

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 10400

- Cleaning facilities shall be provided at all changes in gradient and direction and elsewhere where required.
- All levels and directions to be checked on site and any discrepancies to be reported to the architect immediately before commencing with any work.
- All work to be executed in strict accordance to the drawings and local authority requirements.
- All SABS applicable specifications and Codes of Practice to be used.
- All gpcv pipes shall be installed according to SABS codes and other relevant requirements including those of the local authority.
- All pipe fittings shall be inspected and approved before pipe laying commences.
- No section of drain shall be backfilled without the written approval of the engineer.
- For all drains (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.
- All existing services in the area where construction is to take place shall be located and opened before proposed drainage work is commenced.
- Access shall be provided to drains at every change of gradient and direction and at least 50m intervals by means of a cleaning eye or manhole.
- 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.
- All traps up to and including 50mm dia shall be of deep seal (75mm) recess type.
- All groups of wash hand basins and sinks shall be connected to a 50 - 100mm internal dia waste pipe.
- All pipes shall be laid to falls as indicated on the drawings.

PART 'M' STAIRWAYS:

- Dimensions of stairways to be in compliance with MM2 all balustrading to comply with MM3

PART 'N' GLAZING:

- All glazing to comply with Part N of SANS 10400
- Natural ventilation of 5% of floor area
- Natural smoke ventilation of 1.2% of floor area
- If required toilets to be mechanically ventilated by extraction to external at rate of 20s/fitment

SOIL POISONING:

- Concrete floor slab reinforced with B.R.C. on PVC underlay on compacted soil treated with soil poison.

GENERAL NOTES:

- All work to comply with SANS 10400 & S.A. by-laws.
- Contractor is responsible for correct setting out of the building, all external & internal walls with particular reference to boundaries.
- Contractor to locate & identify existing services on site & to protect these from damage throughout the duration of works
- Contractor to use figured dimensions & not to scale of drawings.
- All entrance levels are derived by using local authorities formula.
- This drawing is to be read in conjunction with engineers & approved consultants drawings.
- Any discrepancies to be reported to the architects prior to work commencing.
- to comply with tobacco products control act

HEALTH:

- To comply with Tobacco Products Control Act.
- All food premises to comply with food regulations R962. Premises to comply with noise regulations.

LIGHTING & VENTILATION:

- All Lighting and Ventilation to comply with SANS 10400 Parts O & T.

WATER SUPPLY NOTES:

- Existing municipal water connections to be used.
- Water pressure to be tested at existing FHT to determine if water tanks are required for fire hose needs.
- All water supply pipes above ground with a diameter of 38mm, or less, are to be copper class 46010. All pipes in chases to be spiral wrapped with KRAFTEX building paper.
- No pipes are to be installed below surface beds.
- 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.
- Fire hose reels and extinguishers to be SABS approved.
- Variation to pipe layout, design, sizes, etc must be approved by the architect prior to installation.

PART 'P' DRAINAGE:

- All joints to comply with PP2 & PP6.
- All sanitary fixtures to be in accordance with PP2 - PPS.
- All drainage to comply with the relevant portions of PP15, depending on type of system utilized.
- All discharge & ventilation pipes to be installed in compliance with PP20.
- Drains to be accessible in accordance with PP21.
- All sanitary fixtures to have traps in accordance with PP22.
- Quality to comply with requirements of PP23.
- All drains to be laid in accordance with PP24.

PART 'R' STORMWATER DISPOSAL:

- Sizes of roof valleys and gutters to comply with RR3.
- Drains to be accessible in accordance with RR4.

PART 'D' PUBLIC SAFETY:

- All balustrading to comply with DD2

PART 'M' STAIRWAYS:

- Dimensions of stairways to be in compliance with MM2 all balustrading to comply with MM3

SITE INFORMATION:
 180 Church Street
 PTN 3 (of 2) of Erf 2518 PMB

Zoning: Core Mixed Use 1
Height Restriction: 34m
Building Lines: n/a - per scheme
Min ERF size: 500m²

Building Classification: F1 (shop) ; G1 (offices)
Coverage: 4.5 or Residential 2.0 - per scheme

Total Site Area: 859.00 m²
Allowable Coverage: 859.00m² (100%)
 Existing Coverage: 776.00 m² (90%)

Proposed Additional Coverage: 0.00 m² (0%)
 Coverage in hand: 83.00 m² (10%)

Allowable FAR: 3 442.50 m² (4.5)
 Existing FAR Ground Floor: 771.00 m² (0.22)
 Existing FAR First Floor: 294.00 m² (0.09)
 Total Existing FAR: 1 065.00 m² (0.31)

Proposed Additional FAR: 0.00 m² (0.00)
 FAR in hand: 2 377.50 m² (0.69)

