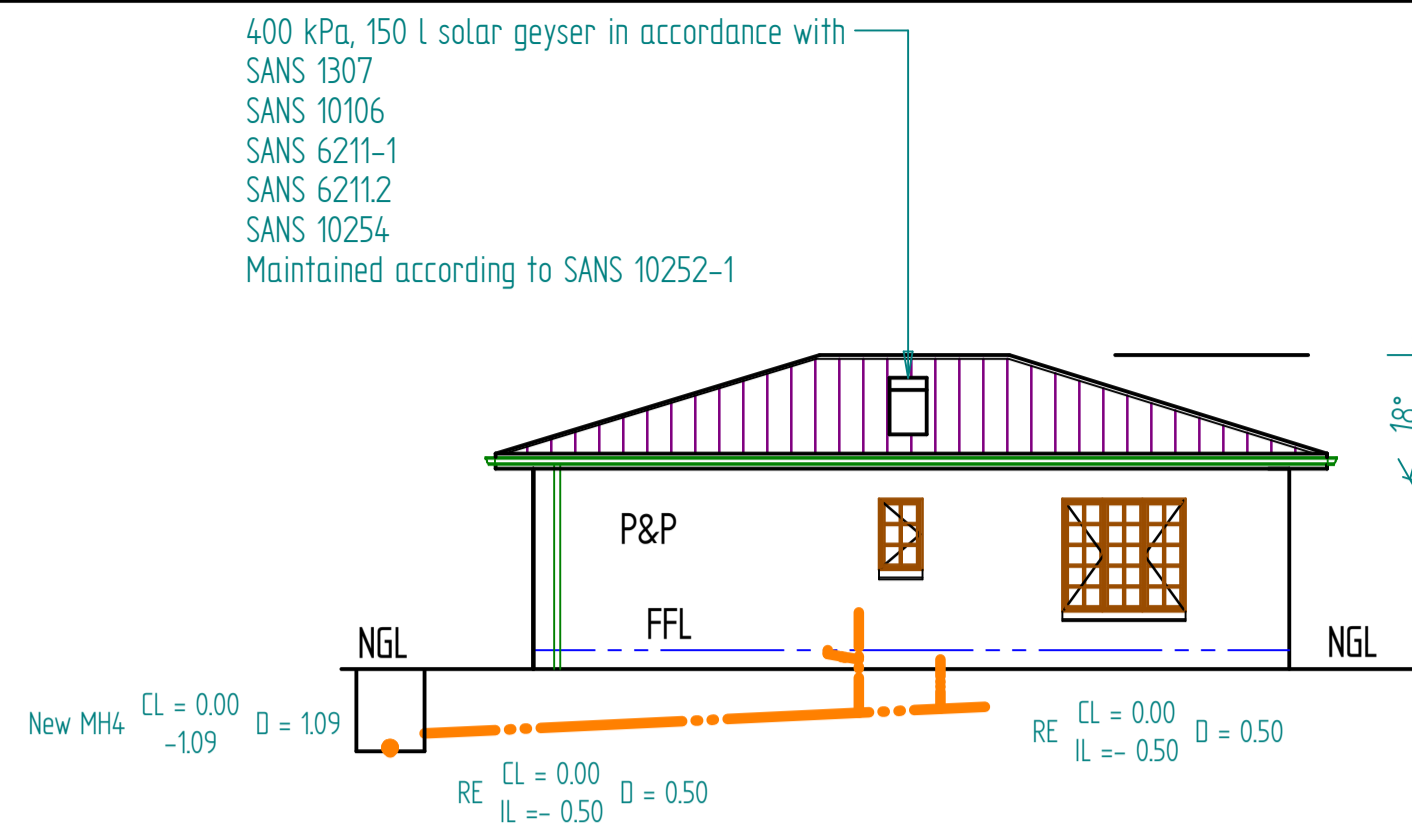


SOUTHERN ELEVATION  
1:100



NORTHERN ELEVATION  
1:100

- Brickwork notes:**
- all brickwork to be clay stock INFIX 4MPa compressive strength
  - mortar to be class II complying with SANS 2001 - CM1
  - brickforce at least every 4th course
  - brickforce to every course above lintel height
  - plasterwork to be rendered to match existing and colour
  - external brickwork to have the outside face of the internal brick course skin bagged and bitumised
  - two courses of brickforce to be provided at slab, sill, slab and wall plate level
  - precast lintels to be provided above all openings
  - minimum of 4 courses required above lintel unless otherwise stated
  - stepped dpc's to be placed at all sills and above all openings

