

**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.

ALL NEW WATER PIPES TO BE 22mm o COPPER PIPING.

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 SANS 10400 PART W.

**NEW WALLS, ROOF, FOUNDATIONS, LINTELS AND BEAMS TO ENGINEER'S DETAIL.**

**DRAINAGE NOTES:**

ANY DAMAGED FITTINGS TO BE REPLACED.

ALL GULLY SURROUNDS AND MANHOLE COVERS TO BE 75mm ABOVE GROUND LEVEL.

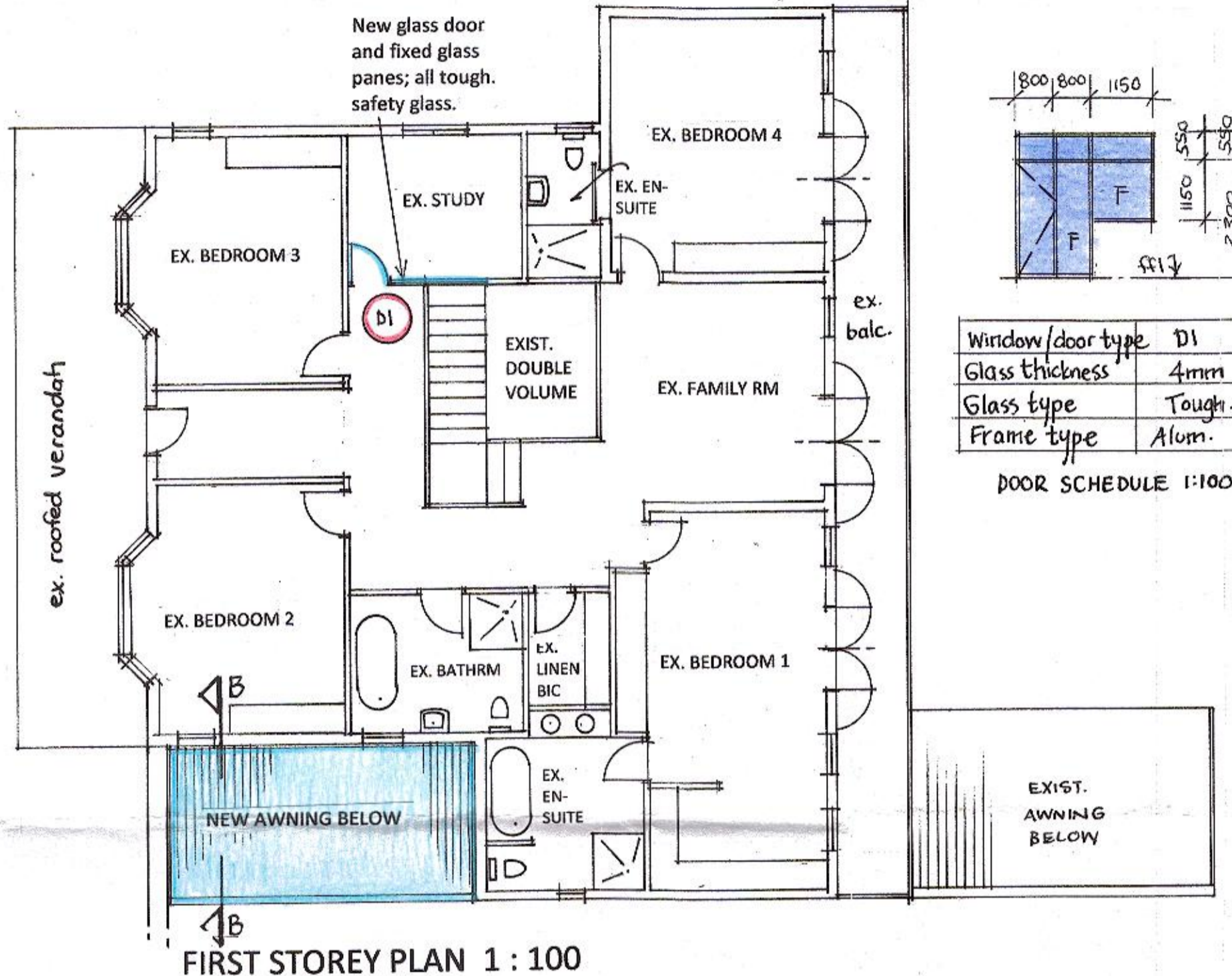
SEWER CONNECTION TO BE EXPOSED BEFORE COMMENCING WORK.

