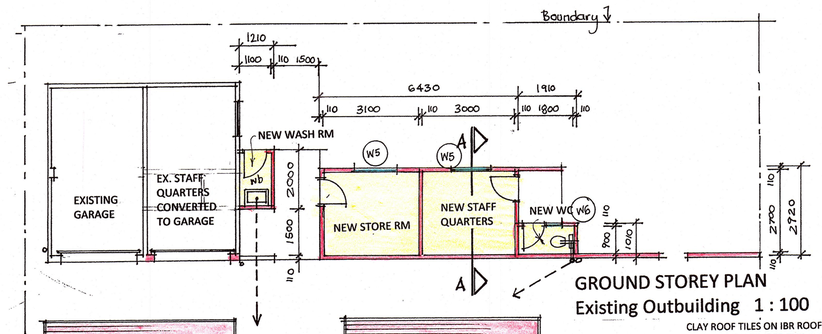
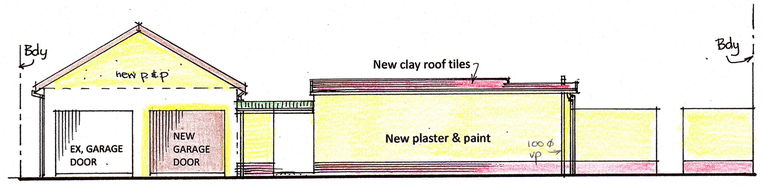
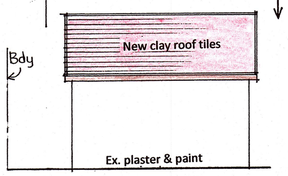


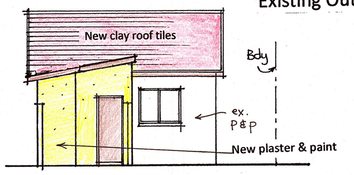
GROUND STOREY PLAN
Existing Outbuilding 1 : 100



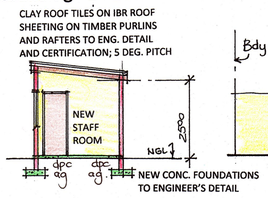
EAST ELEVATION



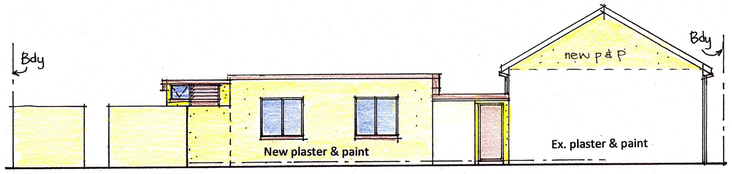
SOUTH ELEVATION



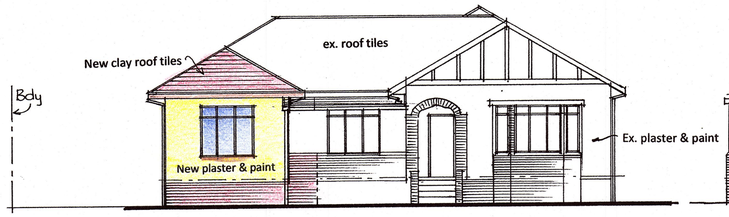
NORTH ELEVATION



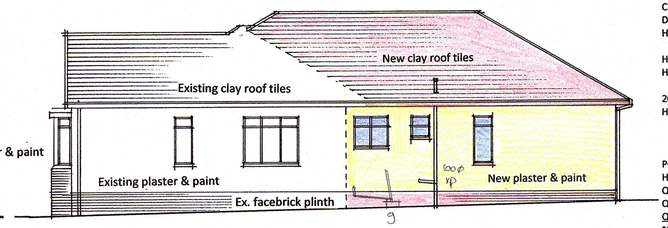
SECTION A-A



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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 X C X ....T) / t
Q = (0,40 X 1.16kWh/m3 deg C x (60 - 20deg)) /2.5h
Q = 7.4 kW
NOTE - SUPPLY OF WATER TO COMPLY WITH SANS 10400- PART W

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.

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 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.

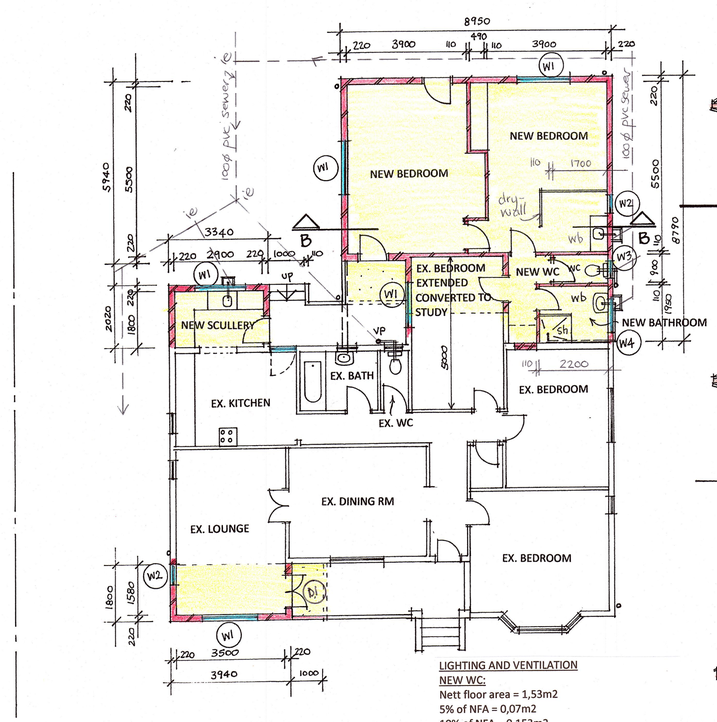
FLASHING TO BE PROVIDED AS PER SANS 10400-PART L.

