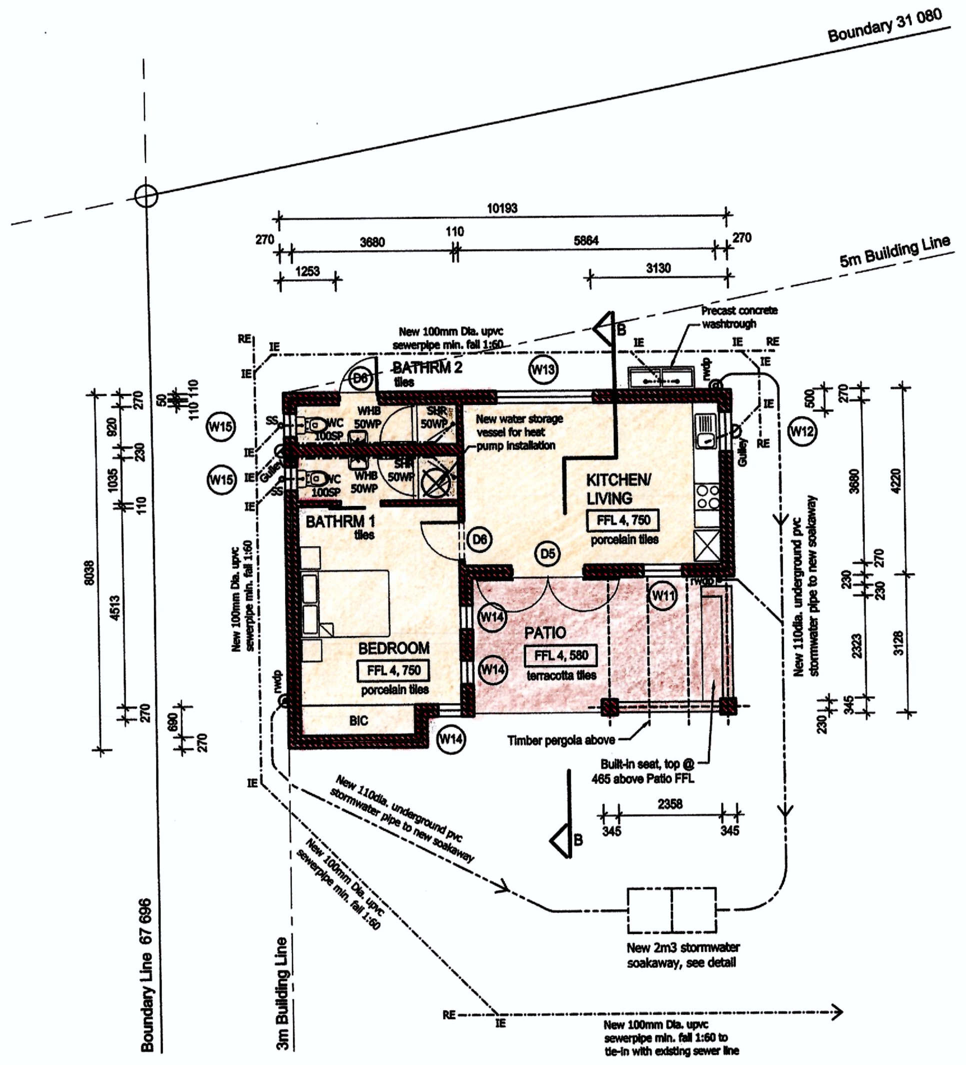
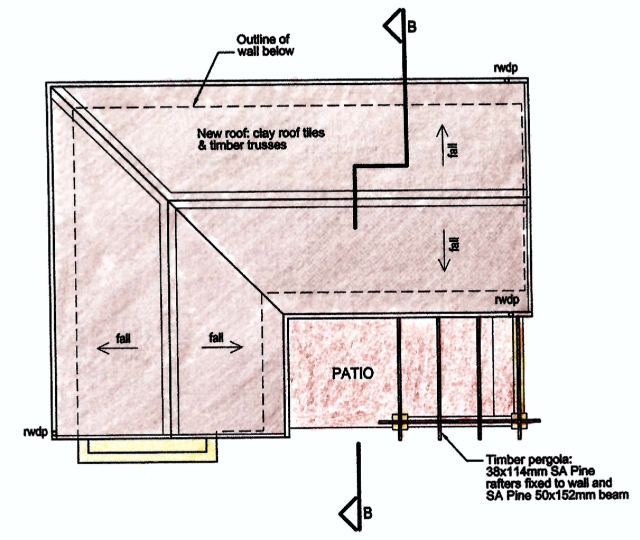


