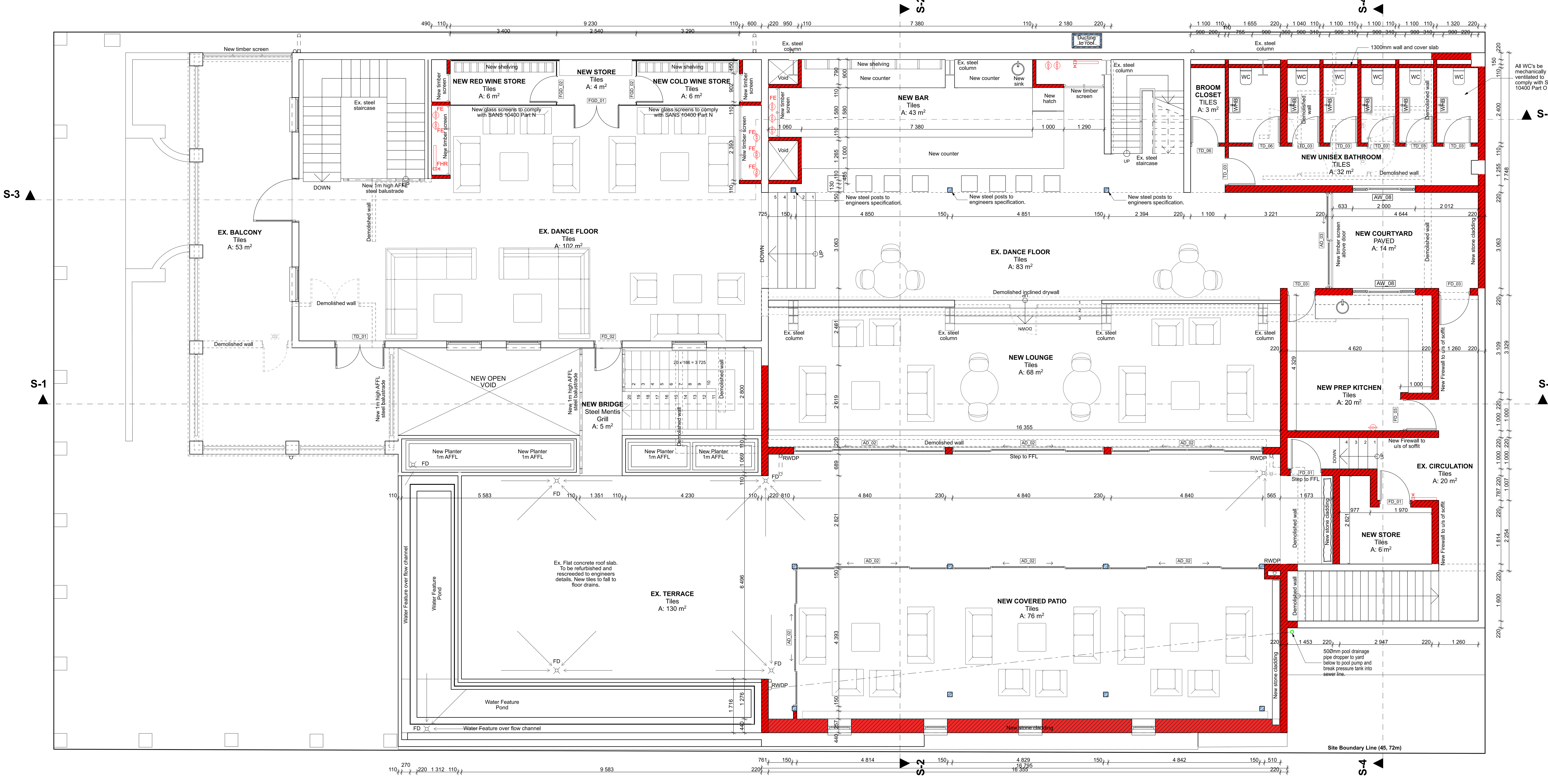
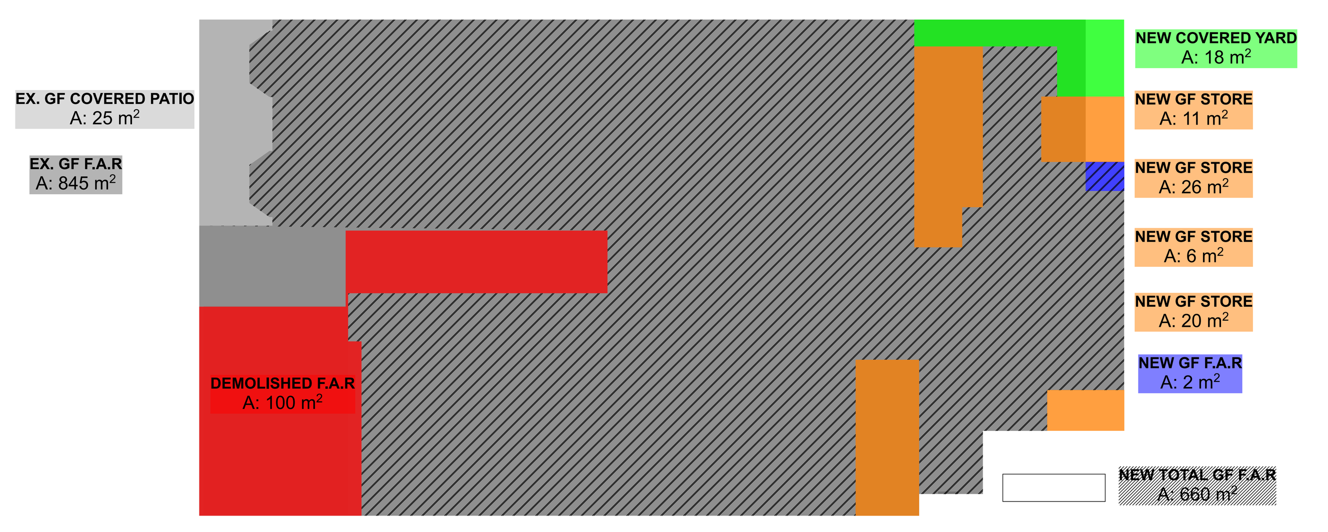


