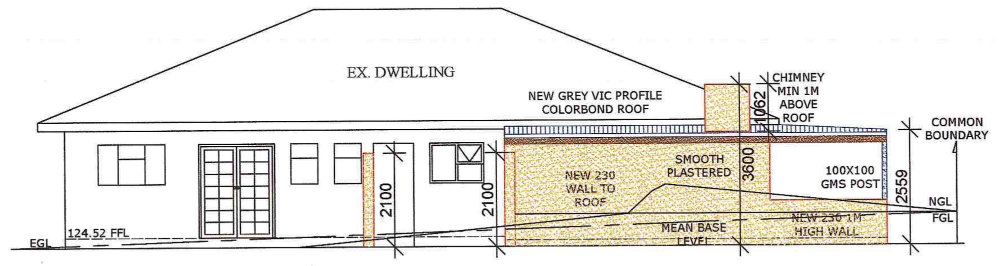
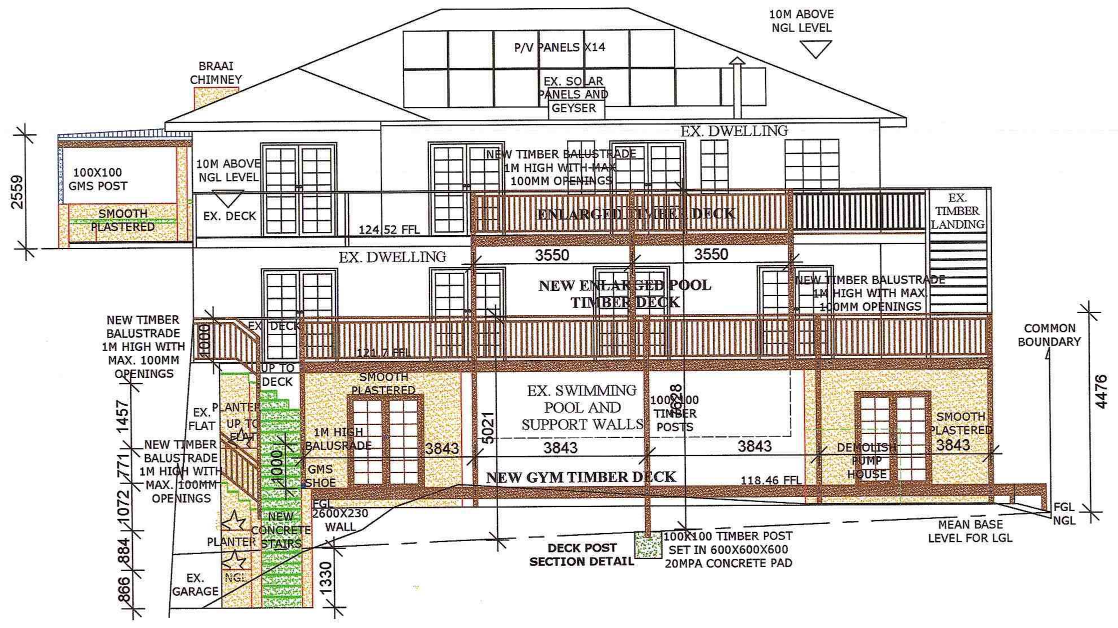
PROPOSED ALTERATIONS AND ADDITIONS TO ERF 1819 (PHASE 2)