**Notes**

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All setting out to be the builders entire responsibility  
Finishes and specifications to be checked and co-ordinated by the builder prior to ordering  
Foundations not to encroach over the established boundaries

All footings to be a minimum of 500mm below ground level in firm natural ground  
All footings, strip foundations and other load bearing concrete strength to be from a minimum of 25MPa in terms of SANS 10400 Part H  
All soil to be poisoned in accordance with SABS 0124  
All floors to receive a 30mm screed applied to the top of the concrete slab. Finish to designer's specification  
All floor slabs are to be a minimum of 100mm reinforced with ref 100 BRC mesh  
All floor slab concrete to be a minimum of 10MPa  
All under footing soil to be compacted to 98% MOD AASHTO  
All under slab compaction to be a minimum of 95% MOD AASHTO  
Underfloor membrane to be a min of 0,25mm thick as stipulated in Part J of SANS 10400

Prestressed Lintels are to be used over all openings with a minimum bearing of 150mm on each side for spans <=1,5m and 350mm >=2,5m  
Double Lintels to be fitted to openings greater than 2,4 m  
Walls are to be constructed using class 2 mortar as per SANS 10400 Part K 4.2.1.15)  
Walls are to be constructed with masonry demonstrating a min ave compressive strength as stipulated in SANS 10400 Part K 4.2.1.14)  
Brickforce to be applied at least every 4th course  
Brickforce to be inserted to every course above lintel height

