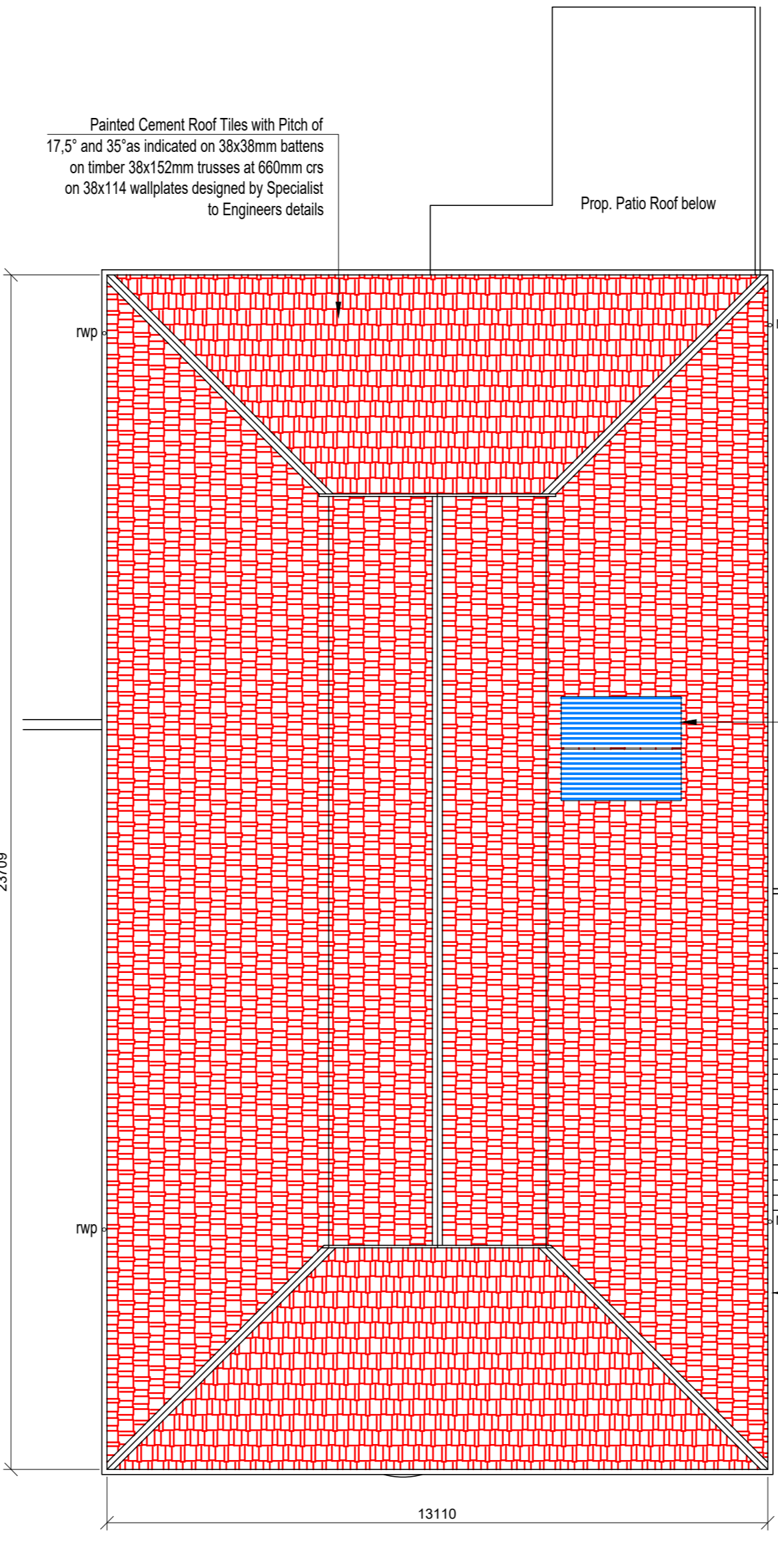


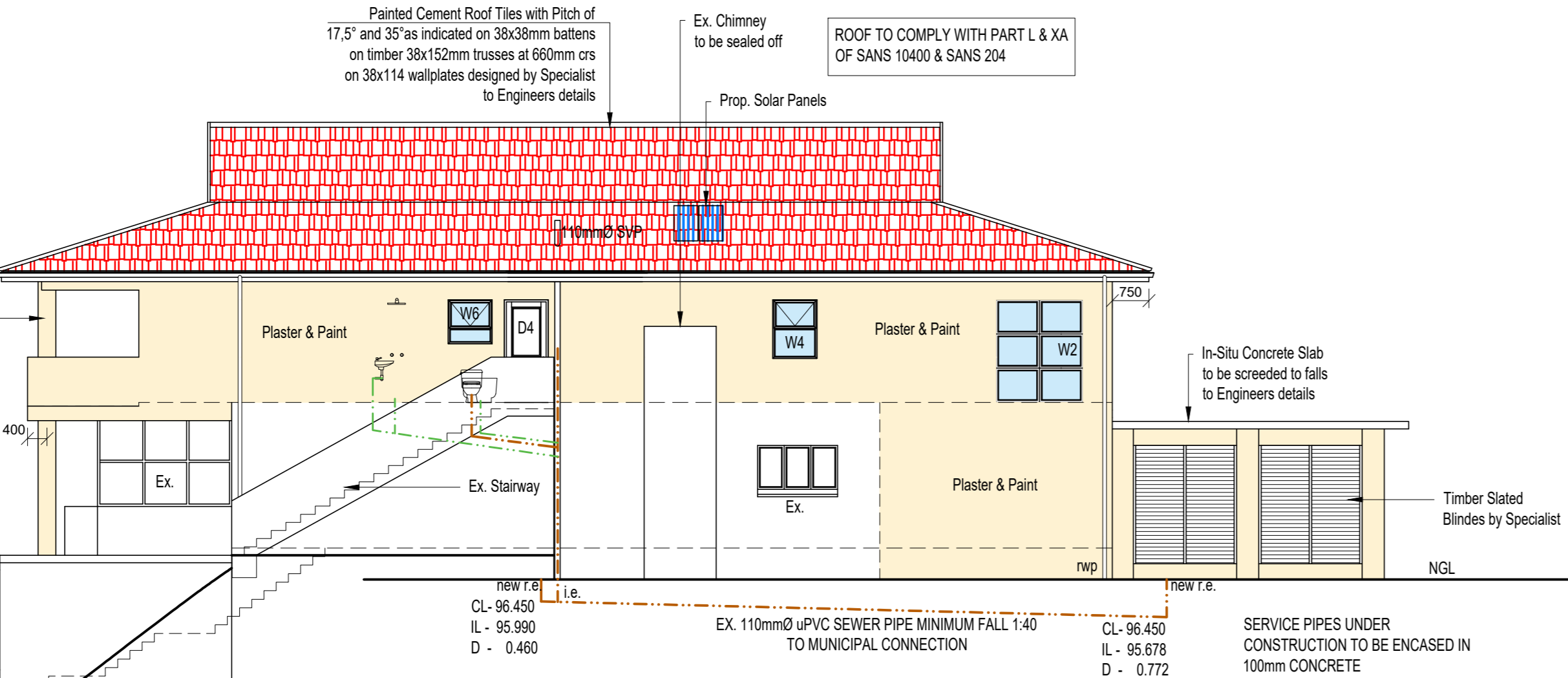
