GENERAL SEWER NOTES:

-NOTES IN RESPECT OF S A STANDARD CODE OF
-PRACTICE FOR THE APPLICATION OF THE -NATIONAL BUILDING REGULATIONS, SABS 0400
AND SANS 10.400

1. Cleaning facilities shall be provided at all changes in gradient and direction
and elsewhere where required.
2. All levels and directions to be checked on site and any discrepancies to be
reported to the architect immediately before commencing with any work.
3. All work to be executed in strict accordance to the drawings and local
authority requirements.
4. All SABS applicable specifications and Codes of Practice to be used.
5. All upvc pipes shall be installed according to SABS codes and other
relevant requirements including those of the local authority.
6. All pipe fittings shall be inspected and approved before pipe laying
commences.
7. No section of drain shall be backfilled without the written approval of the
engineer.
8. A ball 5mm (smaller than the internal dia. of the drain shall pass freely
along the length of the drain and shall be carried out in the presence of the
engineer.
9. All existing services in the area where construction is to take shall be
located and opened before proposed drainage work is commenced.
10.Access shall be provided to drains at every change of gradient and
direction and at least 25m intervals by means of a cleaning eye or manhole.
11.The maximum bend on any single fitting shall be 45 degrees with the
exception of the ventilation pipe where up to 90 degrees may be used.
12.All traps up to and including 50mm dia shall be of deep seal (75mm) reseal
type.
13.All groups of wash hand basins and sinks shall be connected to a 50 -
100mm internal dia waste pipe.
14.All pipes shall be laid to falls as indicated on the drawings.
15. The premises to comply with the noise act.
16. The premises to comply with the Tabacco control act.

PART 'M' STAIRWAYS:
1. Dimensions of stairways to be in compliance with MM2
all balustrading to comply with MM3

PART 'N' GLAZING:
1. All glazing to comply with Part N of SANS 10.400
2. Natural ventilation of 5% of floor area
3. Natural smoke ventilation of 1.5% of floor area
4. If required toilets to be mechanically ventilated by
extraction to external at rate of 20l/s/fitment

SOIL POISONING:
1. Concrete floor slab reinforced with B.R.C. on PVC underlay on compacted
soil treated with soil poison.

GENERAL NOTES:
1. All work to comply with SANS 10.400 & L.A. by-laws.
2. Contractor is responsible for correct setting out of the building, all external & internal walls with particular reference to boundaries.
3. Contractor to locate & identify existing services on site & to protect these from damage throughout the duration of works
4. Contractor to use figured dimensions & not to scale of drawings.
5. All entrance levels are derived by using local authorities formula.
6. This drawing is to be read in conjuction with engineers & approved consultants drawings.
7. Any discrepancies to be reported to the architects prior to work commencing.
8. to comply with tabacco products control act

HEALTH:
1. To comply with Tobacco Products Control Act.
2. All food premises to comply with food regulations R962.
Premises to comply with noise regulations.

LIGHTING & VENTILATION:
1. All Lighting and Ventilation to comply with SANS 10400 Parts O and T.

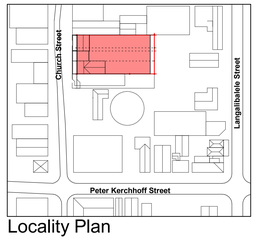
WATER SUPPLY NOTES:
1. Existing municipal water connections to be used.
2. Water pressure to be tested at existing FHR to determine if water tanks are
required for fire hose reels.
3. All water supply pipes above ground with a diameter of 38mm, or less, are
to be copper class 460/0. All pipes in chases to be spiral wrapped with
KRAFTEX building paper.
4. No pipes are to be installed below surface beds.
5. Pipes in ground to be in UPVC or glazed earthenware installed to
manufacturers' specification. All galvanised pipes used in ground shall be
DENSO-protected in strict accordance with manufacturers' specification.
6. Fire hose reels and extinguishers to be SABS approved.
7. Variation to pipe layout, design, sizes, etc must be
approved by the architect prior to installation.

PART 'P' DRAINAGE:
1. All joints to comply with PP2 & PP6.
2. All sanitary fixtures to be in accordance with PP3 - PP5.
3. All drainage to comply with the relevant portions of PP15, depending on
type of system utilized.
4. All discharge & ventilation pipes to be installed in compliance with PP20.
5. Drains to be accessible in accordance with PP21.
6. All sanitary fixtures to have traps in accordance with PP22.
7. Gulley to comply with requirements of PP23.
8. All drains to be laid in accordance with PP24.

