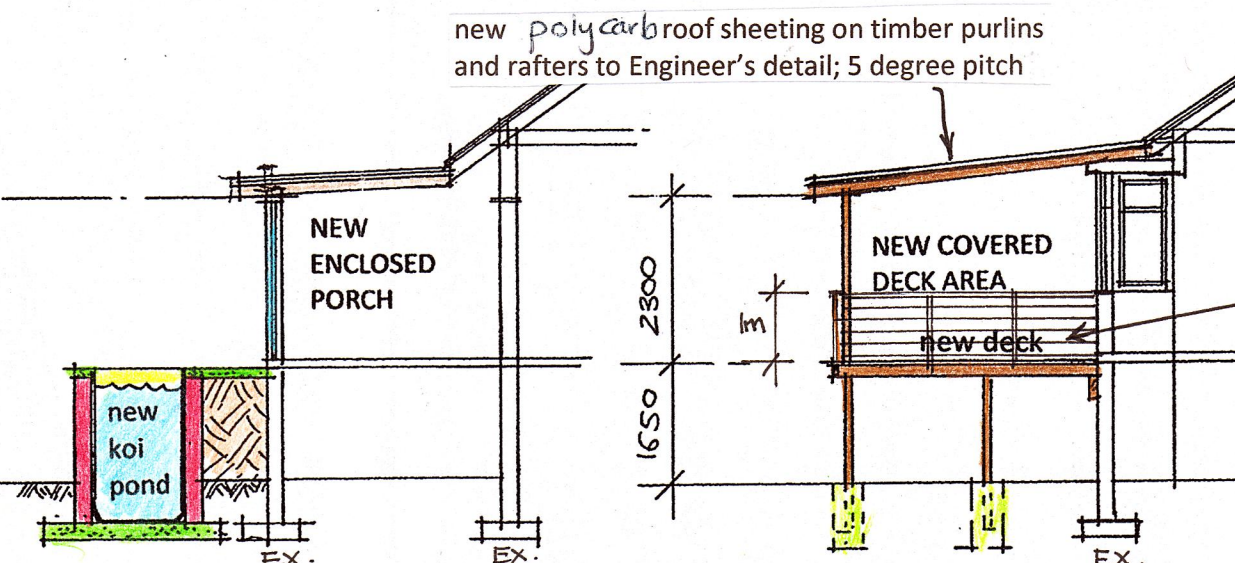


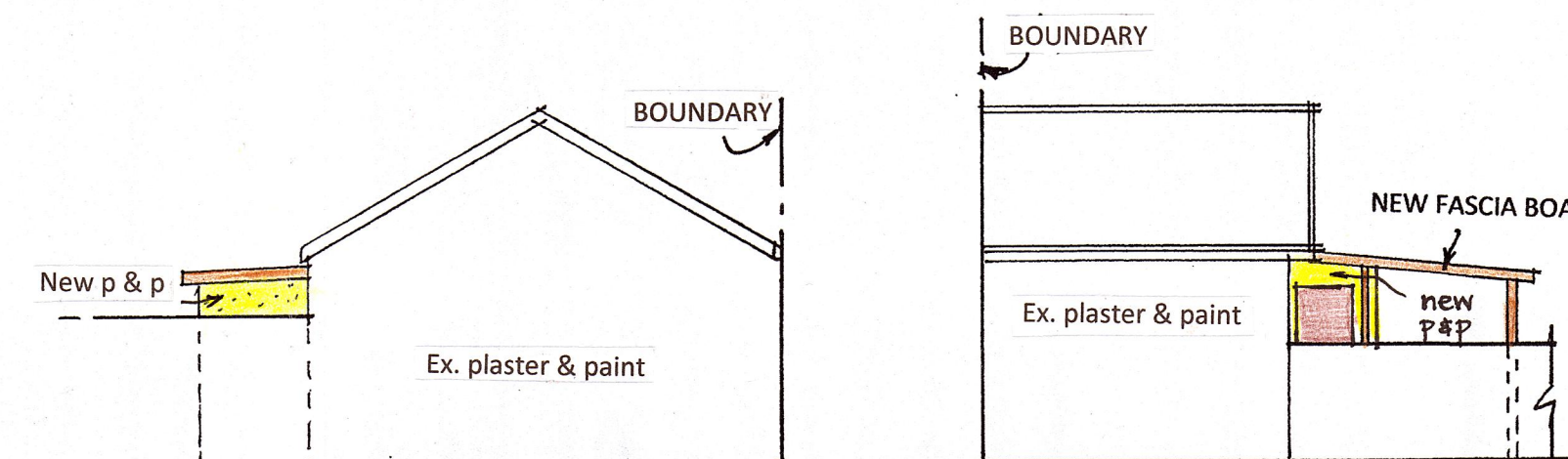
NOTE: ALL NEW BALUSTRADES TO COMPLY WITH SANS10400-PART D.4.2; IE. TO BE 1m HIGH AND TO HAVE MAX. 100mm OPENINGS.



