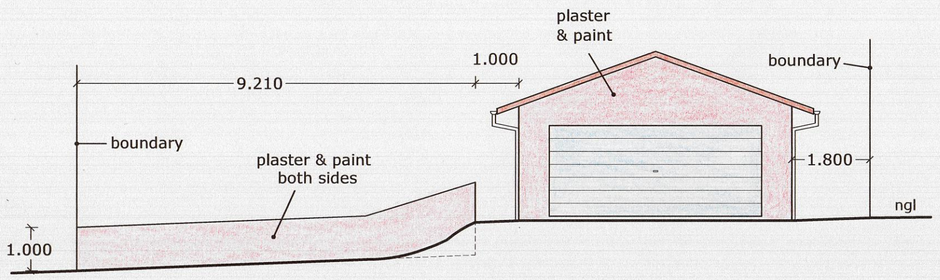
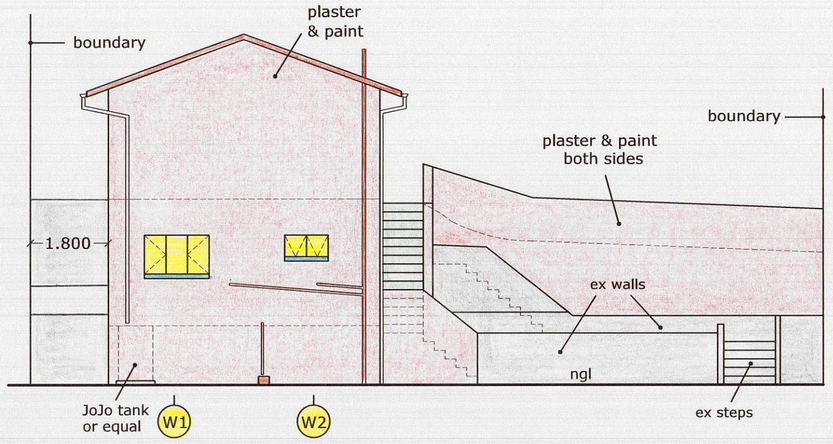
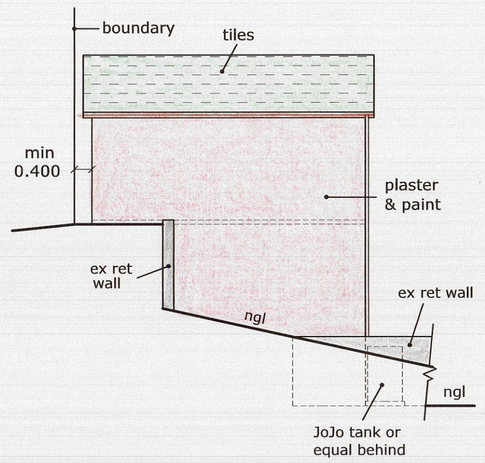


