

GENERAL NOTES

Occupancy - H4
 Zoning - SR400
 All dimensions and levels to be determined on site prior to commencement of construction
 All work to comply with SANS 10400 regulations
 All construction by registered/responsible persons
 Any deviations to original approved plan will deem not to comply further without the notification of the architect/author of plans and owner is responsible
 Drawing to be read and not scaled
 Drawing to be read in conjunction with Engineers drawing
 All structural work(foundations, surface beds, walls, cills, lintels, beams) to Engineers design and certification
 All new glazing to be in white aluminium and in accordance with SANS 10400 Part N
 All new work to match existing and made good

ENERGY EFFICIENCY NOTES

Water Reticulation :
 All internal copper to be stroke 2
 All external copper to be stroke 0
 All copper from geyser from pressure control valve to be 25mm
 Valve bracket to be min. 350mm above geyser
 Roof Insulation :
 100mm isolation to be laid over battening of roof with a min. 100mm overlap
 (woollen cloth - chromadek/ metal roofing)
 50% Eskom - 50% heat pump

WINDOW AND DOOR SCHEDULE

item	no.	size (mm)	glass	thickness	frame
NEW :					
w1	1	1800x 600	clear	5mm tsg	aluminium
w2	1	1200x1200	clear	5mm tsg	aluminium
w3	1	600x 600	frosted	6.3mm tsg	aluminium
EXISTING :					
w4	1	1200x 900	clear	5mm tsg	timber
w5	1	1800x 900	clear	5mm tsg	timber
w6	1	1200x1200	frosted	6.3mm tsg	timber
w7	1	2000x1200	clear	5mm tsg	timber
w8	2	650x1200	clear	5mm tsg	timber
all shower cubicles to be 6.3mm tsg new aluminium/timber windows to have thermal break framing					

SCHEDULE OF AREA

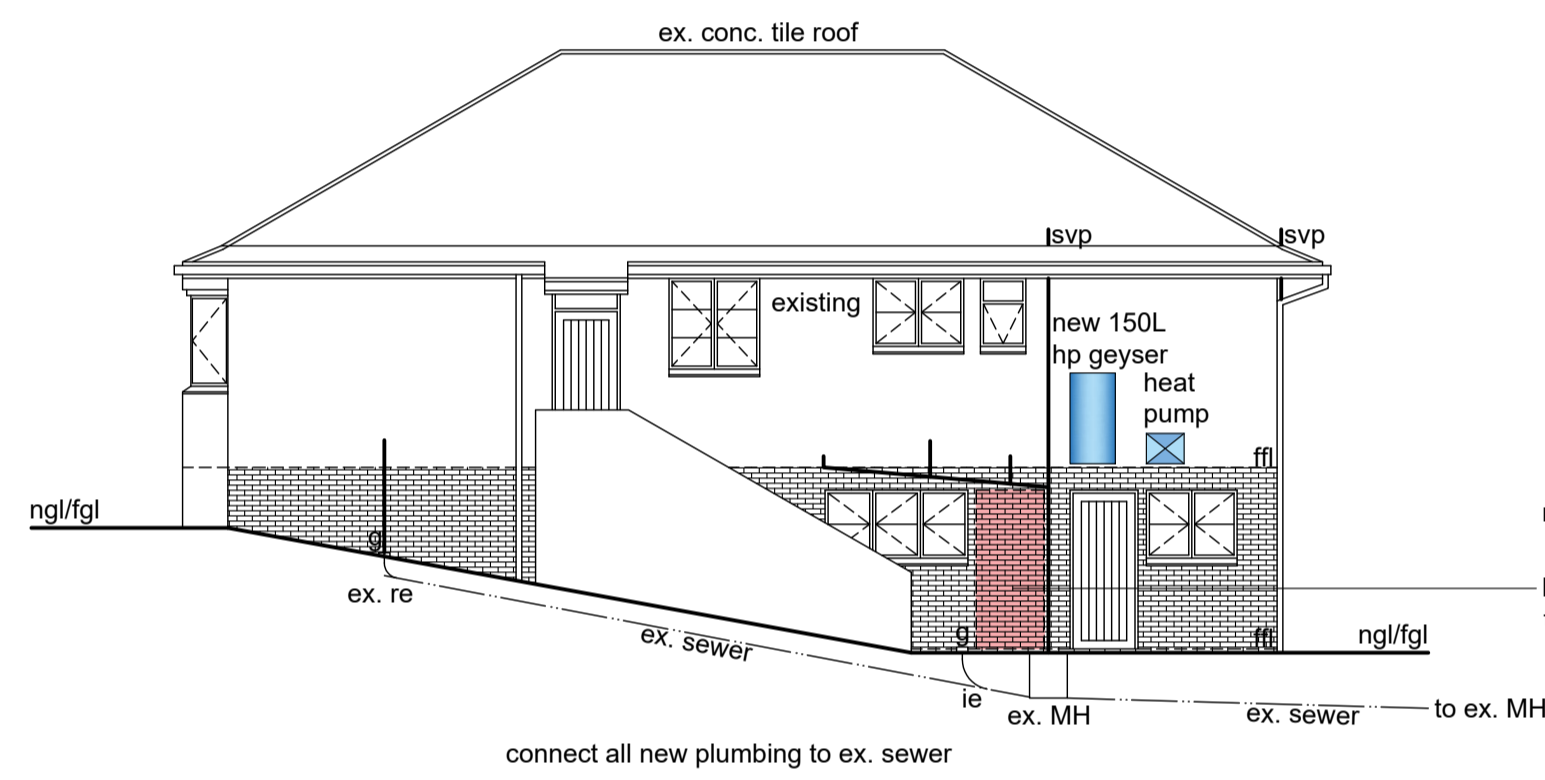
site area	877.00	m ²
coverage allowed(50%)	438.50	m ²
existing coverage	188.28	m ²
NO ADDITIONAL COVERAGE		
f.a.r allowed	N/A	
existing f.a.r	158.54	m ²
PROPOSED f.a.r	13.42	m ²
TOTAL F.A.R	171.96	m ²
ADDITIONAL AREA	13.42	m ²