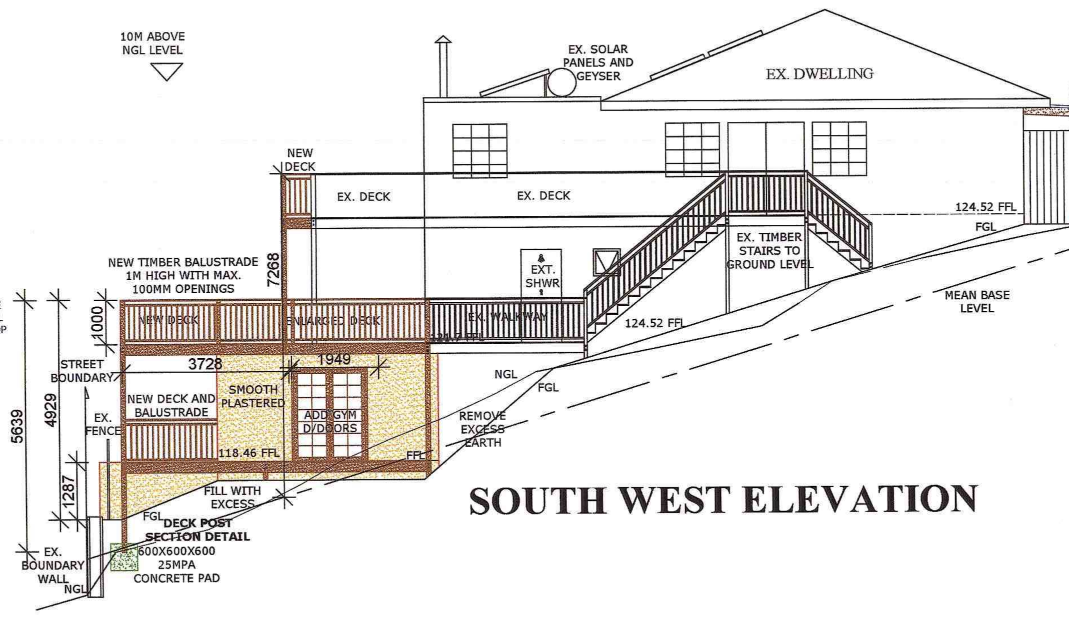
ELEVATIONS



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



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