IES TO ALL BENDS AND JUNCTIONS.

SOIL PIPES TO BE 100diameter PVC.

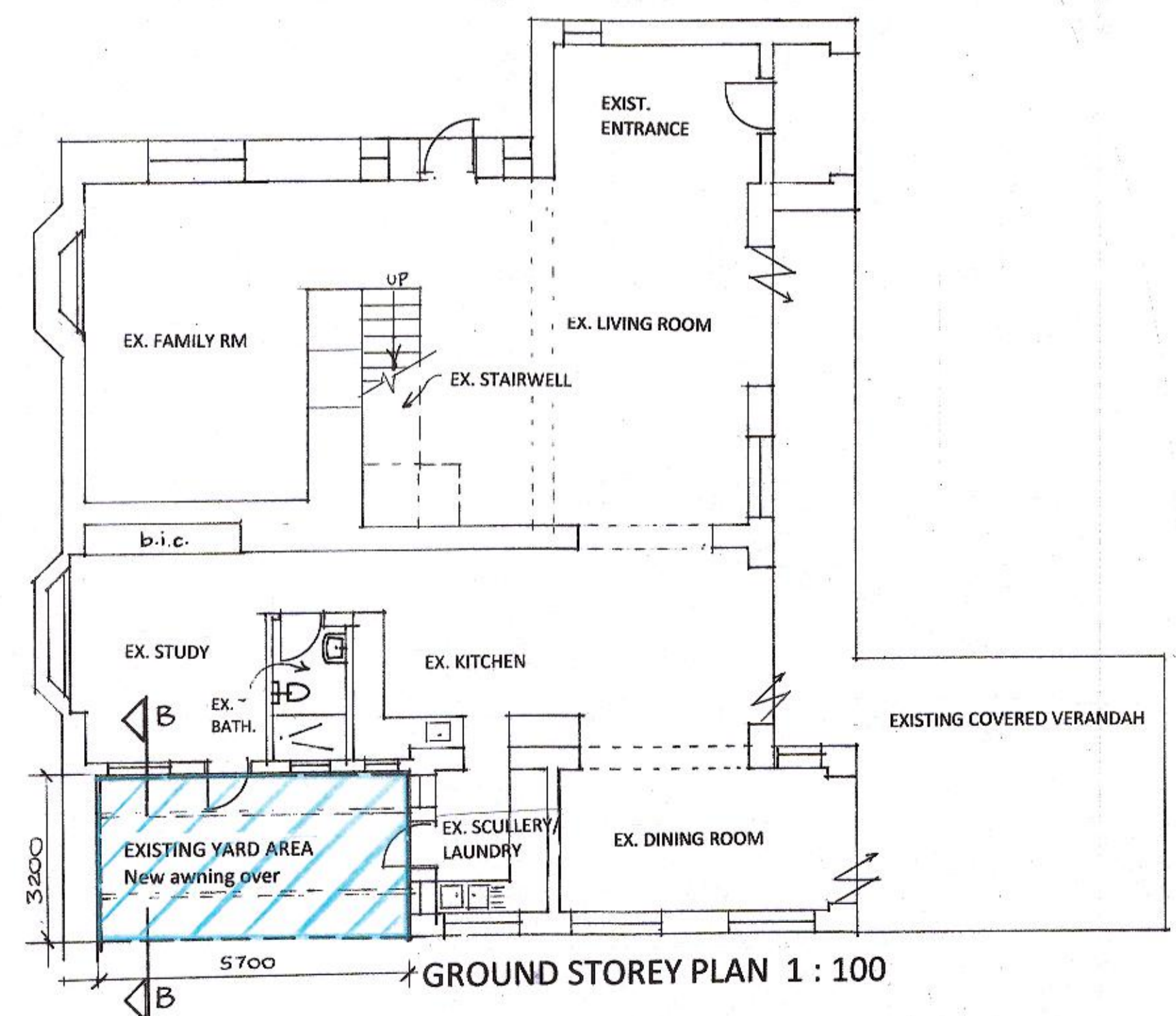
