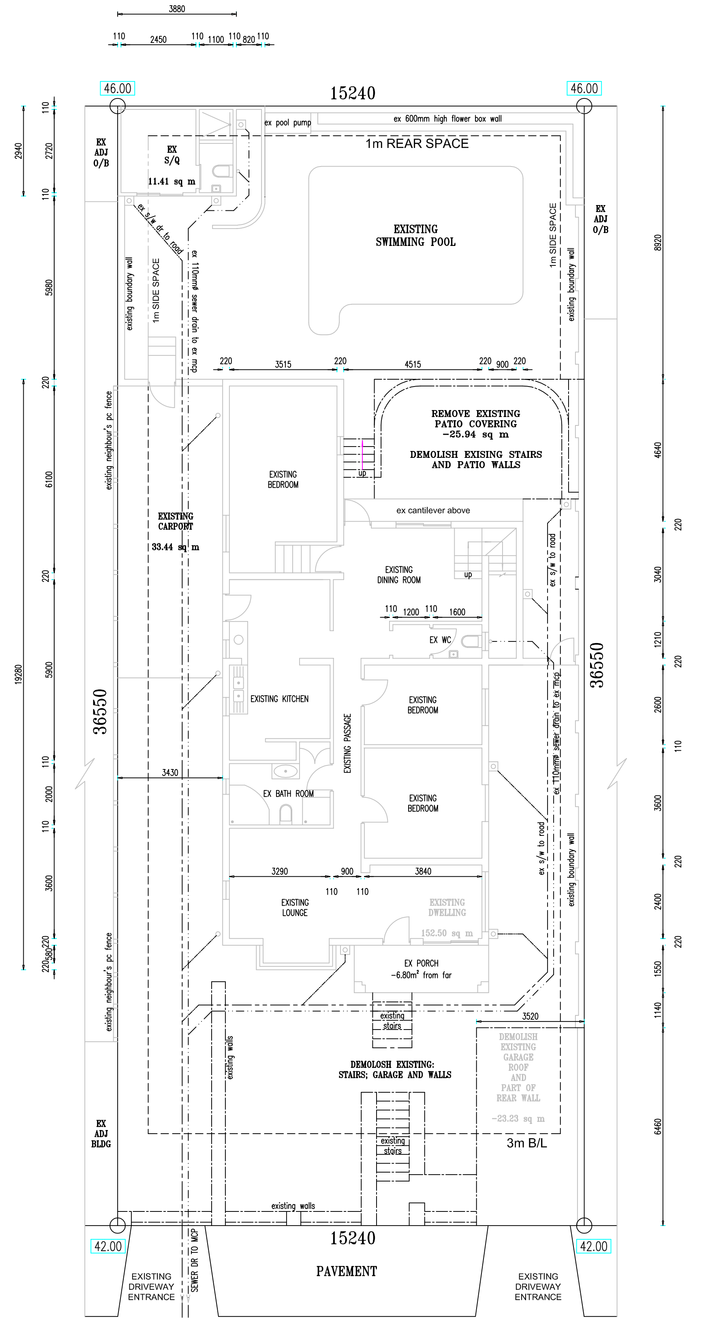
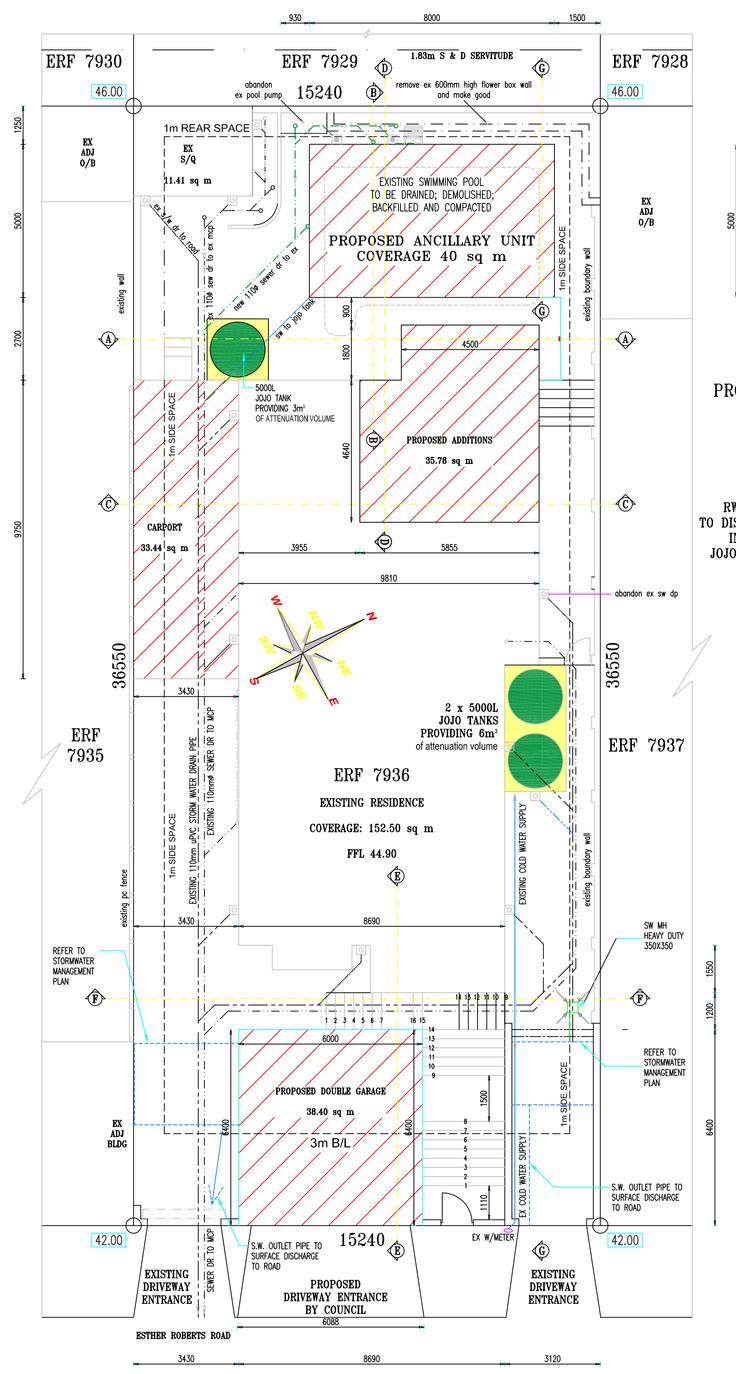


