

General Fire Notes.

- Safety distance shall comply with T4.2
- Fire resistance of external walls shall comply with T4.5
- Stability of structural elements shall comply with T4.9
- Partition walls and partitions shall comply with T4.9
- Roof assemblies and coverings shall comply with T4.12
- Floor covering shall comply with T4.14
- Stairways shall comply with T4.23
- Openings in floors shall comply with T4.26
- Markings and signposting shall comply with T4.29
- Emergency lighting shall comply with T4.30
- Water reticulation system shall comply with T4.33 & W
- Fire hose reels shall comply with T4.34
- Hydrants shall comply with T4.35
- Ceiling shall comply with T4.13
- Fire detection system shall comply with T4.31
- Portable fire extinguishers shall comply with T4.37
 - G1 - 1 per 200sqm (4.5kg DCP)
 - J4 - 1 per 400sqm (8kg DCP)
 - D4 - 1 per 400sqm (8kg DCP)
- Service shafts shall comply with T4.40
- Smoke control T4.42
- Access for fire fighting purposes to comply with T4.54
- Fire Sprinkler system in basement parking shall comply with T4.36
- Air-conditioning shall comply with T4.43
- Lift shafts shall comply with T4.44
- Parking garages shall comply with T4.50
- Access to the building for firefighting T4.54

Fire Notes for Occupancy Classifications: F1 - Large shop over 250m².

- Safety distances to comply with: T 4.2
- Fire resistance of external walls to comply with T 4.2.2
- Stability of structural elements to comply with T 4.7
- Partition walls and partitions to comply with T 4.9
- Roof assemblies and coverings to comply with T 4.12
- Floor coverings to comply with T 4.14
- Stairways to comply with T 4.23
- Unprotected openings to comply with T 4.27.2
- Markings and signposting to comply with T 4.29
- Emergency lighting to comply with T 4.30
- Water reticulation system to comply with T 4.33
- Fire hose reels to comply with T 4.34
- Fire Hydrants to comply with T 4.35
- Ceilings to comply with T 4.13
- Fire detection system to comply with T 4.31
- Portable fire extinguishers to comply with TT 37
- Service shafts to comply with T 4.4
- Smoke control to comply with T 4.42
- Air-conditioning to comply with T 4.43
- Access to the building for fire-fighting to comply with T 4.54
- Roof Spaces to be constructed in accordance with T 4.12.1.6
- Escape routes and components thereof shall comply with T4.16 to T4.21 inclusive.
- All locking devices fitted to fire doors, exit doors or doors in an emergency route must be approved by this Division as per T 4.16.9.

