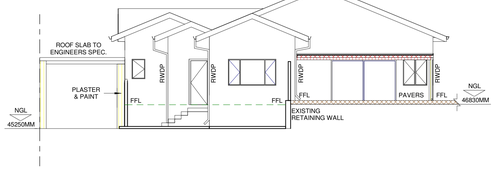
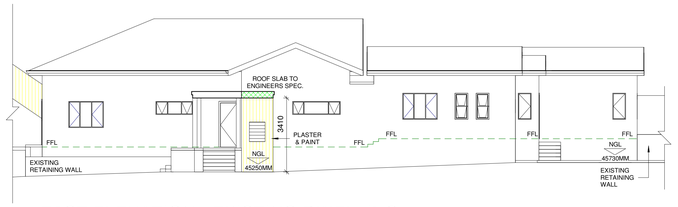
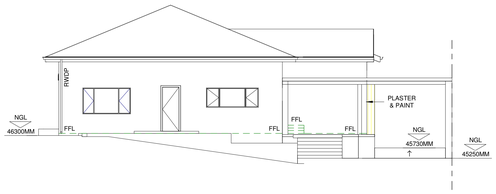


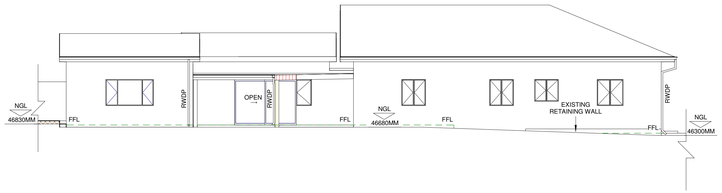
.N NORTH ELEVATION - EXISTING DWELLING
1 : 100



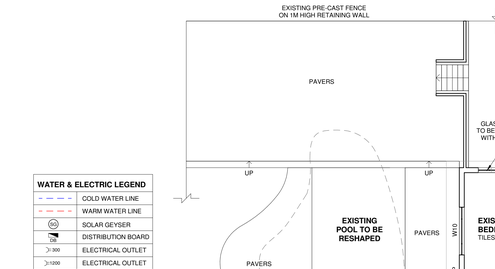
.E EAST ELEVATION - EXISTING DWELLING
1 : 100



.S SOUTH ELEVATION - EXISTING DWELLING
1 : 100



.W WEST ELEVATION - EXISTING DWELLING
1 : 100



WATER & ELECTRIC LEGEND	
	COLD WATER LINE
	WARM WATER LINE
SG	SOLAR GEYSER
DB	DISTRIBUTION BOARD
	ELECTRICAL OUTLET
	ELECTRICAL OUTLET
	BREAKER SWITCH
	4 FT 5W F
	11W C.F.
	SINGLE SWITCH
	MULTI SWITCH

NOTE: ALL LIGHTS MUST BE ENERGY SAVERS

ASSUMED HOT WATER USAGE:
50% (50L) HP/SP
50% (50L) VIA ELEC. RESIST.

ELECTRICAL LOADING SCHEDULE

B.A x 5W = 1798.00

ROOM NAME	QYT	WATTS	HRS	DAYS	SUBTOTALS
EX. GARAGE	1	45	2	365	32850
P. GARAGE	1	45	2	365	32850
ENTRANCE	1	11	6	365	24090
BEDROOM 1	1	11	6	365	24090
BEDROOM 2	1	11	6	365	24090
BEDROOM 3	1	11	6	365	24090
BEDROOM 4	1	11	6	365	24090
EN-SUITE	1	11	3	365	12045
PASSAGE	1	11	6	365	24090
HALL	1	11	6	365	24090
BATHROOM 1	1	11	4	365	16060
LOUNGE	1	11	8	365	32120
DINING ROOM	1	11	6	365	24090
KITCHEN	1	11	6	365	24090
TV LOUNGE	1	11	6	365	24090
BATHROOM 2	1	11	4	365	16060
STOREROOM	1	11	4	365	16060
		TOTAL / 1000			398.945