PART 'R' STORMWATER DISPOSAL:
1. Sizes of roof valleys and gutters to comply with RR3.
2. Drains to be accessible in accordance with RR4.

PART 'D' PUBLIC SAFETY:
1. All balustrading to comply with DD2

PART 'M' STAIRWAYS:
1. Dimensions of stairways to be in compliance with MM2
all balustrading to comply with MM3



Locality Plan

Scale 1 : 2000

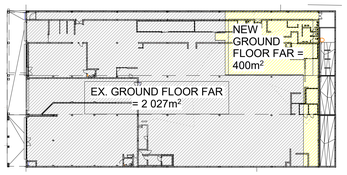
SITE INFORMATION: 180 + 182 + 184 CHURCH STR, PMB - CONSOLIDATION

180 Church Street	PTN 3 (of 2) of Erf 2518 PMB
182 Church Street	Rem PTN 2 of Erf 2518 PMB
184 Church Street	PTN 8 of ERF 2518 PMB
Zoning:	Core Mixed Use 1
Height Restriction:	34m
Building Lines:	n/a - per scheme
Min ERF size:	500m²
Coverage:	100%
FAR	Per scheme 4.5 or Residential
Total 3x Site Areas	**2 577 m²**
Allowable FAR:	**11 596.50 m² (4.5)**
Previously Approved FAR	2 321m²
Demolished FAR	294m²
Sub Total FAR	2 027m²
Proposed New FAR	400 +107 m²
Total New FAR	**2 427m² (0.94)**
FAR in hand:	**9 169.50 m² (0.78)**
Allowable Coverage:	**2 577 m² (100%)**
Previously Approved Coverage	2 063m²
Demolished Coverage	0m²
Sub Total Coverage	2 063m²
Proposed New Coverage	383m²
Total New Coverage	**2 446m² (95%)**
Coverage in hand:	**131m² (5%)**

26.

