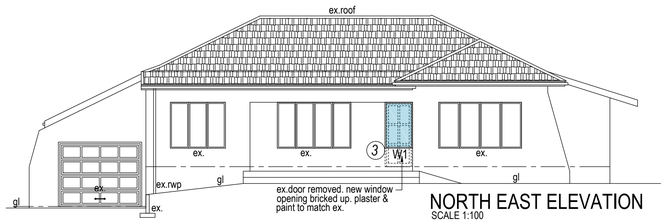
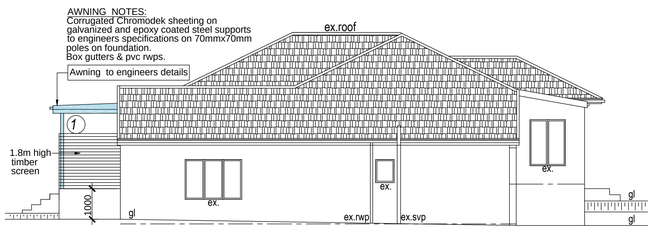
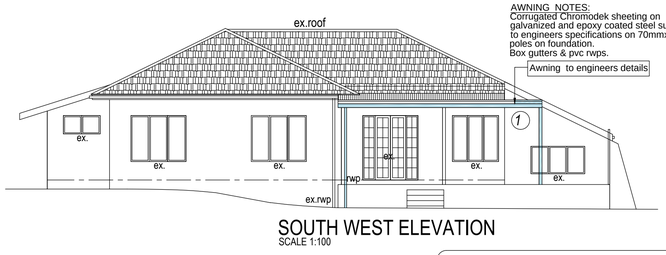


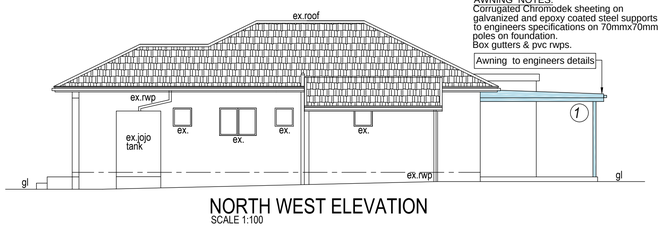
NORTH EAST ELEVATION
SCALE 1:100



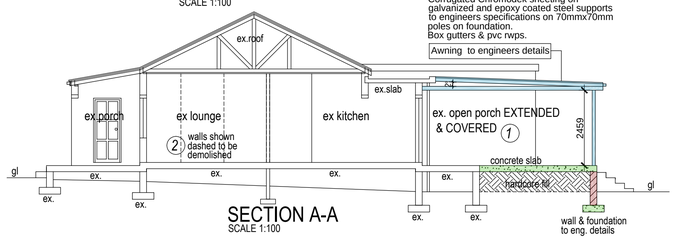
SOUTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

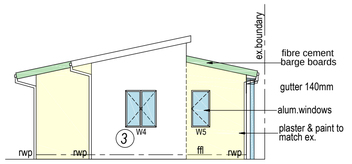
NOTE: FOUNDATIONS,WALLS,REINFORCED CONCRETE FLOOR SLABS,BEAMS,COLUMNS , LINTOLS ,RETAINING WALLS,BOUNDARY WALLS,CARPORT AWNINGS&ROOF TO ENGINEERS DETAILS

NOTE: ALL FOUNDATIONS TO BE DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS REPORT

NOTE:SHOWER ENCLOSURES TO BE 8MM TOUGHENED SAFETY GLASS.
BATHROOM &TOILET WINDOWS TO BE 5MM SAFETY TOUGHENED GLASS

Window / Door Schedule - Ground Storey

Win. / Door No.	Size (wxh.) in metres	Areas sqm	Frame	Glazing	Type
W1	0.90X1.50	1.35	Alum.	4mm	monolithic annealed glass
W2	0.25X2.10	0.525	Alum.	5mm	toughened safety glass
W3	0.90X1.20	1.08	Alum.	4mm	monolithic annealed glass
W4	1.00X1.20	1.20	Alum.	4mm	monolithic annealed glass
W5	0.60X1.20	0.72	Alum.	5mm	toughened safety glass

