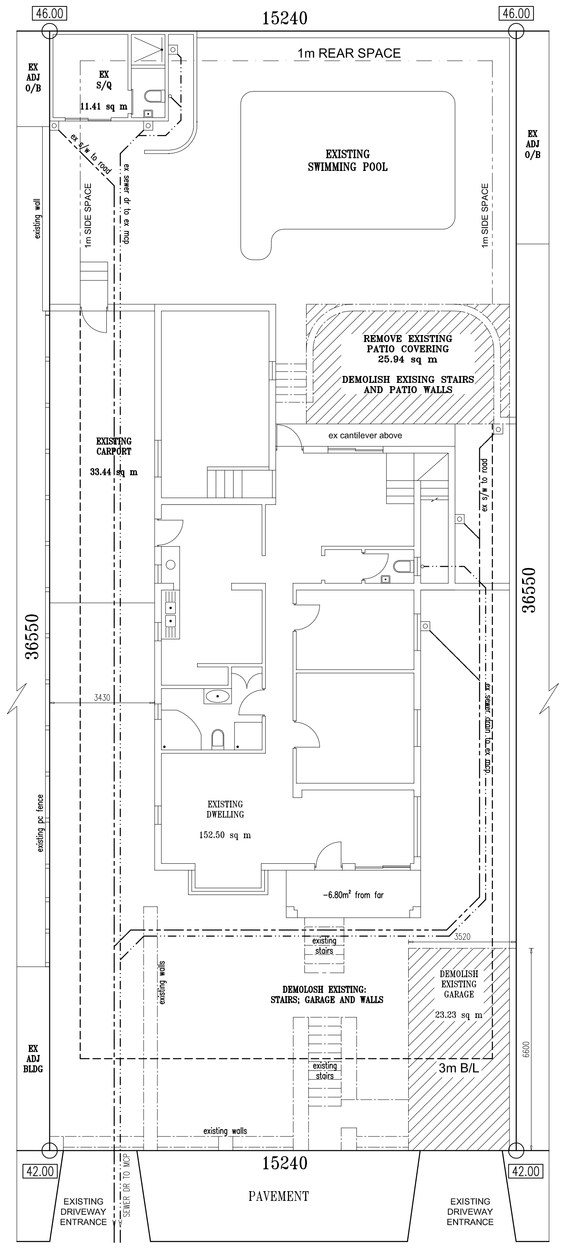
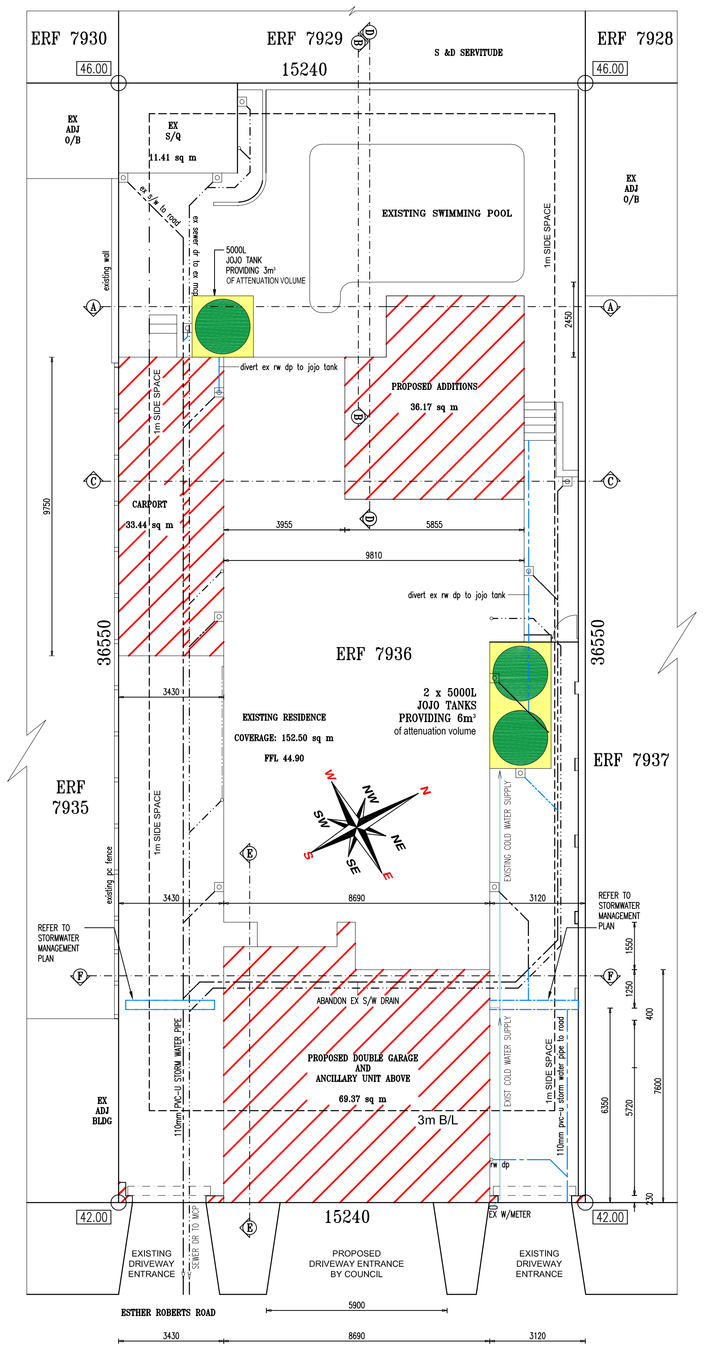


