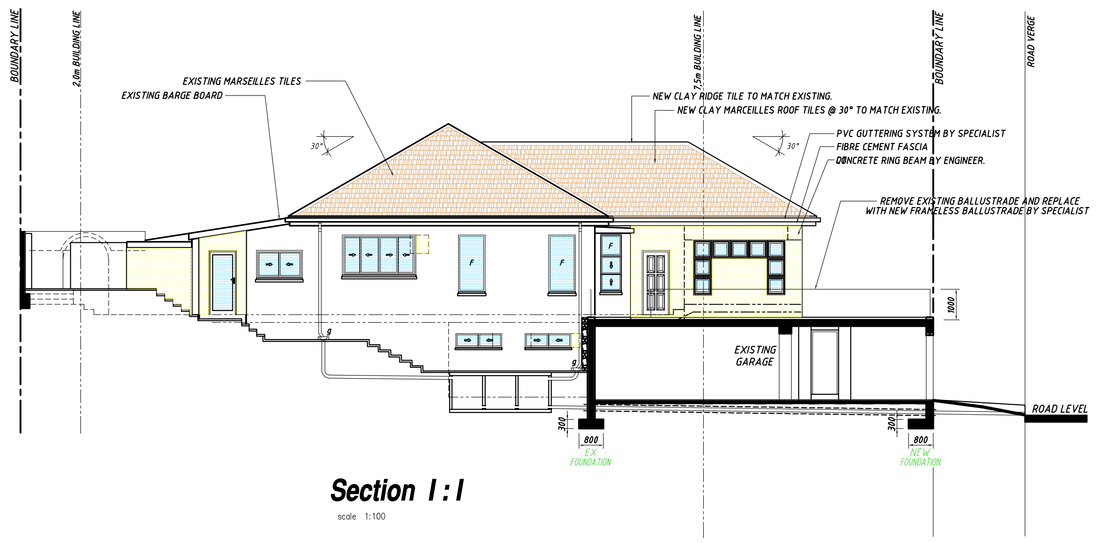

Section I : I

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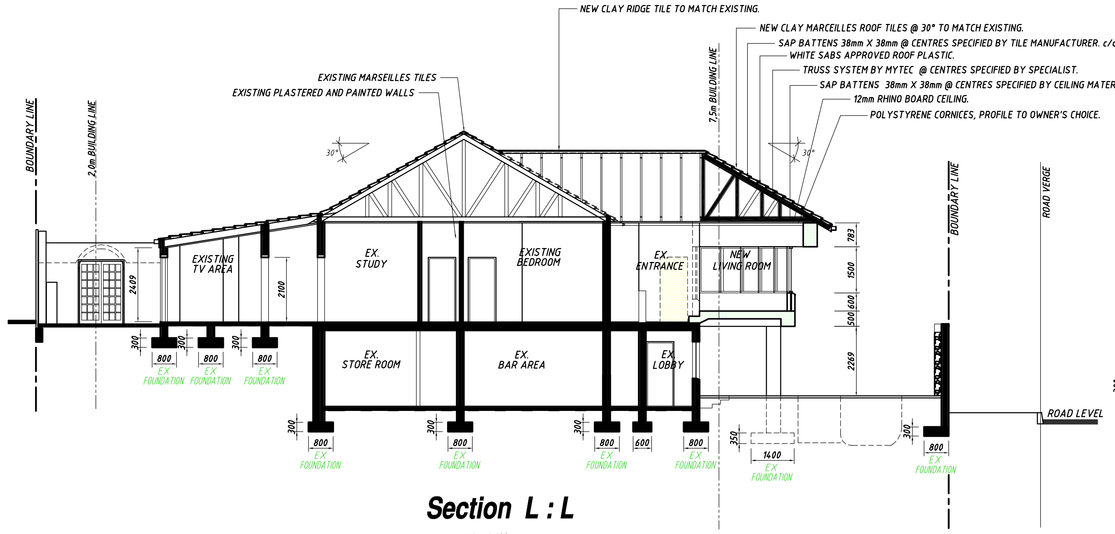

