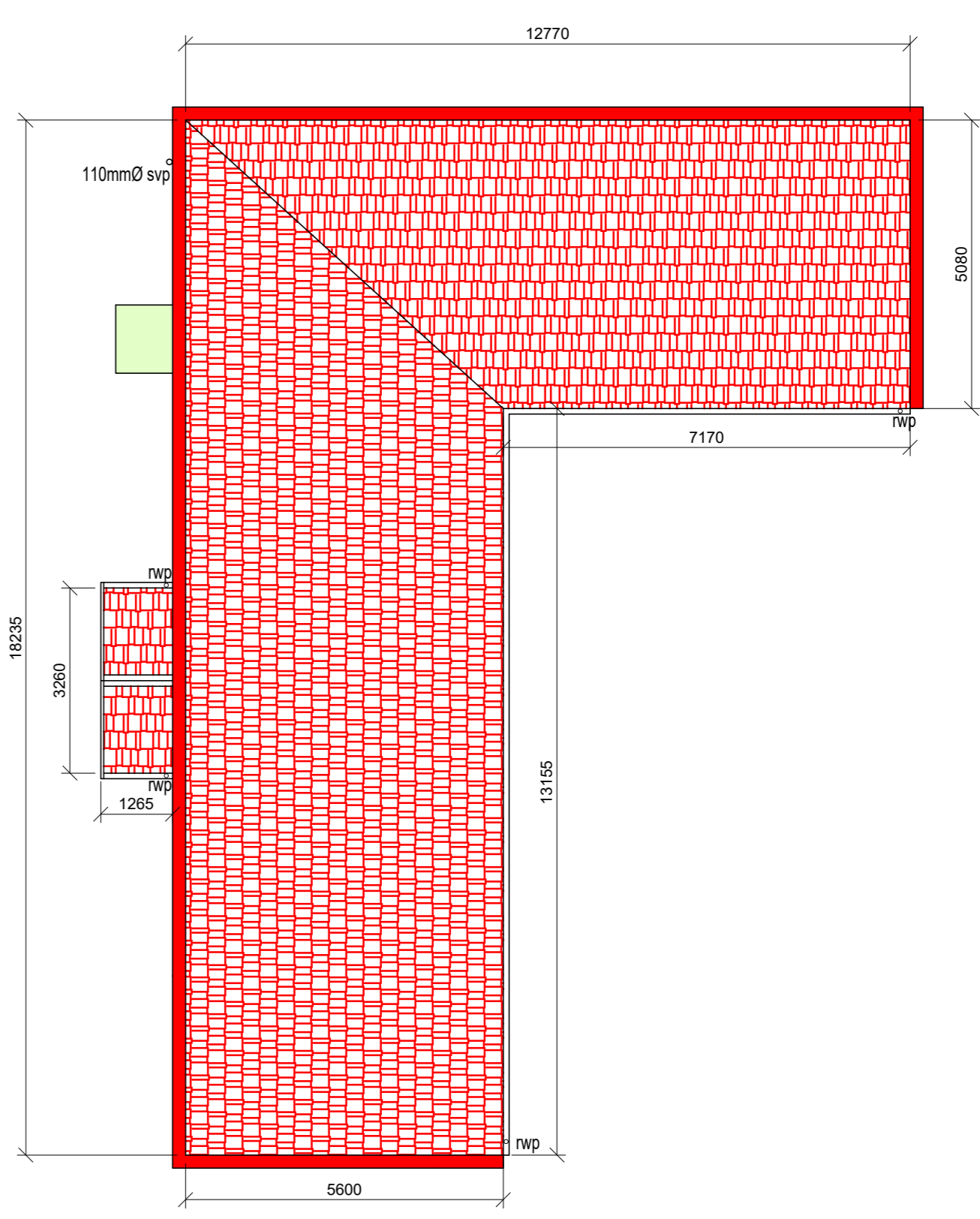
WATER SUPPLY
 HOT WATER SERVICE PIPES TO BE MIN 20mm Ø CLAD WITH SNAP-ON INSULATION WITH MIN. R-VALUE OF 1.00
 COLD WATER SUPPLY PIPING TO BE MIN 15mm Ø WITHIN 1m OF THE CONNECTION TO THE GEYSER TO BE INSULATED AS ABOVE.
 GEYSER TO BE INSULATED WITH A BLANKET WITH MIN. R-VALUE OF 1.0

