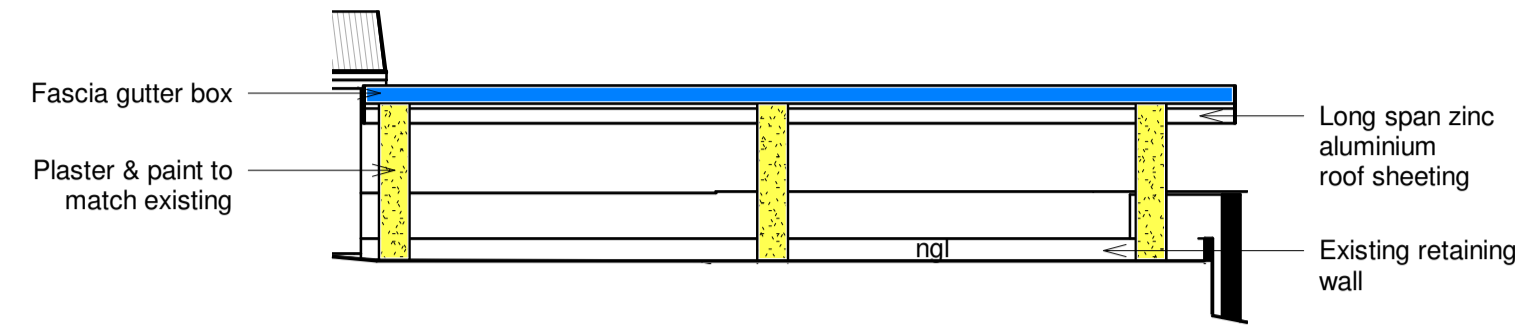
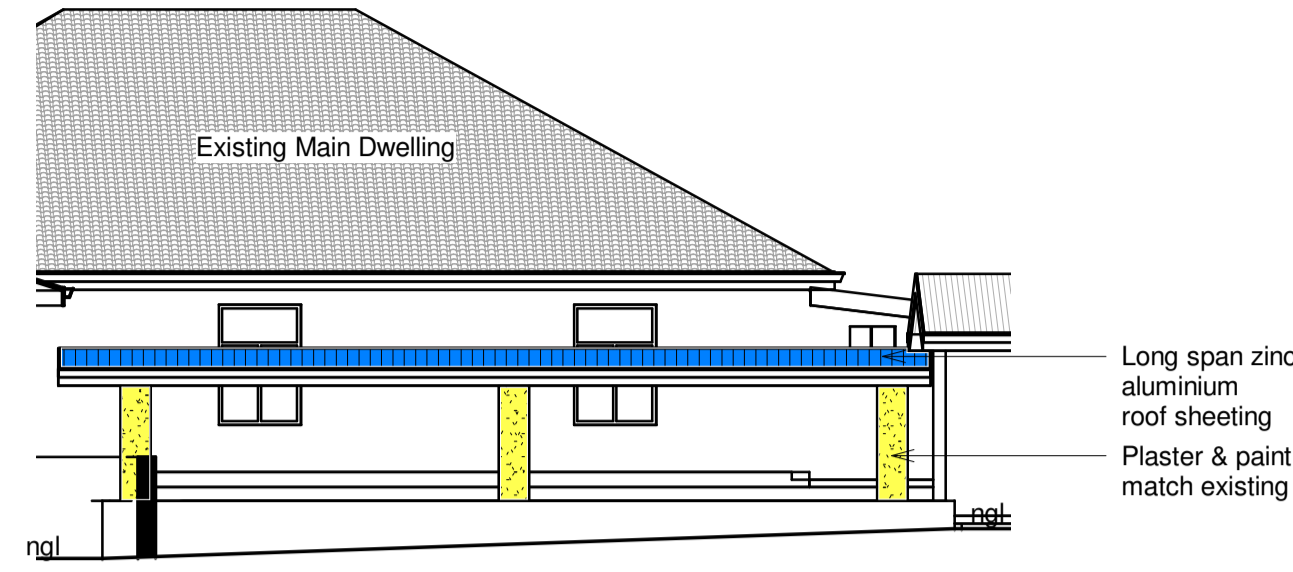


