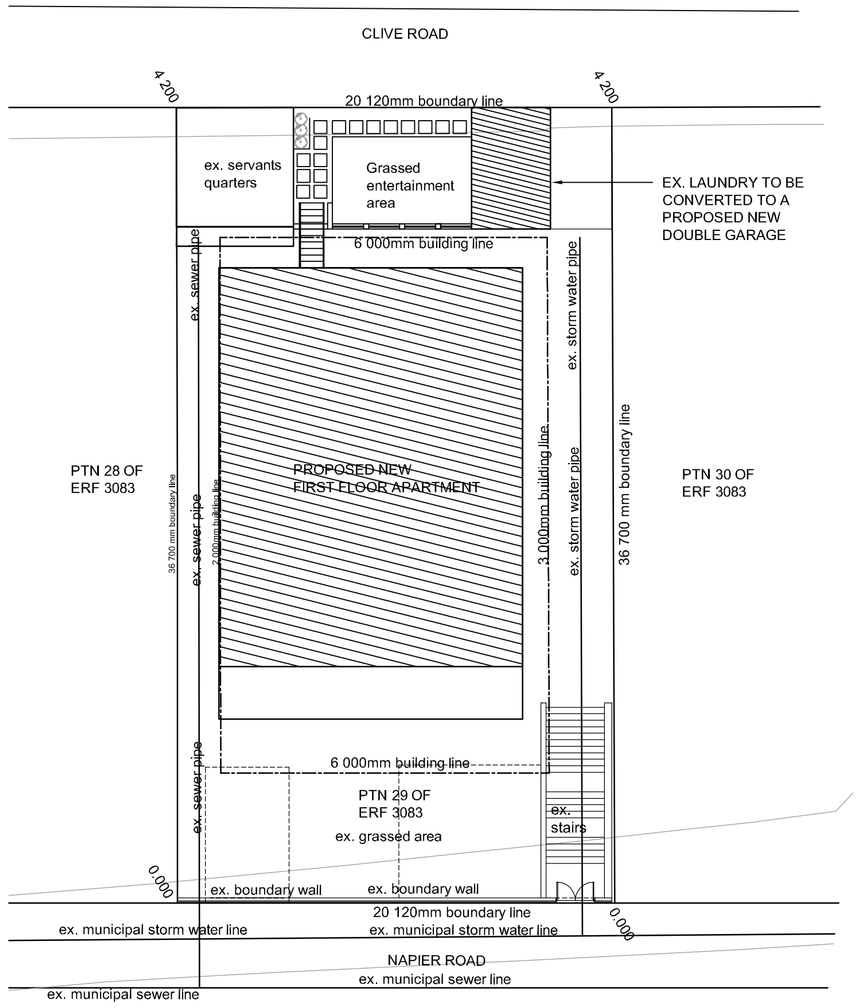
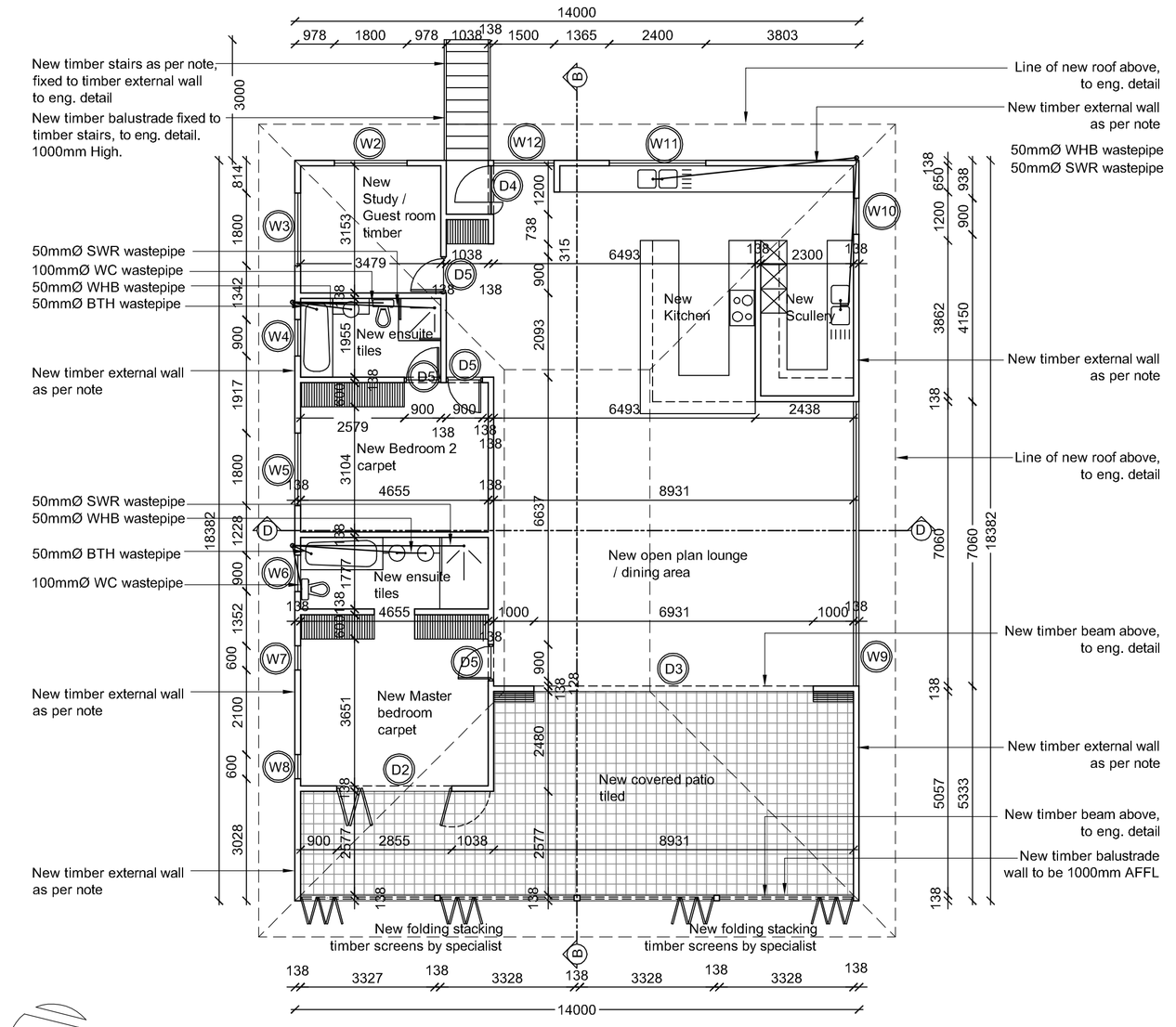