H3 EXISTING DWELLING - GROUND FLOOR LAYOUT
1 : 100

WINDOW SCHEDULE - PROPOSED GRANNY FLAT

	SIZE (WxH)	GLASS	FRAME	QTY	TOTAL
W1	0.600x0.900	CLEAR	ALUMINIUM	2	1.080SQM
W1 TO BE TOUGHENED SAFTEY GLASSS, 4.0MM THICK					
W2	1.200x0.900	CLEAR	ALUMINIUM	1	1.080SQM
W2 TO BE TOUGHENED SAFETY GLASS, 4.0MM THICK					
W3	1.500x1.200	CLEAR	ALUMINIUM	3	5.400SQM
W3 TO BE MONOLITHIC ANNEALED GLASS, 4.0MM THICK					
SD1	3.500x2.100	CLEAR	ALUMINIUM	1	7.350SQM
SD1 TO BE TOUGHENED SAFTEY GLASSS, 6.0MM THICK					

AREA OF ROOM EXCLUDE WALLS SQM 58.780SQM

PERMISSIBLE COVER: MIN 10%=5.88 MAX 15%=8.82 — TOTAL FENESTRATION = 25.37%

NOTE:
* GLASS THICKNESS TO COMPLY WITH NN2
* SAFETY GLAZING IN ACCORDANCE WITH NN3

WINDOW SCHEDULE - EXISTING BEDROOM 1 & EN-SUITE

	SIZE (WxH)	GLASS	FRAME	QTY	TOTAL
W5	1.600x1.200	CLEAR	ALUMINIUM	1	1.920SQM
W5 TO BE MONOLITHIC ANNEALED GLASS, 5.0MM THICK					
W6	2.400x0.900	CLEAR	ALUMINIUM	1	2.160SQM
W6 TO BE MONOLITHIC ANNEALED GLASS, 5.0MM THICK					
W7	1.700x0.600	CLEAR	ALUMINIUM	1	1.020SQM
W7 TO BE TOUGHENED SAFTEY GLASSS, 4.0MM THICK					

AREA OF ROOM EXCLUDE WALLS SQM 29.580SQM

PERMISSIBLE COVER: MIN 10%=3.00 MAX 15%=4.44 — TOTAL FENESTRATION = 17.24%

NOTE:
* GLASS THICKNESS TO COMPLY WITH NN2
* SAFETY GLAZING IN ACCORDANCE WITH NN3

WINDOW SCHEDULE - PROPOSED STOREROOM

	SIZE (WxH)	GLASS	FRAME	QTY	TOTAL
W4	0.900x0.900	CLEAR	ALUMINIUM	1	0.810SQM
W4 TO BE MONOLITHIC ANNEALED GLASS, 3.0MM THICK					

NOTE:
* GLASS THICKNESS TO COMPLY WITH NN2
* SAFETY GLAZING IN ACCORDANCE WITH NN3

WINDOW SCHEDULE - EXISTING BATHROOM 2

	SIZE (WxH)	GLASS	FRAME	QTY	TOTAL
W8	0.600x1.200	CLEAR	ALUMINIUM	2	1.440SQM
W8 TO BE TOUGHENED SAFTEY GLASS, 4.0MM THICK					
W9	0.600x0.900	CLEAR	ALUMINIUM	1	0.540SQM
W9 TO BE TOUGHENED SAFTEY GLASS, 4.0MM THICK					
W12	0.700x1.200	CLEAR	ALUMINIUM	1	0.840SQM
W12 TO BE MONOLITHIC ANNEALED GLASS, 3.0MM THICK					
SD2	2.850x2.100	CLEAR	ALUMINIUM	1	5.985SQM
SD2 TO BE TOUGHENED SAFTEY GLASS, 6.0MM THICK					