PROPOSED DEMOLITIONS
SCALE 1:100



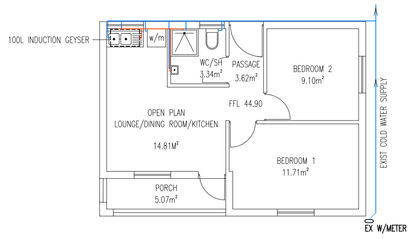
SITE PLAN
SCALE 1:100

HOT WATER USE				
No. of Persons	No. of Litres per Person	Litres per Day	No. of Days	Total Consumption
4	30	120L/Day	365	43,800 L/Annum
TOTAL HOT WATER USAGE				
No. of Persons	No. of Litres per Person	Litres per Day	No. of Days	Total Consumption
2	15	30L/Day	365	21,900 L/Annum
COLD WATER SUPPLY TO GEYSER VIA SABS APPROVED HEAT PUMP FITTED BY SPECIALIST CONTRACTOR				
No. of Persons	No. of Litres per Person	Litres per Day	No. of Days	Total Consumption
2	7.5	15L/Day	365	10,950 L/Annum
TOTAL CONSUMPTION = LITRES PER DAY x NO. OF DAYS				
OCCUPANCY CLASS – DWELLING HOUSE – H4 – (2 PERSONS PER BEDROOM)				
POPULATION = PERSONS PER ROOM x NO. OF ROOMS = 2 PERSONS PER BEDROOM x 2 BEDROOM = 4 PERSONS				

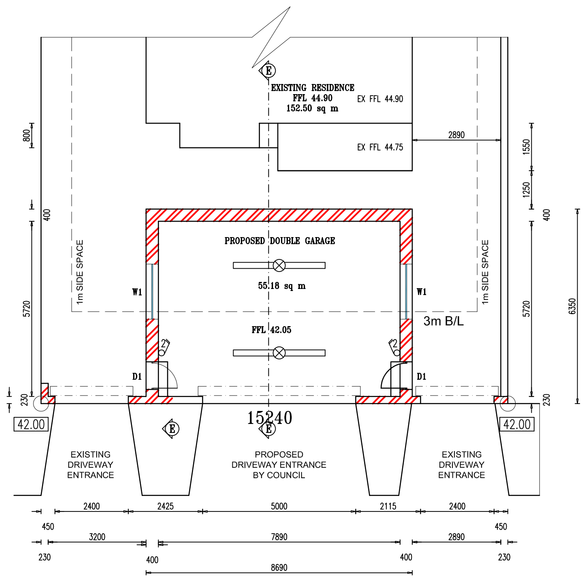
HOT WATER SUPPLY
ALL EXTERNAL HOT WATER SUPPLY PIPES TO BE INSULATED WITH A MATERIAL ACHIEVING A MINIMUM R-VALUE OF 1000.

N.B. 15mm COPPER DROPPER
N.C. TO SINK, WC'S, WHB'S, SHOWERS
20mm CWS: 20mm COLD WATER SUPPLY
20mm HWR: 20mm HOT WATER RETURN

