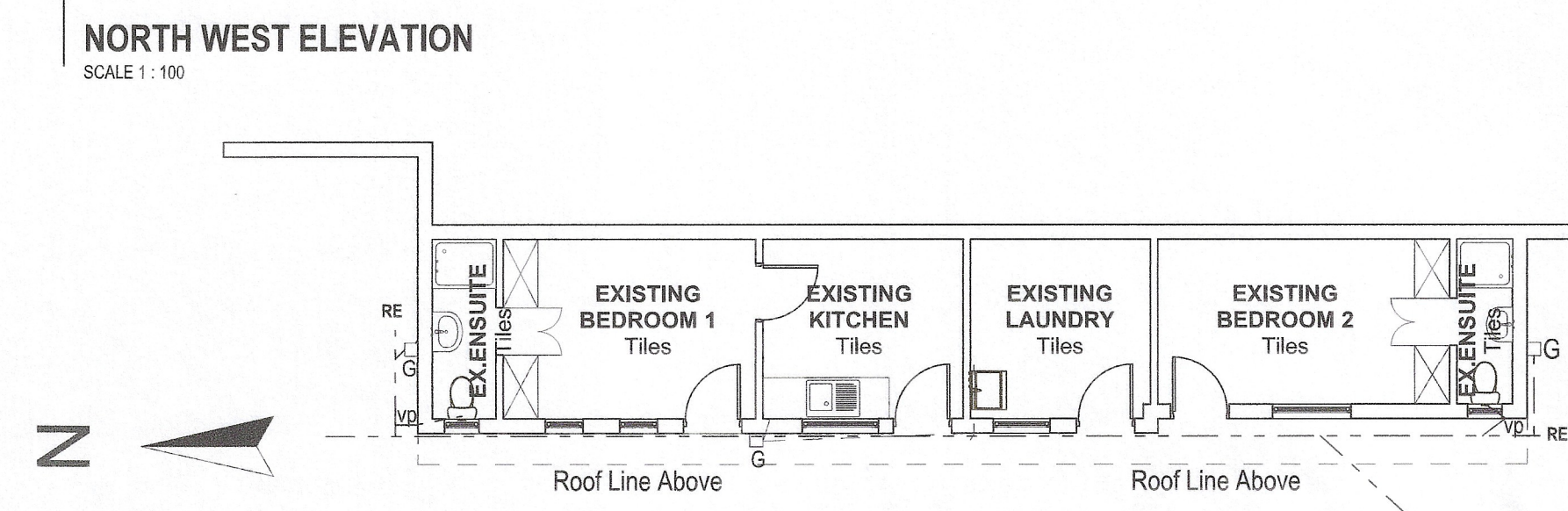
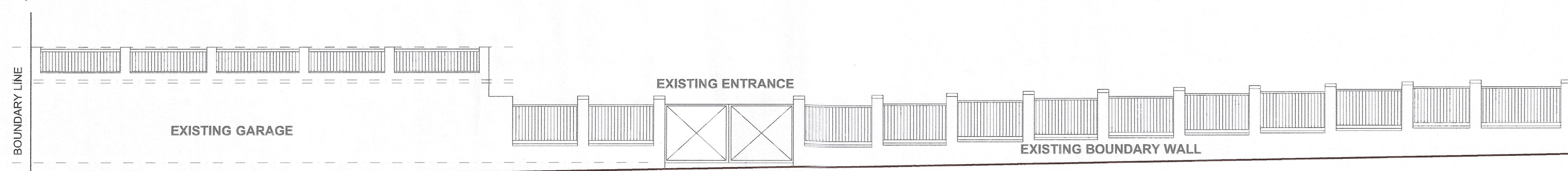
