CLASSIFICATION
H4

SCHEDULE OF AREAS:	**LOT 391**
SITE AREA	: 1260 m²
ALLOWABLE FAR	: N/A m²
EXISTING FAR	: 411,9
PROPOSED FAR	: 0
NEW TOTAL FAR	: 411,9
REMAINDER FAR	: N/A m²
ALLOWABLE COVERAGE	: 530 m² (50%)
EXISTING COVERAGE	: 340,9
ADDITIONAL COVERAGE	: 0
NEW TOTAL COVERAGE	: 340,9
REMAINDER COVERAGE	: 189,1

GENERAL NOTES :
-ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE COMENCING WORK.
-FOUNDATIONS TO BE MIN. 1m FROM MUNICIPAL SERVICES.
-REINFORCED BRICKWORK WITH SOLID JOINTS IN CEMENT MORTAR IN ALL WALLS AT WINDOW CILL AND ROOF PLATE LEVELS.
-SOIL TO BE POISONED.
-ALL NEW WATER PIPES TO BE 22mm o COPPER PIPING.
-100 CONCRETE SLAB ON BRC MESH ON SABS APPROVED DAMP ROOF MEMBRANE ON WELL RAMMED SOIL.
-ALL GLAZING TO COMPLY WITH SANS 10400 - PART N.
-FLOORS IN BATHROOM, LAUNDRY AND KITCHEN TO COMPLY WITH SANS 10400 - PART J 4.2.
-ALL NEW WORK TO COMPLY WITH SANS 10400 XA AND SANS 204, ENERGY EFFICIENCY AND USEAGE OF A BUILDING.
-ALL PLUMBING TO COMPLY WITH SANS 10400- PART P.
-LIGHTING AND VENTILATION TO COMPLY WITH SANS 10400- PART O.
-GUTTERS AND DOWNPIPES TO COMPLY WITH SANS 10400 -PART R.
-FLASHING TO BE PROVIDED AS PER SANS 10400-PART L.
-SUPPLY OF WATER TO COMPLY WITH SANS10400 PART W.
-NEW WALLS, ROOF, FOUNDATIONS, LINTELS AND BEAMS TO ENGINEER'S DETAIL.

WATER RETICULATION
MAIN DWELLING :

CLASS OF OCCUPANCY	H
DESIGN POPULATION	10 PERSONS
HOT WATER DEMAND	115 litres/person/day x 10 = 1150 litres/day

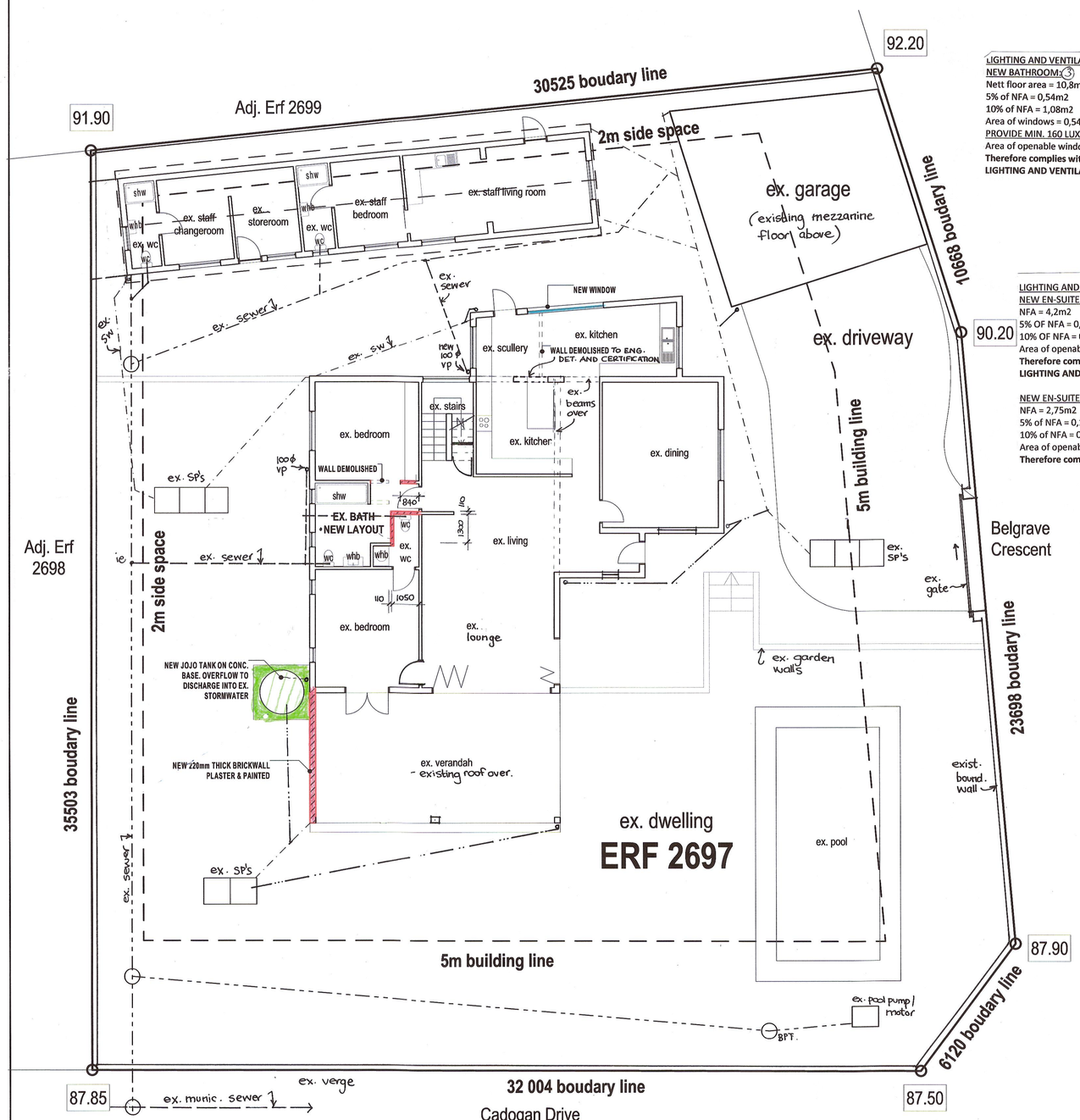
HOT WATER STORAGE VOLUME AT 60 DEGREES C (20% HEAT LOSS)

