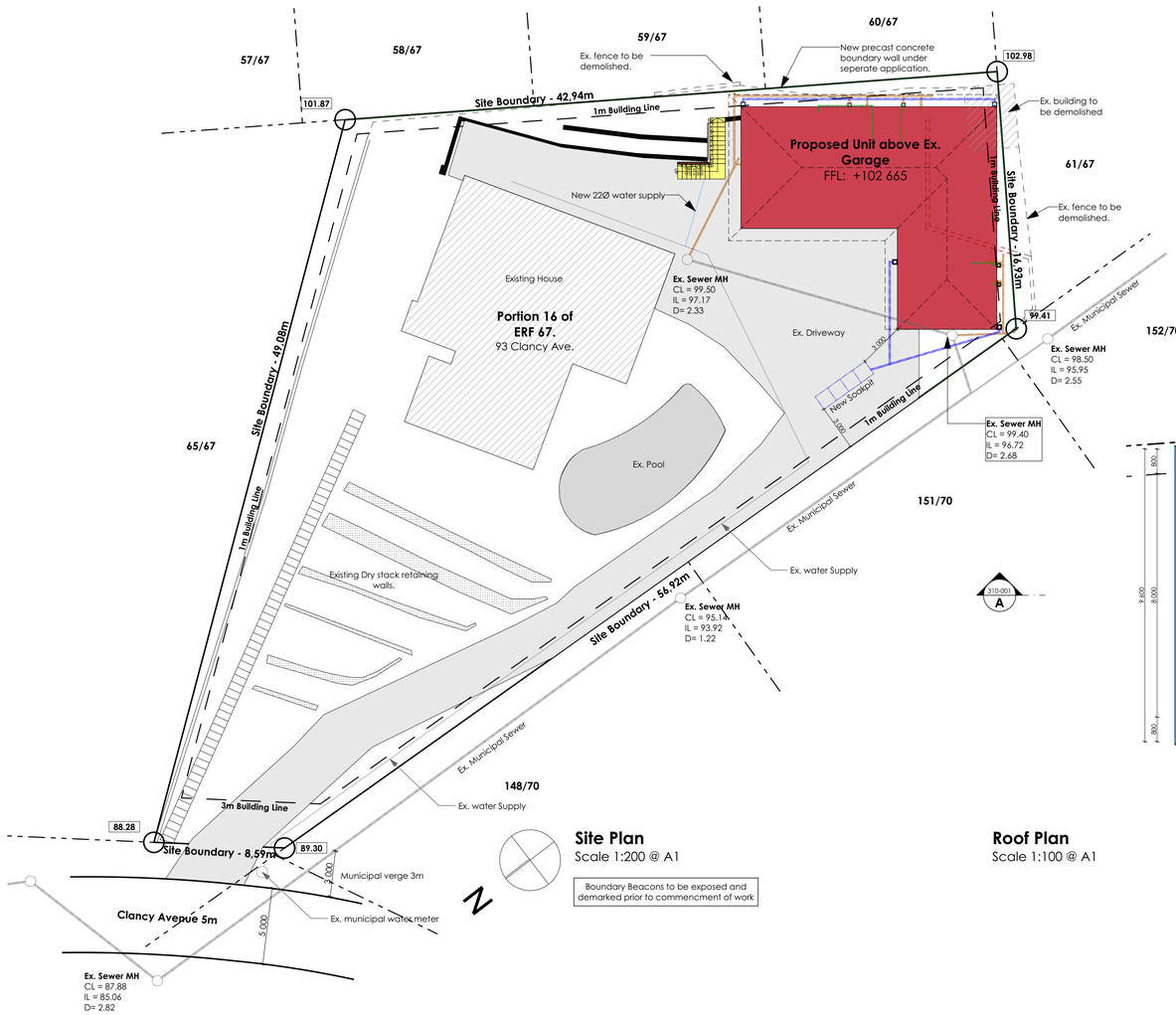
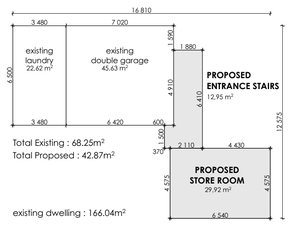


Site Plan
Scale 1:200 @ A1

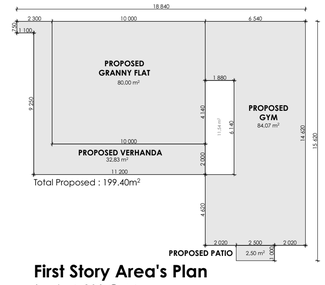
Boundary Beacons to be exposed and demarked prior to commencment of work



Total Existing : 68.25m²
Total Proposed : 42.87m²

existing dwelling : 166.04m²

Ground Story Area's Plan
Scale 1:200 @ A1



Total Proposed : 199.40m²

First Story Area's Plan
Scale 1:200 @ A1

Town Planning Calculations:

GRANNY FLAT:

SOAKPIT:
40m2 per

Schedule Of Areas	
Site Area	- 1650 m²
Allowable Coverage	- 825 m² (50%)
Existing Coverage	- 206,64 m²
New Coverage	- 170,34 m²
Total Coverage	- 376,98 m²
Allowable F.A.R	- NA
Existing F.A.R	- 166,04 m²
New F.A.R	- 164,07 m²
Total F.A.R	- 330,11 m²
Total New areas	- 242,27 m²

