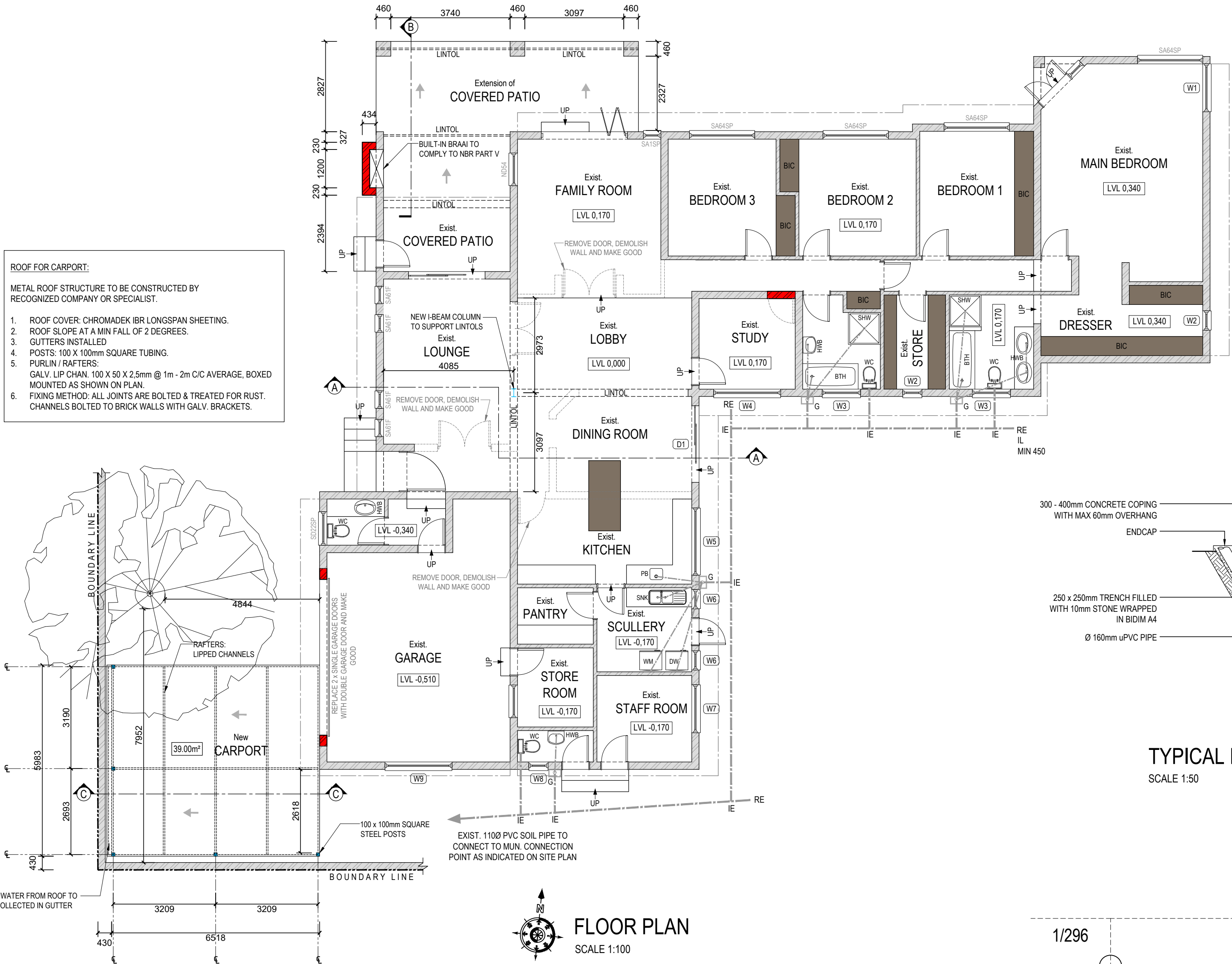