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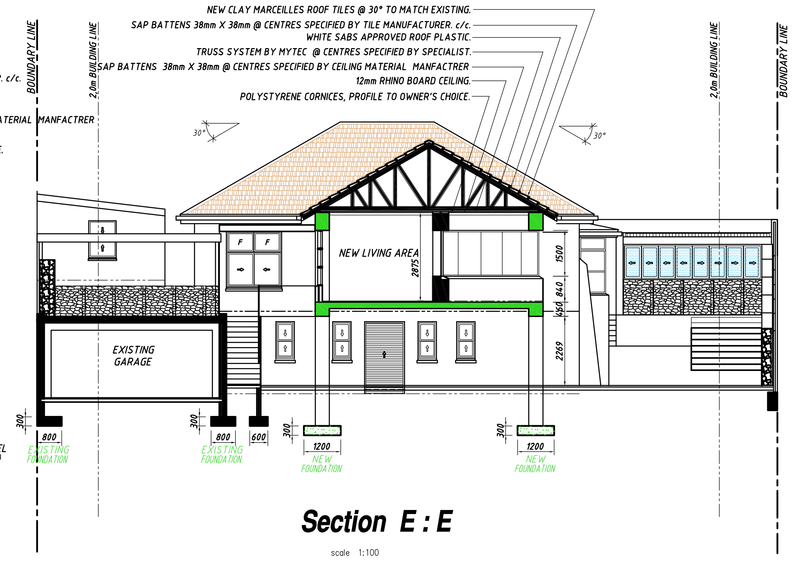

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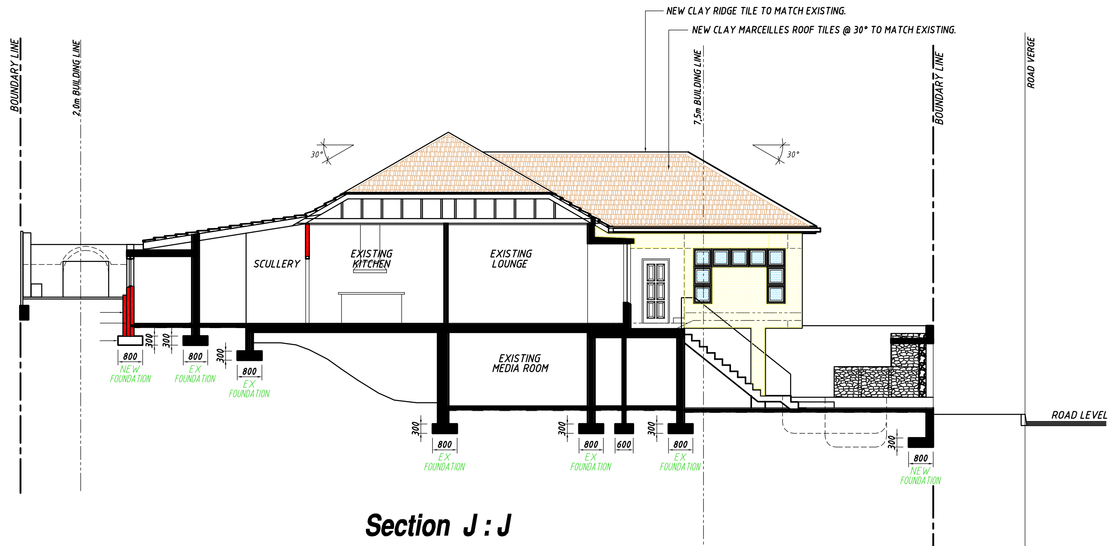