LEGEND

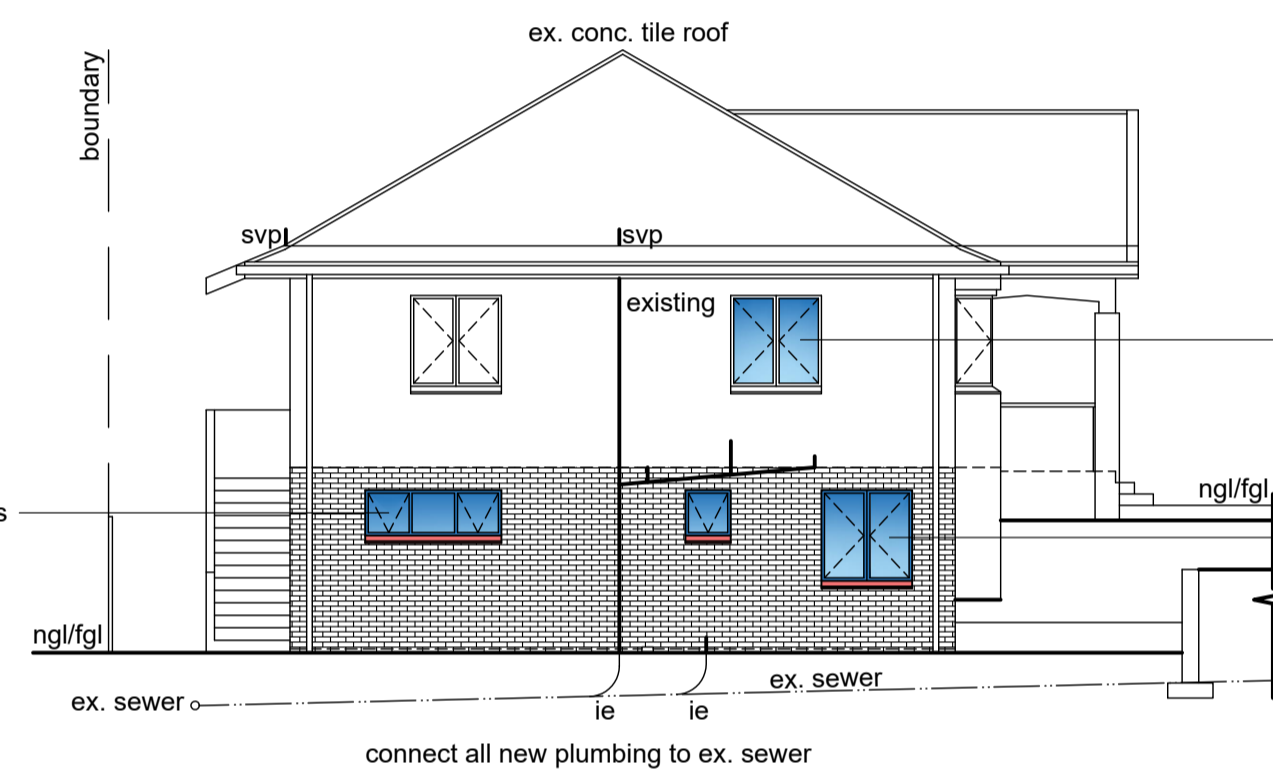
sewer	- - - - -
stormwater	- - - - -
cold water	- - - - -
hot water	- - - - -
water meter	⊗
geyser	⊕
lighting	⊕
heat pump	⊗