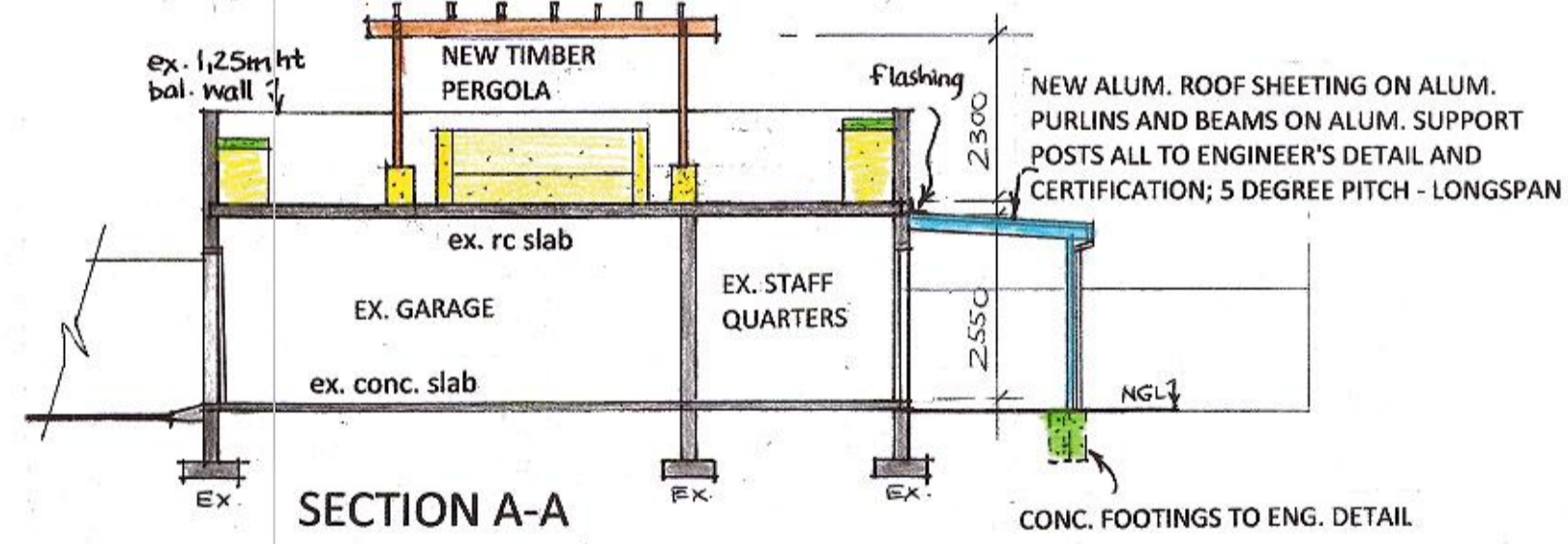
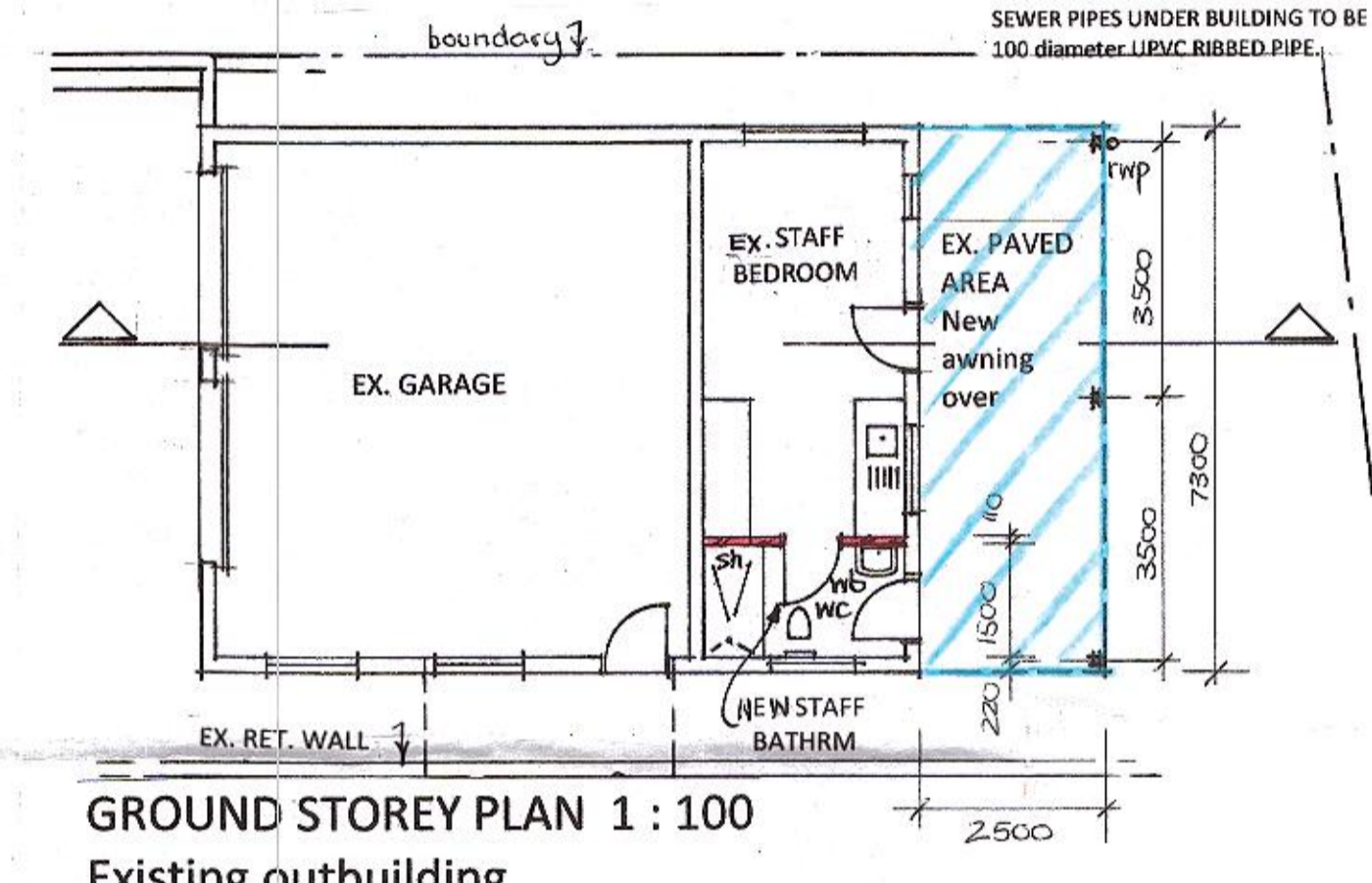