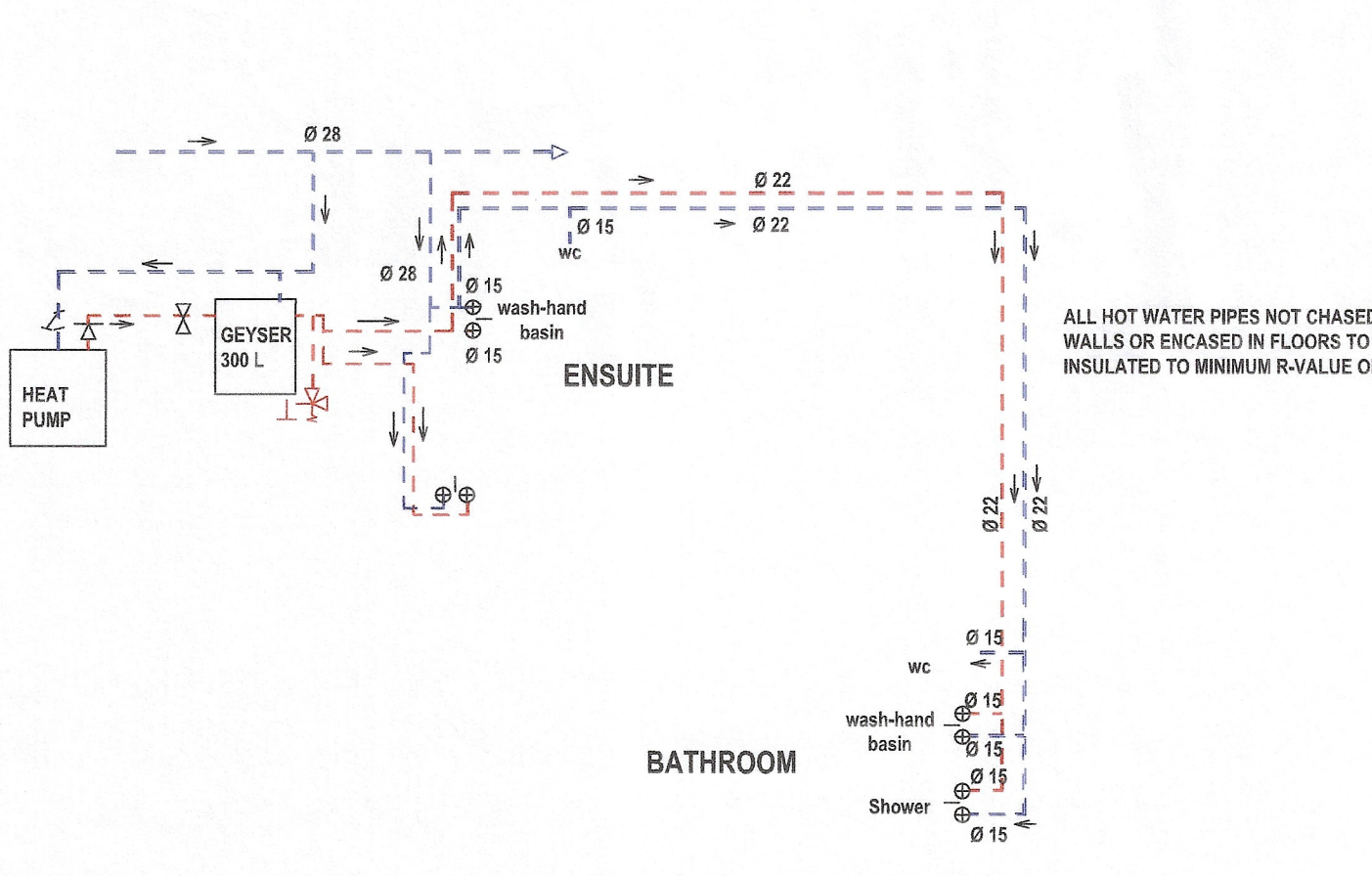


