

ZONING: SPECIAL RESIDENTIAL-400
PROPOSED OCCUPANCY CLASSIFICATION: R4
PROPOSED OCCUPANCY CLASSIFICATION: H3

G.P.S CO ORDINATES:
 31° 17' 10.08" E
 31° 17' 10.08" E

SCHEDULE OF AREAS	NO OF UNITS PROVIDED	2 UNITS PROVIDED
EXISTING COVERAGE PERMITTED (50%)	964.00m ²	2 UNITS
EXISTING COVERAGE	482.00m ²	2 UNITS
TOTAL COVERAGE AFTER DEM	218.00m ²	2 UNITS
PROPOSED COVERAGE	283.00m ²	2 UNITS
COVERAGE ON HAND	444.44m ²	2 UNITS
COVERAGE ON HAND	444.44m ²	2 UNITS
FLOOR AREA RATIO (FAR)	0.8	2 UNITS
FLOOR AREA RATIO (FEED)	218.00m ²	2 UNITS
FLOOR AREA RATIO (FIRST)	413.00m ²	2 UNITS

CONCRETEWORK OF FLOOR AND ENTRANCE LEVELS SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH LEVEL INDICATED ON THE DRAWINGS. ALL CONCRETEWORK SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH LEVEL INDICATED ON THE DRAWINGS.

INSPECTOR BEFORE COMMENCING WORK SHALL BE ADVISED IN WRITING OF THE PROPOSED WORK AND SHALL BE PROVIDED WITH A COPY OF THE DRAWINGS AND SPECIFICATIONS. THE INSPECTOR SHALL BE ADVISED IN WRITING OF THE PROPOSED WORK AND SHALL BE PROVIDED WITH A COPY OF THE DRAWINGS AND SPECIFICATIONS.

GROUND WATER OR ANY OTHER SUSPECT SOIL SHALL BE INVESTIGATED AND TESTED PRIOR TO THE COMMENCEMENT OF WORK. THE RESULTS OF THE INVESTIGATION AND TESTING SHALL BE PROVIDED TO THE CLIENT AND THE LOCAL AUTHORITY.

ALL FOUNDATIONS ARE TO BE TAKEN TO HARD VIRGIN SOIL AND SHALL BE FINISHED TO THE FINISH LEVEL INDICATED ON THE DRAWINGS. ALL FOUNDATIONS ARE TO BE TAKEN TO HARD VIRGIN SOIL AND SHALL BE FINISHED TO THE FINISH LEVEL INDICATED ON THE DRAWINGS.

AREAS WILL BE PERMITTED ON THE STEREOPT AND DRAWINGS

COPYRIGHT:
 In accordance with the relevant clauses of the Copyright Act (ACT 98 OF 1978) the Author of this drawing is Ahmed Olla Architects (Pty) Ltd. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Author. The Author is not responsible for any errors or omissions in this drawing. The Client is advised to verify all information and dimensions shown in this drawing. The Client is also advised to verify all information and dimensions shown in this drawing.

DISCLAIMER:
 Ahmed Olla Architects (Pty) Ltd. is not liable for any errors or omissions in this drawing. The Client is advised to verify all information and dimensions shown in this drawing. The Client is also advised to verify all information and dimensions shown in this drawing.

ALL RIGHTS RESERVED:
 No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Author. The Author is not responsible for any errors or omissions in this drawing. The Client is advised to verify all information and dimensions shown in this drawing. The Client is also advised to verify all information and dimensions shown in this drawing.

NOTE: HAVE ANY OPENING THAT PERMITS THE PASSAGE OF A 100MM DIAMETER BALL.

SHOWER GLAZING: GLAZING TO BE 6mm TOUGHENED SAFETY GLAZING TO COMPLY WITH SANS 10400 PART 1.

HEALTH NOTE:
 1. REQUIRED AIR CHANGE PER HOUR IS TO BE 10 AND 15 PER PERSON TO BE 25.0 EXTRACT FAN TO BE PROVIDED TO EXTRACT EXHAUST AIR FROM THE SHOWER AREA.
 2. INSUFFICIENT LIGHTING, 150 LUX ARTIFICIAL LIGHTING.

WATER RETENTION:
 1. AND UNIT FOR COMPLIANCE WITH SANS 10282-1.
 2. SEE SANS 10400 REPORT BY AHMED OLLA ARCHITECTS (PTY) LTD FOR COMPLIANCE WITH SANS 10400 PART 1A.

ENERGY EFFICIENCY:
 1. SEE SANS 10400 REPORT BY AHMED OLLA ARCHITECTS (PTY) LTD FOR COMPLIANCE WITH SANS 10400 PART 1A.