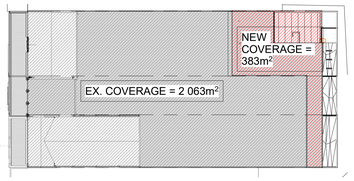
180,182,184 - Site Information

Scale 1 : 50



FAR

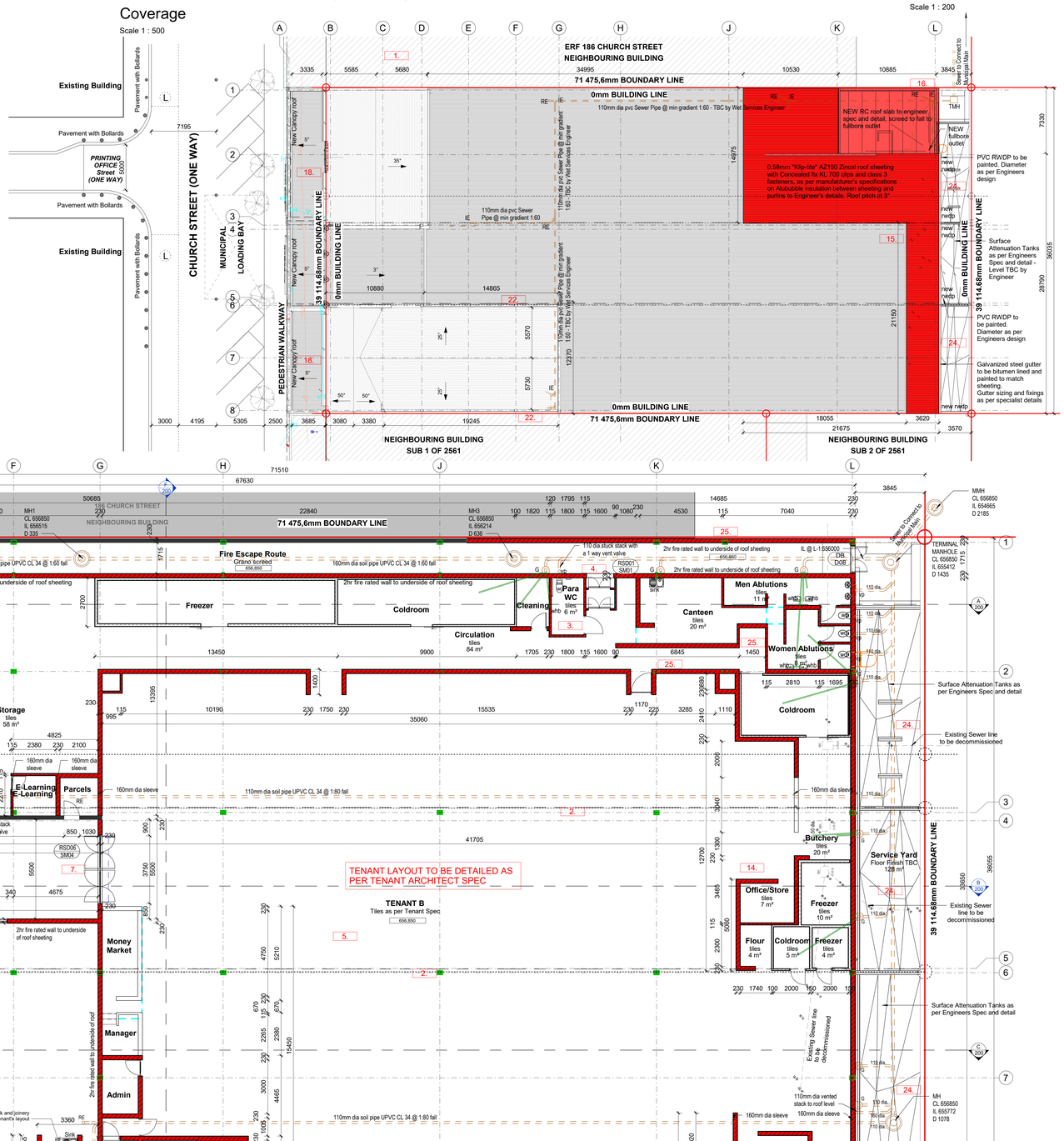
Scale 1 : 500



Coverage

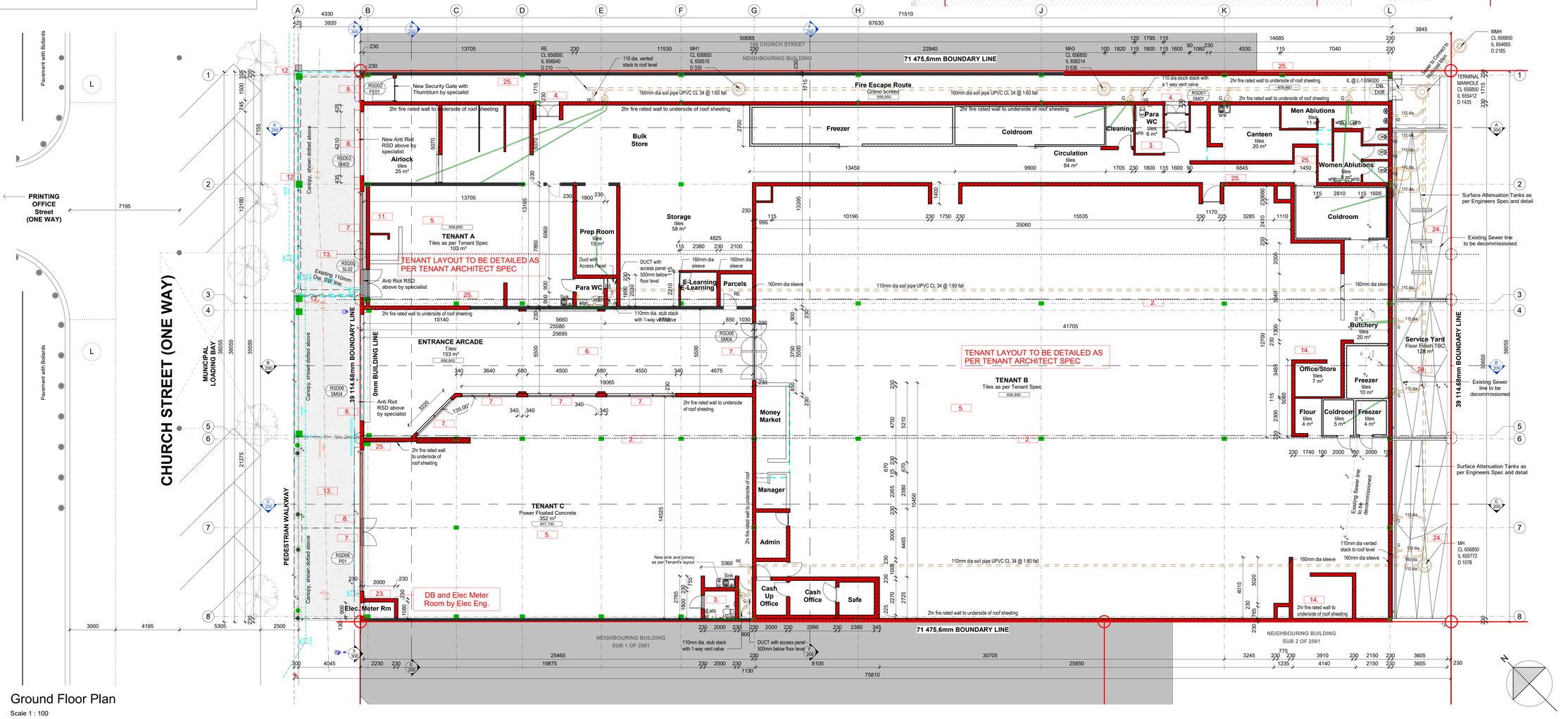
Scale 1 : 500

Deviation List	
Number	Deviation List
1.	Grid layout revised
2.	Walls omited
3.	Ablution position revised
4.	Fire escape door and fire escape route added
5.	Tenant envelope revised
6.	New Entrance Arcade
7.	Shopfront configuration revised
8.	
8.	Roller Shutter Door added
11.	Security wall added behind shopfront
12.	New square Columns to replace circular
13.	Paving levels to correspond to new FFL's
14.	Building footprint increased, New wall added
15.	Sheeted Roof extended
16.	New Roof Slab.
17.	Windows Omitted - Bricked up with recess detail
18.	Canopy roof pitch revised-to be steel substructure
19.	New Canopy Roof revised.
21.	Addition of 2hr fire rated wall.
22.	New Concrete gutter added.
23.	Staircase Omitted
24.	Revised storm water attenuation tanks
25.	Column Layouts Revised
26.	Area Schedule Revised



SITE PLAN - Roof Plan

Scale 1 : 200



Ground Floor Plan

Scale 1 : 100

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GENERAL NOTES:

1.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS ISSUED BY CONSULTANTS OF VARIOUS DISCIPLINES, IN PARTICULAR STRUCTURAL, ELECTRICAL, MECHANICAL AND WET SERVICES ENGINEERS.