GARAGE FLOOR PLAN
SCALE 1:100



WATER RETICULATION



MAINHOUSE

A20 CLASSIFICATION:	H4
A21 OCCUPANCY:	2 PERSONS / BEDROOM
TYPE OF HOT WATER GENERATION:	GEYSER
HOT WATER DEMAND (SANS10252-1):	140 L PER DAY PER PERSON
NUMBER OF BEDROOMS:	2
TOTAL DEMAND:	2 x 2 x 140 = 560 L
HOT WATER STORAGE CAPACITY REQUIRED:	280 x 50% = 280 L (50% XA2)
CAPACITY PROVIDED:	300 L

- WATER INSTALLATION**
- THE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400 AND 10252-1:2012.
 - THE INSTALLATION BELOW GROUND SHALL COMPRISE HIGH DENSITY POLYETHYLENE TO SANS ISO4427:1996, PE80 PN12.5
 - THE INSTALLATION ABOVE GROUND SHALL COMPRISE COPPER PIPES TO SANS 460, CLASS 1.
 - THE INSTALLATION OF PIPES AND FITTINGS SHALL BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. THIS APPLIES ESPECIALLY TO SUPPORT BRACKETRY, WHERE PIPES ARE BUILT INTO OR SUPPORTED FROM STRUCTURE. SUCH PIPES SHALL BE FIXED BUT NOT ALLOWED TO SWING. HOWEVER, ALLOWANCE SHALL BE MADE FOR THERMAL MOVEMENT.
 - ISOLATING VALVES SHALL BE INSTALLED ON ALL BRANCH PIPES LONGER THAN 3m, AND TO ALL INDIVIDUAL FITTINGS. PIPEWORK SHALL BE INSTALLED IN SUCH A MANNER SO AS TO AVOID AIRLOCKS.
 - PIPES BUILT INTO STRUCTURE SHALL BE WRAPPED WITH BUILDING PAPER BEFORE PLASTERING OR TILING. EXPANSION LOOPS SHALL BE PROVIDED IN PIPES CROSSING BUILDING EXPANSION JOINTS.
 - ON COMPLETION, THE INSTALLATION SHALL BE STERILISED AND TESTED TO THE ENGINEER'S SPECIFICATION.
 - THE CONTRACTOR SHALL SUBMIT A FULL SET OF AS-BUILT DRAWINGS UPON COMPLETION OF THE INSTALLATION.