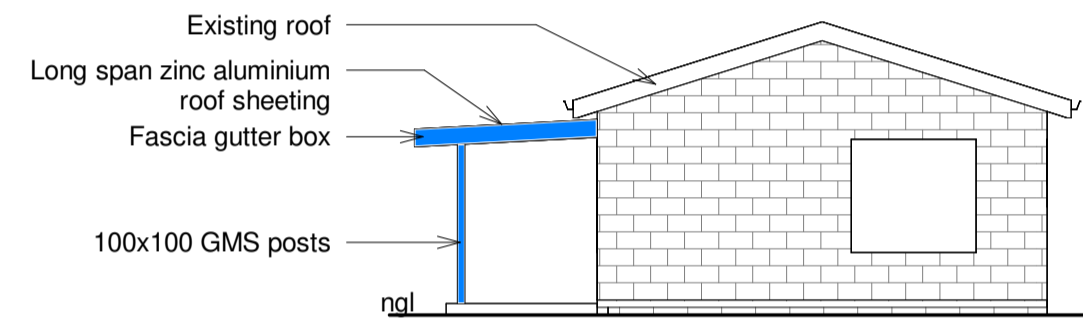
North West Elevation
Scale 1 : 100



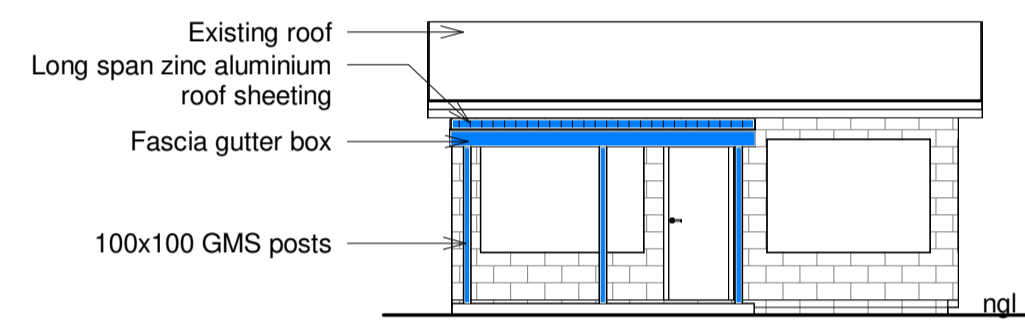
North East Elevation
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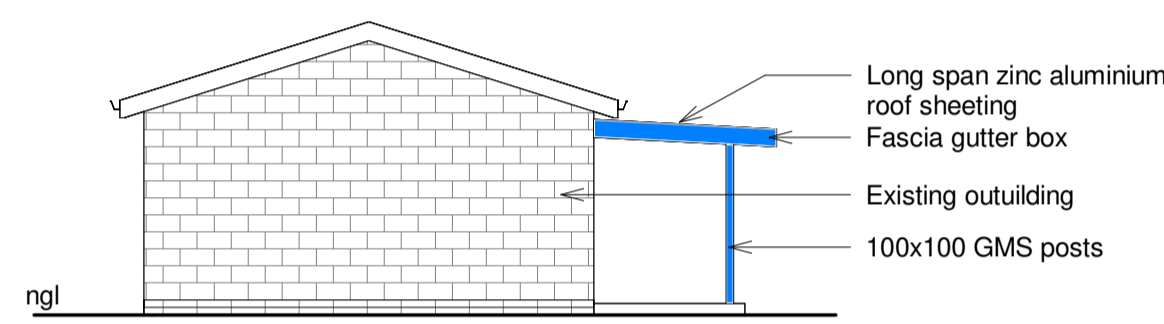
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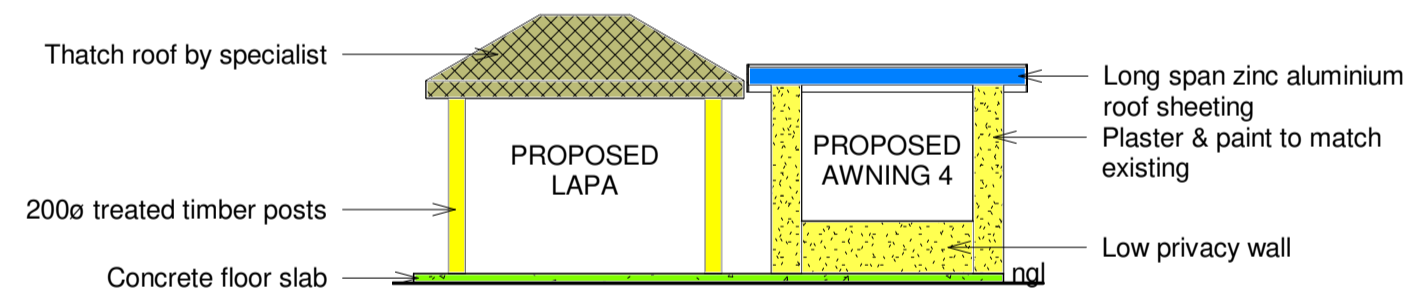