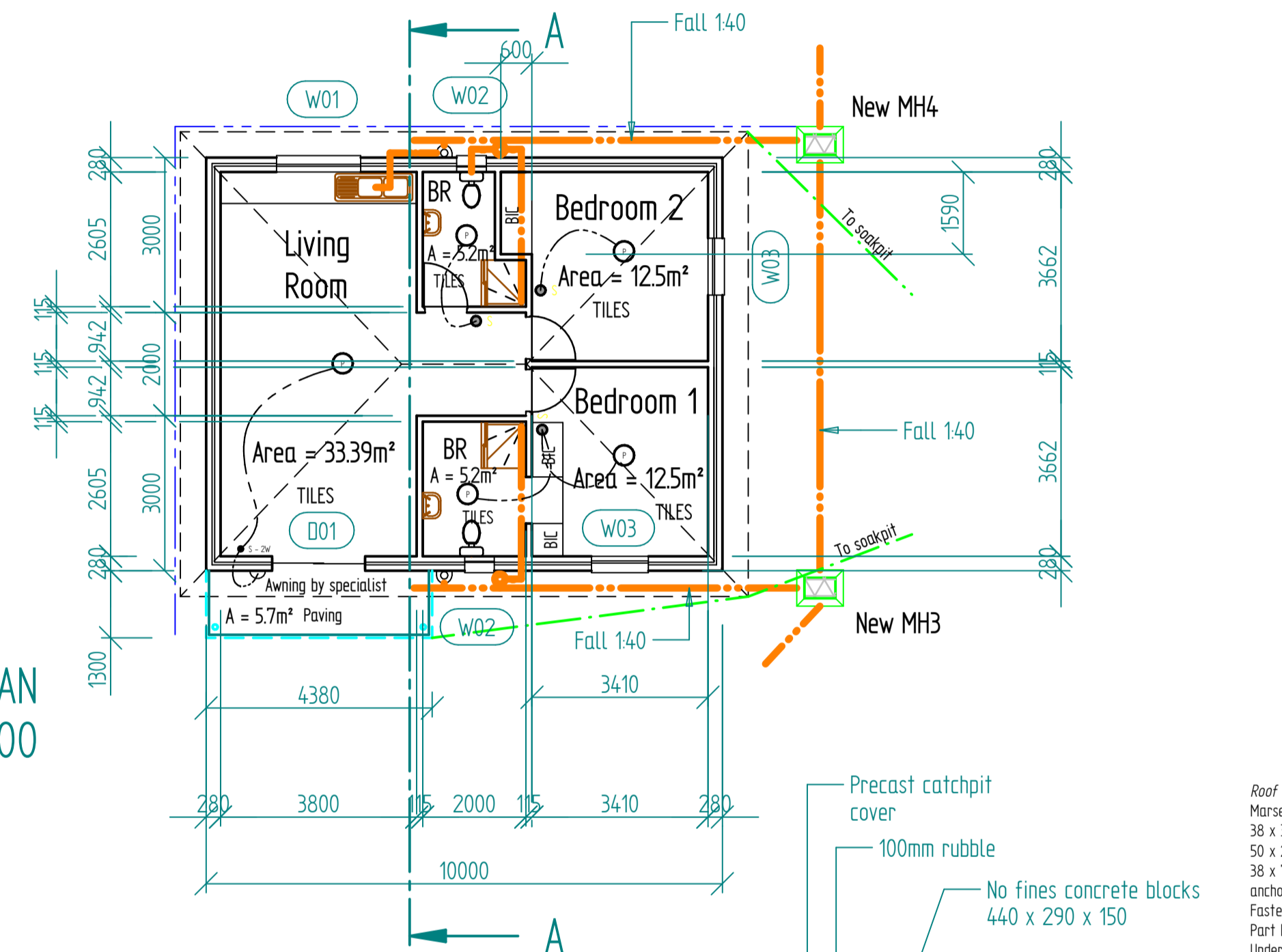
All glazing to conform to SABS 0137 and AAAMSA, SANS 10400 Part N to be fully adhered to

All waste pipes to be 50mm  
All soil pipes to be 100mm diameter unless otherwise stated  
All vent pipes to be 100mm diameter  
Contractor to confirm all invert levels on drainage  
All storm and sewer lines running under buildings and driveways to be encased in a min 100 x 100 15MPa concrete surround  
When soil pipe drop exceeds 1,22m adequate anti-siphonage is to be provided  
IE's to be provided at all bends and junctions in the drainage system with marked covers at ground level  
W.P's to be accessible along full length of pipe run

All hot water service pipes shall be clad with insulation with a minimum R value of 1 - based on a hot surface temp of 60°C and an ambient temperature of 15°C