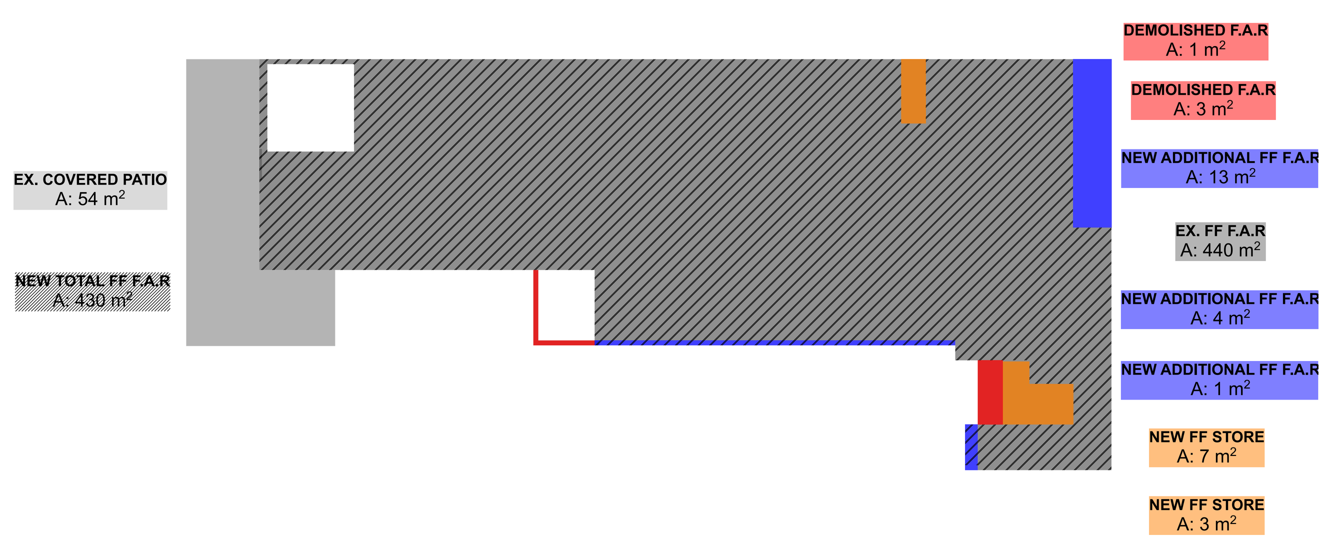
2.
-

First Floor Plan
1:50



1.
-

Ground Floor Areas
1:200



2.
-

First Floor Areas
1:200