NORTH WEST ELEVATION
SCALE 1 : 100

SOUTH EAST ELEVATION
SCALE 1 : 100

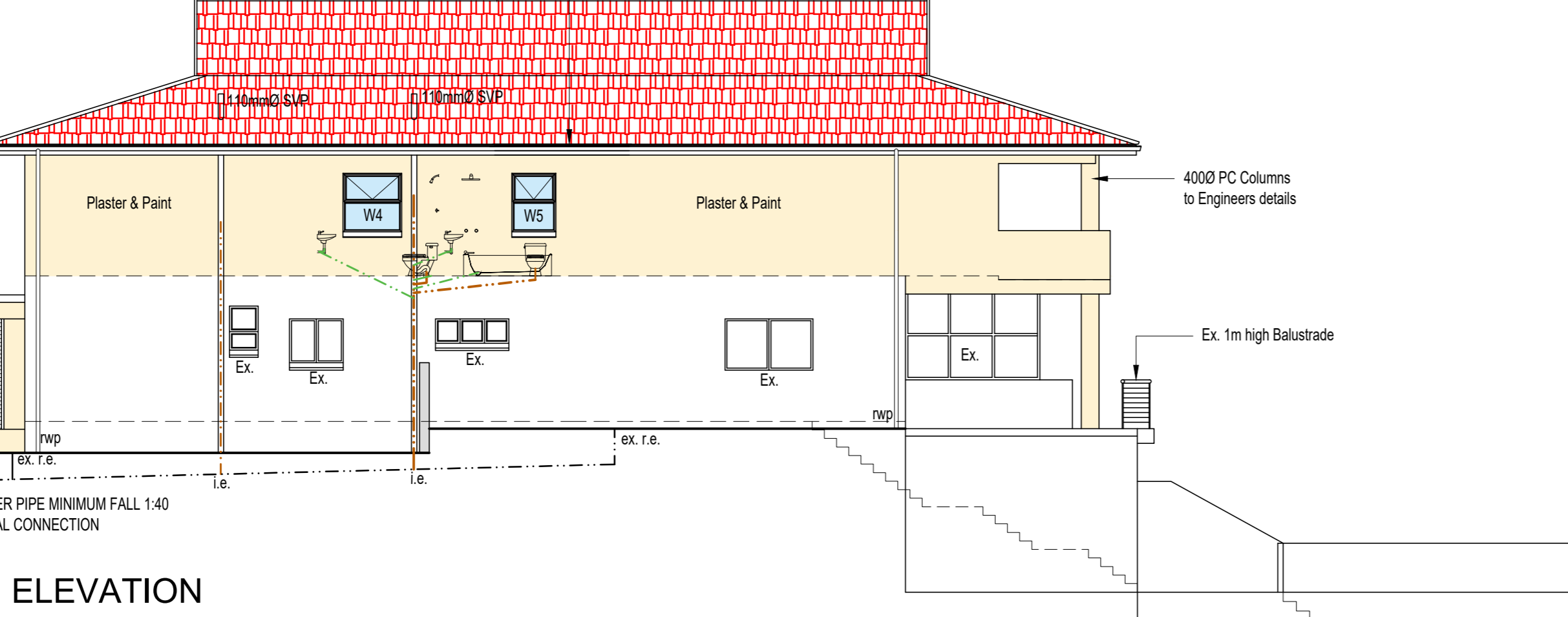


ROOF PLAN
SCALE 1 : 100

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.

