

- Key:**
- Inspection cover
 - Fire hydrant
 - Electricity Box
 - Manhole cover
 - Tap
 - Catchpit
 - Telephone pole
 - Light pole
 - Rodding eye
 - Water meter
 - Valve
 - Sign post
 - Electricity pole
 - Telephone Distribution Point
 - Bench mark
 - Large rock / rocky outcrop
 - Pine tree
 - Tree/large shrub

ENVIRONMENTAL:
 NO TRESS TO BE AFFECTED

NEW SITE PLAN LAYOUT
 scale 1:250

SITE SIZE: 4108 SQUARE METERS
 ZONING: SR1

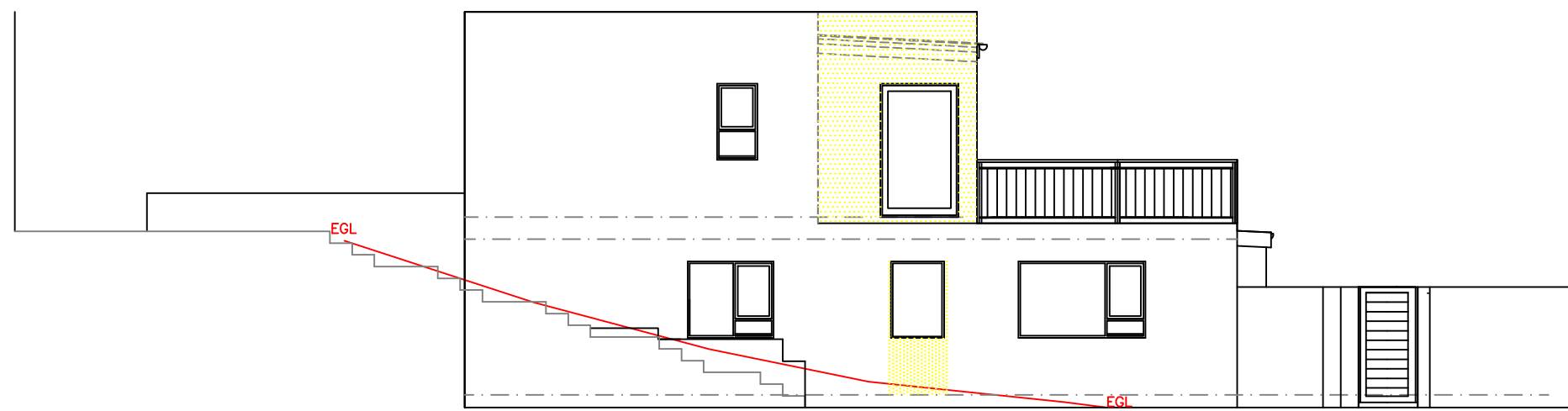
LAND UNIT LARGER THAN 2000:
 FLOOR FACTOR: N/a
 MAXIMUM FLOOR SPACE 1500 SQUARE METERS
 MAXIMUM HEIGHT ABOVE BASE LEVEL: 9M TO WALLPLATE AND 11M TO TOP OF ROOF
 SECOND DWELLING: MAXIMUM HEIGHT ABOVE BASE LEVEL: 6M TO WALLPLATE AND 8M TO TOP OF ROOF
 STREET BOUNDARY BUILDING LINE: 6M
 COMMON BOUNDARY BUILDING LINE: 6M

SITE AREA	3943m ²
MAIN DWELLING:	
EXTG GROUND STOREY DWELLING	58,58m ²
EXTG GROUND STOREY GARAGE	51,80m ²
EXTG FIRST STOREY DWELLING	258,58m ²
EXTG FIRST STOREY BALCONY	42,6m ²
EXTG SECOND STOREY DWELLING	209,68m ²
EXTG SECOND STOREY DECK	39,29m ²
EXTG BRAAI AREA	40,2m ²
OUTBUILDINGS:	
EXTG LAUNDRY	10,62m ²
EXTG DOMESTIC QUARTERS & DECK	49,59m ²
EXTG GAZEBO/POOL CABANA	26,88m ²
EXTG GAZEBO/POOL CABANA DECK	19,97m ²
EXTG TREE TOP VIEWING DECK	19,42m ²
APPROVED	
OUTBUILDING TO SECOND DWELLING	49,80m ²
APPROVED DECK FOR SECOND DWELLING	36,67m ²
GROUND STOREY PRIVATE ENTERTAINMENT AREA	109,00m ²
PROPOSED CONVERSION OF ENTERTAINMENT AREA TO SECOND DWELLING	109,00m ²
PROPOSED EXTENSION TO SECOND DWELLING ON FIRST STOREY	19,15m ²
APPROVED DECK FOR SECOND DWELLING	17,52m ²
TOTAL SQ.M TO SECOND DWELLING (INCL. APPROVED DECK)	195,47m ²
COVERAGE 15,68%	
OCCUPANCY: H4	