**Revisions**

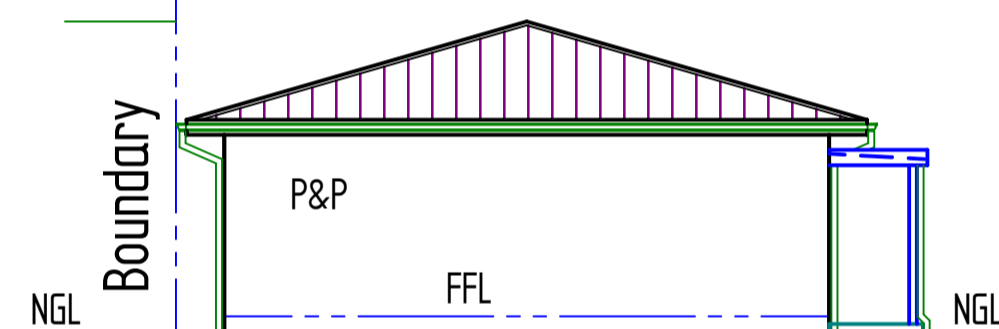
Mk	Date	Init	Description



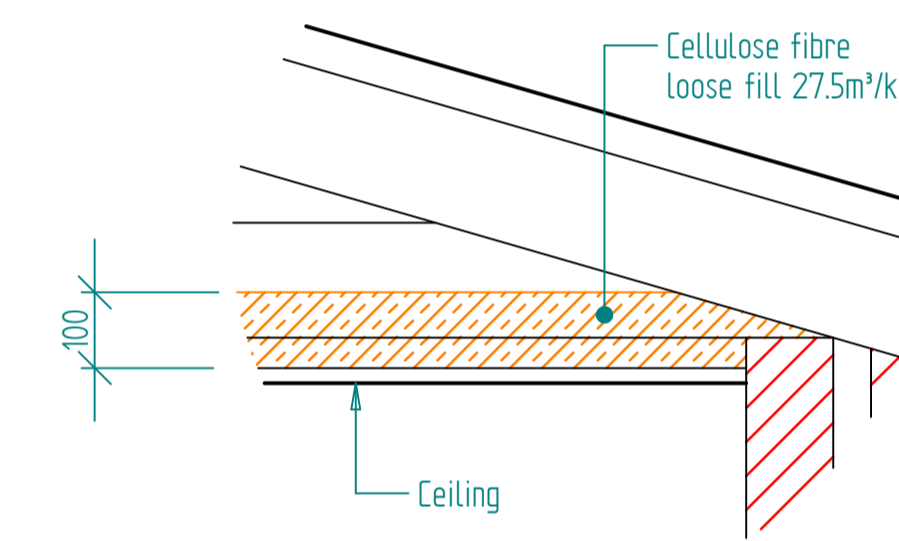
PLAN  
1:100

- Roof notes:**
- Marseille tile on 38 x 38 battens @ 345mm c/c's on 50 x 228 @ 5' timber trusses @ 760mm c/c's on 38 x 76 softwood wallplates all tied to brickwork with type B anchors at least 600mm down
  - Fastenings to conform to table 4 (tiles and slates) SANS 10400 Part L 4.4.1,2
  - Underlay sheeting to be 250 microns
  - All ridge tiles to match
  - All gable ends to have rake verge tiles
  - 100 x 100 aluminium gutters and downpipes
  - Timber to conform to SANS 10400 Part L 4.4.1.13
  - Softboard ceilings to conform to SANS 10400 Part L 4.4.1.12
  - All flashing to satisfy SANS 10400