AREA OF ROOM EXCLUDE WALLS SQM 21.740SQM

PERMISSIBLE COVER: MIN 10%=0.43 MAX 15%=0.64 — TOTAL FENESTRATION = 52.64%

NOTE:
* GLASS THICKNESS TO COMPLY WITH NN2
* SAFETY GLAZING IN ACCORDANCE WITH NN3

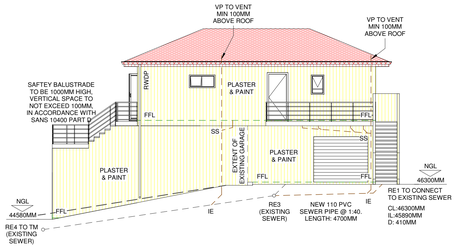
WINDOW SCHEDULE - EXISTING BEDROOM 4

	SIZE (WxH)	GLASS	FRAME	QTY	TOTAL
W10	2.200x1.200	CLEAR	ALUMINIUM	2	5.280SQM
W10 TO BE MONOLITHIC ANNEALED GLASS, 5.0MM THICK					
W11	0.600x1.200	CLEAR	ALUMINIUM	1	0.720SQM
W11 TO BE MONOLITHIC ANNEALED GLASS, 3.0MM THICK					

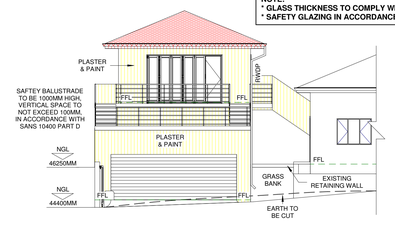
AREA OF ROOM EXCLUDE WALLS SQM 18.810SQM

PERMISSIBLE COVER: MIN 10%=1.88 MAX 15%=2.82 — TOTAL FENESTRATION = 31.90%

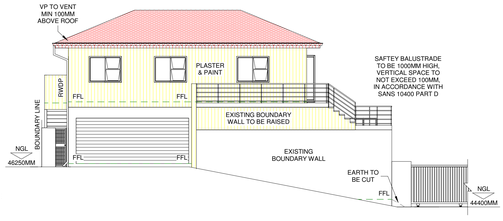
NOTE:
* GLASS THICKNESS TO COMPLY WITH NN2
* SAFETY GLAZING IN ACCORDANCE WITH NN3



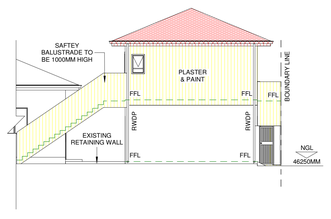
N NORTH ELEVATION - GARAGES & ANCILLARY
1 : 100



E EAST ELEVATION - GARAGES & ANCILLARY
1 : 100



S SOUTH ELEVATION - GARAGES & ANCILLARY
1 : 100

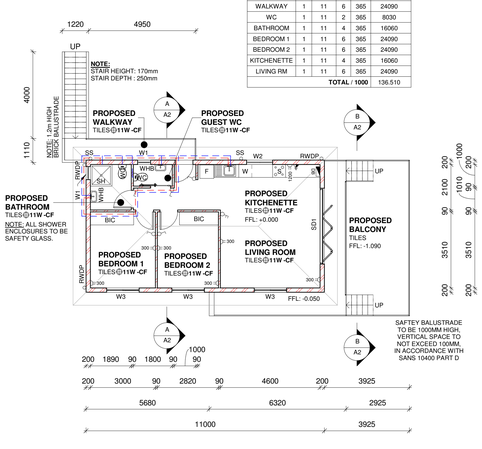


W WEST ELEVATION - GARAGES & ANCILLARY
1 : 100

ELECTRICAL LOADING SCHEDULE

B.A x 5W = 366.95

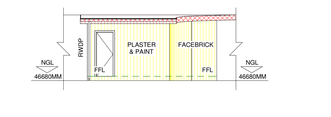
ROOM NAME	QYT	WATTS	HRS	DAYS	SUBTOTALS
WALKWAY	1	11	6	365	24090
WC	1	11	2	365	8030
BATHROOM	1	11	4	365	16060
BEDROOM 1	1	11	6	365	24090
BEDROOM 2	1	11	6	365	24090
KITCHENETTE	1	11	4	365	16060
LIVING RM	1	11	6	365	24090
		TOTAL / 1000			136.510