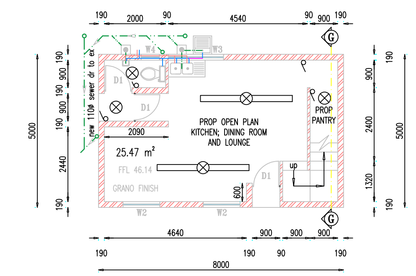
PROPOSED DEMOLITIONS
SCALE 1:100



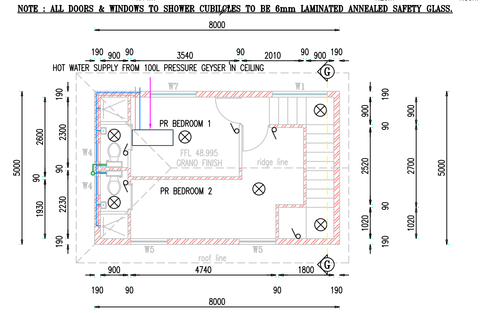
SITE PLAN
SCALE 1:100

NFA OF OPEN PLAN KITCHEN, D/ROOM & LOUNGE	25.47 m²	20.00% = 5.09m²
TOTAL AREA OF W3 + W2 x 2	4.50 m²	17.66%
NATURAL LIGHT AND VENTILATION IN COMPLIANCE WITH PART O		