NOTES

DO NOT SCALE OFF DRAWINGS

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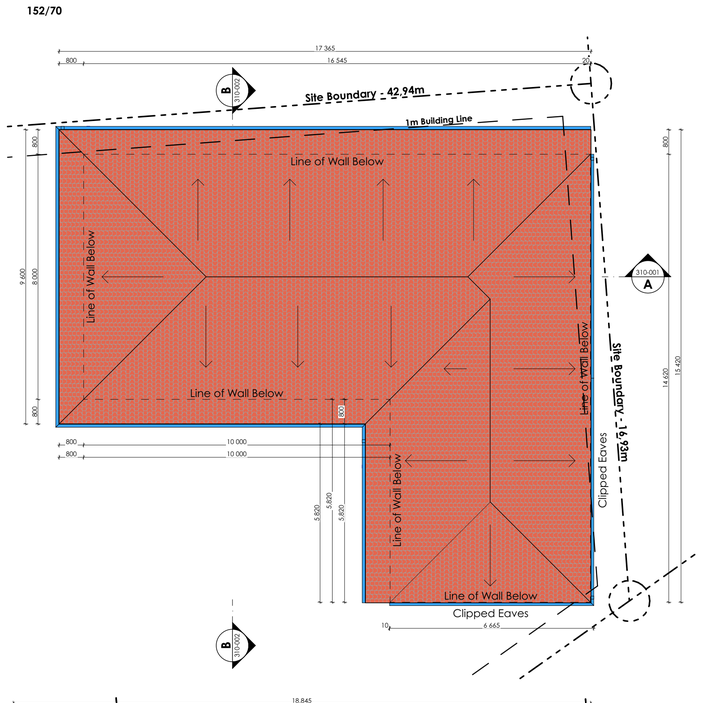
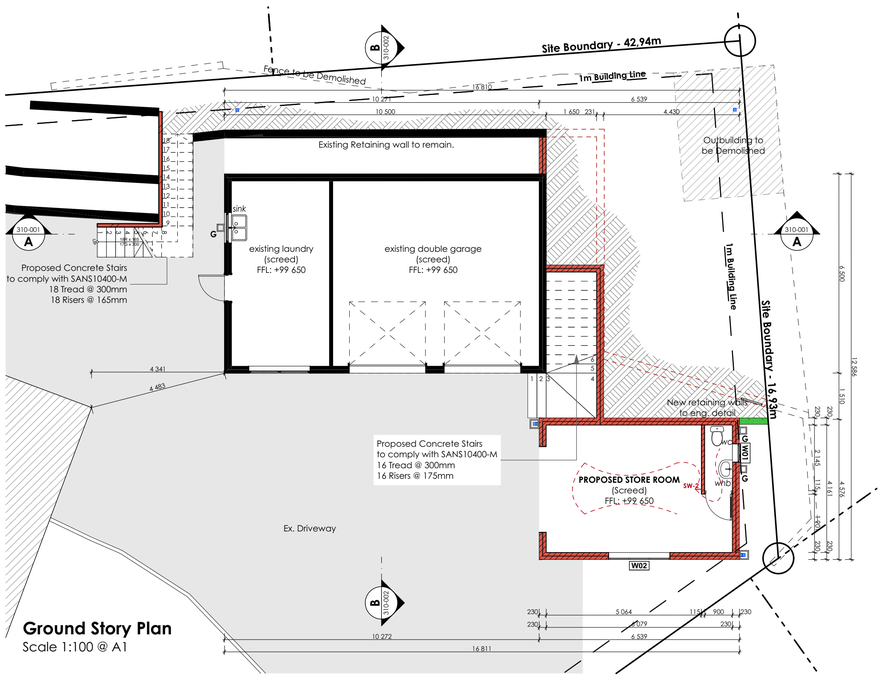
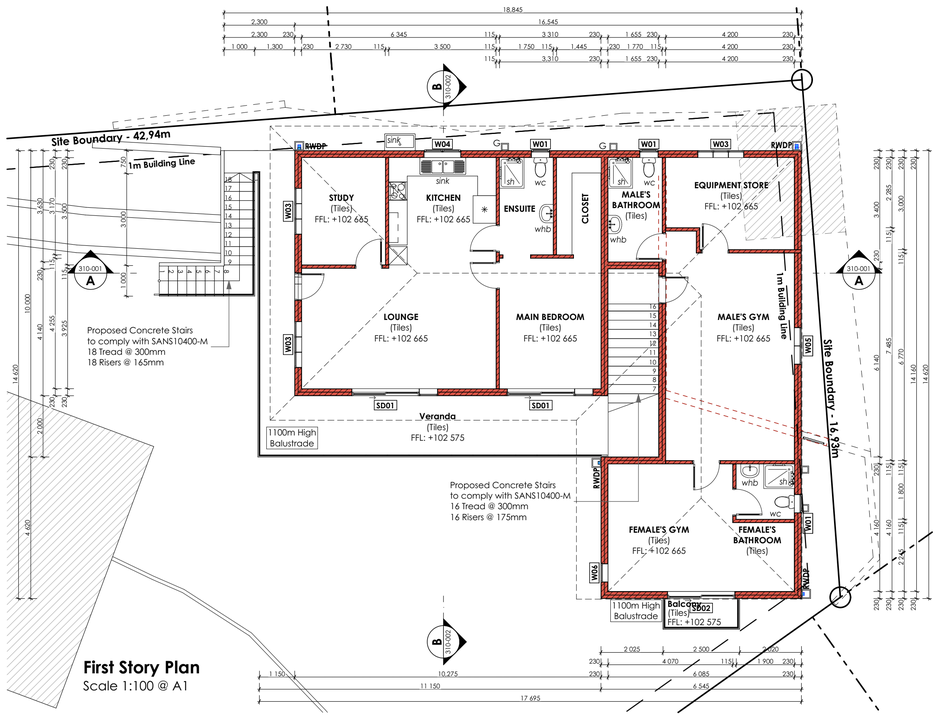
ALL DIMENSIONS ARE TO BE TAKEN ON SITE PRIOR TO MANUFACTURING.



Roof Plan
Scale 1:100 @ A1



Ground Story Plan
Scale 1:100 @ A1



First Story Plan
Scale 1:100 @ A1

Construction Notes - Structure & Envelope:

Tiled Roof - Concealed Trusses:
. Roof pitch @ 26° to comply with SANS 10400 Part-L.
. Existing roof tiles to be relaid, on 38mmx38mm timber battens, on approved underlay, on concealed timber trusses, with 50mm mineral wool insulation. all to eng's details.
. Relaid roof tiles to be painted in accordance with specialist's spec. (colour: to later spec)
. Roof to have fiber cement facia boards, to pain finish. (colour: to later spec)
. Roof covering to be laid according to manufacturer's specification.
. Fiber cement barge boards, to all barge ends, all to paint finish. (colour: to later spec)

Gutters:
. Gutters, gargoyles & downpipes to discharge into stormwater system as per eng's design.
. aluminium gutters to paint finish. (colour: to later spec)

Downpipes:
. 4x 100mmØ UPVC rain water down pipes fixed to walls to paint finish. (colour: white)

Timber Beams:
. All timber beams to comply with SANS 10400 - Part B

R.C Beams:
. All reinforced concrete beams to comply with SANS 10400 - Part B
. All reinforced concrete beams to eng's design & detail.
. Smooth wood float plaster finish to exposed surfaces of R.C beams, with 1 coat primer & 2 coats paint.