HOT WATER STORAGE	40 LITRES/CAPITA x 10 PERSONS = 400 litres
20% HEAT LOSS ALLOWANCE	80 litres
HOT WATER STORAGE REQUIRED AT 60 DEGREES C	= 400L + 80L = 480L

POWER REQUIRED TO HEAT VOLUME OF WATER REQUIRED :
HOT WATER STORAGE REQUIRED AT 60 deg C = 480L
Q = (M X C X ....T) / t
Q = (0,48 X 1.16kWh/m3 deg C x (60 - 20deg)) /2.5h
Q = 8,9 kW

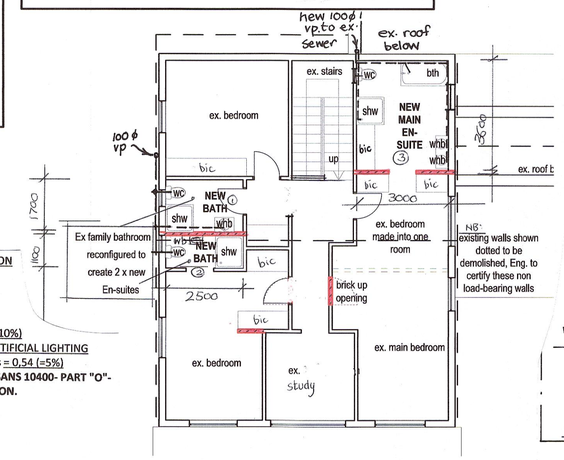
DRAINAGE NOTES:

ANY DAMAGED FITTINGS TO BE REPLACED.
ALL GULLY SURROUNDS AND MANHOLE COVERS TO BE 75mm ABOVE GROUND LEVEL.
SEWER CONNECTION TO BE EXPOSED BEFORE COMMENCING WORK.
IE'S TO ALL BENDS AND JUNCTIONS.
SOIL PIEPES TO BE 100diameter PVC.
WASTE PIPES TO BE 50 diameter PVC.
SEWER PIPES UNDER BUILDING TO BE 100 diameter UPVC RIBBED PIPE.