SCHEDULE OF AREAS

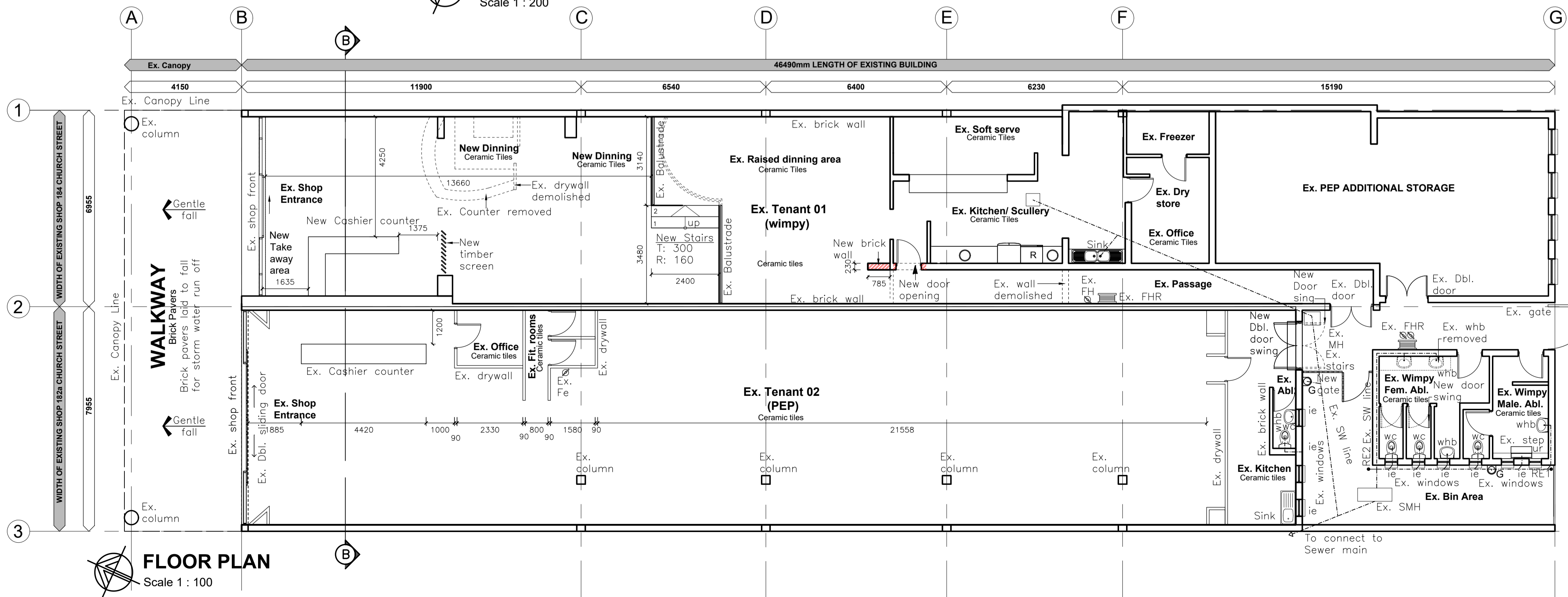
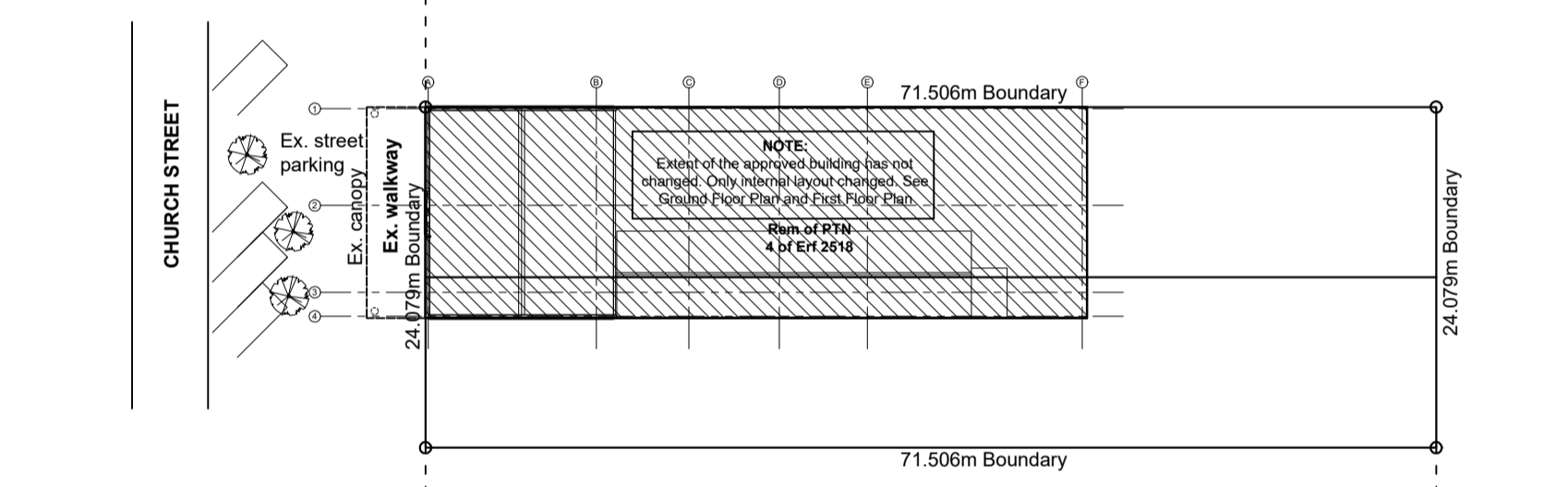
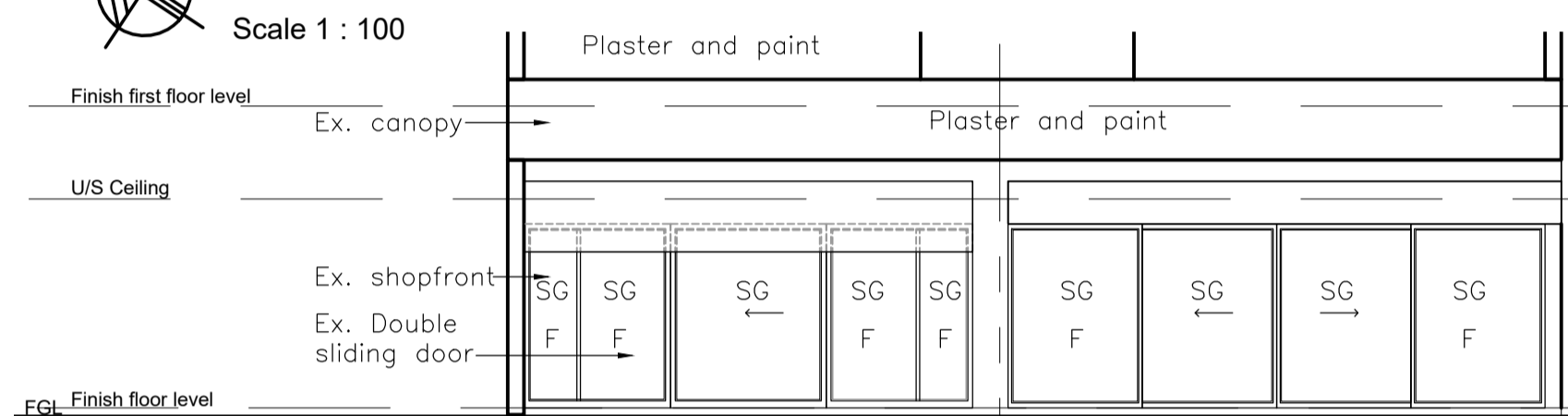