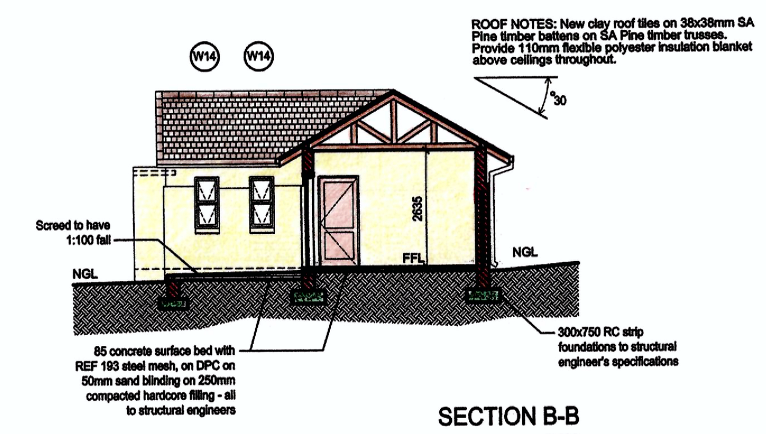
PLAN: NEW GRANNY FLAT
1:100

NOTE:
New heatpump installation to provide 50% of annual hot water heating requirement = 230ℓ per day (83kL per year)

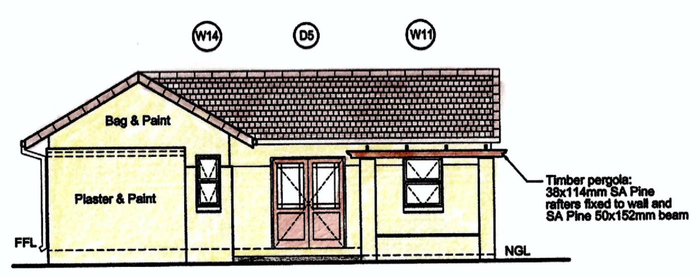
PLUMBING & DRAINAGE LEGEND	
—·—·—	Sewer / drainage pipe
— — —	100dia. PVC stormwater pipe
⊗	New water storage vessel for heat pump installation