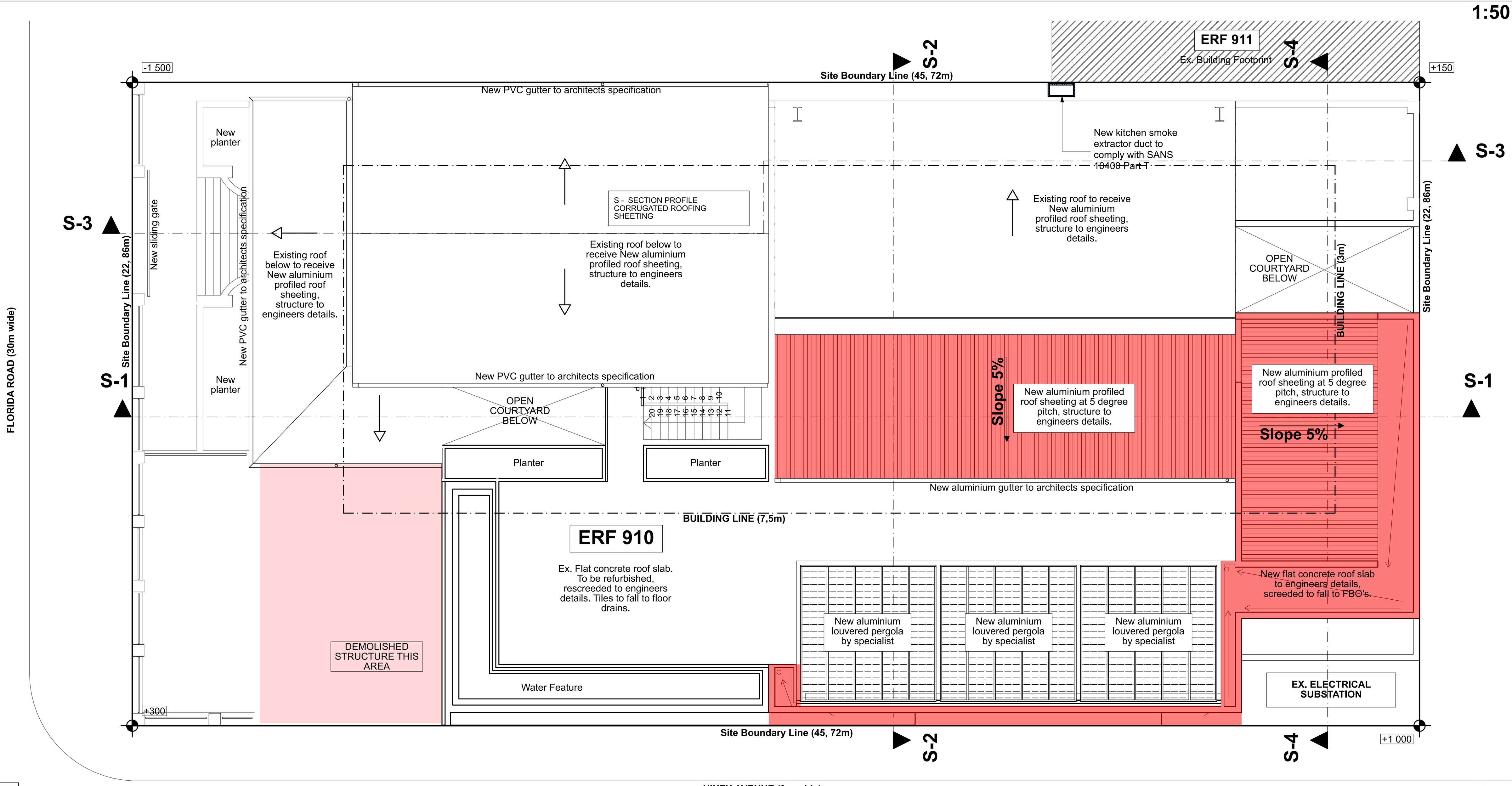
EXISTING AREA SCHEDULE		
Zone Name	**2D Plan Preview**	**Calculated Area**
EX. FF F.A.R		440
EX. GF F.A.R		845
		1 285 m²