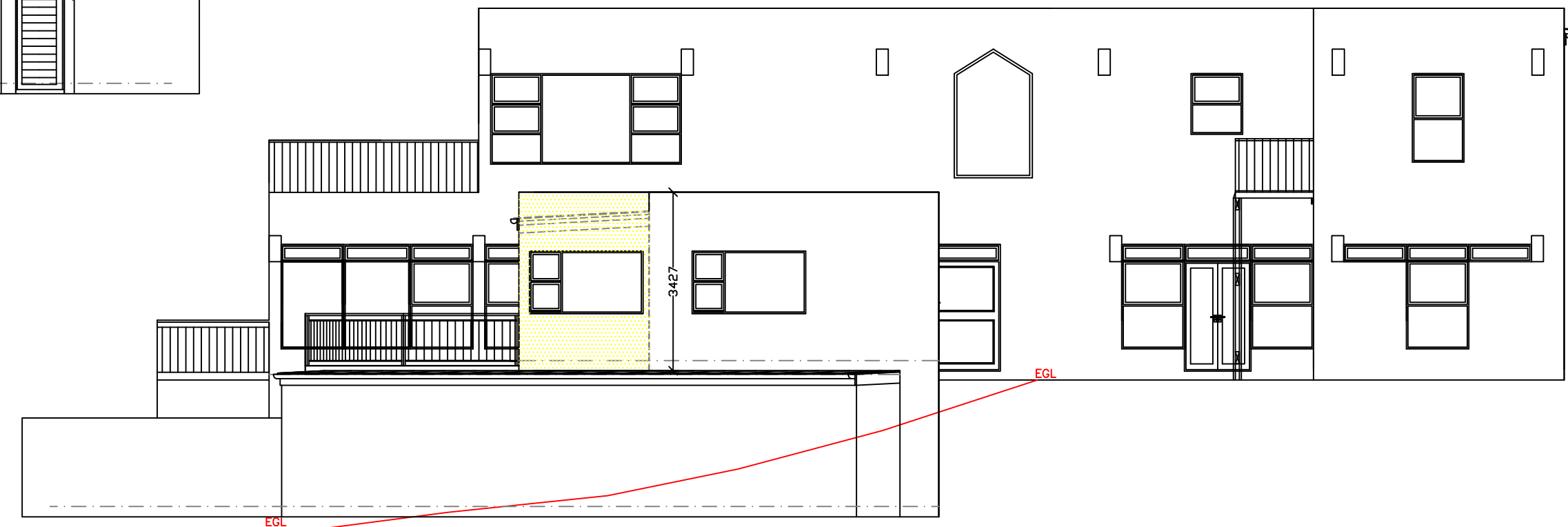
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CONVERSION OF EXTG PRIVATE PUB AND ENTERTAINMENT AREA TO FORM PART OF EXISTING 2ND DWELLING
 ERF 753
 38 BEACH ROAD
 CHAPMANS PEAK EXTENSION
 NOORDHOEK
 FOR: HENQUE 4024 CC
 DATE: 19/09/2024
 SCALE: AS SHOWN
 DRAWING No: OCEAN/24
 SIGN OWNER: _____

