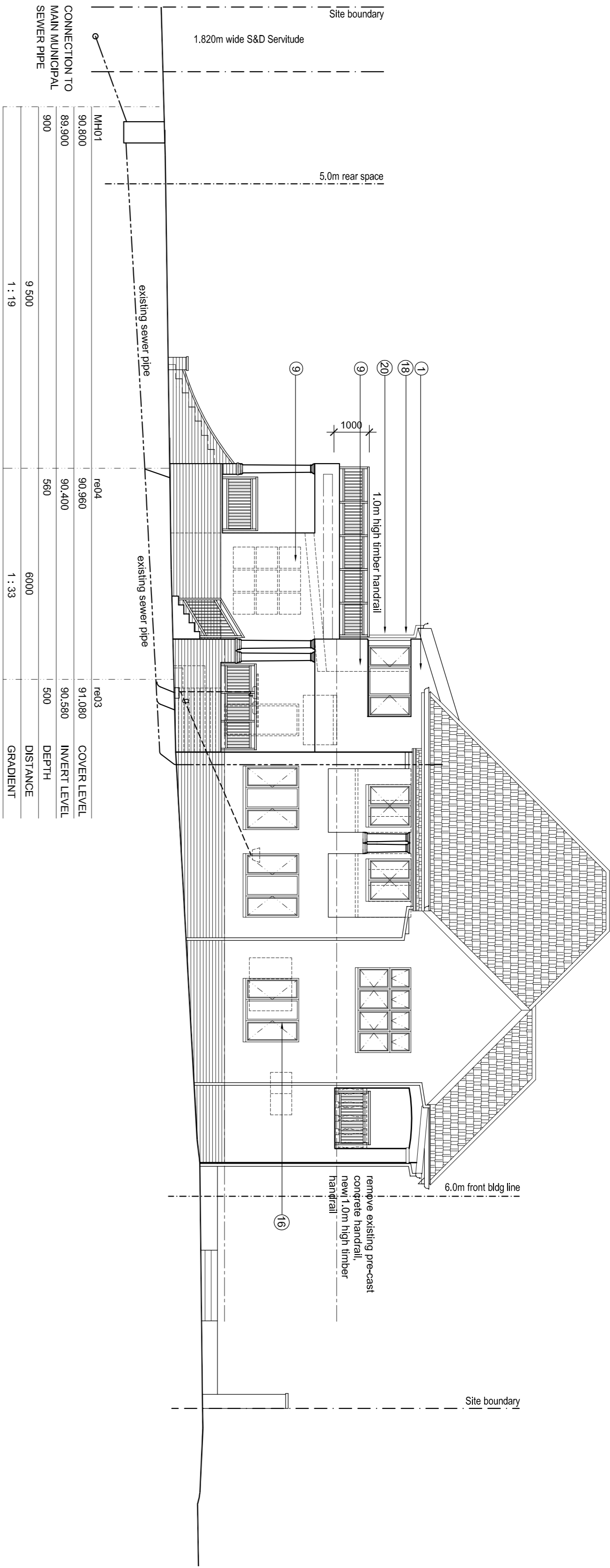
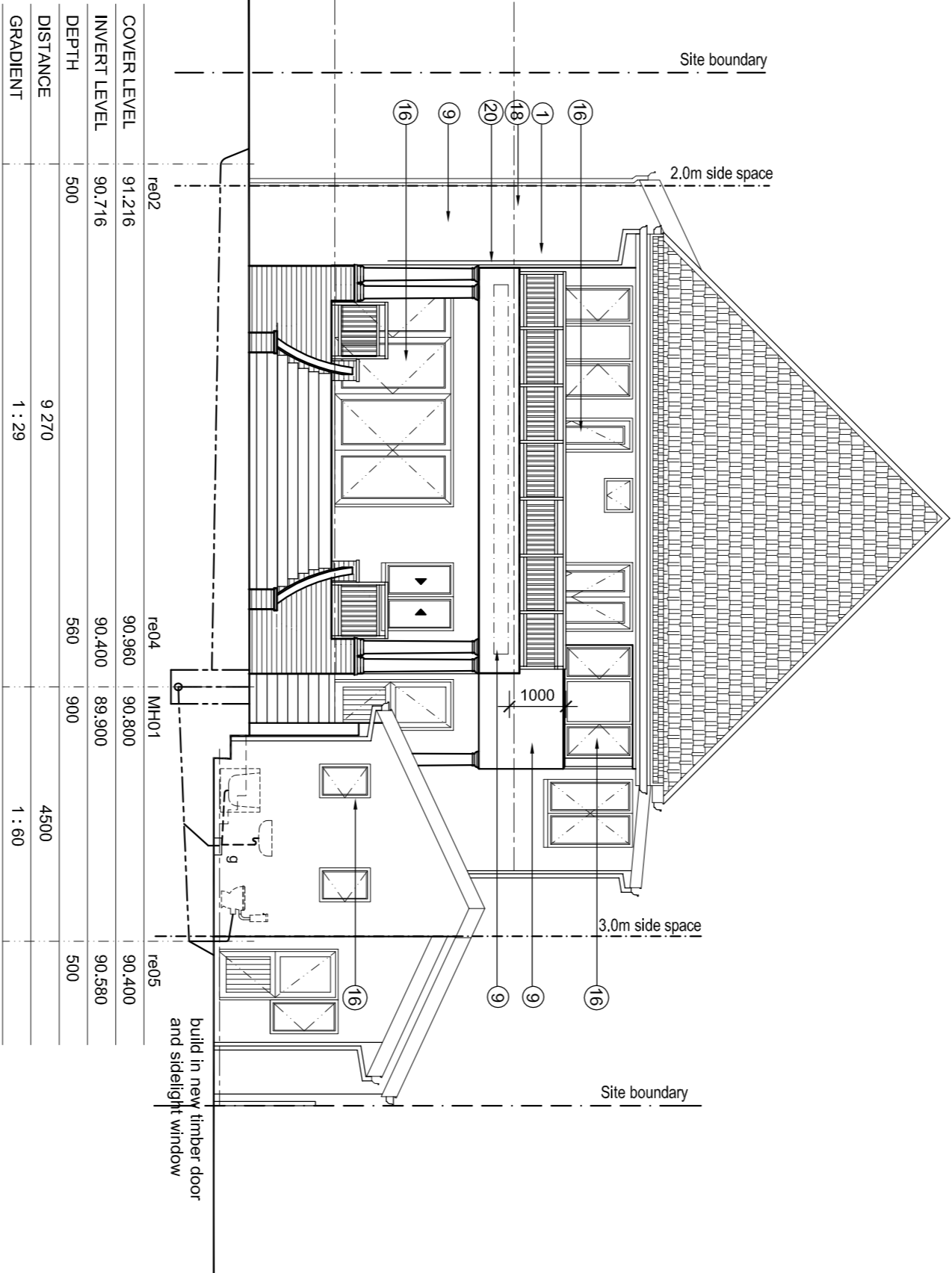


