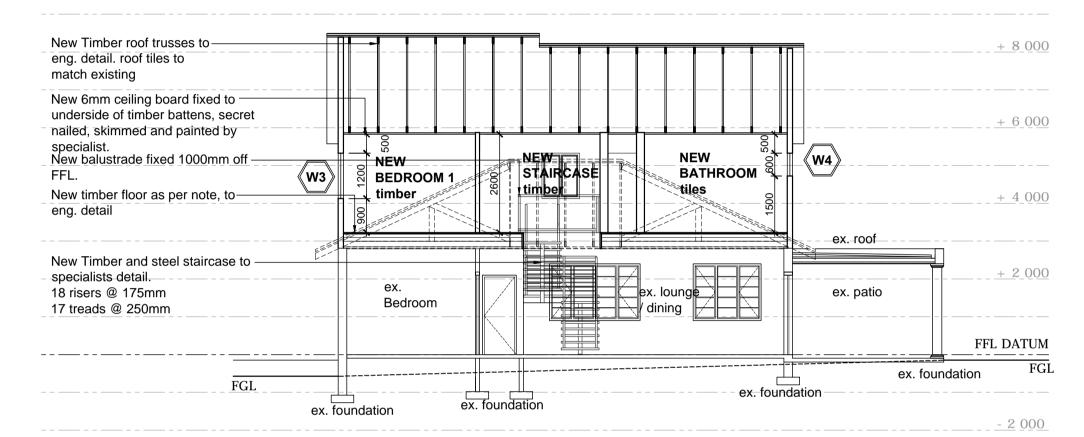
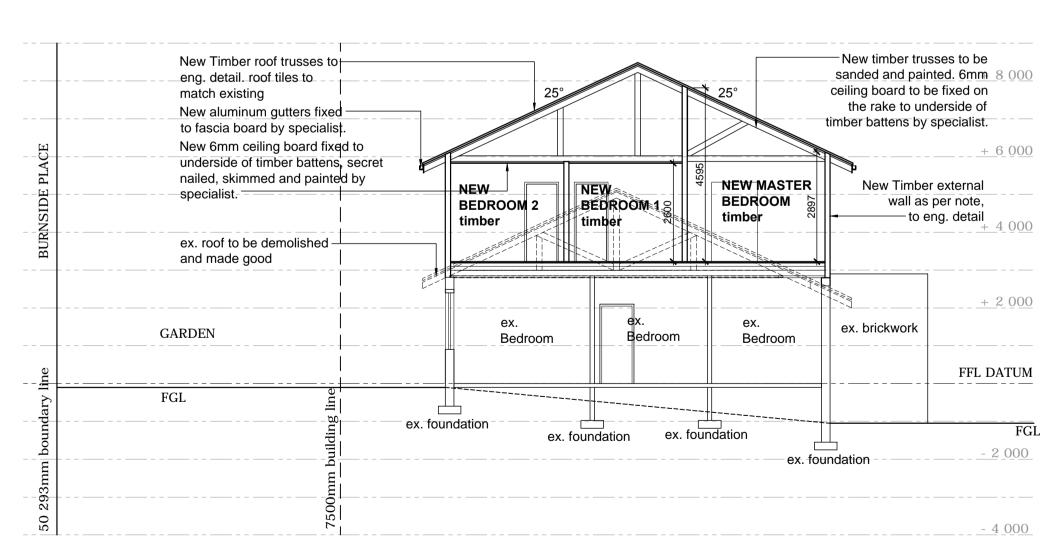


