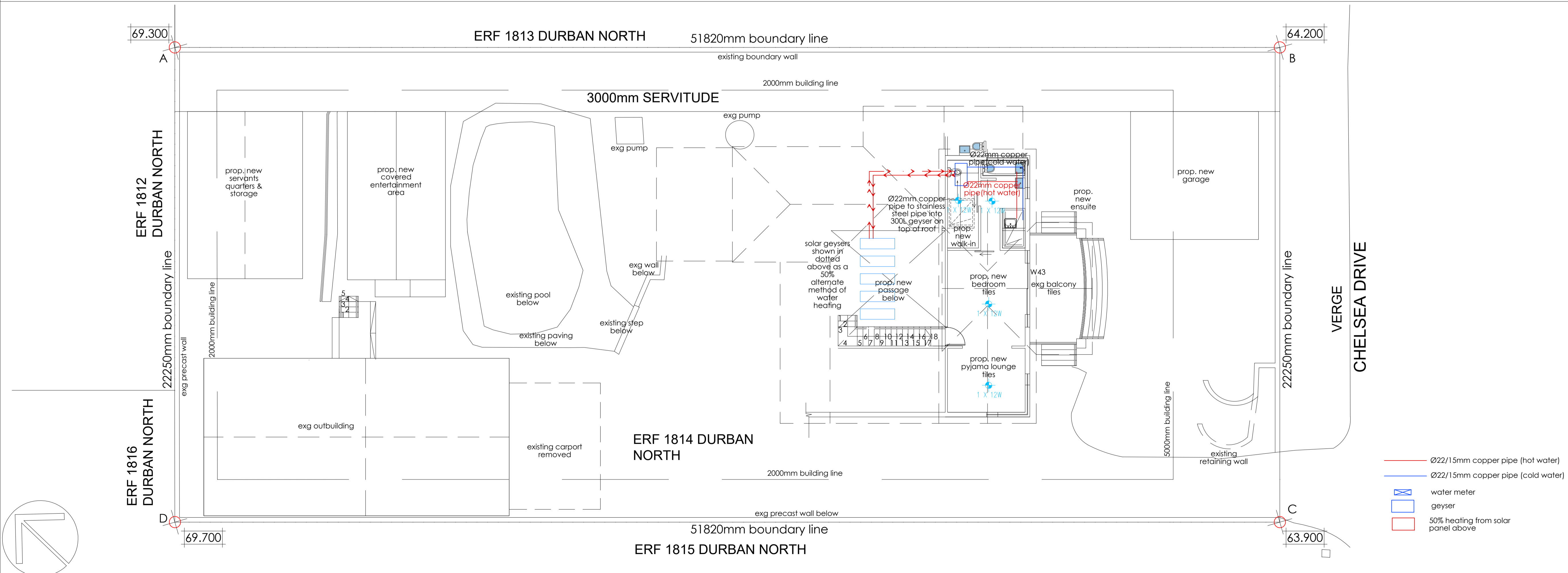


SITE GROUND STOREY WATER RETICULATION SCALE 1:100



FIRST STOREY WATER RETICULATION SCALE 1:100

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 CATEGORY TYPE : PROFESSIONAL ARCHITECT
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CLIENT SIGN: *[Signature]*

CLIENT: MR M.D DHODA

Kzn Architects
 Architecture. Interiors. Architectural Perspectives.
 Wendle Dwaine Naidoo
 084 5374465
 info@kznarchitects.co.za
 kznarchitects.co.za
 17 Myna Crescent Parlock Durban 4037

PROJECT: PROPOSED ADDITIONS AND ALTERATIONS FOR MR M.D DHODA AT 51 CHELSEA DRIVE, ERF 1814, DURBAN NORTH

DRAWING TITLE: WATER RETICULATION

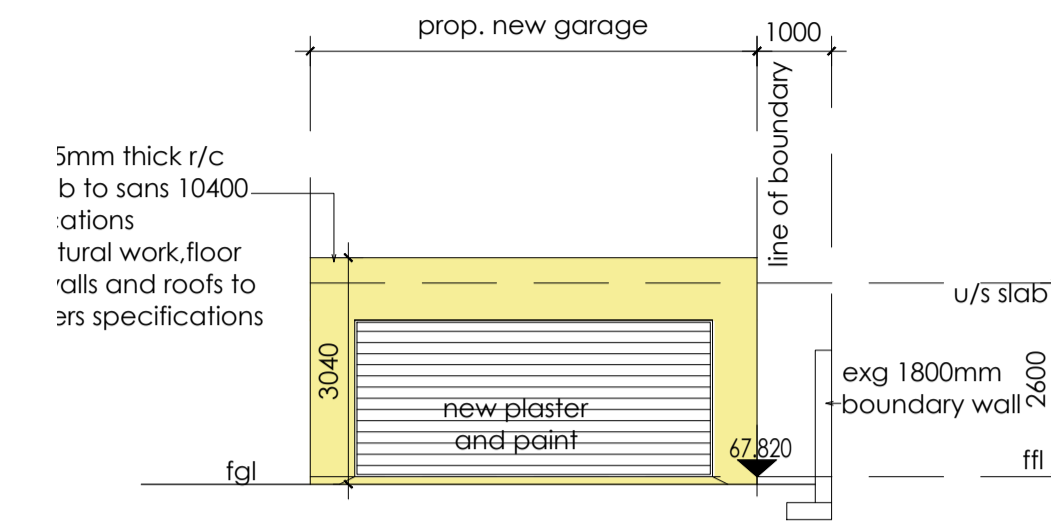
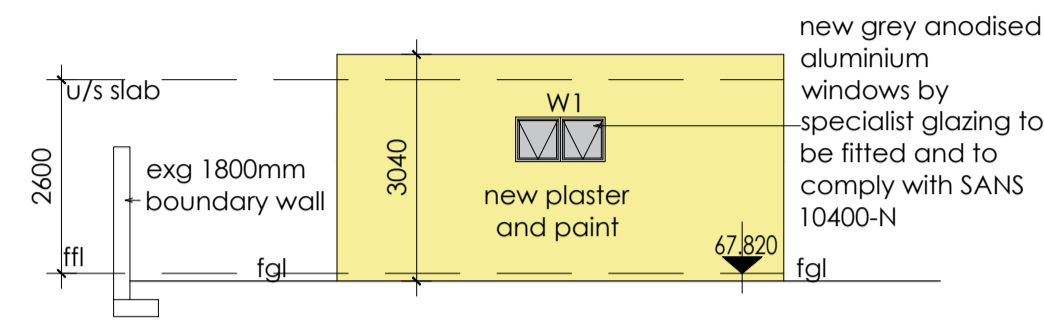
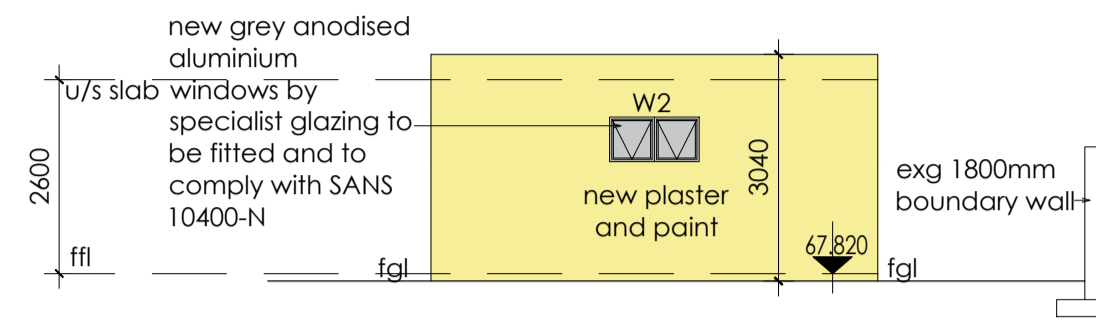
SCALE	1:100	DATE	02/03/2021
PROJECT CO-ORDINATOR	T.G		

ISSUE STATUS	SUBMISSION
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JOB NO:	TYPE:	DWG NO:	REVISION:
001	H4	005	000

- Ø22/15mm copper pipe (hot water)
- Ø22/15mm copper pipe (cold water)
- ⊠ water meter
- ☐ geyser
- ☐ 50% heating from solar panel above

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SOUTH EAST ELEVATION SCALE 1:100