R.C Columns:
. 300mmx300mm reinforced concrete columns, all to eng's details.
. Smooth wood float plaster finish to exposed surfaces of R.C columns, with 1 coat primer & 2 coats paint.

Walls:
. All walls to comply with SANS 10400 Part-K.
. Brick force to every third course of all walls.
. Precast concrete lintels over wall openings in plastered walls, with brick force in every course above for 4 courses.
. Burnt clay NFP stock bricks to all plastered walls.
. Internal walls to be 115mm single brick or 230mm double brick walls as indicated.
. External walls to be 230mm double brick walls as indicated, galvanized steel butterfly wall ties laid @ 900mm ccs in both directions, external face of the inner skin to be finished with bagged cement plaster & 2 coats bituseal.
. Smooth wood float plaster finish to external walls, with 1 coat primer & 2 coats paint.
. Smooth steel float plaster finish to internal walls, with 1 coat primer & 2 coats paint.

Windows:
. See Door & Window Schedule.

Doors:
. See Door & Window Schedule.

Stairs:
. All stairs to comply with SANS 10400 Part-M.
. R.C stairs to eng's design & detail.

Balustrades:
. All balustrades to comply with SANS 10400 Part-M.
. 1100mm high stainless steel balustrades to all external balconies.
. Spacing to Balustrade to comply with SANS 10400 D4.2.

Floor Screed:
. 30mm thick cement/sand screed, to smooth wood float finish, to all internal floors.
. Min 30mm thick cement/sand screed to all external balconies & verandas, screed to fall away from building.

Concrete Surface Bed:
. To comply with SANS 10400 Part-J.
. 120mm thick, welded mesh reinforced concrete concrete surface bed, on USB green waterproof membrane, on 30mm thick sand blinding layer, on consolidated fill, all to eng's design & detail.
. Concrete to wood float finish.
. Earth to be poisoned by specialist.

Foundations:
. All foundations to comply with SANS 10400 Part-H.
. All foundations to eng's design & detail.

Stormwater:
. Stormwater management system to comply with SANS 10400 Part-R.
. Stormwater management system to engineer's design & detail.

Waste & Soil Water:
. All drainage materials, pipes, fittings & joints to comply with SANS 10400 Part-P.
. All sewer pipes to be laid to a minimum fall of 1:40 with a minimum cover of 450mm of soil.
. All soil pipes to be 100mmØ UPVC.
. All waste water pipes to be 50mmØ UPVC.
. All bends and junctions to be fitted with inspection eyes.
. All sanitary fittings to be trapped in accordance with NBR.
. All gully surrounds & manhole covers to be 75mm above ground level.

Water Supply & Reticulation:
. Existing water supply & reticulation pipes to be checked & replaced with SABS approved pipework if necessary by a certified approved specialist.
. New water supply & reticulation pipework to be SABS approved & installed by a certified approved specialist.

Electrical Instillation:
. Electrical instillation to to comply with SANS 10400 - Part XA

Construction Notes - Internal Finishes:

Ceilings:
. 1 layer 6.4mm Gyproc RhinoBoard (or similar approved), fixed to 38mmx38mm timber brandering installed at maximum 300mm centres. All joints to be staggered taped.
. Ceiling to flush skim finish, with 1 coat primer & 2 coats paint. (colour: white)
. Bathroom ceilings to be painted with approved bathroom paint.
. Ceiling installation to be done according to manufacture's specification.

Wall Finish:
. Smooth steel plaster finish to all internal walls, reveals & cills.
. 1 coat primer & 2 coats paint to all internal walls, reveals & cills.
. Bathroom walls to be painted with approved bathroom paint.

Showers:
. Waterproofing to all shower walls.
. 300mmx300mm fill body porcelain wall tile, from floor to ceiling, to all shower walls with brushed aluminium edge trim to tile-plaster junctions.
. 85mm high cement screed plinth to all showers.
. Shower plinth to fall towards drainage point.
. Waterproofing to all shower plinths, to tie into shower drain.
. Mosaic tile finish to all shower plinths with brushed aluminium edge trip.
. Shower Door Glazing to comply with SANS 10400-N4.4.

Skirtings:
. Enviroline, 103mmx16mm, factory finished skirting thoughout. (colour: white)

Flooring:
. floor finish to later spec.

Rev	ID	Change	Date
01		First Issue	2023/01/04

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Ivor Daniel: P. Arch 2455

CLIENT
Muhammad Khalid

Client

PROJECT
93 Clancy avenue
Additions to existing Building on Portion 16 of ERF 67

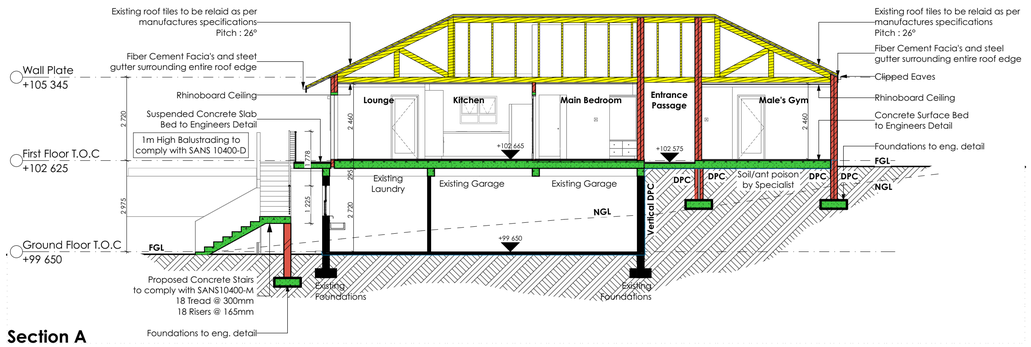
93 Clancy Avenue, Morningside
Berea
Durban - Kwazulu-Natal
4001