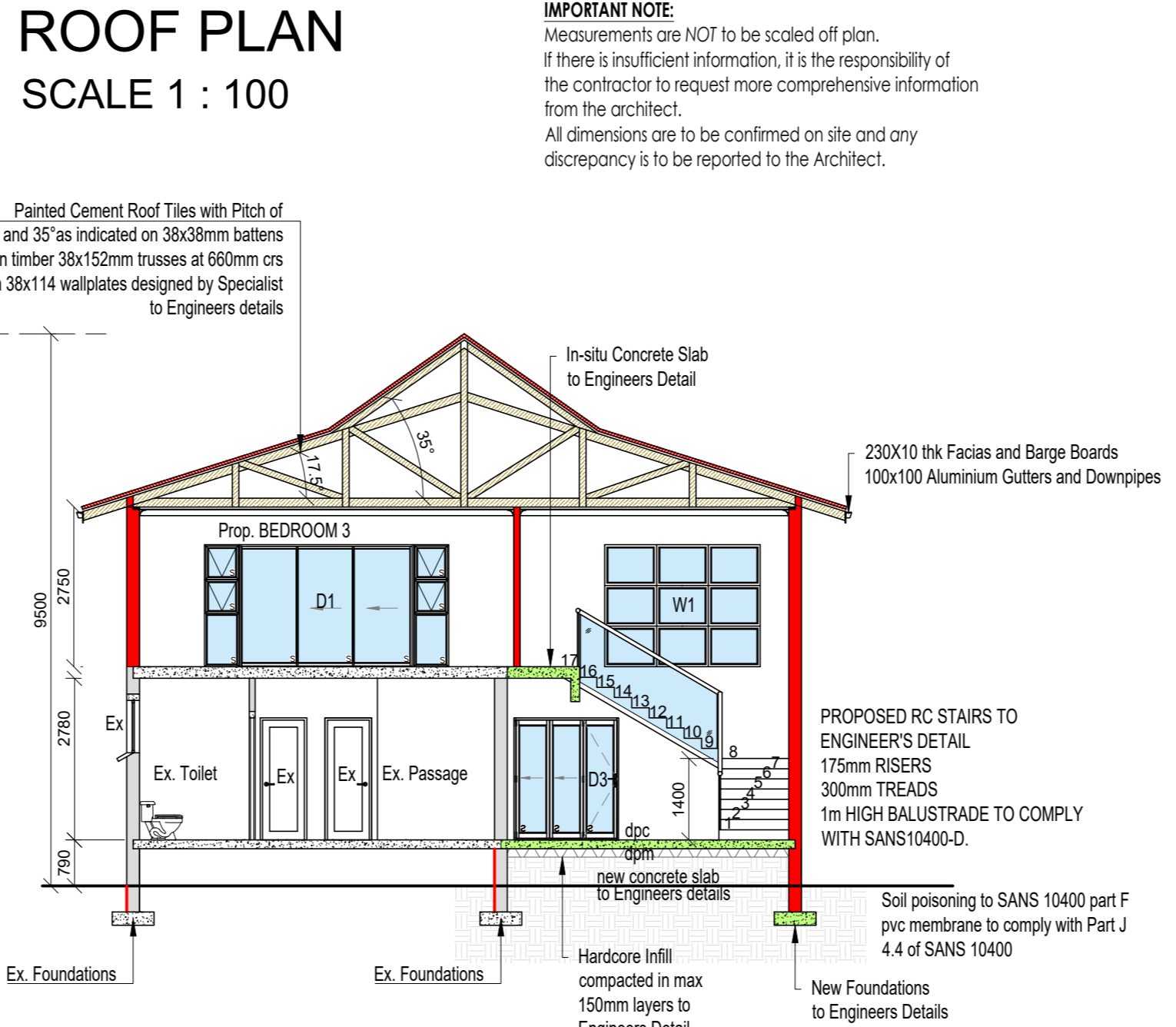


NORTH EAST ELEVATION
SCALE 1 : 100



SOUTH WEST ELEVATION
SCALE 1 : 100

WATER HEATING:
SABS APPROVED SOLAR PANELS HEATING 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. 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 NEW ELECTRIC GEYSER TO DWELLING EXTENSION. HOT WATER CONSUMPTION PER DAY PER PERSON 25 LITERS.



SECTION A : A
SCALE 1 : 100

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 STEED 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.

FLOORS:
FLOOR FINISH AS PER FLOOR PLAN ON MIN 100mm CONCRETE SURFACE BED REINFORCED WITH BRC MESH ON 375 MIC USB GREEN DAMPPROOF MEMBRANE ON 50mm BLINDING LAYER OF CLEAN RIVER SAND ON 150mm HARCORE. SOIL POISONING 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 BITUMEN 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. 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.