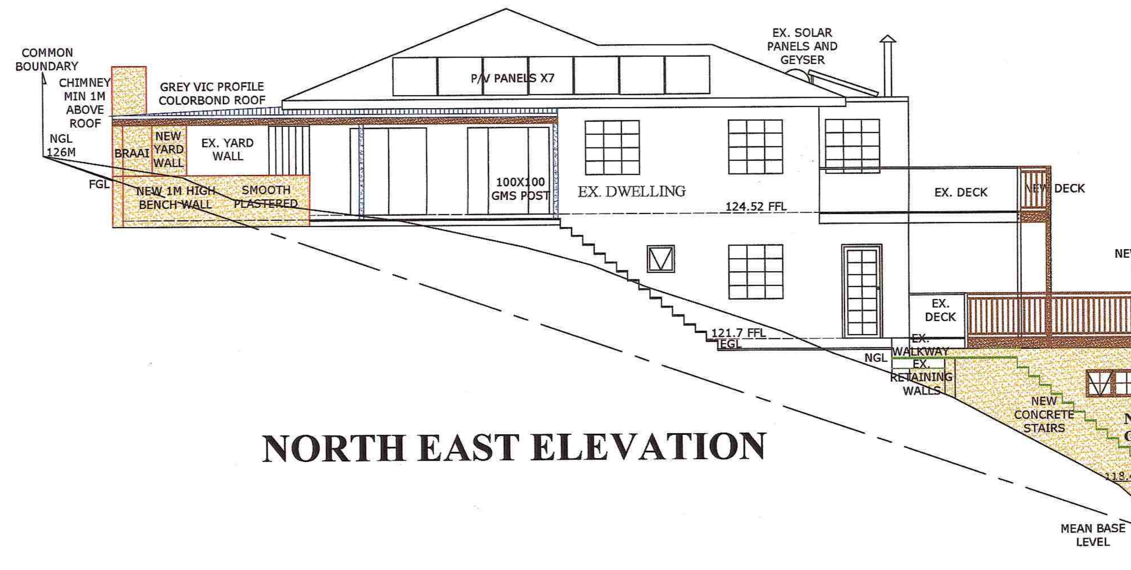
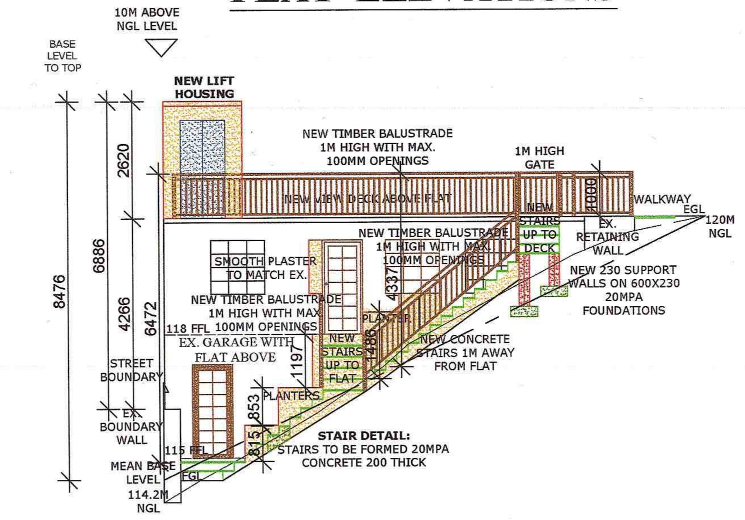
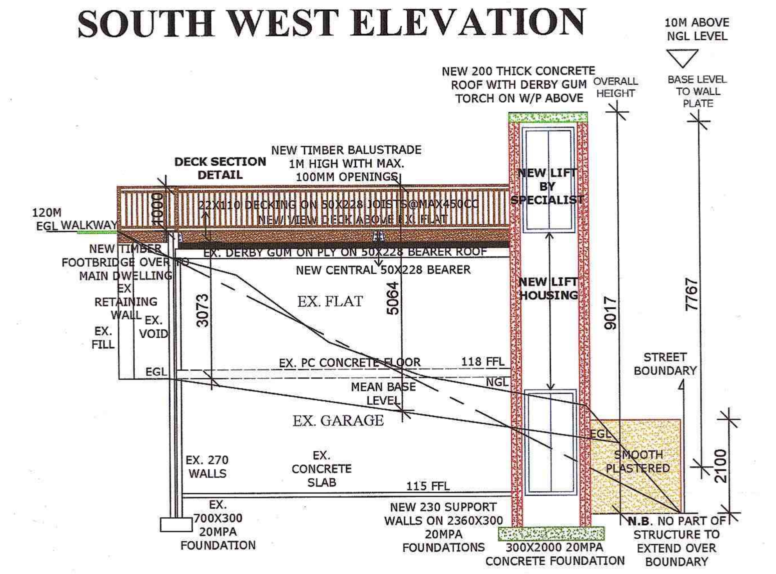


