

general notes:

this drawing is copyright and remains the property of the architecture
all dimensions and levels are to be checked on site prior to construction
all dimensions and levels on this drawing are to be taken in preference to scaling off
any discrepancies on this drawing are to be reported to the office of the architect prior to construction
all work is to be carried out in accordance with the national building regulations SANS 10400 parts A to Z
all retaining walls, piles footings, slabs, beams, columns and agricultural drains to engineer's details and design
all foundations to be certified by a competent person as per SANS 10400 part A1(3)(e)
the main contractor to check the land surveyors drawings for confirmation of setting out levels and dimensions of site
building work may only commence on approval of the building plans from the local authority, construction prior to approval will be at the risk of the owner

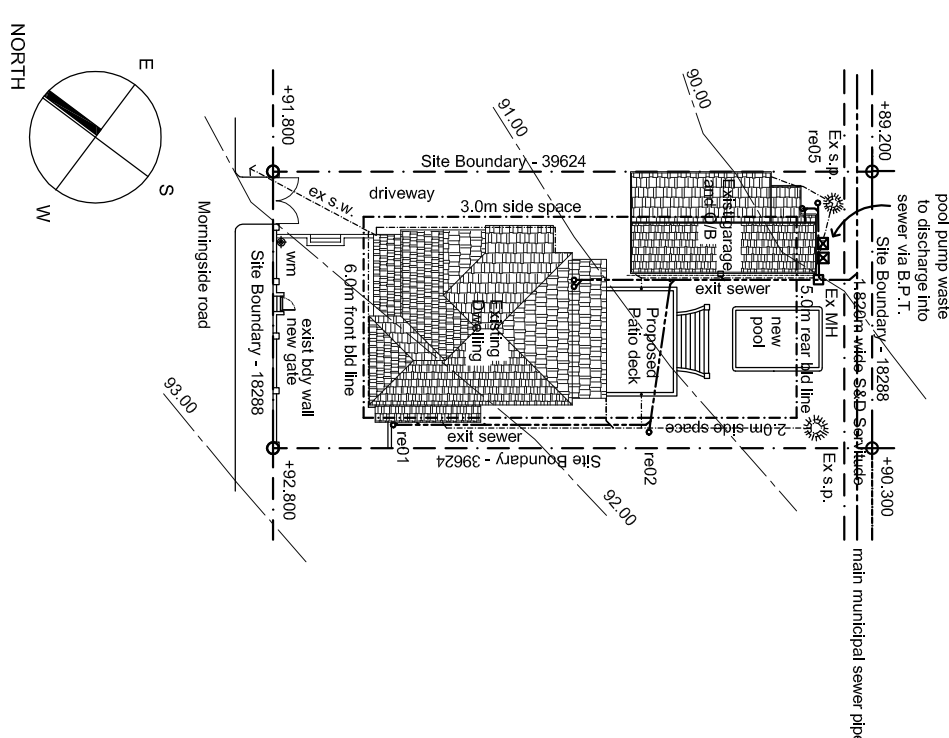
lighting and ventilation
lighting and ventilation to comply with SANS 10400 part O

artificial lighting to be provided at a rate in accordance with the SANS 10400 Part O
mechanical ventilation
ventilation extraction to be a minimum of 20l/sec/fitment
fresh air to be supplied at a rate of 7.5 litres per person per second
uniform air distribution and a maximum air velocity of 0.5 m/sec/nd.

facilities for disabled persons
all facilities for disabled persons to comply with SANS 10400 part S
ramps to comply with S52, D03 and n.b.t., 0400-1990, part TT723.
lifts to comply with S53.
toilet facilities to be provided in accordance with S55, signage to comply with S59.

Drainage : to comply with SANS 10400 part P
110l PVC waste pipes to be a minimum of 450mm below finished ground level and to have a minimum fall of 1:50.
rodding eyes to be provided every 23m.
inspection eyes to all fittings
2 way vent valves to be fitted at the head of all drain runs.

Public Safety : to comply with SANS 10400 part M
stairs and balustrading to comply with part M.
Glazing & Fenestration: to comply with SANS 10400-N2010
SANS 10400-XA:2010, AND SANS 10400 204:2010



SITE PLAN
SCALE 1:500

AREA SCHEDULE AND ZONING INFORMATION:

SITE AREA	724.00m ²
SITE ZONING	SPECIAL RESIDENTIAL 650
PERMISSIBLE COVERAGE	(40%) 289.60m ²
PERMISSIBLE F.A.R.	N/A
EXISTING COVERAGE	(34.15%) 247.43m ²
EXISTING GROUND FLOOR	147.75m ²
EXISTING VERANDA	24.43m ²
EXISTING OUTBUILDING	37.67m ²
EXISTING GARAGE	37.56m ²
TOTAL EXIST GROUND FLOOR AREA	247.43m ²
EXISTING FIRST FLOOR	125.66m ²
EXISTING FIRST FLOOR VERANDA	12.62m ²
TOTAL EXIST FIRST FLOOR AREA	138.28m ²
TOTAL EXISTING AREA	387.34m ²
PROPOSED GROUND FLOOR (Add Coverage)	23.16m ²
PROPOSED FIRST FLOOR	13.57m ²
PROPOSED TOTAL FLOOR AREA	36.75m ²
PROPOSED NEW COVERAGE	(37.37%) 270.61m ²

project:
PROPOSED ADDITIONS AND ALTERATIONS
TO EXISTING DWELLING BUILDING ON
LOT 366, MORNINGSIDESIDE, DURBAN,
11 MORNINGSIDESIDE ROAD.