NORTH WEST ELEVATION SCALE 1:100

SOUTH WEST ELEVATION SCALE 1:100

W1, W2 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W3, W6 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W4, W7 PURPOSE MADE ALUMINIUM FRAMED SIDE HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W5, W8 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W9, W10 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W11, W12 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W13 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W14 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W15 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED
W16, W17 PURPOSE MADE ALUMINIUM FRAMED SIDE HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W18 PURPOSE MADE ALUMINIUM FRAMED SIDE HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W19 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W20, W35 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W21 PURPOSE MADE ALUMINIUM FRAMED FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W22 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W23, W24 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 2 NO. OFF REQUIRED	W25 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	
	W28 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W29 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W30 PURPOSE MADE ALUMINIUM FRAMED SIDE HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W31, W32 PURPOSE MADE ALUMINIUM FRAMED SIDE HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W33 PURPOSE MADE ALUMINIUM FRAMED SIDE HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W34 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W37 PURPOSE MADE ALUMINIUM FRAMED SIDE HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W38 PURPOSE MADE ALUMINIUM FRAMED SIDE HUNG WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED
W39, W40, W42, W43 PURPOSE MADE ALUMINIUM FRAMED TOP HUNG AND FIXED WINDOW POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 4 NO. OFF REQUIRED	W41 PURPOSE MADE ALUMINIUM FRAMED SLIDING DOOR AND SIDELIGHTS POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	D1 PURPOSE MADE ALUMINIUM FRAMED SINGLE DOOR AND SIDELIGHTS POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	D2 PURPOSE MADE ALUMINIUM FRAMED SLIDING/FOLDING DOOR POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	D3 PURPOSE MADE ALUMINIUM FRAMED DOUBLE DOOR AND SIDELIGHTS POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	D4 PURPOSE MADE ALUMINIUM FRAMED SLIDING/FOLDING DOOR POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	D5, D6, D7 PURPOSE MADE ALUMINIUM FRAMED SLIDING/FOLDING DOOR POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 3 NO. OFF REQUIRED	D8 PURPOSE MADE ALUMINIUM FRAMED SLIDING/FOLDING DOOR POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED	W36 PURPOSE MADE ALUMINIUM FRAMED SLIDING DOOR POWDER COATED ALUMINIUM - COLOUR : GREY 4mm TOUGHENED SAFETY GLAZING 1 NO. OFF REQUIRED

WINDOW SCHEDULE SCALE 1:100

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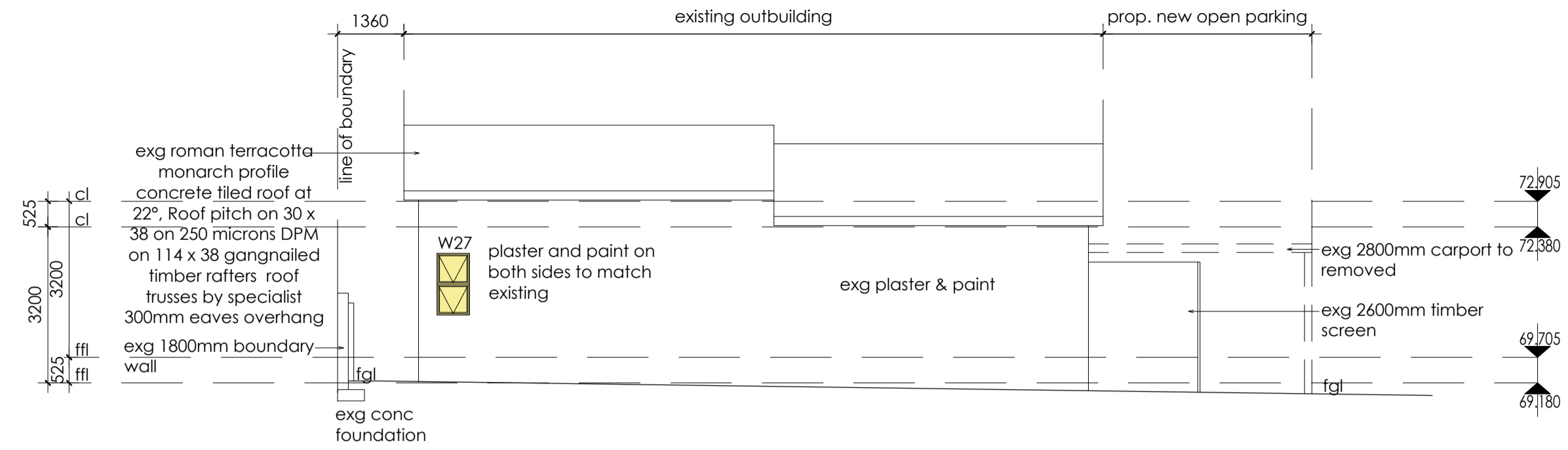
PROJECT:
 PROPOSED ADDITIONS AND ALTERATIONS
 FOR MR M.D DHODA AT 51 CHELSEA DRIVE,
 ERF 1814, DURBAN NORTH

DRAWING TITLE:
 WINDOW SCHEDULE, GARAGE ELEVATIONS

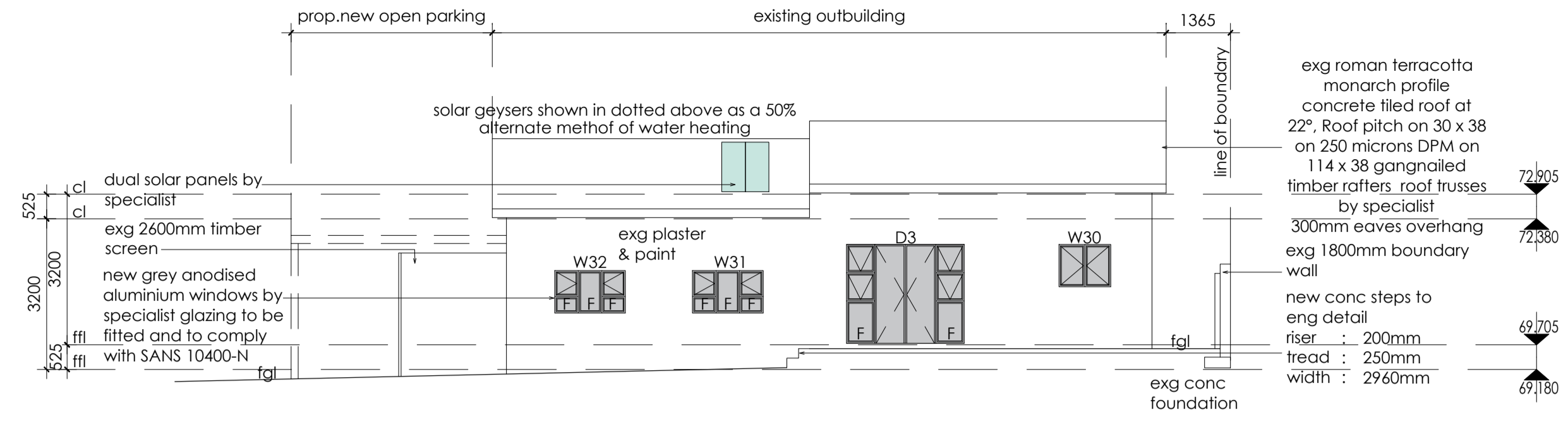
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PROJECT CO-ORDINATOR	T.G		

ISSUE STATUS: SUBMISSION

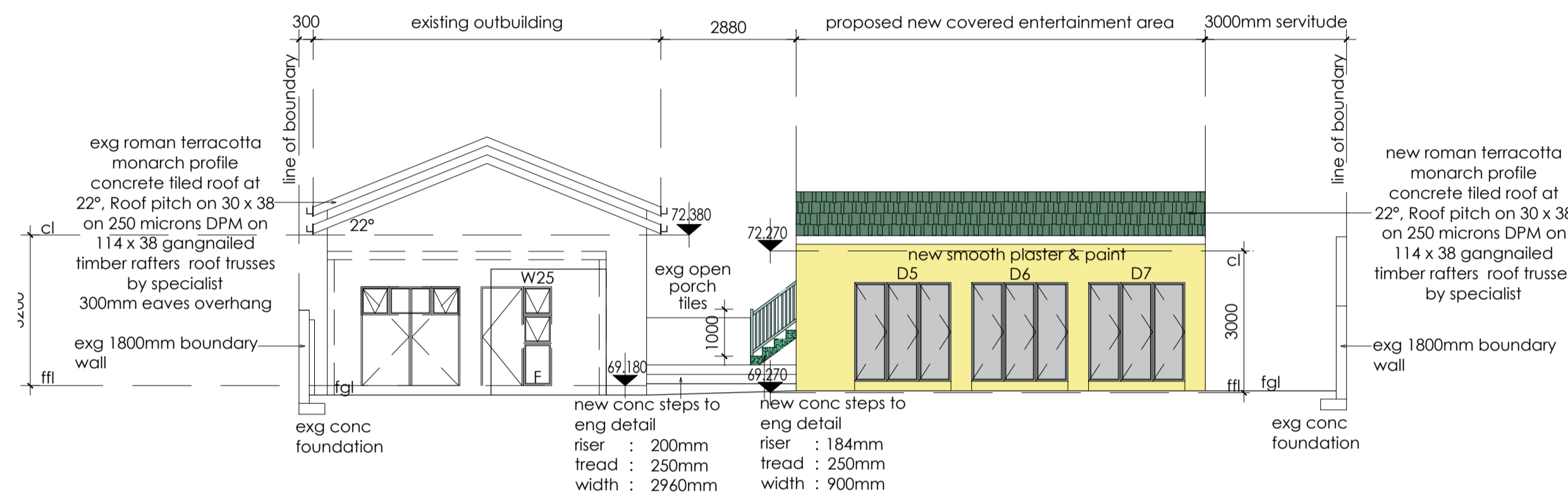
JOB NO:	TYPE:	DWG NO:	REVISION:
001	H4	004	000