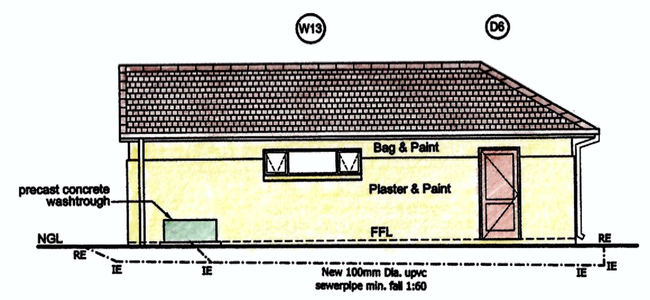
ROOF PLAN: NEW GRANNY FLAT
1:100



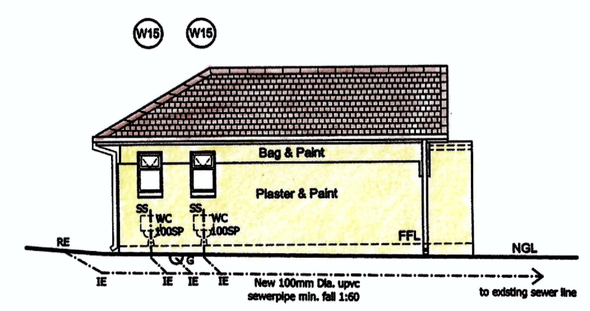
SECTION B-B
1:100



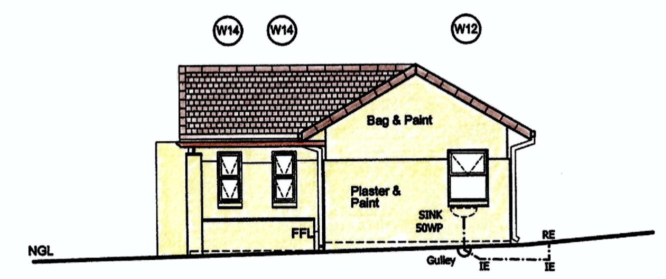
NORTH EAST ELEVATION
1:100



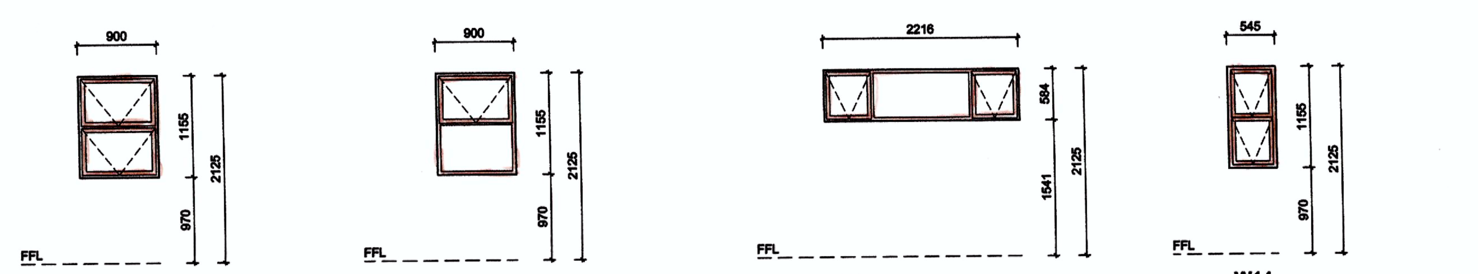
NORTH WEST ELEVATION
1:100



NORTH EAST ELEVATION
1:100



SOUTH WEST ELEVATION
1:100

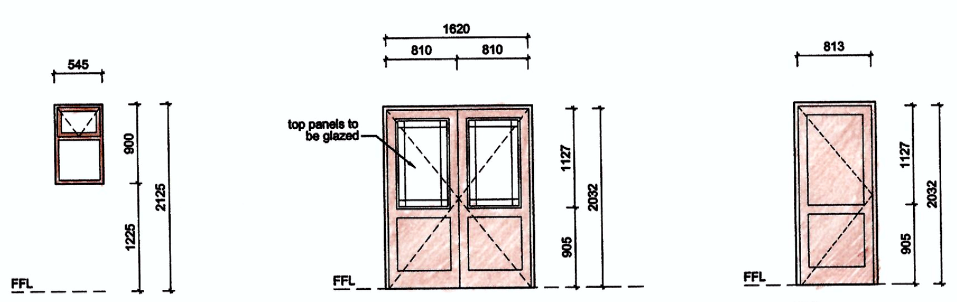


W11
Frame: Swartland timber frame (U-value = 5,6)
Glazing: 3mm thick clear monolithic annealed glass (pane size = 0,35m2). Installed in accordance with SANS 10400:N, provide glazing certificate on completion.

W12
Frame: Swartland timber frame (U-value = 5,6)
Glazing: 3mm thick clear monolithic annealed glass (largest pane size = 0,43m2). Installed in accordance with SANS 10400:N, provide glazing certificate on completion.

W13
Frame: Swartland timber frame (U-value = 5,6)
Glazing: 3mm thick clear monolithic annealed glass (largest pane size = 0,54m2). Installed in accordance with SANS 10400:N, provide glazing certificate on completion.

W14
Frame: Swartland timber frame (U-value = 5,6)
Glazing: 3mm thick clear monolithic annealed glass (largest pane size = 0,17m2). Installed in accordance with SANS 10400:N, provide glazing certificate on completion.