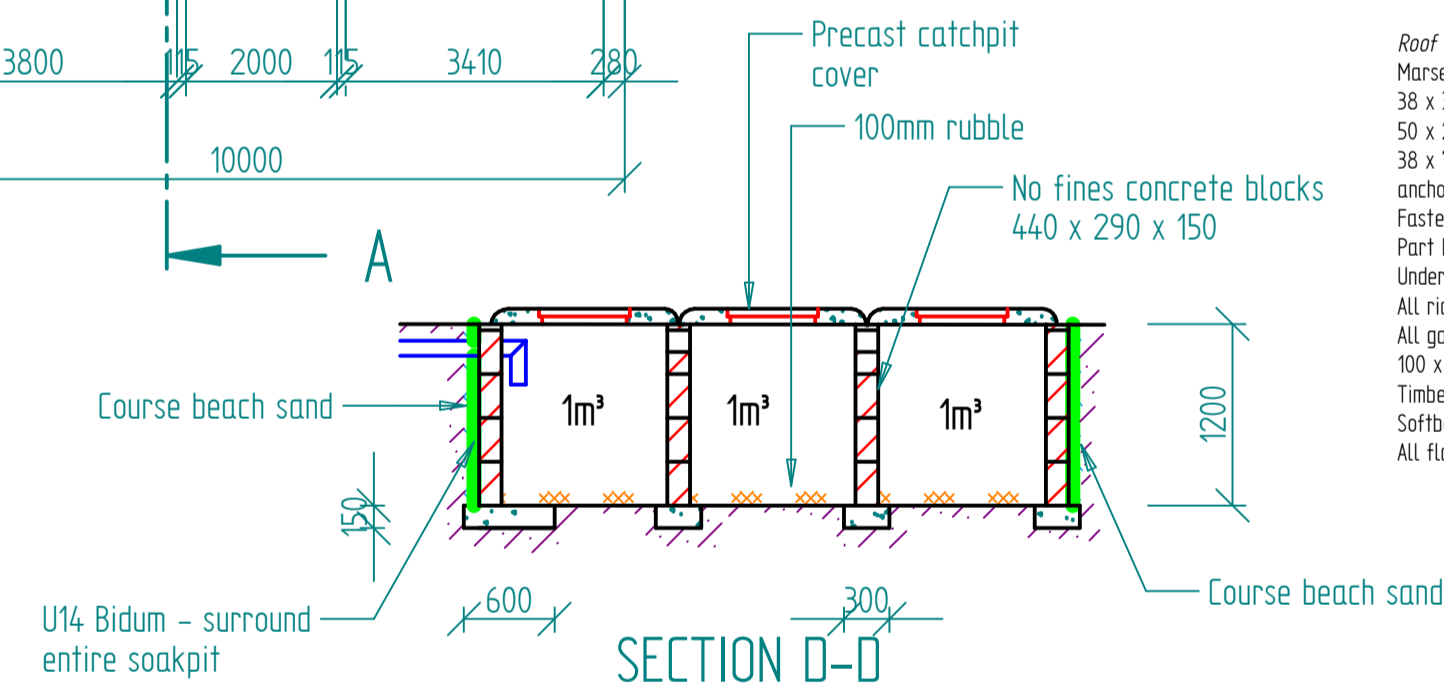
EASTERN ELEVATION  
1:100



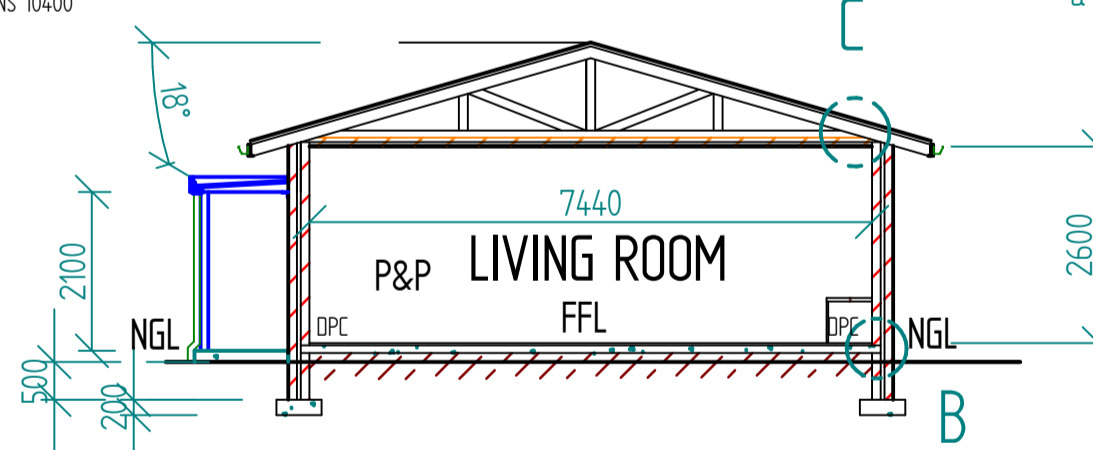
WESTERN ELEVATION  
1:100



DETAIL C  
1:10



SECTION D-D  
1:50



SECTION A-A  
1:100

- Floor notes:**
- 30mm screed on 100mm concrete surface bed on 250 micron underlay on soil poisoned consolidated fill

