



- GENERAL :**
 THIS DRAWING IS TO READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS, THE ELECTRICAL LAYOUT, THE KEY TO THE ,ELECTRICAL LAYOUT AND THE SCHEDULE OF FINISHES.
1. ALL WORK TO COMPLY WITH SANS 10400
 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED
 3. SAFETY GLASS TO BE USED WITHIN 300MM OF FFL
 4. BALUSTRADES AND HANDRAILS TO BE NBR. PART M
 5. STAIRWAYS TO BE SABS 0400 PART M
 6. ALL ACCESS CHANNEL ON SEWER & STORMWATER DUCT TO COMPLY WITH SANS 10400
 7. TERMINAL R.E SHOULD BE 1.4m FROM CONNECTION

- STRUCTURE**
1. ALL NEW FOUNDATION WALLS AND STRUCTURAL WORK TO ENG'S DETAIL WHERE APPLICABLE
 2. ALL SOIL EXCAVATION AND FILLING TO ENG. DETAIL
 3. RC FLOOR SLABS AND BEAMS TO ENG. DETAIL
 4. PC LINTELS TO ALL NON BEAM OPENINGS
 5. ALL STEEL MEMBERS OR STRUCTURES TO ENG'S DETAILS ENG. DETAIL

- MECHANICAL & HEALTH :**
1. FRESH AIR TO BE SUPPLIED AT A RATE OF 7.51 PER SEC. PER PERSON
 2. AIR TO BE UNIFORMLY DISTRIBUTED THRU' HABITABLE AREAS VELOCITY MAX. 0.5m/s, MIN 0.2m/s
 3. ALL SOLEY DEPENDENT ON MECHANICAL VENTILATION MUST BE VACATED IN THE EVENT OF MECHANICAL FAILURE PER FITTING
 4. VENTILATION OF INTERNAL AREAS TO IT43 PER FITTING
 5. ALL ROOMS TO HAVE 10% NATURAL LIGHT. ALL PASSAGES, TOILETS AND KITCHENS TO HAVE MIN 160 LUX. ENG. DETAIL

- PLASTER :**
1. NEW PLASTER TO COMPLY WITH SANS 2001 EMI : 2007

- WALLS :**
1. EXTERNAL - 230MM BRICK WALLS, PLASTERED & PAINTED (AT THE FRONT WALL)
 - INTERNAL - 115MM BRICK WALLS, PLASTERED & PAINTED AS INDICATED ON PLAN AND PARTITION WALLS BY SPECIALIST
 2. TWO COURSES OF BLOCKWORK TO BE REINFORCED IN WITH BRICK-FORCE. SOLID CEMENT MORTAR JOINT BELOW WALLPLATE LEVEL, ABOVE WINDOW HEAD LEVEL AND BELOW WINDOW CILL LEVEL.
 3. UNPLASTERED EXTERNAL WALLS TO BE BAGGED AND BITUMEN PAINTED BETWEEN SKINS.
 4. ALL BLOCKWORK BELOW GROUND LEVEL TO BE BRICKS RECOMMENDED FOR THE PURPOSE BY THE MANUFACTURER.
 5. GUNDE 'BRICKGRIP' DPC'S TO BE PROVIDED OVER ALL SLABS, UNDER ALL CILLS, PARAPETS AND ELSEWHERE AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH SANS 10400 AND WINDOW SYSTEMS.
 6. GALVANISED STEEL COIL OUTGUARDS, LAPPED AND SOLDERED AT JOINTS TO BE TO LOCAL AUTHORITY REQUIREMENTS.

- LOCAL AUTHORITY :**
1. THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY NOTICES AND FEES.
 2. THE OWNER IS REQUIRED TO OBTAIN ALL NECESSARY CONNECTIONS TO SERVICES.
 3. WHERE LOCAL AUTHORITY OR GOVERNMENT REGULATIONS REQUIRE MORE STRINGENT SPECIFICATION THAN SHOWN HEREIN, THEY ARE TO BE FOLLOWED WITH PRIOR CONSENT OF THE OWNER.
 4. THE CONTRACTOR IS TO INSPECT THE OFFICIAL APPROVED COPIES OF THE DRAWING TO ENSURE THAT ALL AMENDMENTS HAVE BEEN TAKEN INTO ACCOUNT.
 5. ALL SANS 10400 STANDARDS AND SPECIFICATIONS ARE TO BE ADHERED TO AS A MINIMUM STANDARD AND GOOD CONSTRUCTION PRINCIPLES.
 6. ALL LEVELS ARE APPROXIMATE.

SITE AREA :		
PTN 200 (OF 150) OF ERF 1887, PMB	:	257.00 SQ.M
EXISTING AREA : (101.15 SQM)		
EXISTING BUILDING	:	101.15 SQ.M
PROPOSED AREA : NIL		
BIN AREA	:	2.17 SQ.M
TOTAL AREA :		103.32 SQ.M
COVERAGE :		
PERMITTED COVERAGE	:	128.5 SQ.M (50%)
PROPOSED COVERAGE	:	103.32SQ.M (40%)
BUILDING LINES :		
FRONT BUILDING LINE	:	6M
SIDE SPACE	:	N/A
REAR SPACE	:	N/A

SUBMISSION DRAWING



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PROJECT TITLE :
 PROPOSED FAST FOOD OUTLET
 AT 74 HAVELOCK ROAD
 PTN 200 (OF 150) OF ERF 1887, PMB

DRAWING DESCRIPTION :
 SITE PLAN
 GROUND STOREY PLAN
 ELEVATIONS

OCCUPANCY CLASSIFICATION : A1

DATE : JANUARY 2019

SCALE : AS SHOWN

DRAWN BY : K.G.C
CHECKED BY : K.G.C

DRAWING No. : MSU/006
PROJECT No. : KC/19/006

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