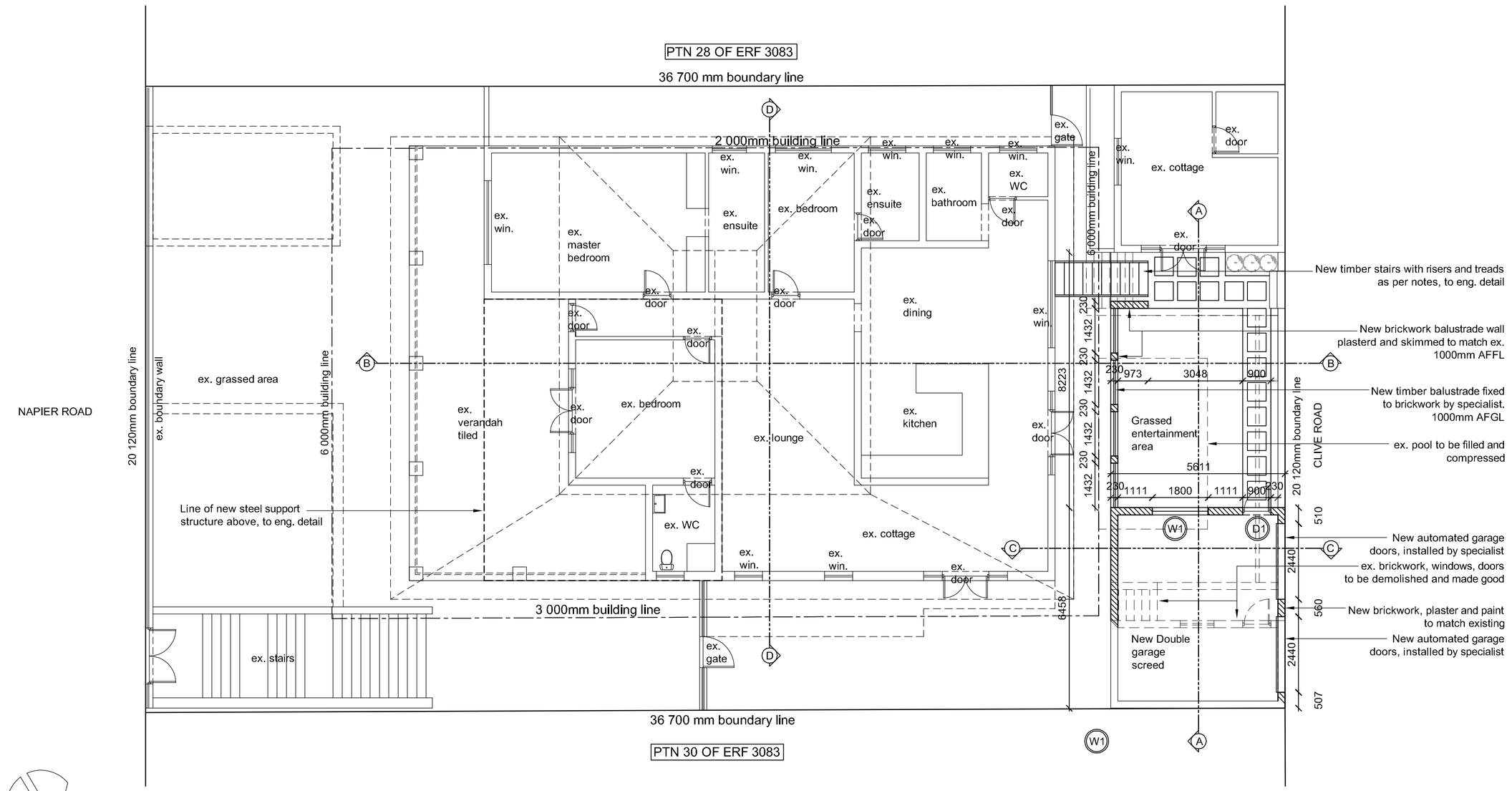


