



- * NOTES:
- A REMOVE EXISTING SHOPFRONT WINDOW BETWEEN COLUMNS AND REPLACE WITH BRICKWORK.
 - B REMOVE EXISTING 5m WIDE ROLLER SHUTTER DOOR AND BRICK UP OPENING.
 - C REMOVE 12.5m WIDE ROLLER SHUTTER DOOR AND BRICK UP OPENING.
 - D REMOVE EXISTING ROLLER SHUTTER DOOR AND BRICK UP OPENING. ALL WORK TO MATCH EXISTING

OFFICE BLOCK
REFER TO DWG. NO. SD04

GUARD HOUSE &
REFUSE AREA
REFER TO DWG. NO. SD04

GENERAL NOTES

1. REFUSE AREA to be constructed & provided with hose, bibtap and sump where applicable.
2. The attention of the OWNER is drawn to the fact that changes to the plan and/or specifications after official approval are likely to invalidate that approval.
3. The owner is responsible for all local authority expenses.
4. Signage under separate application.
5. Soil stability according to the GEO TECH ENGINEER REPORT.
6. All STRUCTURAL work, both new and where existing work need to be demolished, to be according to the STRUCTURAL ENGINEERS design and supervision.
7. FIRE SAFETY according to the FIRE ENGINEERS report.
8. STORM and WASTE WATER to the stormwater and wastewater MANAGEMENT PLAN by ENGINEER.
9. All work to match the existing, as shown on plan.
10. All LEVELS and DIMENSIONS to be checked on site by contractor before commencing with work. No dimensions to be scaled.
11. Any discrepancies to be reverted to the ARCHITECT.
12. On site dimensions to be MEASURED and CHECKED before fabrication of any fitted item.
13. All work to be done in accordance with the NATIONAL BUILDING REGULATIONS and the LOCAL AUTHORITIES by-laws.
14. All measurements to be checked on site, existing walls and columns to take preference to measurements.

REFER TO CONSTRUCTION NOTES ON DRAWING NO. SD 03

Sewer Note:	
New MH 1	New MH 2
CL-3.500	CL-3.500
IL-3.105	IL-2.905
D-395	D-595
New MH 3	New MH 4
CL-3.450	CL-3.420
IL-2.540	IL-2.415
D-0.91	D-1.005
New MH 5	New MH 6
CL-3.390	CL-3.350
IL-2.250	IL-2.315
D-1.140	D-1.035
New MH 7	
CL-3.320	
IL-2.055	
D-1.265	

SCHEDULE OF AREAS	
BUILDING OCCUPANCY	EXISTING J2 & G1
SITE AREA	10123sqm
PLOT AREA RATIO	N/A
COVERAGE	N/A
EXISTING WAREHOUSE	7582sqm
Proposed reduction of Warehouse area to accommodate delivery yard	1155sqm
Proposed extension to warehouse	449sqm
Proposed conversion of Offices to Warehouse	231sqm
TOTAL NEW WAREHOUSE AREA	7107sqm
EXISTING OFFICES	1286sqm
TOTAL NEW OFFICE AREA	593sqm
New Guardhouse	12sqm
Transformer Rm./Meter Rm./Switch Rm. (relocated)	51sqm
New Refuse area	12sqm
New open Skip bin area	45sqm
SCHEDULE OF PARKING	
CAR PARKING BAYS EXISTING	10bays
TOTAL CAR PARKING BAYS PROVIDED	24bays
TRUCK LOADING BAYS EXTG.	1bay
TOTAL TRUCK LOADING BAYS PROVIDED	4bays

no.	date	details	checked	approved
Revisions				

Client
296 SYDNEY ROAD SHAREBLOCK (PTY) LTD

Owner's Signature:
Owner's Contact Details: (031) 5397279

Project Description:
PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING WAREHOUSE AND OFFICE BLOCK 296 SYDNEY ROAD ERF 8227 DURBAN

Drawing Title:
GROUND FLOOR PLAN

Date: MARCH 2014
Scale: 1 : 250
Project Ref. No: AA 03-12

Dwg. Type: SUBMISSION DRAWING (SAHRIS)
Drawn: P.C
Checked: P.C

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Drawing number: SD 01
Rev. No.: 0