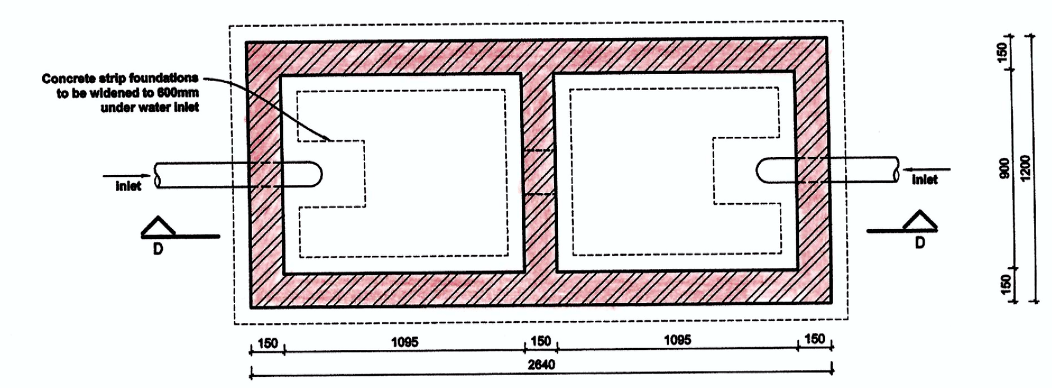


W15
Frame: Swartland timber frame (U-value = 5,6)
Glazing: 4mm thick pacific opaque annealed glass (largest pane size = 0,21m2). Installed in accordance with SANS 10400:N, provide glazing certificate on completion.

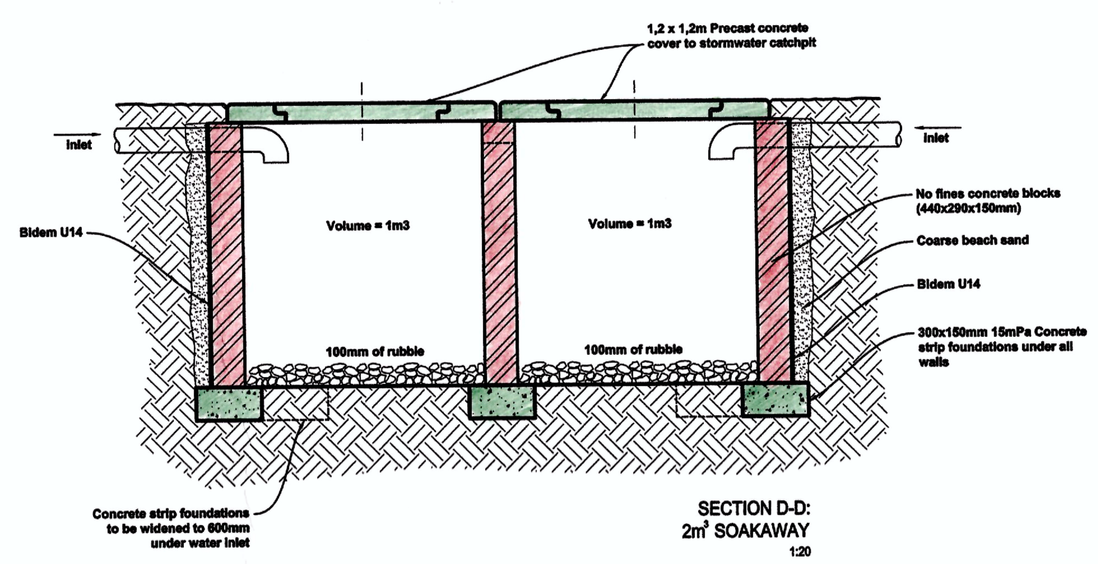
D5
40mm Thick solid meranti door with solid meranti bottom panel, by Swartland. Glazing to be 6.38 laminated safety glass installed by competent person glazing in accordance with SANS 10137. Door frame to be meranti timber with suitable rebate. Finish with Maxicare water based sealant according to manufacturer's specifications.