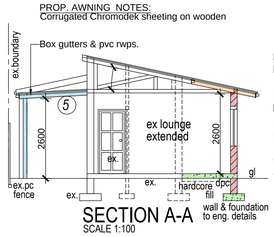


NORTH WEST ELEVATION
SCALE 1:100

FLOOR NOTES:
Soil poisoning by specialist.
Surface bed to be 100mm concrete reinforced with brc mesh on 250 mic S.A.B.S approved underlay on compacted consolidated earth.

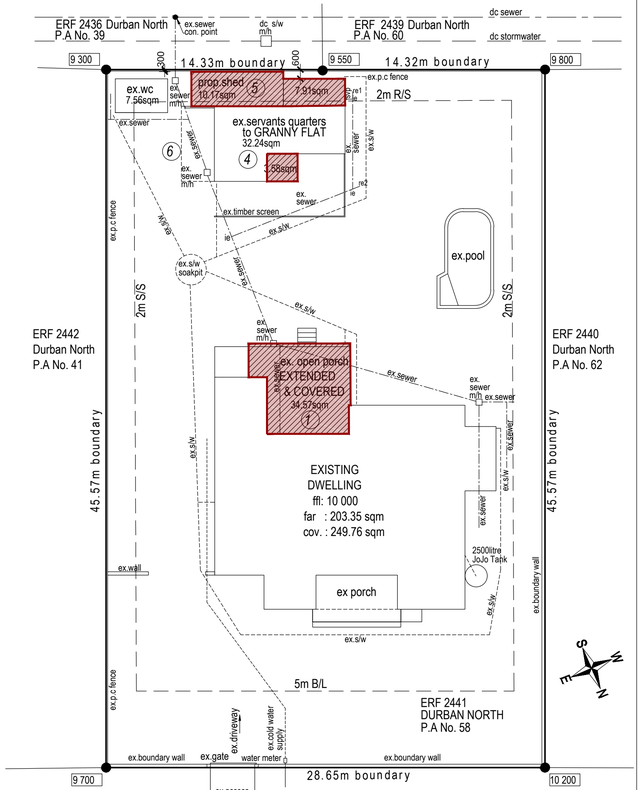
Filling shall be placed in uncompacted layers not exceeding 100 mm in respect of hand compaction or 150 mm in respect of compaction by mechanical means.
Each layer shall be well compacted before additional fill material is added.