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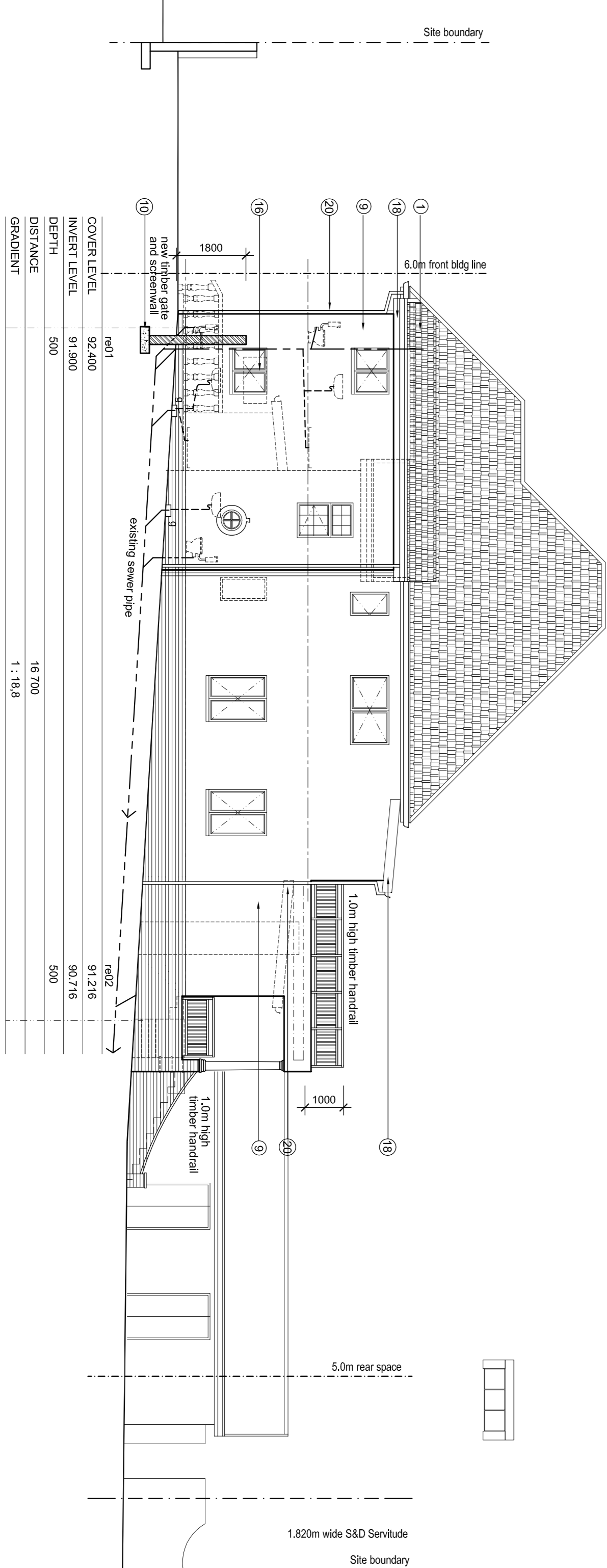
NORTH EAST ELEVATION