SITE PLAN
1:200



PROPOSED NEW FIRST FLOOR PLAN
1:100



PROPOSED NEW GROUND FLOOR PLAN
1:100

WALLS:

EXTERNAL:

1) 38 X 114 mm SAP TIMBER FRAME WITH EXTERNAL SKIN OF 9 mm NUTEK CEMENT FIBRE PANELS WITH SKIM COAT PLASTER & PAINT TO MATCH EXISTING AND INTERNAL SKIN OF 15 mm GYPSUM BOARD PANELS WITH BULK INSULATION BETWEEN BOTH PANELS.
2) FLASHING INSTALLED BETWEEN NUTEK PANELS, TIMBER FRAME AND EXIST OR NEW

INTERNAL:

38 X 114 mm SAP TIMBER FRAME & 15 mm RHINOBOARD PANELS BOTH SIDES - SKIMMED & PAINTED

SUSPENDED TIMBER FLOORS:

18mm SHUTTERBOARD PANELS FIXED TO 38 x 114 FLOOR JOIST @ APPROX. 400mm CTRS ON 50 X 228 FLOOR BEARER BEAMS, AND 15mm RHINO- BOARD PANEL UNDERSIDE FLOOR JOIST, SECURED WITH HOOP IRON TO DROPPERS FIXED TO EX WALL PLATES.

ROOF AND CEILING:

1) EXISTING ROOF TILES AND TIMBER TO BE REMOVED. THE EXISTING TIE BEAMS AND CEILING PANELS AND BATONS TO REMAIN
2) REUSE ROOF TILES AND SECURE WITH 8mm WIRE TIES ON 38 X 38 mm BATTENS ON PVC UNDERLAY ON 38 X 144 mm GANGNAILED TIMBER TRUSSES @ APPROX. 700 mm CTRS ON 38 X 114 mm WALL PLATES - ROOF PITCH AS SPECIFIED.
3) CEILING - GYPSUM BOARD ON 38 x 38mm BRANDERING FIXED UNDERSIDE TRUSSES
4) PCV FASCIA, BARGE BOARDS AND FLASHING TO MATCH EXISTING

DRAINAGE: TO COMPLY TO SANS 10400-P

EXISTING RETICULATIONS TO BE CHECKED AND DAMAGED FITTINGS REPLACED. RAINWATER GUTTERS AND DOWNPIPES TO MATCH EXIST AND TO COMPLY WITH N.B.R. AND SANS 10400 - 160 mm PVC PIPES BELOW AND ABOVE NGL AND 160 mm UPVC RIBBED PIPES BELOW STRUCTURES.
50mm WASTE PIPES AND 110 mm SOIL PIPES - PVC PIPES ABOVE AND BELOW NGL AND UPVC / UPVC RIBBED PIPES BELOW STRUCTURES. PIPES BELOW NGL & STRUCTURES TO HAVE IE'S & RE'S AT ALL BENDS AND JUNCTIONS RE'S EVERY 10 METRES MIN. ON STRAIGHT RUNS AND A 110 mmPVC VENT PIPE AT HEAD OF DRAIN SYSTEM. ALL WASTE & SOIL PIPES TO HAVE MINIMUM FALL OF 1:40.
4) ROOF ROOMS RAIN WATER PIPES TO DISCHARGE WATER VIA SPREADER OVER EXISTING DWELLING ROOF.
RAINWATER PENETRATION TEST TO COMPLY WITH S.A.B.S 685.

