

AREA SCHEDULE:

SITE AREA: 41 574.57 m²
 ZONING: GENERAL INDUSTRY
 ALLOWED FAR: 2.0 (83 149.14m²)
 ALLOWED COVERAGE: N/A
 ALLOWED HEIGHT: 25M

EXISTING COVERAGE: = 17360m²
 EXISTING FAR: = 29264m²

NEW FAR: 0 m² (NO NEW PARKING REQUIRED)
 NEW COVERAGE: 25,03 m² (NEW PORTION OF AWNING + GUARD HOUSE)

REDUCED FAR: 1035,54 m² (FIRST FLOOR WORKSHOP DEMOLITION)
 REDUCED COVERAGE: (457,85+36+39.04+31.78+8.95)= 573,62 m² (DEMOLISHED GARAGE+STAIR+ CANOPY+STAFF QUARTERS+SMALL CANOPY)

NEW TOTAL COVERAGE=16 811,41 m² (40,4%)
NEW TOTAL FAR=28 228,46 m² (67,8%)

GENERAL NOTES

FIGURED DIMENSIONS ONLY TO BE TAKEN - DRAWINGS ARE NOT TO BE SCALED.

ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION.

ANTIGUARDS AND DAMPROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND N.B.R REQUIREMENTS.

ALL WALLS TO BE REINFORCED WITH TWO COURSES OF BRICKWORK AT ALL CILL AND WALL PLATE LEVELS.

ALL EXTERNAL FACE/BRICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK BAGGED AND PAINTED WITH BITUMEN.

ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00.

ALL LINTELS SHALL BE SUPPORTED ON EITHER SIDE OVER LAPING THE STRUCTURE ON WHICH IT IS SUPPORTED, BY A MINIMUM OF 150MM.

ALL PLUMBERS TO BE REGISTERED WITH THE KWV WATER SERVICES.

ALL PLUMBING TO CONNECT TO MUNICIPAL LINE BY LAW REQUIREMENT.

QUALITY OF MATERIALS TO COMPLY WITH THE LATEST RELEVANT SABS & BSS SPECIFICATION AND SHALL CONFORM TO THE MINIMUM STANDARDS SPECIFIED IN THE NATIONAL BUILDING REGULATIONS

2. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS SHOWN ON THESE DRAWINGS BEFORE ANY WORK IS PUT ON HAND AND IS TO REPORT ANY DISCREPANCIES TO THE ARCHITECT/AUTHOR FOR RATIFICATION

3. THE CONTRACTOR SHALL CORRECT (AT HIS OWN COST) ANY WORK INCORRECTLY PERFORMED AS A CONSEQUENCE OF HIS FAILURE TO OBSERVE THIS INSTRUCTION

4. ALL CONTRACTORS TO CHECK THE DETAILS SHOWN ON THESE DRAWINGS FOR COMPLIANCE WITH STANDARDS OF GOOD BUILDING PRACTICE WITH PARTICULAR REFERENCE TO SPECIAL REQUIREMENTS NECESSITATED BY LOCAL AND/OR SITE CONDITIONS AND TO REFER ANY COMMENTS OR QUERIES TO THE ARCHITECT/AUTHOR OR PROJECT CO-ORDINATOR BEFORE ANY WORK IS UNDERTAKEN

5. CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE PROJECT WORKS. SERVICES HAVE BEEN IDENTIFIED BASED ON INFORMATION GATHERED FROM EXISTING DRAWINGS AND VARIANCES EXPERIENCED ON SITE. ANY DISCREPANCIES ENCOUNTERED DURING THE BUILDING WORKS MUST BE RELAYED TO THE ARCHITECT/AUTHOR IMMEDIATELY BEFORE WORK IS UNDERTAKEN

6. ANY ERRORS, DISCREPANCIES OR OMISSIONS ON THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT/AUTHOR IMMEDIATELY BEFORE WORK IS UNDERTAKEN

