

**GENERAL SEWER NOTES:**

**-NOTES IN RESPECT OF S A STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SABS 9400 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 all authority requirements.
- All SABS applicable specifications and Codes of Practice to be used.
- All upvc 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.
- 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.
- 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 25m intervals by means of a clearing eye or manhole.
- The maximum bend on any single fitting shall be 45 degrees with the exception of the ventilation pipes where up to 90 degrees may be used.
- All traps up to and including 50mm dia shall be of deep seal (75mm) resin.
- 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 1.5% of floor area
- If required toilets to be mechanically ventilated by extraction to external at rate of 20/s/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 & L.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 and T.

**WATER SUPPLY NOTES:**

- Existing municipal water connections to be used.
- Water pressure to be tested at existing FHR to determine if water tanks are required for fire hose reels.
- All water supply pipes above ground with a diameter of 38mm, or less, are to be copper class 450.0. 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 DENSOC 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 PP3 - PP6.
- 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.
- Gully 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:**

184 Church Street  
 Core Mixed Use 1  
 34m  
 min. per scheme  
 5000m<sup>2</sup>

**Coverage:**  
 FAR: 100%  
 4.5 or Residential 2.0 - per scheme

**Total Site Area:** 1 071.00 m<sup>2</sup>

**Allowable Coverage:** 1 071.00 m<sup>2</sup> (100%)  
 Existing Coverage: 706.00 m<sup>2</sup> (66%)

**Proposed Additional Coverage:** 0.00 m<sup>2</sup> (0%)

Coverage in hand: 365.00 m<sup>2</sup> (34%)

**Allowable FAR:** 4 819.50 m<sup>2</sup> (4.5)  
 Existing FAR: 675.00 m<sup>2</sup> (0.17)

**Proposed Additional FAR:** 0.00 m<sup>2</sup> (0.00)

**Proposed New FAR:** 675.00 m<sup>2</sup> (0.17%)  
 FAR in hand: 4 144.50 m<sup>2</sup> (0.86)

**Abutions Notes**

Population: 30 people (F1)

**Male (15)**

	WC	Urinals	WHB
Required	1	1	1
Provided	3	2	4

**Female (15)**

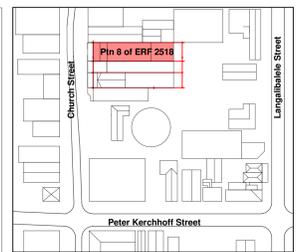
	WC	Urinals	WHB
Required	2	-	1
Provided	6	-	4

**Window Schedule**

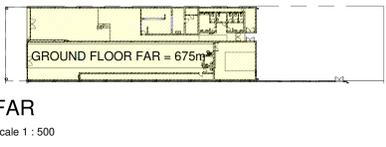
Scale 1 : 50

Window Number	Window Type
W01	K
W02	L
W03	F
W04	F
W05	F
W06	F
W07	F
W08	F
W09	F
W10	O
W11	N
W12	N
W13	M
W14	N
W15	N

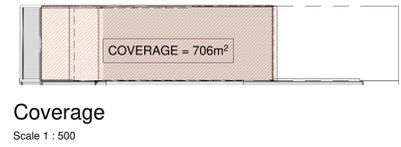
Window Type	Type K	Type L	Type M	Type N	Type F	Type O
Window Opening	7 465 x 3 000mm	6 350 x 3 000mm	1 300 x 2 430mm	1 200 x 1 995mm	600 x 600mm	1 200 x 1 200mm
Window Description	Purpose made aluminium double swing door with side fixed windows, comprising of standard aluminium sections to comply with AAAMSA Standards.	Purpose made aluminium double swing door with side fixed windows, comprising of standard aluminium sections to comply with AAAMSA Standards.	Purpose made aluminium type window, comprising of standard aluminium sections to comply with AAAMSA Standards.	Purpose made aluminium type window, comprising of standard aluminium sections to comply with AAAMSA Standards.	Purpose made aluminium type window, comprising of standard aluminium sections to comply with AAAMSA Standards.	Purpose made aluminium type window, comprising of standard aluminium sections to comply with AAAMSA Standards.
Window Spec	New Silver	New Silver	New Silver	New Silver	New Silver	New Silver
Glazing	6mm clear laminated annealed safety glazing	6mm clear laminated annealed safety glazing	4mm standard monolithic opaque glazing	4mm standard monolithic opaque glazing	4mm standard obscure toughened safety glazing	4mm standard monolithic opaque glazing
Ironmongery	Stainless steel pull handle by Specialist	Stainless steel pull handle by Specialist	Black Handle	Black Handle	Black Handle	Black Handle