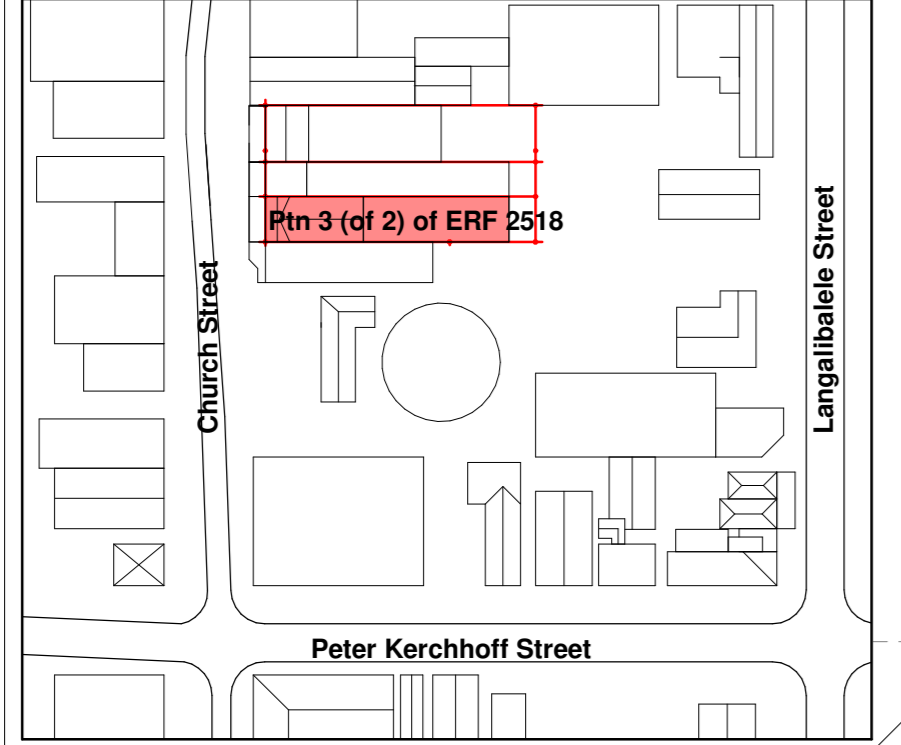
Abutions Notes
 30 people ground floor (F1) ; 20 people first floor (G1)

Male (10)	WC	Urinals	WHB
Required	2	2	2
Provided	2	2	3

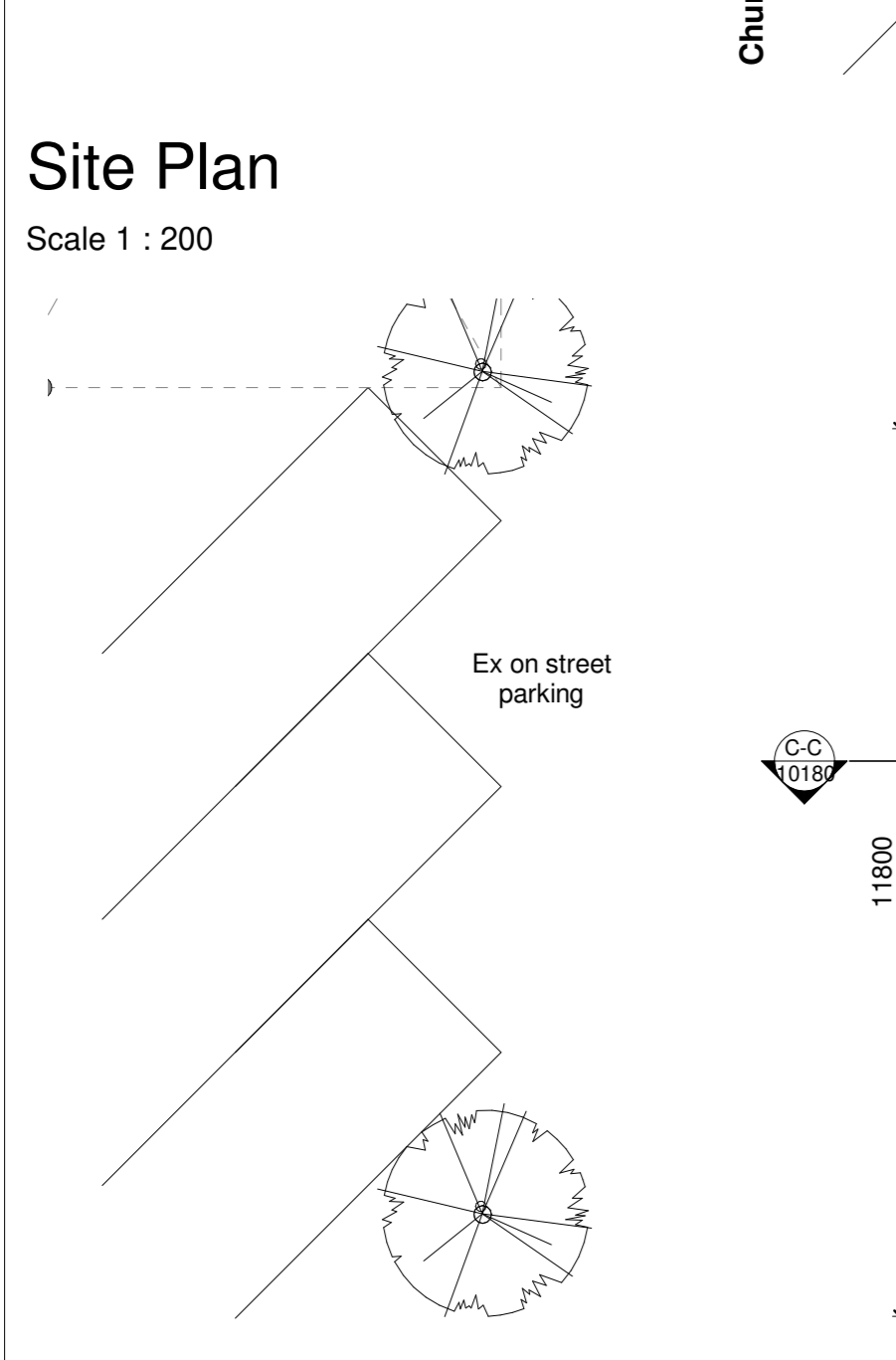
Female (10)	WC	Urinals	WHB
Required	3	-	2
Provided	4	-	3

