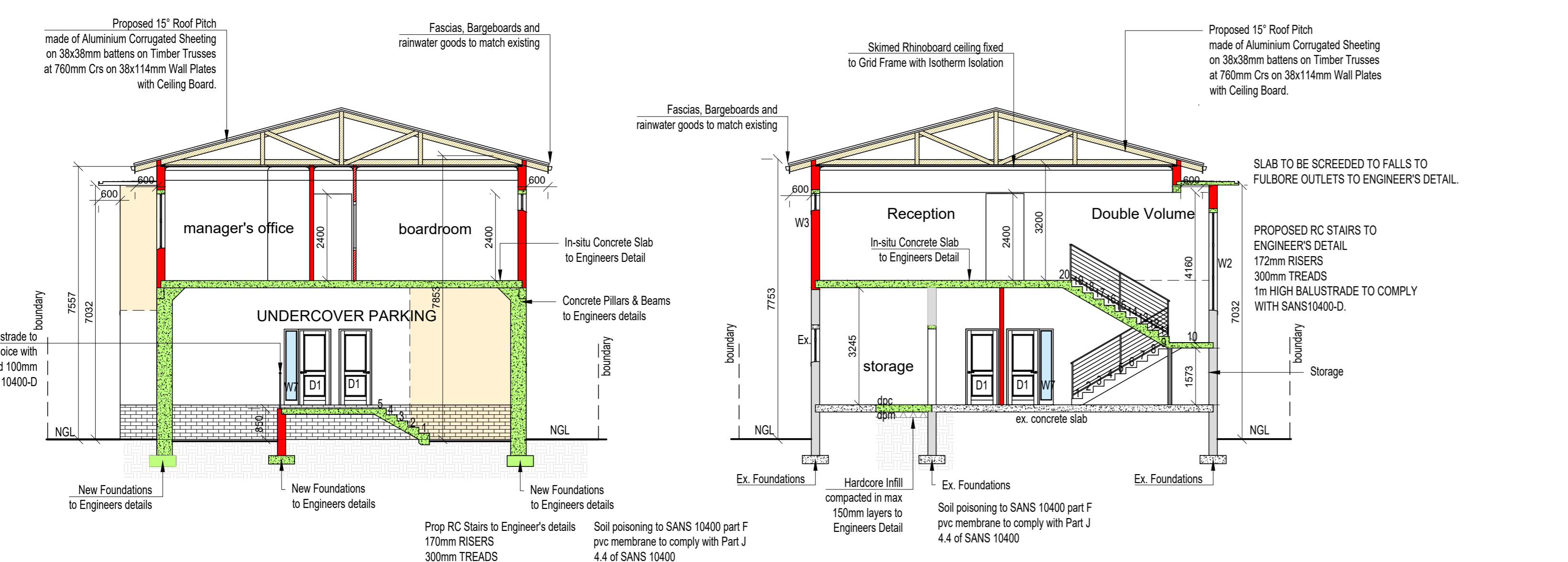