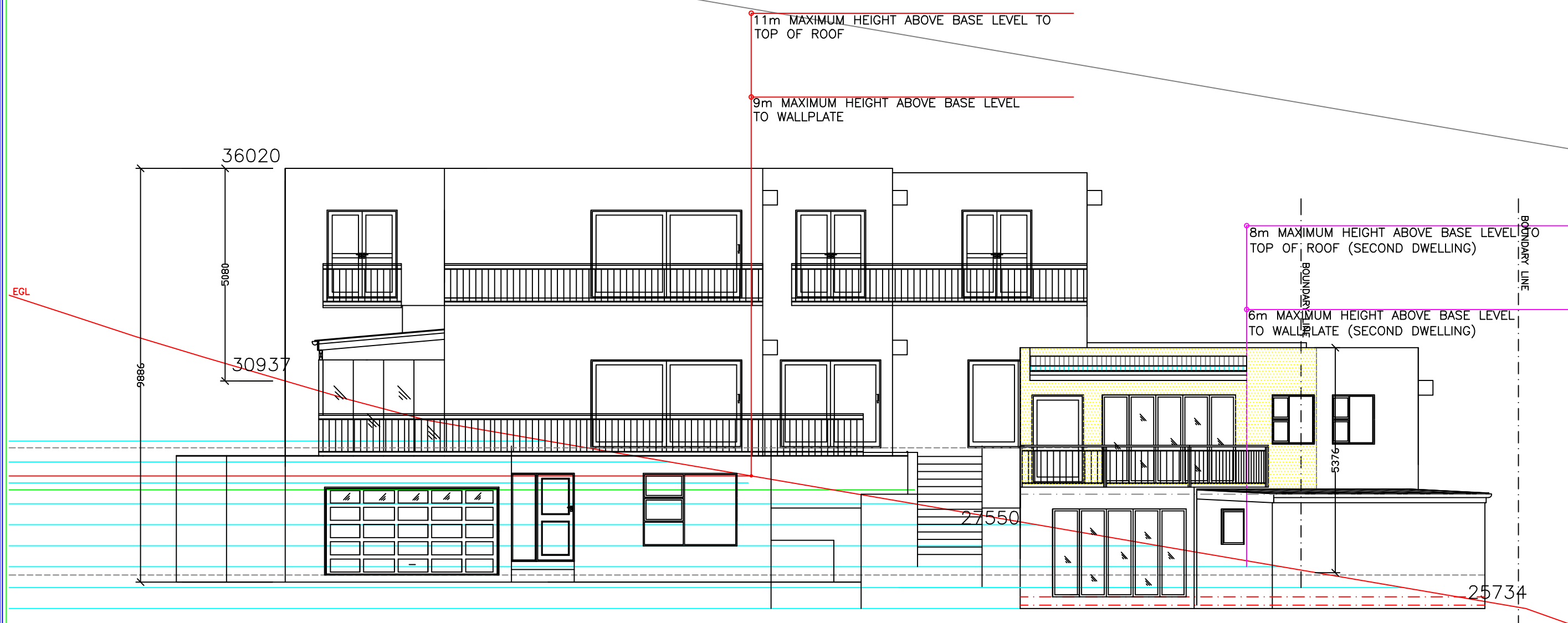
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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION
SCALE: 1:100

