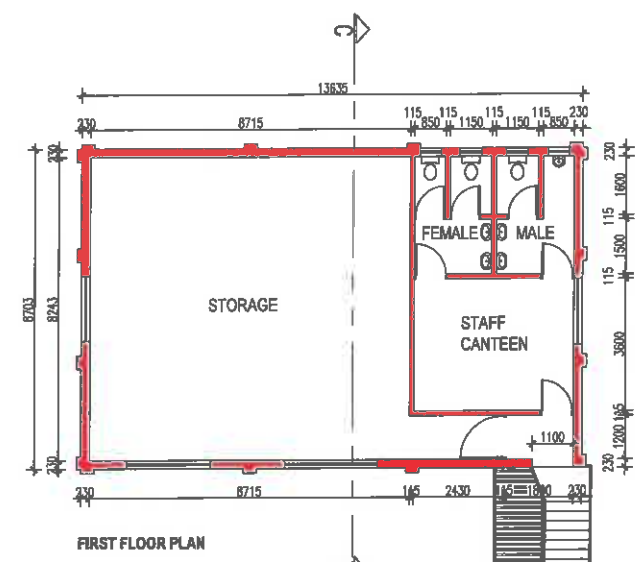
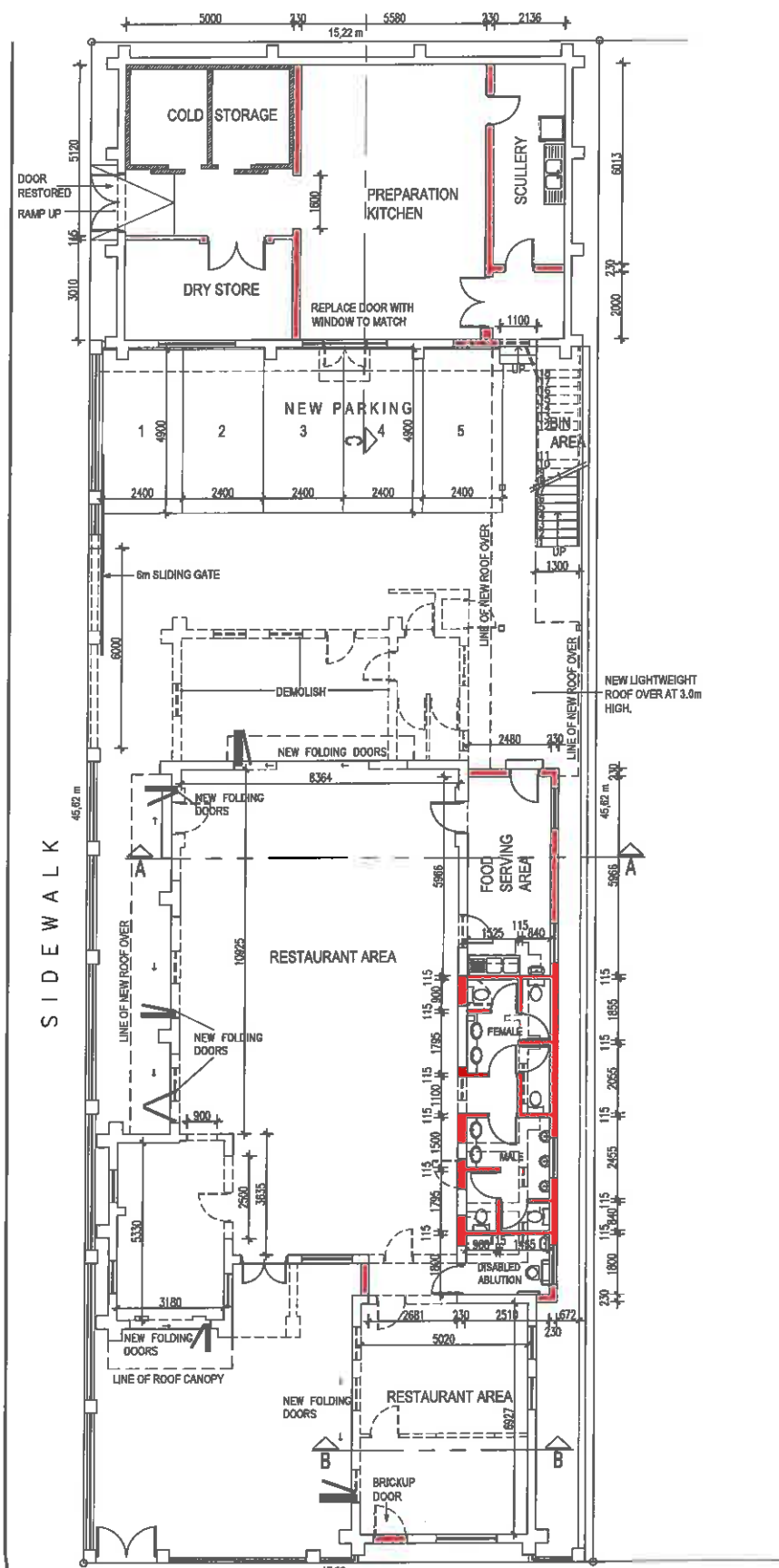


