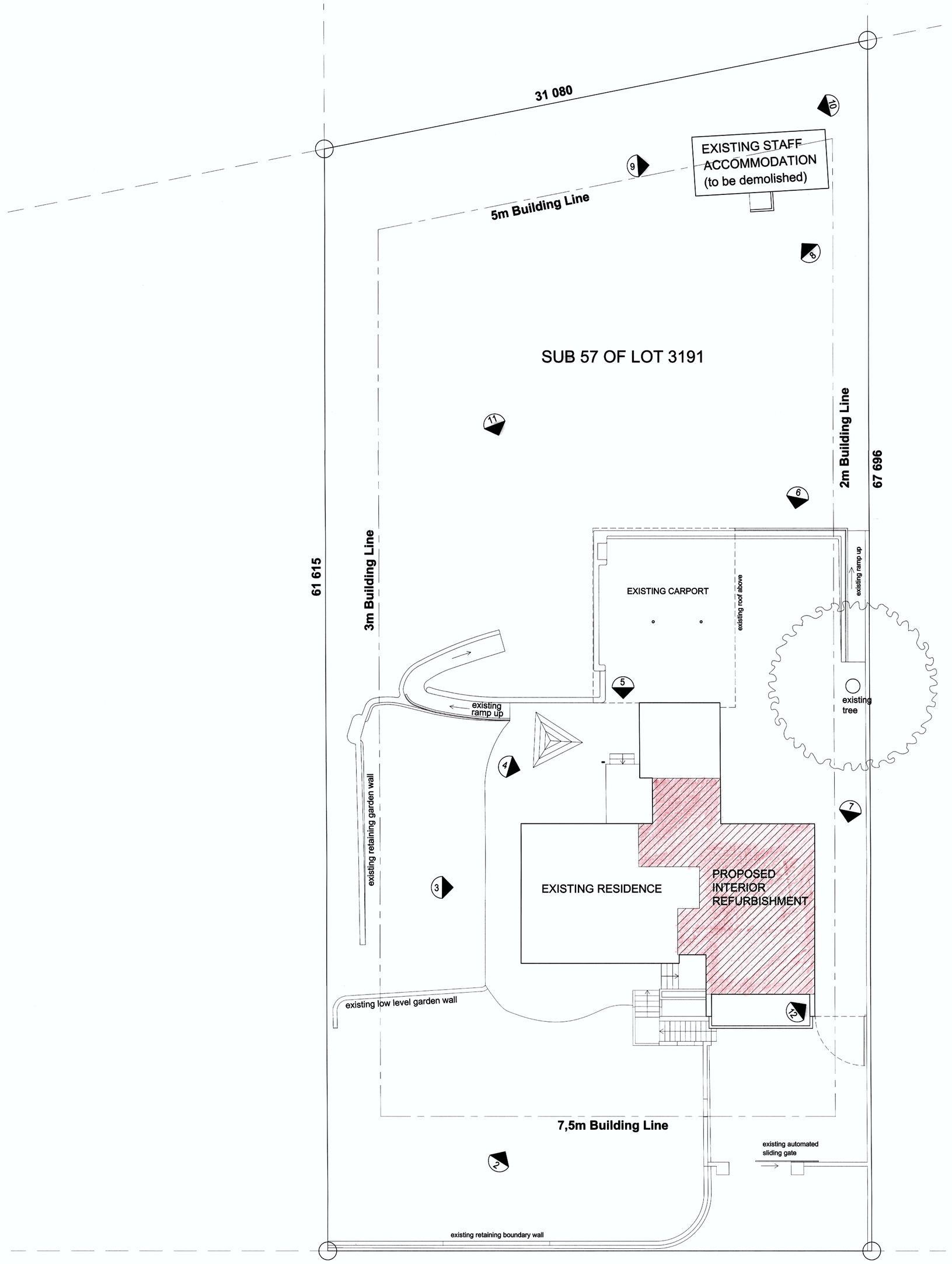
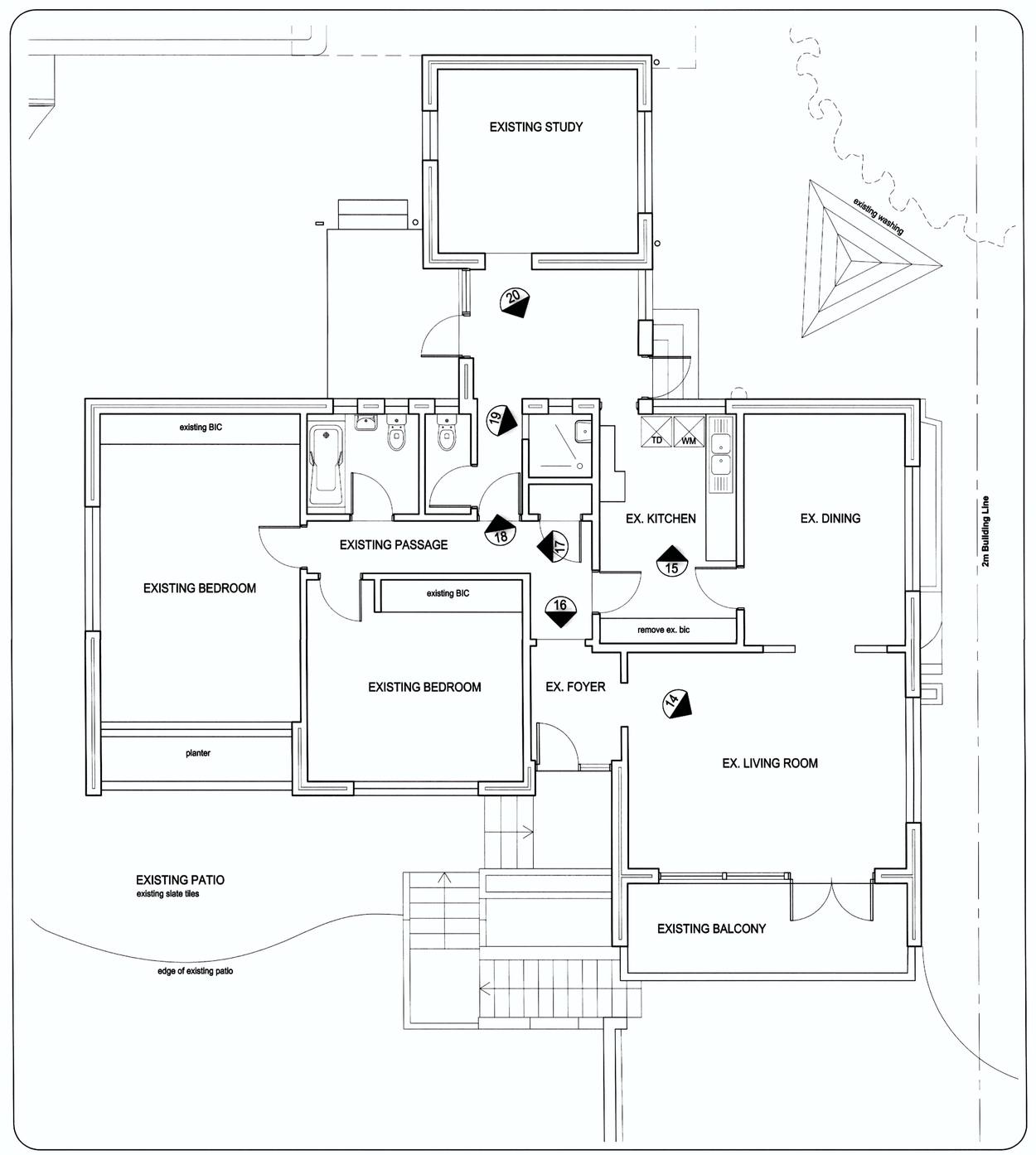
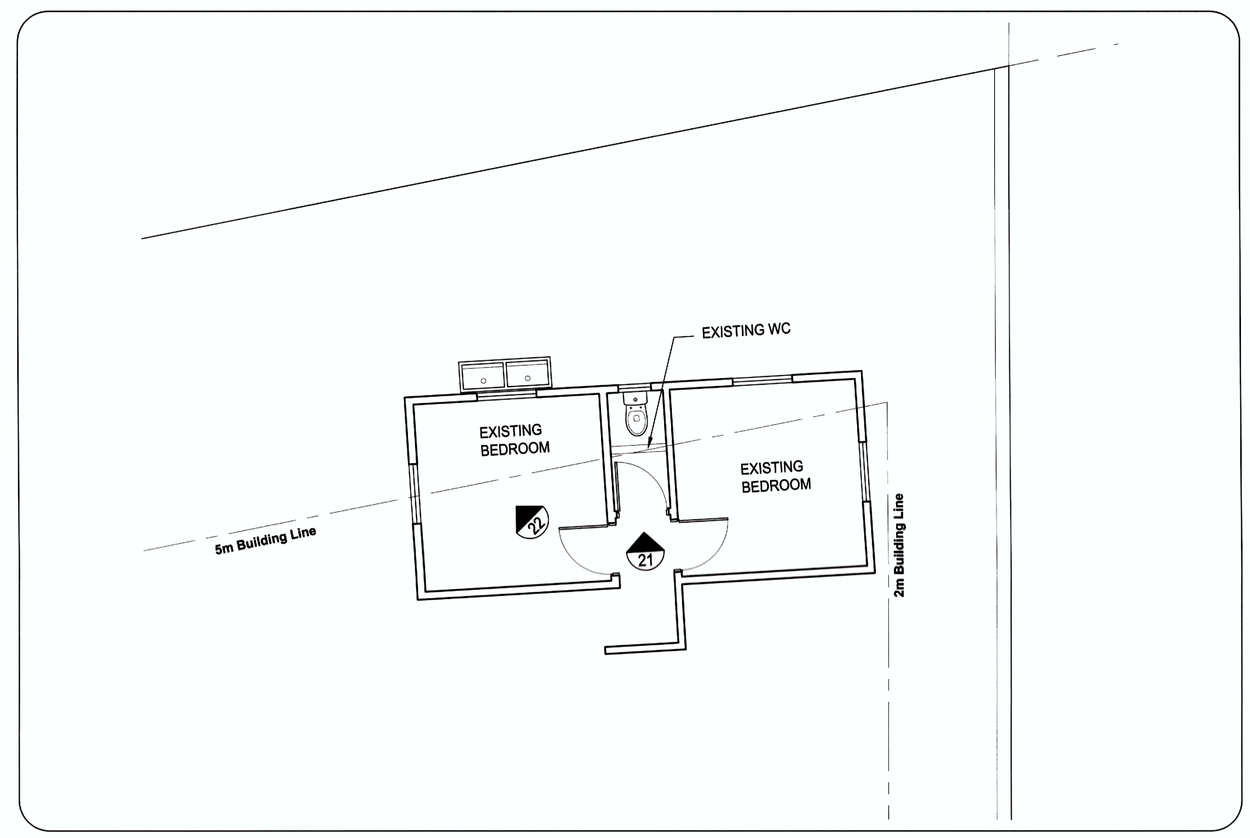


SITE PLAN - exterior photos
1:100



MAIN HOUSE - interior photos
1:50



GRANNY FLAT - interior photos
1:50

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: sill 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 (Blocks):** Min. 14 Mpa Clay stock bricks. Lay bricks on a full bed of mortar, fill all joints solid and raise & 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 800mm 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 oon, 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 trims 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 brush & cure. 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 painwork. 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 012 452 5596
SIGNATURE Mr. E. van der Linde DATE: 17 April 2013
SIGNATURE Ms. N. van der Linde DATE: 17 April 2013

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. 905030

Drawing
PHOTO REFERENCE PLANS

Scale	Date	Drawn
1:100 / 1:50	April 2013	JHM
Project No.	Drawing No.	Revision No.
008	S204	A

DATE PLOTTED: 17 April 2013

HMA
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