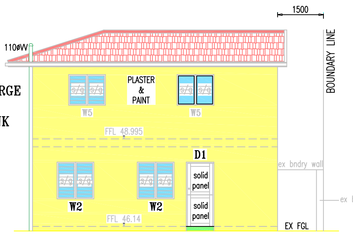
NFA OF WC	1.97 m²	20.00% = 0.39m²
TOTAL AREA OF W4	0.36 m²	18.27%
NATURAL LIGHT AND VENTILATION IN COMPLIANCE WITH PART O		



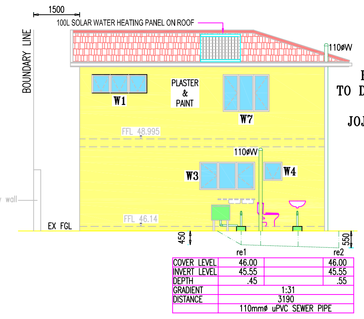
PROPOSED ANCILLARY UNIT GROUND STOREY PLAN
SCALE 1:100



PROPOSED ANCILLARY UNIT FIRST STOREY PLAN
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100

NFA OF WC & SHOWER AREA ON FIRST STOREY B/RM 1	2.07 m²	20.00% = 0.41m²
TOTAL AREA OF W6	0.36 m²	17.40%
NATURAL LIGHT AND VENTILATION IN COMPLIANCE WITH PART O		

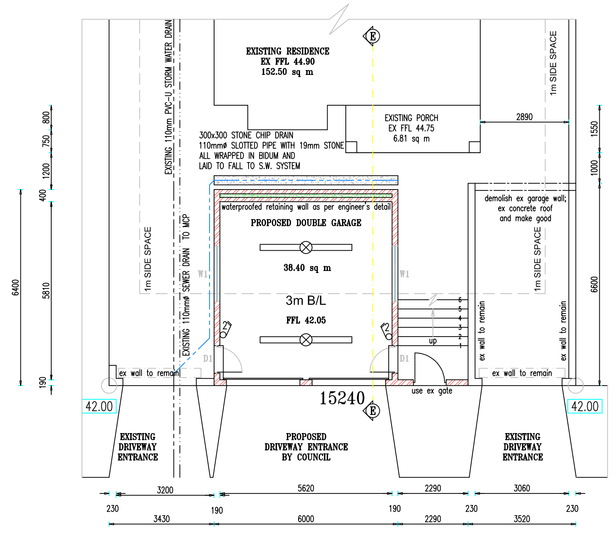
NFA OF WC & SHOWER AREA ON FIRST STOREY B/RM 2	2.01 m²	20.00% = 0.40m²
TOTAL AREA OF W4	0.36 m²	18.00%
NATURAL LIGHT AND VENTILATION IN COMPLIANCE WITH PART O		

NFA OF BEDROOM 1 ON FIRST STOREY	9.28 m²	20.00% = 1.85m²
TOTAL AREA OF W7	1.80 m²	19.40%
NATURAL LIGHT AND VENTILATION IN COMPLIANCE WITH PART O		

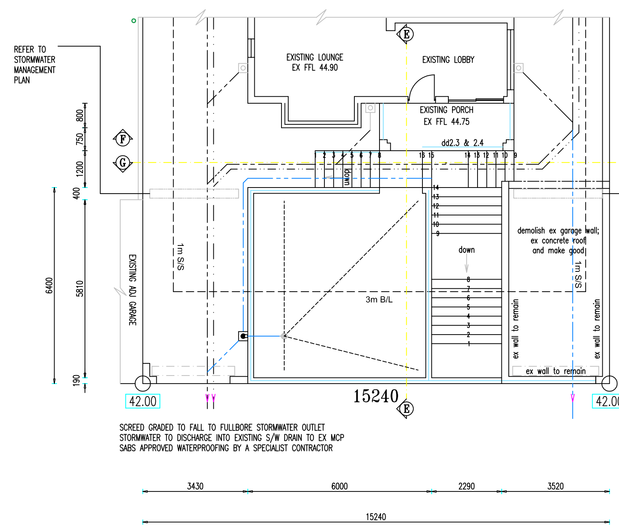
NFA OF BEDROOM 2 ON FIRST STOREY	13.38 m²	20.00% = 2.68m²
TOTAL AREA OF W5 x 2	2.40 m²	17.94%
NATURAL LIGHT AND VENTILATION IN COMPLIANCE WITH PART O		