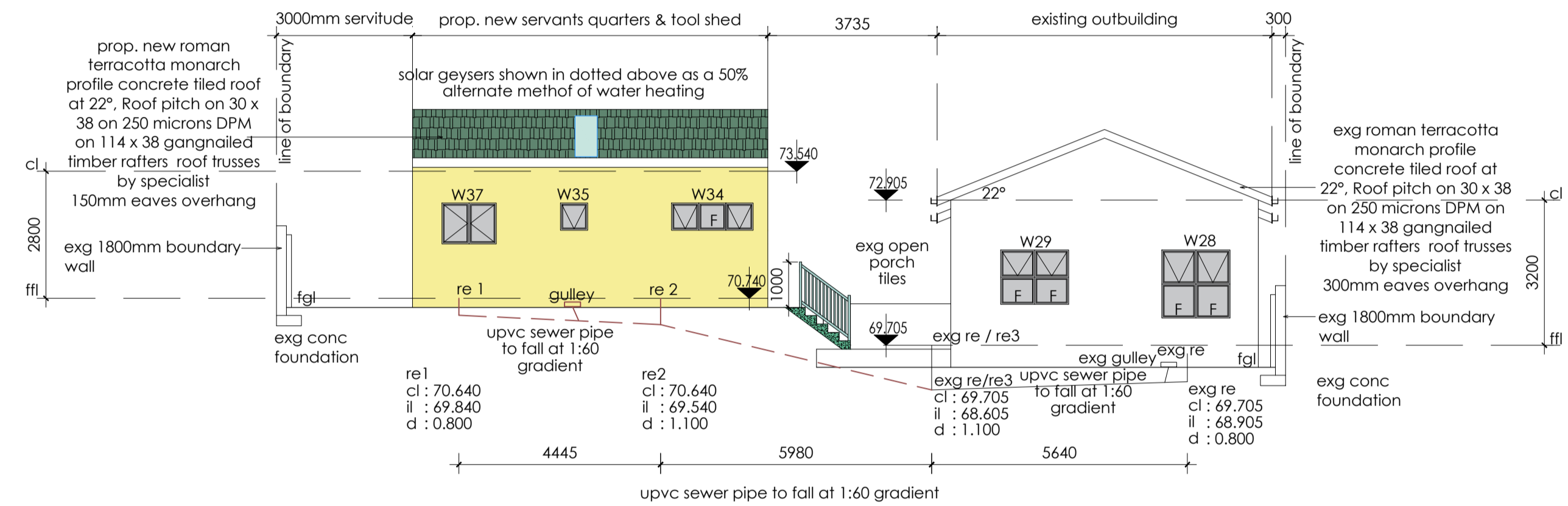
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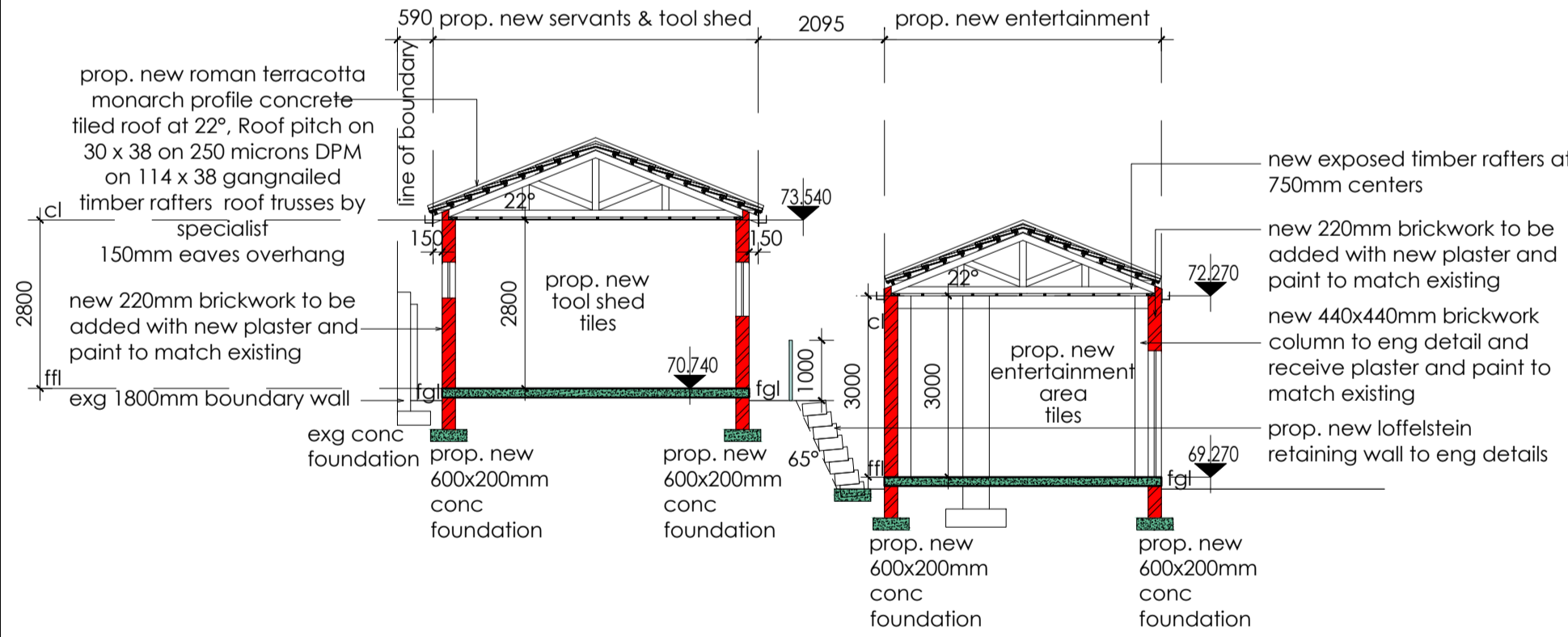
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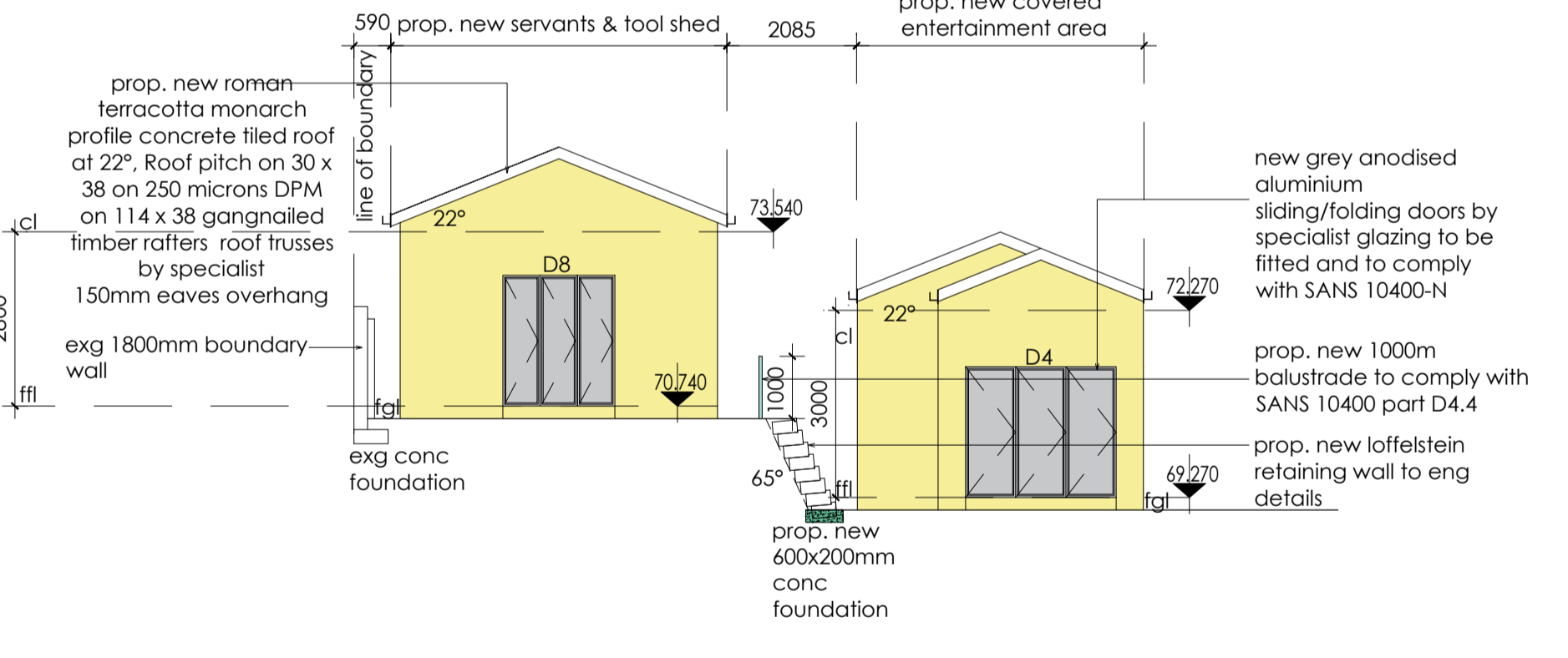
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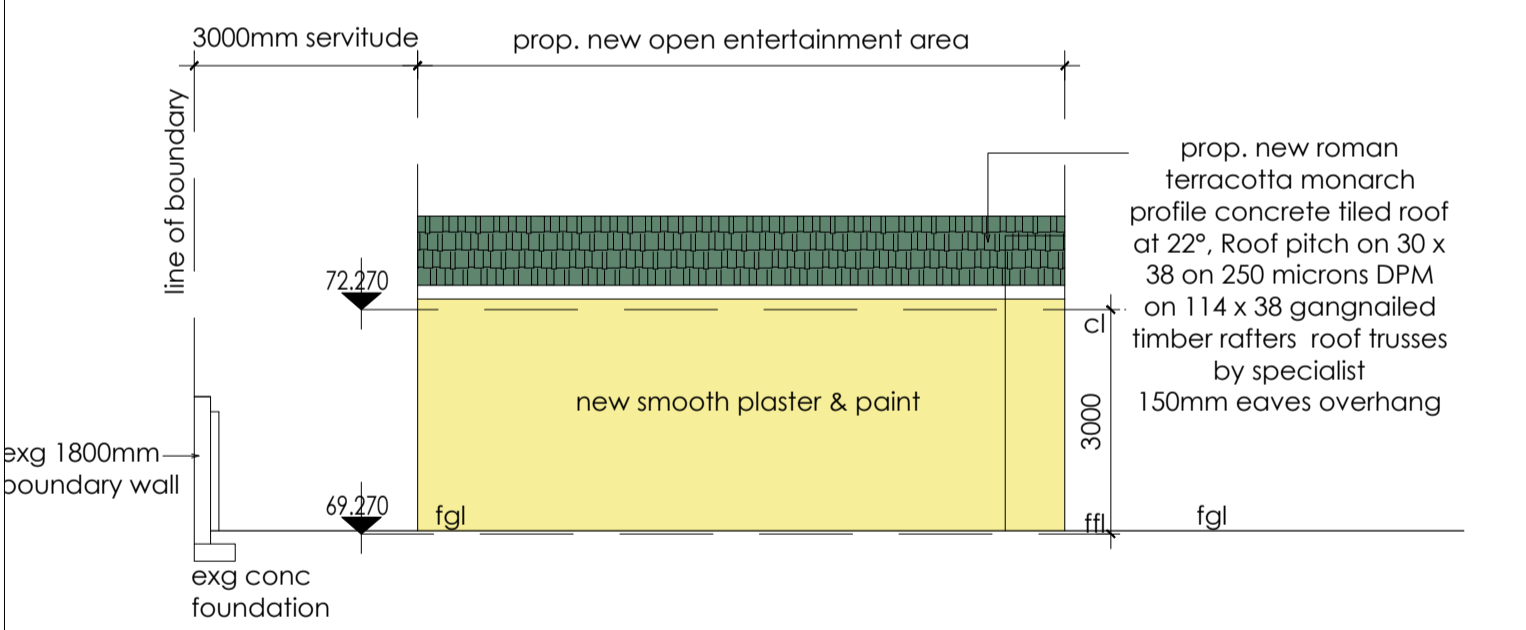
NORTH WEST ELEVATION ANCILLARY UNIT AND NEW SERVANTS QUARTERS SCALE 1:100