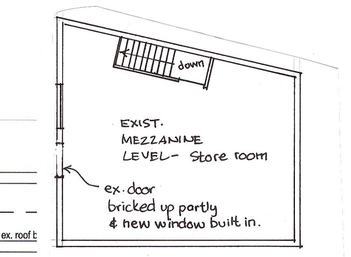


PLAN | SITE & GROUND STOREY
SCALE 1: 100

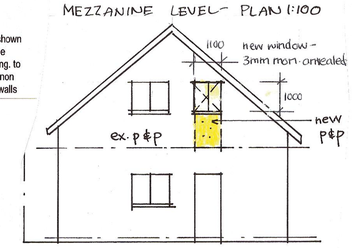
LIGHTING AND VENTILATION
NEW BATHROOM: 3
Nett floor area = 10,8m2
5% of NFA = 0,54m2
10% of NFA = 1,08m2
Area of windows = 0,54 (<10%)
PROVIDE MIN. 160 LUX ARTIFICIAL LIGHTING
Area of openable windows = 0,54 (=5%)
Therefore complies with SANS 10400- PART "O"- LIGHTING AND VENTILATION.



PLAN | FIRST FLOOR
SCALE 1: 100



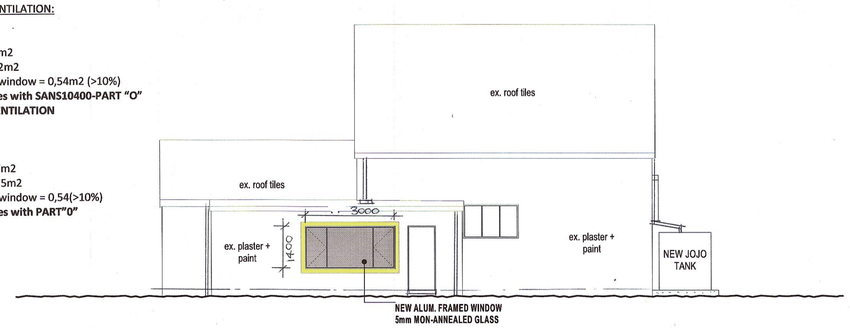
MEZZANINE LEVEL- PLAN 1:100



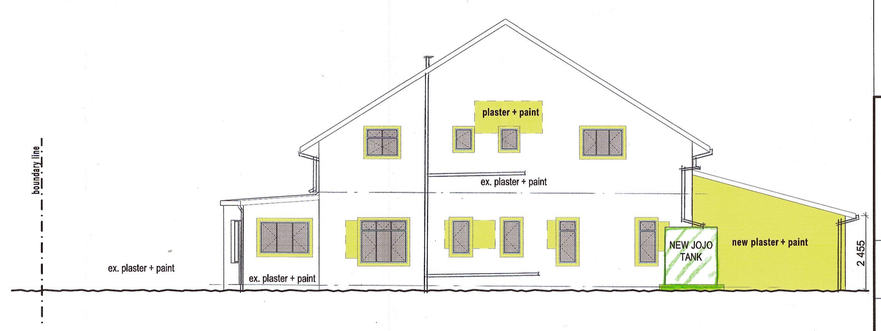
SOUTH ELEVATION – GARAGE 0/B.

LIGHTING AND VENTILATION:
NEW EN-SUITE 1
NFA = 4,2m2
5% OF NFA = 0,21m2
10% OF NFA = 0,42m2
Area of openable window = 0,54m2 (>10%)
Therefore complies with SANS10400-PART "O"
LIGHTING AND VENTILATION

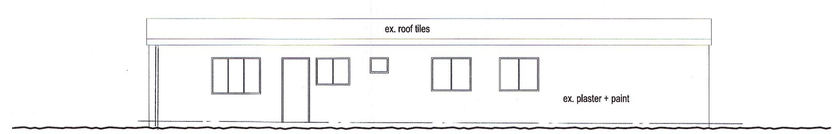
NEW EN-SUITE 2
NFA = 2,75m2
5% of NFA = 0,137m2
10% of NFA = 0,275m2
Area of openable window = 0,54(>10%)
Therefore complies with PART"O"



ELEVATION | WEST
SCALE 1: 100



ELEVATION | SOUTH
SCALE 1: 100



ELEVATION | EAST | OUTBUILDING
SCALE 1: 100

PROPOSED ALTERATIONS TO EXISTING DWELLING

FOR: SHIRLEY HOLMES
12 BELGRAVE CRESCENT
LOT 2697, DURBAN NORTH

SITE & GROUND FLOOR PLAN, ELEVATIONS & SECTIONS

DRAWN BY	C. VAN BREEMEN
CHECKED BY	M. VAN BREEMEN
DATE	JULY 2023
SCALES	1:100
SIGNED	.....
OWNER'S SIGNATURE	.....
OWNER'S PHONE NO.	083 775 7755

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REGISTRATION NO. ST1451
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