FF PROPOSED ANCILLARY UNIT - FIRST FLOOR LAYOUT
1 : 100

N. NORTH ELEVATION - STOREROOM
1 : 100

S. SOUTH ELEVATION - STOREROOM
1 : 100



E. EAST ELEVATION - STOREROOM
1 : 100

AREAS & COVERAGE

AREA OF SITE	1077.00 M²

EXISTING STRUCTURES

MAIN DWELLING	222.73 M²
EXIST. BATHROOM	6.23 M²
DOMESTIC ROOM	13.90 M²
LAUNDRY ROOM	10.51 M²
GARAGE CONVERTED TO OFFICE & SUNBED (COVERAGE ONLY)	30.47 M²
ENTRANCE	17.62 M²
COVERED VERANDAH	44.29 M²
SINGLE GARAGE	35.55 M²

PROPOSED STRUCTURES

DOUBLE GARAGE	65.65 M²
ENTRANCE ADDITION	5.93 M²
COVERED VERANDAH ADDITION	6.37 M²
SINGLE GARAGE ADDITION (WALL)	0.53 M²
STORE ROOM	13.04 M²
WALKWAY	6.17 M²
ANCILLARY UNIT	67.04 M²
GARAGE CONVERTED TO OFFICE & SUNBED (F.A.R. ONLY)	30.47 M²
TOTAL:	195.20 M²

F.A.R USED	0.33	350.88 M²
COVERAGE USED	44.47%	478.99 M²

HARD / SOFT SURFACES	POST DEVELOPMENT: AS PER STORMWATER PLAN	
GRASS AREAS	167.33 M²	15.54%
PAVED AREAS	405.52 M²	37.66%
ROOF AREAS	478.99 M²	44.47%
POOL AREA	25.16 M²	2.33%
TOTALS:	1077.00 M²	100%

THEREFORE HARD SURFACES = 884.51 M² (82.13%)
(SEE ATTENUATION TABLE FOR CALCULATIONS)

ATTENUATION CALCULATIONS:

HARD SURFACES = 884.51 M²
IF: 884.51 M² (A) OF ENTIRE SITE (1077.00 M²) = 82.13%
AND: 40% OF ENTIRE SITE (1077.00 M²) = 430.80 M² (B)
THEN (A) - (B) = AMOUNT TO BE ATTENUATED (C)

% OF HARD SURFACES TO BE ATTENUATED = 42.13 % (453.71 M²)
% FORMULA: (C) X 100 / 1077 (SITE AREA)

TOTAL M² TO BE ATTENUATED = 453.71 M²

THEREFORE AS SHOWN BELOW:

71.85 M² / 14.37 (CONSTANT COEFFICIENT) = 5.0 KL TO BE STORED

SPECIFICATION OF STORAGE TANKS PROVIDED:
1 x 5.0KL JOJO TANKS = ATTENUATION CAPACITY OF 5.0KL STORED

ATTENUATION FORMULA: (60% OF HARD SURFACES)

$\frac{(A)M^2 \times 1.67}{40} = (B)KL$

COEFFICIENT FORMULA EXAMPLE:

$\frac{(100)M^2 \times 1.67}{40} = (4.175)KL$

THEREFORE:
1) 4.175 = 60% OF 100M²
2) 100M² X 0.6 = 60M²

SO: 60M² / 4.175 = 14.37 (CONSTANT COEFFICIENT)

(IT IS HEREBY SHOWN THAT THE CONSTANT COEFFICIENT CAN BE MULTIPLIED BY THE M² COVERED AREA OF ANY BUILDING TO CALCULATE THE TOTAL (L) OR (KL) OF STORM WATER. THIS AMOUNT CAN THEN BE DIVIDED BY 60% TO CALCULATE THE MINIMUM AMOUNT OF WATER THAT MUST BE ATTENUATED.)