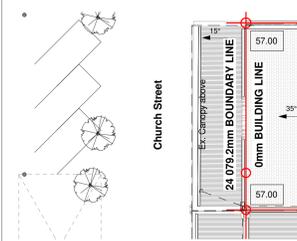
**Locality Plan**  
Scale 1 : 2000



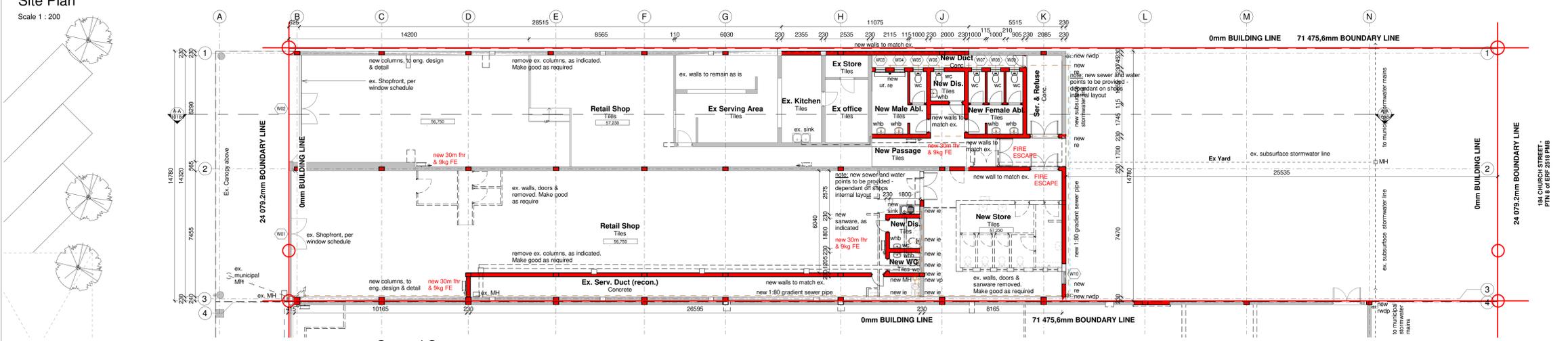
**FAR**  
Scale 1 : 500



**Coverage**  
Scale 1 : 500



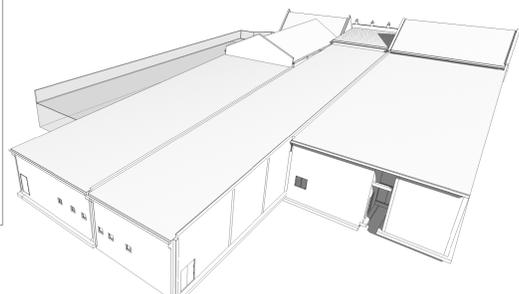
**Site Plan**  
Scale 1 : 200



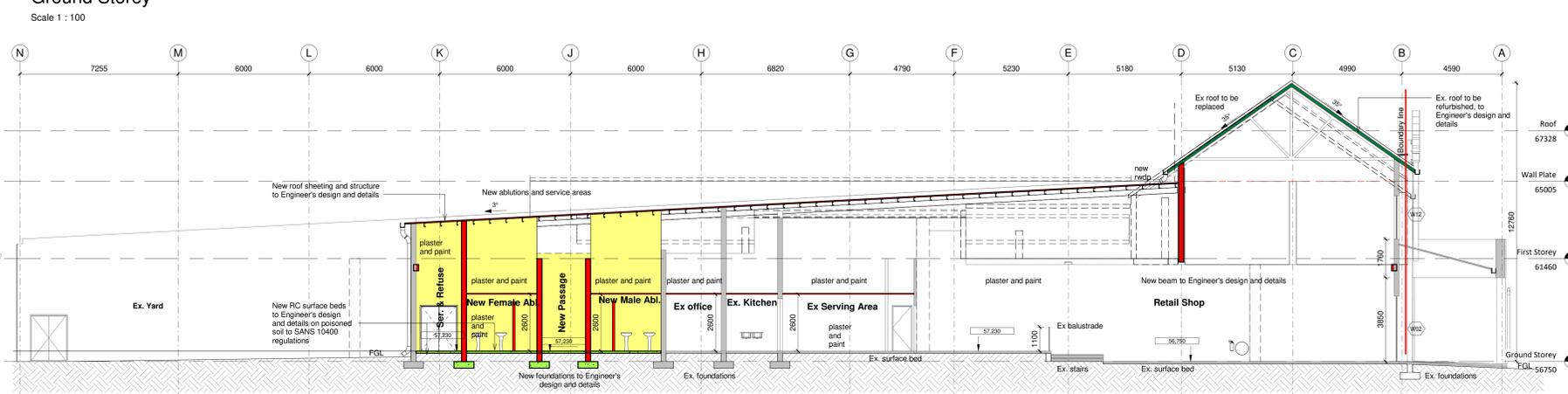
**Ground Storey**  
Scale 1 : 100



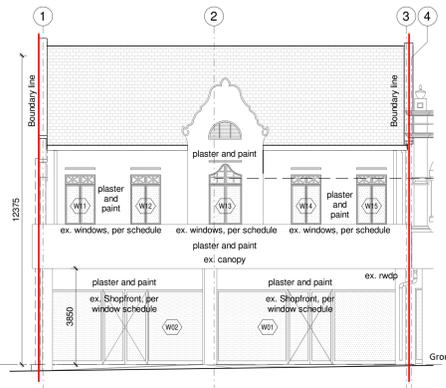
**3D perspective - 184 Church Str. View**



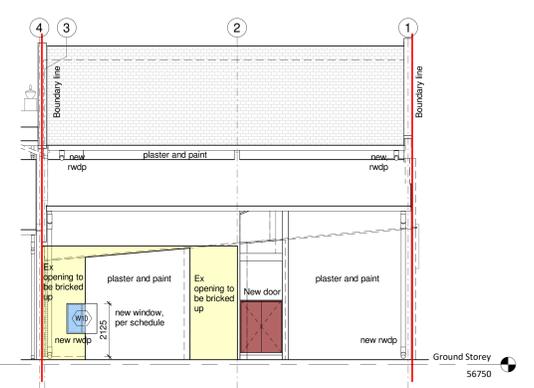
**3D perspective - 184 Church Str. Rear**



**Section A-A**  
Scale 1 : 100



**North West Elevation**  
Scale 1 : 100



**South East Elevation**  
Scale 1 : 100

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**GENERAL NOTES:**

THE DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS ISSUED BY CONSULTANTS OF VARIOUS DISCIPLINES. IN PARTICULAR STRUCTURE, ELECTRICAL, MECHANICAL, AND MEET ANY DISCREPANCIES BETWEEN DRAWING LAYOUTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS PRIOR TO ANY WORK BEING PUT IN HAND.

FOR MORE INFORMATION AND TO BE SURE IN REFERENCE TO SCALES, DIMENSIONS, MATERIALS 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.