LANE



FIFTH AVENUE

SIDEWALK

SIDEWALK

FLORIDA ROAD

GENERAL NOTES:

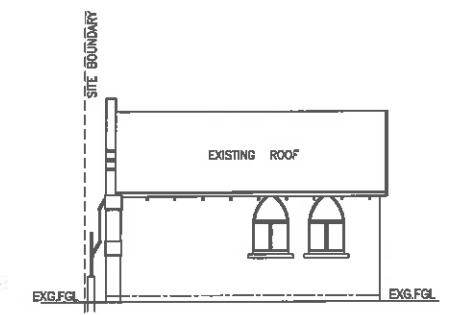
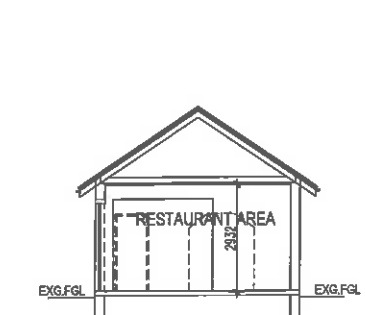
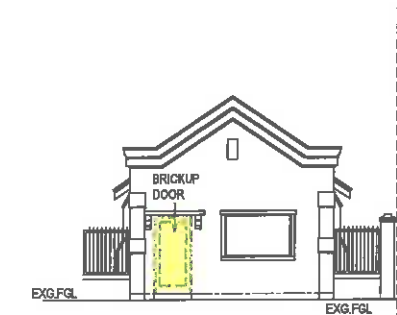
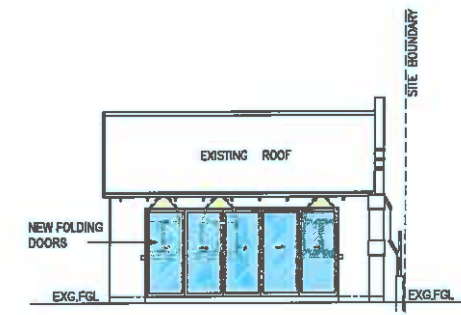
1. ALL WORK TO COMPLY WITH SANS 10400, AS APPLICABLE.
2. ALL WORK TO ENGINEER'S DETAILS AND APPROVAL.
3. ALL NEW GLAZING TO COMPLY WITH SANS 10400 PART N: TO BE SAFETY GLAZING WHERE APPLICABLE.
4. PLUMBER TO CHECK LEVELS OF EXISTING SEWER BEFORE COMMENCING WITH DRAINAGE WORK.
5. NEW DRAIN BELOW FLOORS: 1100 HD PVC; ANY BENDS MINIMUM 600MM RADIUS; TO ALL BENDS AND JUNCTIONS IN DRAINS.
6. STORMWATER: TO CONNECT TO EXISTING RETICULATION: NO INCREASE IN HARDENED AREA.
7. ARTIFICIAL VENTILATION TO COMPLY WITH SANS 10400 PART O:4.3.2.11 TABLE 2; TO ALLOW A MINIMUM OF 10 AIR CHANGES PER HOUR WITH 25.0L/s PER PERSON FOR ABLUCTIONS.
8. ALL DIMENSIONS TO BE CHECKED ON SITE, ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT.