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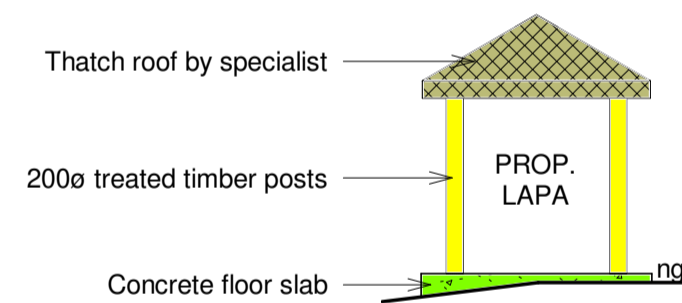
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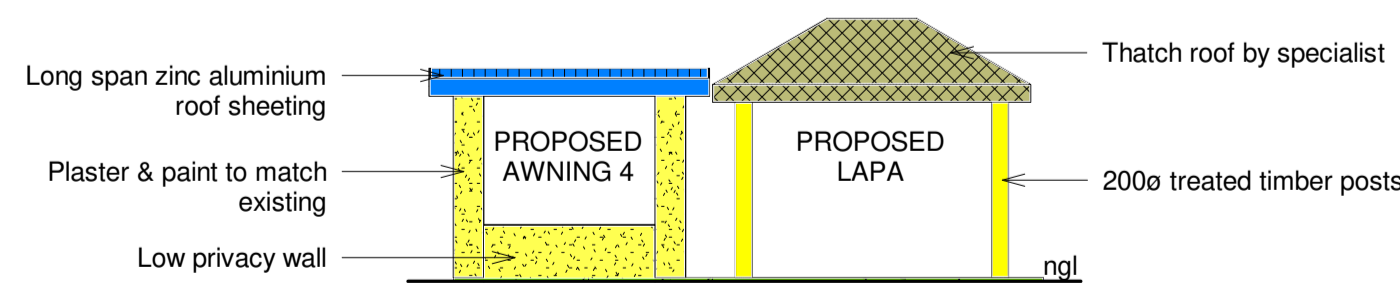
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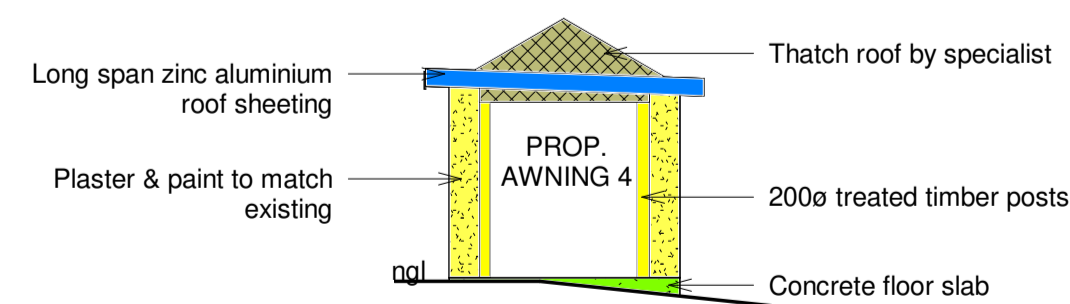
South East Elevation
Scale 1 : 100