PLUMBING NOTES

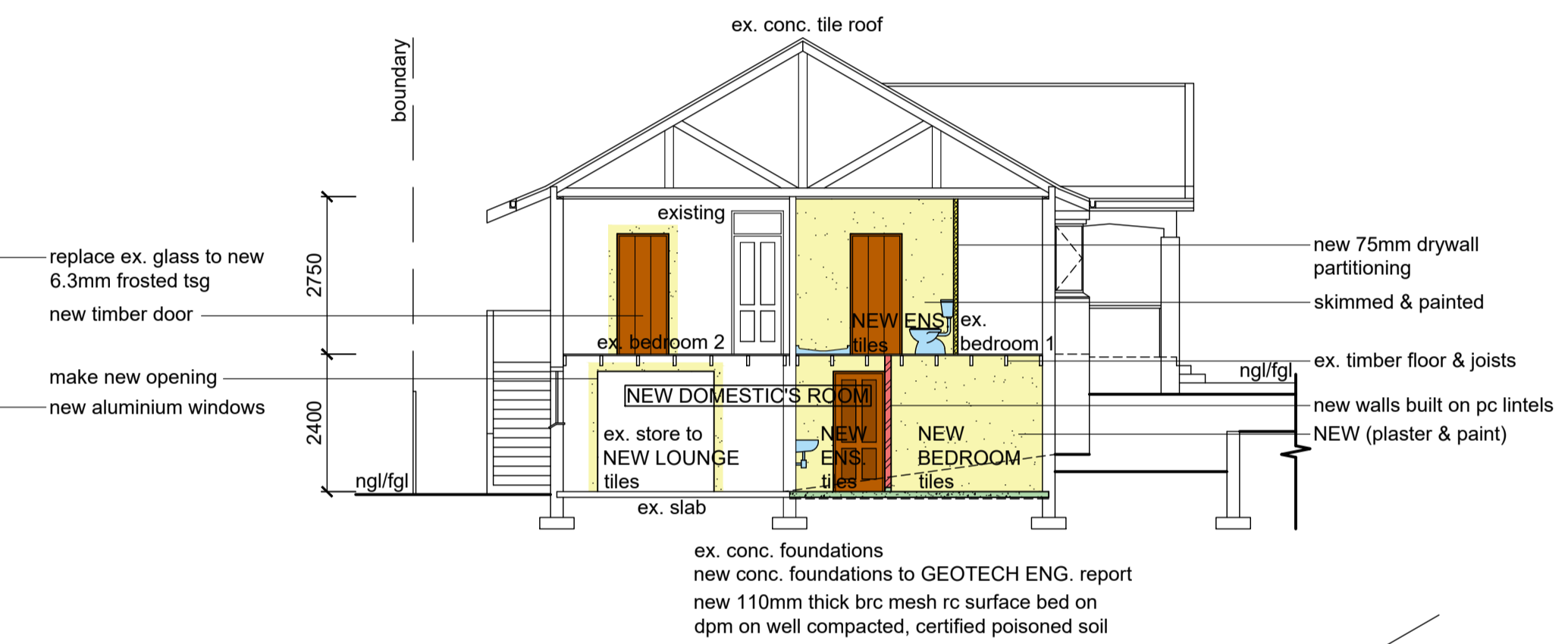
Any damaged fittings to be replaced
 All gully surrounds to be 150mm
 Sewer to be exposed before commencement of construction
 Manhole covers to be 75mm above ground level
 IE's to all bends and junctions
 Soil pipes to be 110mm dia. uPVC
 Waste pipes to be 50mm dia. uPVC
 Sewer under slab to be ribbed uPVC
 All pipes, sanitary fittings, geysers, heat pumps to be SABS approved
 All plumbing installations to be carried out by Durban ticket registered plumbing contractor and to comply with municipal by-laws
 Water Pressure: 300L/min @ 3 bar pressure-SANS 10400-part W