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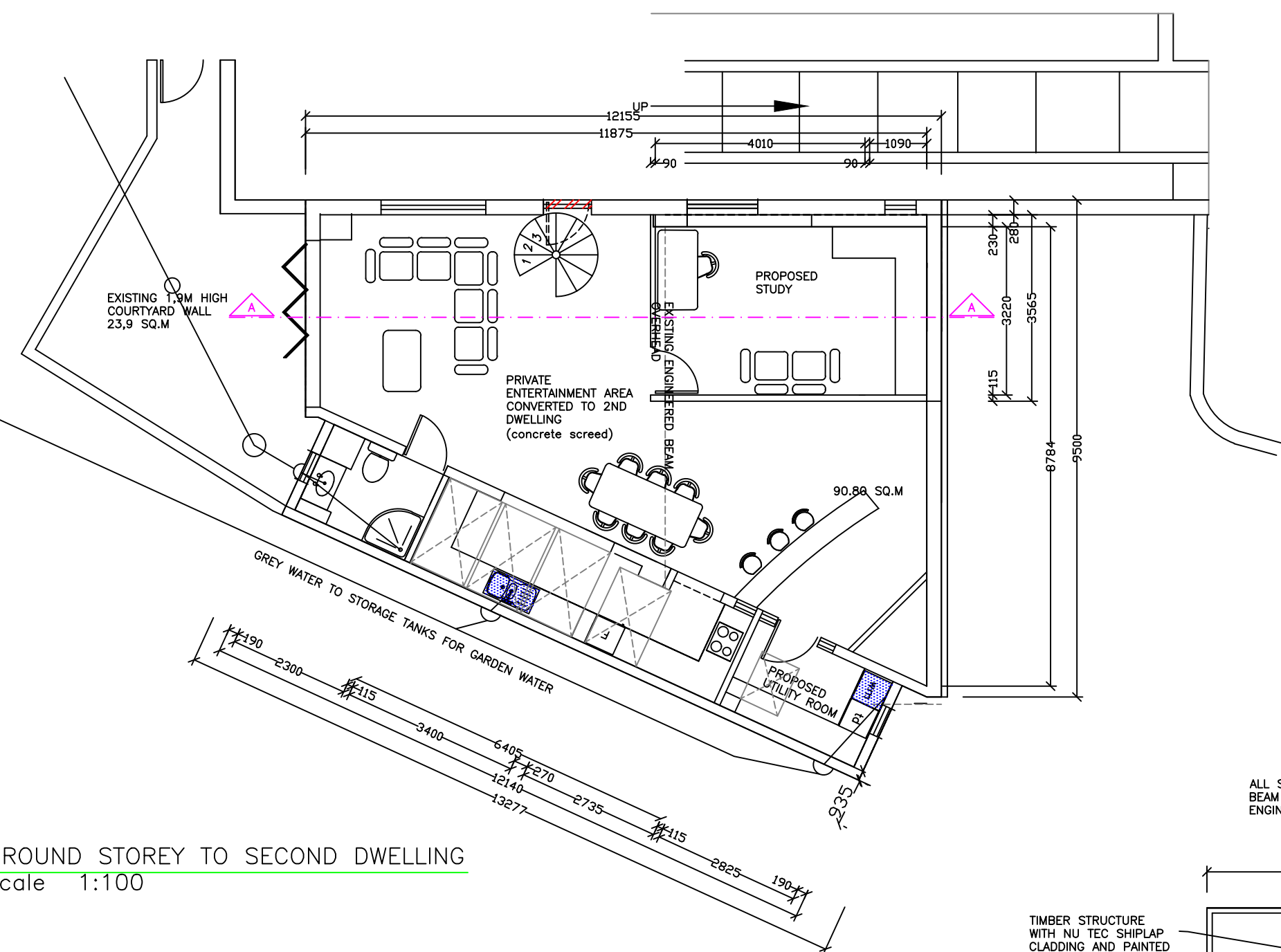
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ERF 346
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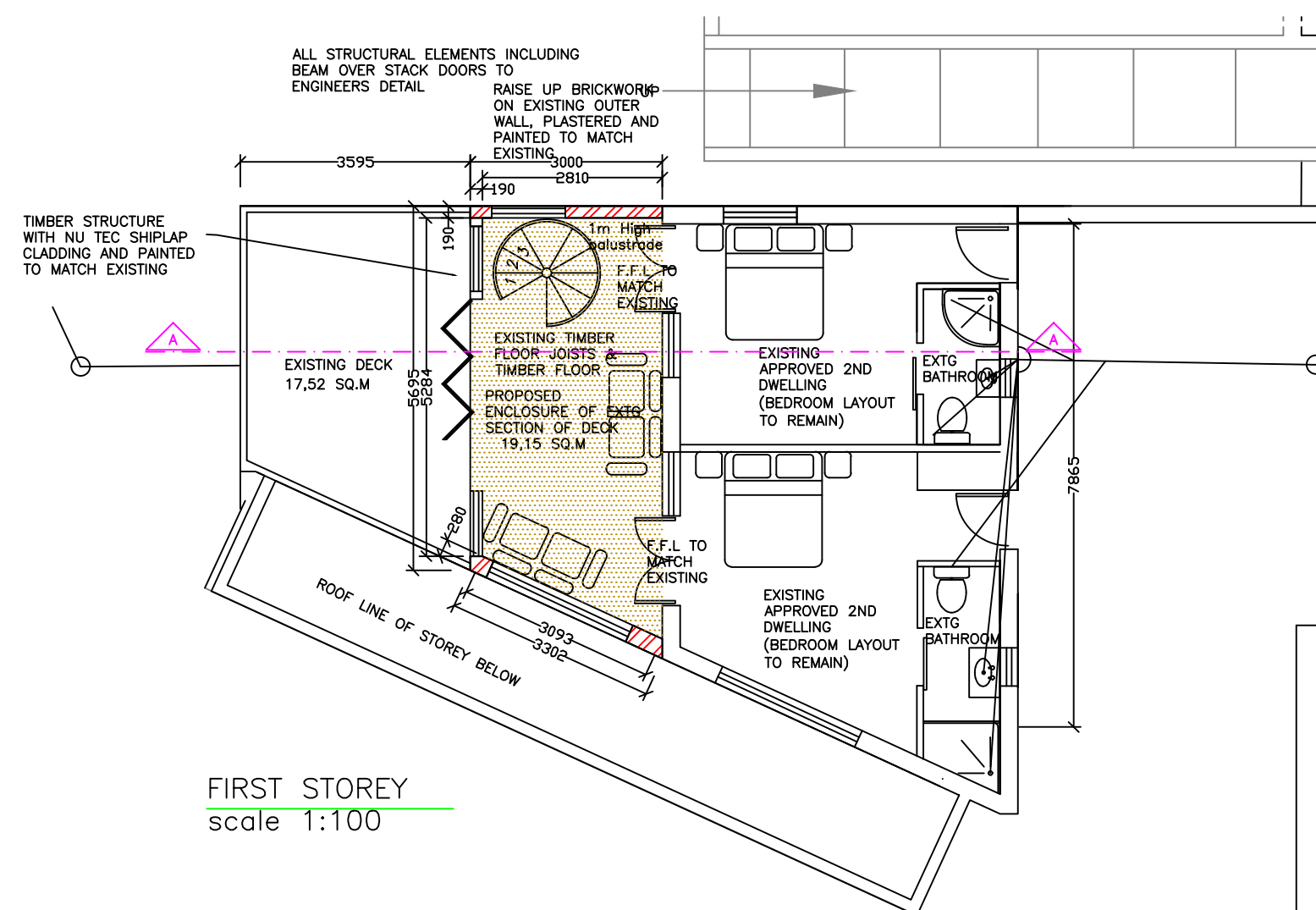
(ALONG 72880M BOUNDARY LINE)