7. CONTRACTOR IS TO BUILD IN APPROVED DPCS WHETHER OR NOT THESE ARE SHOWN ON THE DRAWINGS

8. EXTERNAL WALLS: AT EACH FLOOR, BEAM OR PARAPET LEVEL AND TO ALL WINDOWS, DOORS, GRILLES OR OTHER OPENINGS

9. FIGURED DIMENSIONS TO BE USED AT ALL TIMES

10. ALL STRUCTURAL WORK TO ENGINEER'S DETAILS

11. ENGINEER'S DRAWINGS TO BE CHECKED AGAINST ARCHITECT'S/AUTHOR'S DRAWINGS. ANY DISCREPANCIES TO BE BROUGHT TO THE ARCHITECT'S/AUTHOR'S ATTENTION ACCORDINGLY

12. CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF BUILDINGS, ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES, BUILDING LINES ETC

13. SOIL POISONING TO COMPLY WITH THE LOCAL AUTHORITIES REQUIREMENTS

14. ALL RELEVANT COMPLIANCE CERTIFICATES TO BE RETAINED BY THE RELEVANT CONTRACTORS FOR SUBMISSION TO COUNCIL

15. RC LINTELS ABOVE ALL DOORS AND WINDOWS (TO ENGINEER'S DETAILS AND SPECIFICATION)

16. EXPRESS JOINTS TO ALL RC BEAM AND MASONRY JOINTS

17. ROOF TILING: TO COMPLY WITH SANS 10062: 2003 CODE OF PRACTICE AND STANDARD FIXING MECHANISMS AND DETAILS

18. DOORS: WEATHERPROOF CILL TO ALL EXTERNAL FACING DOORS JOINERY TO BE CONFIRMED BY SUPPLIERS

19. STAIRCASES: ALL FINAL DIMENSIONS FOR STAIRCASES/STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE AUTHOR

20. TIMBER: ALL STRUCTURAL TIMBER WORK BY TO ENG. DESIGN AND DETAILS. EXTERNAL TIMBER TO BE OF SUITABLE STRUCTURAL GRADE AND SEALED ACCORDINGLY

21. WINDOW CILLS: 75x50MM PLASTERED CILLS WITH 10MM V CHANNEL DRIP GROOVE TO UNDERSIDE

22. GLAZING: ALL GLAZING TO CONFORM TO SANS 10400: PART N (REFER TO DOOR/WINDOW SCHEDULE)

NOTES:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the office of the Architect.

2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.

3. Do not scale this drawing.

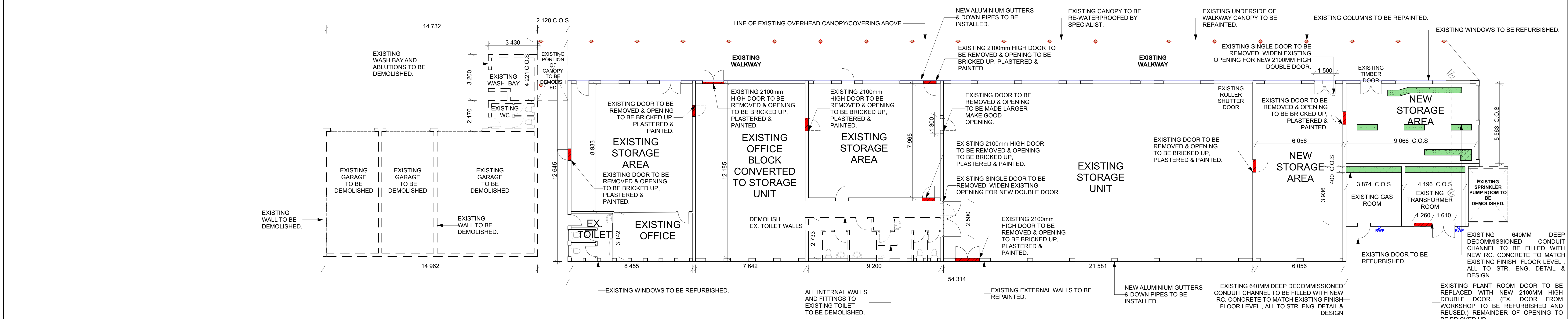
4. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.