South West Elevation
Scale 1 : 100



North West Elevation
Scale 1 : 100



North East Elevation
Scale 1 : 100

GENERAL NOTES: (Where Applicable)

- All dimensions to be checked before work commences. Architect to be notified immediately of any discrepancies, errors, omissions, etc.
- Only figured dimensions to be taken; drawings are not to be scaled. All dimensions in mm's unless otherwise stated.
- All levels to be checked on site before any work commences.
- All reinforced concrete work to be strictly in accordance with structural engineers detail and specification.
- Damp proof course to comply with S.A.N.S. 10-400 requirements.
- All walls to be reinforced with two courses brickforce at cill and wall plate levels.
- Workmanship is to be of the highest standard throughout.
- The contractor is to locate and identify any / all existing services and to protect these from damage whilst on site throughout the contract period.
- The contractor is responsible for the correct setting out of all works, particularly boundaries, building lines servitude's, etc.
- All work to be executed in strict accordance to S.A.N.S. 10-400 and LOCAL AUTHORITY BY-LAWS.
- All materials to be used in strict accordance to manufacturers specification.
- Any discrepancies conflicting with drawings provided are to be brought to the attention of the consultants before proceeding with works.

NOTE:

- All STRUCTURAL, CIVIL and ELECTRICAL work to professional Engineers detail.
- All STRUCTURAL, CIVIL & ELECTRICAL ENGINEERS details to take preference over structural, civil & electrical details indicated.

DRAINAGE NOTES:

- Any damaged fittings to be replaced.
- All gully surrounds and manhole covers to be 75mm above ground level.
- Sewer connection to be exposed before commencing work.
- I.e.'s to all bends and junctions.
- All sewer pipes under buildings to be upvc ribbed pipes.
- All WC's to have a dual flush function.

ROOF:

Ex. Marley Mornach concrete tiles on 38x38 timber battens @ max 320mm centres on engineered trusses resting on on 114mmx38mm wall plates & tiled into min. 3 courses of brickwork using galvanised hoop straps. Trusses to be designed & certified by professional engineer. All roofed areas to receive THERMAL INSULATION - 110mm THICK ISOTHERM INSULATION, DENSITY 11.5kg/m³ R VALUE 2.79 to be Tiasa Approved - Roof pitch 17.5° All to SANS 10400 Part L, 25 x 10mm fascia board.
Ancillary Unit: Long span zinc aluminium roof sheeting @ 17.5° on 76x38 purilins attached to engineered trusses: Roof by specialist.
Proposed awnings: Long span zinc aluminium roof sheeting @ 4° on GMS box beams attached to 100x100 GMS posts. Roof and structure by specialist.
Proposed Lapa: Thatch roof and structure by specialist.

CEILING:

Rhinoboard ceiling on 38 x 38mm branderling @ ± 600mm centres. Ceilings to be flush plastered and painted white. Cornice to clients choice.

RAINWATER GOODS: SANS 10400 PART "R" 4.3

Ex. Gutters - 150 x 115mm aluminium.
Ex. Rainwater downpipes - 100 x 100mm aluminium.
All new Gutters and RWDP's to match existing.