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GROUND STOREY TO SECOND DWELLING
scale 1:100



FIRST STOREY
scale 1:100

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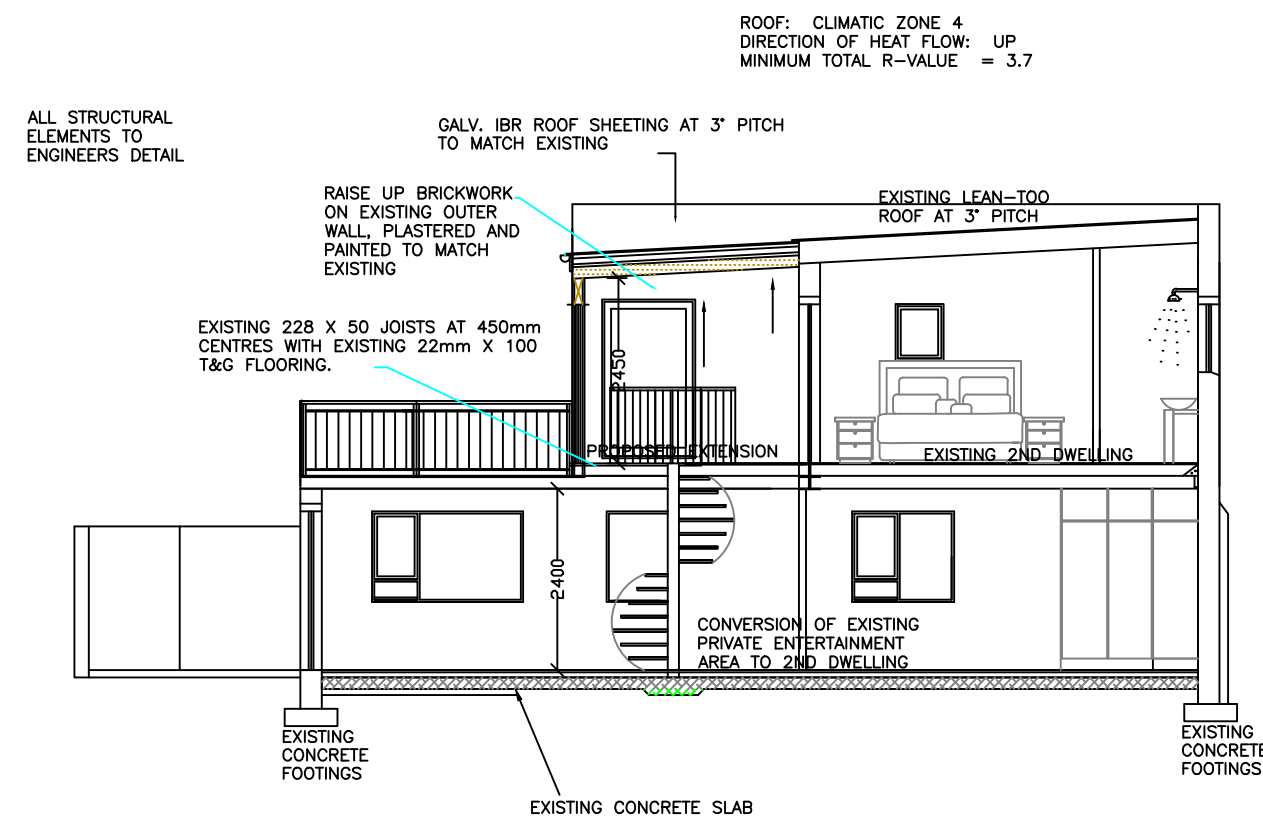
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SECTION AA

