PART A: GENERAL PRINCIPALS & REQUIREMENTS

Section A1.1 All building work is to be supervised on construction of the building to be undertaken by a Registered Professional Architect in terms laws pertaining to the Architectural Profession Act 2000 (Act 44 of 2000) [illegible]

Section A1.2 [illegible] works to be approved & signed off by a Professional Engineer

Section A2.1 Building work may only commence on approval by the relevant Building Control Officer

Section A2.2 All plans to be submitted to Local Authority & are to be aligned with Section 45, 46, 47 & 48

Section A4 All additional information required by the Local Authority is to be submitted as required

Section A3.3 All building materials & items conducted [illegible] Approved Body Certified by the SANAS. & are to satisfy the requirements [illegible] SANS 10400

Section A3.4 (2) Structural elements [illegible] of any stage of construction and any concrete or masonry to be tested [illegible] to the Local Authority

Section A3.5 A person [illegible] Approved Municipal

Section A3.6 Where any Persons is found to deviate from the Approved Plans & contrary to the Application of SANS 10400 shall be subject to any actions taken by the Local Authority or Enforcement Officer

Section B4 The Appointed Builder shall be a Registered Competent Builder in accordance with

PART B: STRUCTURAL DESIGN

All structural elements/elements are to be Rationally Designed by an Approved Registered Professional (Structural)/Civil Engineer prior to commencement on site

PART C: DIMENSIONS

Section C 3.1 New ceiling heights will be more than 2.4m AFFL in any habitable room & more than 2.1m AFFL in any bathroom, laundry or room containing a towel rail, with reference to Table 2

PART D: PUBLIC SAFETY

Section D 4.1 All new barriers to comply

Section D 4.2.1 All balustrades or walls provided to prevent against change in level

Section D 4.2.3 Any unprotected changes in levels that is 1m above the adjacent floor level will be fitted with a balustrade or parapet wall not less than 1m in height

Section D 4.2.4 Balustrades are not to have openings that permit the passage of a 100mm dia ball

Section D 4.3 New ramps to be used by pedestrians shall be in accordance with requirements in Part S

Section D 4.4.4 Construction of any stairways to comply with SANS 1390

PART E: DEMOLITION WORK

Section E1(1) All demolition work is to be approved in writing by the Local Authority

Section E1.(2)(3)(4) Demolition work is to be in accordance with all safety requirement standards & if further

PART F: SITE OPERATIONS

1. Section F 2.1 & 2.2 Sanitary facilities are to be provided on site/maintained & removed
2. Soil poisoning to be implemented, where required, in Accordance with SANS 10124 or Provide a suitable Termite Barrier/Management Measures in Accordance with the Provisions of an Agreement Certificate as per SANS 10400 Part F Section 4.3 & SANS [illegible]
3. All Stormwater Control During the Construction Period to Comply with SANS 10400 Part F section 3 & SANS 1543, Part F Section 4.4
4. Any Works of Demolition or Construction of a Building that could cause Danger or Inconvenience to the Public May Require a Fence, Hoarding or Barricade to be Provided in Accordance with SANS 10400 Part F Section F3.
5. Prior to Commencement of Building Work the Area on which the Building is to be Erected shall be Completely Cleared in Accordance with SANS 10400 Part F Section F4(1)
6. All Steps & Pit Face Water Hazards such as but not Restricted to, Sub Floor or Water Pits & Naturally Towards the Building shall be Provided with Drainage away from the Building by means of a Safe Approved Manner as per SANS 10400 Part F Section F4(2)
7. Precautions are to be Taken to Limit the Amount of Dust & Noise Levels Arising from Construction that could Affect the Surrounding Areas as Stated in Accordance with SANS 10400 Part F Section F6
8. All Waste Material on Site to be Adequately and Frequently Removed as per SANS 10400 Part F Section F8
9. Builders Sheds on Site to be in Compliance with SANS 10400 Part F Section F10

PART G: EXCAVATIONS

1. Section 4.2 Temporary and permanent Excavations to Existing or New Work

PART H: FOUNDATIONS

1. Foundations are to be Rationally Designed by Approved Registered Professional Structural/Civil Eng Prior to Commencement

PART J: FLOORS

1. Section 4.2(c) Slabs Supported by the Ground are to be Rationally Designed in Accordance with SANS 10400 Part H
3. Section 4.4.1 Floors Supported by the Ground Shall be Designed by a Competent Person in Accordance with SANS 10109-1
4. Section 4.4.3 Floors Supported by the Ground Shall not Exceed a Slope of more than 4mm.1m
5. Section 4.4.4 Polyesthi Underfloor Membranes to have a Min. Thickness of 250 um
6. Section 4.4.5 Filling beneath floors to contain little to no organic material and no stone larger than 75mm
6. Section 4.4.6 Filling Beneath Floors are to be Maintained before Application at a Max. of 100mm Layers for Hand Compaction & 150mm Layers for Compaction through Mechanical Means. Layers are to be Compacted before the next Layer is added.
7. Section 4.4.7 All Fill Exceeding 400mm in Depth Shall be Designed & Inspected by a Competent Person

FENESTRATION

Natural Environmental Controls

1. Aggregate Conductance & Solar Heat Gain (SHGC) of the Glazing Shall not Exceed the Values Obtained through the Implementation of Table 6 as per SANS 204 Section 4.2.4.1.2
2. Aggregate Conductance & SHGC of Glazing to be Calculated in Accordance with SANS 204 as per Section 4.2.4.1.3
3. Worst-Case Whole Glazing Element Performance Values to be used in Calculations in Accordance with Table 6 or Provided by Glazing Manufacturer as per SANS 204 Section 4.2.4.1.4
4. Aggregate Conditioning Energy Value Attributable to the Value Shall not Exceed the 4th [illegible] through the Implementation of Table 7 as per SANS 204 Section 4.2.4.2.3
5. Aggregate Air Conditioning Energy Value to be Calculated in Accordance with SANS 204 Section 4.3.4.2.3

SHADING

1. All Values Obtained from Shading Elements of Glazing Shall be in Accordance with SANS 204 Section 4.3.5.1 (a)(1)(2), (b)(1)(2) & Section 4.3.5.2

ROOF ASSEMBLIES

1. Roof Assemblies are to Achieve a Min. R-value of 2.7m².K/W with a Downward Heat Flow as per Table 8 in Accordance with SANS204 Section 4.3.6.1.1

PART K: WALLS

1. Section 4.2, 4.4, 4.5, & 4.6 Walls are to satisfy where relevant on plans or otherwise noted below as per SANS 10400 Part K Section 4.1(b)
2. Section 4.2.1.1 (a)(4) Hollow & solid masonry units in a single storey building or the upper floor of a double storey unit are to have an average compressive strength of no less tha 3.0 MPa & 4.0 MPa respectively
3. Section 4.2.1.1(a)(5) 4.2.1.1(b)(8) & 4.2.1.1(d)(2) Mortar is to be class II mortar
4. Section 4.2.1.1(d)(1) Where free standing retaining parapet & balustrade walls are constructed of hollow & masonry units, the average compressive strength shall be not less than 3.0 MPa & 5.0 MPa respectively
6. Section 4.2.1.2 Construction of all walls to comply with SANS 2001 CM1, Rod reinforcement shall comprise hard-drawn wire of [illegible] strength of 485MPa
6. Section 4.2.1.4(a) Mortar walls are to have a min. thickness of galvanizing of 750 g/m²
7. New precast prestressed lintels over openings are to be designed & approved by Professional Eng

PART L: ROOFS

1. New roof to rational design by competent professional
2. Section L4.1 Roof capable to comply with general requirements
3. Section L4.2 All waterproofing and coverings to comply, in particular with L4.2.2, L4.2.4, L4.2.6,
4. Section L4.5 Any roof and ceiling to comply with fire safety requirements
5. Section L4.8 Lightweight steel structures to comply

PART M: STAIRWAYS

1. Section M4.1 All new steps to comply with general requirements
2. Section M4.2 All dimensions and head heights for new steps to comply
3. Section M4.3 All new steps to be provided with prevention against falling handrails

PART N: GLAZING

1. Section N4.1 All new glazing to comply with general requirements
2. Section N4.2 All new glazing to comply with requirements for glazing installations
3. Section N4.3 All new glazing to comply with transparent glazing requirements
4. Section N4.4 All new glazing to comply with safety glazing requirements

PART O: LIGHTING & VENTILATION

1. Section O4.1 All new lighting & ventilation to comply with general requirements
2. Section 4.2.1 & 04.2.2 All new lighting to comply with requirements for natural & artificial ventilation
3. Section O4.3.1 All new rooms are to be provided with natural ventilation
4. Section O4.3.2 If required new rooms to be provided with artificial ventilation

PART P: DRAINAGE

1. Section P4.1 All new plumbing & drainage to comply with general requirements
2. Section P4.2 All new drainage pipes to comply
3. Section P4.3.1 All new sanitary fixtures to comply
4. Section P4.14 All new discharge pipes to comply
5. Section P4.15 All new drains to comply
6. Section P4.18 All new drains to be accessible
7. Section P4.20 New traps to be provided
8. Note: all toilets & wash are existing
9. New plumbing from kitchen sink to be connected to existing sewer pipe
10. All new work to be carried out by a registered plumber

PART R: STORMWATER DISPOSAL

1. Stormwater disposal subject to a rational design
2. Section R4.1 New stormwater disposal to comply with general requirements
3. Section R4.2 New stormwater system to provide control and disposal as required
4. Section R4.3 New gutters and downpipes to comply
5. Note: new rainwater downpipes to be connected to existing stormwater system

PART S: ACCESSIBILITY

1. Note the requirements for Part S form part of Parts O, M & T
2. Section S4.2 All new parts are to comply
3. Section S4.3 All new steps to comply with signage (signage is existing)
4. Section S4.4 Tactile indicators: [illegible] Section 3&4, S4.4.2 & S4.4.3
5. Section S4.5 All new ramps/walkways/spaces to comply
6. Section S4.6 All new doors to comply with safety
7. Section S4.7 All new areas to comply with regards changes in level
8. Section S4.8 New ramp to comply at maximum gradient of 1:12
9. Section S4.9 New steps to comply
10. Section S4.10 Handrails to be provided
11. Section S4.12 Access WC is provided as existing

PART T: FIRE PROTECTION

1. Section T4.1 All new spaces to comply with general requirements
2. Section T4.2 All new spaces to comply with relevant safety distances
3. Section T4.5 All new spaces/materials to comply with relevant fire performance
4. Section T4.7 All new structural elements to comply so that relevant fire stability is achieved
5. Section T4.12 All new roof assemblies to comply with relevant parts
6. Section T4.13 All new ceilings to comply
7. Section T4.14 All new floor finishes to comply
8. Section T4.16 At least one escape route to be provided
9. Section T4.17 New space to be provided with escape doors to comply
10. Section T4.29 New signage to be installed to comply
11. Section T4.30 Emergency lighting to be provided in new sections as required
12. Section T4.37 Portable fire extinguishers to be provided at a rate as noted in Table 10

PROJECT NOTES:

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MEASUREMENT/ATION OF THE DRAWINGS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

OWNERSHIP OF RIGHTS AND COPYRIGHT IN AND TO ALL PLANS, DESIGNS, DRAWINGS AND IMAGES OF ANY NATURE PRODUCED BY BOSHOFF ARCHITECTS (PTY) LTD, INCLUDING WORK RESULTING FROM THEM, SHALL AT ALL TIMES REMAIN VESTED SOLELY IN BOSHOFF ARCHITECTS (PTY) LTD AND ANY PROVISION TO THE CONTRARY IN TERMS OF THE COPYRIGHT ACT NO 98 OF 1978 IS HEREBY SPECIFICALLY EXCLUDED.

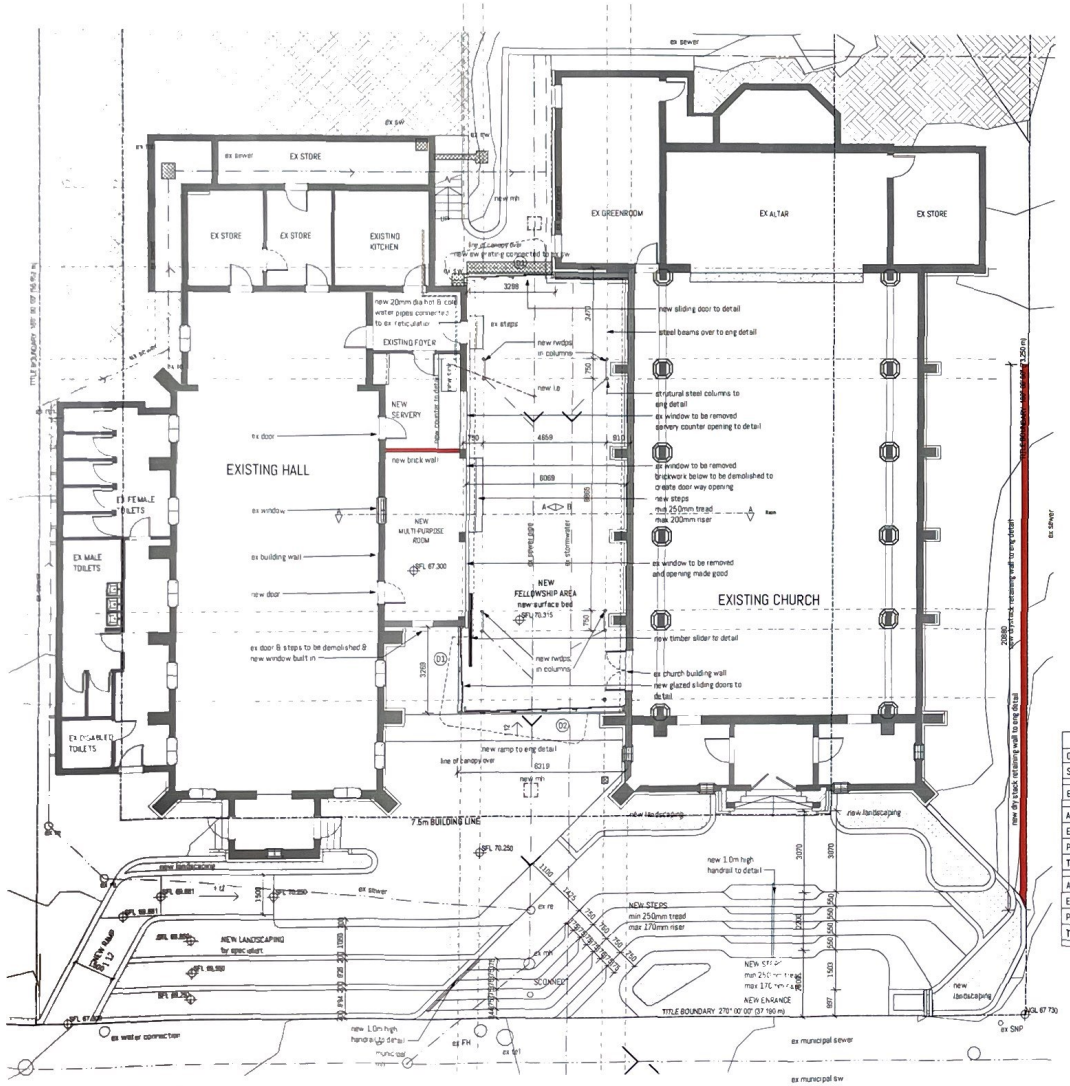
THE CLIENT WILL INDEMNIFY AND HOLD HARMLESS BOSHOFF ARCHITECTS PTY LTD AGAINST ALL CLAIMS, COSTS AND DEMANDS (INCLUDING IN RESPECT OF NEGLIGENCE) BY THIRD PARTIES IN RESPECT OF SERVICES.

THE LIABILITY OF BOSHOFF ARCHITECTS PTY LTD TO THE CLIENT ARISING OUT OF THE PERFORMANCE OF THE SERVICES, WHETHER UNDER THE LAW OF CONTRACT, TORT OR OTHERWISE (INCLUDING STATUTE) SHALL BE LIMITED TO THE COST OF RECTIFYING THE WORKS OR THE AMOUNT OF FEE PAID BY THE CLIENT FOR THE SERVICES.

BOSHOFF ARCHITECTS PTY LTD SHALL BE DISCHARGED FROM ANY AND ALL LIABILITY IN RESPECT OF THE SERVICES, WHETHER UNDER THE LAW OF CONTRACT, TORT OR OTHERWISE, ON THE EXPIRATION OF ONE YEAR FROM THE COMPLETION OF THE SERVICES AND THEREAFTER (OR ANY PERSONS CLAIMING THROUGH THE CLIENT) SHALL NOT BE ENTITLED TO COMMENCE ANY CLAIM, ACTION OR DEMAND AGAINST BOSHOFF ARCHITECTS PTY LTD OR ANY DIRECTOR OR EMPLOYEE OF THE COMPANY IN RESPECT OF THE SERVICES AFTER THAT DATE.

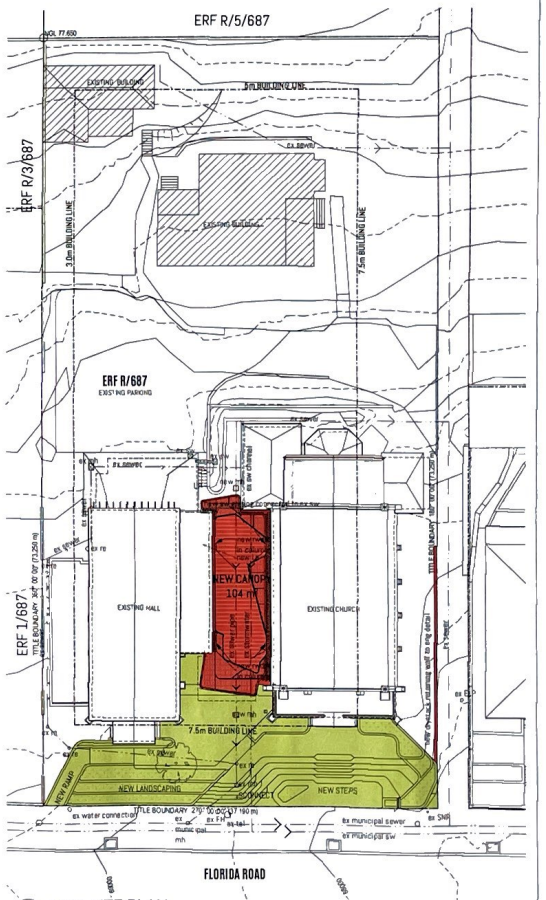
BOSHOFF ARCHITECTS PTY LTD UNDERTAKES TO EXERCISE REASONABLE CARE IN CARRYING OUT THE SERVICES. THERE SHALL BE NO LIABILITY IN RESPECT OF ANY FAILURE BEYOND REASONABLE CARE.

ALL EXISTING SITE CONDITIONS INDICATED ON PLANS ARE TO BE VERIFIED ON SITE. THE ARCHITECT HEREWITH INDEMNIFIES HIMSELF/HERSELF OF ANY IMPLICATIONS IN CONNECTION WITH INDICATED EXISTING SERVICES. ALL SPECIALISTS TO ENSURE THAT EXISTING SITE CONDITIONS ARE VERIFIED BEFORE COMMENCEMENT OF WORK.



1 / TP3 01 — 0.002 GROUND
SCALE 1 100

PROJECT SUMMARY		
OCCUPATION CLASSIFICATION		GR 01
Site Area		2740 m²
ERF R/687 DURBAN		ETHEKWINI
Allowable FAR	2	2740 m²
Existing FAR	(37.3% x Site Area)	1022 m²
Proposed FAR	(3.9% x Site Area)	104 m²
TOTAL NEW FAR	(41.2% Site Area)	1126 m²
Allowable COV	(40% of Site Area)	1096 m²
Existing COV	(31.4% of Site Area)	862 m²
Proposed COV	(3.9% of Site Area)	104 m²
TOTAL NEW COV	(35.3% of Site Area)	966m²



2 / TP3 01 — 0.000 SITE PLAN
SCALE 1 250

ARCHITECT'S SIGNITURE / CLIENT AUTHORIZATION

REVISION	DATE	DESCRIPTION

STATUS
COUNCIL SUBMISSION

BOSHOFF ARCHITECTS

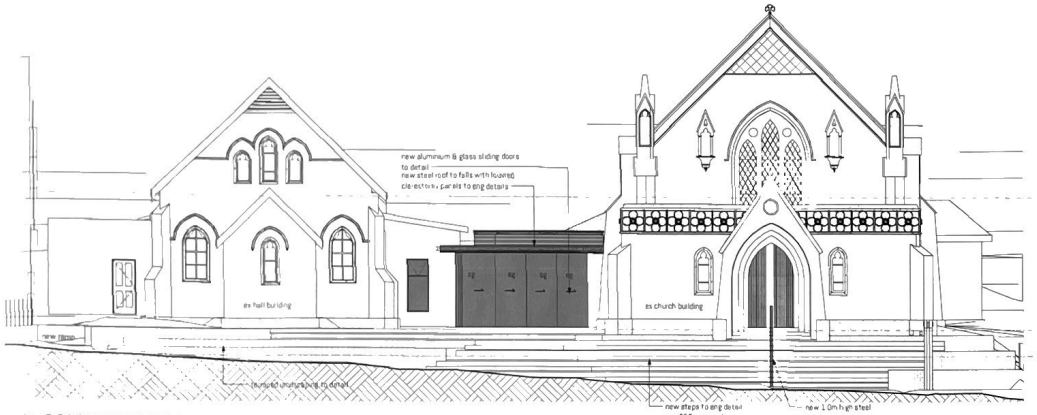
ADDRESS: 3 MILLAR ROAD WINDERMERE, 4001
EMAIL: LIZA@BOSHOFF ARCHITECTS.COM
TELEPHONE: +27 83 334 8717
SACAP REG CIPRO: PR 4001 4309/2011 2021/073337/07

204 FLORIDA RD - INCITE EXPAND

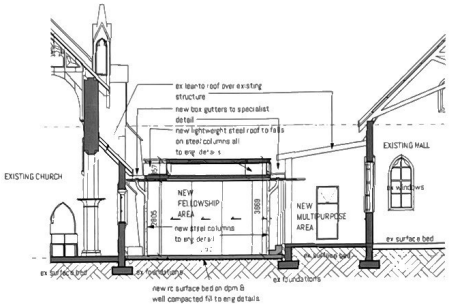
PROJECT NAME: PROPOSED NEW FELLOWSHIP CHURCH AND CATHEDRAL LANDSCAPING FOR INCITE CHURCH
ERF NO: ERF 687 OF DURBAN
LOCATION: 204 Florida Road, Durban
CLIENT: INCITE CHURCH

PLANS

SCALE (A1)	DRAWING NO.	DATE
As indicated	SPA 01	2021.11.24
DRAWN BY	CHECKED BY	SIGNED BY
MB	LB	LB
PROJECT NUMBER	WORK STAGE	REVISION
	COUNCIL SUBMISSION	



4 SOUTH WEST ELEVATION
SCALE 1 : 100



1 SECTION A-A
SCALE 1 : 100

PROJECT NOTES

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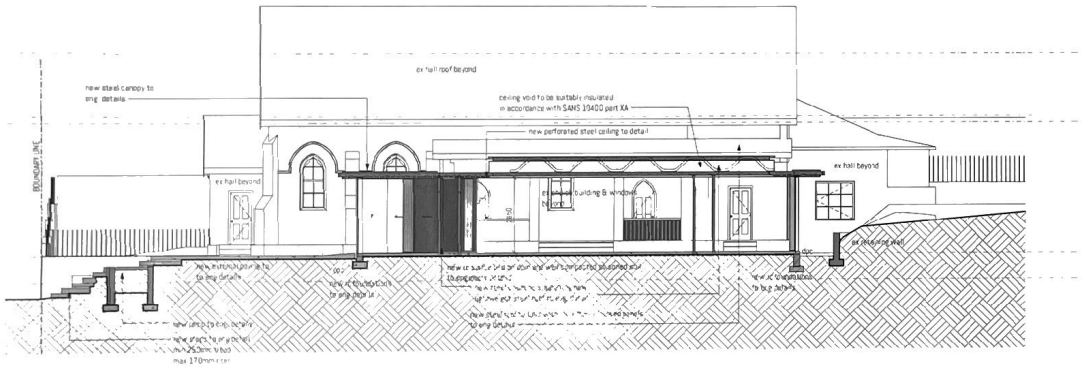
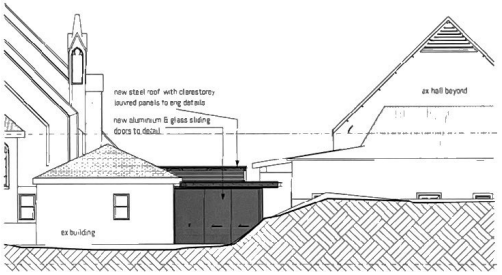
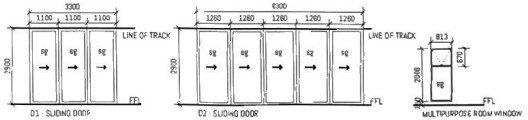


2 INTERNAL ELEV - AA
SCALE 1 : 100



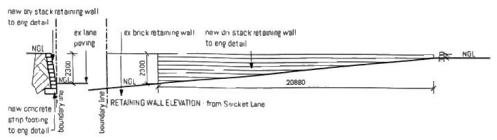
5 PART NORTH EAST ELEVATION
SCALE 1 : 100

3 INTERNAL ELEV - BB
SCALE 1 : 100



GLAZED ALUMINIUM SLIDING DOORS WITH TOP HUNG TRACK BY SPECIALIST
ALL GLASS TO BE MINIMUM 6.38mm LAMINATED SAFETY GLAZING
DEPENDING ON PANEL SIZE AS PER PART N (SANS 10 400)

7 Window Schedule
SCALE 1 : 100



6 Retaining Wall
SCALE 1 : 200

ARCHITECTS SIGNATURE CLIENT AUTHORIZATION

REVISION	DATE	DESCRIPTION

STATUS
COUNCIL SUBMISSION

BOSHOFF ARCHITECTS

ADDRESS 9 MILLAR ROAD, WINDERMERE, 4001
EMAIL CRAIG@BOSHOFF-ARCHITECTS.COM
TELEPHONE +27 83 304 3277
SACAP REG CAPM01 Pr Arch 4 20010013
20120713/0776/07

284 FLORIDA RD - INCITE EXPAND

PROJECT NAME PROPOSED NEW FELLOWSHIP CANOPY AND ENTRANCE UNDERCROFT FOR MOTE CHURCH
ERF NO ERF 597 OF DURBAN
LOCATION 284 FLORIDA ROAD DURBAN
CLIENT MOTE CHURCH

SECTIONS & ELEVATION

SCALE (A1)	DRAWING NO.	DATE
As indicated	1915.01	2021.11.08
DRAWN BY	CHECKED BY	SIGNED BY
Jessica	Craig	Approved
PROJECT NUMBER	WORK STAGE	REVISION
1915.01	COUNCIL SUBMISSION	