DETAIL B  
1:10

DETAIL B  
1:10

All concrete - 20 MPa UOS

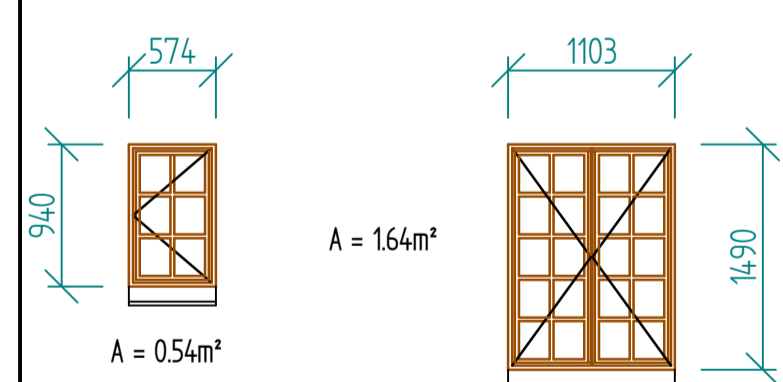
- Brickwork notes:**
- all brickwork to be clay stock INFIX
  - brickforce at least every 4th course or as per eng spec
  - brickforce to every course above lintel height

Name	Address	Tel No	Signature

Fixture	Run	Cover lvl	Invert lvl	Depth	Grad
New manhole 2	0	0.000	-0.79	790	0
New manhole 3	3.2	0.000	-0.85	850	1:40
New manhole 4	8.585	0.000	-1.09	1090	1:40
Re 1	0	0.000	-0.5	500	0
Re 2	0	0.000	-0.5	500	0
Re1 to new manhole 3	7.864	0.000	-0.79	790	1:40
Re 2 to new manhole 4	7.864	0.000	-0.79	790	1:40

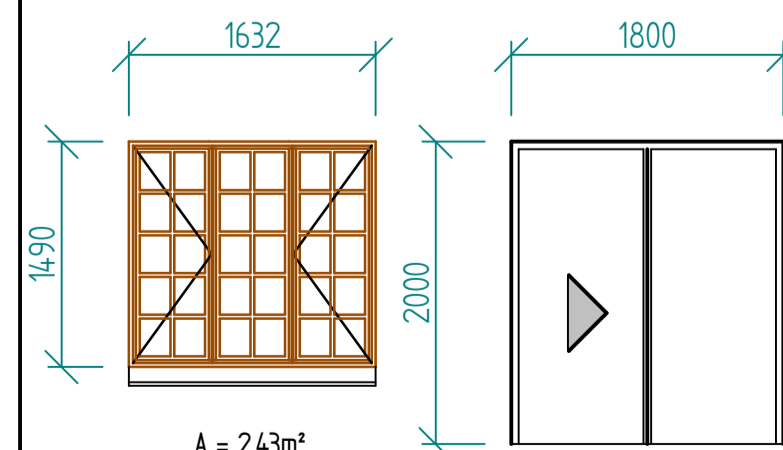
Window number	Floor area	Total window area	Window area required as per SANS 10400	Area of largest window pane	Pane thickness as per SANS 10400 Part N	Window area permitted in terms of Part XA	Allowable Y/N	Type of glass	Reference
W01	32.95	4.86	3.295	0.051	3	4.9425		Monolithic annealed	ND 54 s
W02	5.21	0.54	0.521	0.051	3	0.7815	Yes	Monolithic annealed	ND 1 s
W03	12.5	1.64	1.25	0.051	3	1.875	Yes	Monolithic annealed	ND 57 s
D01		3.6	1.8	1.8	4			Toughened safety glass	

Internal space	Area (m²)	Type of light fitting	Light fitting power rating	Method of control	Number of fittings	Total lighting power
Living room	32.95	Compact fluorescent	15	Manual switch	1	15
Bathroom	5.21	Compact fluorescent	15	Motion sensor	1	15
Bathroom	5.21	Compact fluorescent	15	Motion sensor	1	15
Bedroom	12.5	Compact fluorescent	15	Manual switch	1	15
Bedroom	12.5	Compact fluorescent	15	Manual switch	1	15
External bulkhead	50	Compact fluorescent	15	Photocell	1	15
<b>Total</b>	<b>118.37</b>					<b>90</b>
<b>Lighting power density</b>						<b>0.76</b>