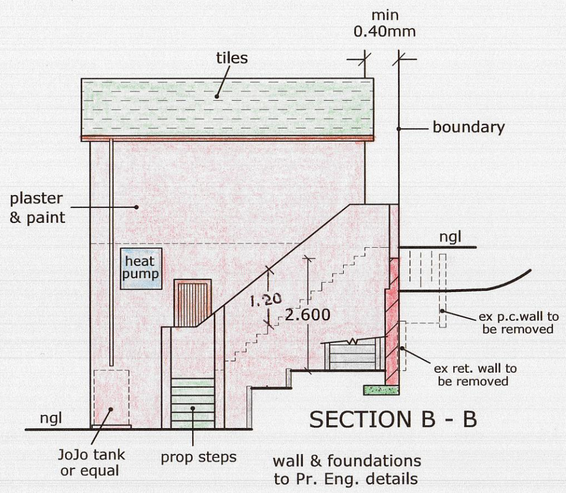
SOUTH WEST ELEVATION



NORTH EAST ELEVATION

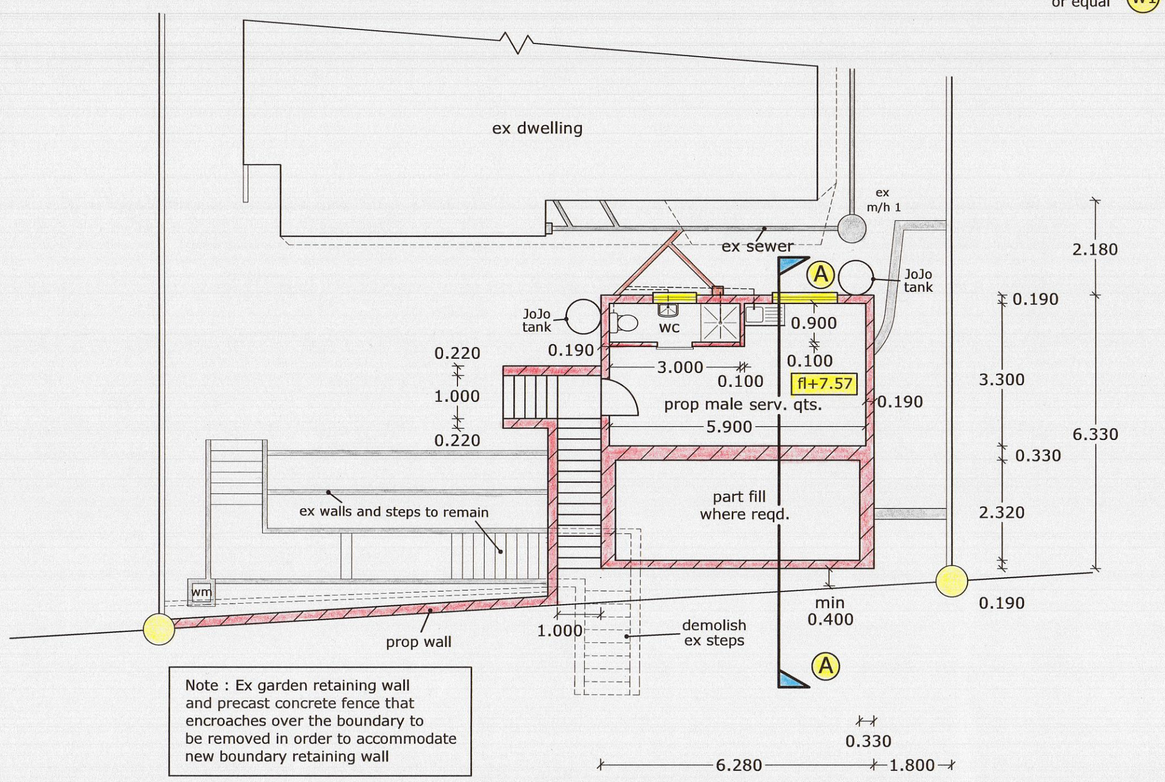


SOUTH EAST ELEVATION



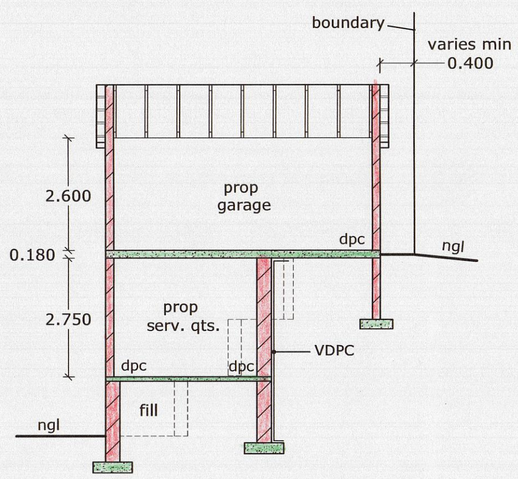
SECTION B - B

NORTH WEST ELEVATION AND SECTION B - B



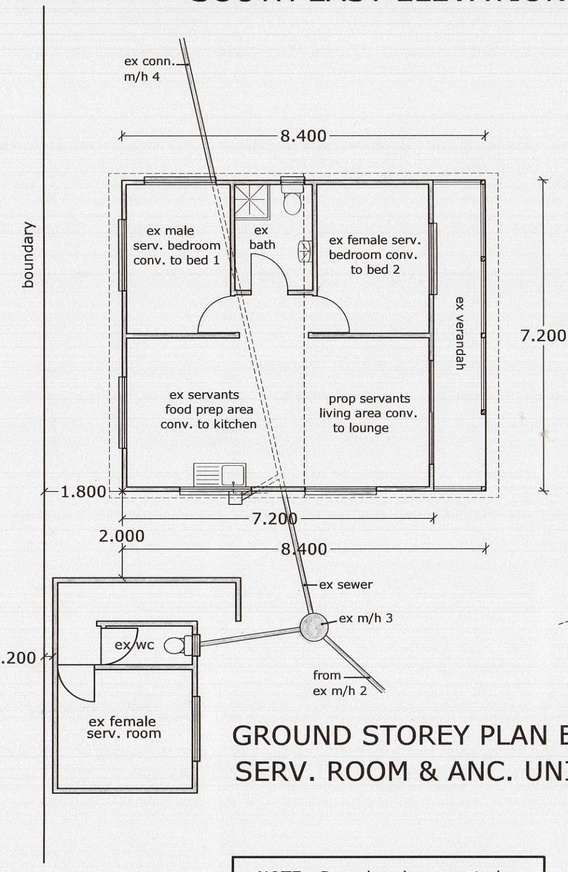
Note : Ex garden retaining wall and precast concrete fence that encroaches over the boundary to be removed in order to accommodate new boundary retaining wall

LOWER GROUND STOREY PLAN



foundations to Pr. Eng. details

SECTION A - A



GROUND STOREY PLAN EX SERV. ROOM & ANC. UNIT

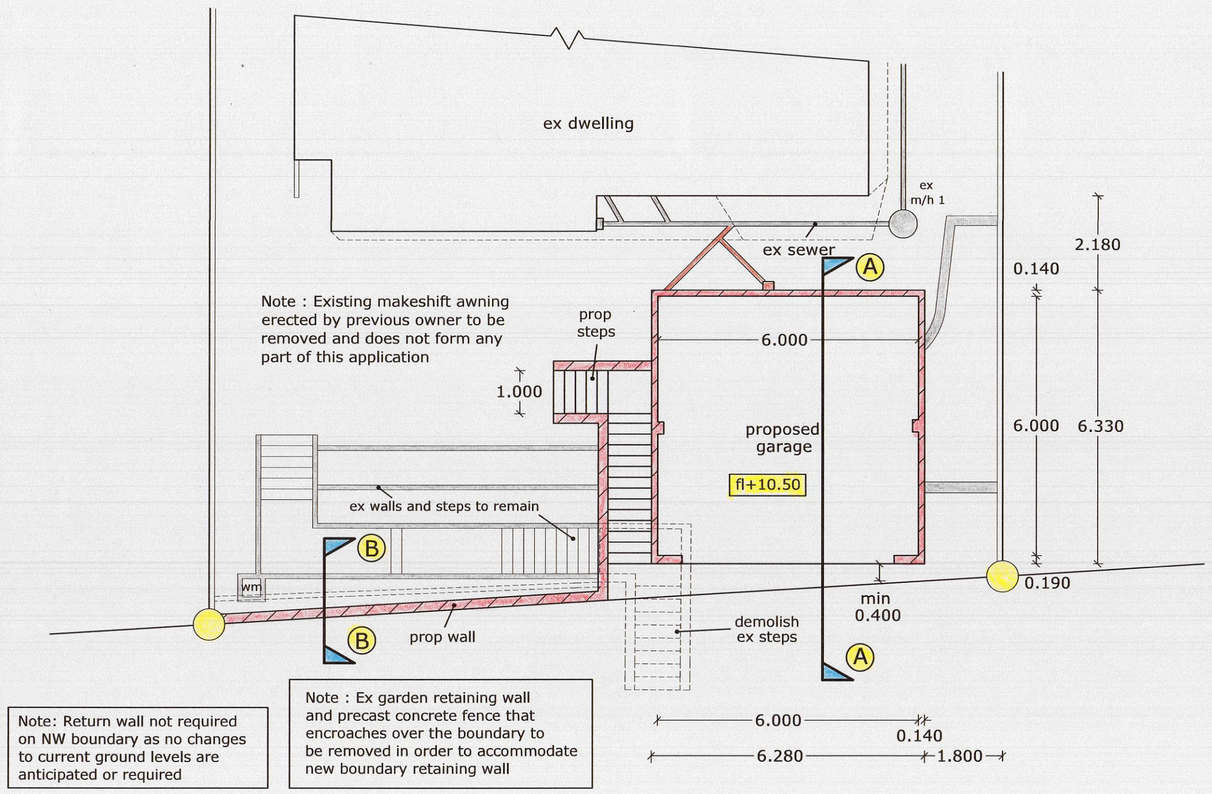
Existing Servant's Quarters converted into an Ancillary Unit
in order to comply with current Land Use Management Regulations. The servant's quarters were constructed in accordance with Approved Plan No. 557 10 06

Note : Combined area of the existing female servant' room and proposed male servant's room totals 37.23m² which complies with the Local authority Town Planning Scheme under the Land Use Management Act

NOTE : Existing female servant's room constructed in accordance with plans formally approved in 1957. (Minor correction from Plan No. 557 10 06 approved on 18 December 2006)

NOTE : Boundary beacons to be exposed prior to commencement of foundation trench excavation.