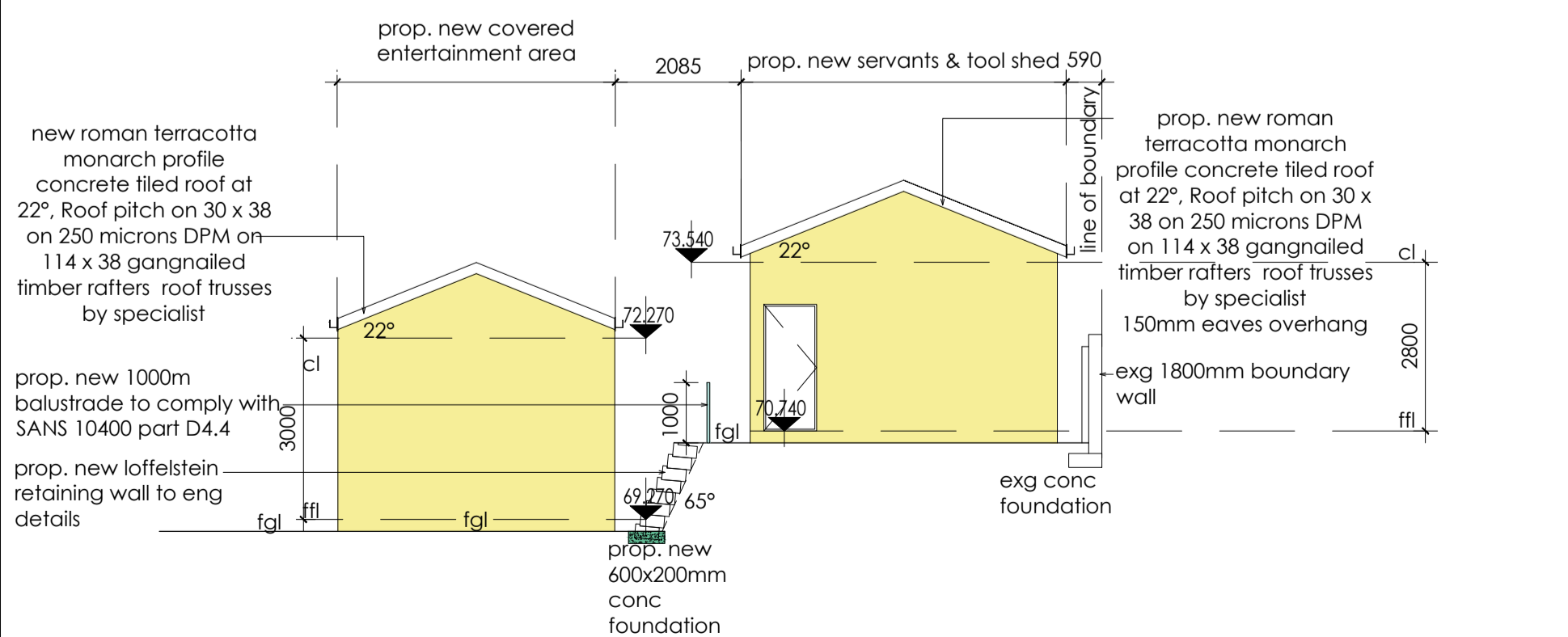
SECTION C-C SCALE 1:100



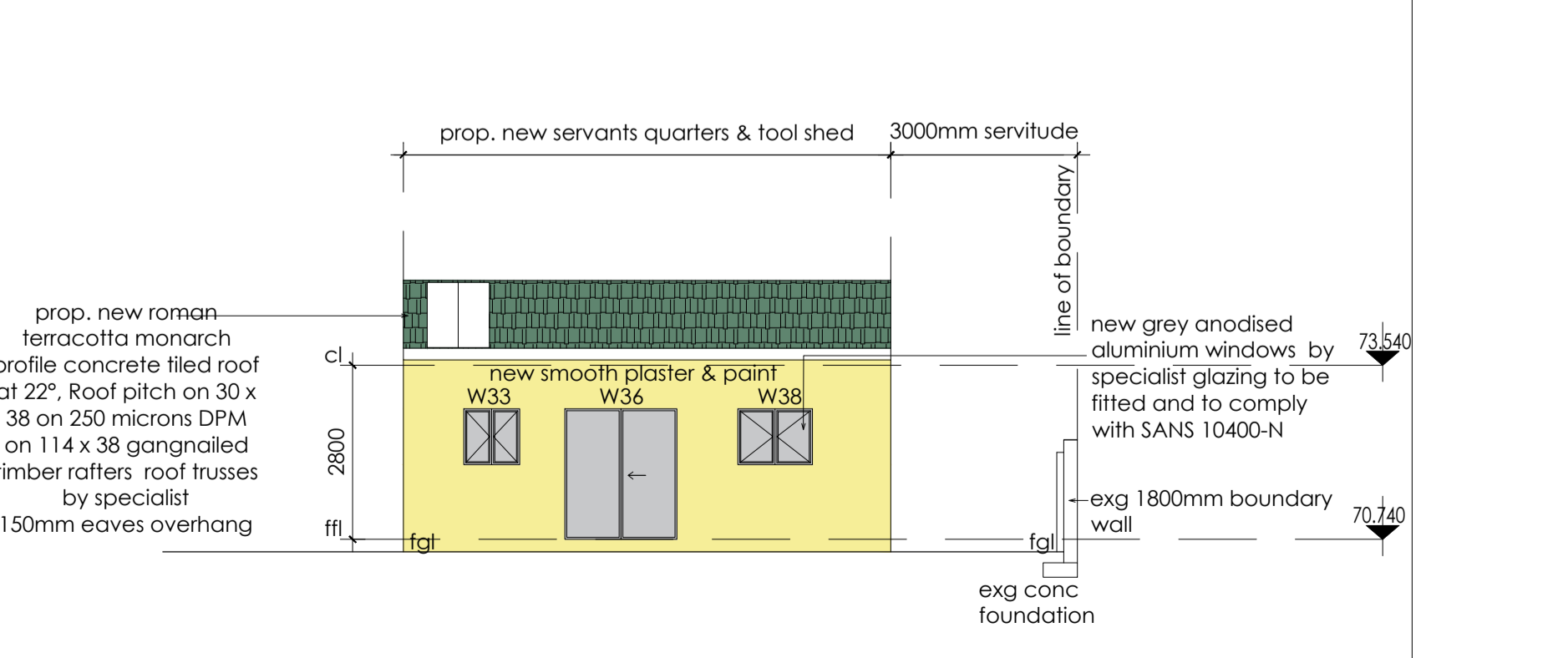
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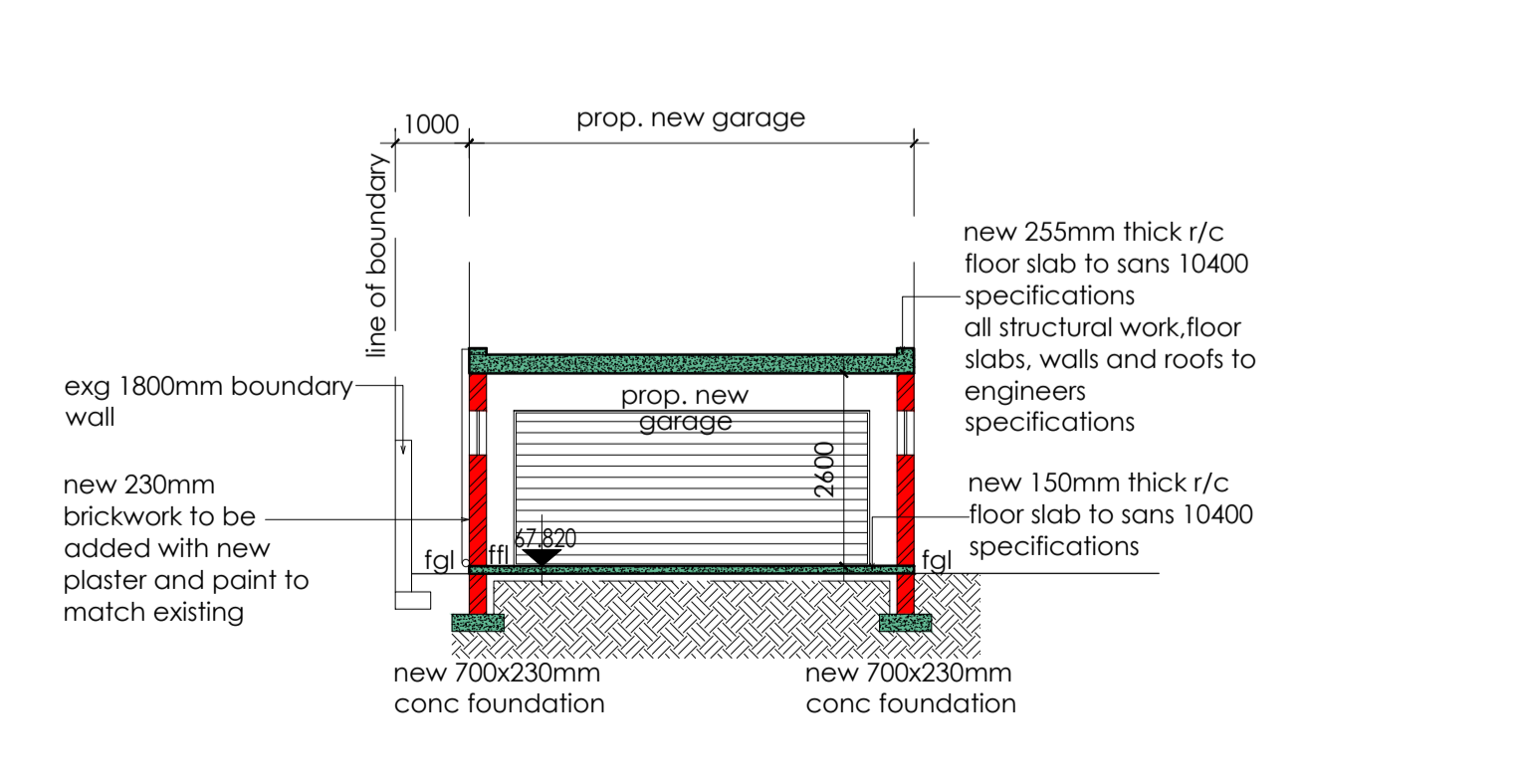
NORTH WEST ELEVATION NEW ENTERTAIN. SCALE 1:100



NORTH EAST ELEVATION ANCILLARY UNIT & ENTERTAIN. SCALE 1:100



SOUTH EAST ELEVATION NEW SERVANTS SCALE 1:100



SECTION D-D SCALE 1:100