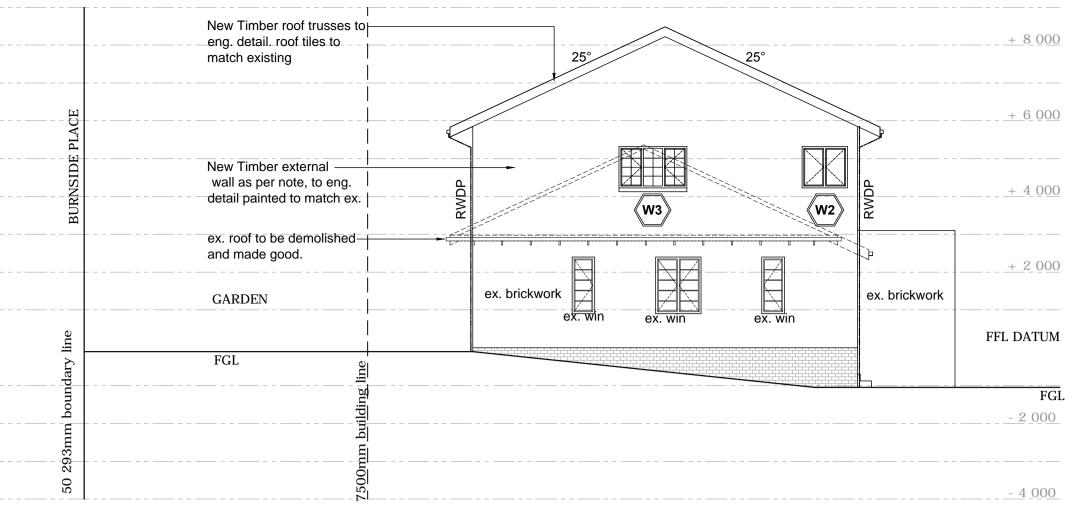
SECTION A - A 1:100



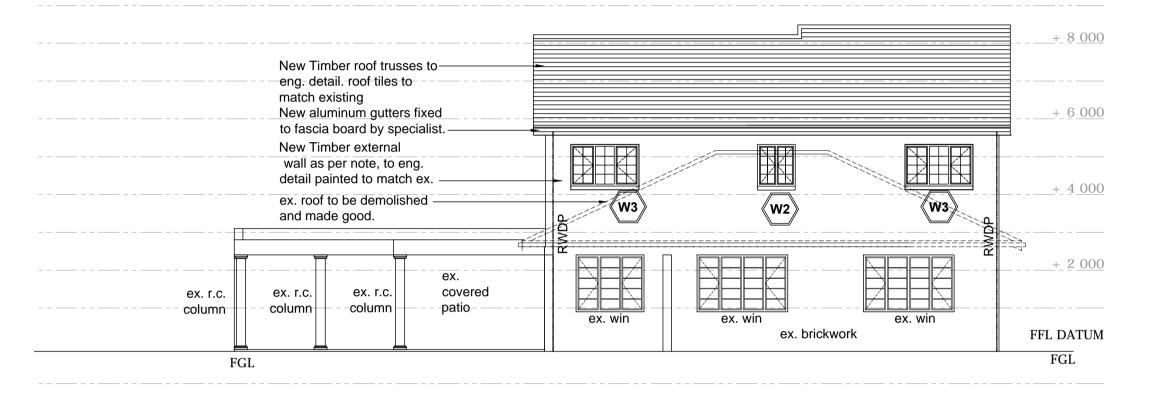
SECTION B - B 1:100



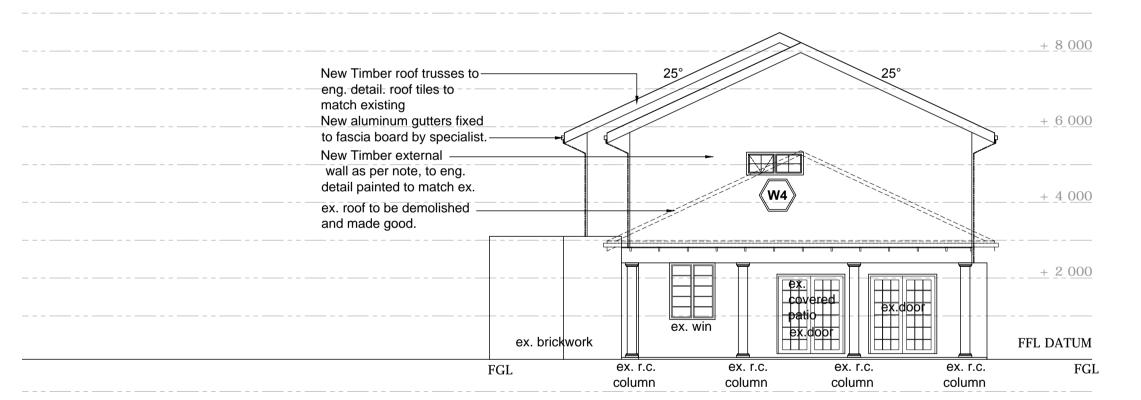
SECTION C - C 1:100



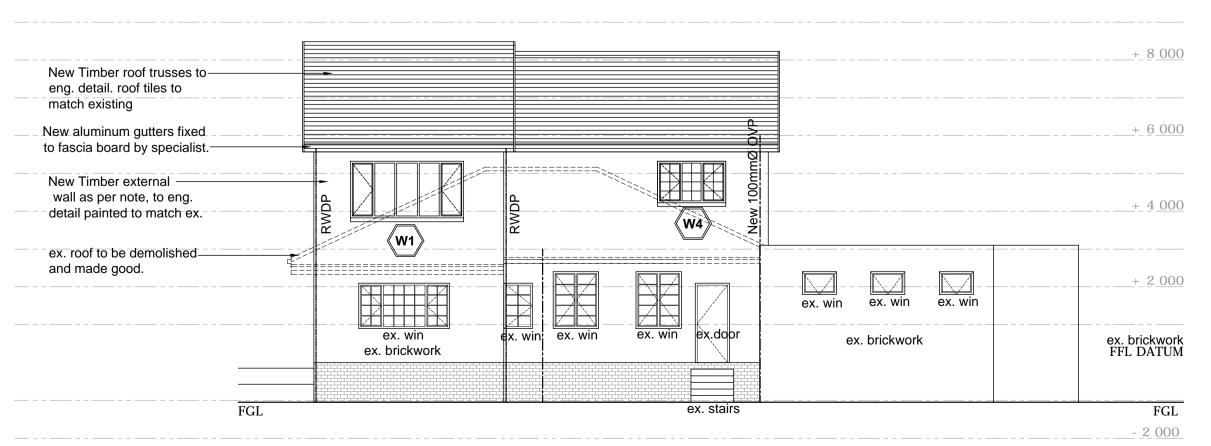
PROPOSED SOUTH WEST ELEVATION



PROPOSED NEW NORTH WEST ELEVATION 1:100



PROPOSED NEW NORTH EAST ELEVATION



PROPOSED NEW SOUTH EAST ELEVATION

1:100

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

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

# 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 mm PVC 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. = MAXIMUM 200 mm HIGH (228 x 50 mm TIMBER). RISERS MINIMUM 250 mm WIDE (280 x 50 mm TIMBER). TREADS

= MINIMUM 2100 mm CLEARANCE. HEAD HEIGHT

# ALL BALLUSTRADES = MINIMUM HEIGHT OF 1000 mm.

# 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:** 

- 2 000

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 B) 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

COMPLIANCE CERTIFICATE TO THE LOCAL COUNCIL.

6) FI ECTRIC GEVESERS AND HEAT PLIMPS TO BE CONNECTED TO EARTH LEAK AGE 7) ON COMPLETION OF INSTALLATION AND TESTS, SPECIALIST TO SUBMIT A

PROJECT

ADDITIONS AND ALTERATIONS FOR MRS L. MAGILL ON PORTION 25 OF ERF 3137 DURBAN NORTH, 1 BURNSIDE PLACE, BROADWAY **DURBAN NORTH** 

PROPOSED NEW FIRST FLOOR

RATE NUMBER

DRAWING TITLE

**ELEVATIONS** Mrs L. Magill CLIENT INFO 0845495706 OWNERS SIGNATURE AUTHORS SIGNATURE : 28/02/2014 **SCALE** : 1:400 ; 1:100; 1:50 DESIGNED BY : MRP DRAWN BY : M.R.P DRAWING no 2014 / 02 / 28 / 002

SECTIONS

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