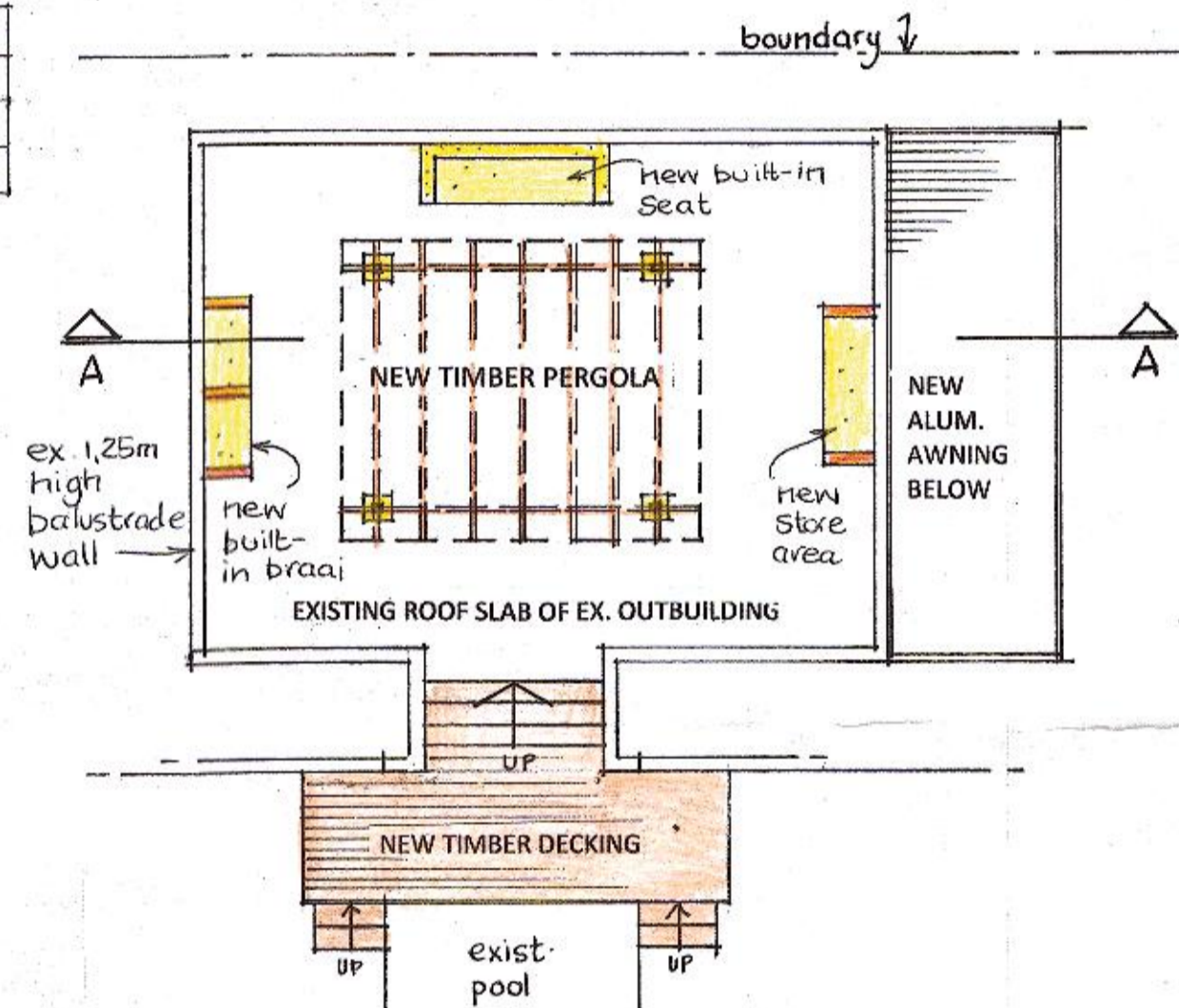
WASTE PIPES TO BE 50 diameter PVC.