NFA OF STAIRWELL ON FIRST STOREY	6.96 m²	20.00% = 1.39m²
TOTAL AREA OF W1	1.08 m²	15.52%
NATURAL LIGHT AND VENTILATION IN COMPLIANCE WITH PART O		

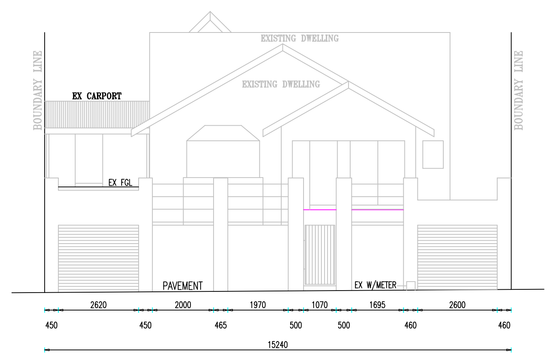
LIGHTING LEGEND	
SYMBOL	DESCRIPTION
⊗	1 X 11W ENERGY SAVING LED LUMINAIRE
⊗	1 X 58W ENERGY SAVING LED LUMINAIRE
⊗	2 X 58W ENERGY SAVING LED LUMINAIRE
⊠	1 X 20W ENERGY SAVING LED SPOTLIGHT
	SINGLE LEVER SWITCH
	DOUBLE LEVER SWITCH
	TRIPLE LEVER SWITCH



LOWER GROUND STOREY DOUBLE GARAGE PLAN
SCALE 1:100



DOUBLE GARAGE ROOF PLAN
SCALE 1:100



EXISTING SOUTH EAST ELEVATION
SCALE 1:100

GENERAL :
BOUNDARY BEACONS TO BE EXPOSED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION
ALL LEVELS AND DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF BUILDING
ANY DISCREPENCY TO BE BROUGHT TO ATTENTION OF THE AUTHOR OF PLAN IMMEDIATELY
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL WORK TO BE COMPLY WITH THE SANS 10400 AND THE LOCAL AUTHORITY REQUIREMENTS
ALL FOUNDATIONS TO BE TAKEN DOWN TO HARD VIRGIN GROUND
NO PORTION OF FOUNDATIONS OR BUILDINGS TO ENCROACH OVER BOUNDARY LINES
THE LOCAL AUTHORITY MUST BE NOTIFIED ON COMMENCEMENT OF CONSTRUCTION
THE APPOINTED ENGINEER MUST INSPECT TRENCH EXCAVATIONS PRIOR TO CONCRETING

WALLS :
ALL WALLS TO COMPLY WITH SANS 10400
GUNDLE BRICKGRIP DPC TO BE USED IN ALL SECTIONS AS REQUIRED
BRICKFORCE IN SOLID CEMENT MORTAR JOINTS BELOW WINDOW CILL LEVEL
BRICKFORCE IN SOLID CEMENT MORTAR JOINTS ABOVE WINDOW HEAD HEIGHT LEVEL
BRICKFORCE IN SOLID CEMENT MORTAR JOINTS BELOW WALL PLATE LEVEL
CONCRETE LINTOLS TO SPAN ALL OPENINGS WITH A MINIMUM BEARING OF 200mm