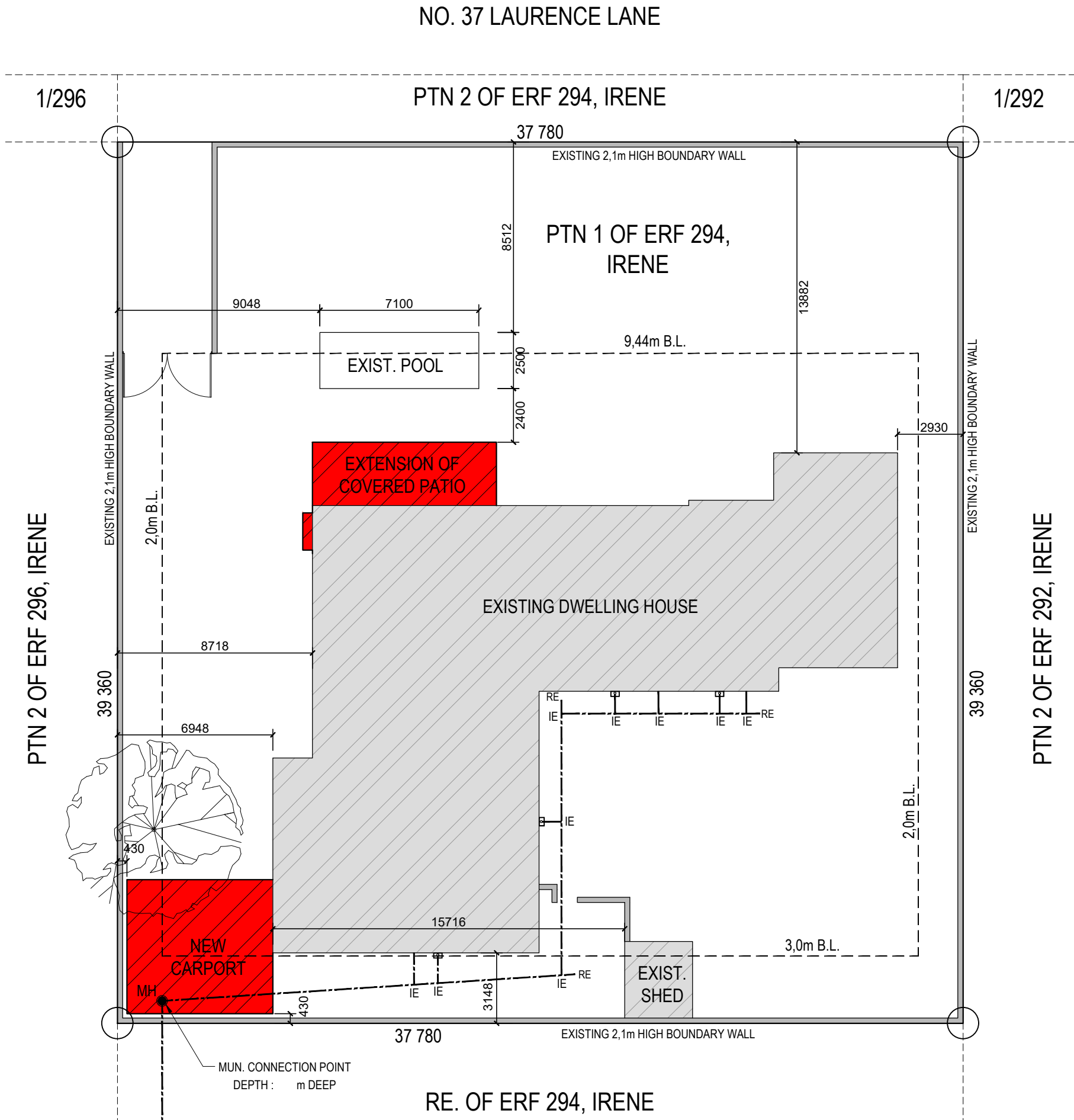