SEWER PIPES UNDER BUILDING TO BE 100 diameter UPEVC RIBBED PIPE.



Window/door type	D1
Glass thickness	4mm
Glass type	Tough safety glass
Frame type	Alum.

DOOR SCHEDULE 1:100



**WATER RETICULATION MAIN DWELLING:**

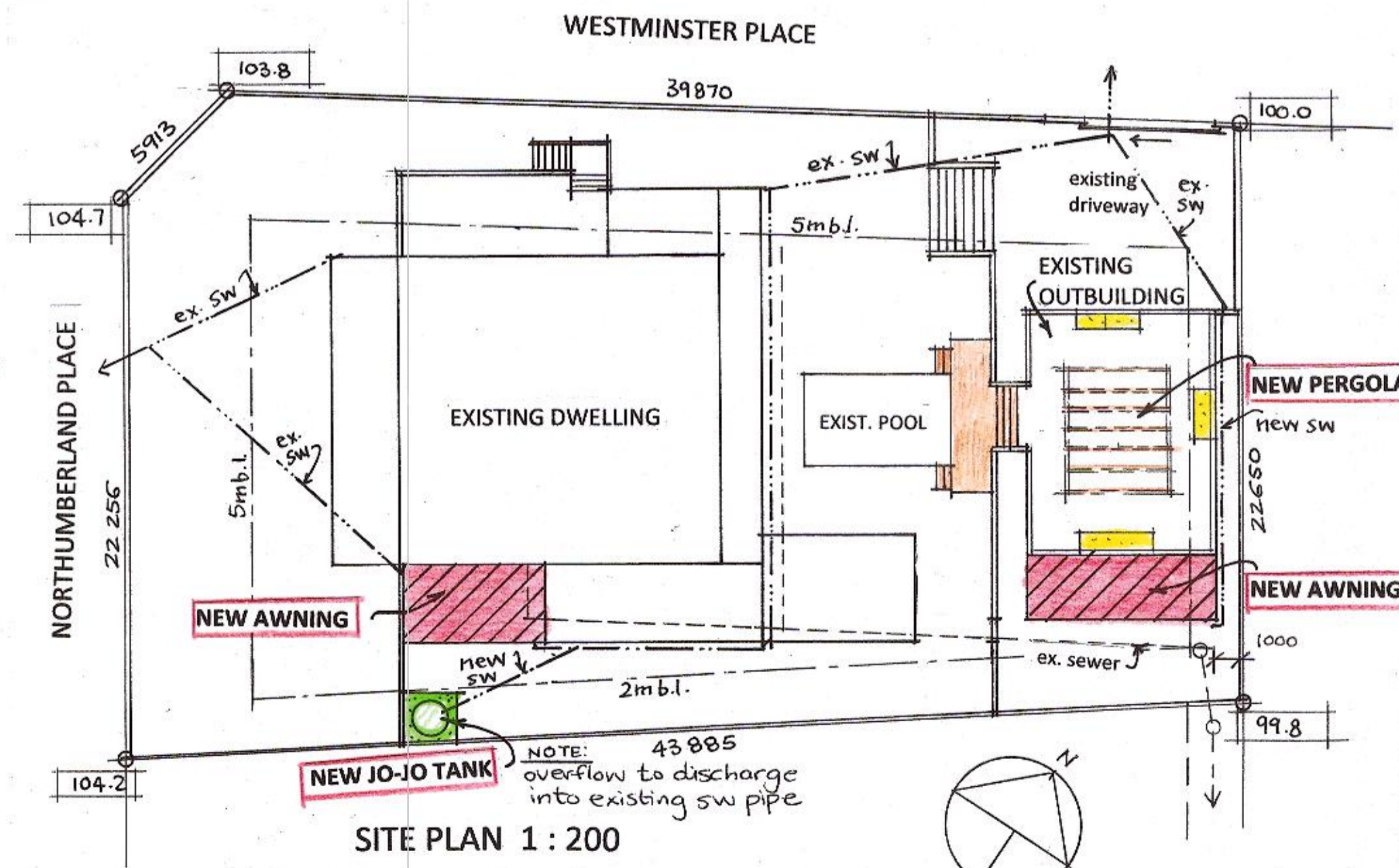
CLASS OF OCCUPANCY H4  
DESIGN POPULATION 8 PERSONS  
HOT WATER DEMAND 115 litres/person/day x 7 = 230 litres/day