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CLIENT SIGN:

CLIENT:
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info@kznarchitects.co.za
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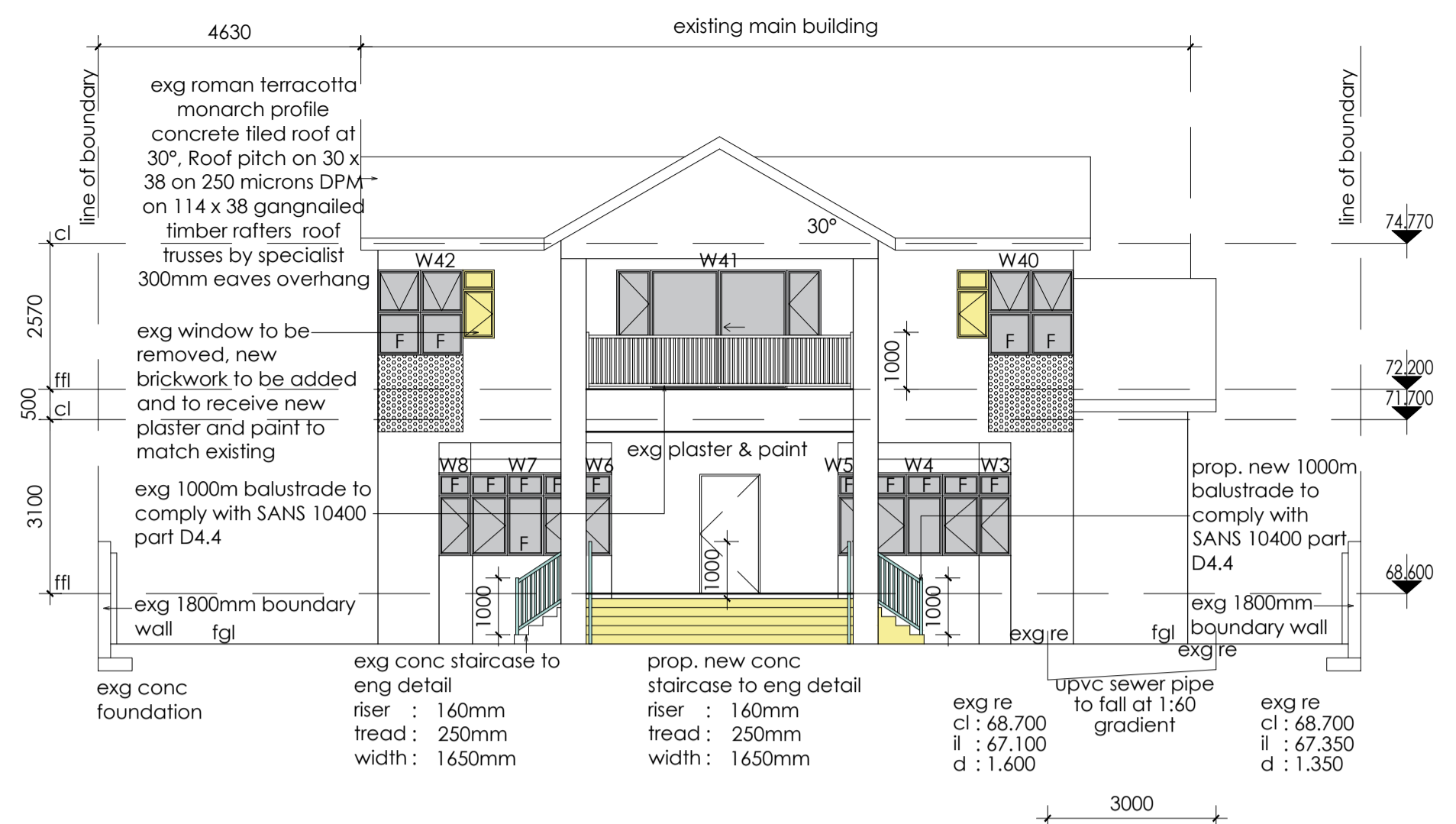
PROJECT:
PROPOSED ADDITIONS AND ALTERATIONS
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ERF 1814, DURBAN NORTH