FOOD ESTABLISHMENT REQUIREMENTS:

9. WALLS IN FOOD PREPARATION AREAS AND ABLUCTIONS TO BE TILED TO MINIMUM OF 2 METERS HIGH.
10. FLOORS TILED OR EPOXY THROUGHOUT; FIRST FLOOR.
11. CEILINGS / SOFFITS IMPERVIOUS AND DUST PROOF.
12. ELECTRICAL CONDUITS AND PIPES IN FOOD PREPARATION AREAS TO BE CHASED INTO WALLS.
13. FUME EXTRACTION SYSTEMS TO BE TO SATISFACTION OF HEAD, HEALTH DEPARTMENT.
14. ADEQUATE AND SUITABLE STORAGE FACILITIES TO BE PROVIDED FOR FOOD STUFFS.
15. DOORS IN FOOD PREPARATION AREAS TO BE RODENT PROOFED WITH MINIMUM 200MM HIGH METAL CLADDING.
16. HOT & COLD WATER TO ALL BASINS AND SINKS.
17. PREMISES TO COMPLY WITH REGULATION R638 OF THE NATIONAL FOOD REGULATIONS.
18. FLOOR DRAINS TO SAND, OIL & GREASE TRAP AND TO SEWER.

FIRE PROTECTION NOTES:

19. FIRE PERFORMANCE TO COMPLY WITH SANS 10400 PART T 4.5.
20. FIRE RESISTANCE OF OCCUPANCY-SEPARATING AND DIVISION-SEPARATING ELEMENTS TO COMPLY WITH SANS 10400 PART T 4.8.
21. FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS TO COMPLY WITH SANS 10400 PART T 4.6.
22. PROVISION OF ESCAPE ROUTES TO COMPLY WITH SANS 10400 PART T 4.16.
23. EXIT DOORS TO COMPLY WITH SANS 10400 PART T 4.17.
24. FEEDER ROUTES TO COMPLY WITH SANS 10400 PART T 4.18.
25. EMERGENCY ROUTES TO COMPLY WITH SANS 10400 PART T 4.19.
26. DIMENSIONS OF COMPONENTS OF ESCAPE ROUTES TO COMPLY WITH SANS 10400 PART T 4.20.
27. WIDTH OF ESCAPE ROUTES TO COMPLY WITH SANS 10400 PART T 4.21.
28. STAIRWAYS AND OTHER CHANGES OF LEVEL ALONG ESCAPE ROUTES TO COMPLY WITH SANS 10400 PART T 4.22.
29. MARKINGS AND SIGNPOSTING TO COMPLY WITH SANS 10400 PART T 4.28.
30. PROVISION OF EMERGENCY LIGHTING TO COMPLY WITH SANS 10400 PART T 4.30.
31. PROVISION AND MAINTENANCE OF FIRE-FIGHTING EQUIPMENT, INSTALLATIONS & FIRE PROTECTION SYSTEMS TO COMPLY WITH SANS 10400 PART T 4.31.
32. WATER RETICULATION FOR FIRE-FIGHTING PURPOSES TO COMPLY WITH SANS 10400 PART T 4.33.
33. HOSE REELS TO COMPLY WITH SANS 10400 PART T 4.34.
34. PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH SANS 10400 PART T 4.37.
35. ACCESS FOR FIRE-FIGHTING AND RESCUE PURPOSES TO COMPLY WITH SANS 10400 PART T 4.34.
36. PRESUMED FIRE RESISTANCE OF BUILDING MATERIALS AND COMPONENTS TO COMPLY WITH SANS 10400 PART T 4.55.



SCHEDULE OF AREAS

SITE AREA : 695.24 m<sup>2</sup>

FLOOR AREA		
EXISTING	PROPOSED	TOTAL
308.24 M <sup>2</sup>	72.2 M <sup>2</sup>	380.44 M <sup>2</sup>