DRAWING TITLE
GA Plans
Site Information
SCALE: 1:100, 1:200 **on A1**

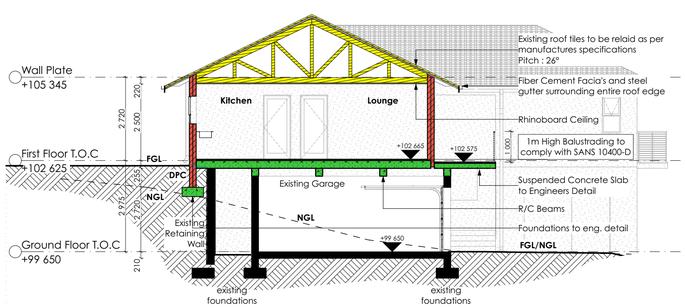
PROJECT NO: **0921.00**

DRAWING NO **A-D-110-001** REV **01**

Development Application



Section A
Scale 1:100 @ A1



Section B
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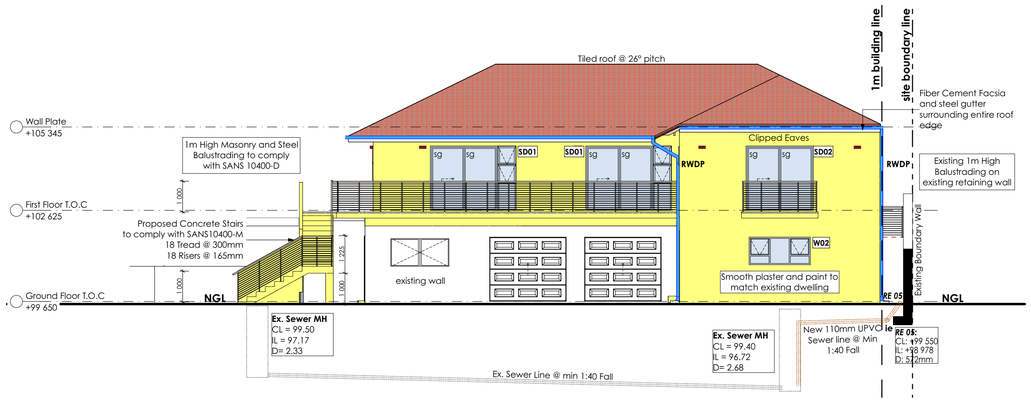
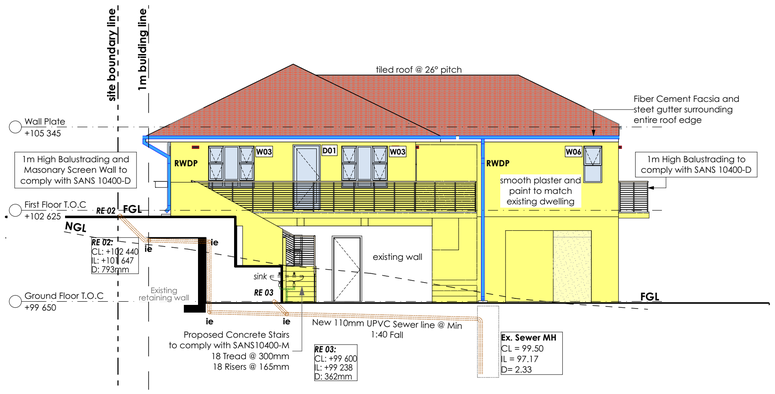
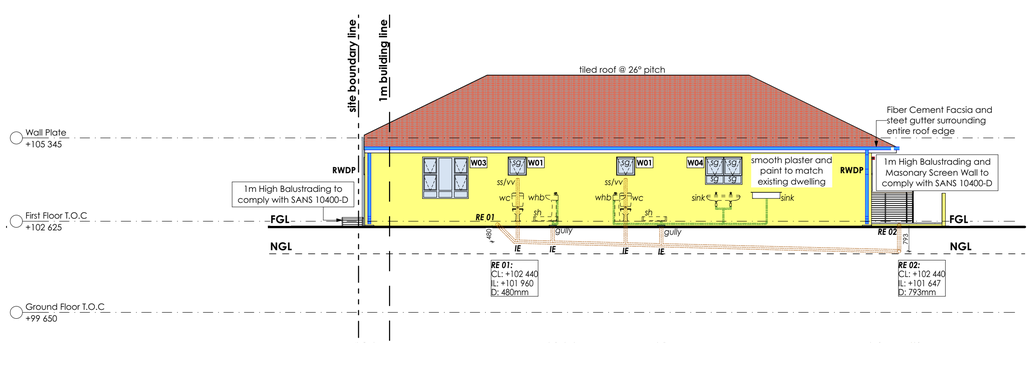


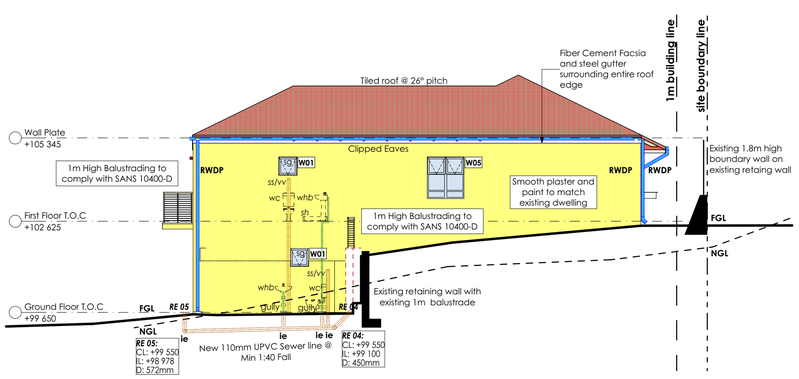
North West Elevation
Scale 1:100 @ A1



North East Elevation
Scale 1:100 @ A1



South East Elevation
Scale 1:100 @ A1



South West Elevation
Scale 1:100 @ A1

Construction Notes - Structure & Envelope:

Tiled Roof - Concealed Trusses:
. Roof pitch @ 26° to comply with SANS 10400 Part-L.
. Existing roof tiles to be relaid, on 38mmx38mm timber battens, on approved underlay, on concealed timber trusses, with 50mm mineral wool insulation, all to eng's details.
. Relaid roof tiles to be painted in accordance with specialist's spec. (colour: to later spec)
. Roof to have fiber cement facia boards, to pain finish. (colour: to later spec)
. Roof covering to be laid according to manufacturer's specification.
. Fiber cement barge boards, to all barge ends, all to paint finish. (colour: to later spec)

Gutters:
. Gutters, gargoyles & downpipes to discharge into stormwater system as per eng's design.
. aluminium gutters to paint finish. (colour: to later spec)

Downpipes:
. 4x 100mmØ UPVC rain water down pipes fixed to walls to paint finish. (colour: white)

Timber Beams:
. All timber beams to comply with SANS 10400 - Part B

R.C Beams:
. All reinforced concrete beams to comply with SANS 10400 - Part B
. All reinforced concrete beams to eng's design & detail.
. Smooth wood float plaster finish to exposed surfaces of R.C beams, with 1 coat primer & 2 coats paint.

R.C Columns:
. 300mmx300mm reinforced concrete columns, all to eng's details.
. Smooth wood float plaster finish to exposed surfaces of R.C columns, with 1 coat primer & 2 coats paint.

Walls:
. All walls to comply with SANS 10400 Part-K.
. Brick force to every third course of all walls.
. Precast concrete lintels over wall openings in plastered walls, with brick force in every course above for 4 courses.
. Burnt clay NFP stock bricks to all plastered walls.
. Internal walls to be 115mm single brick or 230mm double brick walls as indicated.
. External walls to be 230mm double brick walls as indicated, galvanized steel butterfly wall ties laid @ 900mm ccs in both directions, external face of the inner skin to be finished with bagged cement plaster & 2 coats bituseal.
. Smooth wood float plaster finish to external walls, with 1 coat primer & 2 coats paint.
. Smooth steel float plaster finish to internal walls, with 1 coat primer & 2 coats paint.

Windows:
. See Door & Window Schedule.

Doors:
. See Door & Window Schedule.

Stairs:
. All stairs to comply with SANS 10400 Part-M.
. R.C stairs to eng's design & detail.

Balustrades:
. All balustrades to comply with SANS 10400 Part-M.
. 1100mm high stainless steel balustrades to all external balconies.
. Spacing to Balustrade to comply with SANS 10400 D4.2.

Floor Screed:
. 30mm thick cement/sand screed, to smooth wood float finish, to all internal floors.
. Min 30mm thick cement/sand screed to all external balconies & verandas, screed to fall away from building.

Concrete Surface Bed:
. To comply with SANS 10400 Part-J.
. 120mm thick, welded mesh reinforced concrete concrete surface bed, on USB green waterproof membrane, on 30mm thick sand blinding layer, on consolidated fill, all to eng's design & detail.
. Concrete to wood float finish.
. Earth to be poisoned by specialist.

Foundations:
. All foundations to comply with SANS 10400 Part-H.
. All foundations to eng's design & detail.

Stormwater:
. Stormwater management system to comply with SANS 10400 Part-R.
. Stormwater management system to engineer's design & detail.

Waste & Soil Water:
. All drainage materials, pipes, fittings & joints to comply with SANS 10400 Part-P.
. All sewer pipes to be laid to a minimum fall of 1:40 with a minimum cover of 450mm of soil.
. All soil pipes to be 100mmØ UPVC.
. All waste water pipes to be 50mmØ UPVC.
. All bends and junctions to be fitted with inspection eyes.
. All sanitary fittings to be trapped in accordance with NBR.
. All gully surrounds & manhole covers to be 75mm above ground level.

Water Supply & Reticulation:
. Existing water supply & reticulation pipes to be checked & replaced with SABS approved pipework if necessary by a certified approved specialist.
. New water supply & reticulation pipework to be SABS approved & installed by a certified approved specialist.

Electrical Instillation:
. Electrical instillation to to comply with SANS 10400 - Part XA

Construction Notes - Internal Finishes:

Ceilings:
. 1 layer 6,4mm Gyproc RhinoBoard (or similar approved), fixed to 38mmx38mm timber brandering installed at maximum 300mm centres. All joints to be staggered taped.
. Ceiling to flush skim finish, with 1 coat primer & 2 coats paint. (colour: white)
. Bathroom ceilings to be painted with approved bathroom paint.
. Ceiling installation to be done according to manufacture's specification.

Wall Finish:
. Smooth steel plaster finish to all internal walls, reveals & cills.
. 1 coat primer & 2 coats paint to all internal walls, reveals & cills.
. Bathroom walls to be painted with approved bathroom paint.

Showers:
. Waterproofing to all shower walls.
. 300mmx300mm fill body porcelain wall tile, from floor to ceiling, to all shower walls with brushed aluminium edge trim to tile-plaster junctions.
. 85mm high cement screed plinth to all showers.
. Shower plinth to fall towards drainage point.
. Waterproofing to all shower plinths, to tie into shower drain.
. Mosaic tile finish to all shower plinths with brushed aluminium edge trip.
. Shower Door Glazing to comply with SANS 10400-N4.4.

Skirtings:
. Enviroline, 103mmx16mm, factory finished skirting thoughout. (colour: white)

Flooring:
. floor finish to later spec.

