

**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.
- NEW REINFORCED CONCRETE SLAB TO ENGINEER'S DETAIL.
- 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, RC SLAB, FOUNDATIONS, LINTELS AND BEAMS TO ENGINEER'S DETAIL.**

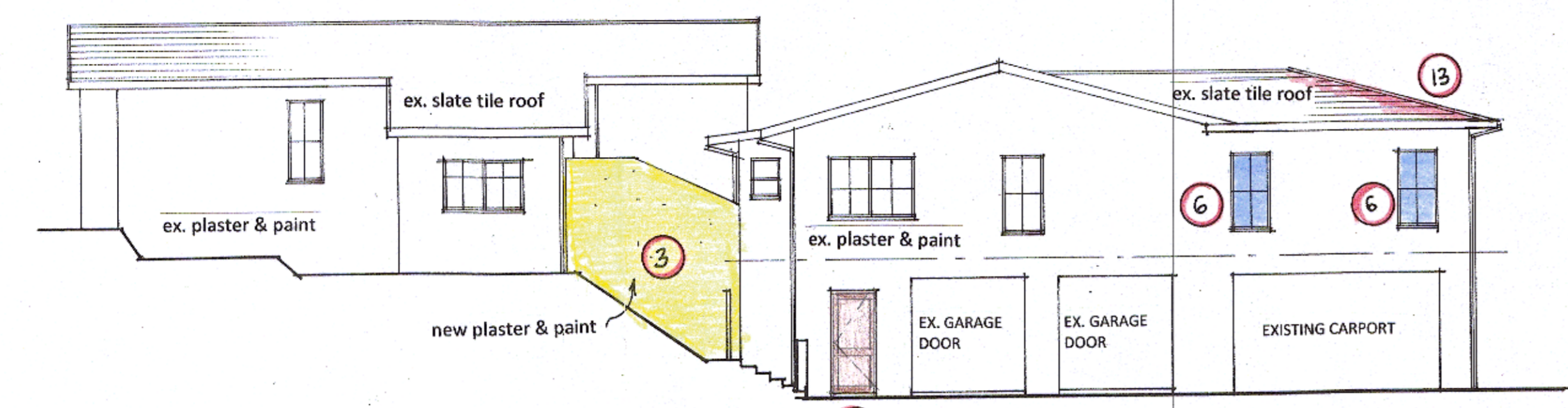
**WATER RETICULATION**

**MAIN DWELLING:**

CLASS OF OCCUPANCY	H4
DESIGN POPULATION	10 PERSONS
HOT WATER DEMAND	115 litres/person/day x 10 = 1150 litres/day

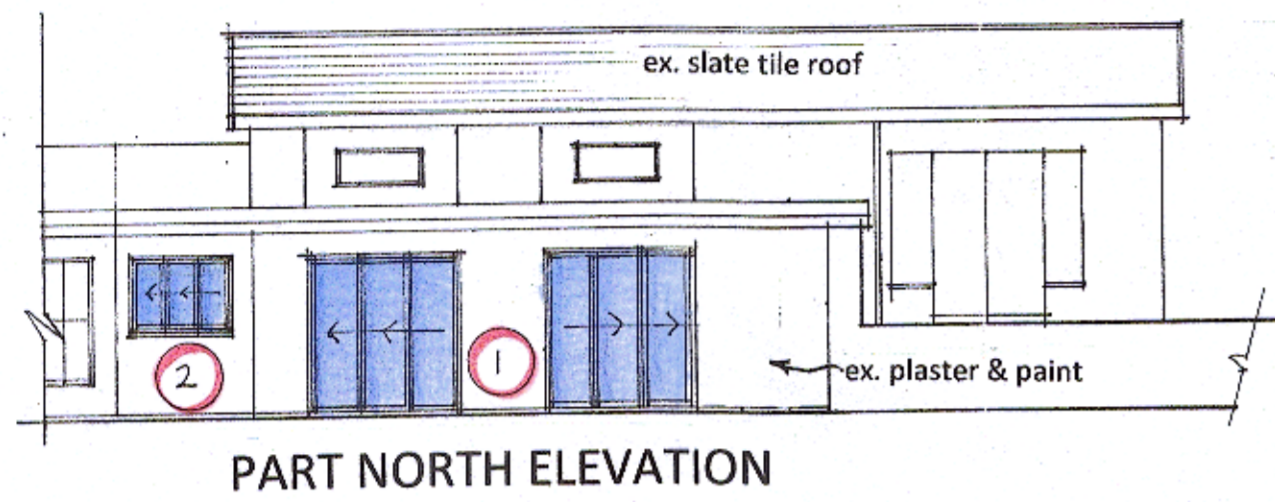
HOT WATER STORAGE VOLUME AT 60 DEGREES C ( 20% HEAT LOSS)	
HOT WATER STORAGE	40 LITRES/CAPITA x 10 PERSONS = 400 litres
20% HEAT LOSS ALLOWANCE	80 litres
HOT WATER STORAGE REQUIRED AT 60 DEGREES C	= 400L + 80L = 480L