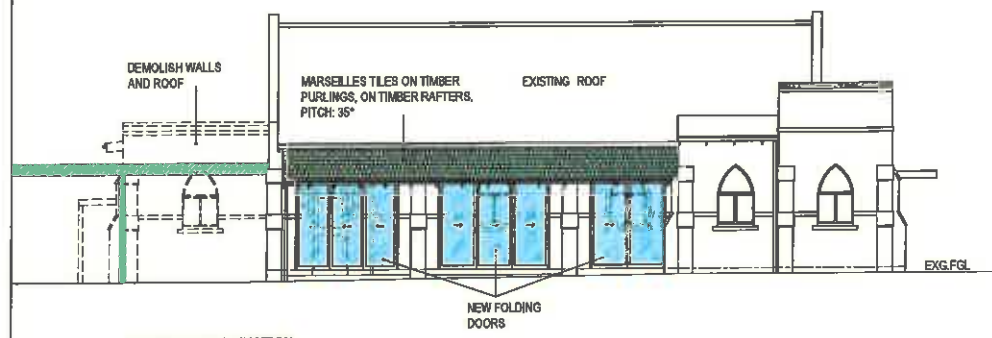
  

COVERAGE		
EXISTING	PROPOSED	TOTAL
308.24 M <sup>2</sup>	40.90 M <sup>2</sup>	349.14 M <sup>2</sup>

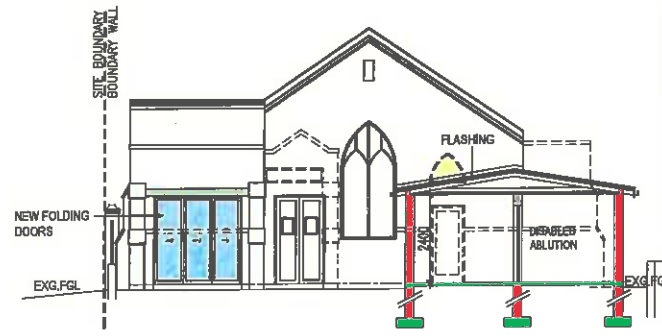
DWG NO: 63FLORIDA; 1/2

REV	DESCRIPTION	By	DATE
ADDITIONS & ALTERATIONS TO EXISTING BUILDING AT 63 FLORIDA ROAD FOR BACARAC TRADING 13 (PTY) LTD (REMAINDER OF ERF 630 OF DURBAN)			
SCALE	1:100	Architect	
DATE	AUGUST 2022		
SHT NO.	1/2		
REVISION			

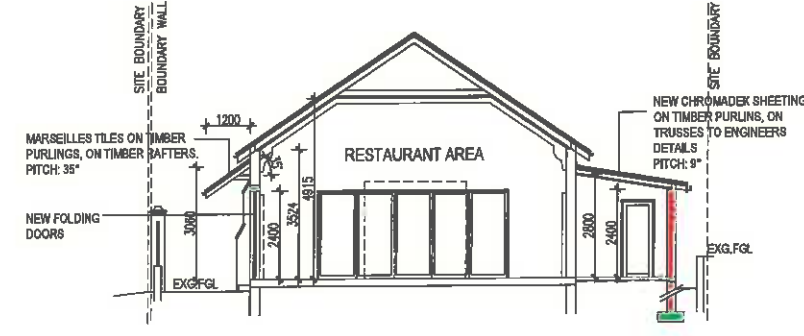
**howell architects**  
 P.O.Box 37600, Oshana, 4067  
 Telephone: 021 303 7761  
 Email: howellarchitects@gmail.com  
 Reg. No. 5415