DESIGN FLOW RATES

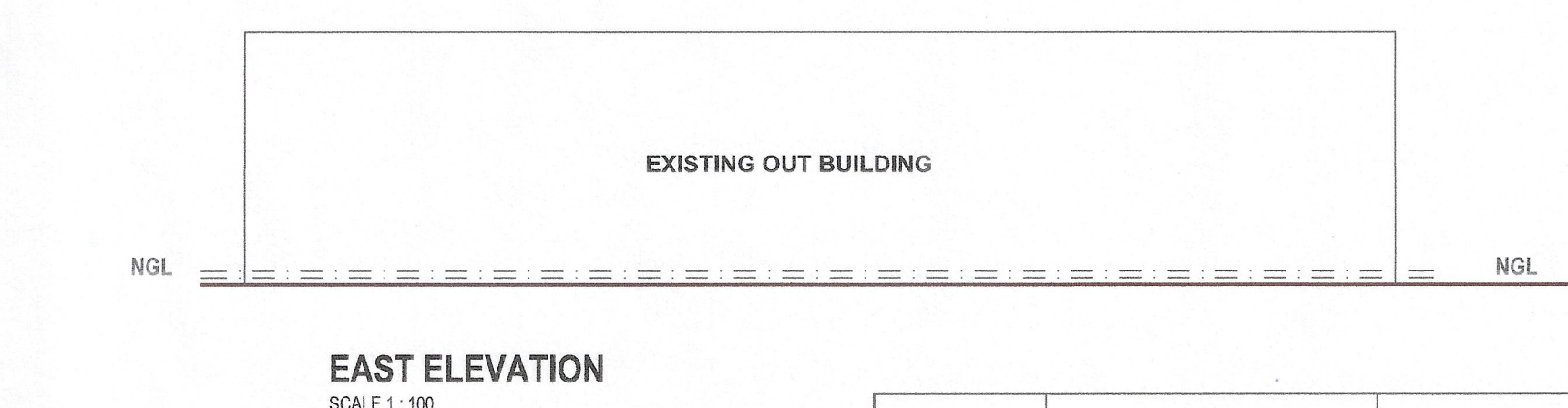
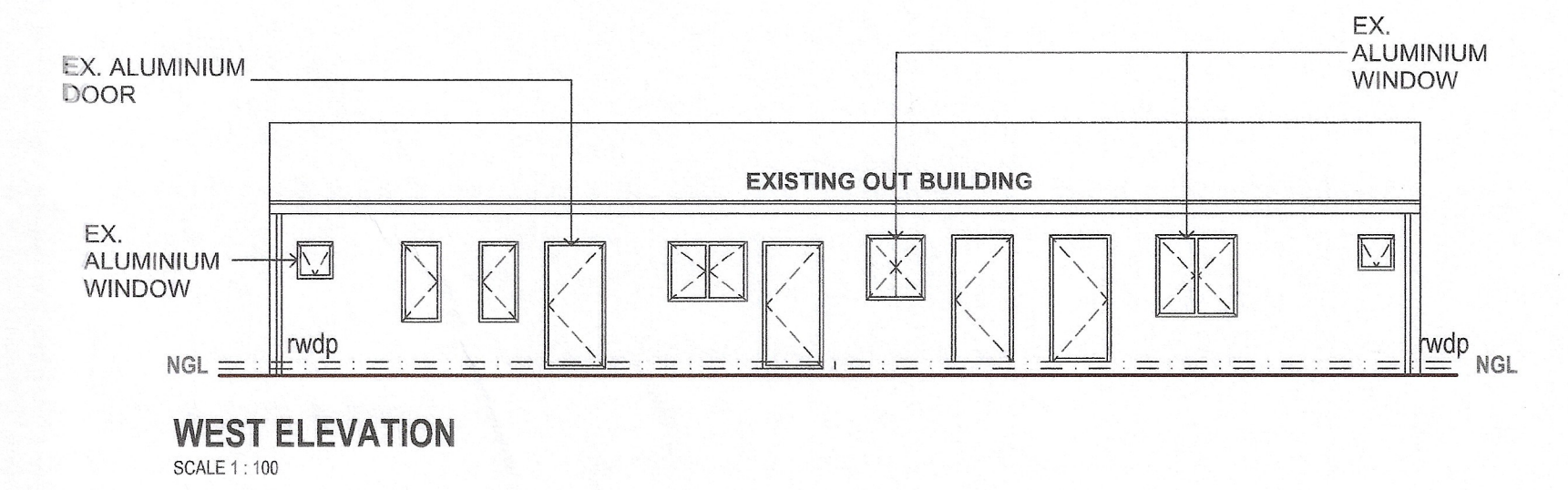
SHOWERHEAD (STANDARD) 15L/MIN
WASH HAND BASIN MIXER 10L/MIN
CISTERN FLOAT VALVE 5L/MIN
WASHING MACHINE OUTLET 10L/MIN
SINK (STANDARD) 15L/MIN
SHOWERHEAD (STANDARD) 15L/MIN
WASH HAND BASIN MIXER 10L/MIN
CISTERN FLOAT VALVE 5L/MIN