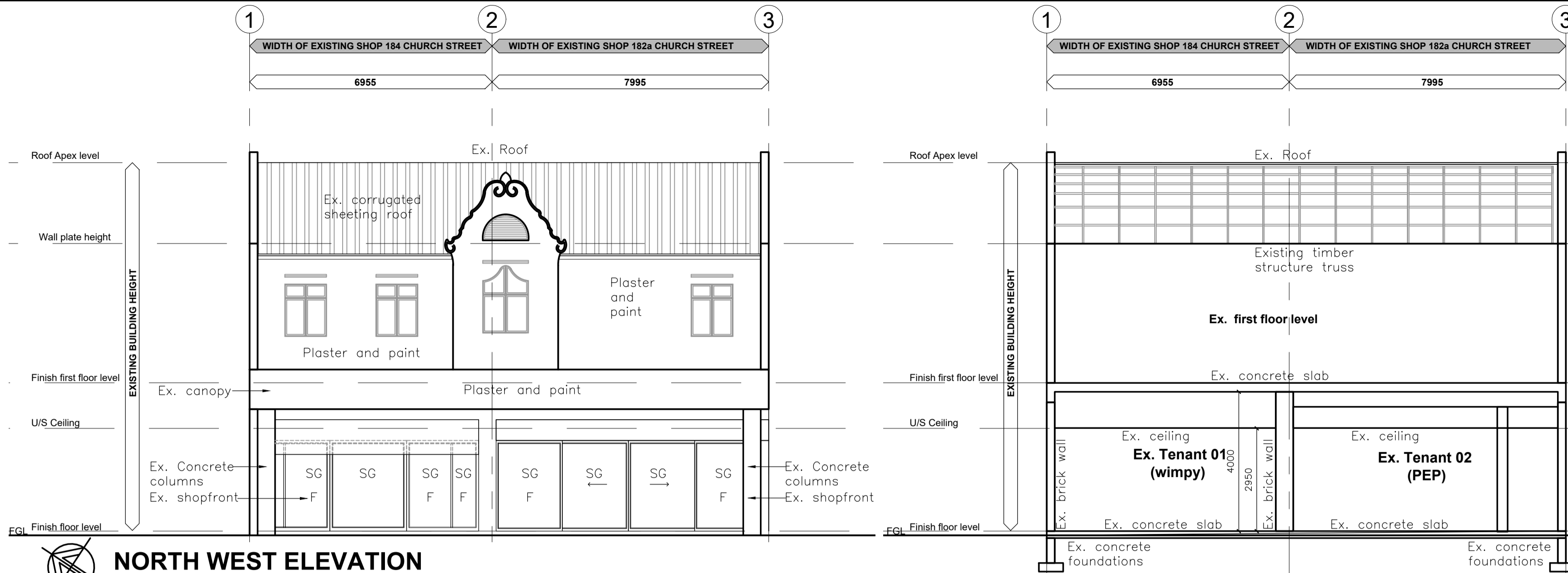
SITE AREA	859.00 m²
GROUND FLOOR AREAS	
Tenant 01 shop area	321.00 m ²
Tenant 02 shop area	356.00 m ²
GROSS BUILDING AREA	677m²