Window Schedule 180 Church Street

Window Number	Window Type
W01	G
W02	A
W03	F
W04	F
W05	F
W06	C
W07	B
W08	O
W09	E
W10	B
W11	E
W12	B
W13	B
W14	B
W15	B
W16	B
W17	B
W18	B
W19	F
W20	F
W21	F
W22	F
W23	F
W24	F



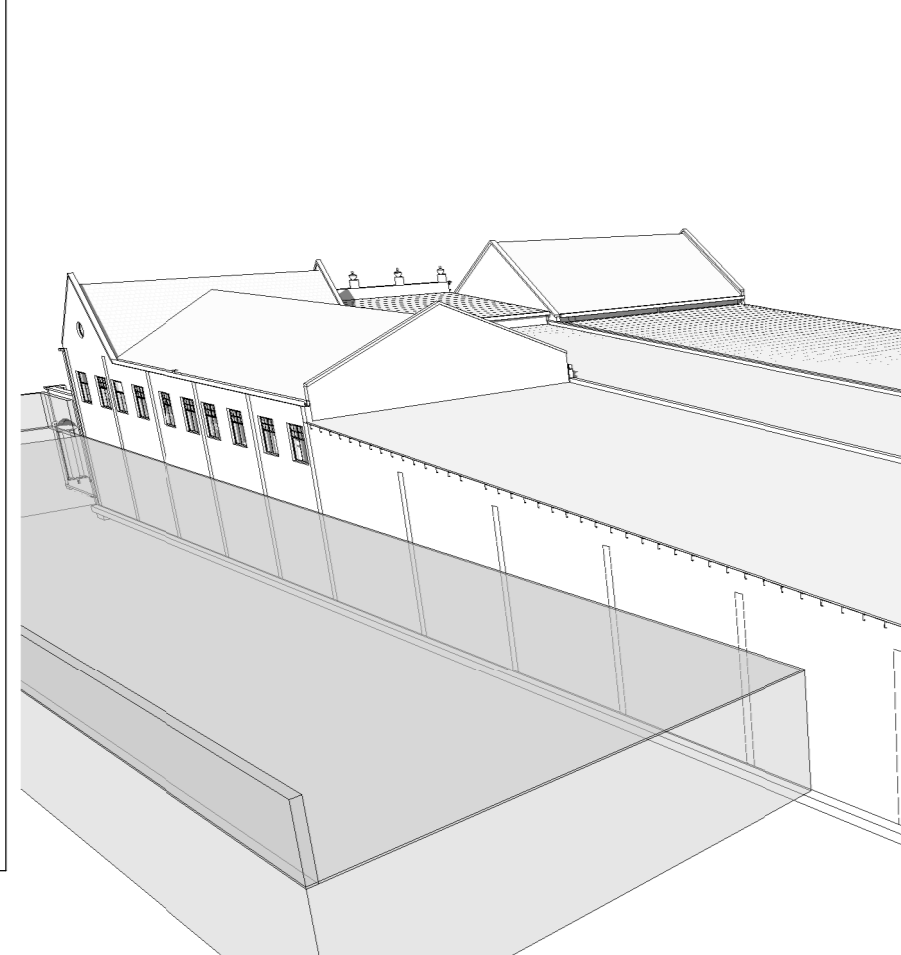
Locality Plan
 Scale 1 : 2000



Site Plan
 Scale 1 : 200

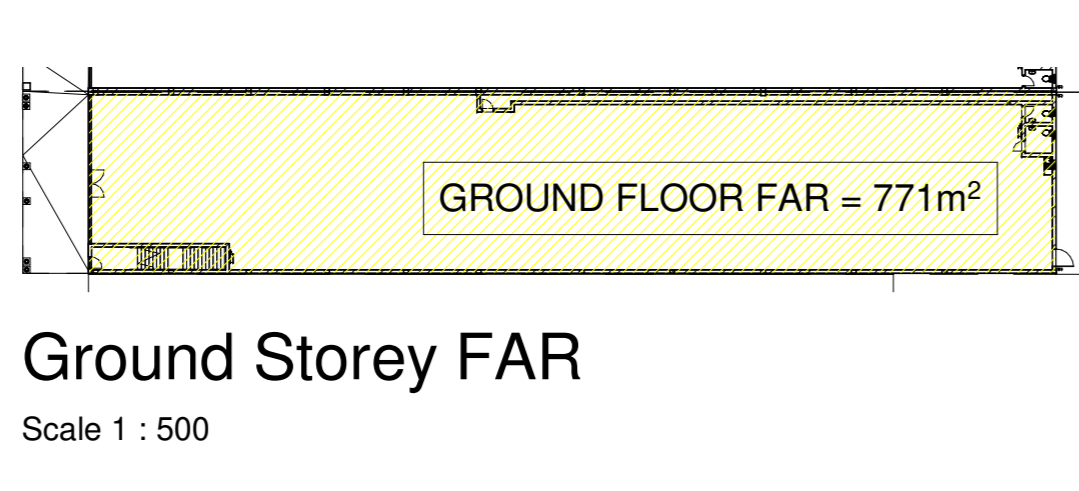


3D perspective - 180 Church Str. View

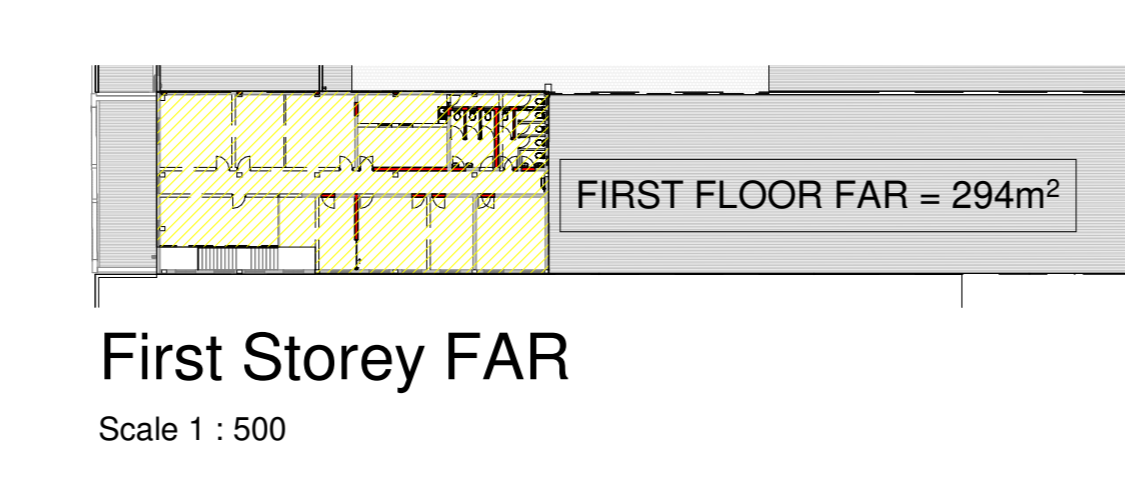


3D perspective - 180 Church Str. Rear

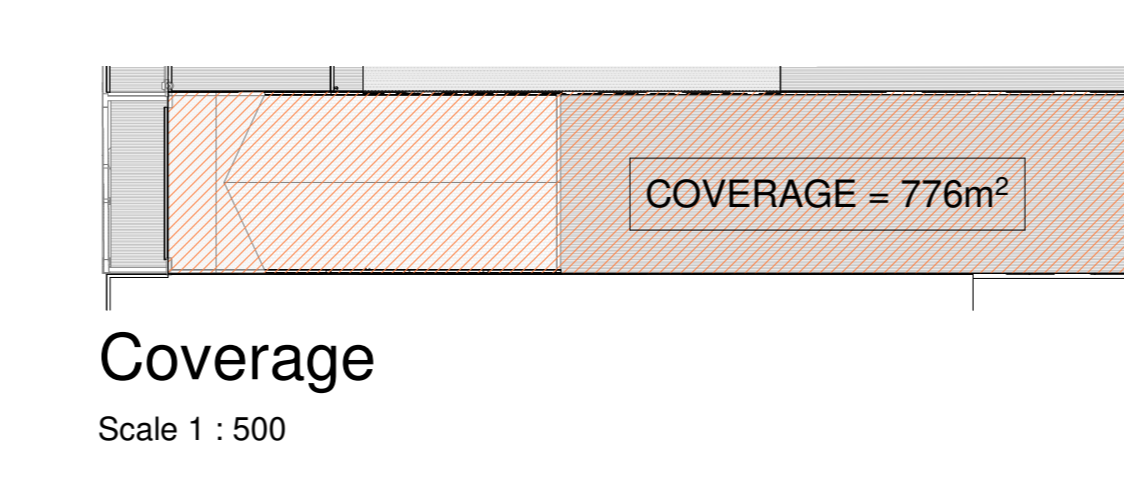
Window Schedule
 Scale 1 : 50



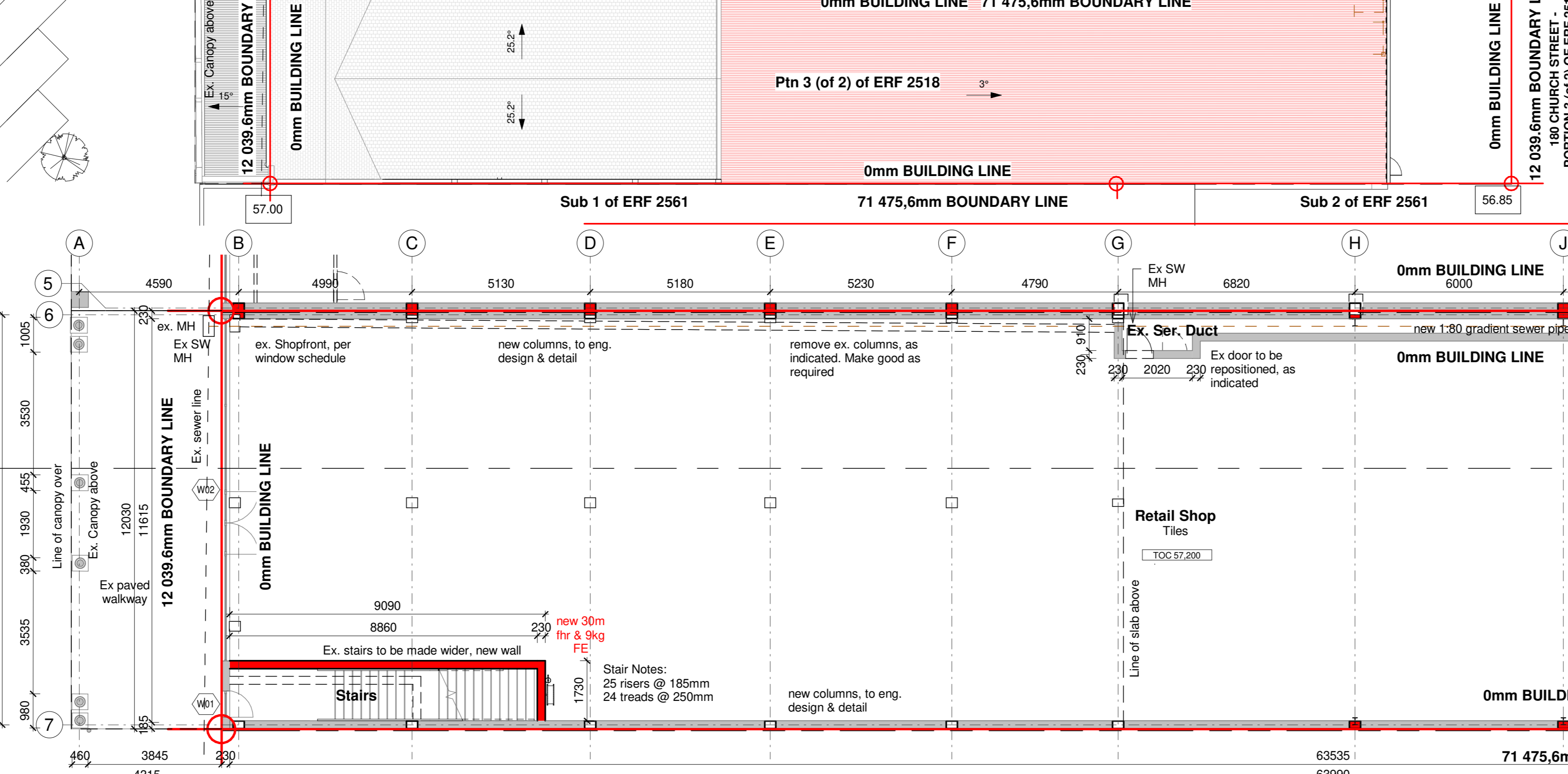
Ground Storey FAR
 Scale 1 : 500



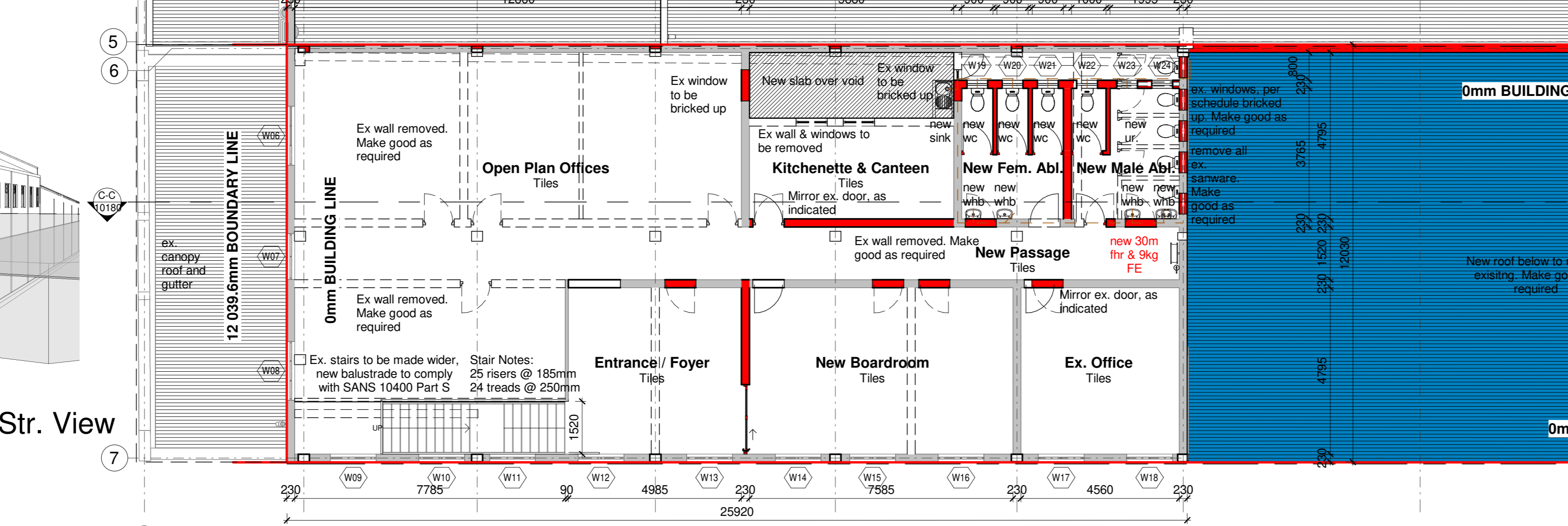
First Storey FAR
 Scale 1 : 500



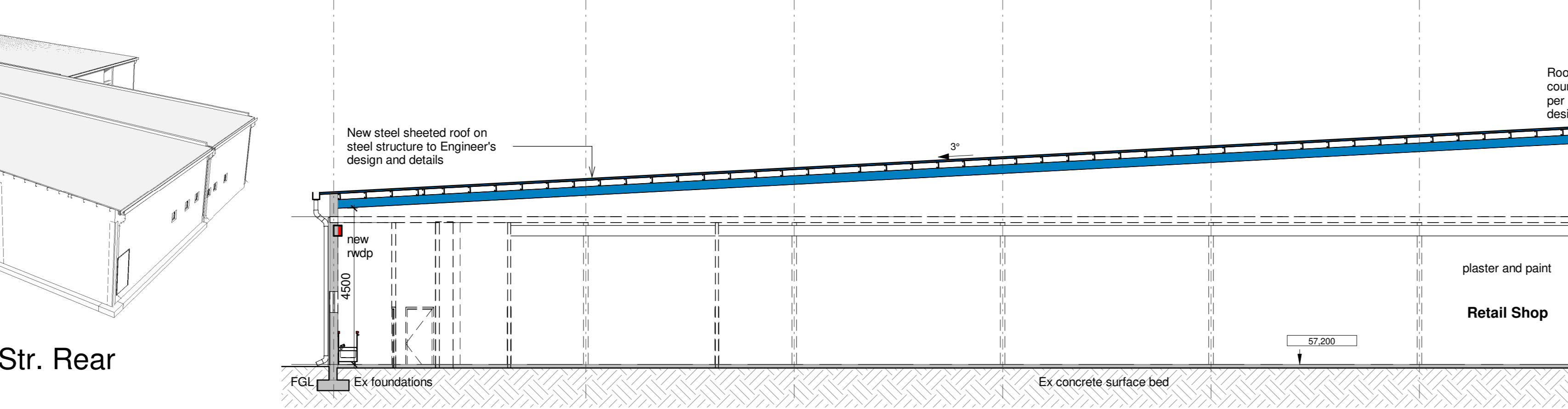
Coverage
 Scale 1 : 500



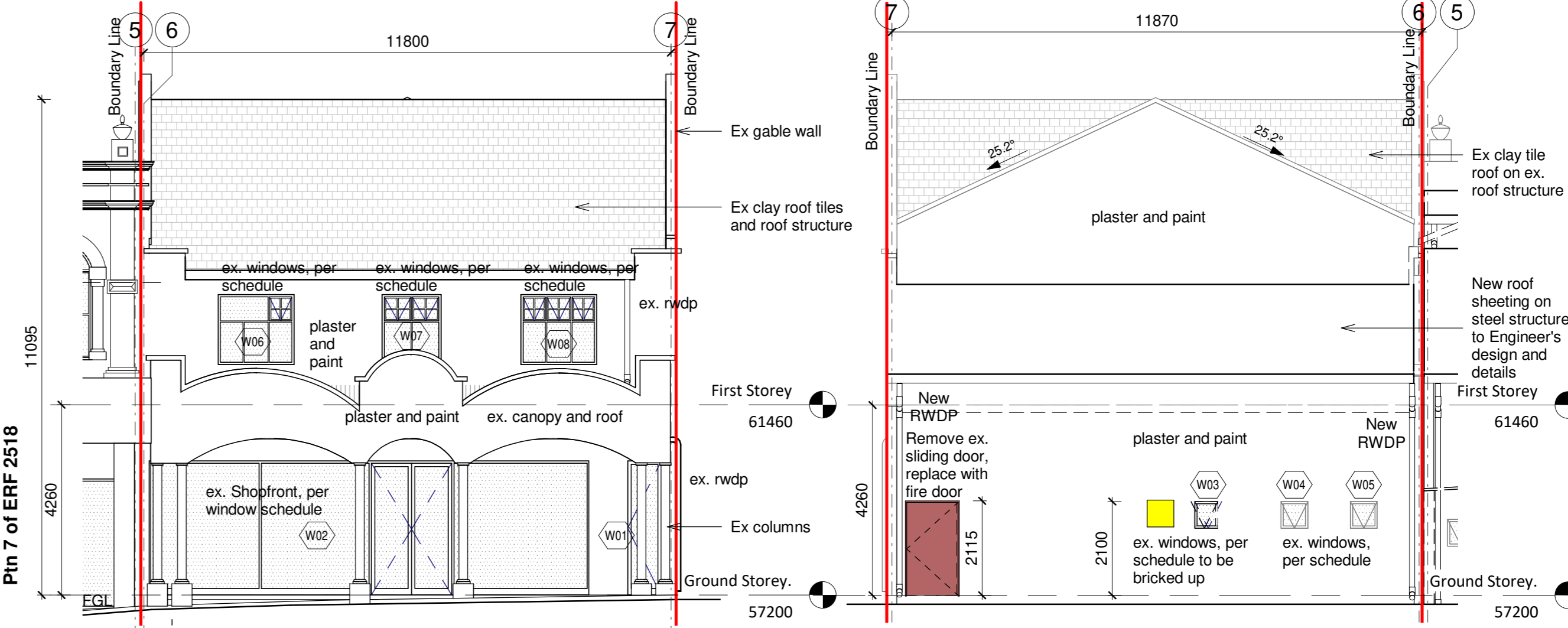
Ground Storey Plan
 Scale 1 : 100



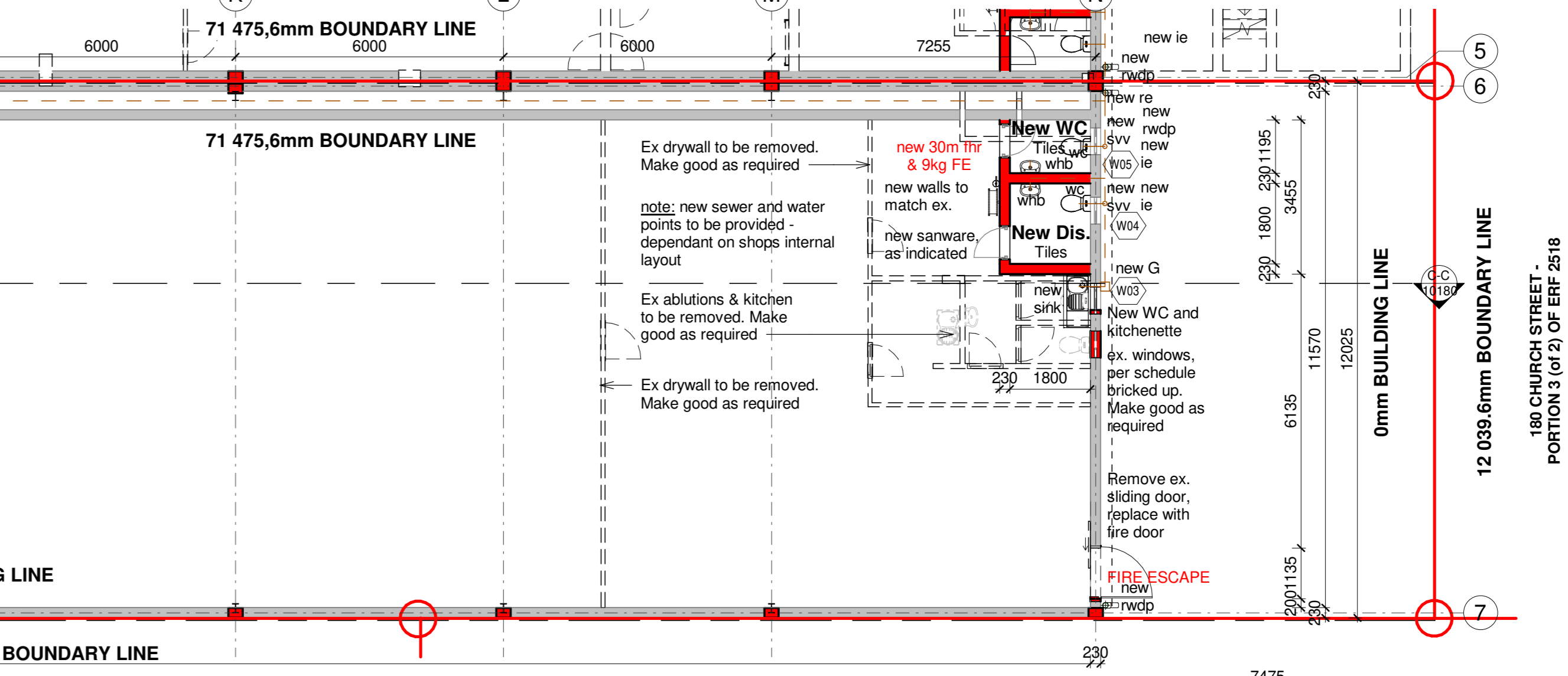
First Storey Plan
 Scale 1 : 100



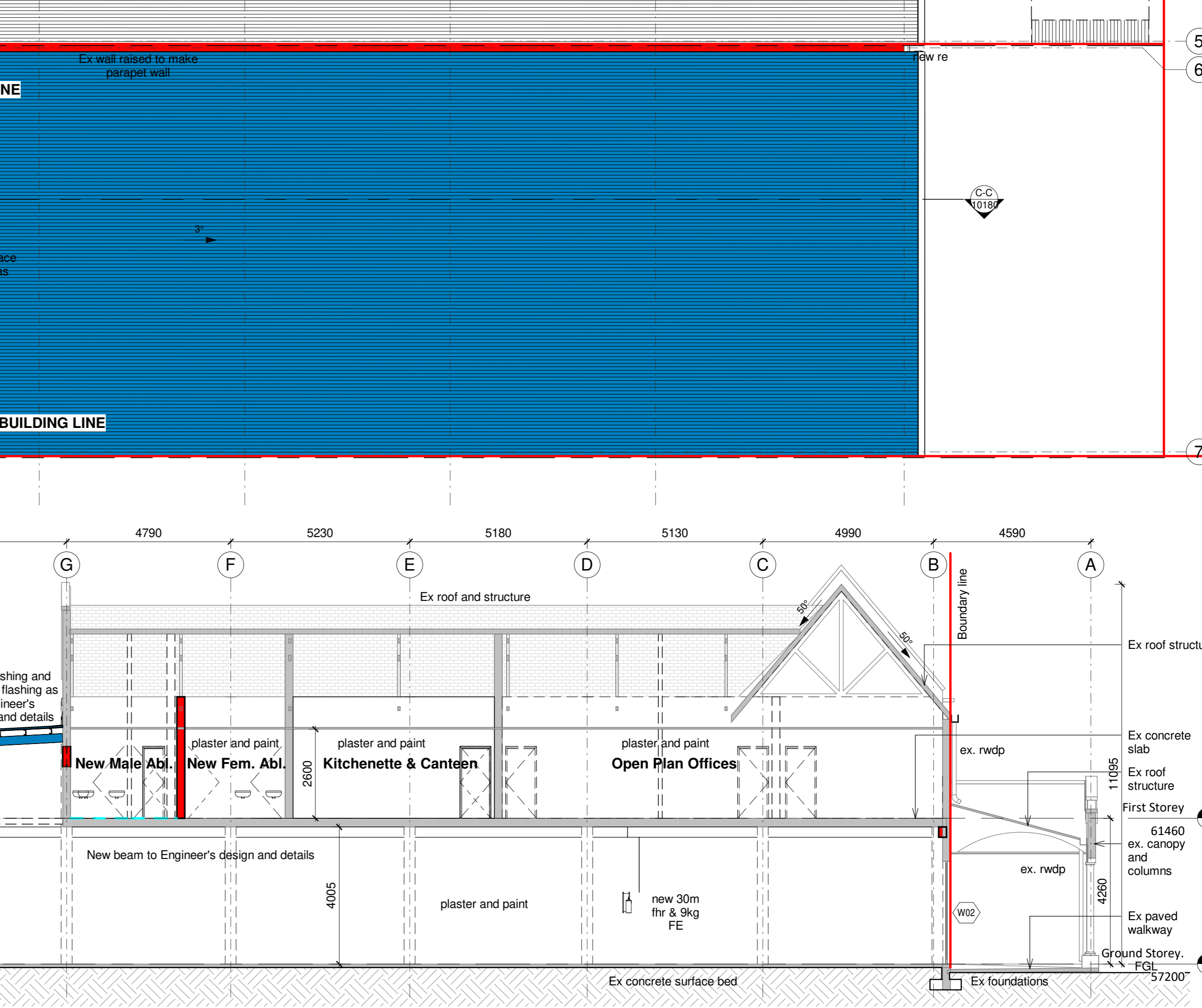
Section C-C
 Scale 1 : 100



North West Elevation
 Scale 1 : 100



South East Elevation
 Scale 1 : 100



Section A-A
 Scale 1 : 100

Window Number	Window Type	Dimensions	Glazing	Hardware
W01	Type A	3085 x 1800	6mm clear laminated annealed safety glazing	Stainless steel pull handle by Specialist
W02	Type B	1320 x 1565mm	4mm standard monolithic opaque glazing	Black Handle
W03	Type C	1700 x 1565mm	4mm standard monolithic opaque glazing	Black Handle