SOAK PIT

JOJO TANK @ 5.0KL	=	71.85 M²
TOTAL M² TO BE ATTENUATED	=	453.71 M²
381.86 M² / 40 KL PER 1M³	=	MIN. 9.55 M³ SOAK PIT REQUIRED

GENERAL NOTES
*DIMENSIONS TO BE USED IN PREFERENCE TO SCALING.
*ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
*ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NBR & STANDARDS ACT (ACT 103 OF 1977), SABS 0400 AND SANS 10400.
*ALL UNDERGROUND SERVICES TO BE IDENTIFIED PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
*WHERE CERTAIN WORKS REQUIRE AN ENGL DESIGN & CERTIFICATION NO WORK MUST COMMENCE WITHOUT THE OF THE APPOINTED ENGINEER.
*DRAWINGS TO BE APPROVED BY LOCAL MUNICIPALITY BEFORE COMMENCEMENT OF ANY WORK.
*BOUNDARY BEACONS TO BE EXPOSED AND DEMARKED
*SOIL POSIDONING IN ACCORDANCE WITH SABS 0124 REQUIRED.
*ALL NEW WALLS, LINTELS AND ROOF STRUCTURES TO ENGINEERS DETAIL.
*FINISHED LEVELS ON RETAINING WALL THAT EXCEEDS 1.0M HIGH, TO BE FITTED WITH SAFETY RAILINGS OR BALUSTRADES (WHERE APPLICABLE).

DRAINAGE NOTES
*SEWER SYSTEM TO BE IN ACCORDANCE WITH NBR.
*DRAINAGE SHOWN IN SCHEMATIC IS PURELY FOR DIRECTIONAL PURPOSES.
*ADVP TO ANY FITTING OR APPLIANCE THAT HAS A VERTICAL DROP IN EXCESS OF 1200MM.
*ALL BENDS TO BE LONG RADIUS BENDS FITTED WITH AN ACCESS EYE.

WALL NOTES
*110MM AND 220MM SABS APPROVED BRICK WALLS WITH BRICK FORCE EVERY THIRD COURSE.
*PRE-STRESSED LINTELS OVER ALL OPENINGS.
*DPC TO ALL WALLS AT FLOOR LEVEL AND UNDER ALL WINDOW SILLS.
*VERTICAL DPC TO ANY CHANGES IN FLOOR LEVEL, DPC TO SABS 290.
*ALL BRICKWORK IN FOUNDATIONS AND PLINTH - UP TO FLOOR LEVEL - TO BE 220MM SABS APPROVED BRICKS ONLY.

ROOFING NOTES
*CONCRETE CEMENT TILES ON 38x38 BATTERNS @ 320 CRS. ON PDC UNDERLAY, ON 114x38 RAFTERS @ 760 CRS. ON 114x38 WALL PLATE WITH SISALATION. (ACCORDING TO SANS PART XA). ALL TRUSSES TO MANUFACTURERS SPECIFICATION @ MIN 17.5 DEG PITCH.
*SHEETING ROOF ON SISALATION (ACCORDING TO SANS PART XA) ON 75x50MM PURLINS @ 1200 CRS, ON RAFTERS TO MANUFACTURERS SPEC. @ MIN 5 DEG PITCH.
*100mm AEROLITE INSULATION - R-Value = 2.7

CEILING/PARTITIONING NOTES
*12SE FLAT GYPSUM CEILING BOARD COMPLYING WITH SANS 266, 6.5MM THICK, OR AS SPECIFIED.
*12SE MINERAL FIBRE BLANKET INSULATION TO COMPLY WITH SANS 1381 AND SANS 10400 XA.