COLD WATER
Qp = (15 + 10 + 5 + 10 + 15 + 10 + 5) = 22.42 L/MIN

HOT WATER
Qp = (15 + 10 + 15 + 5 + 10) = 18.58 L/MIN

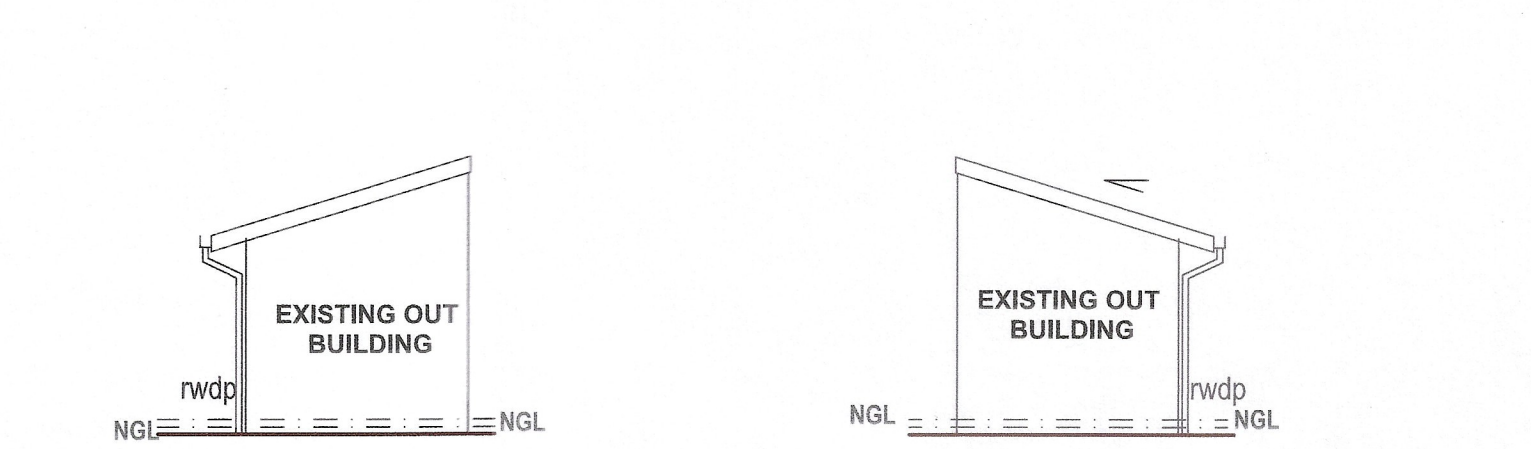