NORTH EAST ELEVATION

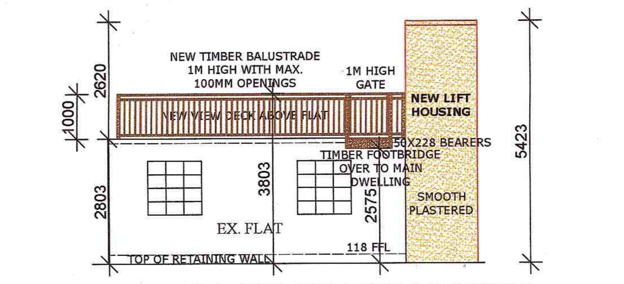
FLAT ELEVATIONS



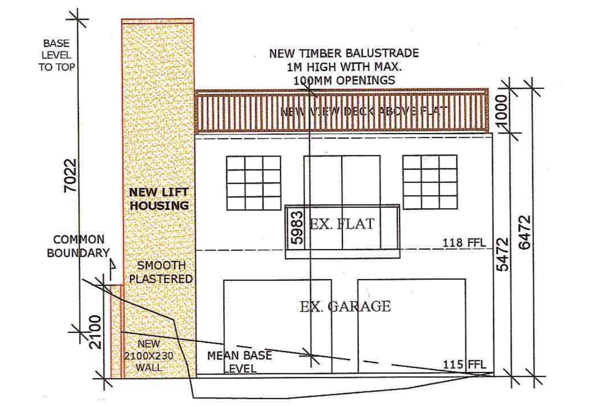
SOUTH WEST ELEVATION



NORTH EAST ELEVATION AND SECTION D-D



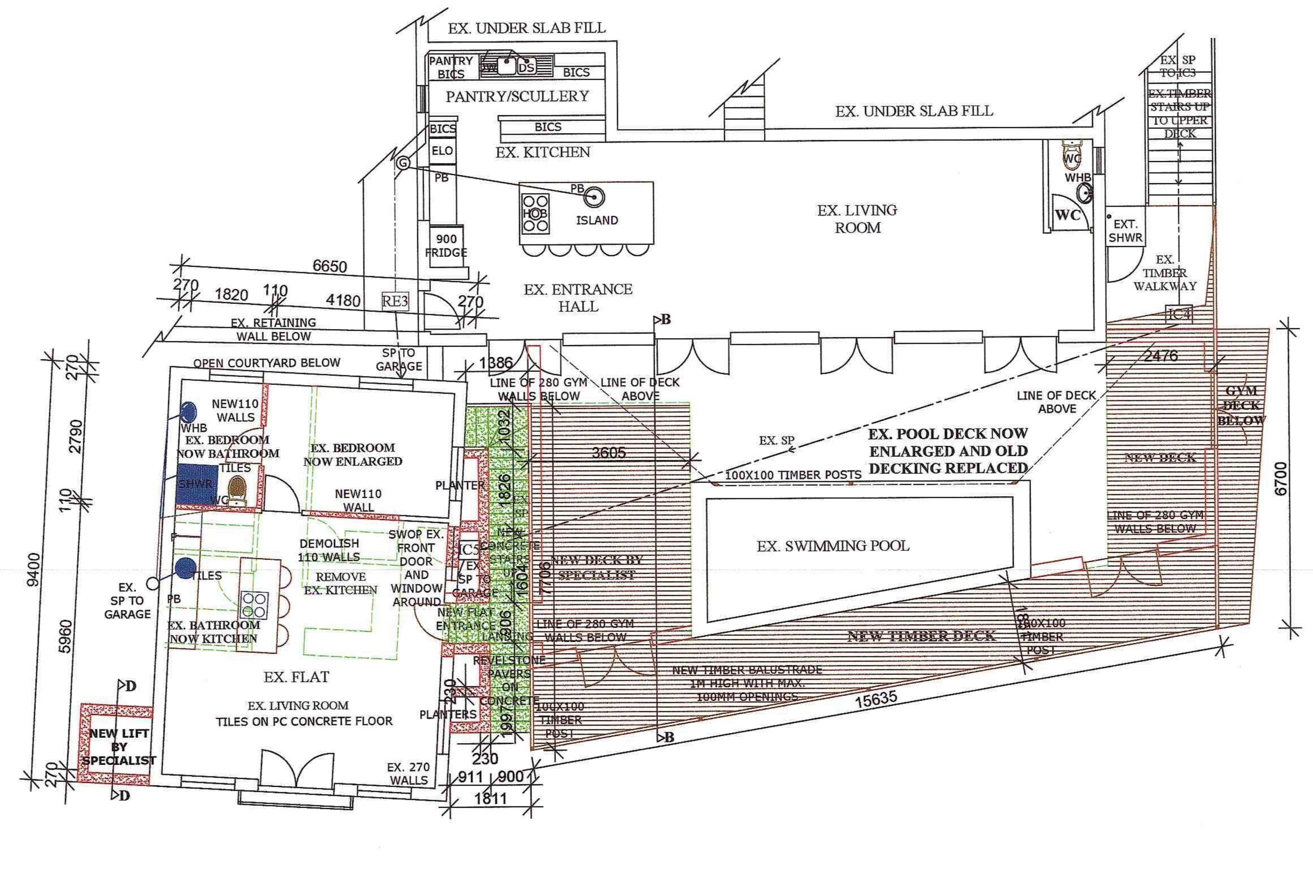
SOUTH EAST ELEVATION



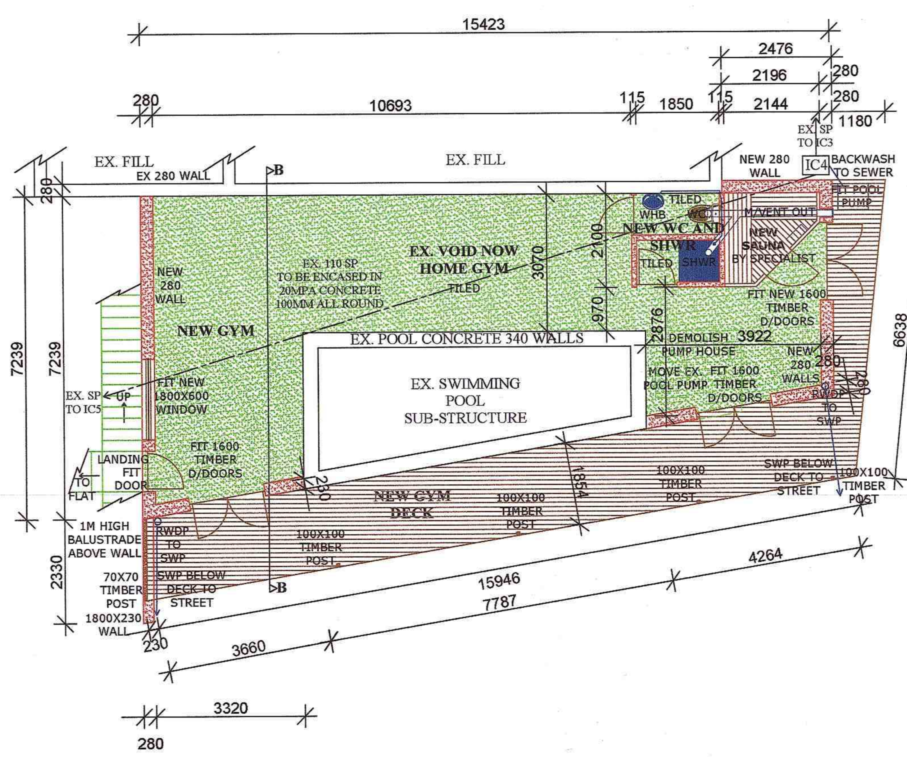
NORTH WEST ELEVATION

LAYOUTS

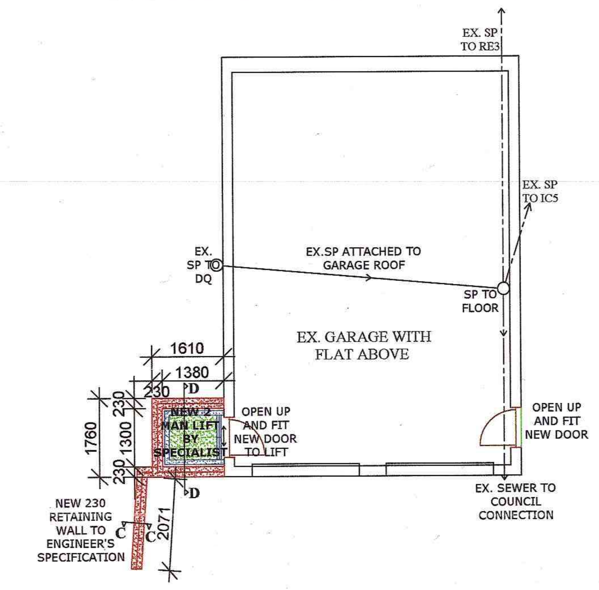
SITE AND FIRST STOREY LAYOUT PLAN



GROUND STOREY LAYOUT PLAN

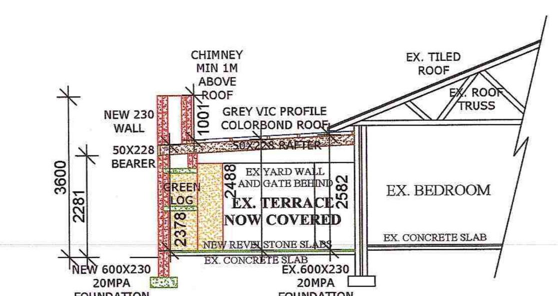


