roof tiles to match existing on 38x38 battens on 250 micron underlay on nail plated timber rafters designed & certified by engineer with 22° pitch at 740 centres on 114x38 wallplate with trusses fixed using galvanised hoop iron ties tied down 6 courses into brickwork

fibre cement barge boards and fascias with aluminium gutters & downpipes fixed in accordance with manufacturers specifications

6.4mm gypsum ceiling board fixed to 38x38mm brandering at 400mm centres both ways with 70mm cornice

every third course of brickwork to be reinforced with brickforce in solid cement motar joints.

375 mic DPC to be provided to walls at slab level, under all cills and to parapets.

all finishes to match existing.

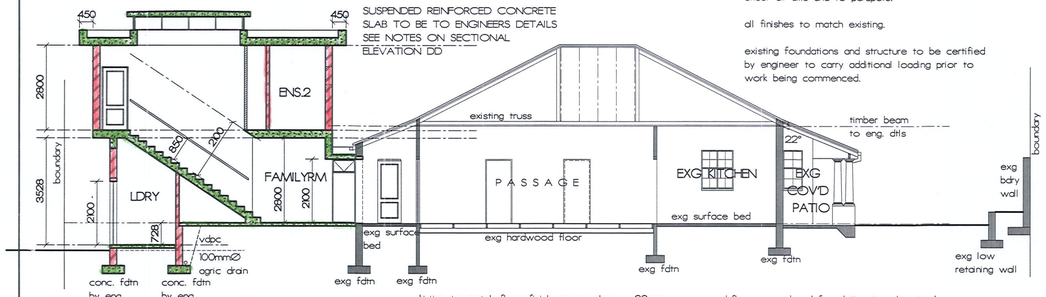
existing foundations and structure to be certified by engineer to carry additional loading prior to work being commenced.

flashing to be provided as per SANS 10400

precast lintels to be provided over all window & door openings and are to be supported for a minimum of 7 days after completion

lintels are to be set in mortar and have a minimum bearing of 350mm

ALL FOUNDATIONS, WALLS & LINTOLS ARE TO BE BY ENGINEER

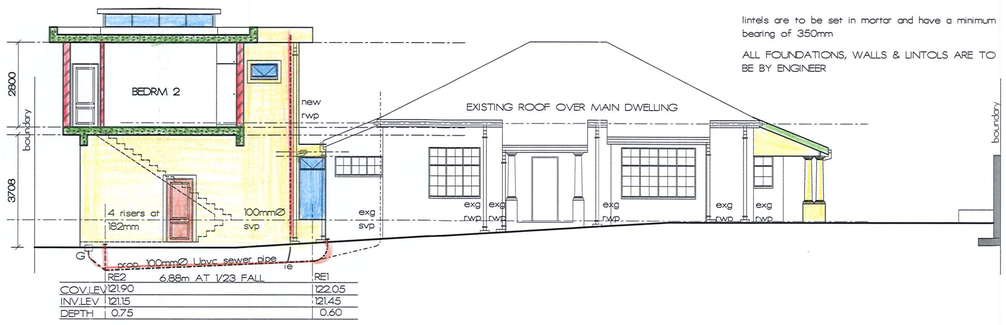


dll walls retaining earth are to be strictly to engineers details and to be constructed under his supervision

skirting to match floor finish as per plan on 30mm screed on 100mm concrete surface bed reinforced with 'BRC' weld mesh on 375mic USB green damproof membrane on 50mm blinding layer of clean river sand on 150mm hardcore.

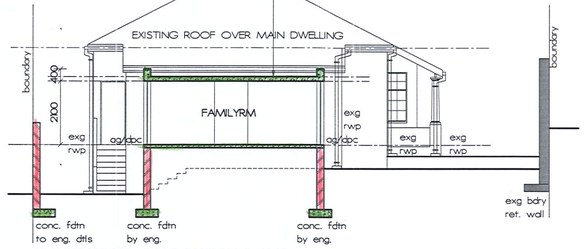
subfloor ground and foundation trenches to be poisoned with 'CHLORODANE' solution in accordance with SABS 'Codes of Practice' by specialist. all fill to be well compacted in layers not exceeding 150mm.

SECTION AA
SCALE 1:100



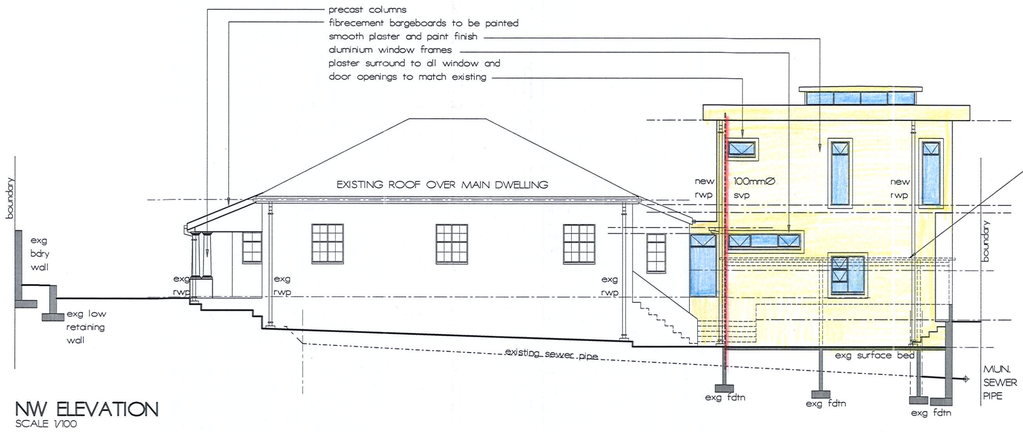
SECTION BB
SCALE 1:100

reinforced concrete suspended roof slab to professional engineers details with loose pebble finish on 'DERBIGUM SP' or similiar approved waterproofing to be laid by specialist to manufacturers specifications on 1:4 cement screed with minimum 38mm thickness laid to fall to fullbore outlets to go torainwater downpipes and to connect to surface water disposal system