ROOF: CLIMATIC ZONE 4
DIRECTION OF HEAT FLOW: UP
MINIMUM TOTAL R-VALUE = 3.7

ALL STRUCTURAL ELEMENTS TO ENGINEERS DETAIL

ROOF: LEAN-TOO: IN ACCORDANCE WITH XA 4.4.5
METAL SHEETING (COLORBOND) R-VALUE OF 0.30
RHINOBOARD CEILING ABOVE RAFTERS R- VALUE OF 0.05
REFLECTIVE FOIL INSULATION TO UNDERSIDE OF ROOF SHEETING R- VALUE 0.74
REQUIRED ADDITIONAL INSULATION (RIGID EXTRUDED POLYSTYRENE) WITH AN R-VALUE OF 2.6
75mm ISOLITE INSULATION WITH A DENSITY OF 32KG/M CUBE

PLUMBING: 2ND DWELLING:
GEYSER TO BE INSULATED WITH "GEYSER BLANKET"
ALL HOT WATER PIPES TO BE INSULATED/LAGGED TO OBTAIN AN R-VALUE OF 1 AS PER SANS 204 (4.5.2) 50mm FLEXIBLE POLYESTER BLANKET.
50% OF ANNUAL AVERAGE HOT WATER HEATING SHALL BE PROVIDED BY OTHER MEANS, OTHER THAN ELECTRICAL RESISTANCE, - SOLAR PANELS IN ACCORDANCE WITH SANS 1307 OR INSTALL HOT WATER PUMP IN ROOF SPACE STORAGE TANK CAPACITY 300L USING 700W

ALL INSTALLATIONS WILL BE DONE IN ACCORDANCE WITH SANS 10252-1 AND SANS 10106

DWELLING HOUSE: MEDIUM RENTAL: 115-140 L/CAPITA/DAY
115L ASSUMED HOT WATER CONSUMPTION X 4 PERSONS/DAY = 460L/DAY X 365 DAYS = 167,900KL
50% OF ANNUAL HOT WATER CONSUMPTION = 83,95KL OR 230L DAILY HOT WATER CONSUMPTION TO BE PROVIDED BY MEANS OF OTHER HEATING SOURCE.

EXTERNAL WALLS: MIN. R-VALUE REQUIRED OF 0.35
250mm CONCRETE R-VALUE = 1 CAVITY INSULATION
COMPLIANT AS PER SANS 10400 XA (4.4.3) & SANS 204
MIN. CR-VALUE REQUIRED 100 HOURS
CR-VALUE OBTAINED 130 HOURS

STANDARD TIMBER FRAME WITH NU TEC CLADDING & THERMAL INSULATION = R-VALUE 1.9
COMPLIANT AS PER SANS 10400 XA (4.4.3) & SANS 204
MIN. CR-VALUE REQUIRED 100 HOURS
CR-VALUE OBTAINED 130 HOURS

SPECIFICATIONS:

ROOF SECTION AA
CHROMADEK IBR ROOF SHEETING AT 3° PITCH TO MATCH EXISTING ON 76 X 50 PURLINS AT 450mm CENTRES ON 152 X 50 RAFTERS AT 1000mm C/C BOLTED EXISTING RAFTERS WITH M10 BOLTS AND OTHER END FIXED TO 228 X 50 BEARER BEAM, BEARER TIED DOWN WITH GALV. STEEL STRAPS, 600mm INTO CAVITIES WITH CONCRETE, ENDS OF TIMBER TO BE WRAPPED IN D.P.M.

RAINWATER GOODS:
MARLEY P.V.C. GUTTERS FIXED TO FACIA AT Min. FALL WITH 80mm Ø DOWNPIPES FIXED TO WALLS.

CEILINGS:
6,4mm SKIMMED CEILING BOARD ON 38 X 50 BATTENS AT 400mm CENTERS WITH 40MM ISOTHERM OR SIMILAR INSULATION ABOVE.

WALLS:
EXTERNAL WALLS TO BE 280mm CAVITY WALLS UNLESS SPECIFIED, BRICKWORK TO BE BUILT UP ON EXISTING DOWNSTAIRS WALLS, AS PER ENGINEERS DETAIL, BRICKFORCE EVERY THREE COURSES 3 BUTTERFLY TIES PER SQUARE METER. INTERNAL SUPPORT WALLS TO BE 230mm AND ALL OTHER WALLS 115mm. PRESTRESSED CONCRETE LINTELS OVER ALL OPENINGS OR BEAMS AS SPECIFIED BY ENGINEER.