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION	
ERF Description	Rem of Portion 4 of Erf 2518
Township	Pietermaritzburg
Title Deed No.:	T30295/2012

DEVELOPMENT CONTROL MEASURES

Zoning	Allowable	Actual
	Core Mixed Use 1 Zone	Core Mixed Use 1 Zone
Coverage	100% (859.00m ²)	78% (677m ²)
F.A.R	4.5	2
Height Restriction	34M	2 Storeys
Building Line: Street	0.0 Metres	0.0 Metres
Sides/Rear	0.0 Metres	0.0 Metres



COPYRIGHT NOTICE
Copyright © 2010 (TC Design Architects)

Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and/or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing. This license is granted on the condition that the person or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity. This license confers no ownership rights in the copyright in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of TC Design Architects. Any unauthorised reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution. Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

GENERAL NOTES:

- 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.
- ANY DISCREPANCIES BETWEEN DRAWING LAYOUTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS PRIOR TO ANY WORK BEING PUT IN HAND.
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAIL DRAWINGS WILL SUPERSEDE SMALL SCALE GENERAL LAYOUT DRAWINGS.
- CONTRACTOR AND SUBCONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ANY WORK BEING PUT IN HAND.
- ALL WORK ON SITE IS TO CONFORM TO GOOD BUILDING PRACTICE AND ALL RELEVANT NATIONAL BUILDING CODES AND STANDARDS.

TC RPV ARCHITECTS
Reg. number 1997/02073/07
Suite 304 The Boulevard
19 Park Lane
Umhlanga
4320
Tel +27 31 502 3625
www.tcrpv.co.za
E-mail philip@tcrpv.co.za

PROJECT No.	3861-29	DRAWING No.	001	STATUS	S	REVISION	00
-------------	---------	-------------	-----	--------	---	----------	----

DRAWING TITLE
AS BUILT DRAWINGS
Site plan, Ground floor plan
North west elevation, Section A-A
Shopfront elevation

DATE	02.11.2020	SIZE	SM	DRAWN BY	
------	------------	------	----	----------	--

PROJECT TITLE
EXISTING DEVELOPMENT
REM OF PTN 4 OF ERF 2518
184 CHURCH STREET, PMB