DRAWING TITLE:
ELEVATIONS, SECTION

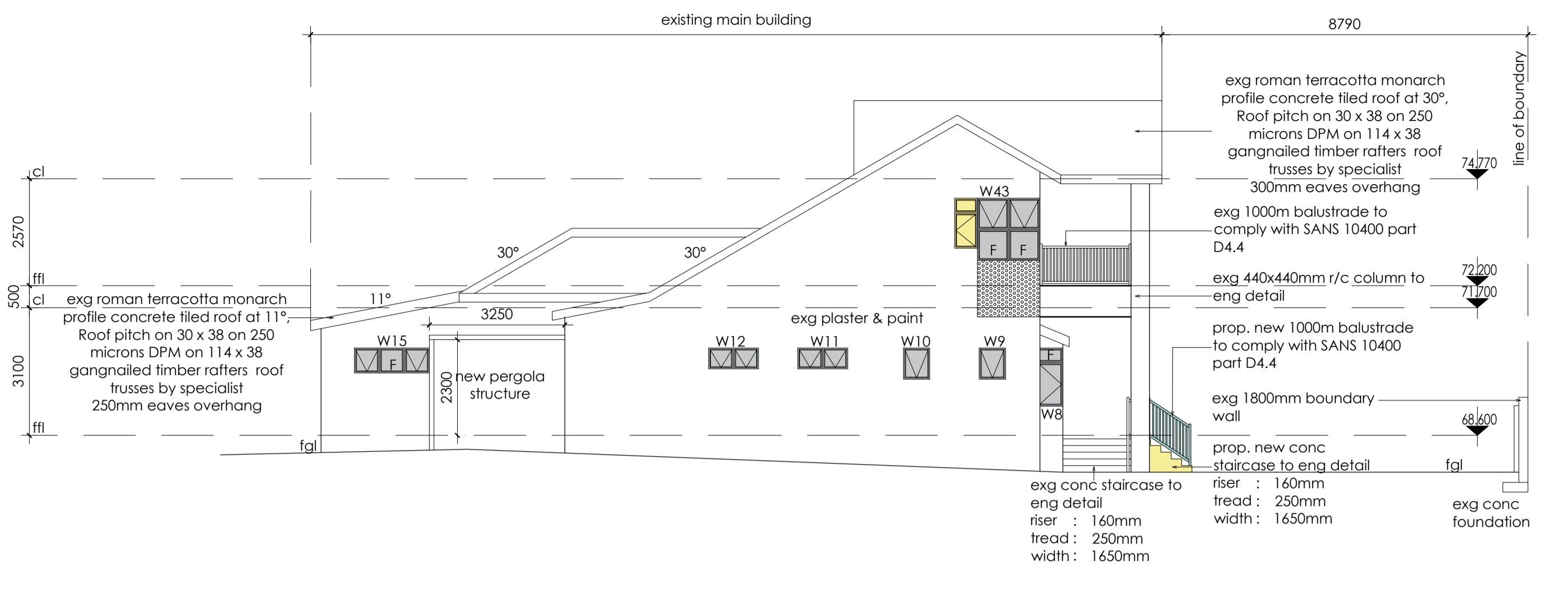
SCALE 1:100 DATE 02/03/2021

PROJECT CO-ORDINATOR T.G

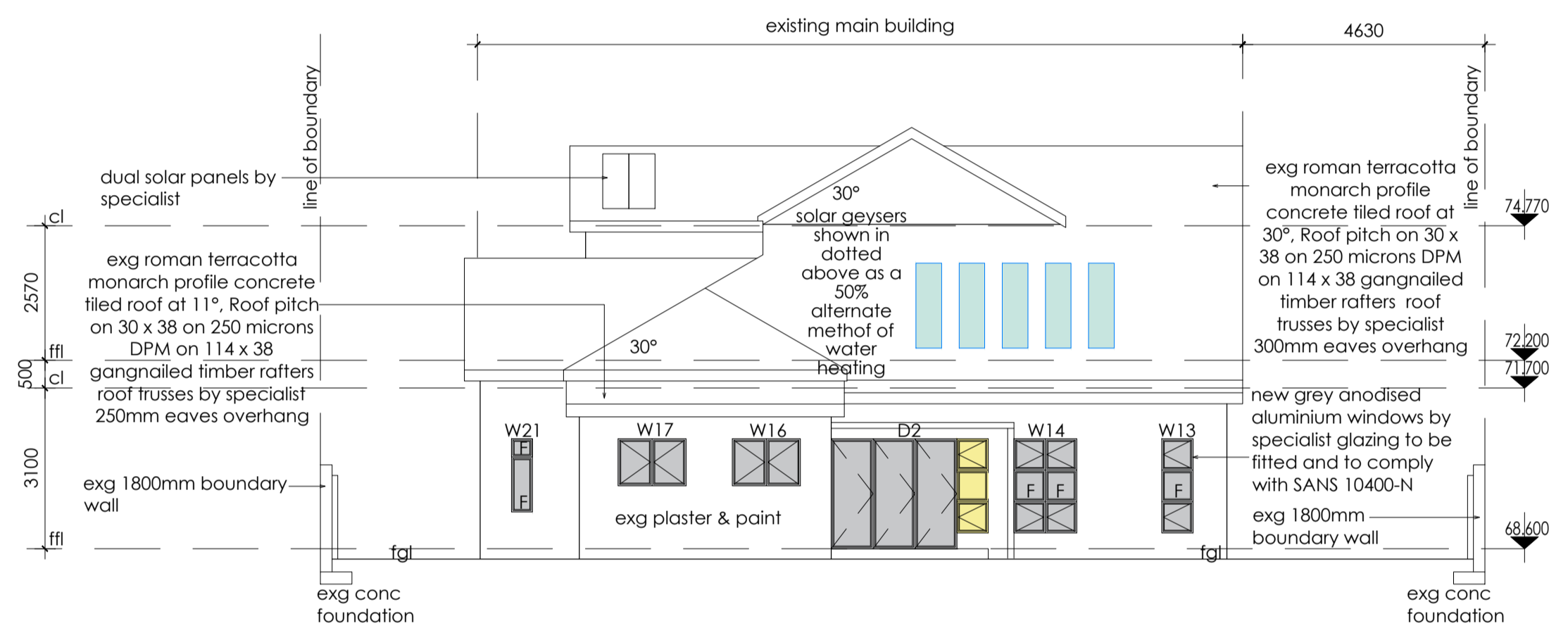
ISSUE STATUS	SUBMISSION
JOB NO:	001
TYPE:	H4
DWG NO:	003
REVISION:	000