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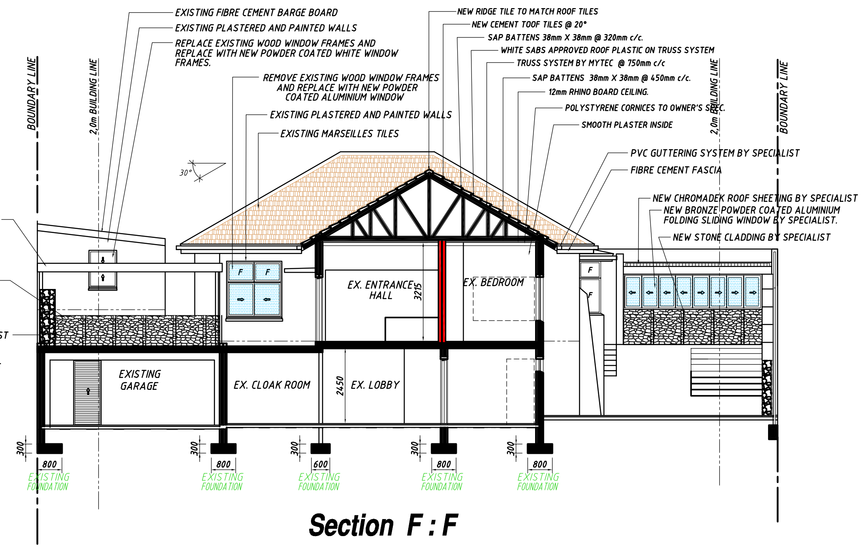

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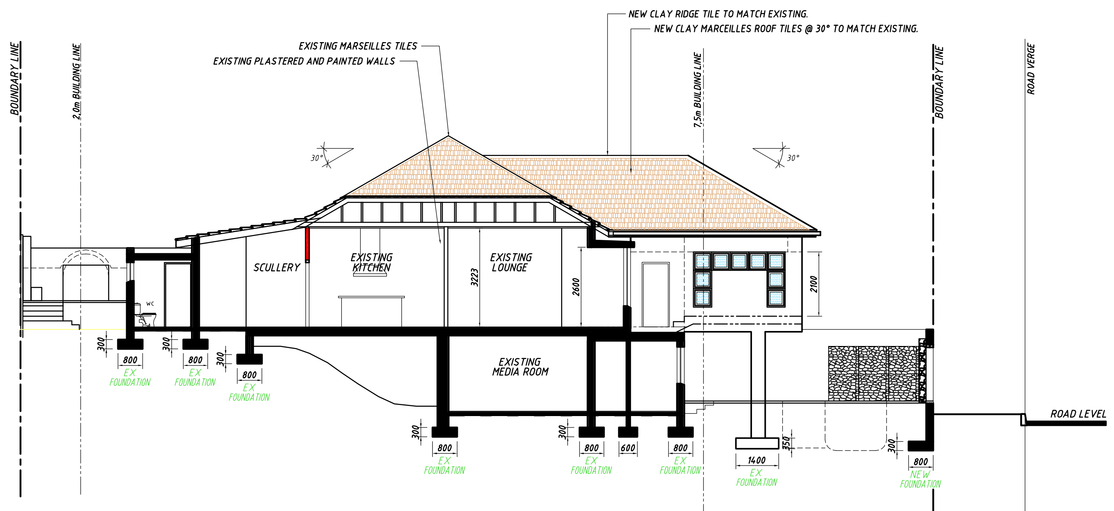

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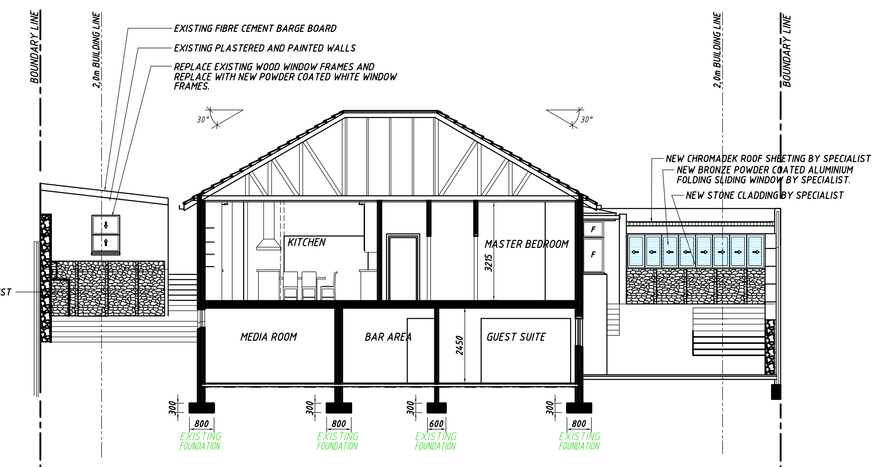