TYPICAL FIBREGLASS POOL SECTION

SCALE 1:50



SITE PLAN

SCALE 1:200

DAMP-PROOF COURSE

PROVIDE DPC UNDER AND ABOVE ALL WINDOWS AND DOORS ACCORDING TO DETAILS. 375 MICRON DPC UNDER ALL WALLS AND 250 MICRON DPC UNDER ALL CONCRETE SURFACE BEDS, IN ACCORDANCE TO SANS 10400 PART K.

ELECTRICAL NOTE:

THE ELECTRICAL INSTALLATION MUST BE DONE BY A CERTIFIED ELECTRICAL CONTRACTOR IN STRICT ACCORDANCE WITH ALL MUNICIPAL BYLAWS AND THE RELEVANT SANS CODES.

FIREPLACES, BRAAIS AND CHIMNEYS:

SPECIFIED PRODUCTS TO BE BUILT IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS. CHIMNEY TO PROTRUDE 1 000mm ABOVE HIGHEST POINT OF CONTACT WITH ROOF OR 600mm FROM THE RIDGE OR ON A FLAT ROOF, IN ACCORDANCE TO SANS 10400 PART V.

FLOOR FINISHES:

SELECTED FLOOR FINISH ON 25mm THICK CEMENT SCREED ON 85mm THICK CONCRETE SURFACE BED ON 250 MICRON DPC WITH TAPED OVERLAPS ON COMPACTED FILL IN LAYERS NOT EXCEEDING 150mm THICK COMPACTED TO 90% MOD AASHTO. IN ACCORDANCE TO SANS 10400 PART J.

BALCONIES TO HAVE DERBIGUM OR SIMILAR APPROVED WATERPROOFING ON CEMENT SCREED @ MINIMUM SLOPE OF 1:100 WITH TILES LAID ON TOP AS PER ABOVE.

FOUNDATIONS

ALL FOUNDATIONS SHOULD BE TO ENGINEER'S DESIGN AND SPECIFICATION. IF AN ENGINEER IS NOT INVOLVED, THE FOLLOWING PARAMETERS FOR STRIP FOUNDATION SIZES MUST BE USED FOR NORMAL SOIL CONDITIONS:

EXTERNAL: 230mm WALL, SINGLE STOREY: MIN 600 X 300mm
EXTERNAL: 230mm WALL, DOUBLE STOREY: MIN 750 X 400mm
INTERNAL: 115mm WALL, MIN 600 X 300mm

TOP OF FOUNDATION TO BE MINIMUM 255mm BELOW NATURAL GROUND LEVEL (NGL).

GENERAL ROOF NOTE:

AS PER ROOF PLAN, STRUCTURE TO BE DESIGNED BY CERTIFIED TRUSS MANUFACTURER TO ENGINEER'S APPROVAL. SPECIALIST TO PROVIDE SHOP DRAWINGS & CALCULATIONS FOR ENGINEER'S APPROVAL. PROVIDE COMPLIANCE CERTIFICATE AFTER COMPLETION OF INSTALLATION.

IMPORTANT: SEE SECTION FOR WALLPLATE HEIGHT AND ROOF PITCH.

CONCRETE ROOF TILES:

STANDARD CONCRETE ROOF TILES ON 38 X 38mm SA PINE BATTENS @ 320mm CENTRES ON SA PINE GANGNAIL TRUSSES @ MAXIMUM 750mm CENTRES ON 38 X 14mm SA PINE WALLPLATE.

MANUFACTURER'S SPECIFICATIONS TO BE FOLLOWED FOR WATERPROOFING MEMBRANES UNDER TILES FOR ROOFS WITH A PITCH LOWER THAN 17.5 DEGREES.

STEEL SHEETING:

GALVANISED S-PROFILE / L.B.R. / CHROMADEK SHEETING ON 50 X 75mm SA PINE BATTENS @ MAXIMUM 900mm CENTRES ON SA PINE TRUSSES @ MAXIMUM 850mm CENTRES ON 38 X 14mm SA PINE WALLPLATE.

REINFORCED CONCRETE ROOF SLAB:

ALL REINFORCED CONCRETE ROOF SLABS TO BE DESIGNED BY THE APPOINTED STRUCTURAL ENGINEER AND BUILT IN ACCORDANCE WITH HIS SPECIFICATIONS.

DERBIGUM OR SIMILAR APPROVED WATERPROOFING ON CEMENT SCREED @ A MINIMUM SLOPE OF 1:100 TO OUTLET IN WALL OR SLAB AS DETAIL.

IMPORTANT: ALL TYPES OF ROOF TO BE CONSTRUCTED IN ACCORDANCE TO SANS 10400 PART L.