PROP. AWNING NOTES:
Corrugated Chromodek sheeting on wooden

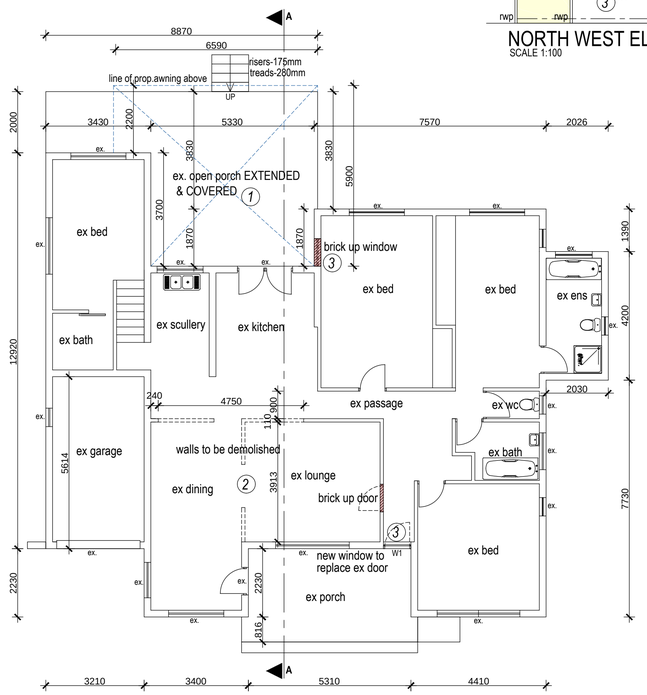


SECTION A-A
SCALE 1:100

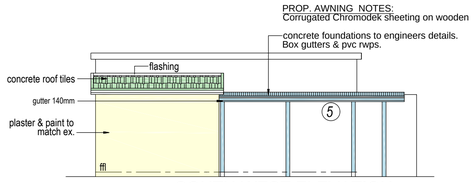
ROOF NOTES:
Double roman tiles on gangnailed trusses,at 700 centres with 38x38 battens,on sisalation underlay. Insulation to be installed in accordance with Part XA.
All rain water goods, fascias to be fibre cement,aluminium or pvc.
Ceilings to be 6.4mm gypsum board & painted, with coved cornices.



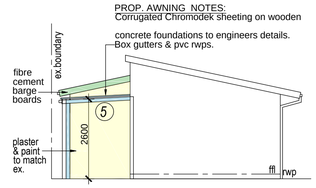
SITE PLAN SCALE 1:200



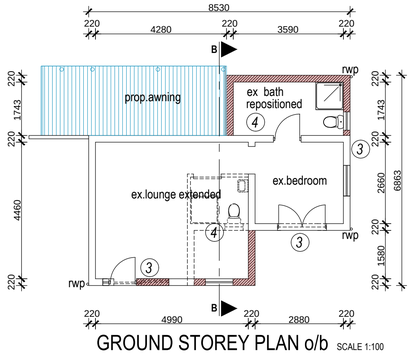
GROUND STOREY PLAN SCALE 1:100



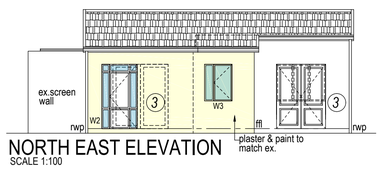
SOUTH WEST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100



GROUND STOREY PLAN o/b SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100

STORMWATER CALCULATION

SITE AREA

PROP NEW HARDENED AREAS
PROP.PORCH EXTENSION
PROP. AWNING
BATHROOM REPOSITIONED
TOTAL

1 x 2500 Litres JoJo Tank Provided

LIST OF DEVIATIONS

1. Porch Extended & Covered
2. Internal Alterations
3. Window/Door Changed
4. Outbuilding Redesigned
5. Awning Added
6. Carport Omitted

COPYRIGHT: These drawings - a) Reserve copy right protection and the copyright vests in GIARC DESIGNS PTY LTD), unless otherwise agreed upon in writing. b) May not be reproduced, or transmitted in any form or by any means whatsoever, to any person without the written permission of the copyright holder. GIARC DESIGNS PTY LTD. will not be held responsible or liable in the delays of the approval of plans by local authorities. The contractor or appointed project manager are to check and verify that all drawings and detailing are correct for the relevant work being done prior to project commencement, and are to report any and all discrepancies and omissions directly to GIARC DESIGNS PTY LTD's attention immediately. The contractor is to ensure that no changes in levels are made over local authority servitude's or underground services, unless prior permission has been obtained in writing by the local authority. All structural work, if any, are to be built strictly in accordance with professional engineers details and under his direct supervision.

LOCAL AUTHORITY STAMP

REVISIONS

REV	REVISION	DATE

ARCHITECT

GIARC designs
Craig Moodley
11 Hills Place Northdene Queensburgh 4093
Tel: +27 (0)61 580 8750
craig@giarcdesigns.co.za
www.giarcdesigns.co.za
signature

PROJECT

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING
AT: 58 BEACHWAY DURBAN NORTH
ON: ERF 2441 DURBAN NORTH

CLIENT

A.V. VINCENT
signatures

DRAWING TITLE

SITE PLAN
GROUND STOREY
ELEVATIONS
SECTION

DATE 23/03/23
DRAWN CM
CHECKED CM

DRAWING SCALE

AS SHOWN

DRAWING NUMBER

2023_011_58beachway_ sheet 01