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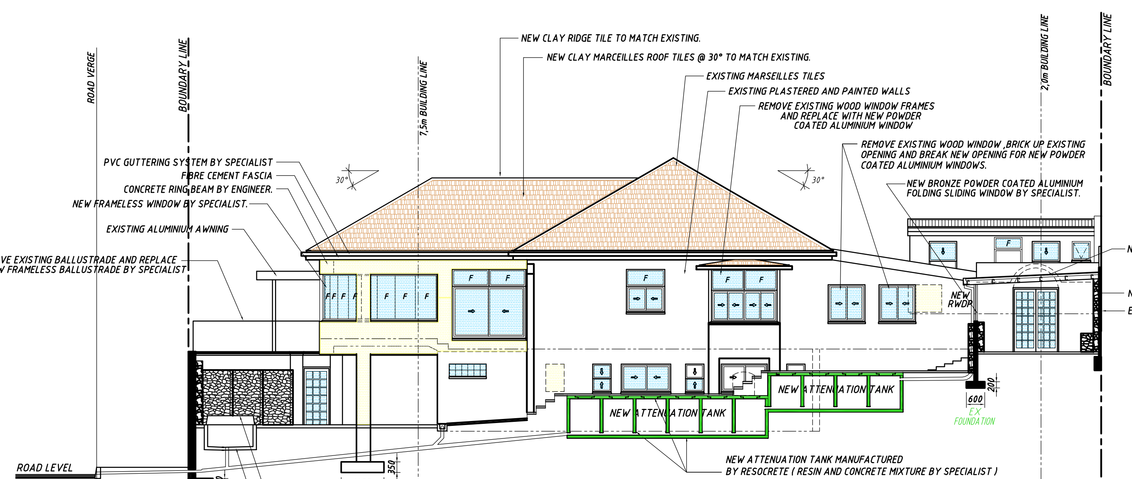
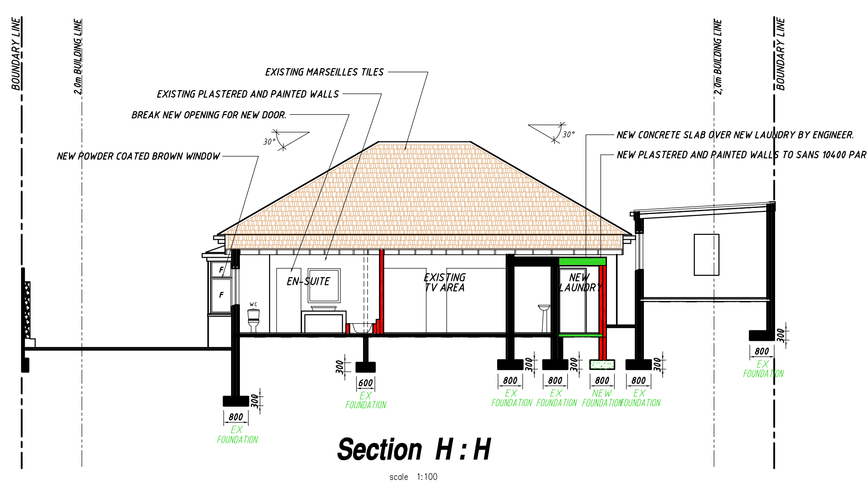


Section M : M and South Eastern Elevation

scale 1:100



Section H : H

scale 1:100

GENERAL NOTES:

WORK TO BE ACCORDANCE WITH SANS 10400 - 2012
REINFORCED CONCRETE WORK TO ENGINEER'S DRAWINGS AND SPECIFICATIONS.
PERMISSION TO BE GIVEN BY LOCAL AUTHORITY AND OR SPECIAL CONCENT APPLICATION TO BE SUBMITTED BY APPLICANT IF ANY FOUNDATION OR PART THERE OF ARE OVER THE BUILDING LINE OR IF LOCAL AUTHORITY BYLAWS ASKS FOR SPECIAL CONCENT APPLICATION.
GLAZING TO COMPLY WITH SABS RECOMMENDATION 0137 AND AAAMSA SABS 0137
a). 6 mm GLAZING FOR GLAZING AREA LARGER THAN 1 m.
b). 4 mm GLAZING TO BE USED FOR GLAZING SMALLER THAN 1 m.
c). SAFETY GLASS TO BE USED FOR ALL GLAZING LOWER THAN 1 m ABOVE FINISHED FLOOR LEVEL.
CONCRETE MINIMUM STRENGTH 15 mPa.
MORTAR MINIMUM STRENGTH 10 mPa.

FOUNDATIONS:

NEW FOUNDATIONS TO COMPLY WITH SANS 10400 PART- H

D.C.P. TEST TO BE PERFORMED BY QUALIFIED PERSON ON SOIL OF ALL NEW SITES AND ON BUILT SITES IF REQUESTED BY OWNER OR ARCHITECT ON SITE.
FOUNDATION TRENCHES TO BE STRICTLY IN ACCORDANCE TO ARCHITECTS OR ENGINEER'S DRAWINGS AND SPECIFICATIONS.
FOUNDATIONS TO BE 20MPa STRENGTH .MIX: 1:2.9 : 3.4
LOCAL AUTHORITY TO INSPECT TRENCHES PRIOR TO POURING OF FOUNDATION FOOTINGS.
TOP OF CONCRETE FOUNDATION FOOTING TO BE NO LESS THAN 450 mm BELOW FINISHED GROUND LEVEL.
ALL STEPS IN CONCRETE FOUNDATION FOOTINGS TO BE NO LESS THAN 300 mm AND NO MORE THAN 350 mm PER STEP.
OVERLAP AT STEP TO BE NO LESS THAN 350 mm PER STEP.
CONCRETE FOOTING TO BE NO LESS 230 mm THICK BUT SEE DRAWINGS FOR DETAILS AND DIMENSIONS.
FOR SITES WITH FALL STEEPER THAN 1 : 5 SEE STRUCTURAL ENGINEER'S DRAWINGS FOR FOUNDATION DETAILS, OR CONSULT ARCHITECT ON SITE.

FLOOR:

FLOORS TO COMPLY WITH SANS 10400 PART- J
SOIL UNDER CONCRETE SLAB TO BE COMPACTED 300 mm DEEP.
WHERE SOIL ARE NOT SUITABLE TO BUILD ON CONTRACTOR MUST REMOVE AND REPLACE WITH SUITABLE SOIL AND COMPACT NEW SOIL.
SOIL TO BE POISONED ACCORDING TO S.A.B.S. STANDARDS BY CERTIFIED COMPANY AND CERTIFICATE MUST BE PRODUCED INCASE OF OWNER OR ARCHITECT AR LOCAL AUTHORITY REQUESTING PROOF.
ALL SHARP AND EXCESS STONES TO BE REMOVED TO PREVENT 250 microns DAMP PROOF MEMBRANE FROM BEING DAMAGED.
B.R.C. MESH TO BE PLACED CAREFULLY OVER DAMPPROOF MEMBRANE TO PREVENT D.P.M FROM BEING DAMAGED.
100 mm CONCRETE SLAB TO BE MINIMUM OF 15 mPa IN STRENGTH ,IF ENGINEER'S DRAWINGS ARE SUPPLIED SLAB MUST BE POURED STRICTLY IN ACCORDANCE TO DRAWINGS.
CONCRETE TO BE LEVEL.