POWER REQUIRED TO HEAT VOLUME OF WATER REQUIRED:  
 HOT WATER STORAGE REQUIRED AT 60 deg C = 480L  
 $Q = (M \times C \times \Delta T) / t$   
 $Q = (0,48 \times 1.16 \text{ kWh/m}^3 \text{ deg C} \times (60 - 20 \text{ deg})) / 2,5 \text{h}$   
 $Q = 8,9 \text{ kW}$

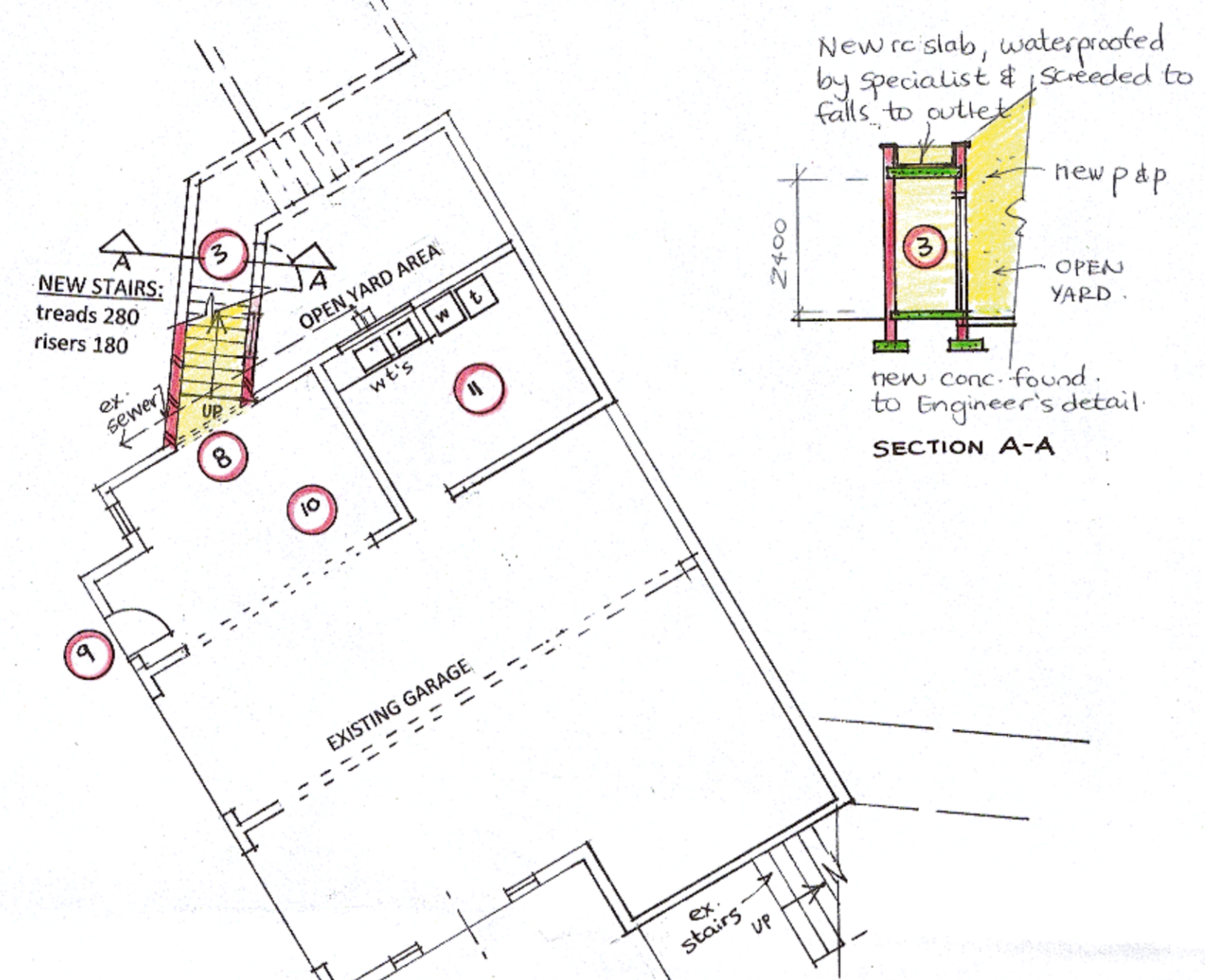


**SOUTH WEST ELEVATION**

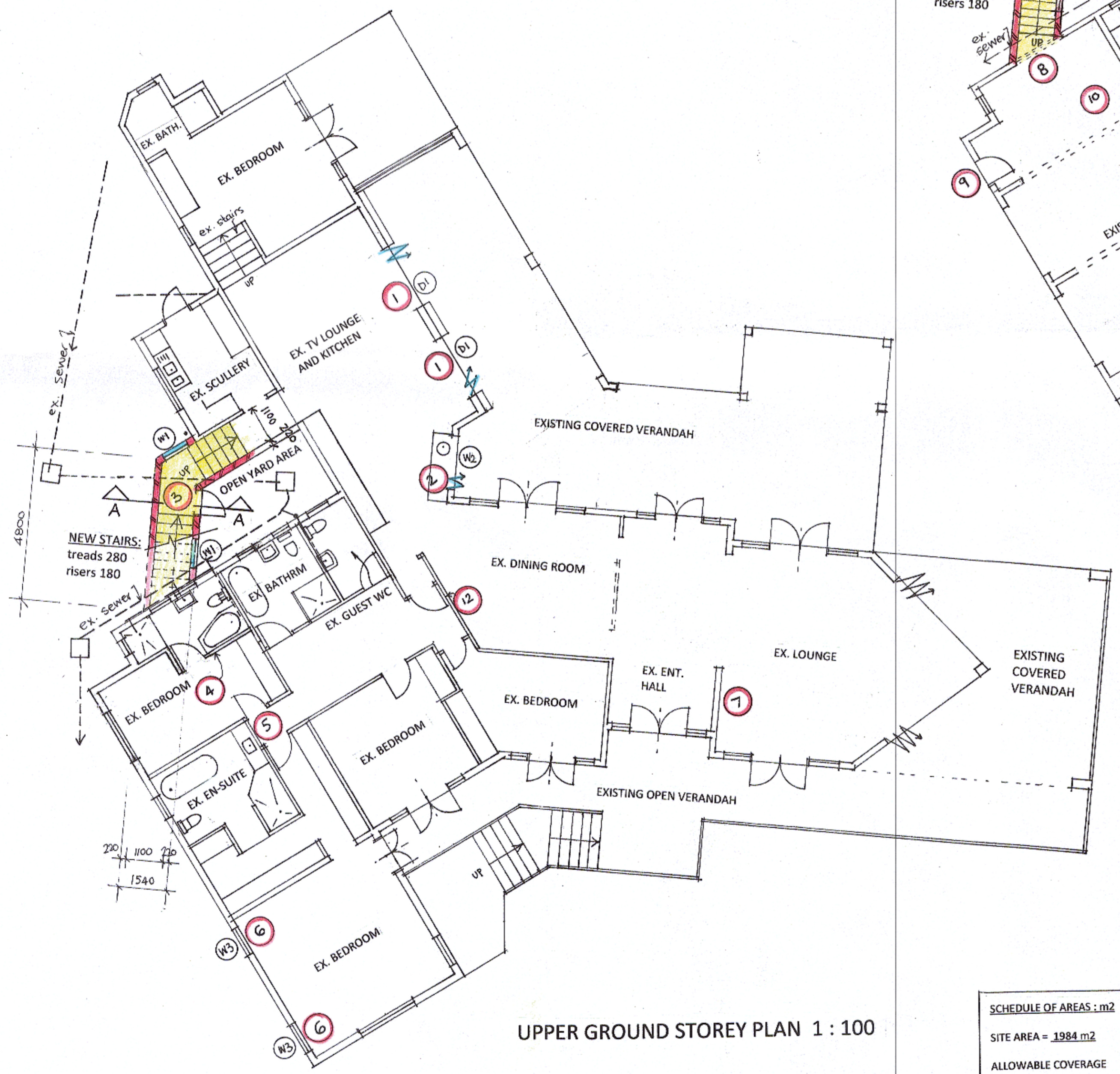
**SOUTH EAST ELEVATION**



**PART NORTH ELEVATION**



**LOWER GROUND STOREY PLAN 1 : 100**



**UPPER GROUND STOREY PLAN 1 : 100**

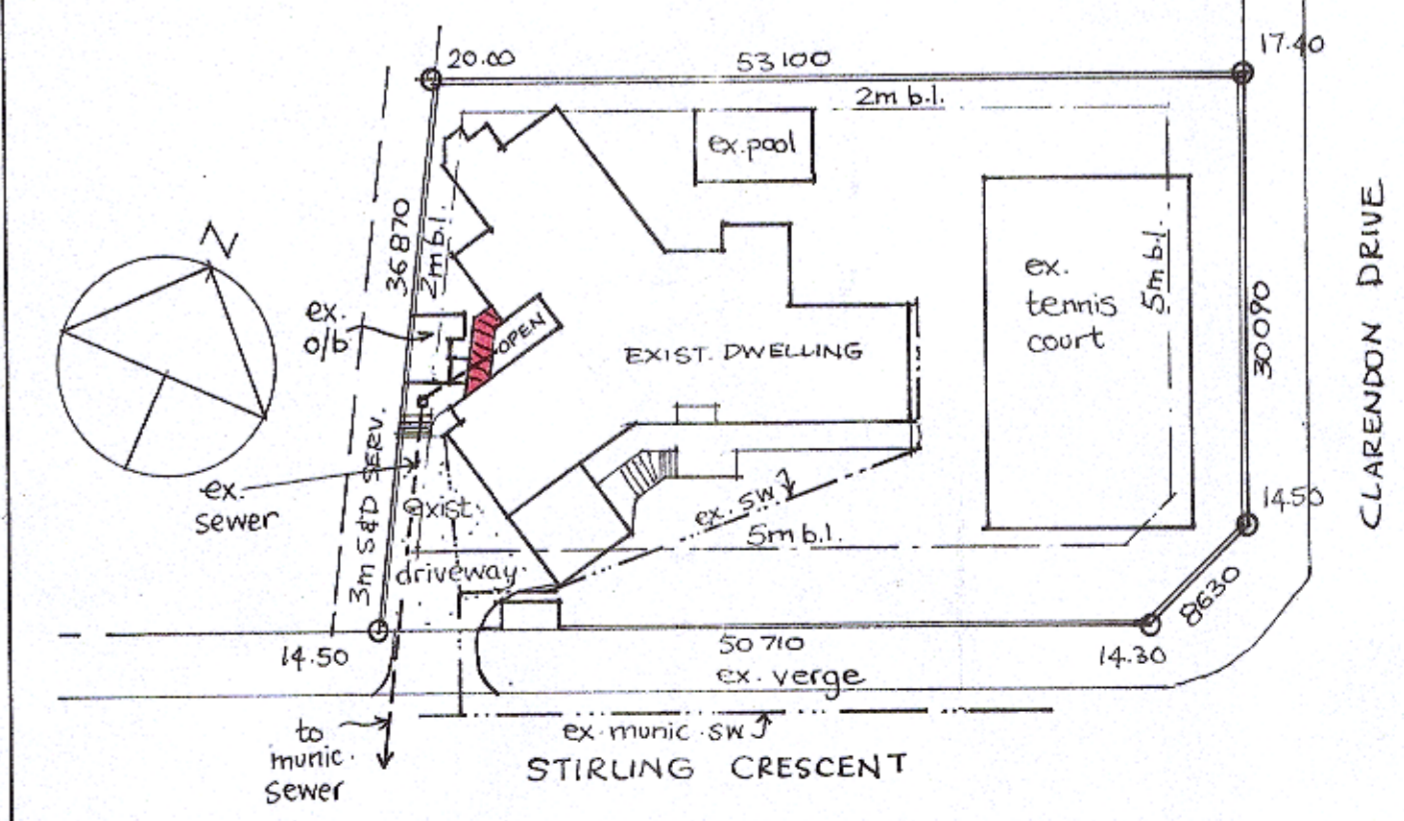