SCALE 1:100



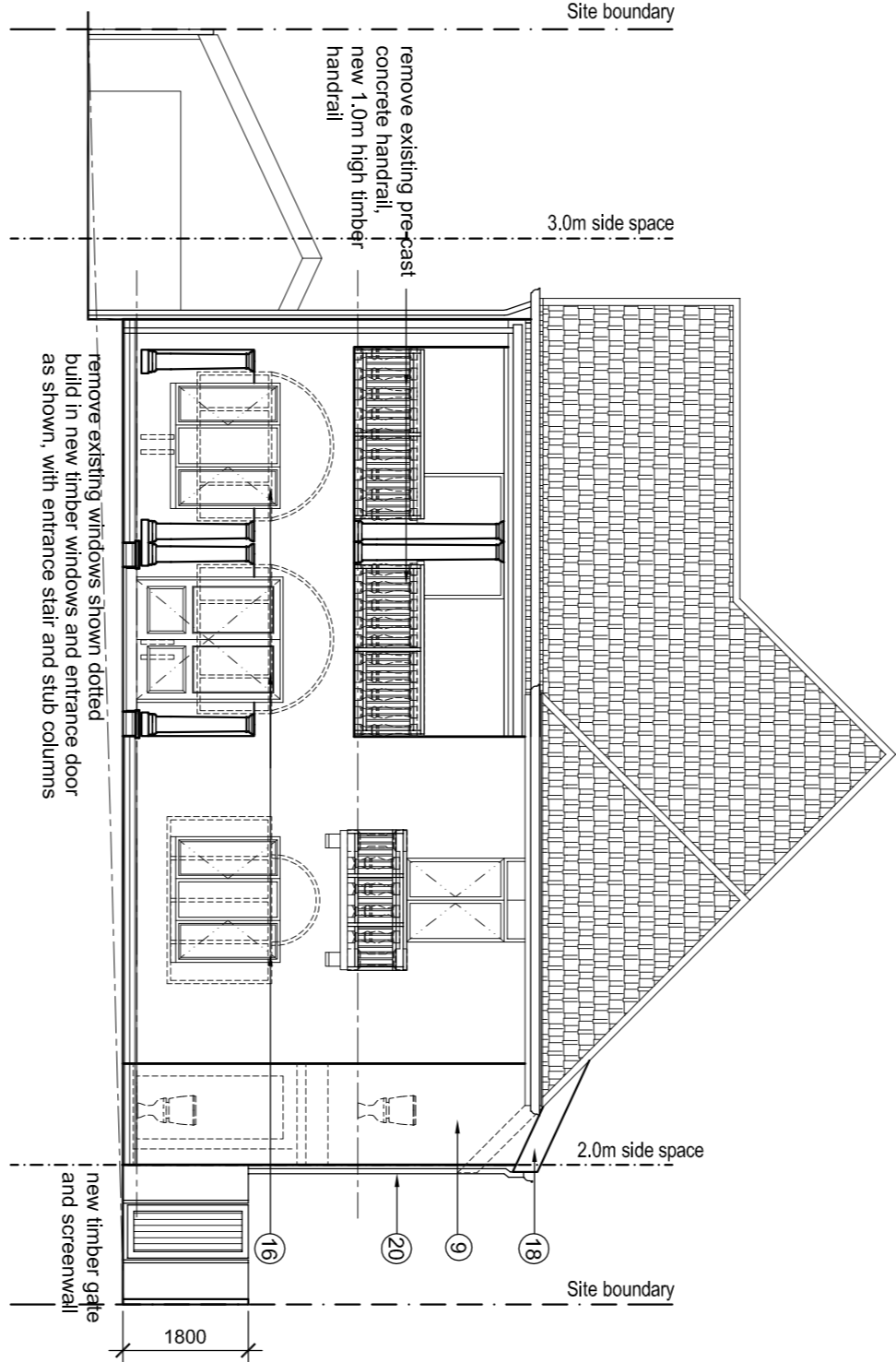
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