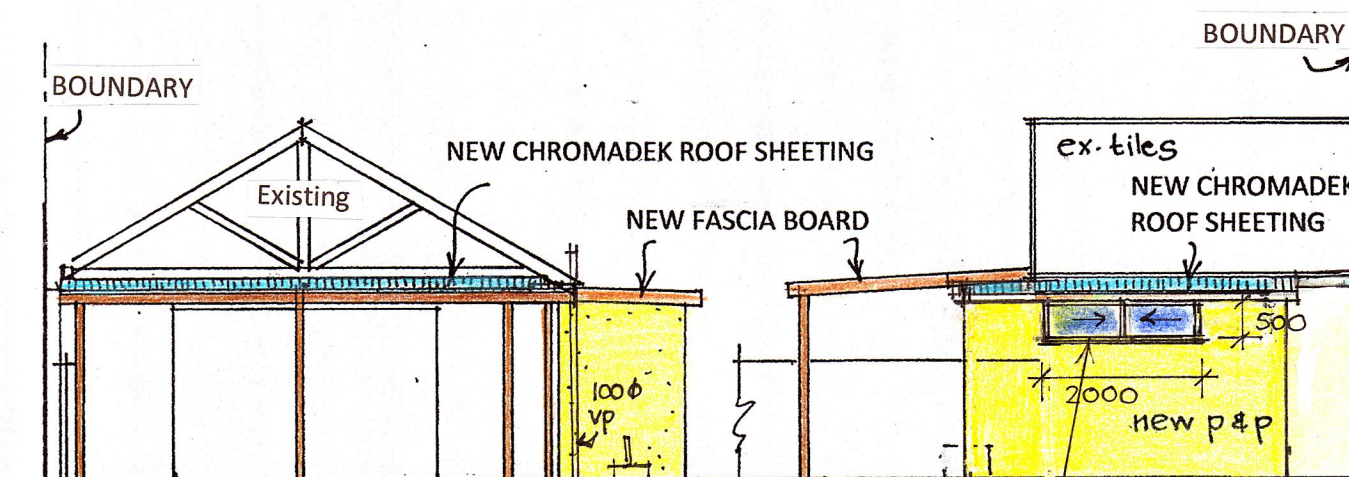
SECTION C-C SECTION B-B

GENERAL NOTES:

- ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE COMMENCING 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 Ø COPPER PIPING.
- TOILET AND WASHING FACILITIES TO BE PROVIDED IF EMPLOYEES ARE EMPLOYED.
- 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 USAGE 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.