WATERPROOFING SHOWERS & BATHS ETC:

COAT BELOW SHOWER TRAY AND BATH TUB AND ADJACENT WALLS AND WASH HAND BASIN SPLASH WALL WITH EPOXY SEALANT, FIT TILES AND SEAL ALL SANWARE AND TILE JOINTS/SPACINGS WITH SILICONE SEALANT. ALL BATHROOM INTERNAL WALL PANELS TO BE 15mm WATER RESISTANCE GYPSUM RHINOWALL.

STAIRCASE: TO COMPLY WITH MM3 & DD2.4 OF SABS 0400-1990.

RISERS	=	MAXIMUM 200 mm HIGH (228 x 50 mm TIMBER).
TREADS	=	MINIMUM 250 mm WIDE (280 x 50 mm TIMBER).
HEAD HEIGHT	=	MINIMUM 2100 mm CLEARANCE.
ALL BALLUSTRADES	=	MINIMUM HEIGHT OF 1000 mm.

GLAZING:

1) AS PER SANS 10400-N - SEE WINDOW & DOOR SCHEDULES
2) LIGHTING AND VENTILATION AS PER SANS 10-400 PART 0

TRANSPARENT GLAZING:

WHERE TRANSPARENT GLAZING IS USED AND IS NOT LIKELY TO BE APPARENT TO, OR SUSPECTED BY, ANY PERSON APPROACHING IT, SUCH GLAZING SHALL BEAR MARKINGS THAT SHALL RENDER IT APPARENT TO SUCH PERSON

SAFETY GLAZING:

THE PANES OF ALL SAFETY GLAZING SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION.

HOT WATER SYSTEMS

1) 15mm INTERNAL DIAMETER COPPER PIPING FROM GEYSERS AND HEAT PUMPS INSULATED WITH ECO-FLEX SNAP ON INSULATING TUBING - R VALUE = 1.0
2) ALL ELECTRIC GEYSERS, SOLAR GEYSERS AND HEAT PUMPS TO BE INSTALLED BY SPECIALIST STRICTLY AS PER MANUFACTURERS INSTRUCTIONS
3) GEYSERS IN ROOF SPACE TO BE MOUNTED IN A DRIP TRAY (NOT OPTIONAL) WHICH IS FIXED ACROSS THE ROOF TRUSSES WITH A MINIMUM OF TWO SUPPORTS AND THE DRIP TRAY TO HAVE A 50mm PVC WASTE PIPE THAT DRAINS THE TRAY OF WATER OUT OF THE ROOF SPACE.
4) EXTERNAL GEYSERS AND HEAT PUMPS TO BE MOUNTED ON THE EXTERNAL WALL WITH A MINIMUM OF TWO WALL BRACKETS.
5) ALL ELECTRIC GEYSERS TO BE INSULATED WITH 110mm THICH "ISOTHERM" FLEXIBLE POLYESTER BLANKET - R VALUE = 2.29
6) ELECTRIC GEYESERS AND HEAT PUMPS TO BE CONNECTED TO EARTH LEAKAGE
7) ON COMPLETION OF INSTALLATION AND TESTS, SPECIALIST TO SUBMIT A COMPLIANCE CERTIFICATE TO THE LOCAL COUNCIL.

ADDRESS	NAME & ID no	SIGNATURE	TEL. NUMBER

SCHEDULE OF AREAS

SITE AREA	737m²
PERMITTED COV	294.8m² (40%)
PERMITTED FAR	N/A
existing cov	277.47m²
existing FAR	254.75m²
PROPOSED NEW COV	13.51m²
PROPOSED NEW FAR	195.45m²
TOTAL NEW COV	**290.98m²**
TOTAL NEW FAR	**450.2m²**

PROJECT	: PROPOSED NEW DOUBLE GARAGE AND ADDITIONS AND ALTERATIONS TO 45 NAPIER ROAD, PTN 29 OF 3038 DURBAN, FOR Ms J. HARVEY MORRIS
RATE NUMBER	
DRAWING TITLE	: SITE PLAN GROUND FLOOR PLAN FIRST FLOOR PLAN
CLIENT INFO	: Ms J. HARVEY-MORRIS 0824562573
OWNERS SIGNATURE	
AUTHORS SIGNATURE	
DATE	: 14/10/2013
SCALE	: 1:200; 1:100
DESIGNED BY	: MRP
DRAWN BY	: M.R.P
DRAWING no	: 2013 / 11 / 02 / 001

kellykdesigndsolutionsSarchitecture
3d graphics design technical production 03931 55478 0828212105
REG. No. : ST1001
P.O. Box 823
Shelly Beach
4265