ROOF:

NEW ROOF TO COMPLY WITH SANS 10400 PART-L.
RIDGE TILE TO BE CLAY MARSEILLES RIDGE TILE TO MATCH ROOF TILES.
ROOF TILES TO BE CLAY MARSEILLES ROOF TILES AT 20° ON 38 x 38 mm SAP BATTENS @ 320mm c/c ON
ALL TIMBERS TO COMPLY WITH SABS 0160 AND 0163 CODES.
ALL TRUSSES / ROOF STRUCTURE TO BE SECURELY BRACED AGAINST AS PER ENG. DETAIL.
ALL GAPS AT EAVES TO BE CLOSED WITH SUITABLE WEATHER-PROOF FILLING MATERIAL.
MIN 2 COATES OF CARBOLINEUM (OR SIMILAR SUITABLE PRESERVATIVE) TO ALL EXPOSED ROOF TIMBERS.
TRUSS SYSTEM DESIGNED BY "MYTEC" OR SYMLAR APPROVED COMPANY.
ROOFING COMPANY TO SUPPLY CERTIFICATE TO ARCHITECT FOR FINAL OCCUPATION APPLICATION.
ROOF TILES TO MATCH EXISTING TILES AT THE SAME ANGLE AS EXISTING ROOF. UNLESS SPECIFIED DIFFERENTLY ON THE PLANS.
ROOF TRUSS SYSTEM TO BE TIED INTO BRICK WALLS BY ROOF TIES TIED 4 COURSES DOWN INTO BRICK WORK AT 1000mm c/c.
FIT WHITE SABS APPROVED ROOF PLASTIC UNDER ROOF TILES.
NEW FLASHING BY SPECIALIST TO COMPLY WITH PART L.5.2 OF SABS 10400 - 2012

BALLUSTRADES

BALLUSTRADES TO BE IN ACCORDANCE WITH S.A.B.S. STANDARDS.
BALLUSTRADES TO BE BUILT BY SPECIALIST AND TO BE A MINIMUM HIEGHT OF 1000 mm FROM FINISHED FLOOR LEVEL.

STORMWATER:

NEW STORMWATER TO COMPLY WITH SANS 10400 PART- R
STORMWATER LAYOUT TO BE DESIGNED AND CERTIFIED BY ENGINEER.
ALUMINIUM GUTTER SYSTEM BY GUTTERFAST OR SIMILAR APPROVED PRODUCT, PROFILE TO ARCHITECT'S SPECIFICATION.
STORMWATER TO GOTO SOAKPITS AS SHOWN ON PLAN OR TO GOTO LOCAL AUTHORITY STORMWATER CONNECTION.
NEW SOAKPITS ARE TO BE BUILT, AS PER DETAIL SUPPLIED

STAIRWAYS

STAIRS REMAIN UN-CHANGED.

WATERPROOFING:

WATERPROOFING TO BE DONE BY QUALIFIED PERSON TO MANUFACTURER'S SPECIFICATION.
DERBIGUM TORCH ON SYSTEM TO BE APPLIED BY APPROVED APPLICATOR. 10 YEAR WRITTEN GUARANTEE TO BE SUPPLIED TO ARCHITECT AT COMPLETION OF WATERPROOFING CONTRACT.
WATERPROOFING TO BE APPLIED ACCORDING TO DETAIL DRAWING.
WINDOW CILLS TO BE WATERPROOFED WITH APPROVED WATERPROOFING AGENT.
SHOWER TO BE WATERPROOFED WITH DERBIGUM TORCH ON SYSTEM OR SIMILAR APPROVED PRODUCT.
SHOWER FLOOR TO BE WATERPROOFED WITH ABOVE SPECIFIED PRODUCT.
APPLICATOR TO ENSURE COMPLETE SEALING AROUND WATER OUTLET.
SHOWER WALLS TO BE WATERPROOFED WITH ABOVE SPECIFIED PRODUCT, TO A HEIGHT OF 2.1m. APPLICATOR TO ENSURE COMPLETE SEALING AROUND TAP / MIXERS / SHOWER ROSE.