LOWER GROUND STOREY LAYOUT PLAN

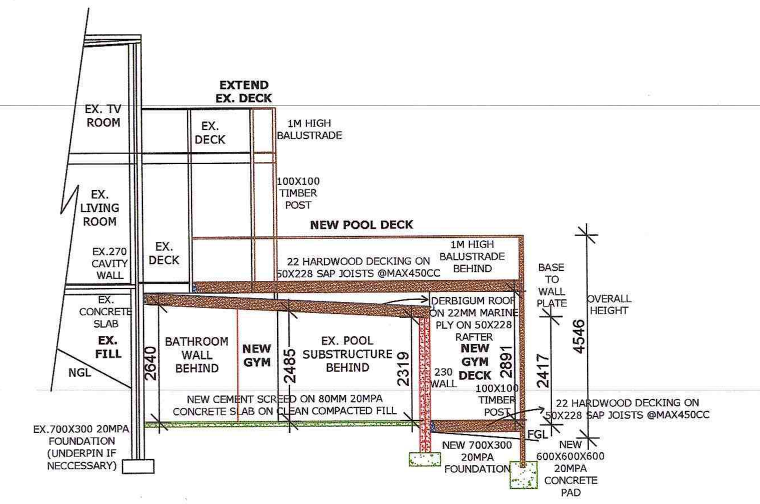


STREET LEVEL LAYOUT PLAN

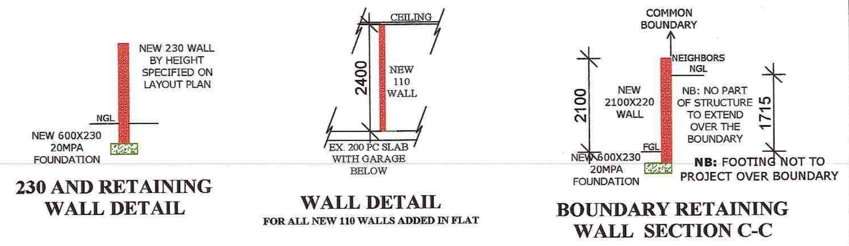
SECTIONS



SECTION A-A



SECTION B-B

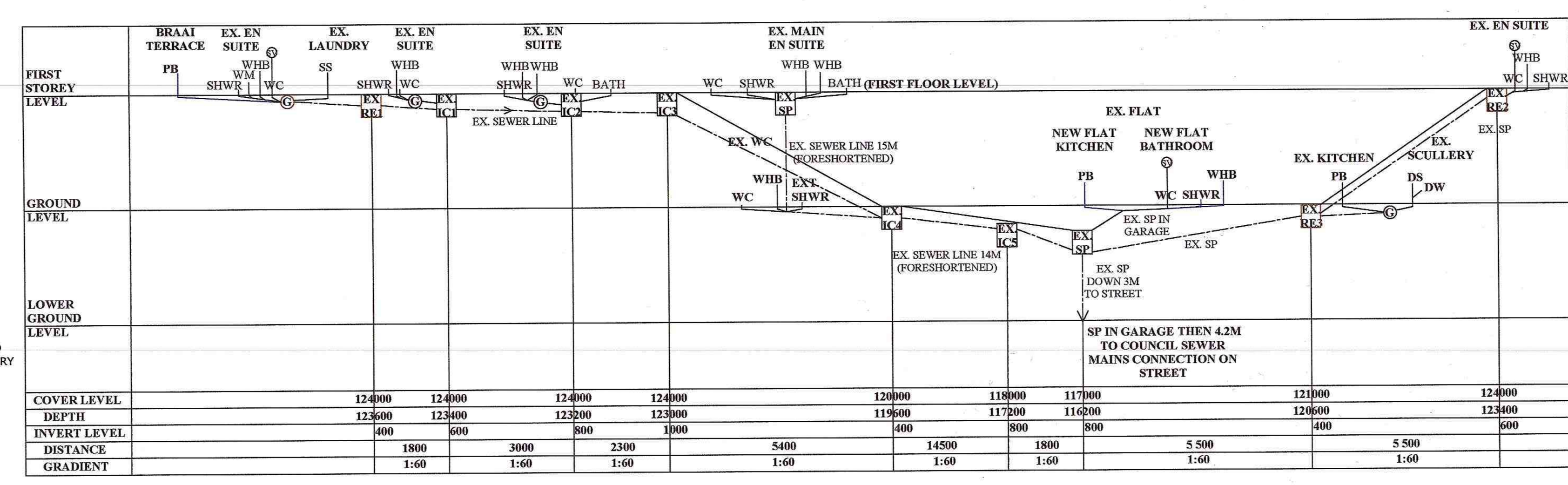


230 AND RETAINING WALL DETAIL

WALL DETAIL
FOR ALL NEW 110 WALLS ADDED IN FLAT

BOUNDARY RETAINING WALL SECTION C-C

WALL SECTIONS



DRAINAGE SECTION

NB BUILDING NOTES:

NOTE: ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS, COMPLY WITH LOCAL MUNICIPAL REGULATIONS