client:
MR. C. J. SHAYE
MRS. I. T. SHAYE

signature:

drawing title:
GROUND FLOOR PLAN AND SITE PLAN
FIRST FLOOR PLAN

drawing and project number: dhs2013_51_300	revision rev_0
date: Dec 2012	scale 1:100
author: dhs	

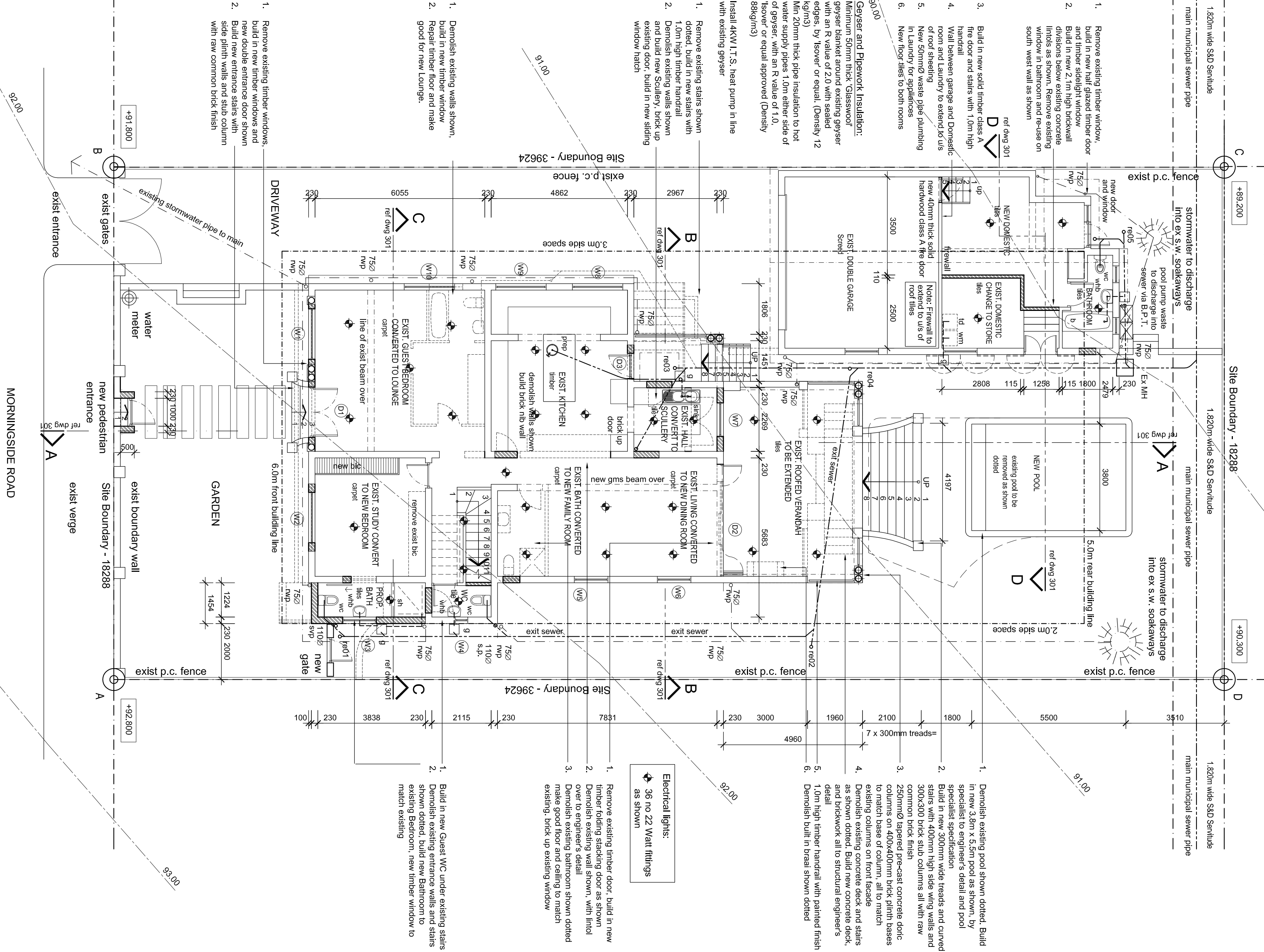
Note in terms of NBR Part XA - Domestic room

Note: Domestic room net area = 23m²

Total glazing to domestic room

= 2.2m² (9.5%)

No calculations required



GROUND FLOOR PLAN
SCALE 1:100

FIRST FLOOR PLAN
SCALE 1:100