ROOF:
ROF TILES TO MATCH EXISTING AT 17.5° OR 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 114x38 GRD 6 OR AS SPECIFIED
KING & QUEEN POSTS 114x38 GRD 6 OR AS SPECIFIED
3 x M16 BOLTS NUTS & WASHERS PER CONNECTION
MAX TRUSS SPACING 660MM CRS
ON 76x114 WALL PLATES - 2x 40 GALV. WIRE
TRUSS TIES BUILT INTO BRICKWORK MIN 4 COURSES
PER TRUSS END AS PER SABS ROOF SPECIFICATION.
ANY ROOF WHICH TO COMPLY WITH PART L OF SANS 10400 AND COMPLY WITH LOCAL AUTHORITIES BYLAWS. ENGINEERING GANG NAIL SPECIFICATION AND ERRECTED AND CERTIFIED BY ROOF SUPPLIERS ENGINEERS. STANDARD FINISHERS TO MATCH EXISTING:
230x10 FIBRE CEMENT FACIAS AND BARGE BOARDS
100x100 POWDER COATED ALUMINIUM GUTTERS AND DOWNPIPE.
38x38 SA PINE CEILING BATTENS AT +/- 600CRS TO SUPPORT SKIMMED CEILING BOARD. DECOR CORNICE TO MATCH EXISTING OR TO OWNERS CHOICE.

WATERPROOFING:
WATERPROOFING TO BE DONE BY QUALIFIED PERSON TO MANUFACTURER'S SPECIFICATIONS DERIGUM 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:
I.E.'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS. RE'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.

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 STIPULATIONS 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. 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. RAFTERS MUST BE BOLTED AT ALL JUNCTIONS. PURLIN-RAFTERS 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 AS PER WINDOW & DOOR SCHEDULE.

Notes:
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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