5. All fittings, fixtures, services, furniture etc are indicative only. Refer to data sheets for details.

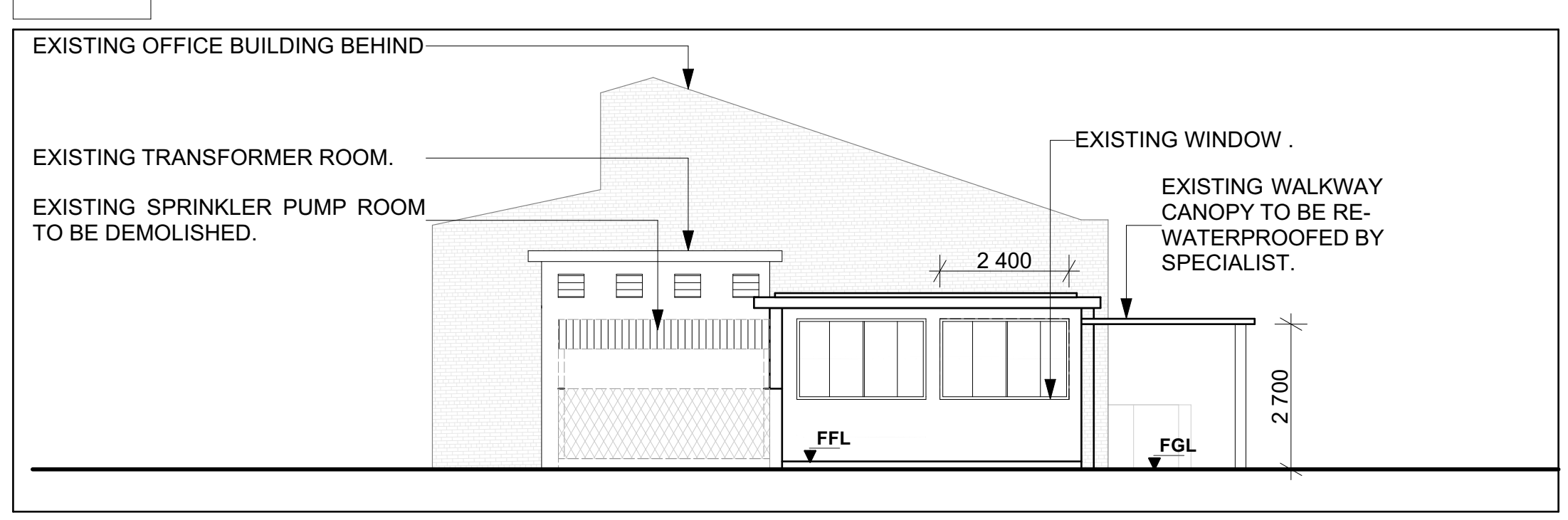
6. Any dimensions not shown must be confirmed by all structural design and construction.