AND REQUIREMENTS AND THE SANS 10400 STANDARDS. ALL BUILDING MATERIALS USED TO BE SABS APPROVED AND ALL TIMBER TO CONFORM TO SANS 10082 STANDARDS.

GENERAL NOTES AND BUILDING SPECIFICATIONS:

FOUNDATIONS:
FOUNDATIONS TO BE 20MPA 600X230 CONCRETE 450 BELOW NGL. BELOW GROUND LEVEL SUPPORT WALLS TO HAVE 700X300 20MPA FOUNDATIONS WITH AGRICULTURAL DRAIN BEHIND. DECK POSTS TO BE SET INTO 600X600X600 25MPA CONCRETE PADS.

FLOORS:
30MM 20MPA CEMENT SCREED ON 80MM 20MPA CONCRETE SLAB ON 350MICRON DPC ON CLEAN COMPACTED FILL. NEW FLOOR FINISHES AS PER LAYOUT PLANS.

DECKING: TO BE 22MM HARDWOOD PLANKS STAINLESS STEEL SCREWED ONTO 50X228 SAP TIMBER BEARERS AT MAX 450CC FIXED TO WALLS AND 50X228 BEARERS WITH GMS TRUSS HANGERS AND MIN 2X10MM SS BOLTS. BEARERS TO BE FIXED TO 100X100 TIMBER POSTS WITH MIN 2X10MM SS BOLTS. TIMBER BALUSTRADES TO BE MIN 1M HIGH WITH OPENINGS NO MORE THAN 100MM. ALL SAP TIMBER TO BE TREATED AND PAINTED WITH TWO COATS OF TIMBER SEALER.