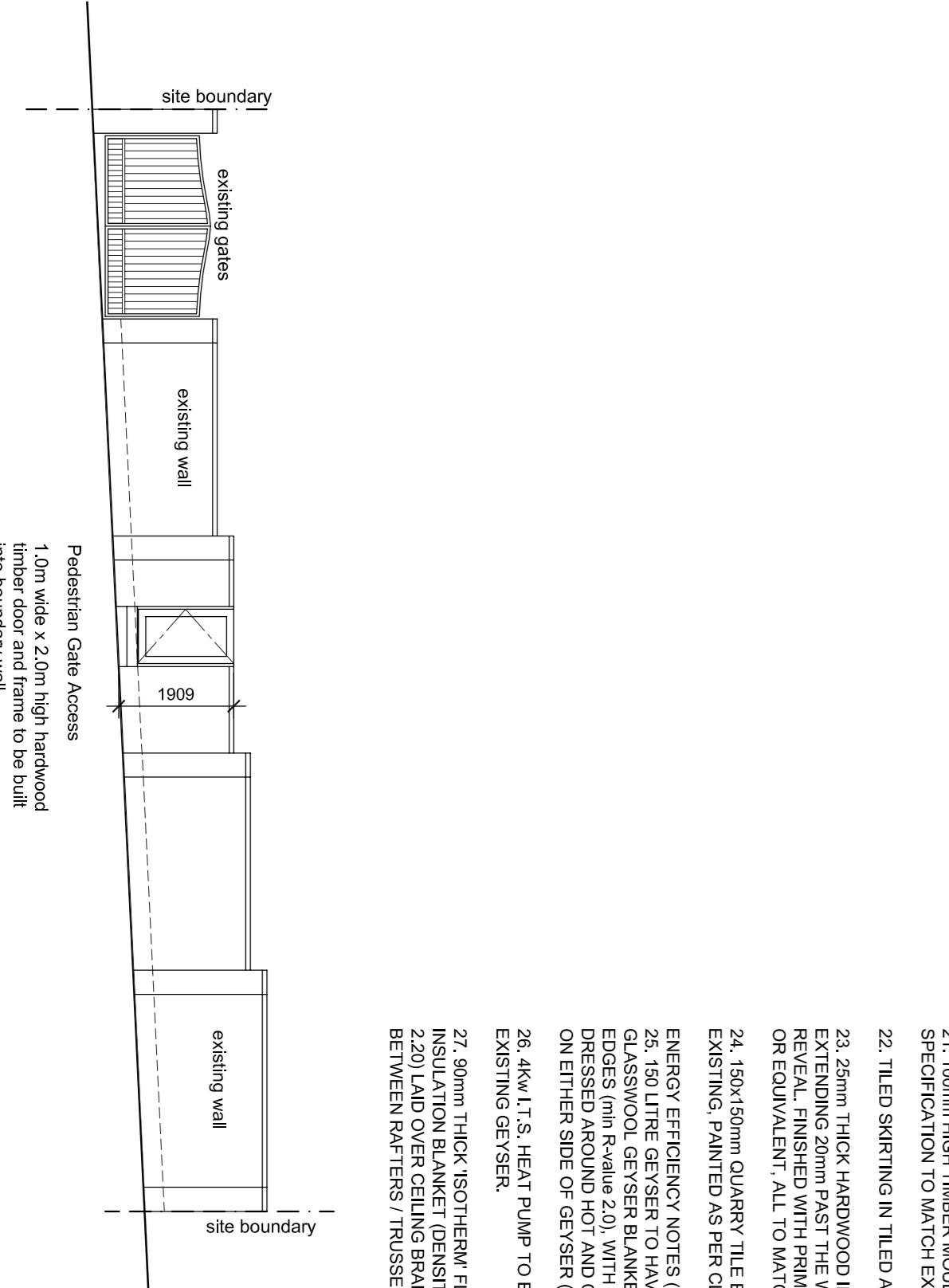
SOUTH WEST ELEVATION