SECTIONAL ELEVATION CC
SCALE 1:100

precast columns
fibrecement bargeboards to be painted
smooth plaster and paint finish
aluminium window frames
plaster surround to all window and door openings to match existing



EXISTING MAID'S QUARTERS TO BE DEMOLISHED - boundary walls are to be kept and reduced to remaining bdry wall height SE part retaining wall to be kept and new steps to be built

NW ELEVATION
SCALE 1:100

reinforced concrete suspended roof slab to professional engineers details with loose pebble finish on 'DERBIGUM SP' or similiar approved waterproofing to be laid by specialist to manufacturers specifications on 1:4 cement screed with minimum 38mm thickness laid to fall to fullbore outlets to go torainwater downpipes and to connect to surface water disposal system

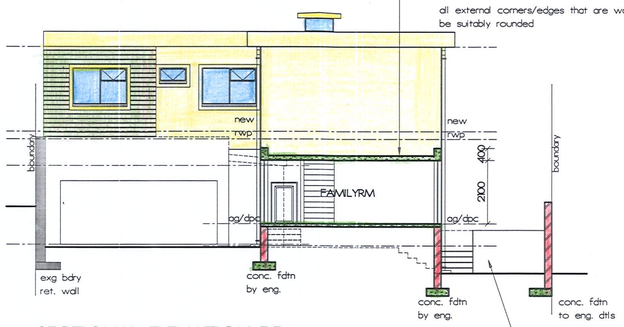
flat roof to have a min. fall of 1:80 or preferably 1:50 towards the external gutter; outlet or roof edge and drips to be provided beneath all concrete overhangs

170mm minimum upstand beams to be provided at all intersection between wall & roof structure. corner fillets to be minimum 75mm horizontally and vertically at parapet wall and slab intersections.

all concrete and/or screeded surfaces to be wooden trowelled to a smooth and even finish to the correct falls prior to waterproofing system being installed

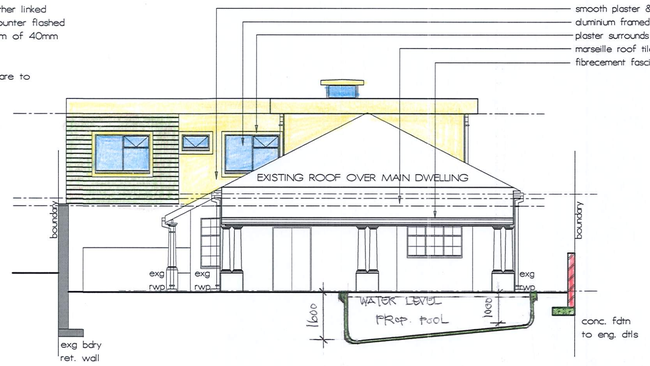
waterproofing turn ups against masonary to be either linked to the stepped damp proof course or shall be counter flashed with the same membrane and be cut to a minimum of 40mm into parapet wall to prevent delamination.

all external corners/edges that are waterproofed are to be suitably rounded

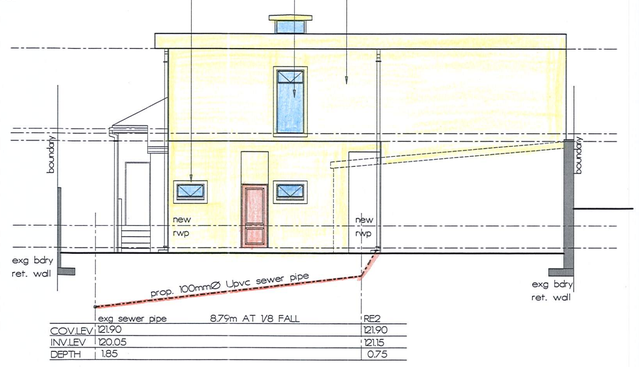


SECTIONAL ELEVATION DD
SCALE 1:100

smooth plaster & paint to match existing
aluminium framed windows
plaster surrounds to all windows to match existing
marseille roof tiles to match existing
fibrecement fascias to be painted



NE ELEVATION
SCALE 1:100



SW ELEVATION
SCALE 1:100

NAME	ADDRESS	TEL NO.	SIGNATURE
	5 ROSEANNE PLACE, ESSENWOOD	031 204 7487	
	15 NELSON ROAD, ESSENWOOD	0836591353	

client
S. RAMA & C. W. LEUNG

signature

project
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING

address
21 NELSON ROAD

cadastral description
PORTION 33 OF ERF 2125 DURBAN

metro acc. no. 836115/0735

DESIGN & drawing TECHNOLOGY
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scale	AS SHOWN
sheet no.	2/3
job no.	r21-22 wd02
date	23.11.2021