SOUTH ELEVATION EAST ELEVATION



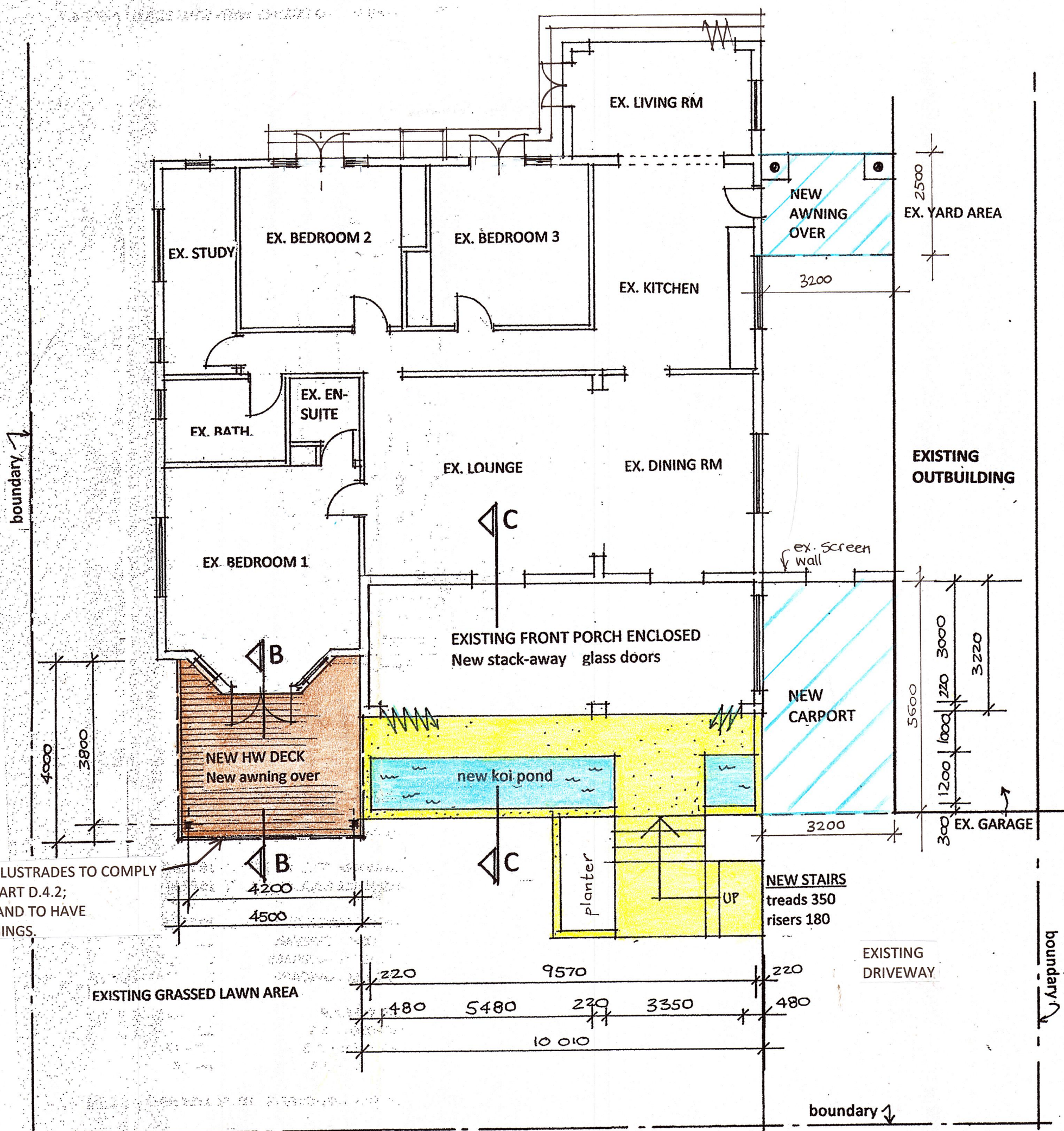
NORTH ELEVATION WEST ELEVATION

WATER RETICULATION

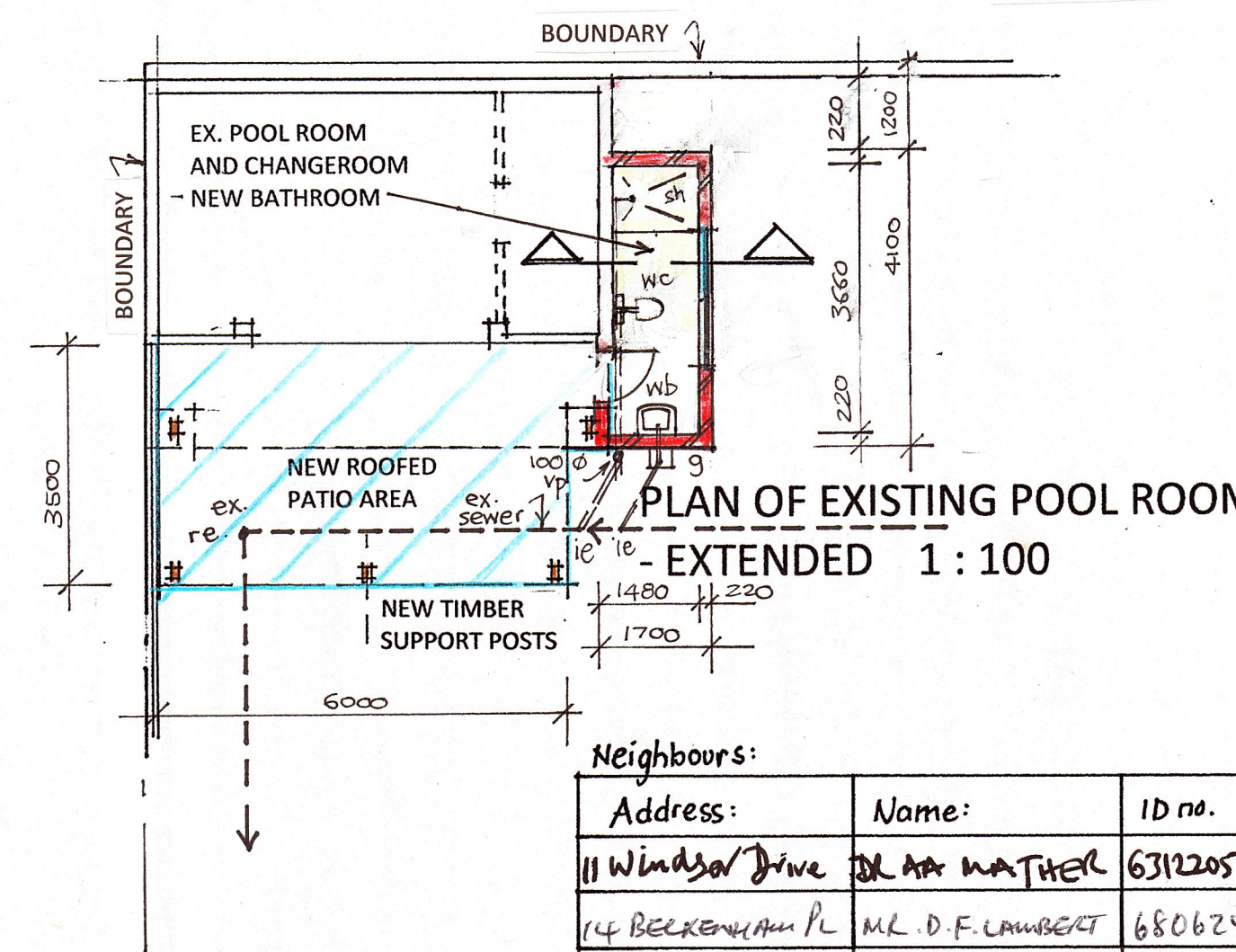
MAIN DWELLING:
 CLASS OF OCCUPANCY H4
 DESIGN POPULATION 6 PERSONS
 HOT WATER DEMAND 115 litres/person/day x 7 = 230 litres/day
 HOT WATER STORAGE VOLUME AT 60 DEGREES C (20% HEAT LOSS) 40 LITRES/CAPITA x 6 PERSONS = 240 litres
 20% HEAT LOSS ALLOWANCE 48 litres
 HOT WATER STORAGE REQUIRED AT 60 DEGREES C = 240L + 48L = 288L
 POWER REQUIRED TO HEAT VOLUME OF WATER REQUIRED: HOT WATER STORAGE REQUIRED AT 60 deg C = 288L
 $Q = (M \times C \times \Delta T) / t$
 $Q = (0,288 \times 1.16 \text{ kWh/m}^3 \text{ deg C} \times (60 - 20 \text{ deg})) / 2,5 \text{h}$
 $Q = 5,34 \text{ kW}$
NOTE - SUPPLY OF WATER TO COMPLY WITH SANS 10400- PART W

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 PIPES TO BE 100 diameter PVC.
