



Name	Address	Telephone	Signature

AREA SCHEDULE			
SITE AREAS	419.80m ² (LOT 2111 DURBAN)		
ZONING	GENERAL RESIDENTIAL 1		
LOWER GROUND STOREY	AREA	FAR	COVERAGE
EXISTING AREA	45.43m ²	45.43m ²	N/A
SUB TOTAL	45.43m ²	45.43m ²	N/A
TOTAL	45.43m ²	45.43m ²	0m ²

GROUND STOREY	AREA	FAR	COVERAGE
EXISTING AREA	161.57m ²	161.57m ²	161.57m ²
SUB TOTAL	161.57m ²	161.57m ²	161.57m ²
DEMOLISHED AREA (Patio)	-1.94m ²	N/A	+1.94m ²
DEMOLISHED (Servants Quart.)	-11.11m ²	-11.11m ²	-11.11m ²
SUB TOTAL	148.52m ²	150.46m ²	148.52m ²

EXISTING GARAGE	AREA	FAR	COVERAGE
EXISTING AREA	29.74m ²	N/A	29.74m ²
ROOF REMOVED AND MADE INTO OPEN AIR PARKING	-29.74m ²	-29.74m ²	-29.74m ²
SUB TOTAL	0m ²	150.46m ²	118.78m ²

PROPOSED AREA	AREA	FAR	COVERAGE
SUB TOTAL	8.00m ²	8.00m ²	8.00m ²
TOTAL	162.97m ²	167.80m ²	126.78m ²

GENERAL SPECIFICATION / CONSTRUCTION NOTES:

ROOF:
All roofs are to comply with "part 1" of the s.a.n.s 10-400.
Double Roman concrete roof tiles (colour: Terracotta), 38 x 38mm timber purlins @ 345mm centres on 38 x 114mm timber trusses all to engineers detail 'super' sisalation rsa 420' underlay over trusses and under purlins on training tape. Rafter to be tied down to walls with 30mm x 1.6mm thick and 1.8m long galvanised hoop iron straps built into brickwork as per s.a.n.s. 10-400 requirements prior to erection of trusses. sisalation not to extend into eaves. Rafters spaced as per engineers specification and resting on 114 x 38mm wall plates. Roof pitch is 22.5 degrees.
all exposed timber to be painted with carbolinum.

FASCIA BOARD:
Everite nutec medium density plain fibre cement 225 x 15mm fascia board (product code 041-237) with h-profile plastic fascia joiners (product code 685-242), drill for and fix with hot-dip galvanised drive screws and washers.

GUTTERS:
125 x 100mm half-round pvc gutter, gutters to be adequately supported and fixed to building, snow straps to be provided, colour: white

DOWN-PIPES:
75mm diameter pvc down-pipe, down-pipe to be adequately fixed to wall, shoes to be provided to bottom of down-pipes.

CEILINGS:
RHINOBOARD - FLUSH PLASTERED:
6.4mm gypsum 'rhinoboard' with 75mm 'thino' cornice fixed print side up to trusses on 38x38mm brackering at max 400mm centres. all nail / screw heads to be stopped and sanded level, fibreglass skim tape to butt joints and plaster ceiling with 3-6mm skim plaster, ceilings to be skimmed smooth.
- ceiling and cornice to be prepared adequately and painted 2 coats 'plascon kitchens & bathrooms paint matt with microshield' in bathrooms, elsewhere use 'plascon super acrylic polvin' matt paint, colour: white

TRAP DOORS:
Provide 1 x 600 x 600mm rhinoboard trap door, position to be confirmed by architect.

CEILING INSULATION:
Supply and lay 100mm thick 'pink aerolite' flat onto ceiling boards or as per manufacturers.

WALLS:
All walls are to comply with "part 1" of the s.a.n.s 10-400.
Corobrik commons to be used where plastered finish is required, plaster and paint to match existing building.
brickwork to every 3rd course up to window head height thereafter all courses from window head to underside of wallplate, galvanised crimp wire wall ties (7 per square metre - laid staggered),
external face of inner skin to be painted with bitumen paint.
375 micron embossed damp-proof membrane stepped below all window sills.
Where plaster is required internally (13 - 16mm thick) ratio must be 1:5 cement:sand mix.
beam filling to underside of roofing sheets. Control joints to be provided in accordance with engineers specifications & must be sealed with 12mm deep polysulphide sealant with backing strip and impregnated softboard. All internal brickwork to have brickwork at every third course of brickwork. All founding and / or retaining walls to structural engineers details.
All balustrading to be 1m high and to comply with part d02 of the sans 10400.

MASONRY WALL: EXTERNAL: PLASTER AND PAINT
PLASTERED WALLS: Two coat steel trowelled rendered plaster with smooth finish, prepare and paint walls externally, colour to clients specification.

INTERNAL: PLASTER & PAINT
PLASTERED WALLS: Two coat steel trowelled rendered plaster with smooth finish, prepare and paint walls as specified below.

Prepare and paint with 'PLASCON DOUBLE VELVET' as described below:
SURFACE PREPARATION:
Remove any loose particles and lantance by most suitable means, prime with 'plascon professional waterbased primer (pwp 750)' or 'plascon multi-surface primer (wup 1)' or 'plascon plaster primer (uc 56)'
FILLING: Fill defects with 'polycell polyfilla mendall 90' or 'polycell polyfilla interior'.
Application:
Apply two (three coats for some low hiding colours) unthinned to prepared surfaces so as to achieve complete obliteration - paint colour to client's choice.

INTERNAL: PLASTER & PAINT (BATHROOM)
PLASTERED WALLS: Two coat steel trowelled rendered plaster with smooth finish, prepare and paint walls as specified below.

Prepare and paint with 'plascon kitchens & bathrooms paint matt with MICROSHIELD' AS DESCRIBED BELOW.
SURFACE PREPARATION:
Ensure that substrates as well as primed and undercoated surfaces are clean, sound and dry, prime with 'plascon plaster primer (uc 56)' to form an unbroken barrier coat to seal alkaline surfaces properly.
FILLING: Fill all imperfections with 'polycell polyfilla mendall 90 (80160)' or 'polycell polyfilla interior (101002)' and spot prime filled areas with 'plascon plaster primer (uc 56)'.
APPLICATION:
Apply two (three coats for some low hiding colours) unthinned to prepared surfaces so as to achieve complete obliteration - paint colour to client's choice.

LINTOLS:
• Pc lintols over all openings where plaster and paint finish is required.

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signatures
owner
author

owner:
YPM Family Trust
Reg. No : IT 22/2014

project description:
Proposed Additions and Alterations to existing dwelling on SUB 20 (of 1) of LOT 2111 Durban, at 197 Juniper Road, Essenwood

rates number:

drawing title:
Submission Drawing :
Site Plan & Ground Floor Storey
Lower Ground Storey
Elevations, Sections

scale:
1:100

date of first issue:

design:
MHS

drawn:
MHS

checked:
V.N

drawing number:
1265-17 SD01 - PA Submission

revision: