

1. All dimensions & levels to be checked on site prior to commencement any work
 2. Any discrepancies to be reported to Architect prior to manufacture or commencement of work
 3. This drawing to be read in conjunction with all relevant Architectural information
 4. The Architect will not be responsible for work manufactured without measurements being taken on site
 5. Windows + Doors to be manufactured and installed in strict accordance to manufacturer's specification

Note :-
 This drawing to be read in conjunction with Structural Eng's Drawings

- BUILDING CLASSIFICATION :-**
- COMPLIANCE IN RESPECT OF THE SOUTH AFRICAN NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977**
- PART A : SANS10400- GENERAL PRINCIPLES & REQUIREMENTS**
- All requirements to comply with part A
- PART B : SANS10400- STRUCTURAL DESIGN**
- All structural design if not designed by a competent person shall comply with part B
- PART C : SANS10400- DIMENSIONS**
- All dimensions of any room or space to comply with requirements of part C
- PART D : SANS10400- PUBLIC SAFETY**
- All balustrades to comply with part D4.2 and annex A(D1)
- PART E : SANS10400- DEMOLISHED WORK**
- All demolished to comply with part E
- PART F : SANS10400- SITE OPERATIONS**
- All site operations to comply with part F
- PART G : SANS10400- EXCAVATIONS**
- All excavations relating to building as per rational design by competent person to comply with part G4.1 (b)
- PART H : SANS10400- FOUNDATIONS**
- All foundations as per rational design by competent person to comply with part J4.4.1(a)
- PART K : SANS10400- WALLS**
- All masonry walls as per rational design by competent person to comply with annex (K1, K2, K3, and K4)
 - All lintols as per rational design by competent person to comply with annex (B3)
 - All waterproofing to comply with part annex K4.5.7 annex (C1)
 - All fire performance & resistance of all walls as per rational design by competent person to comply with annex A (K4)
- PART L : SANS10400- ROOFS**
- All roof assemblies to comply with part L4.1 (a)
 - All flat concrete roof structure as per rational design and certification by competent person
 - All roof covering and waterproofing to pitched roof to comply with part L4.5
 - All roof structure as per rational design and certification by approved competent person
- PART M : SANS10400- STAIRWAYS**
- All stairways to comply with part M
- PART N : SANS10400- GLAZING**
- All glazing to comply with part N4.1, N4.2, N4.3 & N4.4
 - All glazing installations, window systems and certification by approved competent person.
- PART O : SANS10400- LIGHT AND VENTILLATION**
- All light and ventilation in compliance with part O4.1
 - All areas to have natural light in compliance with part O4.2.1
 - All areas to have natural ventilation in compliance with part P4.3.1
- PART P : SANS10400- DRAINAGE**
- All drainage to comply with annex A (P1 & P2)
 - All material, piles, fittings and joints to comply with part P4.2
 - All sanitary fixtures provided in compliance with part P4.11
 - All sanitary ware fixtures provided in compliance with part P4.3, P4.4 & P4.6
 - All drainage system to comply with part P4.13.2
 - All sizing of ventilation discharge pipes to comply with part P4.14
 - All drain size shall comply with part P4.15
 - All sanitary fixtures to be fitted with water seal traps in compliance with part P4.16
 - All sizing of ventilation pipe to comply with part P4.17
 - All installations of discharge & ventilation pipes to be installed in compliance with part P4.18
 - All drainage installation to accessible in compliance with part P4.19
 - All traps to be provided in compliance with part P4.20
 - All gullies provided in compliance with requirements of part P4.21
 - All drains to be laid in compliance with part P4.22 & P4.23
 - All drains exceeding gradients of 1:5 shall have anchor blocks provided in place in compliance with part P4.22.4 (D)
- PART Q : SANS10400- STORMWATER DISPOSAL**
- All stormwater control and disposal to comply with part P4.2
 - All sizes of roof valley & gutters as per rational design by competent person in compliance with part P4.2
 - All stormwater drainage systems, layout and design as per rational design by competent person.
 - All installation and certifications thereof by approved registered competent plumbing specialist
- PART R : SANS10400- FIRE PROTECTION**
- All materials to comply with part T4.5
 - All structural elements & components to comply with part T4.7
 - Roof assemblies & covering to comply with part T4.55 & T4.12
 - Building materials to comply with part T4.55 & T4.56
- PART X : SANS10400- ENVIRONMENTAL SUSTAINABILITY & XA - ENERGY USAGE IN BUILDINGS**
- Environmental sustainability and energy usage to comply with part X

CLIENT INFO.

NAME:

ADDRESS:

TEL / CELL NO. :

E-MAIL ADDRESS:

SIGNATURE: DATE:



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contemporary & sustainable green architecture

Author's Signature: Date:

Mr. S'boniso Sibisi (Pr. Snr. Arch T 20718) SACAP

PROJECT TITLE:
 Proposed Additions and Alterations to Existing Dwelling

SITE DESCRIPTION:
 Lot 7 of 91
 on 78 Alan Paton Road,
 Glenwood

DATE : March 2017
 DRAWN BY : K. S
 SCALE : As-Shown

DRAWING DISCRPTION:
 First Storey Floor Plan
 Second Storey Floor Plan

JOB NO. 214	DRAWING No. 002	Rev. No. 00
ISSUED FOR APPROVAL		
ISSUED FOR INFORMATION		
ISSUED FOR SUBMISSION		X
ISSUED FOR TENDER		
ISSUED FOR CONSTRUCTION		

SCHEDULE OF AREA

SITE AREA	693.00m ²
PERMITTED COV. (50%)	346.50m ²
EXISTING COV.	217.20m ²
PROPOSED COV.	202.38m ²
TOTAL COV.	346.36m ²
EXISTING F.A.R	217.20m ²
PROPOSED F.A.R	848.62m ²

NEIGHBOURS CONSENT FOR ENCROACHMENT

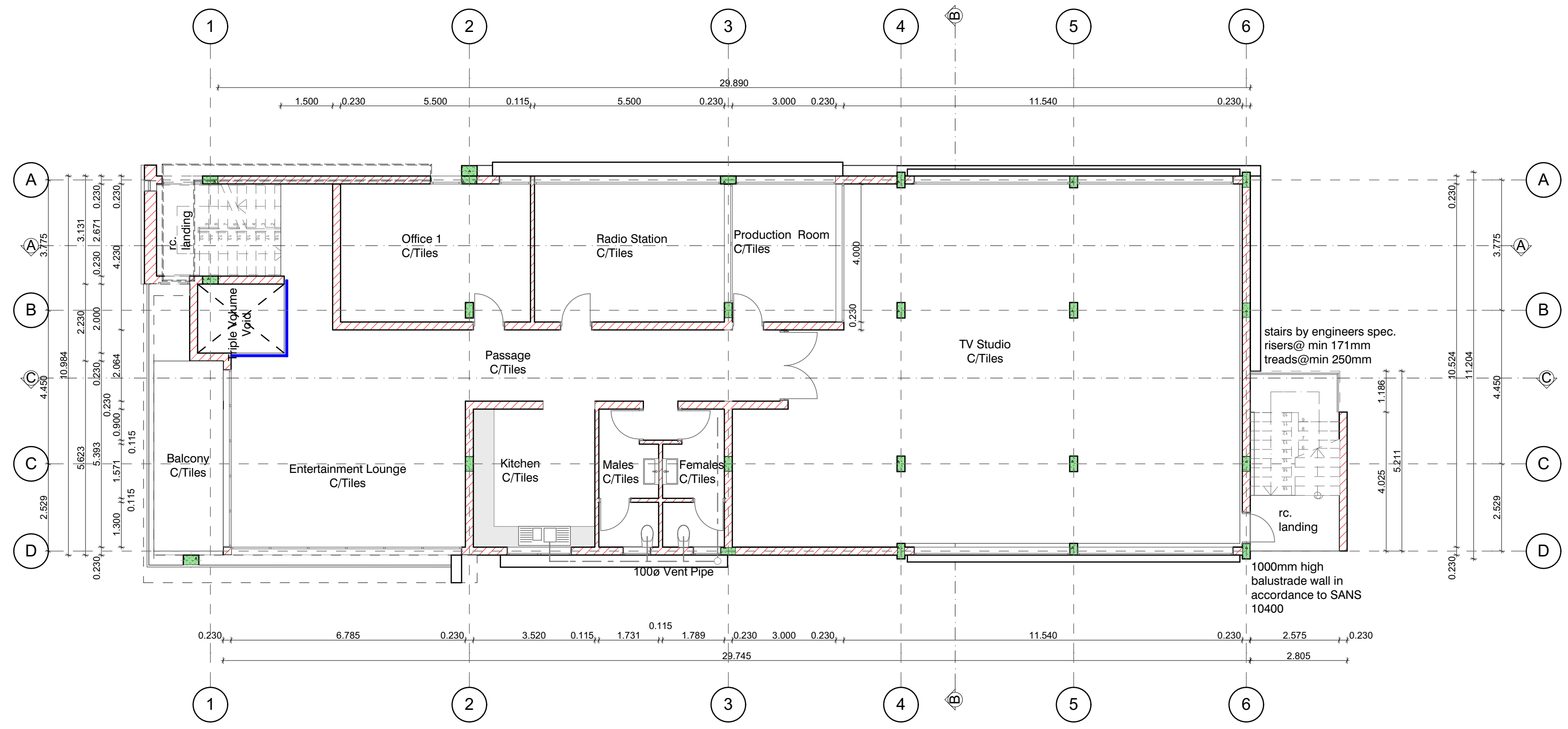
NAME: PORTION

ADDRESS:

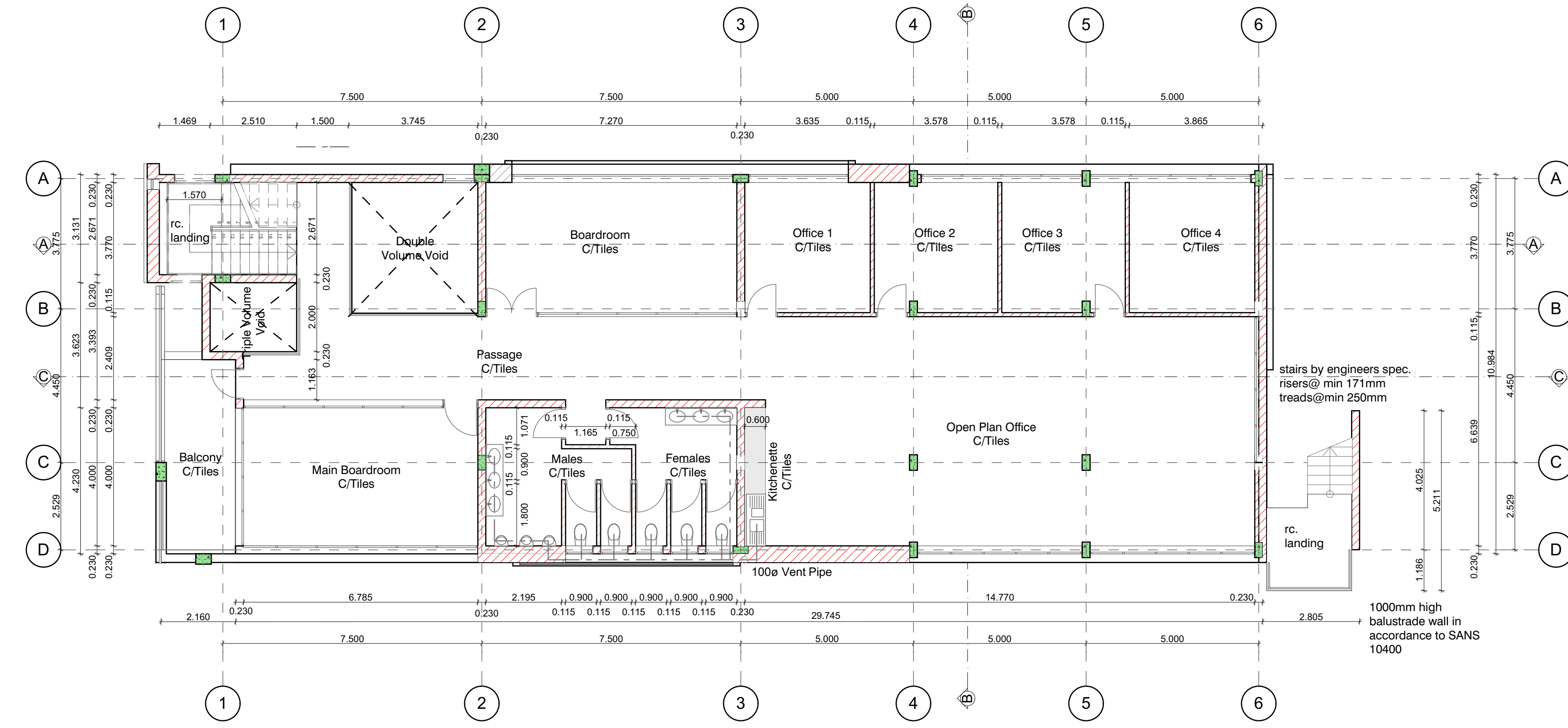
I.D. NO. :

TEL / CELL NO. :

SIGNATURE:



Second Storey Floor Plan
1:100



First Storey Floor Plan
1:100