W04	Type D	1700 x 1565mm	4mm standard monolithic clear glazing	Black Handle
W05	Type E	1320 x 660	4mm standard monolithic opaque glazing	Black Handle
W06	Type F	600 x 600mm	4mm standard obscure toughened safety glazing	Black Handle
W07	Type G	1050 x 3000mm	6mm clear laminated annealed safety glazing & 4mm standard monolithic clear glazing	Stainless steel pullhandle by Specialist

REVISIONS

No.	Date	Description	SKED	APPR
1	2022-03-08	Issued for AMBA A Consultant Review (100)	PT	LB
2	2022-03-09	Issued for AMBA A Submission	PT	LB

KEYPLAN

FOR INFORMATION

SKETCH PLAN	DESIGN DEVELOPMENT
SDP	TENDER
MUNICIPAL SUBMISSION	CONSTRUCTION
	AS BUILT

MUNICIPAL SUBMISSION

CONSULTANTS

Client: IMBALI PROPS 21 PTY (Pty) (Ltd)

Architect: TCRPV ARCHITECTS

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 Pietermaritzburg Office Park
 Umhlanga 4300
 Tel: +27 31 552 3625
 E-mail: philip@tcrvp.co.za
 www.tcrpv.co.za

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDING

OWNER: IMBALI PROPS 21 PTY (Ltd)

REPRESENTATIVE:

PROJECT ADDRESS: Ptn 3 (of 2) of Erf 2518, 180 Church Street, Pietermaritzburg

SIZE SCALE

As Indicated

CURRENT REVISION DATE

2022-03-09

DRAWN

LB

TCRPV Project Number

4265

Page

M

Site Plan, Floor Plans, Section, Elevations & Window Schedule

Project Code: Original Zone Level Type Rate Day Number REV

4265 -10180 2