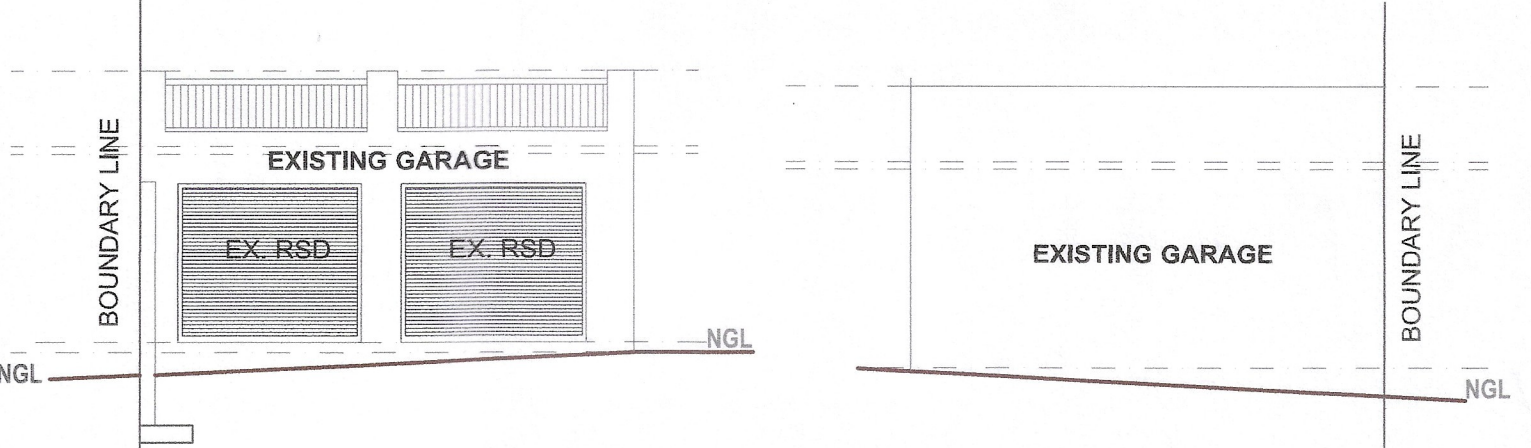
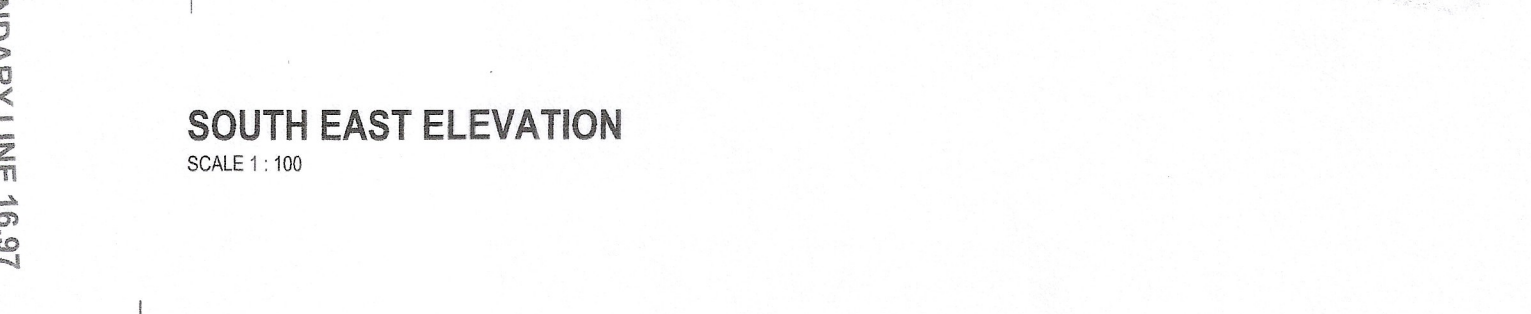
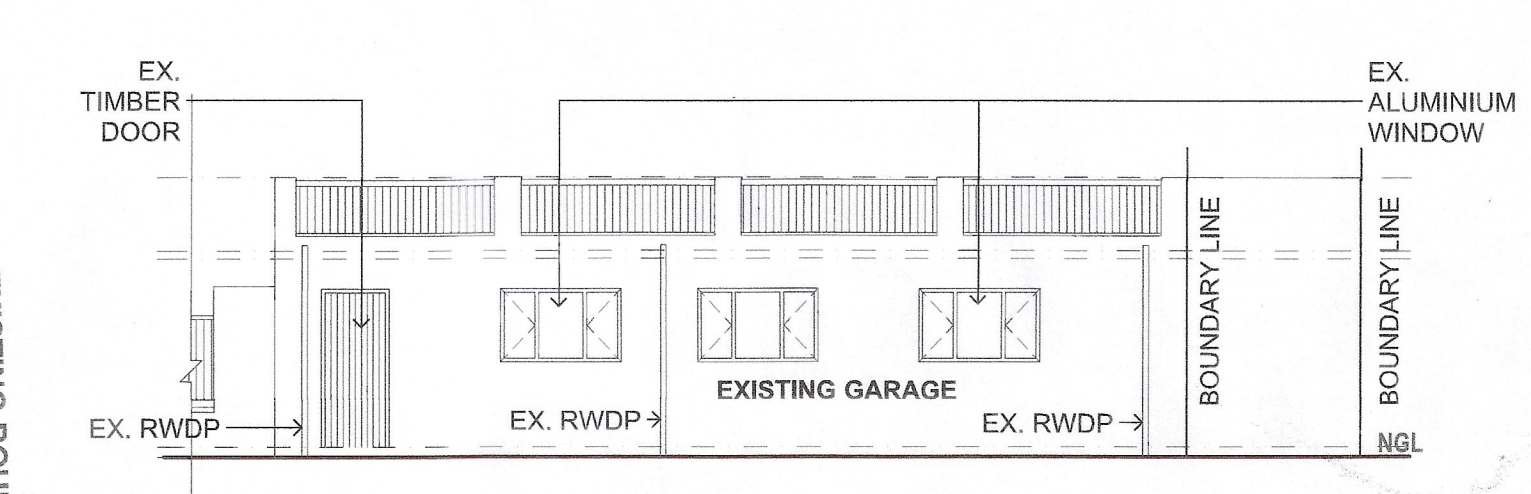
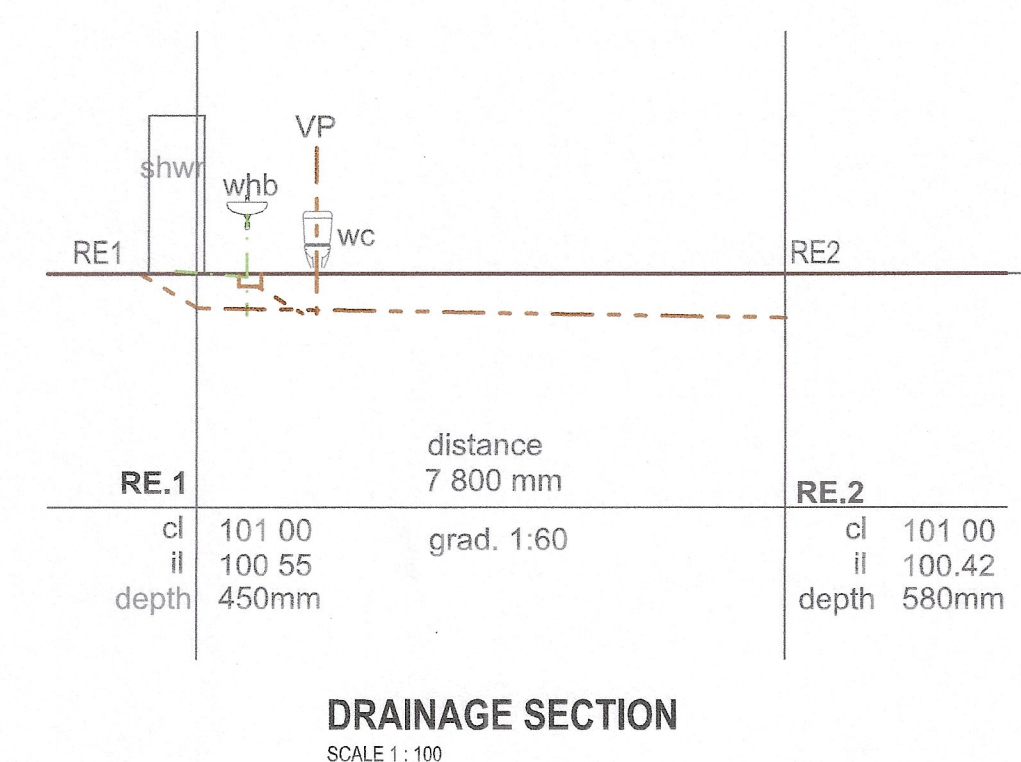
SANS 10252-1 WATER LEGEND