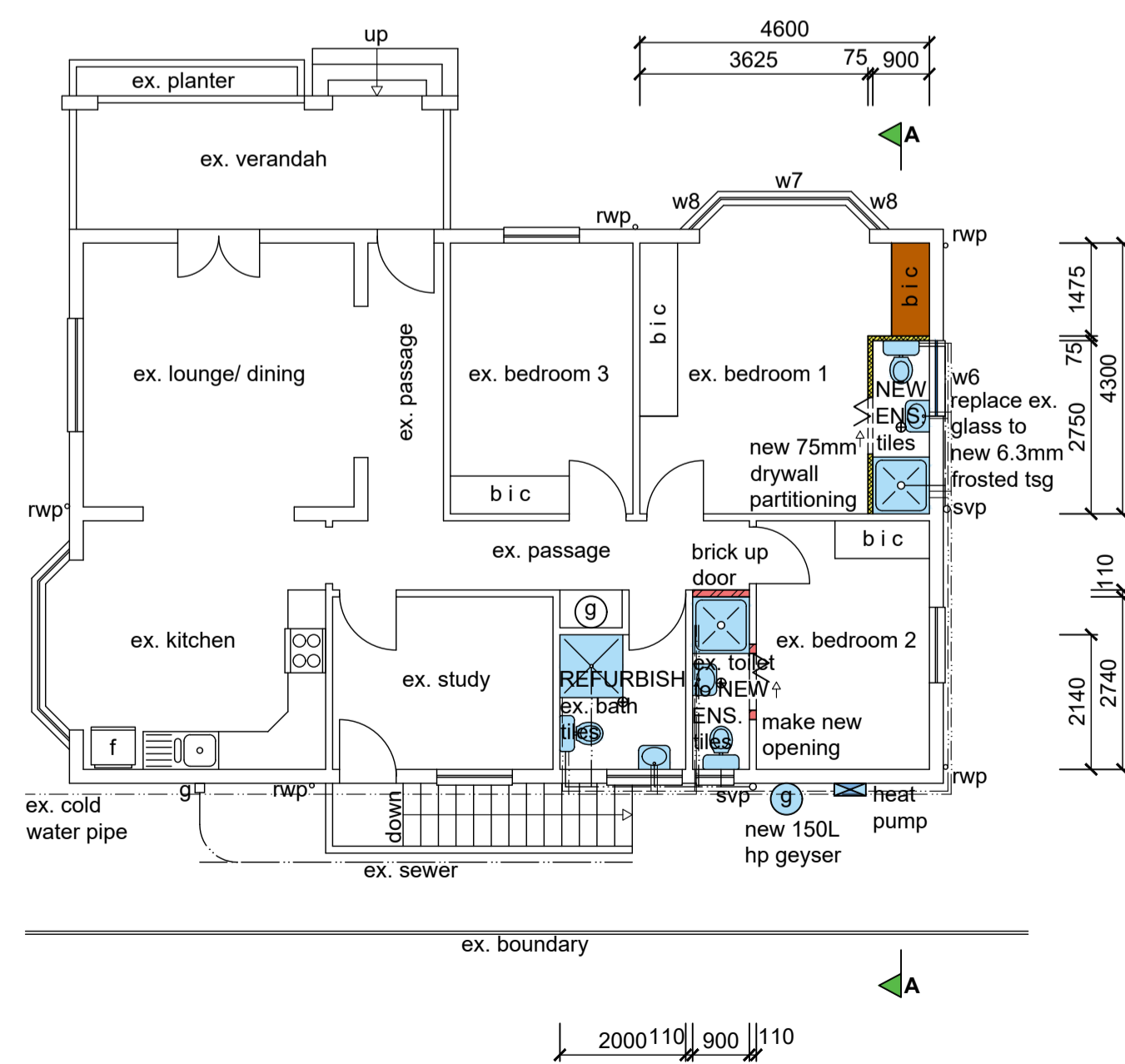
SOUTH ELEVATION



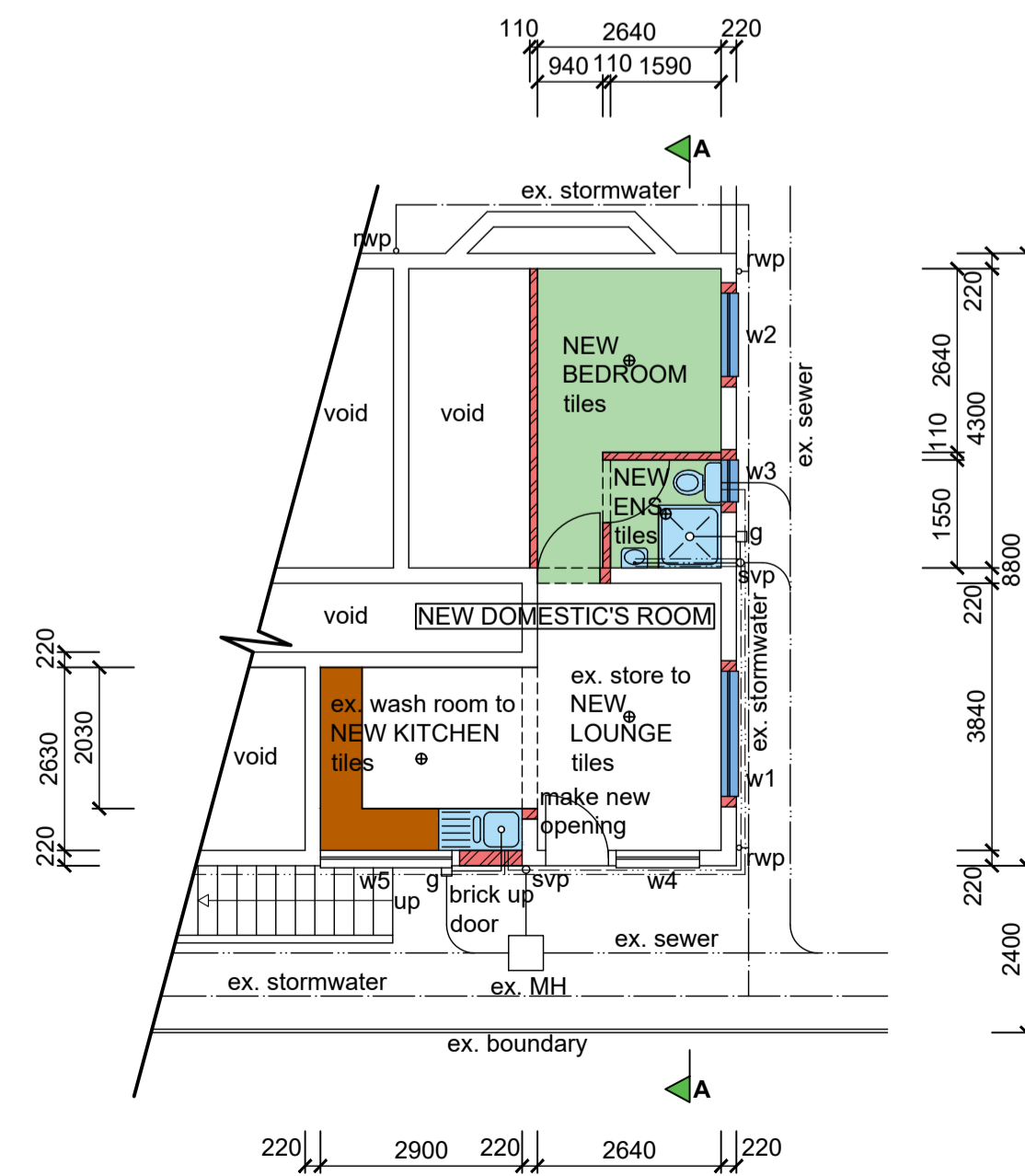
EAST ELEVATION



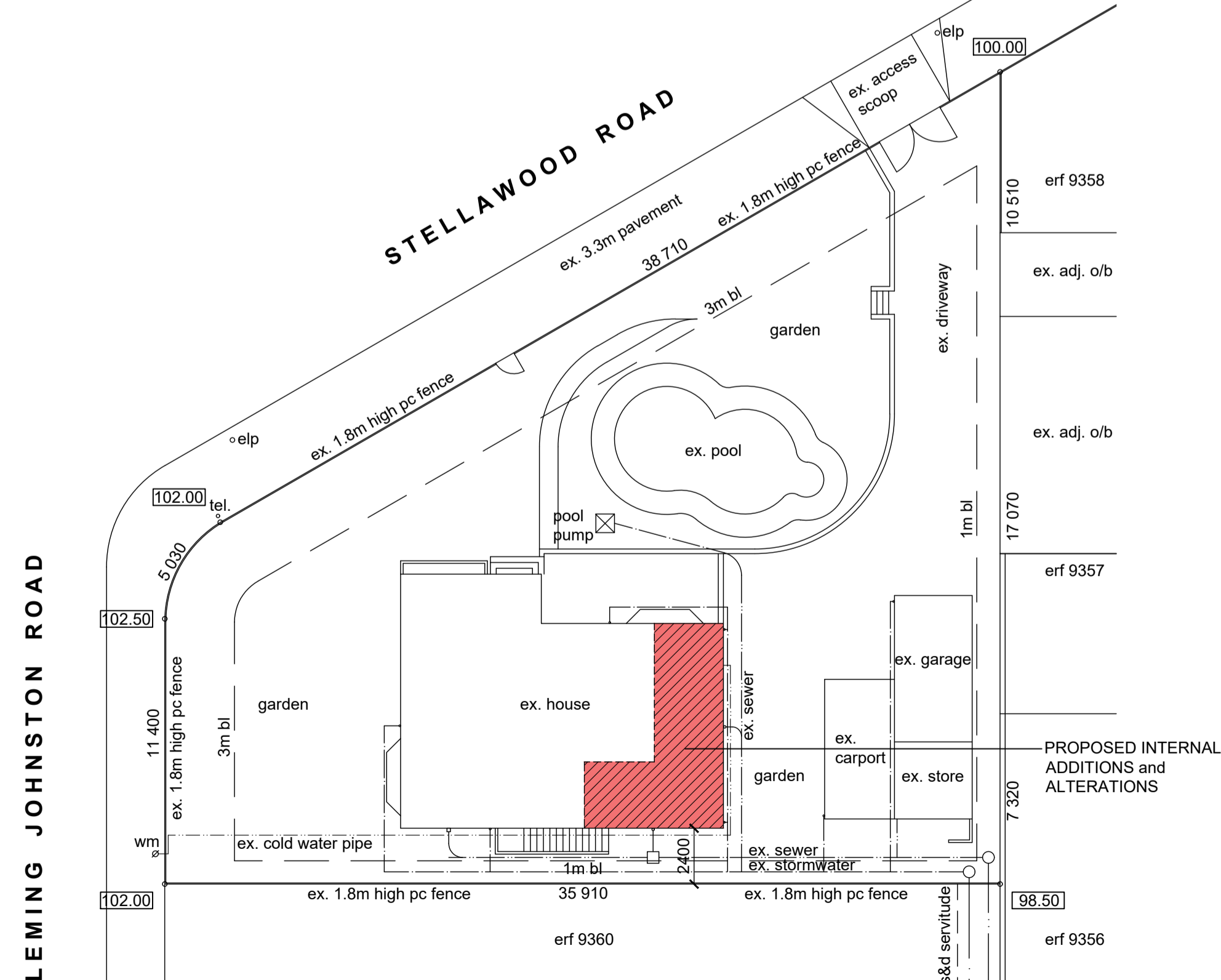
SECTION A - A



UPPER GROUND STOREY PLAN (1 : 100)



LOWER GROUND STOREY PLAN (1 : 100)



SITE PLAN (1 : 200)

Total Area = 13.42 m²

[Signature] 082 659 3905
 Client's Signature Contact Number

Rate No. 1392 1051 / 000

PROPOSED INTERNAL ADDITIONS AND ALTERATIONS TO EXISTING HOUSE AT 65 STELLAWOOD ROAD ON ERF 9359 DURBAN FOR W. J. and M. D. LLOYD

GRAHAM BRAUM
 ARCHITECTURAL DESIGNER
 Pr. S. Arch. T
 Reg. No. ST0010

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SCALE : 1 : 100 / 1 : 200
 CHECKED : G. P. BRAUM
 DRAWN/DESIGNED : M. R. AZMUTH
 DATE : MARCH 2022

Drawing No. : 6676 / 22