WALLS:

ALL WALLS TO COMPLY WITH SANS 10400 PART-K.
ALL EXTERNAL WALLS TO BE 190 mm THICK.
WALLS TO BE BUILT STRAIGHT TO ARCHITECT'S SATISFACTION.
EXTERNAL WALLS TO BE BUILT WITH 170mm BRICKFORCE BUILT IN EVERY FOURTH COARSE, AND OR BRICK TIES IN CAVITY WALLS.
INTERNAL WALLS TO BE BUILT WITH 70mm BRICKFORCE BUILT IN EVERY THIRD COARSE.
DAMPPROOF COARSE TO BE BUILT IN UNDER ALL WALLS.
D.P.C. TO BE PLACED UNDER ALL WINDOW CILLS, DOORS AND WALLS ACCORDING TO S.A.B.S. STANDARDS.
INTERNAL SKIN OF BRICKS TO BE SEALED WITH BITCHUMEN BEFORE EXTERNAL SKIN ARE TO BE BUILT.
DOUBLE LINTOLS TO BE PLACED ACCROSS THE TOP OF ALL OPENINGS IN EXTERNAL WALLS, AND A SINGLE LINTOL ACCROSS THE TOP OF ALL HALF BRICK WALLS IN INTERNAL WALLS.
ONE AIRBRICK TO BE BUILT INTO EACH EXTERNAL WALL OF EACH ROOM.
WALL FINISH TO OWNER OR ARCHITECT'S SPECIFICATIONS.
IF THE COTRACTOR DO NOT FOLLOW PLANS AND NOTES SUPPLIED BY ARCHITECT THE CONTRACTOR WILL BE REQUESTED TO RECTIFY THE BUILDING WORK AT HIS ACCOUNT.

GLAZING

N.B. : ALL GLAZING WORK SHALL BE EXECUTED STRICTLY IN CONFORMANCE WITH GLASS MANUFACTURER'S RECOMMENDATIONS AND ALL IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS PART N, SANS 10137, SANS 10400, SANS 1263 AND B.S. ACT 103 OF 1977

ALL SAFETY GLAZING MATERIALS (INDIVIDUAL PANES) SHALL BE PERMANENTLY MARKED IN SUCH A WAY THAT SUCH MARKING WILL BE VISIBLE AFTER INSTALLATION OF THE GLAZING.
NB : ALL GLAZING MATERIAL SHALL BE PREPARED TO FIT FRAMES IN ACCORDANCE WITH MEASUREMENTS TAKEN ON SITE BY GLAZING CONTRACTOR .
ALL GLAZING MATERIAL SHALL BE ADEQUATE TO WITHSTAND A MINIMUM WIND LOAD OF 1500 Pa (Terrain CAT 1 A 2) AS PER SANS 10160 (DEEMED - TO - SATISFY REGULATIONS)

GLAZING CONTRACTOR / SUPPLIER TO PROVIDE COMPLIANCE CERTIFICATE, AND ANY OTHER APPLICABLE DOCUMENTATION REQUIRED IN TERMS OF THE ABOVEMENTIONED ACT AND REGULATIONS PRIOR TO OCCUPATION OF THE BUILDING .
CERTIFICATION BY APPOINTED Pr ENGINEER :

SOIL POISONING:

SOIL POISONING TO BE DONE BY CERTIFIED / APPROVED COMPANY.
SOIL POISONING TO BE DONE TO SABS STANDARDS.
SOIL POISONING COMPANY TO SUPPLY CERTIFICATE TO ARCHITECT FOR FINAL OCCUPATION APPLICATION.

CONCRETE SLABS:

CONCRETE ROOF SLAB TO BE DESIGNED BY ENGINEER.
ENGINEER TO INSPECT REINFORCING PRIOR TO SLAB BEING POURED.
CONTRACTOR TO ENSURE THAT ENGREER'S DRAWINGS ARE FOLLOWED.
TOP OF SLAB TO BE FLOATED SMOOTH READY FOR CARPETING OR TILING.
PATIO SLABS TO BE POURED TO FALL TOWARDS FULLBORE OUTLET.