7. Engineer to confirm all structural design and layouts prior to construction and submission for municipal approval.

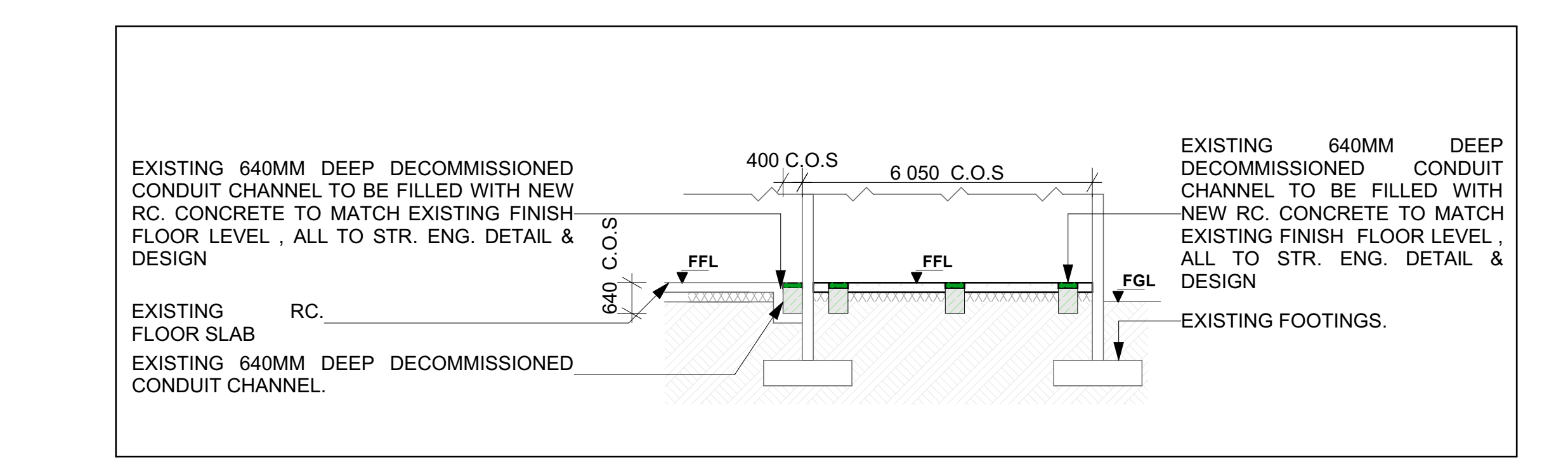
SITE PLAN
1:500



GARAGE DEMOLITION , OFFICE BUILDING & PLANT ROOM PLAN
1:100



TRANSFORMER ROOM SIDE ELEVATION
1:100



SECTION A-A
1:100

FIRE PROTECTION TO COMPLY WITH PART 4:

- ALL WORK TO COMPLY WITH SANS 10400
- SAFETY DISTANCES TO COMPLY WITH CLAUSE 4.2. ALL EXTERNAL WALLS FIRE RESISTANCE TO COMPLY WITH TABLE 1-30 MINUTE RATING. FOR WALLS WITH WINDOW OPENINGS ONTO A LATERAL BOUNDARY AS PER 4.2.8 AND TABLE 2 SAFETY DISTANCES. H3 OPENINGS OF LESS THAN 5M² WITH A DISTANCE OF 1M.
- ANY BUILDING DIVIDED WITH DIFFERENT OCCUPANCIES MUST COMPLY WITH SANS 10400 PART T, CLAUSE 4.4, 4.6, 4.7, 4.8 AND 4.9
- ALL MATERIALS TO COMPLY WITH 4.5
- ALL STRUCTURAL ELEMENTS AND COMPONENTS TO COMPLY WITH 4.7
- ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH 4.10
- WHERE AN OPENING IN ANY EXTERNAL WALL OF ANY DIVISION IS LESS THAN 1M MEASURED HORIZONTALLY OR VERTICALLY FROM AN OPENING IN ANOTHER DIVISION SHALL BE PROTECTED BY ANY OTHER EQUIVALENT MEANS OF FIRE PROTECTION WHICH ENSURES THAT THE FLAME TRAVEL PATH FROM ONE OPENING TO ANOTHER IS NOT LESS THAN 1M
- ALL CEILINGS TO COMPLY WITH PART T-4.12
- ALL FLOOR COVERINGS TO COMPLY WITH PART T-4.14
- ALL INTERNAL FINISHES TO COMPLY WITH PART T-4.15
- EMERGENCY AND ESCAPE ROUTES ARE TO COMPLY WITH PART T-4.16, 4.17, 4.18 AND 4.19
- ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120MIN.
- FIRE RATED DOORS ATTED WITH SELF CLOSERS IN COMPLIANCE WITH 4.10.4 AND LOCKS IN COMPLIANCE WITH 4.18.9
- ALL FIRE DOORS ARE CLASS B FIRE DOORS -2HOUR FIRE RATING AND ARE SELF CLOSING.
- FEEDER ROUTES TO BE PROVIDED IN ACCORDANCE WITH 4.18
- ROOMS, LOCKS AND PANIC HARDWARE TO FIRE ESCAPE AND ACCESS DOORS TO COMPLY WITH 4.18.9
- DIMENSIONS OF COMPONENTS OF ESCAPE ROUTES TO COMPLY WITH 4.20 AND 4.21. WIDTH OF ESCAPE ROUTE NOT LESS THAN 1M.
- VENTILATION OF BASEMENTS 3 PER CENT IN ACCORDANCE WITH 4.42
- ALL OPENINGS IN FLOORS TO COMPLY WITH 4.26
- EXTERNAL STAIRWAYS AND PASSAGES TO COMPLY WITH 4.27
- LOBBIES, FOYERS AND VESTIBULES TO COMPLY WITH 4.28