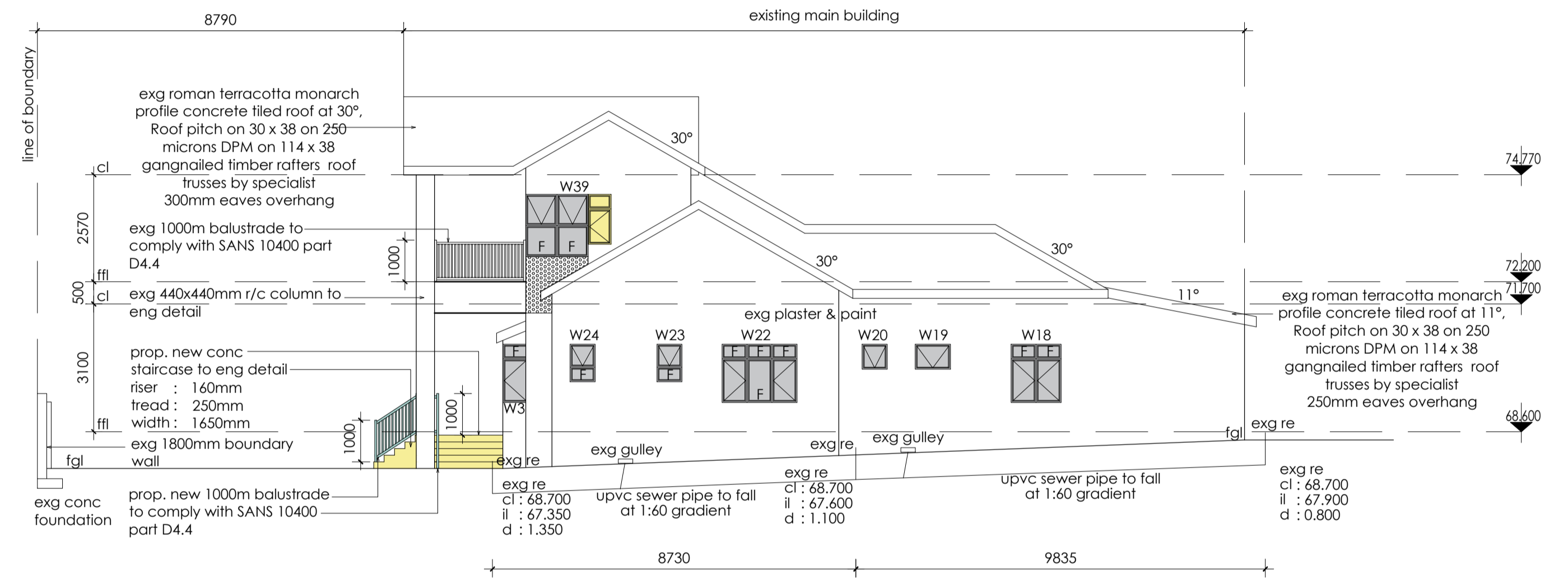
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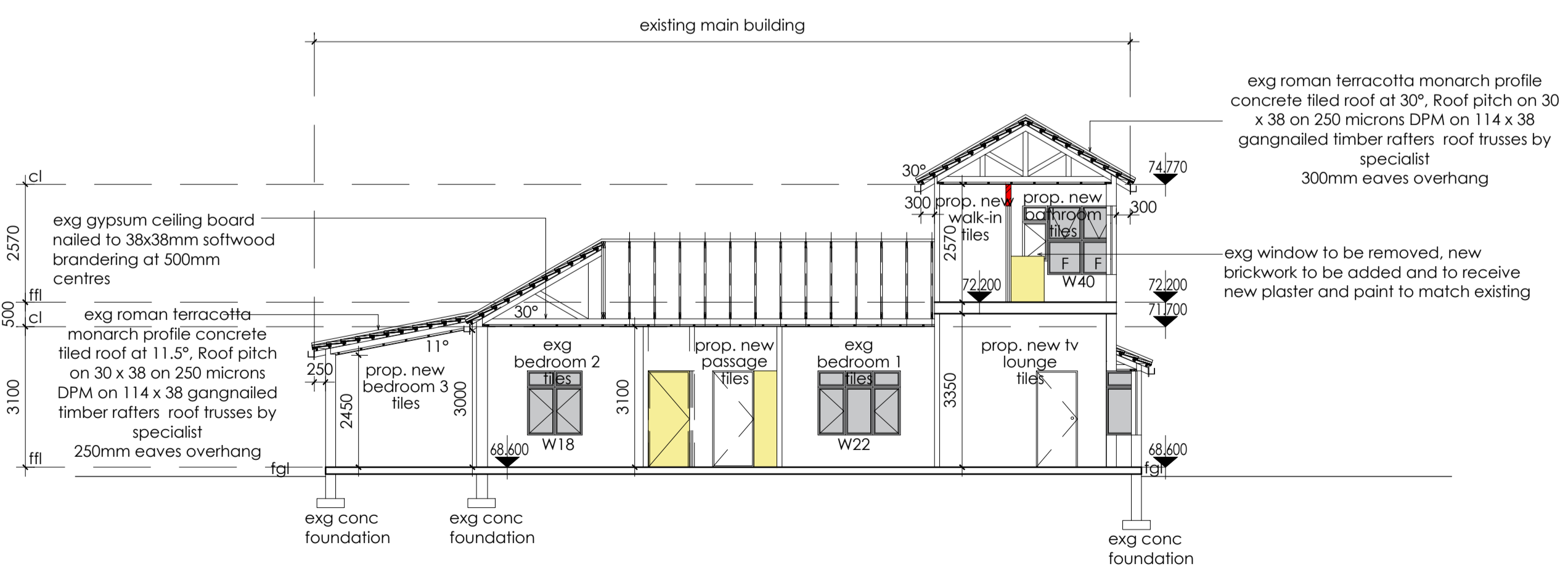
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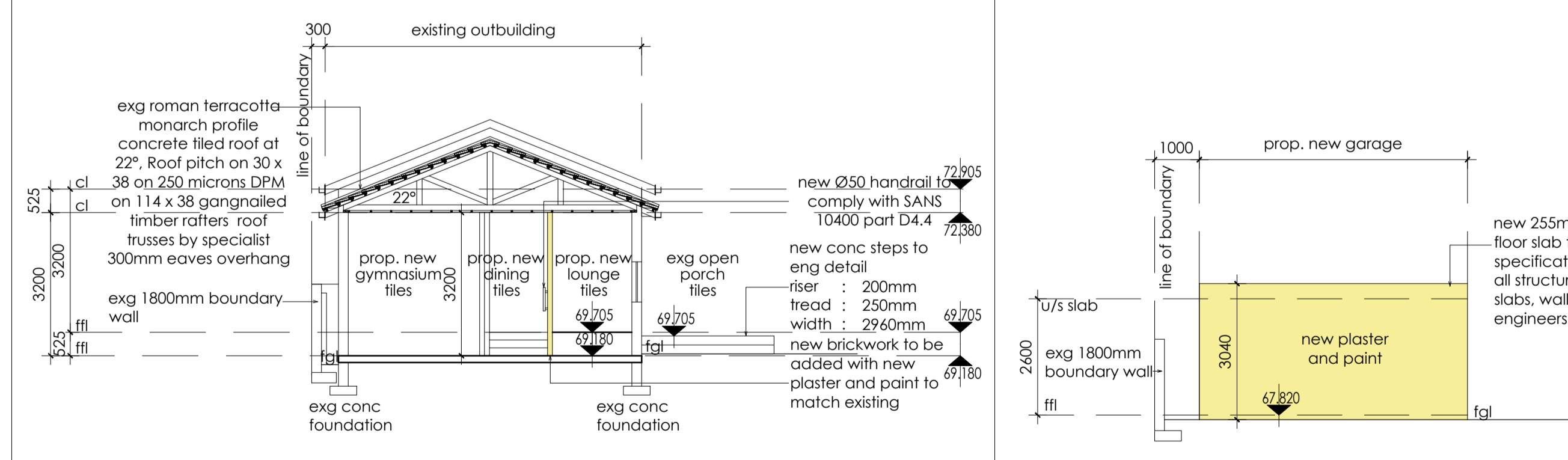
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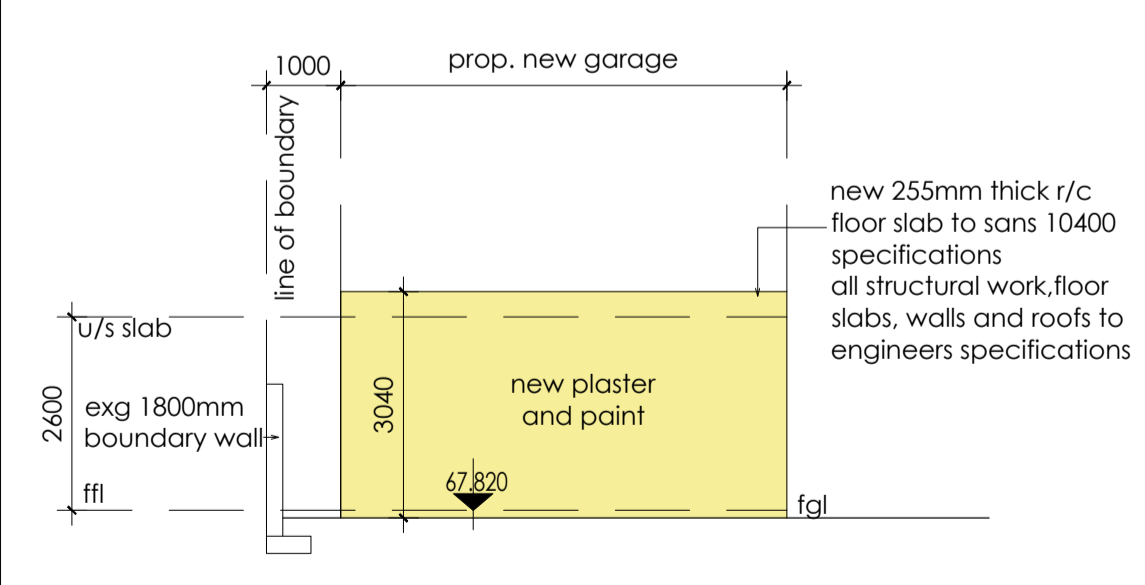
NORTH EAST ELEVATION SCALE 1:100