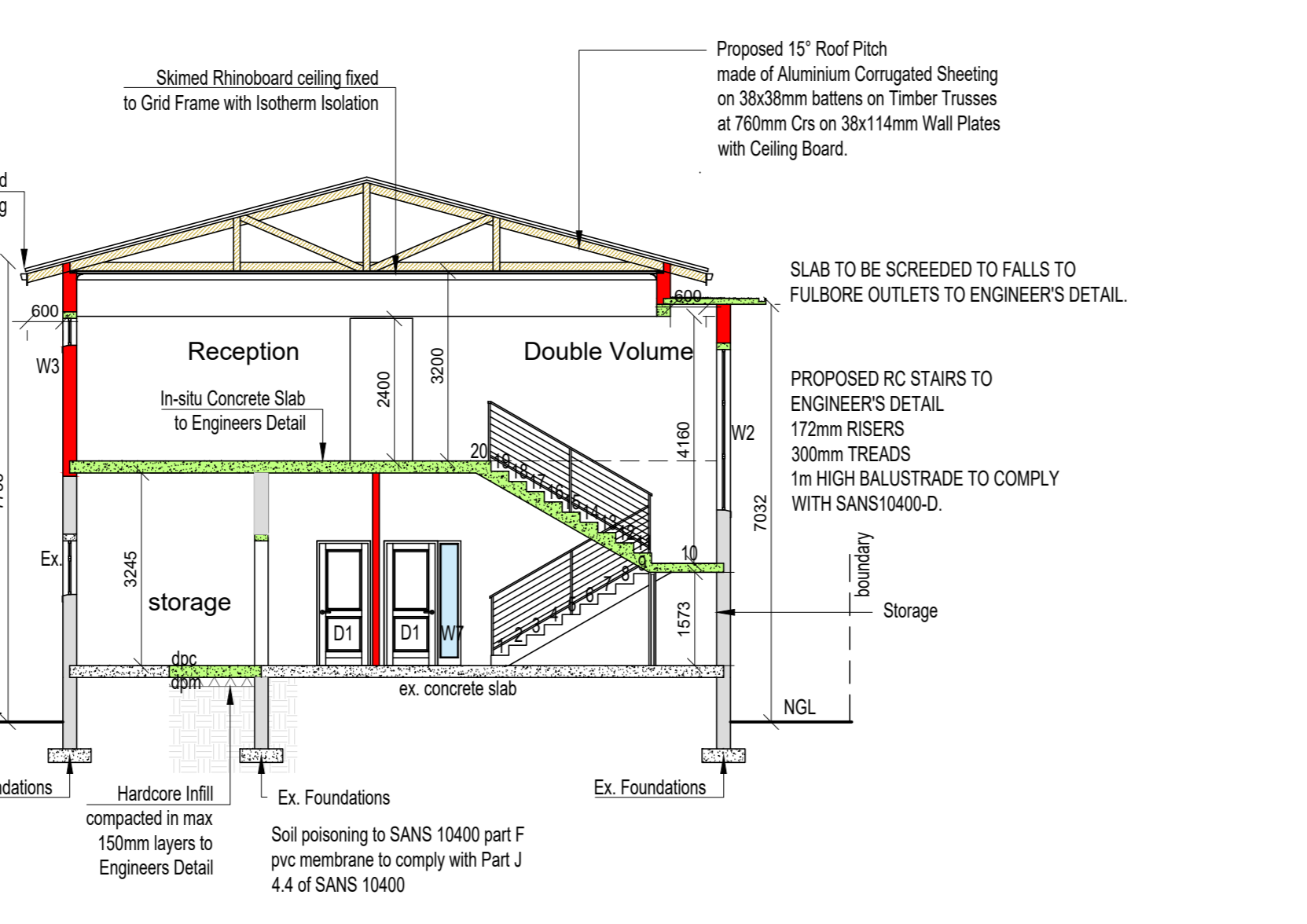