FIRE NOTES:
 1. SAFETY DISTANCES: 4.2
 2. FIRE PERFORMANCE: 4.5
 3. TERNARY SEPARATING ELEMENTS: 4.7
 4. PROTECTION OF PENETRATIONS: 4.8
 5. STAIRWAY CHANGE OF LEVEL: 4.9
 6. INSTALLATIONS: 4.32
 7. WATER RETENTION FOR FIRE FIGHTING: 4.3
 8. HOSE REELS: 4.34
 9. ACCESS FOR FIRE FIGHTING: 4.37
 10. PORTABLE FIRE EXTINGUISHERS: 4.37
 11. ACCESS FOR FIRE FIGHTING: 4.37

SITE WORKS & EXCAVATION:
 1. ALL BOUNDARY REASONS ARE TO BE FLAGGED BY CONTRACTOR. IS TO OBTAIN A CERTIFICATE OF TITLE FROM THE DEPARTMENT OF LAND AND SURVEY. CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCING WORK AND REPORT TO THE ARCHITECT IMMEDIATELY.
 2. CONTRACTOR IS TO CONFIRM AND ENSURE ALL DIMENSIONS AND LEVELS ARE AS SHOWN ON THE DRAWINGS.

CEILING: UNFINISHED CEILINGS AND BULKHEADS TO BE FINISHED TO THE FINISH LEVEL INDICATED ON THE DRAWINGS. UNFINISHED CEILINGS AND BULKHEADS TO BE FINISHED TO THE FINISH LEVEL INDICATED ON THE DRAWINGS.

ELECTRICAL:
 1. TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN.
 2. TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN.

DRAINAGE:
 1. THE LOCAL AUTHORITY IS REQUIRED TO ENSURE THAT THE DRAINAGE SYSTEM IS INSTALLED IN ACCORDANCE WITH SANS 10400 PART 1A AND SANS 10400 PART 1B.
 2. THE LOCAL AUTHORITY IS REQUIRED TO ENSURE THAT THE DRAINAGE SYSTEM IS INSTALLED IN ACCORDANCE WITH SANS 10400 PART 1A AND SANS 10400 PART 1B.

WATERPROOFING SPECIFICATION:
 1. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS.
 2. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS.
 3. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS.
 4. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS.
 5. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS. ONE LAYER DERIBIUM SP4 TO BE APPLIED TO ALL WALLS AND FLOORS.

WORK AND RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENGINEERS DETAIL AND UNDER HIS SUPERVISION.

ANY QUERIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE ATTENTION OF THE OWNER IS DRAWN TO THE FACT THAT CHANGES TO THE DRAWINGS ARE LIKELY TO INVALIDATE THE CONTRACT.

LOCAL AUTHORITY:
 1. THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY FEES AND CHARGES.
 2. THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY FEES AND CHARGES.
 3. THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY FEES AND CHARGES.
 4. THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY FEES AND CHARGES.
 5. THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY FEES AND CHARGES.

GENERAL SPECIFICATIONS:
 1. ALL LEVELS ARE APPROXIMATE.
 2. ALL LEVELS ARE APPROXIMATE.
 3. ALL LEVELS ARE APPROXIMATE.
 4. ALL LEVELS ARE APPROXIMATE.
 5. ALL LEVELS ARE APPROXIMATE.

DISCLAIMER NOTE:
 AHMED OLLA ARCHITECTS (PTY) LTD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT IS ADVISED TO VERIFY ALL INFORMATION AND DIMENSIONS SHOWN IN THIS DRAWING. THE CLIENT IS ALSO ADVISED TO VERIFY ALL INFORMATION AND DIMENSIONS SHOWN IN THIS DRAWING.

ALL RIGHTS RESERVED:
 No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Author. The Author is not responsible for any errors or omissions in this drawing. The Client is advised to verify all information and dimensions shown in this drawing. The Client is also advised to verify all information and dimensions shown in this drawing.

GENERAL NOTES:
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND SCHEDULE OF WORKS. THE CLIENT IS ADVISED TO VERIFY ALL INFORMATION AND DIMENSIONS SHOWN IN THIS DRAWING. THE CLIENT IS ALSO ADVISED TO VERIFY ALL INFORMATION AND DIMENSIONS SHOWN IN THIS DRAWING.

UPPER ROOF PLAN
 SCALE 1:50

BRICKWORK LEGEND:
 Existing walls: (solid line)
 Existing walls: (dashed line)
 Existing walls: (dotted line)
 Existing walls: (dash-dot line)