FOUNDATIONS:

All foundations are existing, strictly by engineer's detail and design.

SURFACE BED:

Concrete surface bed laid on approved dpm on brc mesh on well compacted & poisoned fill to engineer's detail.

REINFORCED CONCRETE STAIRCASES:

All reinforced concrete staircases to engineer'd detail. Treads and risers as per indicated on Architect's drawings. Minimum head height of 2.1m to be maintained throughout stair flight.

BALUSTRADING: SANS 10400 PART "M" 4.3

All balustrading, change of level and ramps to comply with SANS 10400 Part D. BALUSTRADING SPACING NOT TO EXCEED 100MM IN COMPLIANCE WITH SANS 10400 PART D

GLAZING:

All glazing to comply with SANS 10400 Part N.
All safety glazing is to be permanently marked as per SANS 10400 part N - 4.4.1
All glazing within 1800mm of any shower or bath is to be TSG
All glazing shower doors are to be 6mm TSG
All windows extending below 500mm above finished floor level and glazed doors to be min. 4mm thick toughened safety glass to comply with sANS 10400 part n, table 1.

WALLS & LINTELS:

230mm externals common brick walls plastered and painted both sides - In compliance with SANS 10400-XA 4.4.3.2 (a) R-Value of 0.49
Lintels to comply with SANS 10400 part K - To Engineers. Detail

SANS 10400-XA & SANS 204 CALCS:

Climate Zone 5 - Sub-tropical Coastal
Occupancy Classification H4

FENESTRATION:

To comply with SANS 10400 part "XA"
Max permissible fenestration not requiring rational design is 15%
The proposed additions and alterations do not exceed that of the allowed.

Therefore fenestration complies with SANS 10400 PART "XA" & SANS 10400 PART "O" 4.2.1.1.3 (a)

ENERGY DEMAND & CONSUMPTION:

Maximum Permissible Energy demand (W) 5W/m²
Maximum Permissible Energy consumption (kWh) 5kWh/m²

HOT WATER SUPPLY: SANS 10252

Insulation required Min. R-Value 1.00 for internal O Hot water pipe <80mm
Glasswool insulation on all external Hot water pipes. 50%
50% alternative means of heating:
Gas geyser installation by specialist

MECHANICAL VENTILATION:

Fresh air supply of 17.5lit per sec/person with maximum air velocity of 0,5m/second to be provided to guest wc on first, second and third storey.

Air to internal toilets to be extracted to external at the rate of 20lit sec/fitment.

NOTE: artificial ventilation and fresh air supply to mechanical engineers detail and specification

SCHEDULE OF AREAS:

Area of site:	1377sqm
Permissible Coverage:	688.5sqm (50%)
Existing Coverage:	260.1sqm
Proposed Coverage:	172.1sqm
-Ancillary unit:	49.2sqm
-Awning 1:	33.6sqm
-Awning 2:	57.5sqm
-Awning 3:	8.0sqm
-Lapa & Awning 4:	23.8sqm
Total Coverage:	432.2sqm
Permissible F.A.R:	n/a
Existing F.A.R:	183.9sqm
Proposed F.A.R:	98.6sqm
-Main dwelling:	60.5sqm
-Ancillary unit:	38.1sqm
Total F.A.R:	282.5sqm

Rev	Date	Description	By

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Contact: 071 495 0058 | Email: hello@hdprojectssa.co.za

sacap registration

Clayton Human • Pr Snr Arch Tech • PSAT34028776

signatures

owner

author

owner:
Mr. G. A. Brown & Mrs. S. A. Brown

project description:
PROPOSED ADDITIONS & ALTERATIONS
ON LOT 16, AT 58 LLOYD AVENUE, BLUFF,
DURBAN

rates number:

drawing title:
ELEVATIONS

scale:
1 : 100

date:
25/11/2021

design:
CH

drawn:
KDL

checked:
CH

drawing number:
2021-0927-103

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