SURFACE BED :
SURFACE BEDS TO BE 120mm CONCRETE SLAB REINFORCED WITH BRC MESH ON SOLID HARDCORE
SURFACE BEDS TO BE LAID ON GUNDLE U.F.S. GREEN MEMBRANE
SOIL POISON TO SABS CODE 0124 OF SANS 10400
ALL SLABS TO BE TOPPED WITH 25 mm SCREED UNLESS OTHERWISE SPECIFIED ON DRAWING

PLUMBING :
ALL PLUMBING BY PERSON/CONTRACTOR REGISTERED WITH eTHEKWINI MUNICIPALITY

GLAZING :
ALL GLAZING IN ACCORDANCE WITH REGULATION NN2 & NN3 OF SANS 10400

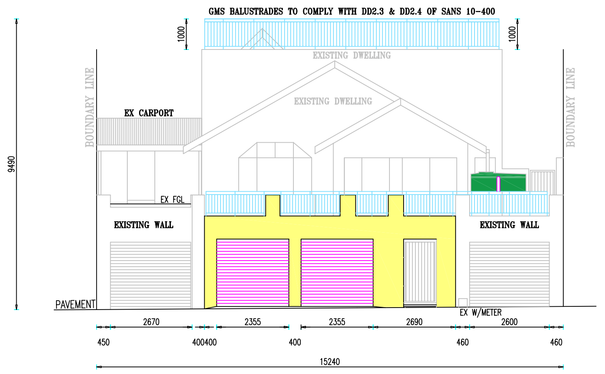
BALUSTRADES; TO COMPLY WITH DD2.3 & DD2.4 OF SANS 10-400
DD2.3 : Balustrades shall not be less then 1m in height above the finished floor level
DD2.4 : Balustrades shall not have an opening that permits the passage of a 100mm diameter ball

SUSPENDED RC FLOOR SLAB :
RC SUSPENDED SLAB TO ENGINEER'S DETAILS

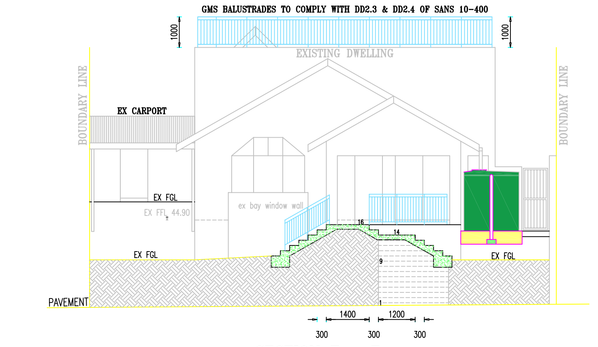
RC STAIRCASE
RC STAIRCASE TO ENGINEER'S DETAILS

NEIGHBOUR'S CONSENT			
OWNER/OWNERS	ADDRESS	TEL/CELL NO	SIGNATURE/SIGNATURES
Mr F N MOYA	529 ESTHER ROBERTS ROAD	084 200 0815	
Mr V S ZWANE	537 ESTHER ROBERTS ROAD	073 684 3331	
BODY CORPORATE OF SUNNINGDALE	528 ESTHER ROBERTS ROAD	082 561 8261	
Mr S ERASMUS & Mrs T ERASMUS	532 ESTHER ROBERTS ROAD	082 495 9800	

BALUSTRADES
BALUSTRADES TO OWNER'S CHOICE; TO COMPLY WITH DD2.3 & DD2.4 OF SANS 10-400
DD2.3 : BALUSTRADES SHALL NOT BE LESS THAN 1m IN HEIGHT ABOVE THE FINISHED FLOOR LEVEL
DD2.4 : BALUSTRADES SHALL NOT HAVE AN OPENING THAT PERMITS THE PASSAGE OF A 100mm⌀ BALL