SCALE 1:100



NORTH WEST ELEVATION

SCALE 1:100



NORTH WEST ELEVATION - BOUNDARY WALL

SCALE 1:100

SPECIFICATION:

1. ROOF: ROOF TILES TO MATCH EXISTING. ON UNDERLAY SHEETING AND INSULATION MEMBRANE. Laid ON 38x38 TIMBER PURLINS, ON PROPRIETARY COA TREATED GANGVAL TRUSSES, FIXED TO WALL PLATES OR BUILT INTO WALLS IN ACCORDANCE WITH ROOF SPECIALIST SUB CONTRACTOR'S SPECIFICATIONS. ROOF TILES TO BE CERTIFIED TO BE CEED TO OWNER.
2. ROOF PITCH: MINIMUM 17.5°.
3. ROOF FINISH: MINIMUM 90mm THICK, FLEXIBLE, NON-COMBUSTIBLE ROOF FINISH. TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAIL AND SPECIFICATION, AS PER ATTACHED ENERGY CALCULATION DOCUMENT.
4. ROOF DRAINAGE: 2 LAYERS OF 3mm AND 4mm EVOLIGHT POLYGLASS TORCH-ON WATERPROOFING MEMBRANE, WITH A 250 MICRON SLIP LAYER OVER, ALL ON MINIMUM 40mm SCAFFOLD FILL, WITH A 40mm SCAFFOLD OVER TO RECEIVE TILED FINISH.
5. INTERNAL CEILINGS: 12mm INTERNAL STEEL, TROWELED PLASTER TO CONCRETE SLABS, PRIMED AND PAINTED TO COLOUR SPEC.
6. EXTERIOR WALLS: 120mm GYPSUM PLASTERED CEILINGS, TYPED AND SKIMMED UNDERSIDE OF TRUSSES.
7. COVERED GYPSUM/POLYSTYRENE CORNICE TO MATCH EXISTING.
8. 230mm DOUBLE SAWN EXTERNAL WALL, WITH 50mm CAVITY, WITH OUTER FACE OF INNER SKIN TO BE BLOCK BRUSH & SAWN. 4TH PERPEND RAKED CLEAR ABOVE DPC ON ALL EXTERNAL WALLS WHEN USED AS EXPOSED FACINGS. BUILDING IN TIES, GALVANISED BRICK FORCE IN FOUNDATIONS, ABOVE AND BELOW WINDOW AND DOOR OPENINGS TO END DETAIL. 50mm GYPSUM PLASTER TO CONCRETE SLABS TO END DETAIL. 50mm GYPSUM PLASTER TO CONCRETE SLABS TO END DETAIL.
9. 375mm STEEPED ROOF, WITH GRAND HAUNCHING WHERE REQUIRED. ROOF FINISH TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAIL AND SPECIFICATION, AS PER ATTACHED ENERGY CALCULATION DOCUMENT.
10. PRECAST CONCRETE LINTELS OVER OPENINGS AS REQUIRED BY ENGINEER WHEN THERE IS A PLASTER FINISH. GMS I BEAM LINTOL TO ENGINEERS DETAIL.
11. 120mm INTERNAL STEEL, TROWELED PLASTER PRIMED AND FINISHED WITH TWO COATS PLASTER WALL AND ALL, OR EQUAL, COLOUR TO BE ADVISED.
12. 90mm EXTERNAL WOOD FLOAT PLASTER, PRIMED AND FINISHED WITH TWO COATS PLASTER WALL AND ALL, OR EQUAL, COLOUR TO BE ADVISED.
13. 750x250 BRICKWORK STRIP FOOTING FOUNDATIONS TO BE CAST IN AT LEVELS AND DETAIL AS PER ENG DETAIL.
14. FLOORS: 120mm POWER FLOAT SURFACE BED WITH REF. H3 MESH, ON 250 MICRON UNDERLAY MEMBRANE, WITH MINIMUM 200mm OPENED SOBS AND ENDOS, ON WELL COMPACTED AND FIRMED SOIL, ALL TO ENG DETAIL.