W02 (IND 1S)  
1:50

W03 (IND 57S)  
1:50



W01 (IND 54S)  
1:50

D01  
1:50

**IGH Engineers cc**  
PO Box 20717  
Durban North  
info@igh.za.net  
Tel: 031 568 4737  
Fax: 086 696 6662  
Cel: 083 324 8489

Project  
**NEW GRANNY FLAT**

Title  
"Mr CL Cross - Proposed demolition of existing servants' quarters and erection of new granny flat - 18 Oxford Drive, Durban North - Portion 11 (of 1) of ERF 957, Durban North

Designed: R Chapman  
Pr: C Eng  
Reg No: 9390025  
Owners' signature

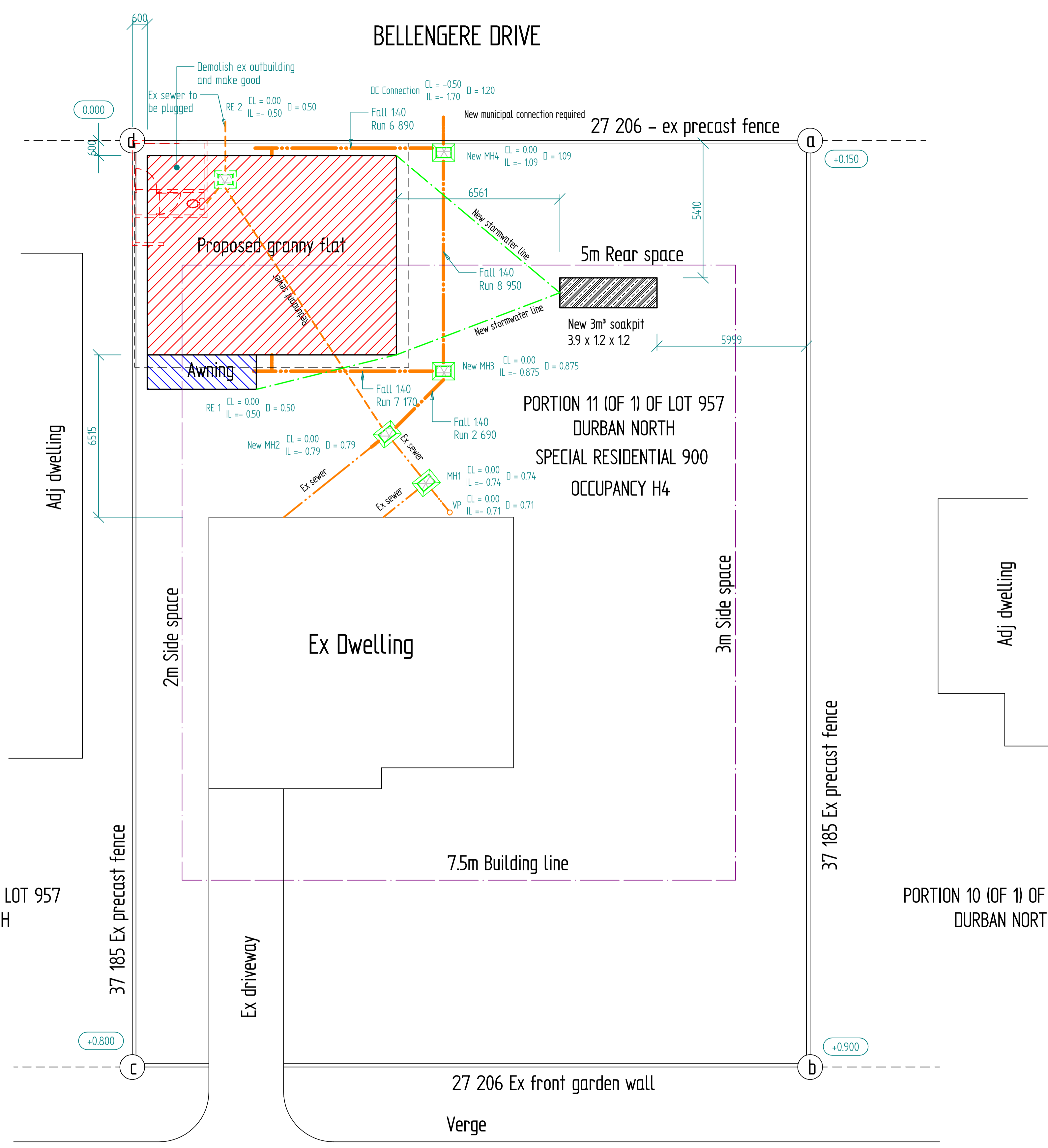
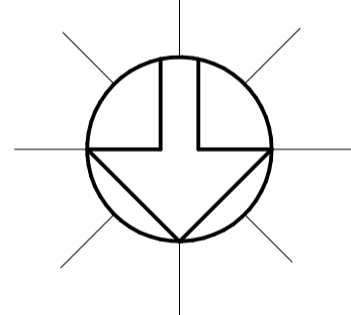
Author: R Chapman  
Pr: A Draughtsman  
SACAP 20567  
Checked