GEYSER NOTE:

PLEASE NOTE: HOTWATER CYLINDER TO BE ACCORDING TO SABS 0254

WINDOW SILLS:

EXTERNAL: BRICK ON EDGE (BOE) WITH DAMP PROOF COURSE (DPC) UNDER OR FACE BRICK SILLS OR PLASTERED STOCK BRICK AS PER DETAIL.

GLASS SPECIFICATION:

GLASS THICKNESS: 0 - 0.75 m² = 3mm THICK
0.75 - 1.50 m² = 4mm THICK
1.50 m² AND LARGER = 6mm THICK

SAFETY GLASS IN ALL DOORS AND WINDOWS WITH GLASS LOWER THAN 900mm ABOVE FFL AS PER SANS 10400 PART N.

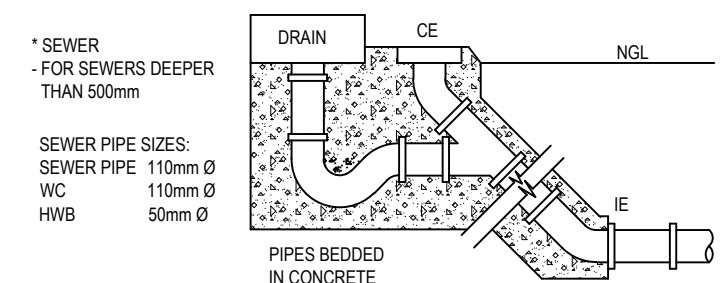
MARKERS ON ALL SLIDING DOORS.

SEWER NOTE:

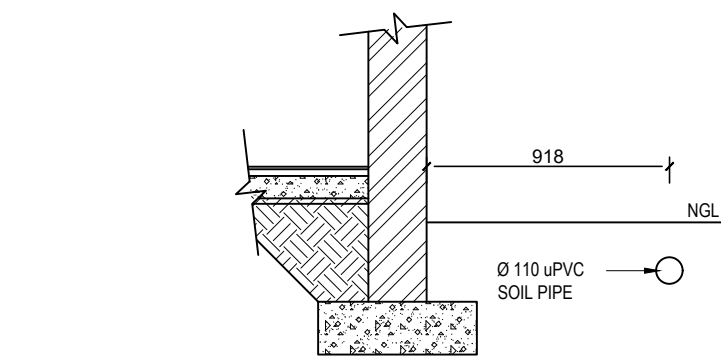
THE PLUMBING AND SEWER INSTALLATION MUST BE DONE BY A CERTIFIED PLUMBING CONTRACTOR IN STRICT ACCORDANCE WITH ALL MUNICIPAL BYLAWS AND THE RELEVANT SANS CODES.

ALL SEWER PIPES TO BE IN STRAIGHT LINE BETWEEN POINTS. ALL UNDERGROUND SEWER PIPES MUST BE MIN. 110mm Ø uPVC PIPE WITH FALL MIN. 1:40 TO MUNICIPAL SEWER CONNECTION. ALL SEWER PIPES UNDER/AT/BUILDINGS MUST HAVE IN-SITU CONCRETE CASING WITH MIN. 100mm COVER AROUND PIPE. WHERE SEWER PIPES PASS UNDER FOUNDATIONS, STEEL RE-INFORCEMENT TO BE USED IN FOUNDATIONS.

PLEASE NOTE: ANT-VAC TRAPS ON ALL SEWER INSTALLATIONS ON ALL FLOORS AND BRASS TRAPS FOR ALL SHOWERS.



DETAIL '918'



STAIR NOTE

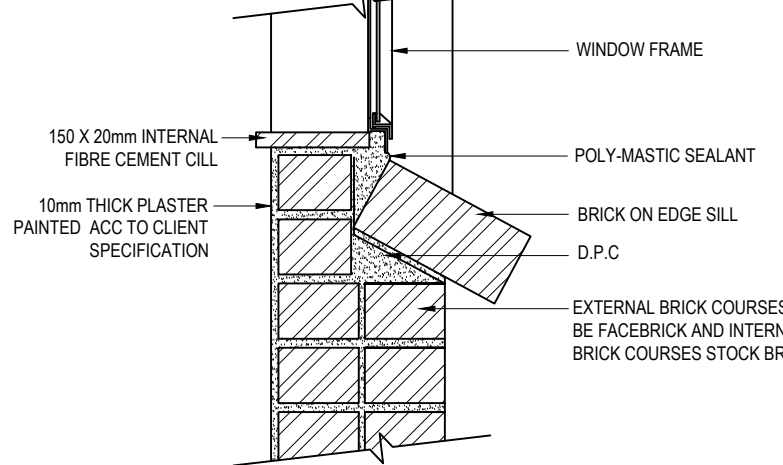
25mm CEMENT SCREED ON CONCRETE STAIRS ACCORDING TO ENG. DETAILS WITH MAX. 200mm RISERS AND MIN. 25mm TREADS.