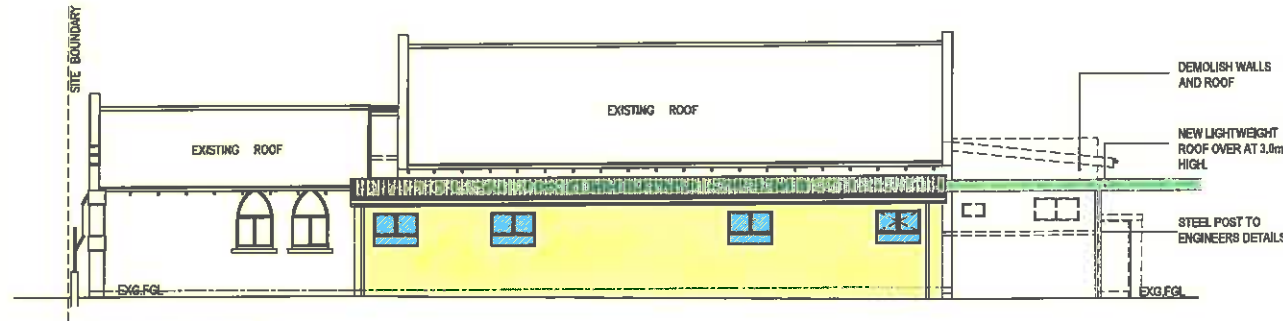
SOUTH-EAST ELEVATION



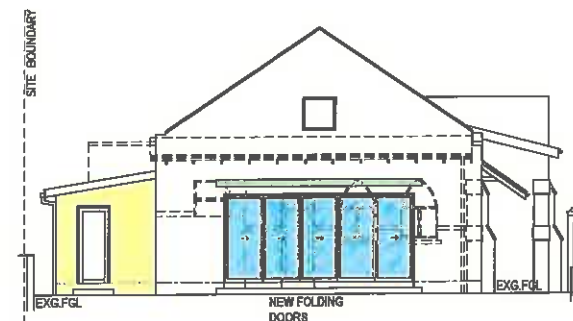
NORTH-EAST ELEVATION



SECTION A - A



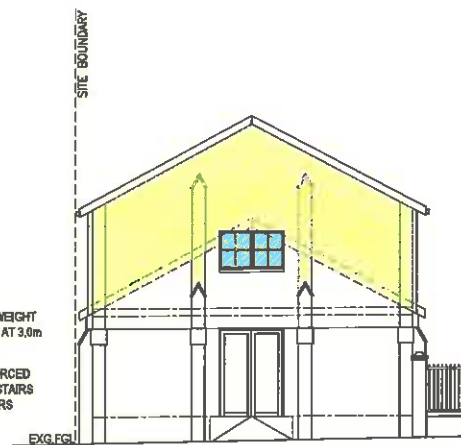
NORTH-WEST ELEVATION



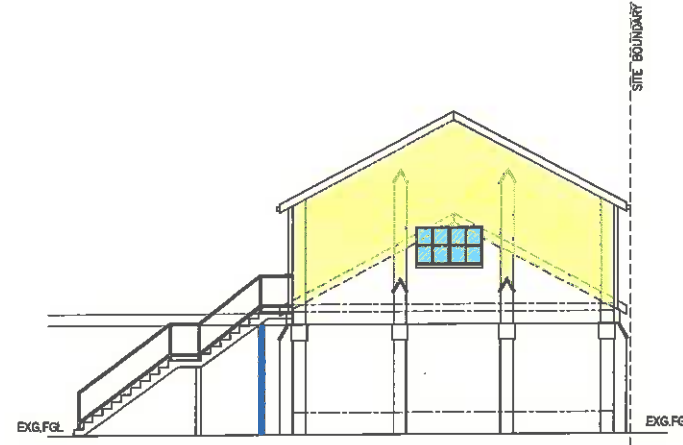
SOUTH-WEST ELEVATION



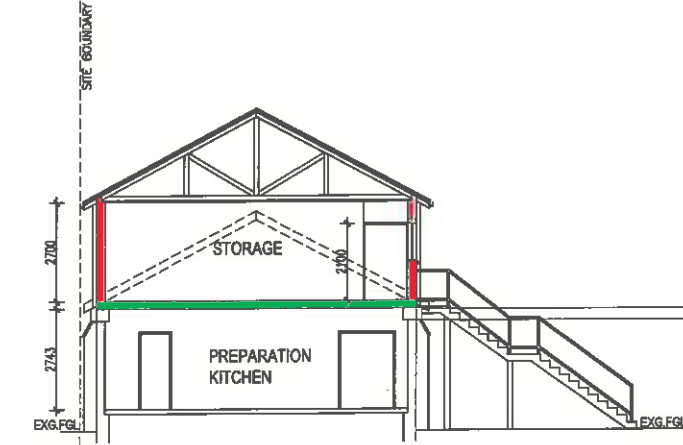
NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



SECTION C - C

DWG NO:  
63 FLORIDA ; 2/2

REV	DESCRIPTION	By	DATE
	ADDITIONS & ALTERATIONS TO EXISTING BUILDING AT 63 FLORIDA ROAD FOR BACARAC TRADING 13 (PTY) LTD (REMAINDER OF ERF 630 OF DURBAN)		
	SCALE 1:100	Architect	
	DATE AUGUST 2022		
	SHT NO. 2/2		
	REVISION		

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