NOTES

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Rev	ID	Change	Date
01		First Issue	2023/01/04

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CLIENT
Muhammad Khalid

Client

PROJECT
93 Clancy avenue
Additions to existing Building on Portion 16 of ERF 67

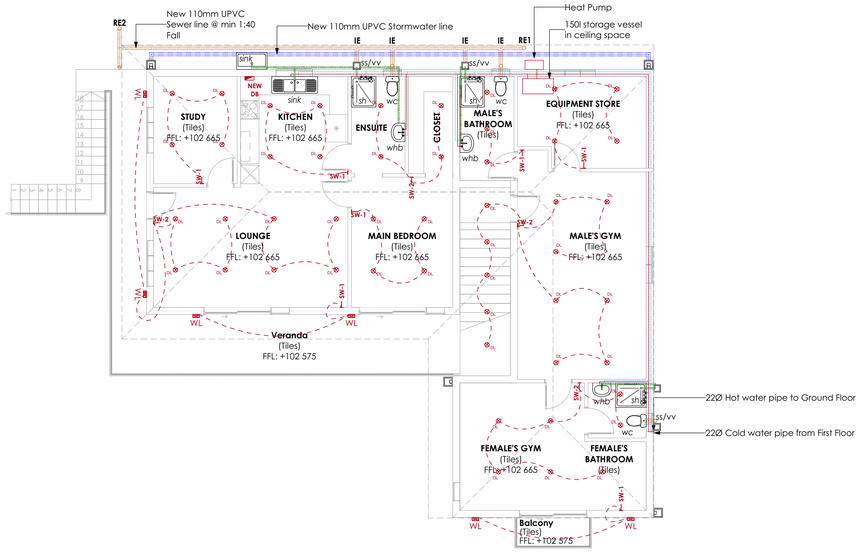
93 Clancy Avenue, Morningside
Berea
Durban - Kwazulu-Natal
4001

DRAWING TITLE
GA Plans
Sections & Elevations
SCALE: 1:100, 1:1 **on A1**

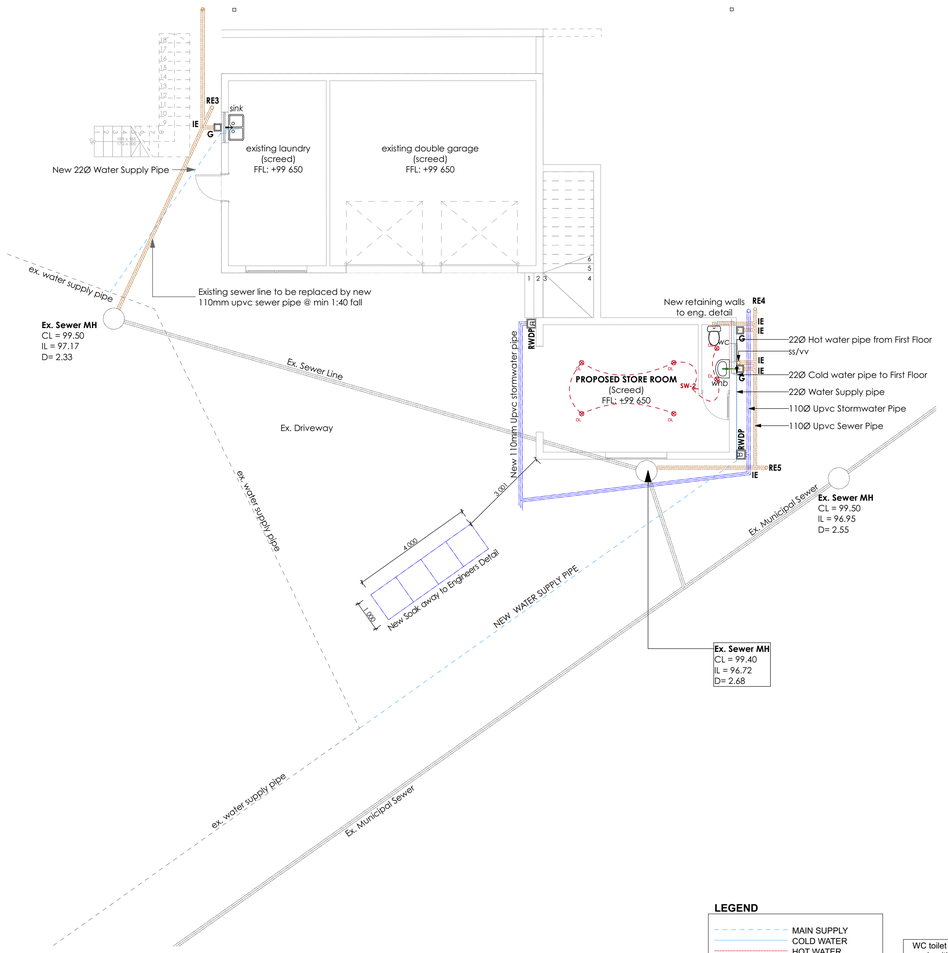
PROJECT NO: **0921.00**

DRAWING NO **A-D-110-002** REV. **01**

Development Application



First Floor Wet Services Plan
(Sewer/Stormwater/Water Reticulation)
Scale 1:100 @ A1



Ground Floor Wet Services Plan
(Sewer/Stormwater/Water Reticulation)
Scale 1:100 @ A1

Construction Notes - Structure & Envelope:

Gutters:
. Gutters, gargoyles & downpipes to discharge into stormwater system as per eng's design.
. aluminium gutters to paint finish. (colour: to later spec)

Downpipes:
. 4x 100mmØ UPVC rain water down pipes fixed to walls to paint finish. (colour: white)

Stormwater:
. Stormwater management system to comply with SANS 10400 Part-R.
. Stormwater management system to engineer's design & detail.

Waste & Soil Water:
. All drainage materials, pipes, fittings & joints to comply with SANS 10400 Part-P.
. All sewer pipes to be laid to a minimum fall of 1:40 with a minimum cover of 450mm of soil.
. All soil pipes to be 100mmØ UPVC.
. All waste water pipes to be 50mmØ UPVC.
. All bends and junctions to be fitted with inspection eyes.
. All sanitary fittings to be trapped in accordance with NBR.
. All gully surrounds & manhole covers to be 75mm above ground level.

Water Supply & Reticulation:
. Existing water supply & reticulation pipes to be checked & replaced with SABS approved pipework if necessary by a certified approved specialist.
. New water supply & reticulation pipework to be SABS approved & installed by a certified approved specialist.

Electrical Instillation:
. Electrical instillation to to comply with SANS 10400 - Part XA

Construction Notes - Internal Finishes:

Showers:
. Waterproofing to all shower walls.
. 300mmx300mm fill body porcelain wall tile, from floor to ceiling, to all shower walls with brushed aluminium edge trim to tile-plaster junctions.
. 85mm high cement screed plinth to all showers.
. Shower plinth to fall towards drainage point.
. Waterproofing to all shower plinths, to tie into shower drain.
. Mosaic tile finish to all shower plinths with brushed aluminium edge trip.
. Shower Door Glazing to comply with SANS 10400-N4.4.