MIN. 1 000mm HIGH BALUSTRADE AS PER SANS 10400 PART M.

CONCRETE STAIR AS PER ENGINEER DETAILS AND SPECIFICATIONS.

HEADROOM = 2100mm MIN FROM PITCH TO UNDERSIDE OF CEILING. STRAIGHT FLIGHT OF STAIRS SHALL HAVE VERTICAL RISE OF NO MORE THAN 3m BETWEEN LANDINGS. NO TREAD SHALL OVERLAP NEXT LOWER STEP BY LESS THAN 25mm. NO MORE THAN 3 WINDERS ALLOWED PER FLIGHT OF STAIRS AND NOT ALLOWED TO TURN MORE THAN 90 DEGREES.

TYPICAL SILL DETAIL



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SETTING OUT NOTE:

THE CONTRACTOR MUST FAMILIARISE HIMSELF WITH THE SETTING OUT DIMENSIONS. IT IS ADVISABLE THAT A REGISTERED LAND SURVEYOR BE USED FOR COMPLEX STRUCTURES ON SITES WITH STEEP GRADIENTS.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE CONSTRUCTION BEGINS.

PROPERTY DESCRIPTION:

37 LAURENCE LANE,
PTN 1 OF ERF 294, IRENE

AREA: 1487m²

AREA SCHEDULE :

	new	existing
EXISTING DWELLING HOUSE		359m²
EXISTING SHED		10m²
EXTENSION OF COVERED PATIO	24m²	
NEW CARPORT	39m²	
TOTAL:	63m²	369m²
TOTAL FLOOR AREA COVERED		432m²

SCHEDULE OF RIGHTS

AREA OF SITE	1487m²
COVERAGE ALLOWED	50%
ACTUAL AREA COVERED (432 / 1487) = 0.2905 X 100 = 29.05	29%
F.A.R. ALLOWED	0.5
ACTUAL F.A.R (432 / 1487) = 0.2905	0.3

REVISIONS (NUMBER, DATE & DESCRIPTION):

0	03.10.2022	SUBMITTED FOR COUNCIL APPROVAL

SIGNATURE NEIGHBOUR: DATE:

SIGNATURE NEIGHBOUR: DATE:

SIGNATURE CLIENT: DATE:

SIGNATURE ARCHITECT: DATE:

SIGNATURE ENGINEER: DATE:

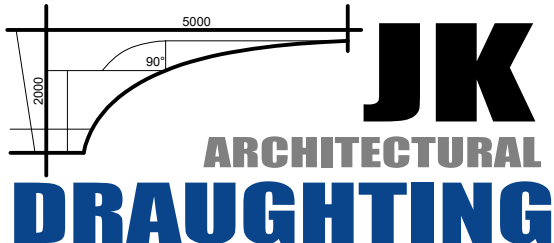
PROJECT:

ADDITIONS AND ALTERATIONS

TO : IRENE, PTN 1 OF ERF 294
(# 37 LAURENCE LANE)

FOR : TD WARNER

ARCHITECT:



JOHAN KRIEL CELL: 0814599112
johan@jkdraughting.co.za
SACAP REG: CAD 21549
J.J. NEL
SACAP REG: ST2418

DESCRIPTION:

SITE PLAN, FLOOR PLAN,
WINDOW & DOOR SCHEDULE,
DETAIL

DRAWING NUMBER:

SHEET 1 OF 2

SCALE: AS SHOWN	DRAWN: AS	REVISION: 0
DATE: SEP. 2022	CHECKED: JK	
SHEET SIZE: A1	CITY COUNCIL	ADDITIONS & ALTERATIONS