	VACUUM RELIEF VALVE
	TEMPERATURE AND PRESSURE SAFETY VALVE (SAFETY VALVE)
	STRAINER
	ISOLATING VALVE (SCREWED ENDS) (MANUAL CONTROL)
	PRESSURE CONTROL VALVE (ADJUSTABLE)
	NON-RETURN VALVE



WINDOW AND DOOR SCHEDULE
SCALE 1:100

Image	W1	W1
Type of glass	Toughened safety glass	Toughened safety glass
Maximum pane area	0.50m ²	2.22m ²
Nominal glass thickness	4 mm	5 mm



FENESTRATION (MAIN BUILDING) GROUND FLOOR PLAN

Nett Floor Area	189.00 m ²
W1 -	0.500m ²
W2 -	2.550m ²
W3 -	2.720m ²
W4 -	1.650m ²
W5 -	1.650m ²
W6 -	1.650m ²
W7 -	2.550m ²
W8 -	1.080m ²
W9 -	0.450m ²
W10 -	0.540m ²
W11 -	0.360m ²
W12 -	0.800m ²
W13 -	0.660m ²
W14 -	0.960m ²
D1 -	5.040m ²
D3 -	5.040m ²
Total Glazing Area	28.200m²

15% of Nett Floor Area
189.00 m² / 100 x 15 = 28.350m²
Glazing Area Required : 28.350m²
Glazing Area to Nett floor area
Glazing Area Provided : 28.200m²
Nett floor Area : 189.000m²

FENESTRATION (MAIN BUILDING) FIRST FLOOR PLAN

Nett Floor Area	33.000m ²
W15 -	1.760m ²
W16 -	0.600m ²
W17 -	0.840m ²
W18 -	0.840m ²
Total Glazing Area	4.042m²

15% of Nett Floor Area
33.000m² / 100 x 15 = 4.950m²
Glazing Area Required : 4.950m²
Glazing Area to Nett floor area
Glazing Area Provided : 4.042m²
Nett floor Area : 33.000m²