CEILINGS:

RHINO CEILING TO BE FITTED BY CARPENTER ON 38 x 38 mm S.A.P. BATTENS BATTENS TO BE AT CENTRES OF 450 mm.
ALL JOINTS IN CEILING TO BE MADE GOOD.
IF THE CEILING IS THE UNDERSIDE OF A CONCRETE SLAB CEILING MUST BE SKIMMED IF SLAB IS A REINFORCED SLAB OR PLASTERED IF THE SLAB IS A PRE-CAST CONCRETE SLAB.
ALL CEILING DECORATIONS AS PER SPECIFICATIONS OR PER OWNER'S REQUEST.
CEILING WILL BE TO ARCHITECT OR OWNER'S SATISFACTION.

CORNICES:

MOULDED POLYSTIRENE CORNICES TO BE FITTED AROUND ALL ROOMS TYPE OF CORNICE WILL BE TO OWNER'S SPECIFICATION.

PLUMBING:

ALL PLUMBING AND DRAINAGE WORK SHALL BE CARRIED OUT BY QUALLIFIED REGISTERED PLUMBER.
ALL PLUMBING TO COMPLY WITH SANS 10252-1 AND SANS 10400 - P.
PROVIDE I.E.'S TO ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
PROVIDE R.E.'S AT 25 m OF STRAIGHT SEWER PIPE & AT MUNICIPAL CONNECTION (IF REQUIRED).
PROVIDE 110 mm DIAMETER O.V.P.'S TO END (LAST) W.C.
PROVIDE 50 mm DIAMETER V.P. WHERE DROP EXEEDS 1200 mm.
ALL WASTE PIPES & FITTINGS 50 mm DIAMETER P.V.C. & TO HAVE RESEALABLE TRAPS WHICH ARE FULLY ACCESSABLE.
FALL TO PIPE TO BE A MINIMUM OF 1 : 50 .
WHERE SEWER PIPE RUNS UNDER CONSTRUCTION OF ANY KIND, PIPE WILL BE ENCASED IN 100 mm OF CONCRETE SURROUND .
ALL NEW SEWER PIPES TO CONNECT INTO EXISTING MUNICIPAL SYSTEM
PLUMBER TO SUPPLY COMPLIANCE CERTIFICATE TO ARCHITECT FOR FINAL OCCUPATION APPLICATION.

WHB	WASH HAND BASIN	I.E.	INSPECTION EYE
WC	WATER CLOSET.	RE	RODDING EYE
S	SINK.	G	GULLEY
		PB	PREP BOWL
		shwr	SHOWER

NB: CONSULTING PR ENG TO INSPECT AND CERTIFY THAT ALL NEW SEWERAGE AND STORM WATER SYSTEMS COMPLY WITH THEIR DESIGN.

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SCALE	DATE	DRAWN	CHECKED
1 : 100 1 : 500	26-08-2011	D.L.BOTHA	D.L.BOTHA

SACAP REG No: ST0228

Daniel L Botha
dlb ARCHITECTURAL DESIGNS
ALTERATIONS & ADDITIONS
DESIGN & CONSTRUCTION
INTERIOR DESIGNING
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PROFFESSIONAL SENOR ARCHITECTURAL TECHNOLGIST
MEMBER SACAP No ST0228 and MEMBER S.A.I.A.T No 3140

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Owner Tel: 082 650 9081

PROJECT / PROJEK
PROPOSED ADDITIONS AND ALTERATIONS FOR MR THINUS SMIT AND MR DAVE DOMINY AT NO 8 MAZE ROAD, GLENWOOD, DURBAN ERF 5145 OF DURBAN

TITLE / TITEL
FLOOR PLANS
SITE PLAN
ROOF PLAN

PROJECT NUMBER: ZAA 717
PAGE NUMBER: SD 01
OWNER / AGENT SIGNATURE
REVISION: A