**SCHEDULE OF AREAS : m2**

SITE AREA	= 1984 m2
ALLOWABLE COVERAGE	992 (50%)
ALLOWABLE F.A.R.	N/A
EXISTING COVERAGE	472,63
PROPOSED COVERAGE	7,2
NEW TOTAL COVERAGE	479,83
AVAILABLE COVERAGE	512,17
EXISTING F.A.R.	376,06
PROPOSED F.A.R.	7,2
NEW TOTAL F.A.R.	383,26
AVAILABLE F.A.R.	N/A

- LIST OF DEVIATIONS**
- 1 STACK AWAY DOORS REPLACE FRENCH DOORS.
  - 2 STACK-AWAY WINDOW REPLACES SLIDING WINDOW.
  - 3 NEW POSITION OF STAIRCASE.
  - 4 EXISTING BATHROOM WALL TO REMAIN.
  - 5 DOORS REPOSITIONED.
  - 6 WINDOW SIZE AND SHAPE CHANGED.
  - 7 STAIRS DOWN TO WINE CELLAR OMITTED - PROPOSED WINE CELLAR OMITTED.
  - 8 WINDOW REMOVED TO ALLOW FOR STAIR ENTRANCE.
  - 9 DOOR TO REPLACE WINDOW.
  - 10 LAUNDRY CONVERTED TO STORAGE AREA.
  - 11 STORE ROOM CONVERTED TO LAUNDRY.
  - 12 WALL TO REMAIN.
  - 13 ROOF TO BE HIPPED ROOF - NOT GABLE END. - SLATE TILES TO MATCH EXISTING.

Window / door type	D1	W1 (x 2)	W2	W3 (x 2)
Glass thickness	4mm	4mm	3mm	3mm
Glass type	Tough safety gl.	Tough Safety gl.	Mon. annealed	Mon. annealed
Frame	Alum.	Alum.	Alum.	Alum.

**WINDOW & DOOR SCHEDULE 1:100**



**SITE PLAN 1 : 500**

DRAWING NO. 01 08 23

**PROPOSED DEVIATIONS OF APPROVED PLAN NO. 465 09 06 FOR Roxanne Deek 39 Stirling Crescent, Durban North PORTION 1 OF ERF 2861 DURBAN NORTH**

DRAWN BY	M. VAN BREEMEN
DATE	AUGUST 2023
SCALES	1:100 1:500
SIGNED	<i>M. van Breemen</i>
OWNER'S SIGNATURE	<i>Roxanne Deek</i>
OWNER'S PHONE NO.	078 723 4641

**ARCHITECTURAL PLANS**  
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