15. SURFACE BED STEEPED BY 50mm WITH IN-SHOWER AREA, CONCRETE TO BE WATERPROOFED WITH SUPERLAVOID AND FLOOR TILES.
16. SELECTED TILES TO AREAS AS PER PLAN.
17. LIMITED SCAFFOLDING TO AREAS AS PER PLAN.
18. MINIMUM 250mm CONCRETE FLOOR SLAB WITH REINFORCING TO ENGINEERS DETAIL.
19. DOORS & WINDOWS: 18. SWARTLAND OR EQUAL APPROVED TIMBER WINDOWS AND DOORS AS PER SCHEDULE, WITH SUITABLE EXTERIOR FINISH.
20. INTERNAL, SOLID CORE DOORS, WITH EX. 114x50 REBATED HARDWOOD DOOR FRAMES TO SUIT WALL THICKNESS, ALL FRAMED AND FINISHED WITH TWO COATS VENEER, FINISHED WITH PRIMER AND TWO COATS VENEER SCHEDULE, OR AS PER CLIENTS SELECTION.
21. EXTERNAL HARDWOOD DOORS TO BE FINISHED WITH SUITABLE EXTERIOR SEALANT OR PAINT, AS APPROVED FACIAS & RAINWATER GOODS.
22. 18. 150x12 HIGH DENSITY FIBRE CEMENT FACIAS FIXED TO END PURLIN, PAINTED TO MATCH WALL COLOUR.
23. 19. M.S. FULL BORE OUTLETS ON PLAT CONCRETE ROOFS, FULLBORES TO HAVE 100x100mm STAINLESS STEEL GRATING WITH MORTAR FILING INTO TILE LAYOUT.
24. 20. 75mm 9 HIGH DENSITY FIBRE CEMENT DOWNPIPES WITH MINIMUM 3 HOLDERS/TS PER DOWNPIPE.
25. SKIRTINGS & CILLS: 21. 100mm HIGH TIMBER Moulded SKIRTING TO SPECIFICATION TO MATCH EXISTING.
26. 22. TILED SKIRTING IN TILED AREAS.
27. 23. 25mm THICK HARDWOOD INTERNAL CILLS ON GROUNDS, REVEAL, FINISHED WITH PRIMER AND TWO COATS VENEER, OR EQUIVALENT, ALL TO MATCH EXISTING.
28. 24. 150x150mm QUARRY TILE EXTERNAL, CILL TO MATCH EXISTING, PAINTED AS PER CLIENT COLOUR CHOICE.
29. ENERGY EFFICIENCY NOTES (SANS 204 AND SANS X4): 25. 150 TIRE GEYSER TO HAVE MINIMUM 50mm THICK EDGES (min R-value 2.0), WITH 20mm THICK PIPE INSULATION DRESSED AROUND HOT AND COLD SUPPLY PIPES FOR 1.0m ON EITHER SIDE OF GEYSER (min R-value 1.0).
30. 26. 40W TTS, HEAT PUMP TO BE INSTALLED IN LINE WITH EXISTING GEYSER.
31. 27. 90mm THICK ISOTHERM FLEXIBLE POLYESTER THERMAL INSULATION, TO BE INSTALLED IN LINE WITH EXISTING 220V LAMP OVER CEILING BRANDING CLOSELY FITTED BETWEEN RAFTERS / TRUSSES.

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PROPOSED ADDITIONS AND ALTERATIONS
TO EXISTING DWELLING BUILDING ON
LOT 366, MORRINGSIDE, DURBAN,
11 MORRINGSIDE ROAD.

client:
MR. C. J. SHAVE
MRS. I. T. SHAVE

signature:

drawing title:

ELEVATIONS

drawing and project number:

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