Approved: [Signature]  
Date: 10/17/13

Scale: As shown **A1**  
Sheet 1 of 2

Drawing Number: IGH/cc/01/13  
File Name: 18 Oxford Drive.dft  
Rev: 0

Fenestration calcs		
Room description	Value	Calc
Living room		
Total floor area	33.39	
Net area		5.0085
Glazing area 1	2.43	
Glazing area 2	3.6	
Glazing area 3	0	
Glazing area 4	0	
Total glazing area		6.03
<b>Check</b>	<b>Fail</b>	
Climatic zone		
Annex A SANS 204	5	
Cu (table 5)	1.4	
Cshgc (table 5)	0.11	
Max Cu		46.746
Max Shg		3.6729
Performance value U (table 6)	5.6	
Aggregate conductance		33.768
Performance value S (table 6)	0.77	
Overhang P	1.3	
Height H	2	
P/H ratio (1)		0.650
Overhang P	0.4	
Height H	1.89	
P/H ratio (2)		0.212
Overhang P		
Height H		
P/H ratio (3)		#VALUE!
Overhang P		
Height H		
P/H ratio (4)		#VALUE!
Solar exposure factor E (1)	0.31	
Window area	2.43	0.580
Solar exposure factor E (2)	0.37	
Window area	3.6	1.026
Solar exposure factor E (3)	0	
Window area	0	0.000
Solar exposure factor E (4)	0	
Window area	0	0.000
Aggregate SHGC		1.606
<b>Check SHGC</b>	33.768 <b>Pass</b>	46.746
<b>Check C</b>	1.606 <b>Pass</b>	3.6729



PORTION 12 (OF 1) OF LOT 957  
DURBAN NORTH

PORTION 10 (OF 1) OF LOT 957  
DURBAN NORTH

OXFORD DRIVE  
12M wide  
SITE PLAN  
1:100

Name	Address	Tel No	Signature

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- W.P's to be accessible along full length of pipe run

### Revisions

Mk	Date	Init	Description

Site Details		
Ref	Sides metres	Directions
ab	37.185	
bc	27.206	
cd	37.185	
da	27.206	
Site Area		1012

AREA SCHEDULE		m²
Site Area		1012
Permissible Cover		404.8
Permissible Floor Area		809.6
Existing Cover		
Existing Floor Area		
Demolished Cover		
Demolished area		
Proposed Additional Cover		104.7
Proposed Additional Floor Area		80
<b>Total New Cover</b>		<b>104.7</b>
<b>Total New Floor Area</b>		<b>80</b>

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SACAP 20567  
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Date: 10/17/13

Scale: As shown **A1**  
Sheet 2 of 2

Drawing Number: IGH/cc/01/13  
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Rev 0