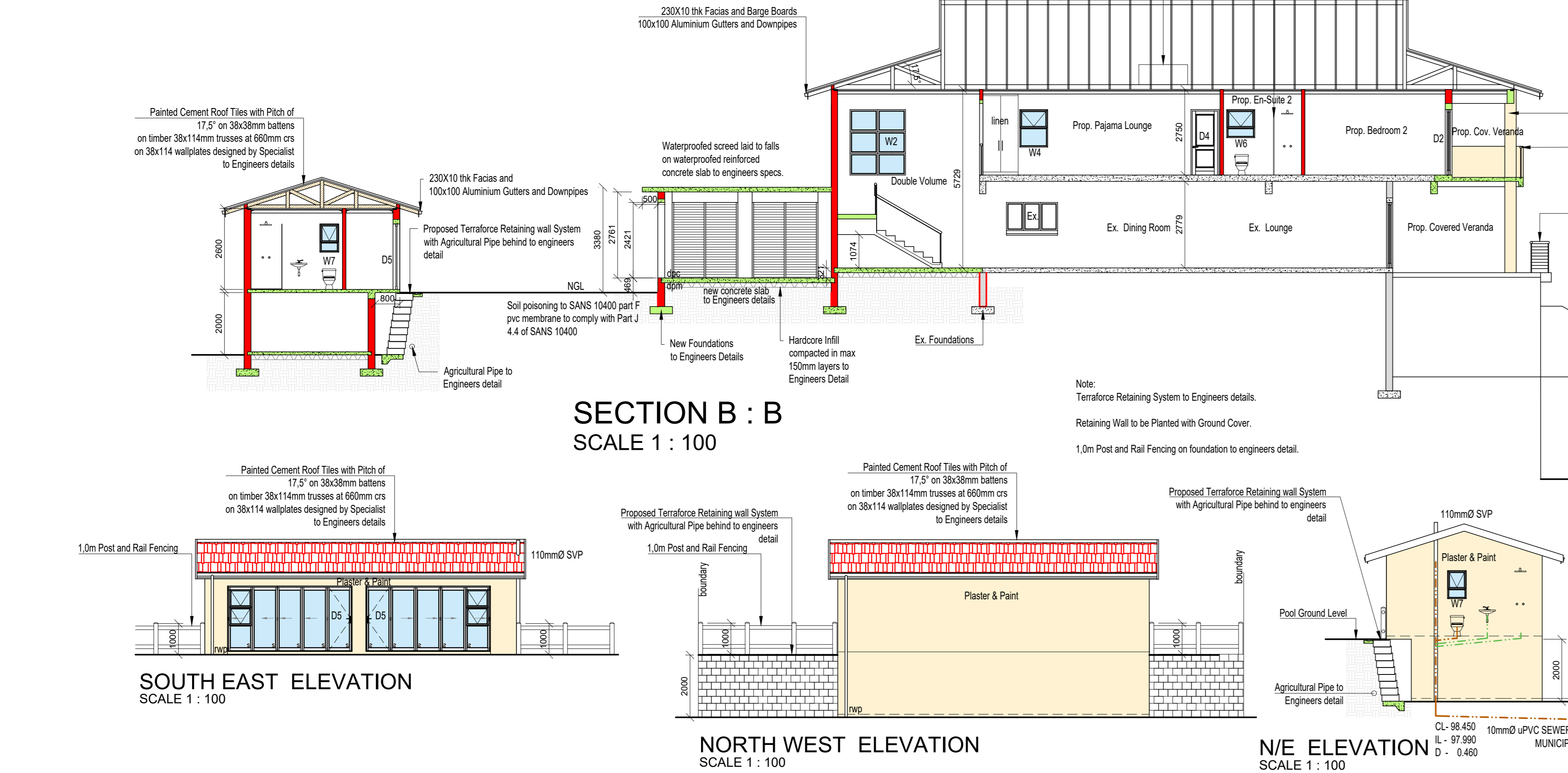
SECTIONS & ELEVATIONS

14 Sedgewick Circle - Mount Edgecombe - Phone: 083 226644
Email: jorge@jbn-designs.co.za

Project Title:
PROP. ADDITIONS & ALTERATIONS
Por 10 of ERF 679
of BLUFF
For: VEDTRANS C.C.
68 MARINE DRIVE, BLUFF
Drawing Title:
SUBMISSION DRAWINGS

Scale: 1 : 100 | Date: 15/08/2021 | Drawn: J NICOLAU | Checked: G.C.

GLAZING TO COMPLY WITH PART N OF SANS 10400 TABLE 1				DOOR & WINDOW SCHEDULE		ALL GLAZING TO COMPLY WITH SANS 204 TABLE 4	
CODE: SD1	CODE: D2	CODE: D3	CODE: D4	CODE: D5	CODE: D6	CODE: W1	CODE: W2
QUANTITY: 2	QUANTITY: 1	QUANTITY: 1	QUANTITY: 5	QUANTITY: 2	QUANTITY: 6	QUANTITY: 1	QUANTITY: 1
IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS
GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM
AREA: 6.30m²	AREA: 5.04m²	AREA: 3.78m²	AREA: 1.89m²	AREA: 8.40m²	AREA: 2.72m²	AREA: 1.89m²	AREA: 0.54m²
CODE: W1	CODE: W2	CODE: W3	CODE: W4	CODE: W5	CODE: W6	CODE: W7	CODE: W8
QUANTITY: 1	QUANTITY: 4	QUANTITY: 1	QUANTITY: 2	QUANTITY: 1	QUANTITY: 1	QUANTITY: 1	QUANTITY: 1
IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS	IRONMONGERY TO MANUFACTURERS SPECIFICATIONS
GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 6mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 4mm MONOLITHIC ANNEALED GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM	GLAZING: 4mm TOUGHENED SAFETY GLASS - ALL GLAZING FIXED PANE FRAME ALUMINIUM
AREA: 5.62m²	AREA: 3.75m²	AREA: 1.20m²	AREA: 1.89m²	AREA: 1.89m²	AREA: 0.81m²	AREA: 0.54m²	AREA: 0.54m²



SECTION B : B
SCALE 1 : 100

N/E ELEVATION
SCALE 1 : 100

S/W ELEVATION
SCALE 1 : 100

NORTH WEST ELEVATION
SCALE 1 : 100

SOUTH EAST ELEVATION
SCALE 1 : 100