D6
40mm Thick semi solid, meranti veneered door with recessed top and bottom panels. Door frame to be meranti timber with suitable rebate. Finish with Maxicare water based sealant according to manufacturer's specifications.

WINDOW & DOOR SCHEDULE - GRANNY FLAT
1:50



PLAN:
TYPICAL $2m^3$ SOAKAWAY
1:20



SECTION D-D:
$2m^3$ SOAKAWAY
1:20

SOAKAWAY CALCULATION:
- 1m3 of Soakaway to be provided for every 40m2 of roof area.

New roof area = 70,32m2
Therefore volume of new soakaway = 2m3

SOAKAWAY NOTES:
- Surround Soakaway with Bidim U14
- Soakaway to be positioned 4m away from any building and boundary line.

STORMWATER SOAKAWAY DETAILS
1:20

GENERAL NOTES

1. All the work must be done in accordance with the building plan approval conditions and National Building Regulations.
2. All dimensions and levels to be checked on site before commencing.
3. No Dimension may be scaled from drawing except for tender purposes. The architect must clear any uncertainties. The contractor is liable for all costs, should claims arise from non-compliance with the above.
4. This design is copyright.
5. All work to be in accordance with the national building regulations and other relevant safety acts as amended.
6. A test certificate for the electrical installation is to be provided.

NOTES IN RESPECT TO THE SANS INTERPRETATIONS OF THE ABOVE APPLICABLE TO THIS DEVELOPMENT:

10400-PART N. Glazing:
All glazing to comply with SANS 10400 Part N.
- Glass thicknesses to be in accordance with Table 1 in clause 4.2.5.
- Shower enclosure to be in accordance with Table 10 in clause 4.4.6.
- Safety glazing to comply with clause 4.4.2.
- The type and fixing of glazing is to be in accordance with Annex A of SANS 10400-N.

10400-PART O. Lighting & ventilation:
All areas to be artificially lit.

10400-PART P Drainage:
All drainage is to comply with Part P of SANS 10400. The drainage installation is to comply with 4.2 and is to be tested in accordance with 4.27.

10400-PART D Public Safety:
Any change in level is to comply with SANS 10400 Part D clause 4.2.

10400-PART T Fire Protection:
This development will comply with the requirements listed in Part T of SANS 10400.

10400-PART XA Energy Usage in Buildings:
This development is to comply with SANS 10400-XA as certified by competent person. Calculations included with local authority submission.

FIRE DEPARTMENT NOTES
1. Floor coverings to be in compliance with SANS 10400 Part T clause 4.14.
2. Wall coverings to be non-combustible material finish and shall comply with SANS 10400 Part T clause 4.15.
3. All services going through walls to be fire-stopped according to SANS 10400 Part T clause 4.41.
4. Roof spaces to be constructed in accordance with SANS 10400 Part T clause 4.12.

WINDOWS & DOORS
- All windows and doors to be constructed, installed and treated as follows unless specified otherwise:
Dimensions refer to overall measurements of door excluding frame. Window measurements include frames unless specified otherwise.
Installation:
- All protruding frame corners to be trimmed flush with frame.
- All frames to be properly anchored and protected in & to walls.
- All frames to be properly & adequately protected during construction.
Glazing:
Glazing to be done to SABS 0137 & 1263 - 2000
Glazing to be installed by registered SAGGA member.
Door frames: all to be installed with built-in frame.

DESCRIPTIONS

1. **Excavation:** Excavate in soft soil. Assume all material is pickable. Excavate trenches to firm natural soil. Wet trenches thoroughly before compacting with a heavy plate compactor i.e. 'Wacker' the following day. Trenches for foundations and electrical cables / water pipes to be min. 600mm below finished ground level.
2. **Foundations:** Min. 700 x 250mm (230mm walls) 20 Mpa Concrete strip foundations to SABS standards. 230mm Foundation walls underneath all external and internal walls unless specified otherwise. Assume reinforced foundations with 4x Y16 bottom and top with R10 spacing bars at 750mm c/c for tender purposes. Reinforcement & trenches will be verified & approved by engineer.