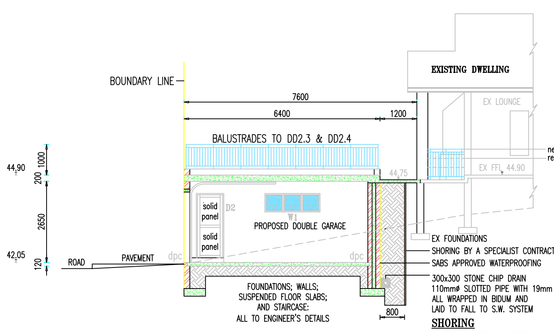
SOUTH EAST ELEVATION
SCALE 1:100



SECTION F - F
SCALE 1:100

RC STAIRS TO ENGINEER'S DETAILS
RISERS 170 mm
TREADS 300 mm

BALUSTRADES
BALUSTRADES TO OWNER'S CHOICE; TO COMPLY WITH DD2.3 & DD2.4 OF SANS 10-400
DD2.3 : BALUSTRADES SHALL NOT BE LESS THAN 1m IN HEIGHT ABOVE THE FINISHED FLOOR LEVEL
DD2.4 : BALUSTRADES SHALL NOT HAVE AN OPENING THAT PERMITS THE PASSAGE OF A 100mm⌀ BALL

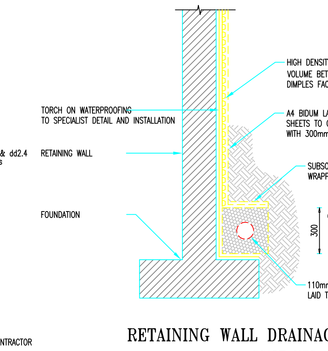


NO PORTION OF FOUNDATIONS OR BUILDINGS TO ENCROACH OVER BOUNDARY LINES

NFA OF DOUBLE GARAGE ON LOWER GROUND STOREY	38.40 m²	20.00% IS N/A
TOTAL AREA OF WINDOWS AND DOORS	N/A	N/A
NATURAL LIGHT AND VENTILATION N/A TO NON-HABITABLE AREA		

SECTION E - E
SCALE 1:100

THE CONTRACTOR IS TO ENSURE THAT DRAINAGE ELEMENTS ARE NOT DAMAGED DURING INSTALLATION OR BACKFILLING BEHIND THE STRUCTURE AND THE USE OF TEMPORARY PROTECTIVE BOARDS RAISED PROGRESSIVELY WITH THE BACKFILL IS RECOMMENDED



RETAINING WALL DRAINAGE - SECTION
SCALE NTS

Roofs - Ancillary Unit
Insulation = 100mm thick thermal blanket insulation
material = Aero Light (Think Pink) 100mm thick (overlap)

Thermal conductivity = K. Value = w/mk.
Thermal conductivity = K. Value
Thickness of material = U. Value