FENESTRATION (MAIN BUILDING) GROUND FLOOR PLAN

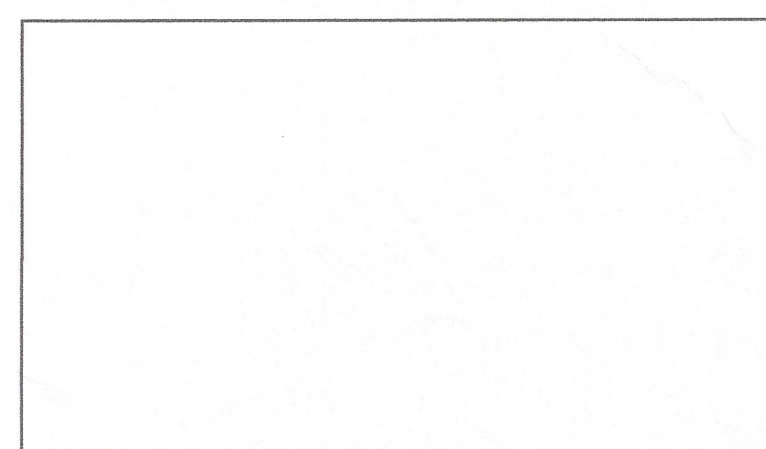
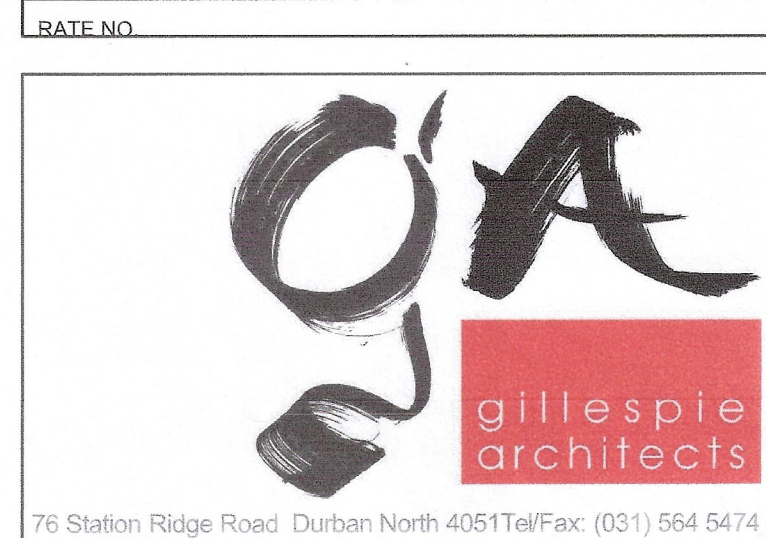
Nett Floor Area	3.280 m ²
W1 -	0.50m ²
Total Glazing Area	0.50m²

15% of Nett Floor Area
(3.28m² / 100) x 15 = 0.492m²
Glazing Area Required : 0.492m²
Glazing Area to Nett floor area
Glazing Area Provided : 0.500m²
Nett floor Area : 3.280m²

GENERAL NOTES

- ALL WORK TO COMPLY WITH LOCAL BY-LAWS AND ALL RELEVANT NATIONAL STANDARDS - (N.B.R SABS 0400-1990, SANS).
- ALL WORK TO COMPLY WITH RELEVANT PRIVATE ESTATE DESIGN CODES, GUIDELINES AND PROTOCOLS.
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALED DIMENSIONS. IF FURTHER DIMENSIONS ARE REQUIRED, THESE ARE TO BE REQUESTED.
- ANY DISCREPANCIES OR QUERY TO BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF ANY WORK.
- LARGER SCALE DETAILS SUPERCEDE THOSE OF SMALLER SCALE.
- ALL WORK OF A STRUCTURAL OR CIVIL NATURE TO BE STRICTLY TO ENGINEER'S DETAIL AND SPECIFICATION.
- NO PORTION OF PROPOSED WORK TO ENCROACH ON ADJACENT PROPERTIES.
- THIS DRAWING IS COPYRIGHT AND REMAINS WITH THE ARCHITECT.

SIGNED: *ABubray* (OWNER)
SIGNED: *M. G. A.* (ARCHITECT)
(SACAP 5026)



PROJECT
PROPOSED ALTERATIONS TO DWELLING, OUTBUILDING AND GARAGE AT 2 BECKENHAM PLACE, DURBAN NORTH FOR MR A AND MRS J BHIKRAJ

DRAWING TITLE
FIRST FLOOR PLAN, ELEVATION, SECTIONS & WATER RETICULATION

SCALE: 1:100 DRAWN: G. A.
DATE: Wednesday, November 17, 2026 CHECKED: M. G.

DRAWING NO. GA 100 REVISION 00