**REVISIONS**

No.	Date	Description	ISSN	APPROV
1	2022-03-08	Issued for AMBA Consultant Review (180)	PT	LB
2	2022-03-09	Issued for AMBA Submission	PT	LB

**FOR INFORMATION**

SKETCH PLAN	DESIGN DEVELOPMENT
SDP	TENDER
MUNICIPAL SUBMISSION	CONSTRUCTION
	AS BUILT

**MUNICIPAL SUBMISSION**

Consultants: \_\_\_\_\_ Signature: \_\_\_\_\_

Client: IMBALI PROPS 21 PTY (Pty)

Architect: \_\_\_\_\_

**tc rpv ARCHITECTS**

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 Umlanga  
 4320

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**Proposed Additions & Alterations to Existing Building**

OWNER: IMBALI PROPS 21 PTY (Pty)

REPRESENTATIVE: \_\_\_\_\_

PROJECT ADDRESS: Ptn 8 of ERF 2518, 184 Church Street, Pietermaritzburg

SIZE	SCALE	CURRENT REVISION DATE	DRAWN	TCRPV Project Number	Page
A0	As indicated	2022-03-09	LB	4265	M

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

Project Code: \_\_\_\_\_ Zone: \_\_\_\_\_ Level: \_\_\_\_\_ Type: \_\_\_\_\_ Rate: \_\_\_\_\_ Day Number: \_\_\_\_\_ REV: \_\_\_\_\_

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