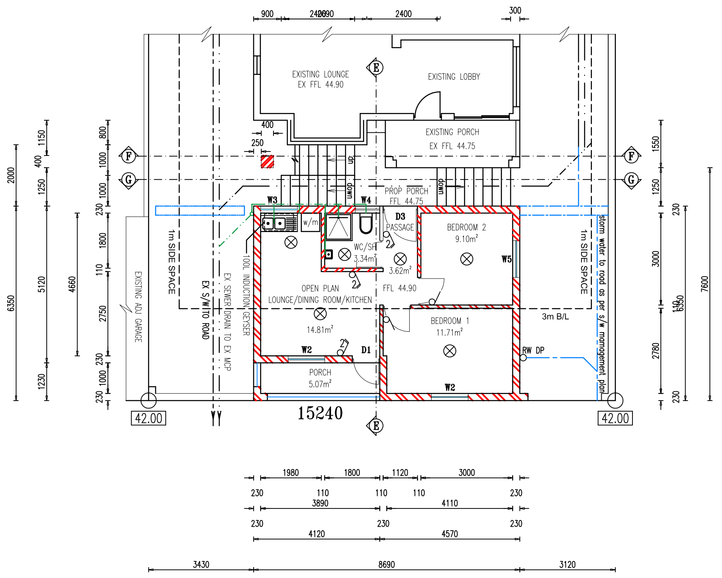
COLD AND HOT WATER SYSTEM COMPLIANCE
INSTALLATION TO BE CARRIED OUT BY A PLUMBER REGISTERED WITH THE LOCAL AUTHORITY
ALL WORK TO BE IN COMPLIANCE WITH SANS 10400 STANDARDS
COLD WATER (CW) 20mm COLD WATER COPPER PIPES, UNLESS OTHERWISE STATED
HOT WATER (HW) 20mm HOT WATER COPPER PIPES, UNLESS OTHERWISE STATED



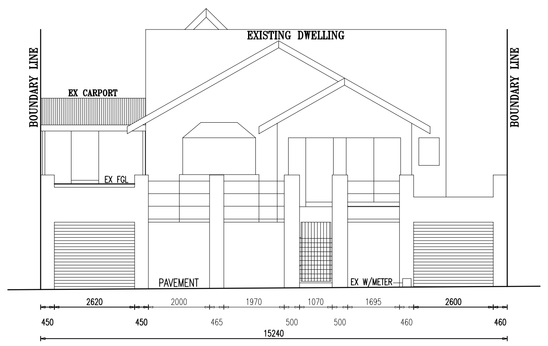
LIGHTING LEGEND	
SYMBOL	DESCRIPTION
⊗	1 X 11W ENERGY SAVING LED LUMINAIRE
⊗	1 X 58W ENERGY SAVING LED LUMINAIRE
⊗	2 X 58W ENERGY SAVING LED LUMINAIRE
⊗	1 X 20W ENERGY SAVING LED SPOTLIGHT
	SINGLE LEVER SWITCH
	DOUBLE LEVER SWITCH
	TRIPLE LEVER SWITCH



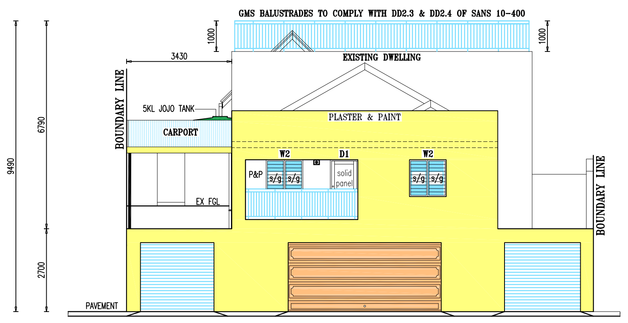
GROUND STOREY DOUBLE GARAGE PLAN
SCALE 1:100