STAIRS:
TIMBER AND CONCRETE STAIRS TO HAVE 250 TREADERS AND 200 RISERS WITH TIMBER BALUSTRADES TO BE MIN 1M HIGH WITH OPENINGS NO MORE THAN 100MM. CONCRETE STAIRS TO BE FORMED WITH 25MPA CONCRETE MIN 200 THICK ON 350 MICRON DPC ON CLEAN COMPACTED FILL. STAIRS TO BE FINISHED WITH REVELSTONE SLABS.

WALLS:
NEW WALLS TO BE 280 THICK FOR ENTRANCE AND ALL OTHER WALLS TO BE 230 THICK AND INTERNAL WALLS TO BE 110 THICK USING STD CEMENT STOCK BRICK SMOOTH PLASTERED TO MATCH EX WALLS. GMS BRICK-FORCE TO BE USED FOR ALL BRICK WALLS EVERY FOUR COURSES AND EVERY COURSE OVER OPENINGS. MIN 4 WIRE TIES PER M2 TO BE USED FOR ALL 230/280 WALLS. CONCRETE PRECAST LINTELS OVER ALL OPENINGS AND STEEL I-BEAMS TO BE USED OVER ALL SUPPORT WALL OPENINGS AS PER ENGINEER'S SPECIFICATION. DAMP COURSE TO BE USED OVER TOP AND AROUND THE SIDES OF EXTERNAL DOORS AND WINDOWS. ALL NEW WALLS TO BE PRIMED AND PAINTED WITH TWO COATS OF GOOD QUALITY PVA.

ROOFS AND CEILINGS:
LEAN TOS:
ROOF TO BE GREY DERBY GUM TORCH ONTO 22MM MARINE PLY ON 50X228 TIMBER RAFTERS @ MAX 600CC @ 3 DEG PITCH FIXED TO WALLS WITH TRUSS HANGERS. GYM CEILING TO BE STD RHINO AND CRETE SKIMMED CEILINGS FIXED BELOW NEW RAFTERS WITH 38X38 BATTENS @ MAX 450CC. RAFTER SPACE TO BE FILLED WITH MIN 200MM R3 RATED FIBER INSULATION.

WINDOWS AND DOORS:
SWARTLAND TIMBER OR SIMILAR DOORS AND WINDOWS TO BE USED TO MATCH EXISTING. GLAZING TO BE 6.38MM SAFETY GLASS FOR ALL OPENINGS LESS THAN 500 ABOVE FLOOR, OR ADJOINING DOORS, OTHERWISE 4MM. FENESTRATION COMPLIES WITH SANS 10400 PART N REGS AS LESS THAN 15% OF FLOOR AREA WITH NORTH SHADING PROVIDED TO CONFORM TO REGS.

DRAINAGE:
ALL DRAINAGE TO COMPLY WITH MUNICIPAL AND SANS 10400 REGS. SOIL PIPES PIPES TO BE 110 PVC WITH SOIL VENTS AS NEEDED AND WASTE PIPES TO BE 50MM. ALL NEW PLUMBING TO TIE INTO EXISTING RETICULATION SYSTEM. ALL NEW WCS TO BE DUAL FLUSH AND ALL HOT WATER PIPES TO BE INSULATED WITH MIN R3 70MM FOAM INSULATION AND HEATING TO BE FROM EX. SOLAR PANELS FACING NW FEEDING EXT. 250L GEYSER. ALL 110 SOIL PIPES TO BE ENCASED IN MIN 100MM 20MPA CONCRETE ALL ROUND WHEN BENEATH WALLS OR SLABS.

NB: ALL MEASURES IN MM UNLESS STATED OTHERWISE

COUNCIL NOTES:

Project Details:
Alterations and additions to existing dwelling for owner la Baia LTD of erf 1819, 20 Rontree Ave, Camps Bay.
Ph 0738995913

[redacted]

[redacted]

Date	Scale	Drawing no.
19-08-2017	1:100	01-2017

Owner's signature: 19-8-2017

Designer's signature: 19/8/2017

Notes:
TOTAL ERF: 747 M2