ELECTRICAL & LIGHTING LEDGEND

SWITCHES

SYMBOL	IMAGE	QTY	CODE	DESCRIPTION
—SW-1A		6	12011/601	Crabtree - Diamond - Switch on yoke complete 100mm x 100mm - 1 lever 1 way switch + cover (white)
—SW-2A		1	12012/601	Crabtree - Diamond - Switch on yoke complete 100mm x 100mm - 2 lever 1 way switch + cover (white)

LIGHT FITTINGS

SYMBOL	IMAGE	QTY	CODE	DESCRIPTION
⊗ DL		38	2665.2	Spazio - 10W LED Dimmable-Basic round fixed downlight with bayonet lock system (white)

Energy Efficiency in Buildings

93 Clancy Avenue, Monrningside, Berea

Fenestration – *Buildings with Natural Environmental Control*

Constants

Conductance (C_U) constant: **1.4** — Solar Heat Gain (C_{SHGC}) constant: **0.11**

Max. Conductance / Solar Heat Gain

Ground Storey

Net Floor Area of Storey / Room: m^2 **111.12** — Permissible
Fenestration Area of Storey / Room: m^2 **2.16** — Max. Conductance (C_U) for Storey / Room: **155.57**
% Fenestration Area to Net Floor Area: % **1.94** — Max. Solar Heat Gain (C_{SHGC}) for Storey / Room: **12.22**

First Storey

Net Floor Area of Storey / Room: m^2 **199.40** — Permissible
Fenestration Area of Storey / Room: m^2 **24.13** — Max. Conductance (C_U) for Storey / Room: **279.16**
% Fenestration Area to Net Floor Area: % **12.10** — Max. Solar Heat Gain (C_{SHGC}) for Storey / Room: **21.93**

Achieved Aggregate Conductance / Solar Heat Gain — **Conductance / Solar Heat Gain Available**

Ground Storey

Conductance (C_U) for Storey / Room: **17.06** — Conductance (C_U) for Storey / Room: **138.50** — Acceptable & refer SANS 204 (4.3.4)
Solar Heat Gain (C_{SHGC}) for Storey / Room: **1.14** — Solar Heat Gain (C_{SHGC}) for Storey / Room: **11.08** — Acceptable & refer SANS 204 (4.3.4)

First Storey

Conductance (C_U) for Storey / Room: **190.60** — Conductance (C_U) for Storey / Room: **88.56** — Acceptable & refer SANS 204 (4.3.4)
Solar Heat Gain (C_{SHGC}) for Storey / Room: **9.87** — Solar Heat Gain (C_{SHGC}) for Storey / Room: **12.07** — Acceptable & refer SANS 204 (4.3.4)

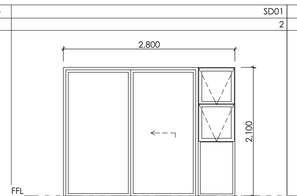
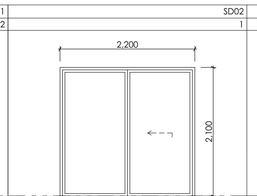
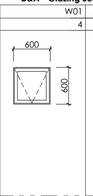
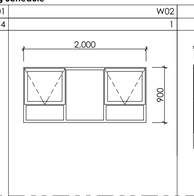
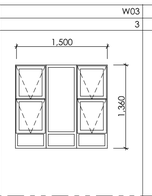
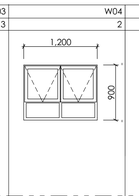
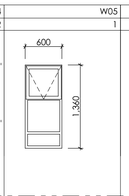
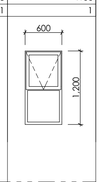
Energy Efficiency in Buildings

93 Clancy Avenue, Monrningside, Berea

GLAZING ELEMENTS : FACTOR & CO-EFFICIENT SUMMARY

Glazing Elements				Glazing Element		Sector	Shading				Solar Exposure	Energy Constants			Multipliers	
Storey Level	Identifier No:	No. of Units	Size w x h	Area (m^2)	U-value	SHGC	Orientation	Projection (P)	Height (H)	Height (G)	P/H	Factor (E)	C_A	C_B	C_C	Heating S_H	Cooling S_C
Ground Storey	W01	1	0.6 x 0.6	0.36	7.90	0.81	South West	0.000	1.220	0.620	0.000	1.270	0.00	0.67	0.02	1.000	1.000
First Storey	W01	1	0.6 x 0.6	0.36	7.90	0.81	South West	0.800	0.790	0.190	1.013	0.430	0.00	0.67	0.02	1.000	0.590
First Storey	W05	1	0.6 x 1.36	0.82	7.90	0.81	South West	0.800	1.550	0.190	0.516	0.670	0.00	0.67	0.02	1.000	0.795
Ground Storey	W02	1	2 x 0.9	1.80	7.90	0.81	North West	1.000	1.520	0.620	0.329	0.530	0.00	0.91	0.02	1.000	0.950
First Storey	SD01	2	2.8 x 2.1	11.76	7.90	0.81	North West	0.800	2.290	0.190	0.349	0.530	0.00	0.91	0.02	1.000	0.875
First Storey	SD02	1	2.2 x 2.1	4.62	7.90	0.81	North West	0.800	2.290	0.190	0.349	0.530	0.00	0.91	0.02	1.000	0.875
First Storey	W03	2	1.5 x 0.9	2.70	7.90	0.81	North East	0.800	1.090	0.190	0.734	0.340	0.00	0.92	0.02	1.000	0.620
First Storey	W06	1	0.6 x 1.2	0.72	7.90	0.81	North East	0.800	1.390	0.190	0.576	0.410	0.00	0.92	0.02	1.000	0.745
First Storey	W01	2	0.6 x 0.6	0.72	7.90	0.81	South East	0.800	0.790	0.190	1.013	0.410	0.00	0.67	0.02	1.000	0.540
First Storey	W03	1	1.5 x 0.9	1.35	7.90	0.81	South East	0.800	1.090	0.190	0.734	0.530	0.00	0.67	0.02	1.000	0.645
First Storey	W04	1	1.2 x 0.9	1.08	7.90	0.81	South East	0.800	1.090	0.190	0.734	0.530	0.00	0.67	0.02	1.000	0.645