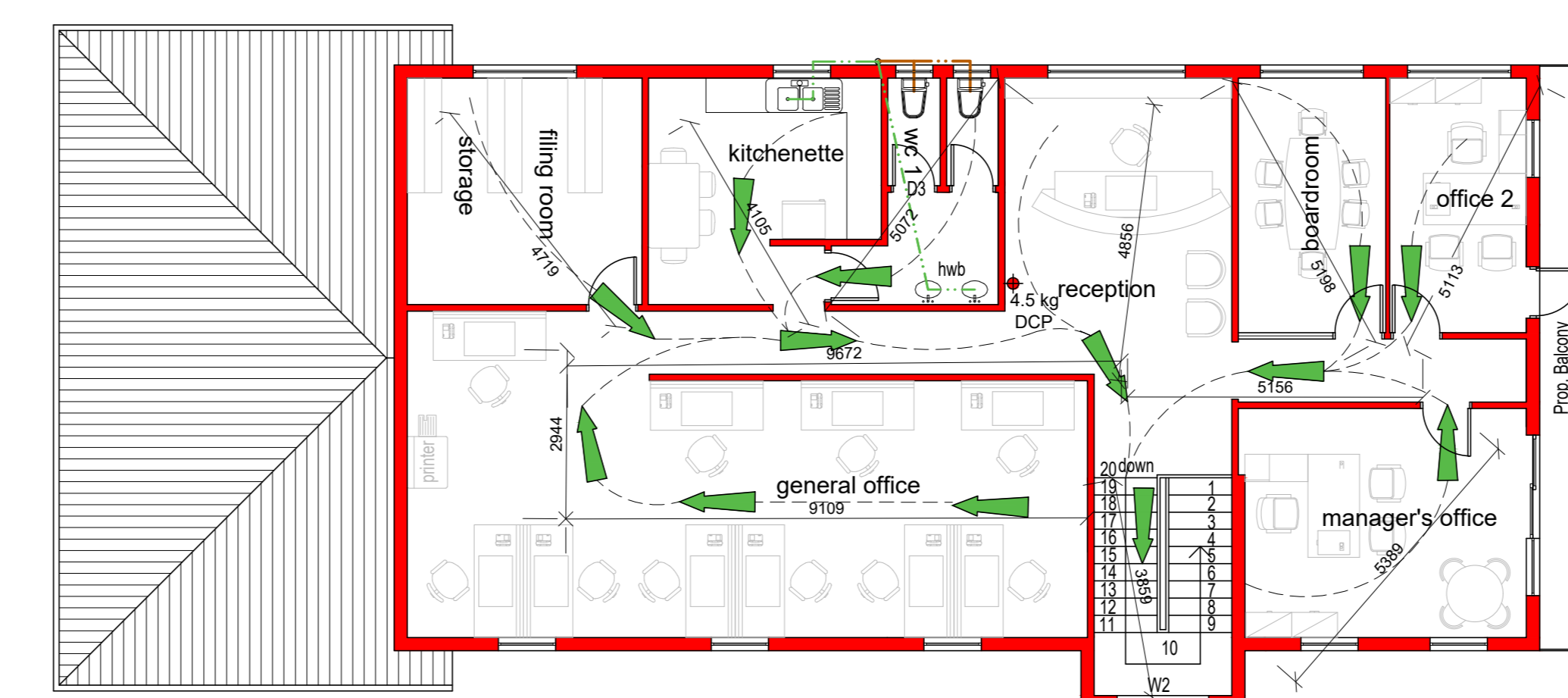
SECTION B : B
SCALE 1 : 100



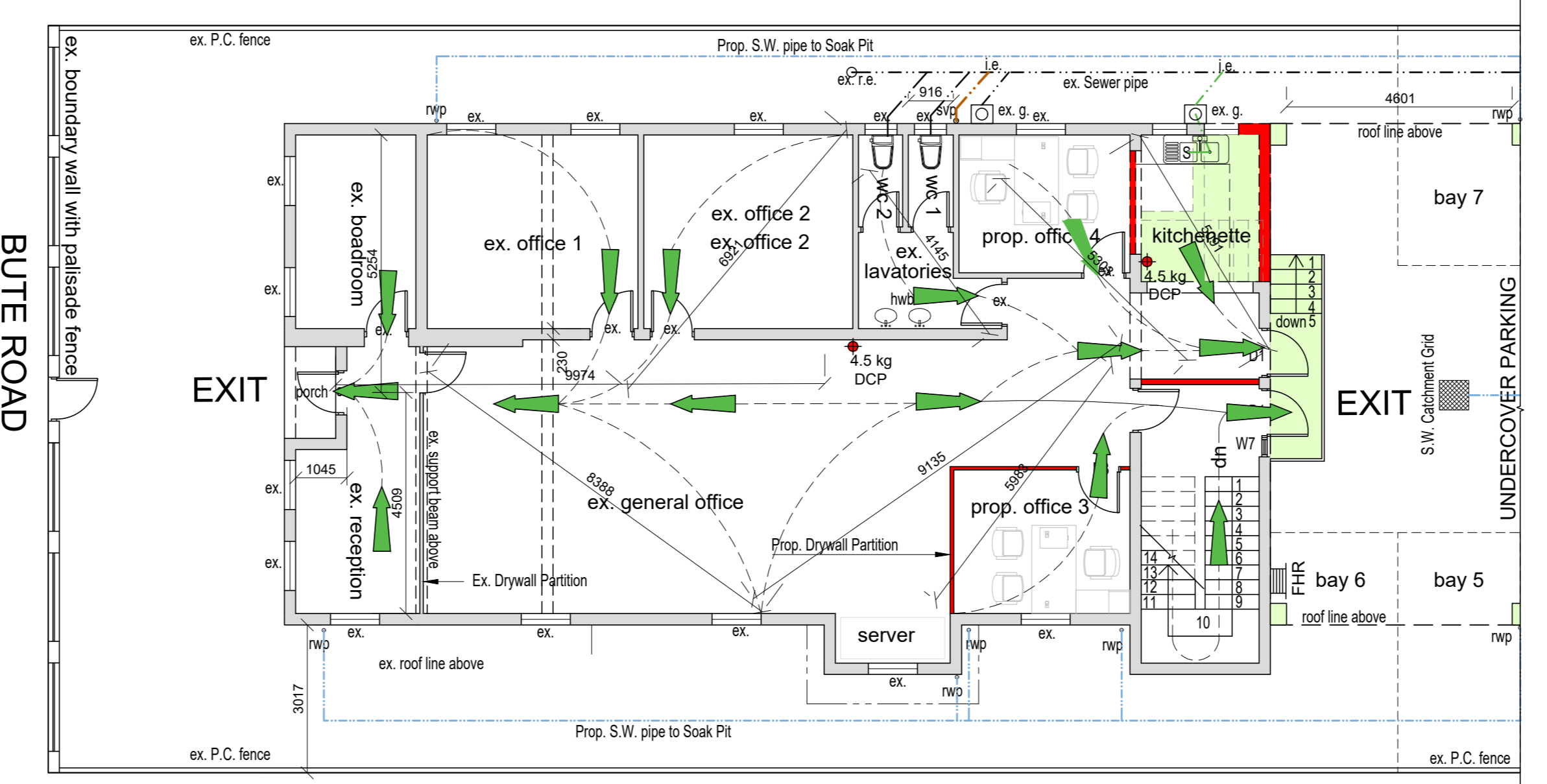
SECTION C : C
SCALE 1 : 100



SECTION A : A
SCALE 1 : 100



FIRST STOREY FIRE PLAN
SCALE 1 : 100



GROUND STOREY FIRE PLAN
SCALE 1 : 100

DOOR & WINDOW SCHEDULE					
GLAZING TO COMPLY WITH PART 6 OF SANS 10400 - TABLE 1		DOOR & WINDOW SCHEDULE		ALL GLAZING TO COMPLY WITH SANS 204 TABLE 4	
CODE: D1	QUANTITY: 2 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: NA SOLID TIMBER DOOR FRAME: TIMBER AREA: 1.89m²	CODE: D2	QUANTITY: 1 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 2.19m²	CODE: D3	QUANTITY: 1 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: NA INTERNAL DOOR FRAME: TIMBER AREA: 1.89m²
CODE: W1	QUANTITY: 1 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 4.32m²	CODE: W2	QUANTITY: 1 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 1.08m²	CODE: W3	QUANTITY: 7 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm MONOLITHIC ANNEALED GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 1.50m²
CODE: W4	QUANTITY: 1 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm MONOLITHIC ANNEALED GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 1.26m²	CODE: W5	QUANTITY: 2 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 0.76m²	CODE: W6	QUANTITY: 2 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 0.55m²
CODE: W7	QUANTITY: 3 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm MONOLITHIC ANNEALED GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 0.81m²	CODE: W8	QUANTITY: 1 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 0.82m²	CODE: W9	QUANTITY: 1 IRONMONGERY TO MANUFACTURERS SPECIFICATIONS. GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME: ALUMINIUM AREA: 0.81m²

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 400mm BELOW FINISHED GROUND LEVEL.
OVERLAP AT STEED TO BE NO LESS THAN 300mm 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 BLINDING LAYER OF CLEAN RIVER SAND ON 150mm HARDCORE.
SOIL POSING BY SPECIALIST TO COMPLY WITH SANS 10124.
ALL FILL TO BE WELL COMPACTED IN LAYERS NOT EXCEEDING 150mm.

WALLS:
WALLS TO COMPLY WITH PART 6 OF SANS 10400.
LOCAL AUTHORITY TO INSPECT TRENCHES PRIOR TO POURING OF FOUNDATION FOOTINGS.
TOP OF CONCRETE FOUNDATION FOOTING TO BE NO LESS THAN 400mm BELOW FINISHED GROUND LEVEL.
OVERLAP AT STEED TO BE NO LESS THAN 300mm 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.