AREAS EXCLUDED FROM F.A.R		
Zone Name	**2D Plan Preview**	**Calculated Area**
EX. COVERED PATIO		54
EX. GF COVERED PATIO		25
NEW COVERED YARD		18
NEW FF STORE		3
NEW FF STORE		7
NEW GF STORE		6
NEW GF STORE		11
NEW GF STORE		20
NEW GF STORE		26
		170 m²

NEW TOTAL F.A.R		
Zone Name	**2D Plan Preview**	**Calculated Area**
NEW TOTAL FF F.A.R		430
NEW TOTAL GF F.A.R		660
		1 090 m²

AREA SCHEDULE

NET SITE AREA:	**1044 m²**
GROSS SITE AREA:	**261 m²**
EXISTING F.A.R:	**768 m²** (last approved)
PERMITTED F.A.R:	(refer to special consent)
PROPOSED DEMOLISHED F.A.R:	83 m²
PROPOSED NEW F.A.R:	**20 m²**
TOTAL F.A.R:	**-63 m²**
NEW GRAND TOTAL F.A.R:	**1140 m² (0.9)**
EXISTING COVERAGE:	**460 m²** (last approved)
PERMITTED COVERAGE:	(refer to special consent)
PROPOSED DEMOLISHED COVERAGE:	**83 m²**
PROPOSED NEW COVERAGE:	**13 m²**
TOTAL COVERAGE:	**-70 m²**
NEW GRAND TOTAL COVERAGE:	**783 m² (75%)**



4.
-

Site Plan
1:100

AUTHORITY STAMPS

SIGNATURES

~ ARCHITECT
STEFANO VATTERONI
~ CLIENT
~ ENGINEER

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LEVELS AND HEIGHTS SHOWN

ALL FLOOR LEVELS ARE FFL AS INDICATED:

UN-FINISH CONCRETE LEVELS RELATIVE TO DATUM TO BE ESTABLISHED BY ENGINEER AND CONTRACTOR TO ALLOW ON SITE. LEVEL 0.000 REG LAND SURVEYOR TO CONFIRM ALL LEVELS AT STAGES OF CONSTRUCTION

GENERAL NOTES

ALL CONSTRUCTION NOTES TO BE IN ACCORDANCE WITH ATTACHED SPECIFICATIONS

SANS 10400-A:2010 Edition 3

Part A: General principles and requirements.
Part B: Structural design.
Part C: Dimensions.
Part D: Public safety.
Part F: Site operations.
Part G: Excavations.
Part H: Foundations.
Part J: Floors.
Part K: Walls.
Part L: Roofs.
Part M: Stairways.
Part N: Glazing.
Part O: Lighting and ventilation.
Part P: Drainage.
Part Q: Non-water-borne means of sanitary disposal.
Part R: Stormwater disposal.
Part S: Facilities for persons with disabilities.
Part T: Fire protection.
Part V: Space heating.
Part W: Fire installation.

SABS SYMBOLS LIST

Access opening	AO
Air Brick	AB
Airconditioning unit	A/C
Bath	B
Bidet	BT
Balustrade	Bal
Cast iron	CI
Cleaning eye	CE
Concrete	CONC
Copper	COP
Cover level	CL
Duct	D
Dish washer	DW
extractor over	EO
Fibre cement	FC
full bore outlet	FBO
Galvanised mild steel	GMS
Grease trap	GT
Ground level	GL
Gully	G
Inspection chamber	IC
Inspection eye	IE
Invert level	IL
Manhole	MH
Pitch-impregnated fibre	PF
Rainwater pipe	RWP
Reinforced concrete	RC
Rodding eye	RE
Shower	SW
Sink	S
Slop hopper	SH
Soil pipe	SP
Stainless steel	SS
Storm water channel	SC
Storm water pipe	SWP
Two way vent valve	2WVV
Unplasticized polyvinyl chloride	uPVC
Urinal	U
Vent or ventilating pipe	VP
Vitrified clay	VC
Wash-basin	WB
Wash-trough	WT
Waste pipe	WP
washing machine	WM
Toilet pan	WC
Water tap	WT
tumble dryer	TD
Overflow pipe	OVP
Weep Pipe	WEP

GENERAL NOTES:

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING, AND ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

ALL DIMENSIONS ARE AS PER SANS 10400-C FIGURED DIMENSIONS ONLY TO BE TAKEN - DRAWINGS ARE NOT TO BE SCALED.

ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION. ALL STRUCTURAL WORK TO COMPLY WITH SANS 10400-B UNLESS IS SUBJECT TO A RATIONAL DESIGN OR RATIONAL ASSESSMENT.

ANTGUARDS AND DAMP-PROOF COURSE TO COMPLY WITH SANS 10400-J

ALL WALLS TO BE REINFORCED WITH TWO COURSES BRICKFORCE AT ALL CILL AND WALL PLATE LEVELS.

WALL THICKNESS TO COMPLY WITH SANS 10400-K
ALL NEW SIGNAGE TO BE UNDER SEPARATE APPLICATION.

ALL FIRE INSTALLATIONS TO CONFORM TO NATIONAL BUILDING REGS. STABILITY TO COMPLY WITH SANS 10400-T PART 4.7

ALL SIGNAGE TO COMPLY WITH SANS 10400-T PARTS 4.29 AND 4.32

MECHANICAL VENTILATION INSTALLATION TO COMPLY WITH SANS 10400-O PART 4.3

FOR ALL ROADWAYS, PEDESTRIAN WALKWAYS, RAMPS, REFER TO ENGINEERS DRAWINGS

ALL PLUMBING DESIGNS TO COMPLY WITH SANS 10400-P

ARTIFICIAL LIGHTING TO BE MINIMUM 200 LUX AND TO COMPLY WITH SANS 10400-O PART 4.2

SHOULD NOISE, NUISANCE ARISE, REMEDIAL MEASURES WILL BE CARRIED OUT

EXTERNAL WALLS TO BE PAINTED WITH ANTI-FUNGAL PAINT

HEALTH AND DRAINAGE NOTES:

AIR TO BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA

LIGHTING AND VENTILATION TO COMPLY WITH SANS 10400-O

ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH. INSPECTION EYES (I.E.'s) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT A MAXIMUM OF 23m LENGTHS ALONG STRAIGHT RUNS OF THE DRAIN IN COMPLIANCE WITH SANS 10400-P. ALL INSPECTION EYES TO HAVE MARKED COVERS AT GROUND LEVEL CLEANING EYES (C.E.'s) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES. ALL WASTES TO BE FITTED WITH 64mm RE-SEAL TRAPS.

PREMISES TO BE SUITABLY RODENT PROOFED

ALL SOIL PIPES TO BE Ø110mm.
ALL PIPES TO COMPLY WITH SANS 10400-P - ANY WASTE WATER DISCHARGING OVER A GULLY TO COMPLY WITH PART 4.21 OF SANS 10400-P. ALL SOIL VENTILATION PIPES (S.V.P.'s) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1,8m ABOVE THE NEAREST ADJACENT WINDOW HEAD. WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 300mm CONCRETE AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE I.E.'s AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING. WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1,2m THESE FITTINGS ARE TO BE ANTISYPHON VENTED

ALL GLAZING TO BE CLEAR UNLESS OTHERWISE SPECIFIED ON DRAWING. DETAILS AND SCHEDULES AND THICKNESS ALL ACCORDING TO THE FOLLOWING:
GLAZING TO WINDOWS AND DOORS TO BE 6.3mm LAMINATED SAFETY GLASS THROUGHOUT
EXCEPTION - PANES BETWEEN 4.3m2/ AND 5.7m2/ TO BE 8.4mm LAMINATED SAFETY GLASS
DOORS TO HAVE SAFETY MARKERS.
ALL GLAZING TO COMPLY SANS 10400-N

ZYMA

COUNCIL SUBMISSION

REV	DATE	DESCRIPTION

REVISIONS

STEFANO VATTERONI ARCHITECT

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Names: #Client Full Name
Contact No: #Client Phone Number
Email: #Client E-mail

Job Title
PROPOSED REFURBISHMENT WITH ADDITIONS & ALTERATIONS

ZHUMA RESTAURANT
153 FLORIDA ROAD, DURBAN
ERF 910

Drawing Name
FIRST FLOOR

Drawn on Apple Mac computer using Archicad 23 by
NKCUBEKO NDLELA **2023/04/28**
Checked by Date
STEFANO VATTERONI **2023/04/28**

Drawing Scale
1;100 / 1:200 /

Building Occupancy **A1**

Layout ID **CS.102**
Page Size **A1**
Revision