SUPPLY OF WATER TO COMPLY WITH SANS10400 PART W.

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

DRAINAGE NOTES:

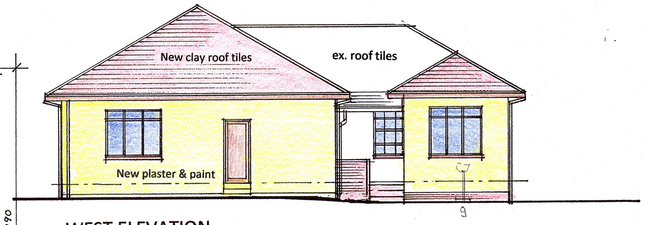
ANY DAMAGED FITTINGS TO BE REPLACED.
ALL GULLY SURROUNDS AND MANHOLE COVERS TO BE 75mm ABOVE GROUND LEVEL.
SEWER CONNECTION TO BE EXPOSED BEFORE COMMENCING WORK.
IE'S TO ALL BENDS AND JUNCTIONS.
SOIL PIEPES TO BE 100diameter PVC.
WASTE PIPES TO BE 50 diameter PVC.
SEWER PIPES UNDER BUILDING TO BE 100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



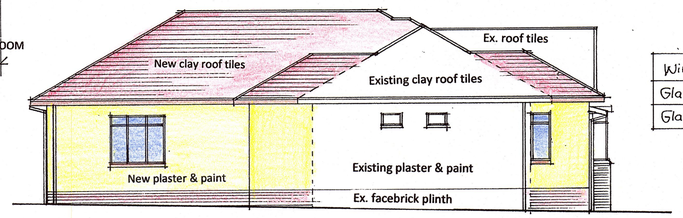
GROUND STOREY PLAN 1 : 100

LIGHTING AND VENTILATION
NEW WC:
Nett floor area = 1,53m2
5% of NFA = 0,07m2
10% of NFA = 0,153m2
Area of windows = 0,42 (>10%)
Area of openable windows = 0,42 (>5%)
Therefore complies with SANS 10400- PART "O"- LIGHTING AND VENTILATION.

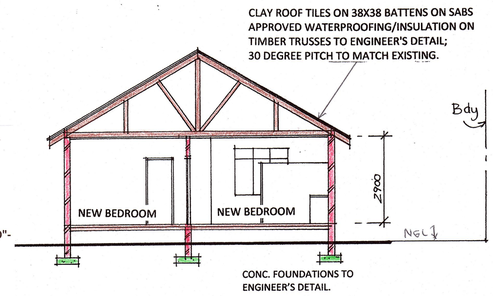
LIGHTING AND VENTILATION
NEW BATHROOM:
Nett floor area = 4,29m2
5% of NFA = 0,21m2
10% of NFA = 0,42m2
Area of windows = 1,1 (>10%)
Area of openable windows = 1,1 (>5%)
Therefore complies with SANS 10400- PART "O"- LIGHTING AND VENTILATION.



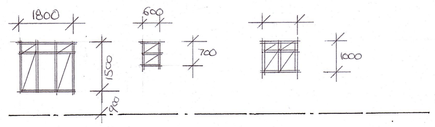
WEST ELEVATION



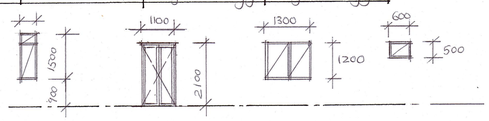
SOUTH ELEVATION



SECTION B-B

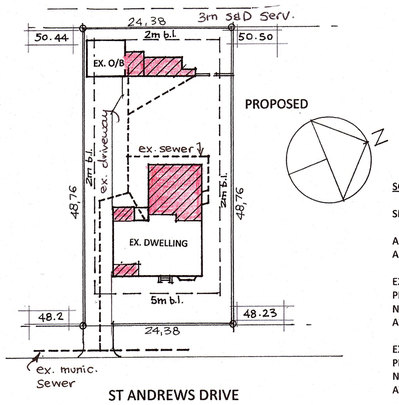


Window type	W1	W3	W4
Glass thickness	3mm	4mm	4mm
Glass type	Mon. annealed	Tough. safety gl	Tough. safety gl.



Window type	W2	D1	W5	W6
Glass thickness	3mm	4mm	3mm	4mm
Glass type	Mon. annealed.	Tough. safety gl.	Mon. annealed	Tough. SG.

WINDOW SCHEDULE 1 : 100
NB: ALL WINDOWS AND DOORS HW TIMBER FRAMED.



ST ANDREWS DRIVE

SITE PLAN 1 : 500

SCHEDULE OF AREAS : m2

SITE AREA = 1189 m2	
ALLOWABLE COVERAGE	594,5 (50%)
ALLOWABLE F.A.R.	N/A
EXISTING COVERAGE	162,5
PROPOSED COVERAGE	120,98
NEW TOTAL COVERAGE	283,48
AVAILABLE COVERAGE	311,02
EXISTING F.A.R.	118,4
PROPOSED F.A.R.	105,94
NEW TOTAL F.A.R.	224,34
AVAILABLE F.A.R.	N/A

PLAN NO. 04 11 2022

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND OUTBUILDING
FOR ESTATE LATE NEVILLE TROMP
69 St Andrews Drive
Erf 1945 of Durban North.

DRAWN BY	M. VAN BREEMEN
DATE	NOVEMBER 2022
SCALES	1 : 100 1 : 500
SIGNED	
OWNER'S SIGNATURE	pp
OWNER'S PHONE NO.	0660 3041380

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