ROOF:
ROOF TILES TO MATCH EXISTING AT 35° ON 38x38 SABS TREATED BATTENS AT 310 CRS ON * WHITE PVC MEMBRANE TILE UNDERLAY (SABS SPEC)
TRUSS FABRICATION AND CRANE OF TIMBER TO BE AS PER PART 1 OF SANS 10400 TABLE 1 & 2
RAFTERS 150x38 GRD 6
TIE BEAMS 150x38 GRD 6
KING & QUEEN POSTS 150x38 GRD 6
3 x M8 BOLTS NUTS & WASHERS PER CONNECTION
MAX TRUSS SPACING 600mm CRS
ON 76x114 WALL PLATES - 2x 40 GALV WIRE
TRUSS TIES BUILT INTO BRACKWORK MIN 4 COURSES
PER TRUSS END AS PER SABS ROOF SPECIFICATION
ROOF TO COMPLY WITH PART 6 OF SANS 10400 AND TO COMPLY WITH LOCAL AUTHORITIES BYLAWS, AND ERECTED AND CERTIFIED BY ROOF SUPPLIERS ENGINEERS.
STANDARD FINISHERS TO MATCH EXISTING.
230x10 FIBRE CEMENT FASCIA AND BARGE BOARDS
100x10 POWER COATED ALUMINIUM GUTTERS AND DOWNPIPE
38x38 S.A.PINE CEILING BATTENS AT 400 CRS TO SUPPORT SKIMMED CEILING BOARD.
DECOR CORNICE TO MATCH EXISTING OR TO OWNERS CHOICE.

WATERPROOFING:
WATERPROOFING TO BE DONE BY QUALIFIED PERSON TO MANUFACTURERS SPECIFICATIONS
DEBRIS GUM 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.
WATERPROOFING TO BE APPLIED ACCORDING TO DETAIL DRAWING.
WINDOW SILLS TO BE WATERPROOFED WITH APPROVED WATERPROOFING AGENT.

DRAINAGE NOTES:
L.E.'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS.
R.E.'S AT CHANGE OF DIRECTION AND MARKED COVERS AT GROUND LEVEL.
DRAIN PIPES EXCEEDING 60 TO JUNCTION TO HAVE 100mm O.D.P.V.
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 E'S EITHER SIDE.
MINIMUM INVERT LEVEL OF DRAIN - 40mm
100mm O.D.P. AT HEAD OF DRAIN WITH 100mm 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
GALLEYS & KITCHENS TO HAVE ON TOP OVER ALL VENT PIPES ARE TO EXTEND 20mm 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.

WATER SUPPLY:
HOT WATER SERVICE PIPES TO BE MIN 22mm Ø CLAD WITH SWAP-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 ALUMINUM WITH MIN. R-VALUE OF 1.0

ENGINEERING NOTE:
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 CONC. SLABS, LINTELS, BRICKWORK AND ALL MATTERS RELATING TO THE STRUCTURAL STABILITY OF THE PROPOSED WORKS.
THE ENGINEER IS TO PROVIDE DETAILED DRAWINGS OF SUCH PORTIONS 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.

PIPE NOTE:
Certified plumber to specify type of pipes to be used.
All pipes to comply with SANS 10252-1.
WC toilet pans and wall-hung urinals shall comply with the performance requirements in SANS 467. Low flushing capacity (4.5 l) WC flushing systems (including WC pan and cistern) shall comply with SANS 1733.
pipes to basins & toilet pan to be 15mm Ø
pipes to showers & bath tubs to be 22mm Ø
pipes to sinks 15mm Ø

NEIGHBORS CONSENT
NAME: DANE SHABALI
ADDRESS: 20 BUTE RD WINDERMERE, DEPT 4001
SIGNATURE: *[Signature]*

NEIGHBORS CONSENT
NAME: LETHENI MOKHELE (MORNINGSIDES)
ADDRESS: 16 BUTE ROAD
SIGNATURE: *[Signature]*

IMPORTANT NOTE:
Measurements are NOT to be scaled off plan.
If there is insufficient information, it is the responsibility of the contractor to request more comprehensive information from the architect.
All dimensions are to be confirmed on site and any discrepancy is to be reported to the Architect.

FIRE LEGEND	
30m FIRE HOSE REEL (1 per 500m²)	FHR
FIRE EXTINGUISHER (4.5 kg DCP (F.1) per 200m²)	4.5 kg DCP