EXTERNAL WEST FACING WALL:
EXTERNAL WALL TO BE CLAD WITH NU TEC WEATHER BOARDING WITH DPM MOISTURE MEMBRANE AND THERMAL INSULATION, STUD WALLS TO BE 114 X 38 TIMBER STUDS @ 600MM c/c

INTERNAL DRYWALLING AS SHOWN:
STUD WALL WITH STUDS @ 600mm c/c & DOUBLE STUD FRAMEWORK IN POSITION OF WINDOWS OR DOORS, WITH PANEL LENGTHS NOT EXCEEDING 3M

ONE AIR BRICK PER ROOM ON EXTERNAL WALL. EXTERNAL & INTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED.

SUSPENDED FLOOR:
22mm T&G FLOORING ON EXISTING 228 X 50 FLOOR JOISTS FOR EXISTING EXTERNAL DECK, ALL STRUCTURAL ELEMENTS AS PER ENGINEERS DETAIL

WINDOWS AND DOORS
ALL NEW WINDOWS AND DOORS IN ALUMINIUM COLOUR - WHITE, EXISTING TIMBER WINDOWS TO BE REPLACED WITH ALUMINIUM IN SAME OPENINGS.
GLASS IN EXCESS OF 1m SQUARE OR LESS THAN 300mm ABOVE F.F.L. TO BE SAFETY GLASS.
1M MINIMUM FROM FLOOR LEVEL TO OPEN WINDOW SILL TO PREVENT FALLING

ALL NEW GLAZING TO COMPLY WITH SANS 10400 PART N & PART O & SANS 10137

PLUMBING: AS PER XA REGULATIONS - ALL PIPES TO BE LAGGED - SEE SCHEDULE. GEYSER BLANKET INSULATION AND HEAT PUMP/SOLAR TO BE INSTALLED

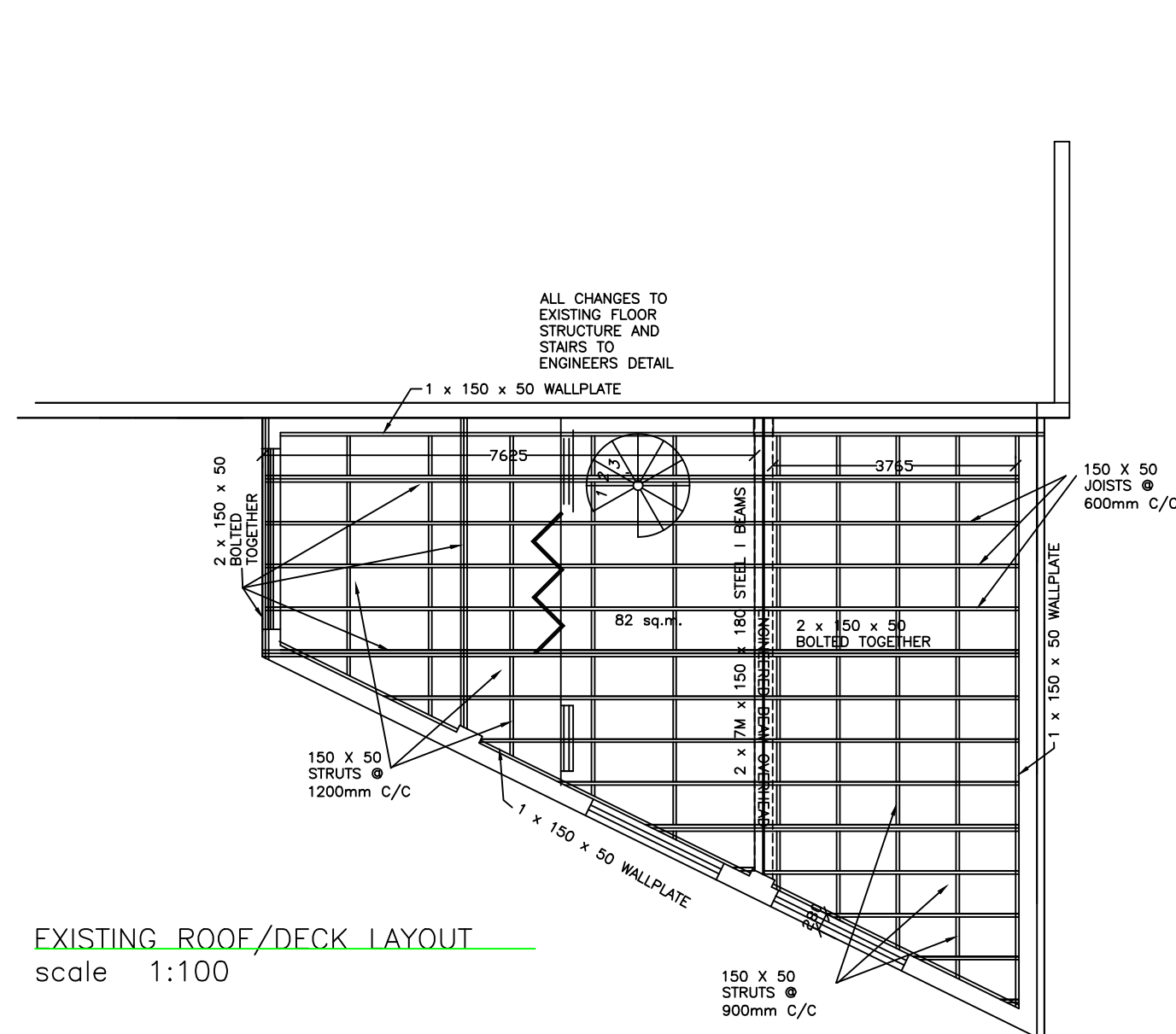
STAIRCASE AND BALUSTRADE:
STEEL CONSTRUCTED WITH TIMBER 228 X 50 STRINGERS WITH TREAD WIDTH OF 900mm AND 250mm Min. GOING WITH 200mm Max. RISERS HAVING 2100mm HEADROOM ABOVE THE PITCH LINE WITH BALUSTRADE CONSTRUCTED FROM WROUGHT IRON TO MATCH EXISTING, 1000mm ABOVE F.F.L. INTERMEDIAT UPRIGHTS WITH 95mm Max. GAPS BETWEEN.