2.
ANY DISCREPANCIES BETWEEN DRAWING LAYOUTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS PRIOR TO ANY WORK BEING PUT IN HAND.
3.
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAIL DRAWINGS WILL SUPERSEDE SMALL SCALE GENERAL LAYOUT DRAWINGS.
4.
CONTRACTOR AND SUBCONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ANY WORK BEING PUT IN HAND.
5.
ALL WORK ON SITE IS TO CONFORM TO GOOD BUILDING PRACTICE AND ALL RELEVANT NATIONAL BUILDING CODES AND STANDARDS.

REVISIONS

No	Date	Description	SIGN	APPR

KEYPLAN

FOR INFORMATION	DESIGN DEVELOPMENT
SKETCH PLAN	TENDER
SDP	CONSTRUCTION
MUNICIPAL SUBMISSION	AS BUILT

MUNICIPAL SUBMISSION

Consultants	Signature
Client: IMBALI PROPS 21 PTY (ltd)	
Architect	

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PROJECT NAME
Deviations to Approved Plan Nos.198/22 (Ptn 3 of 2of ERF 2518, I80 Church Street), 199/22(Ptn 2 of ERF 2518, 182 Church Street) and 200/22(Ptn 4 of 2518, 184 Church Street)

OWNER
IMBALI PROPS 21 PTY (ltd)

REPRESENTATIVE

PROJECT ADDRESS
Church Street, Pietermaritzburg

SIZE	SCALE	CURRENT REVISION DATE	DRAWN	TCRPV Project Number	Stage
A0	As indicated		LB/SD	4265	M

DRAWING TITLE
Site Plan, Ground Floor Plan and Area Schedule

Project Code	Originator	Zone	Level	Type	Role	Dwg Number	REV
4265						-001	