PART Q- LIGHTING AND VENTILATION

ALL AREAS THAT ARE MECHANICALLY VENTILATED ARE TO BE IN ACCORDANCE WITH SANS 10400 PART Q 4.3.2. FRESH AIR TO BE SUPPLIED AT RATE OF 7.5L/S/P & TO BE UNIFORMLY DISTRIBUTED THROUGHOUT HABITABLE AREA.

NOTE: OPEN ENDS SPV VENTED 100mm ABOVE ROOF FINISH IN ACCORDANCE WITH SANS 10400 PART P

STORMWATER TO COMPLY WITH PART R:-

- STORM WATER TO BE ATTENUATED ON SITE AS PER ENGINEERS DESIGNS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.
- TYPICAL STORM WATER CHANNEL DETAIL TO BE DESIGNED AND DETAILED BY ENGINEER
- WATERPROOFING TO SPECIALIST DETAILS
- ACCESS TO STORM WATER CHANNELS TO BE PROVIDED AT INTERVALS SO THAT NO PART OF THE DRAIN MEASURED ALONG THE CENTRE LINE OF THE DRAIN IS MORE THAN 40M FROM SUCH ACCESS AS PER SANS 10400
- DURING CONSTRUCTION CONTRACTOR TO ENSURE PROPER RUN OFF INTO STORM WATER CHANNEL, APRONS, GRIDS AND OTHER MEASURES AS INDICATED BY THE ENGINEER.
- AGRICULTURAL DRAINING FOR RETAINING WALLS TO BE POSITIONED AND GRADED TO FALL TO SURFACE WATER DISPOSAL SYSTEM OR EQUIVALENT SYSTEM.
- RAINWATER GOOD FLAT REINFORCED CONCRETE ROOF (AND OTHER SLABS, WHERE APPLICABLE) TO BE FITTED WITH FULL-BORE DRAINAGE FITTINGS AND CONNECTED TO MIN 75MM DIA.
- STORMWATER PIPES TO BE MINIMUM DIAMETER OF 110MM. PVC PIPES AT MINIMUM FALL OF 1:100.
- STORMWATER PIPES FROM ROOF ARE TO BE SEPARATE FROM OTHER STORM WATER PIPES TO BALCONIES, WALKWAYS AND OTHER SIMILAR AREAS.
- THE TWO SETS OF PIPES TO CONNECT SEPARATELY TO THE STORMWATER ATTENUATION SYSTEM.
- ALL SURFACES LAID TO FALL TO DRAINS TO BE FINISHED IN NON-POROUS MATERIALS.
- MINIMUM OF 300 MM WIDE TRENCH DRAINS WITH GMS GRID ACROSS DRIVE WAY WITHIN PROPERTY BOUNDARY.

ALL DEMOLITION WORK TO BE CONFIRMED BY STRUCTURAL ENGINEER PRIOR.

Rev	Date	Description	By	App'd
1	11/01/2024	ISSUED FOR CLIENT DISCUSSION		
2	11/01/2024	REVISED FOR CLIENT MEETING		
3	11/01/2024	REVISED FOR CLIENT MEETING		

Architect:

Client:

Name: Michel Luycasseel

Signature:

Plascon

URBAN PLATFORM
ARCHITECTS & PLANNERS

URBAN PLATFORM ARCHITECTS & PLANNERS
 SUITE 7, SUITON SQUARE
 308 MATTHEWS MEIRIA ROAD,
 WINDERMERE
 1680, 4001

PROPOSED ADDITIONS AND ALTERATIONS TO 1236 & 1222 SOUTH COAST ROAD, (ERF 1065 SEA VIEW)

PROPOSED ADDITIONS & ALTERATIONS TO EX. WORKSHOP, DEMOLITION OF STAFF QUARTERS & DEMOLITION OF EX. GARAGES

Drawing description:
 IRSHAAD DALA

FOR SUBMISSION

Drawing Number: 234-SD-100