D&A - Glazing Schedule

Element ID	SD01	SD02	W01	W02	W03	W04	W05	W06
Quantity	2	1	4	1	3	2	1	1
Side View from Opening								
Glazing	10mm, Clear, Laminated Saftey Glass	10mm, Clear, Laminated Saftey Glass	6.5mm, Clear, Laminated Saftey Glass	6.5mm, Clear, Laminated Saftey Glass	6.5mm, Clear, Laminated Saftey Glass	6.5mm, Clear, Laminated Saftey Glass	6.5mm, Clear, Laminated Saftey Glass	6.5mm, Clear, Laminated Saftey Glass
Glazing Area	19.26m^2	15.52m^2	3.53m^2	21.61m^2	21.93m^2	11.82m^2	9.31m^2	8.17m^2

LEGEND

- MAIN SUPPLY
- COLD WATER
- HOT WATER
- WAIST WATER LINE
- SOIL WATER LINE
- STORMWATER LINE

WC toilet pans and wall-hung urinals shall comply with the performance requirements in SANS 497. Low flushing capacity (4,5 L) WC flushing systems (including WC pan and cistern) shall comply with SANS 1733.

HOT WATER STORAGE CAPACITY:

to comply with SANS10252-1

3 x BEDROOM DWELLING

2 x 3 = 6 persons (SANS10400 A21 table 2)

TOTAL HOT WATER DEMAND:
115l/CAPITA/DAY = 690l (SANS10252-1 table 5)
HOT WATER STORAGE VOLUME:
40l/CAPITA = 240l (SANS10252-1 table 5)

Storage Vessel: 250l x 1

Instantaneous (100%) supply

Hot Water Services *(Use actual measured data where available.)*

Type of Accommodation ?	**Dwelling houses - Low rental : 80-115 L/capita/day**	
Assumed Hot Water Consumption ?	**115.0**	L
No. of Persons:	**6**	Per Day
Assumed Daily Hot Water Consumption:	**690.0**	L
Assumed Annual Hot Water Consumption:	**251.16**	kL – *Based on daily design occupancy per week*
50 % of Annual Hot Water Consumption:	**125.58**	kL – *Minimum volume of hot water to be provided by means other than electrical resistance* or
Daily Hot Water Consumption:	**345.0**	L – *To be provided by means other than electrical resistance heating*

Insulation Requirements

Internal diameter of Hot Water Service Pipe ?	**≤ 80**	mm
Minimum Required *R*-value for Pipe Insulation ?	**1.00**	*Refer SANS 204 (4.5.2)*

Hot Water Vessels / Tanks

Minimum Required *R*-value for Vessel / Tank ?	**2.0**	*Additional insulation to manufacturer's insulation may be required to achieve this value.*

Copper and copper alloys
All copper alloy components in contact with potable water shall comply with the minimum standard when tested in accordance with SANS 6509. The maximum penetration shall not exceed 250 µm.
Class O and class 1 copper tubing shall not be bent or formed in any manner during installation or installed underground.
WC toilet pans and wall-hung urinals shall comply with the performance requirements in SANS 497. Low flushing capacity (4,5 L) WC flushing systems (including WC pan and cistern) shall comply with SANS 1733.
Plastics materials, plastics pipes or plastics fittings shall be selected and used in accordance with the relevant standards (see 5.2.3.5, 5.2.3.6, 5.2.3.7 and 5.2.3.10), and the manufacturer's recommendations pipes to sinks & refrigerator to be 15mmØ

Storage tanks
Storage tanks shall be;
a) watertight and vermin proof,
b) properly covered and ventilated,
c) sized to comply with the requirements of the local authority, and
d) sized to make provision for the usable capacity of a storage tank, which is the volume of water between the upper and lower operating water levels in the tank under normal operating conditions.
Storage tanks shall be provided with an adequate drainage system to ensure that the premises are not flooded in the event of leakage or accidental overflow. The capacity of such a drainage system shall be such that it is capable of discharging water at a rate at least equal to the rate of flow of the incoming water supply. The outlet of the drainage pipe shall be so situated that the discharge of water can be readily detected.

Pipe Note
Certified plumber to specify type of pipes to be used.
All pipes to comply with SANS10252-1
pipes from geyser(s) to be 22mmØ
pipes to basins & toilet pan to be 15mmØ
pipes to showers & bath tubs to be 22mmØ
pipes to dish washer & washing machine to be 15mmØ
pipes to sinks & refrigerator to be 15mmØ

Water Supply Notes:
All new work to be done in accordance with
SANS 10252 - 1 of the water supply and drainage
regulations as promulgated in the building regulations.

GENERAL
Materials, components, fittings and fixtures shall be so selected that they are suitable for the expected conditions of use and must be SABS approved or *approved by the same or better standard in the event where they are imported.*
All materials, components, fittings and fixtures in every part of a water installation shall;
a) operate effectively under all normal conditions likely to be experienced when the water installation is in service, and
b) withstand, without damage or deterioration, sustained temperatures of
1) up to 40 °C in the case of cold water installations, and
2) up to 60 °C and occasionally up to 100 °C in the case of hot water installations pipes to sinks & refrigerator to be 15mmØ

NOTES

DO NOT SCALE OFF DRAWINGS

ALL DIMENSIONS ARE TO BE TAKEN ON SITE PRIOR TO MANUFACTURING.

Rev	ID	Change	Date
01		First Issue	2023/01/04

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Ivor Daniel: P. Arch 2455

CLIENT
Muhammad Khalid

Client

PROJECT
93 Clancy avenue
Additions to existing Building on Portion 16 of ERF 67

93 Clancy Avenue, Morningside
Berea
Durban - Kwazulu-Natal
4001

DRAWING TITLE
GA Plans
Services Plan
SCALE: 1:100, 1:200, 1:222.22 on **A1**

PROJECT NO: **0921.00**

DRAWING NO **A-D-110-003** REV **01**

Development Application