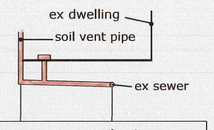
SITE PLAN



Note: Return wall not required on NW boundary as no changes to current ground levels are anticipated or required

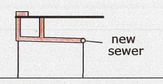
Note : Ex garden retaining wall and precast concrete fence that encroaches over the boundary to be removed in order to accommodate new boundary retaining wall

UPPER GROUND STOREY PLAN



Fitting Description	wc	ex drain
Ground Level	+6.20	+6.20
Invert Level	+5.79	+5.72
Depth	0.41	0.48
Gradient	1 in 30	
Distance	2.10	
Materials	100mm SABS PVC 791	

SEWER SECTION



Fitting Description	gully	i.e.
Ground Level	+6.20	+6.20
Invert Level	+5.79	+5.74
Depth	0.41	0.46
Gradient	1 in 30	
Distance	1.50	
Materials	100mm SABS PVC 791	

SEWER SECTION BRANCH

Drainage Notes

Any damaged fittings to be replaced.
All gully surrounds and manhole covers to be 75mm above ground level.
Existing sewer drain to be exposed before commencing work.
I.E's to all bends and junctions.
Soil pipes to be 100mm SABS approved P.V.C.
Waste pipe to be 50mm SABS approved P.V.C.
All sewer pipes to be vented in accordance with SANS 10400 - P.
Drainage details fully comply with SANS 10400 - P.
All plumbing installations shall be undertaken by a registered Durban-Ticketed Plumber.

Sheet 1 of 2

Name : Vivian Bessen Dlamuka
Address : 5 Watt Road
Signature :
Phone No. 0717870 6872
Date : 05/08/2023

Name : Bernadette Valdez & Paramanthan Naicker
Address : 10 Watt Road
Signature :
Phone No. 0626518047
Date : 06/08/2023

Name : E. Sukdhai
Address : 11 Watt Road
Signature : E Sukdhai
Phone No. 0740084398
Date : 5/8/2023

Schedule of Areas

Site Area :	825m²
Ex. Dwelling :	99.36m²
Ex. female servant's room :	13.24m2
Ex.Servants Quarters converted to an Ancillary Unit :	51.84m²
Ex.Verandah to Ancillary Unit :	8.64m²
Proposed garage :	39.75m²
Proposed male servant's room :	23.99m²
Total New Area :	63.74m²
Ex Coverage :	173.08m²
Which Represents :	20.98%
Prop Coverage :	39.75m²
Which Represents :	4.82%
Total Coverage :	212.83m²
Which Represents :	25.80%
Ex F.A.R :	164.44m²
Which Represents :	0.199
Prop F.A.R :	23.99m²
Which represents :	0.029
Total F.A.R :	188.43m²
Which Represents :	0.228

ENERGY ZONE 5H

SITE CLASS DESIGNATION : C/R

The attention of the owner is drawn to the fact that deviations to this plan and / or specifications after formal approval is likely to invalidate such approval.

CLASSIFICATION H3

LITTLEFIELD & ASSOCIATES
Specialists in Residential Developments

Proposed double garage and servants room, boundary retaining wall and conversion of the existing servant's quarters into an ancillary unit for Ms.N.Z. Dlamuka at 7 Watt Road, Hillary. Portion 2 of Erf 528 of Bellair

Drawn by : John Littlefield - Pr. Arch. Draughtsperson - SACAP Reg. No. D0424
18 Spence Road, Malvern, Queensburgh. 4093. Cell : 082 804 3431.
SAIAT Reg. No. 72098
Author's signature :

Rate Number : 05-33394054-0
Date drawn : August 2023

Scales : 1 : 100 & 1 : 250

Owners signature :

Drawing No. 7W0823