$U = \frac{1}{R}$ $R = \frac{1}{U}$ $\frac{0,040w/mk}{}$

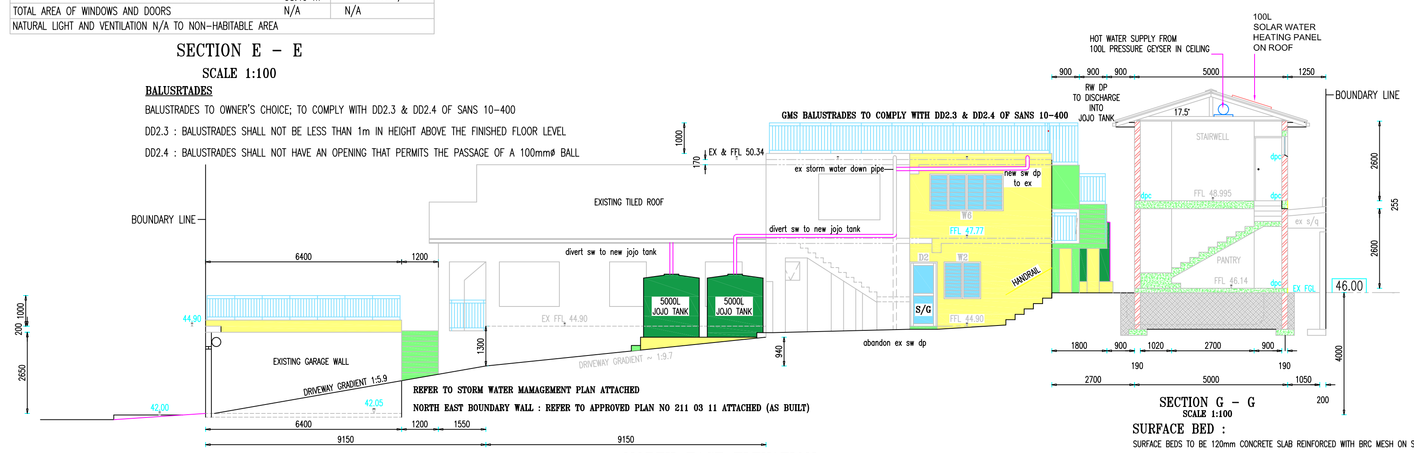
$= 0,040m/sqm.k$

$\frac{1}{0,040w/sqm.k} = 25sqm$

Roof zone 5 (downward) unventilated
Requirement = 2,17sqm kw
Roof = 0,035.64 kw
$2,7 - 0,035.64 = 2,66436$
$\frac{2,66436}{25} = 0,106 = 100sqm$

Roof insulation to have a R Value of 2,17

ROOF :
CONCRETE ROOF TILES ON 38 x 38 BATTENS ON 400 MICRO GANIPLAS OAKSTEEL WATERPROOFING MEMBRANE ON GANONALLED POLYNESIAN TRUSSES FORMED OF 114 x 38 MEMBERS, AT MAXIMUM 760mm C/C SPACING TRUSSES TO BE ANCHORED WITH HOOP IRON TIES. BATTENS SPACED AT 360 C/C
TILES TO BE SECURED WITH STORMCLIPS. TRUSSES ON 114 x 38 WALL PLATES AND CROSS BRACED LATERALLY
74 X 52 CLEAT, RAWL BOLTED TO CONCRETE LINTOL AND WALL
IBR ROOF SHEETS @ 5° ON 76 x 52 PURLINS @ MAX 1m C/C, ON SISALATION FR 405
114 X 38 RAFTERS @ MAX 700mm C/C FIXED WITH 3mm HOOP IRON NAILED TO WALL PLATE
114 X 38 WALL PLATE FIXED TO WALL WITH STRANDS OF 3mm WIRE
RAINWATER GOODS TO BE PVC. ROOF PITCH:17.5°
RW DP TO DISCHARGE INTO JOJO TANK



NORTH EAST ELEVATION
SCALE 1:100

SECTION G - G
SCALE 1:100

SURFACE BED :
SURFACE BEDS TO BE 120mm CONCRETE SLAB REINFORCED WITH BRC MESH ON SOLID HARDCORE
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ALL SLABS TO BE TOPPED WITH 25 mm SCREED UNLESS OTHERWISE SPECIFIED ON DRAWING

ETHEKWINI MUNICIPALITY

KWAZULU-NATAL AMAFA

PROJECT

PROPOSED:
ADDITIONS AND ALTERATIONS TO THE EXISTING DWELLING AND ANCILLARY UNIT

FOR: B KHAN

AT : 533 ESTHER ROBERTS ROAD
GLENWOOD
DURBAN

ON : ERF 7936 DURBAN

D. K. C. DESIGNS

78 B TASVIR MANSIONS
65 LONGCROFT DRIVE
PHOENIX
4068

P O BOX 60194
PHOENIX
4080

cell: 071 851 0996

e-mail: dkchinsamy@yahoo.com

DRAWING
SITE PLAN;
SECTIONS AND ELEVATIONS
SHEET 1 OF 2

drawn D.K.C. date 16-06-2022
checked D.K.C. scale 1:100
dwg. no. S2022-JUN-4

OWNER:
B KHAN

AUTHOR OF PLAN: D K CHINSAMY Reg No D0823

D.K.Chinsamy