3. **DPC Walls:** 375um SABS Damp proof course, 'brick grip' under all walls on the surface bed. Lay and affix under window sills and tuck in under frame.
4. **Surface bed:** Cast 85mm 15Mpa Concrete with Ref. 194 welded mesh reinforcement in middle of slab. Concrete to be cured by wetting and covering with plastic for 3 days. Separate surface bed slab from foundation walls with 10mm polystyrene.
5. **Brickwork (Stocks):** Min. 14 Mpa Clay stock bricks. Lay bricks on a full bed of mortar, fill all joints solid and rake & re-fill, carry up work evenly, keep perpends and angles plumb. Brickwork above doors to be on edge. Joints may not be wider than 10mm and one brick course (1x brick and joint) must be 85mm in height. Use class II (1:6) mortar and 'Brickforce' every 4th layer, every layer for 4 layers above openings extending 600mm on both sides, or every layer in brickwork lintels & foundations. Joints to be flush and keep brickwork clean & tidy. Wet bricks 24 hours properly before building in or on commencing work. Mortar must be use within 2 hours of mixing. Beams, door and window jambs must be anchored and fixed to prevent any distortion. All cement mixture to be made on surfaces which will be paved or built on, not on garden areas.
6. **Lintels:** 110x75mm Pre-cast concrete lintels above all openings, under brickwork beams etc. to be plastered.
7. **Plaster:** Plaster 10mm (interior) & 15mm (exterior) to walls. Wet walls before plastering commences, prime concrete with wet 1:1 sand-cement mixture and affix galvanized fine expanded steel mesh over patched brickwork, plumbing, electrical conduits, weak points and window/door lintel corners. Properly cure all plaster. Provide water drip and taffe joints where necessary, movement joints, wood-plaster connection etc. Plaster may not be used later than 30 minutes after being mixed. Any cracks or other defects must be rectified to the approval of the architect or client and if unsuccessful, the entire surface has to be replastered.
Note: Mix Coprox waterproofing compound to plaster in bathrooms & showers.
8. **Bagging:** Mix cement, sand & water into a very liquid slurry & paint to neatly flush joined brickwork with block brush & care. Treat as plaster.
9. **Roof Insulation:** Provide 110mm flexible polyester insulation blanket above ceilings throughout.
10. **Paint:** Provide 3 one-m2 test samples for approval of all paints. Clean all surfaces to be painted and make sure all surfaces are suitably prepared before commencing paintwork. Colours by architect. Assume no deep or ultra deep tones for tender purposes.
11. **Ceilings:**
a) Install 9,5mm Gypsum ceiling boards with tapered edge. Affix self-tapping screws at 125mm c/c to 38x38mm SA pine brandering affixed to roof timber at 300mm centres. Brandering to be screwed to roof timber. Plaster whole surface with Rhinolite and sand smooth.
12. **Screed:** 25mm Min. screed. Ensure all FFL are on the same level. Create satisfactory bond with surface bed by applying cement: coarse sand mix (1:2) and wetting slab before applying slush or screed. Cure by wetting and covering with plastic.

OWNERS: Ewoudt and Nicolene van der Linde
Telephone: 082 651 5591

SIGNATURE: ________ DATE: 17 April 2013
Mr. E. van der Linde

SIGNATURE: ________ DATE: 17 April 2013
Ms. N. van der Linde

ARCHITECT: J.H. Marais
SACAP registration number: 7768

SIGNATURE: ________ DATE: 17 April 2013

All dimensions to be checked on site before any work is put in hand. Refer any discrepancies to the architect.

DOCUMENT CONTROL STATUS

STATUTORY SUBMISSION

Project
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE
SUB 57 OF LOT 3191, BROADWAY
15 MARGARET MAYTOM AVENUE,
BROADWAY, DURBAN
RATE No. 906030

Drawing
GRANNY FLAT:
- PLANS, SECTION, ELEVATIONS, W & D SCHEDULE

Scale	Date	Drawn
1:100 / 1:50	April 2013	JHM
Project No.	**Drawing No.**	**Revision No.**
008	S203	A

DATE PLOTTED: 17 April 2013

HMA
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