PLASTERING NOTES
*12SE COMMON CEMENT COMPLYING WITH SANS 50197-1, STRENGTH CLASS 32.5N OR MASONRY CEMENT COMPLYING WITH SANS 50413-1.

ELECTRICAL INSTALLATION NOTES
*COMPLY WITH ALL REQUIREMENTS OF THE LOCAL AUTHORITY AND WITH SANS 10142.
*ALL WORK MUST BE DONE UNDER SUPERVISION OF A REGISTERED ELECTRICIAN.

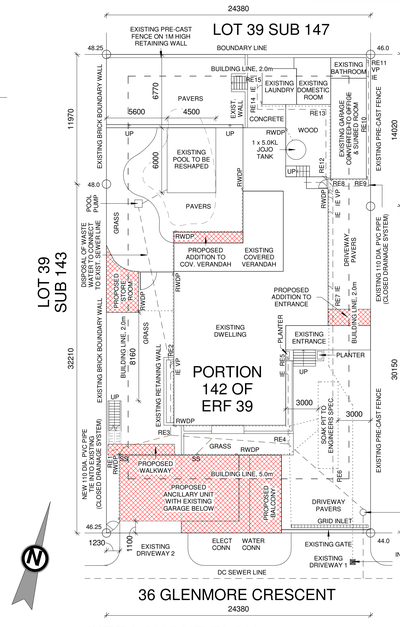
ENERGY NOTES
*THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DOMESTIC SOLAR WATER HEATING SYSTEMS AND THERMAL INSULATION TO BE IN ACCORDANCE WITH PART XA SANS 10106.
*FENESTRATION (GLAZING) TO BE IN ACCORDANCE WITH PART XA SANS 10106.
*DIAMETER OF ALL NEW WATER FEEDS TO BE 15 TO 22MM DIA IN ACCORDANCE WITH SANS 10252-1.

ENERGY USAGE NOTES
*ROOF ASSEMBLIES TO RECEIVE INSULATION TO ACHIEVE THE R-VALUE AS INDICATED IN TABLE 7, THICKNESS GIVEN IN SANS 204 TABLE 10, SEE SANS 10400-WA CLAUSE 4, 4.5 AND SANS 204 TABLE 10.
*NON MASONRY WALLS WILL HAVE R-VALUES AS PROVIDED. SEE SANS 10400-XA CLAUSE 4.4.3.1.
*DOUBLE SKIN MASONRY WITH PLASTER INSIDE OR RENDER OUTSIDE COMPLIES. SINGLE LEAF: MINIMUM 140MM WITH PLASTER INSIDE OR RENDER OUTSIDE COMPLIES. SEE SANS 10400-XA CLAUSE 4.4.3.2.
*OTHER MASONRY WALLS WILL HAVE R-VALUE OF 0.35. SEE SANS 10400-XA CLAUSE 4.4.3.3.
*AIR LEAKAGE SHALL NOT EXCEED 2 L/S/M² FENESTRATION AREA: 0.306 L/S/M² FIXED GLAZING; AND 5 L/S/M² REVOLVING/SWING DOORS. SEE SANS 10400-XA CLAUSE 4.4.11 AND SANS 613 CLAUSE 4.4.
*FENESTRATION MORE THAN 15% AREA TO NET FLOOR AREA PER STOREY THEN THE SOLAR HEAT GAIN AND HEAT CONDUCTANCE SHOULD COMPLY WITH SANS 204 CLAUSE 4.3.4.
*FENESTRATION UP TO 15% AREA TO NET FLOOR AREA PER STOREY COMPLIES. SEE SANS 10400-XA CLAUSE 4.4.4.1.
*PROVIDE 50% OF HOT WATER REQUIRED BY VOLUME THROUGH NON-ELECTRICAL RESISTANCE SOURCES, I.E A HEAT PUMP. ALL EXPOSED HOT WATER PIPING TO BE INSULATED WITH R-VALUE OF 1. SEE SANS 10400-XA CLAUSE 4.1.