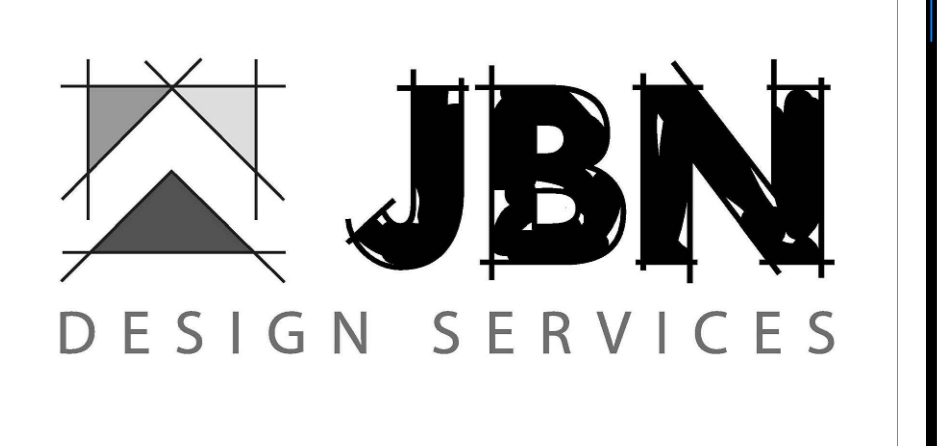
FIRE NOTES FOR G1 OCCUPANCY CLASSIFICATIONS:

- SAFETY DISTANCES TO COMPLY WITH 4.2 OF SANS 10400-T:2020
- FIRE PERFORMANCE TO COMPLY WITH 4.5 OF SANS 10400-T:2020
- THE FIRE RESISTANCE OF OCCUPANCY SEPARATING ELEMENTS TO COMPLY WITH SANS 10400-T:4-6
- FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS TO COMPLY WITH 4.7 OF SANS 10400-T:2020
- TENANCY SEPARATING ELEMENTS TO COMPLY WITH 4.8 OF SANS 10400-T:2020
- PARTITION WALLS AND PARTITIONS TO COMPLY WITH 4.9 OF SANS 10400-T:2020
- ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH SANS 10400-T:12
- CEILING OR SUSPENDED CEILING TO COMPLY WITH SANS 10400-T:13
- PROVISION OF ESCAPE ROUTES TO COMPLY WITH 4.16 OF SANS 10400-T:2020
- HOSE REELS TO COMPLY WITH 4.17 OF SANS 10400-T:2020
- THE FIRE RESISTANCE OF OCCUPANCY SEPARATING ELEMENTS TO COMPLY WITH 4.21 OF SANS 10400-T:2020
- STAIRWAYS AND OTHER CHANGES OF LEVEL ALONG ESCAPE ROUTES TO COMPLY WITH 4.23 OF SANS 10400-T:2020
- EXTERNAL STAIRWAYS AND PASSAGES TO COMPLY WITH 4.24 OF SANS 10400-T:2020
- LOBBIES, FOYERS AND VESTIBULES TO COMPLY WITH 4.25 OF SANS 10400-T:2020
- MARKING AND SIGNPOSTING TO COMPLY WITH 4.29 OF SANS 10400-T:2020
- PROVISION AND MAINTENANCE OF FIRE-FIGHTING EQUIPMENT, INSTALLATIONS AND FIRE PROTECTION SYSTEMS TO COMPLY WITH 4.32 OF SANS 10400-T:2020
- WATER RETICULATION FOR FIRE-FIGHTING PURPOSES TO COMPLY WITH 4.33 OF SANS 10400-T:2020
- HOSE REELS TO COMPLY WITH 4.34 OF SANS 10400-T:2020
- WATER SUPPLIES TO COMPLY WITH 4.35 OF SANS 10400-T:2020
- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH 4.37 OF SANS 10400-T:2020
- FIRE STOPPING OF INACCESSIBLE CONCEALED SPACES TO COMPLY WITH SANS 10400-T:4-39
- ACCESS TO FIRE-FIGHTING AND RESCUE PURPOSES TO COMPLY WITH 4.54 OF SANS 10400-T:2020
- BUILDING MATERIALS AND COMPONENTS SHALL BE DEEMED TO COMPLY WITH PERFORMANCE REQUIREMENTS IN ACCORDANCE WITH SANS 10400-T:4-45

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

OWNER'S SIGNATURE:
[Signature]
SIGNATURE:
[Signature]
JORGE NICOLAU
Pr. Arch. Draught
SACAP No: PAD 43019738

SECTIONS & ELEVATIONS



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Email: jorge@jbn-designs.co.za
Project Title:
PROP ADDITIONS & ALTERATIONS ERF 248
OF MORNINGSIDE
For: H.E.P. FAMILY TRUST-IT213/2001/N
18 BUTE RD, MORNINGSIDE
Drawing Title:
SUBMISSION DRAWINGS

Scale: 1:100 Date: 07/09/2022 Drawn: J NICOLAU Checked: G.C.

22-361/02