HOT WATER STORAGE VOLUME AT 60 DEGREES C ( 20% HEAT LOSS)  
HOT WATER STORAGE 40 LITRES/CAPITA x 8 PERSONS = 320 litres  
20% HEAT LOSS ALLOWANCE 80 litres  
HOT WATER STORAGE REQUIRED AT 60 DEGREES C = 320L + 80L = 400L

POWER REQUIRED TO HEAT VOLUME OF WATER REQUIRED:  
HOT WATER STORAGE REQUIRED AT 60 deg C = 400L  
 $Q = ( M \times C \times \dots ) / t$   
 $Q = ( 0,40 \times 1.16kWh/m^3 \text{ deg C} \times ( 60 - 20\text{deg} ) ) / 2,5h$   
 $Q = 7,4 kW$

**NOTE - SUPPLY OF WATER TO COMPLY WITH SANS 10400- PART W**

SCHEDULE OF AREAS : m <sup>2</sup>	
SITE AREA	= 1072 m <sup>2</sup>
ALLOWABLE COVERAGE	536 (50%)
ALLOWABLE F.A.R.	N/A
EXISTING COVERAGE	372,21
PROPOSED COVERAGE	36,49
NEW TOTAL COVERAGE	408,7
AVAILABLE COVERAGE	127,3
EXISTING F.A.R.	584,21
PROPOSED F.A.R.	0
NEW TOTAL F.A.R.	584,21
AVAILABLE F.A.R.	N/A



NEIGHBOURS	Name	Phone	ID no.	Sign
10 Northumberland Place	Michelle Leder	0823724746	6405120123055	[Signature]
10 WESTMINSTER PLACE	LANE EDDIE	0828965146	7306050017080	[Signature]

DRAWING NO. 05 09 2023

**PROPOSED ALTERATIONS TO EXISTING DWELLING AND OUTBUILDING - NEW AWNINGS AND PERGOLA FOR Angie Georgiou**  
12 Northumberland Place  
LOT 1474 DURBAN NORTH

DRAWN BY M. VAN BREEMEN  
DATE September 2023  
SCALES 1 : 100 1 : 200  
SIGNED [Signature]  
OWNER'S SIGNATURE [Signature]  
OWNER'S PHONE NO. 082 444 6605

**ARCHITECTURAL PLANS**  
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M. SACAP M. SAIAT