STAIRS & BALUSTRADES CONSTRUCTION NOTE:
*RISERS TO BE 190MM. TREADS TO BE 250MM.
*HANDRAILS TO BE 1000MM HIGH BOLTED TO WALL AND STAIRS WITH M8 RAWLBOLTS.
*BALUSTRADES TO BE 1000MM HIGH, SPACED NOT LESS THAN 100MM AND BOLTED TO WALL WITH M10 RAWLBOLTS.

SECTION CONSTRUCTION NOTE:
*ALL BRICKWORK IN FOUNDATIONS AND PLINTH UP TO FLOOR LEVEL WHICH IS MIN 150MM ABOVE GROUND LEVEL- TO BE 220MM SABS APPROVED BRICKS.
*NO BLOCKS WILL BE ALLOWED TO BE USED IN FOUNDATIONS UNDER ANY CIRCUMSTANCE.

CONCRETE AND FORMWORK NOTE:
*12SE CEMENT TO COMPLY WITH SANS 50197-1, STRENGTH CLASS 32.5N OR HIGHER.
*CEMENT MUST BE SABS-MARK BEARING.
*12SE NATURAL CRUSHED OR BLENDED SAND FOR USE IN CONCRETE TO COMPLY WITH SANS 1083.
*STONE FOR USE IN CONCRETE TO COMPLY WITH SANS 1083.
*CAST CONCRETE TEST CUBES OF SIZE AND QUANTITY, AND AT INTERVALS OR OF BATCHES IN ACCORDANCE WITH SANS TEST METHOD 5861. HAVE THESE TEST CUBES TESTED FOR COMPRESSIVE STRENGTH BY AN APPROVED LABORATORY, ACCORDING TO SANS TEST METHOD 5863.
*12SE STEEL BARS FOR CONCRETE REINFORCEMENT COMPLYING WITH SANS 920, OF TYPE AND NOMINAL SIZE AS SPECIFIED BY ENGINEER.
*PROVIDE SLIP JOINTS BETWEEN WALL AND IN SITU CONCRETE SLABS OR BEAMS BY TROWELLING SMOOTH THE BEARING SURFACES AND COVERING THE BEARING AREA WITH TWO LAYERS OF 0.25MM POLYOLEFIN SHEETING.
*ALL EXPANSION AND MOVEMENT JOINTS AS PER ENGINEERS DETAIL AND SPECIFICATION.
*ALL RETAINING WALLS TO ENGINEERS DETAIL AND SPECIFICATION.
*ALL CONCRETE WORK TO ENGINEERS DETAIL AND SPECIFICATION.



SL SITE LAYOUT PLAN
1 : 200

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MUNICIPAL STAMPS

north coast architects
proud members of the 'go green' initiative
A DIVISION OF GUADAGNINO BROTHERS CONSULTING
MAX GUADAGNINO
OFFICE : 084 087 3364
EMAIL : info@gbc-architects.com
WEBSITE : http://gbc-architects.com

REVISIONS

REV:	DATE:	DESCRIPTION	REV. BY:

PROJECT
PROPOSED ADDITIONS & ALTERATIONS FOR MR FOSTER ON PORTION 142 OF ERF 142. 36 GLENMORE CRESCENT, DURBAN NORTH.

FOR
COUNCIL SUBMISSION

ARCHITECT | OWNER

TITLE
SITE PLAN, FLOOR PLANS, ELEVATIONS & SECTIONS

DATE: 2021-04-29	SIZE: A0	SIGNED BY: S.M MTHIMKHULU
BUILDING CLASSIFICATION:	H3	CELL : 063 178 8008
DRG. NO.: 02-39/142-DB		REG. No. Pr.Arch 24744303