FIRST STOREY ANCILLARY UNIT PLAN
SCALE 1:100

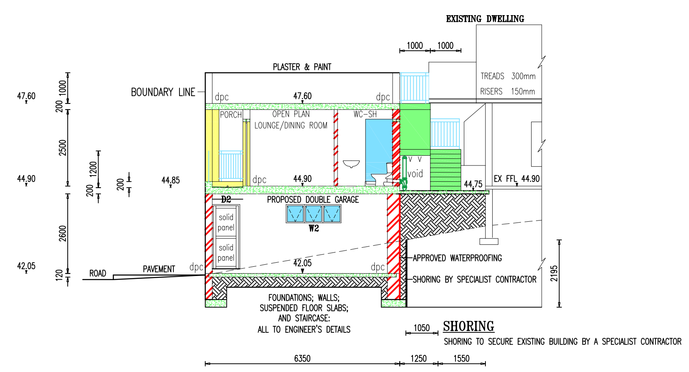


EXISTING SOUTH EAST ELEVATION
SCALE 1:100

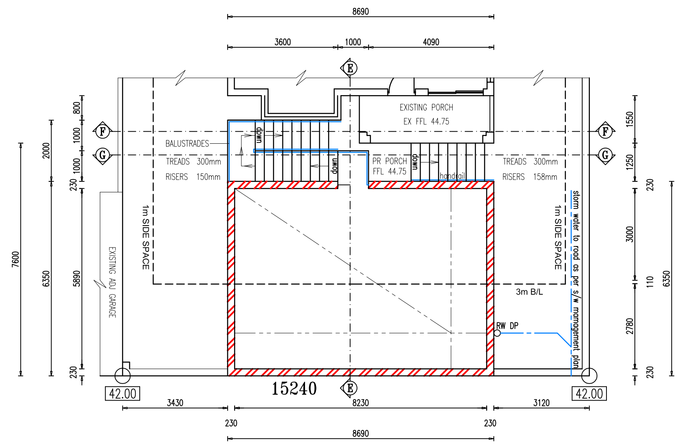


SOUTH EAST ELEVATION
SCALE 1:100

NOTE : ALL DOORS & WINDOWS TO SHOWER CUBICLES TO BE 6mm LAMINATED ANNEALED SAFETY GLASS.

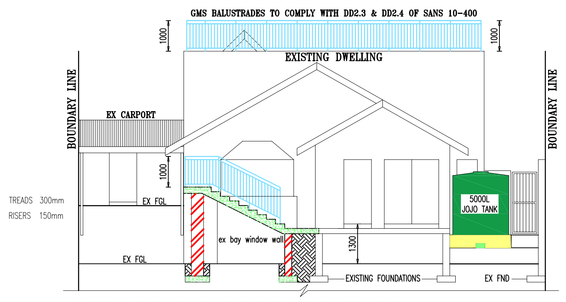


SECTION E – E
SCALE 1:100



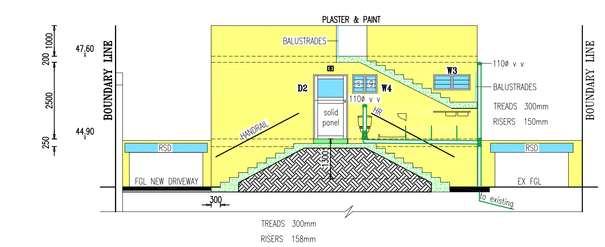
TOTAL ROOF AREA 55.18 sq m
SCREED GRADED TO FALL TO STORMWATER OUTLET
STORMWATER TO DISCHARGE INTO S/W DP TO S/W DRAIN
APPROVED WATERPROOFING BY A SPECIALIST CONTRACTOR

ROOF PLAN
SCALE 1:100



FOUNDATIONS; FLOOR SLABS; PIER AND STAIRCASE: ALL TO ENGINEER'S DETAIL

SECTION F – F
SCALE 1:100



SECTION G – G
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 BROUHGT 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 APPONTED ENGINEER MUST INSPECT TRENCH EXCAVATIONS PRIOR TO CONCRETING

WALLS :
ALL WALLS TO COMPLY WITH SANS 10400
GUNDLE BROKGRIP 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
SOL 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 D02.3 & D02.4 OF SANS 10-400
D02.3 : Balustrades shall not be less then 1m in height above the finished floor level
D02.4 : 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		

NEW AREA OF DEVELOPMENT		
90.51	REAR (36.17 + 27.17 + 27.17)	54.68m²
193.92	FRONT (69.37 + 69.37 + 55.18)	50.11m²
33.44	CARPORT: 33.44m²	106.79m²
317.87	318 X 12 = R 3,816.00 SUB FEES	

ex residence	152.50m²	145.76m²
ex servant's quarters	11.41m²	11.41m²
ex patio covering	25.94m²	36.73m²
ex garage	23.23m²	193.90m²
ex coverage	213.08m²	
revised ex coverage	163.91m²	

SCHEDULE OF AREAS		
SITE AREA-(GROSS) m²	557.00m²	
PERMITTED FLOOR AREA:	N/A	
EXISTING FLOOR AREA:	193.90m²	
PROPOSED FLOOR AREA:	106.79m²	
TOTAL FLOOR AREA:	300.69m²	
TOTAL FLOOR AREA IN HAND:	N/A	
PERMITTED COVERAGE: 50%	278.50m²	
EXISTING COVERAGE:	213.08m²	
EX REVISED COV. (–25.94; –23.23)	163.91m²	
PR COV. (+36.17; + 69.37)	105.54m²	
TOTAL COVERAGE:	269.45m²	
TOTAL COVERAGE IN HAND:	9.05m²	
PR CARPORT AWNINGS LESS THAN 40m²	34.30m²	

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