 WASTE PIPES TO BE 50 diameter PVC.
 SEWER PIPES UNDER BUILDING TO BE 100 diameter UPVC RIBBED PIPE.



GROUND STOREY PLAN 1 : 100



Neighbours:

Address:	Name:	ID no.	Phone	Sign:
11 Windsor Drive	DLA MATHUR	631205256087	0833090283	DLA Mathur
14 Beckenham Pl	M.L. D.F. LAMBERT	680624514088	0837753640	M.L. D.F. Lambert
10 Beckenham Pl	Mrs. L. Kinghorn	7505180002086	0824512165	Mrs. L. Kinghorn

DRAWING NO. 022 09 2022

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND OUTBUILDING FOR MRS L. METCALFE 12 Beckenham Place Portion 55 of lot 958 DURBAN NORTH

DRAWN BY M. VAN BREEMEN
 DATE APRIL 2022
 SCALES 1:100 1:500
 SIGNED *M. van Breemen*
 OWNER'S SIGNATURE *M. Metcalfe*
 OWNER'S PHONE NO. 083 268 7171

ARCHITECTURAL PLANS
 13 GAINSFORD PLACE, LA LUCIA 4051
 PH. 073 1735815
 EMAIL - michelle-arch1@outlook.com
 REGISTRATION NO. ST1451
 M. SACAP - M. SAIAT