SECTION A-A SCALE 1:100



SECTION B-B SCALE 1:100



SOUTH EAST ELEVATION SCALE 1:100

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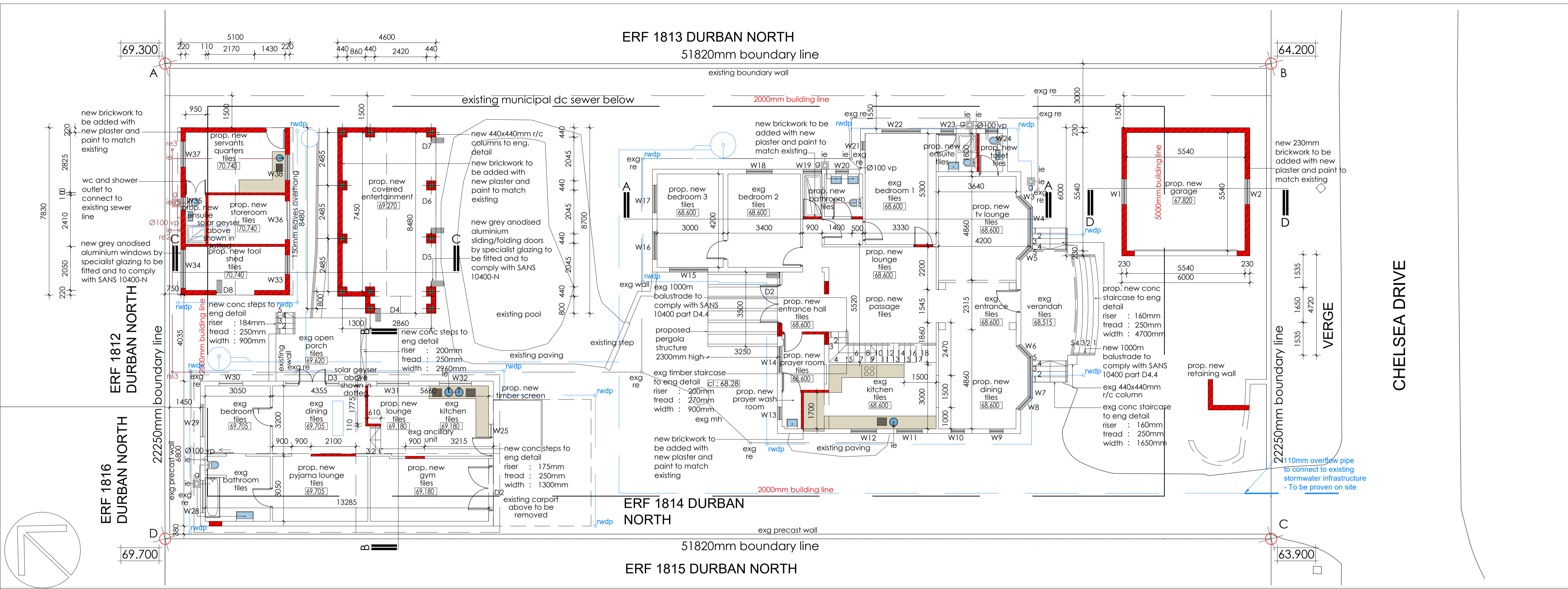
PROJECT:
 PROPOSED ADDITIONS AND ALTERATIONS
 FOR MR M.D DHODA AT 51 CHELSEA DRIVE,
 ERF 1814, DURBAN NORTH

DRAWING TITLE:
 SECTION, ELEVATIONS

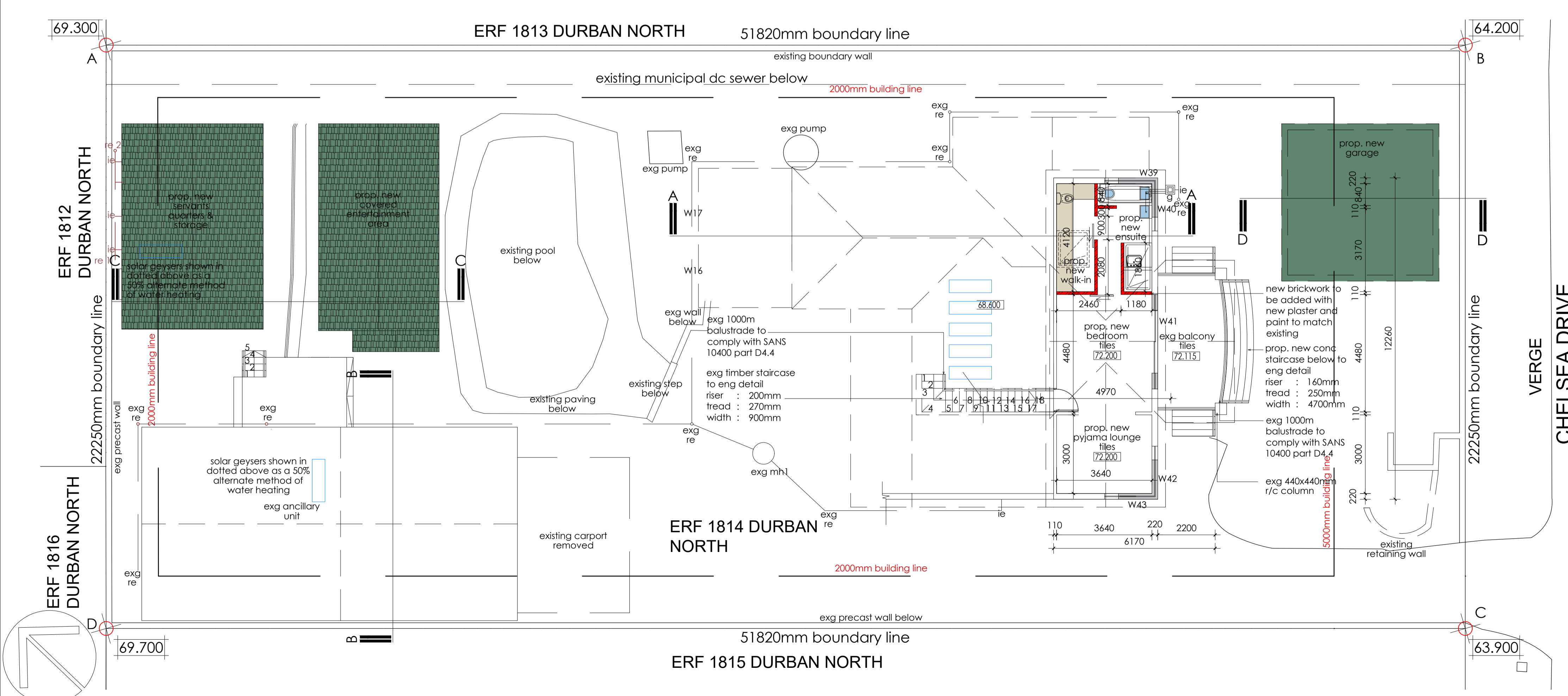
SCALE	1:100	DATE	02/03/2021
PROJECT CO-ORDINATOR	T.G		

ISSUE STATUS	SUBMISSION
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JOB NO:	TYPE:	DWG NO:	REVISION:
001	H4	002	000



SITE GROUND STOREY PLAN SCALE 1:100



FIRST STOREY PLAN SCALE 1:100

ENDORSEMENTS
1: BALUSTRADE SPACING NOT TO EXCEED 100MM IN COMPLIANCE WITH SANS 10400 PART D

SCHEDULE OF RIGHTS AND AREAS
PROPERTY DESCRIPTION

Er/ Portion	: 1814	Site Area	: 1153m ²
Township	: Durban North	Title Deed No	:
Site Address	: 51 Chelsea Drive		

ZONING & LAND USE INFORMATION

Authority	Control	Permissible	Zoning	Permissible
			: h4	
Floor Area Ratio	: N/A			
Coverage	: 40%			461.2m ²
Height Of Building	: 2			
Parking	: N/A			

BREAKDOWN OF AREAS

Coverage	Area
Existing Coverage of Main building	: 217.2m ²
Existing Coverage of ancillary unit	: 105.7m ²
Proposed Coverage of New Servants quarters & storage	: 39.9m ²
Proposed Coverage of New Garage	: 36m ²
Proposed Coverage of New Entertainment area	: 38.8m ²
Total Proposed New Coverage	: 114.7m ²
Total Proposed New Coverage (Including existing)	: 437.6m ² (38%)
Remaining Coverage	: 21.6m ² (2%)

FAR

Existing FAR (Ground Floor Main building)	: 171m ²
Existing FAR (First Floor Main building)	: 42.8m ²
Existing FAR (ancillary unit)	: 80m ²
Total Existing FAR	: 239.8m ²
Proposed new FAR (Servants quarters)	: 15.4m ²
Total New FAR (All floors)	: 309.2m ²

SCHEDULE OF AREAS

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DRAWING TITLE : SITE PLAN, FIRST FLOOR, EDULE OF AREAS

SCALE	1:100	DATE	02/03/2021
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ISSUE STATUS	SUBMISSION		
JOB NO:	TYPE:	DWG NO:	REVISION:
001	H4	001	000