OCCUPANCY: H4

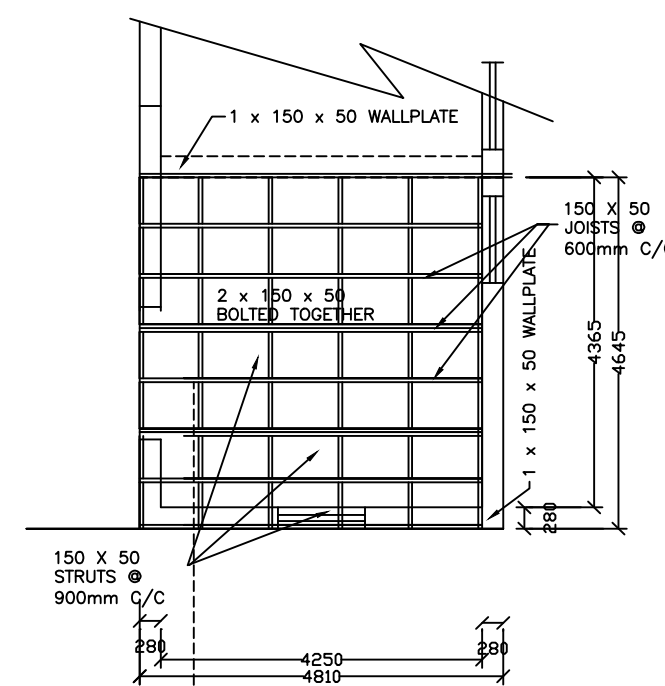
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EXISTING ROOF/DECK LAYOUT
scale 1:100



EXISTING FIRST STOREY FLOOR LAYOUT OF EXISTING 2ND DWELLING
scale 1:100

THREE QUARTER (19mm) MARINE PLY SHEETS 1200mm X 2400mm NAILED AND BOLTED TO 150 X 50 TIMBER JOISTS AT 600mm C/C WITH 150 X 50 STRUTS, JOISTS FIXED TO BRICKWORK WITH GALV. TECO JOIST/TRUSS HANGERS BOLTED WITH M10 BOLTS AND 150 X 50 WALLPLATE FOR ADDITIONAL SUPPORT, OTHER END OF JOISTS BOLTED INTO 2 X 150 X 180 GALV. STEEL I-BEAMS, I-BEAM BUILT INTO BRICK PIERS.

THREE QUARTER (19mm) MARINE PLY SHEETS 1200mm X 2400mm NAILED AND BOLTED TO 150 X 50 TIMBER JOISTS AT 600mm C/C WITH 150 X 50 STRUTS, JOISTS FIXED TO BRICKWORK WITH GALV. TECO JOIST/TRUSS HANGERS BOLTED WITH M10 BOLTS AND 150 X 50 WALLPLATE FOR ADDITIONAL SUPPORT.

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