WATER HEATING
 SABS APPROVED 3KW STAINLESS STEEL HEAT PUMP WATER HEATER OR SOLAR PANELS HEATER TO BE CONNECTED TO NEW MIN 100 LITER GEYSER IN CEILING SPACE. MOUNTING TO PR. ENGINEERS DETAILS
 INSTALLATION TO BE CARRIED OUT BY REGISTERED PLUMBER.
 HEAT PUMP TO BE MOUNTED WITHIN 5m OF THE GEYSER.
 SPECIALIST TO DETERMINE SOLAR PANELS MOST SUITABLE POSITION.
 COMPLIANCE CERTIFICATE TO BE ISSUED TO THE OWNER ON COMPLETION.
 ALL THE ABOVE TO SERVICE NEW BATHROOMS AND KITCHEN NEW ELECTRIC GEYSER TO DWELLING EXTENSION.
 HOT WATER CONSUMPTION PER DAY PER PERSON 25 LITERS.

DRAINAGE NOTES:
 I.E.'S TO BE PROVIDED AT ALL ENDS AND JUNCTIONS.
 I.E.'S AT CHANGE OF DIRECTION AND MARKED COVERS AT GROUND LEVEL.
 DRAIN PIPES EXCEEDING 80 TO JUNCTION TO HAVE OWN 100MM Ø V.P.
 WASTE PIPES 38mm AND 100mm P.V.C.
 PIPES 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 I.E.'S EITHER SIDE.
 MINIMUM INVERT LEVEL OF DRAIN - 400mm
 100mm Ø V.P. AT HEAD OF DRAIN WITH 110mm AIR VALVE.
 WHERE CHEE-PRE SYSTEM APPLIED, ANTI-SIPHON VENT PIPE TO BE 50mm.
 MINIMUM FALL OF DRAIN 1:40
 WHERE FALL OF DRAIN EXCEEDS 1:10, SACK 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 C/W TAP OVER ALL VENT PIPES ARE TO EXTEND 20mm MINIMUM ABOVE WINDOW HEAD.
 P-S-S TRAPS TO BE PROVIDED AT ALL SANITARY FITTINGS.
 ALL PLUMBING & DRAINAGE WORK TO BE CARRIED OUT BY A REGISTERED PLUMBING CONTRACTOR.

NEIGHBORS CONSENT
 NAME: Robert Paice
 ADDRESS: 2 Inwoodness Crescent
 SIGNATURE: R. Paice

NEIGHBORS CONSENT
 NAME: Peter Jorck Plama
 ADDRESS: 21 Beachway
 SIGNATURE: P. Plama



NEW UNIT ROOF PLAN
SCALE 1 : 100

WATERPROOFING:
 WATERPROOFING TO BE DONE BY QUALIFIED PERSON TO MANUFACTURER'S SPECIFICATIONS
 DEBRIS/GRUNT TO BE REMOVED FROM ALL SURFACES TO BE WATERPROOFED.
 A 10 YEAR WRITTEN GUARANTEE TO BE APPLIED TO ARCHITECT OR OWNER AFTER COMPLETION OF WATERPROOFING CONTRACT.
 WATERPROOFING TO BE APPLIED ACCORDING TO DETAIL DRAWING.
 WINDOW SILLS TO BE WATERPROOFED WITH APPROVED WATERPROOFING AGENT.

DRYWALL PARTITION SYSTEM
 70mm Moisture Resistant Drywall comprising of natural aluminum ceiling channel and 50mm GMS floor track with 57mm GMS vertical studs at 800mm centres, fixed to ceiling channel and floor track.
 Moisture Resistant gypsum board to both sides and fixed with 25mm drywall screws at 250mm centres.

ENGINEERING NOTES:
 ALL DIMENSIONS PERTAINING TO THE STRUCTURAL INTEGRITY OF THE STRUCTURE ARE FOR INFORMATION ONLY. THE APPOINTED ENGINEER MUST SPECIFY ALL FOUNDATIONS, DEPTH OF FOUNDS, BACKFILL, REINFORCED CONG. SLABS, LINTELS, BRICKFORCE AND ALL MATTERS RELATING TO THE STRUCTURAL STABILITY OF THE PROPOSED WORKS.
 THE ENGINEER IS TO PROVIDE DETAILED DRAWINGS OF SUCH SPECIFICATIONS AND TO CERTIFY ALL WORK THAT HE IS RESPONSIBLE FOR.
 SHOULD THE ENGINEER SPECIFY SOMETHING DIFFERENT TO WHAT HAS BEEN DIMENSIONED THEN THE PR. ENGINEERS SPECIFICATION MUST SUPERSEDE THE NOTED DIMENSIONS.
 THE DISCREPANCIES MUST BE REPORTED TO THE AUTHOR PRIOR TO CONSTRUCTION.

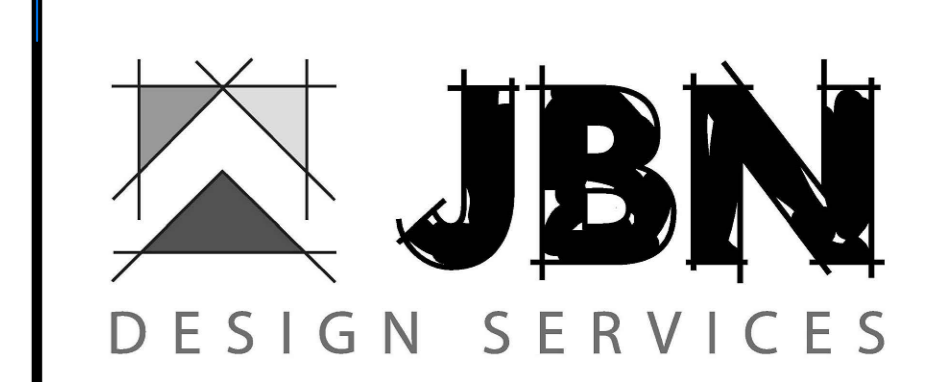
GENERAL NOTES:
 ALL MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH S.A.B.S. SPECIFICATIONS AND CODES OF PRACTICE.
 READ THIS DRAWING IN CONJUNCTION WITH THE ENGINEERS LAND SURVEYOR OR OTHER SPECIALISTS DRAWINGS & DETAILS.
 WHICHEVER MAY BE APPLICABLE.
 THE CONTRACTOR SHALL NOTIFY THE SUPERVISING CONSULTANT 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 MAKE THE FINAL DECISION.
 SHOULD DEVIATION FROM DETAILS BE DESIRED, THE CONSULTANTS WRITTEN APPROVAL SHALL BE OBTAINED BEFOREHAND.
 ALL SPECIFICATIONS OF THE LOCAL AUTHORITY AND/OR STATUTORY BODY WITH RESPECT 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.
 ONLY WRITTEN DIMENSIONS AND/OR LEVELS SHALL BE USED.
 DAMPCOURSE TO BE USED UNDER ALL WINDOW SILLS AND WALLS.
 ALL ELECTRICAL AND PLUMBING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
 RAFTERS MUST BE JOINTED AT ALL JUNCTIONS. PURLIN/WATERS CONNECTIONS MUST BE TIED WITH SUITABLE WIRE.
 ALL WORK MUST BE CARRIED OUT STRICTLY IN ACCORDANCE TO DIMENSIONS GIVEN.
 ALL WINDOWS MUST BE TO APPROVED DESIGN.

OWNER'S SIGNATURE:

SIGNATURE:

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

SECTIONS & ELEVATIONS



14 Sedgewick Circle - Mount Edgecombe - Phone: 031 2286044
 Email: jbn@jbn-design.co.za

Project Title:
Prop Additions & Alterations to Dwelling and Addition of New Unit
ERF 2672 - DURBAN NORTH
 For: **ANDRIES JOHANNES C. STEYN**
23 BEACHWAY
 Drawing Title:
SUBMISSION DRAWINGS

Scale: 1 : 100 | Date: 02/05/2022 | Drawn: J. NICOLAU | Checked: G.C.

22-362/02 Revision