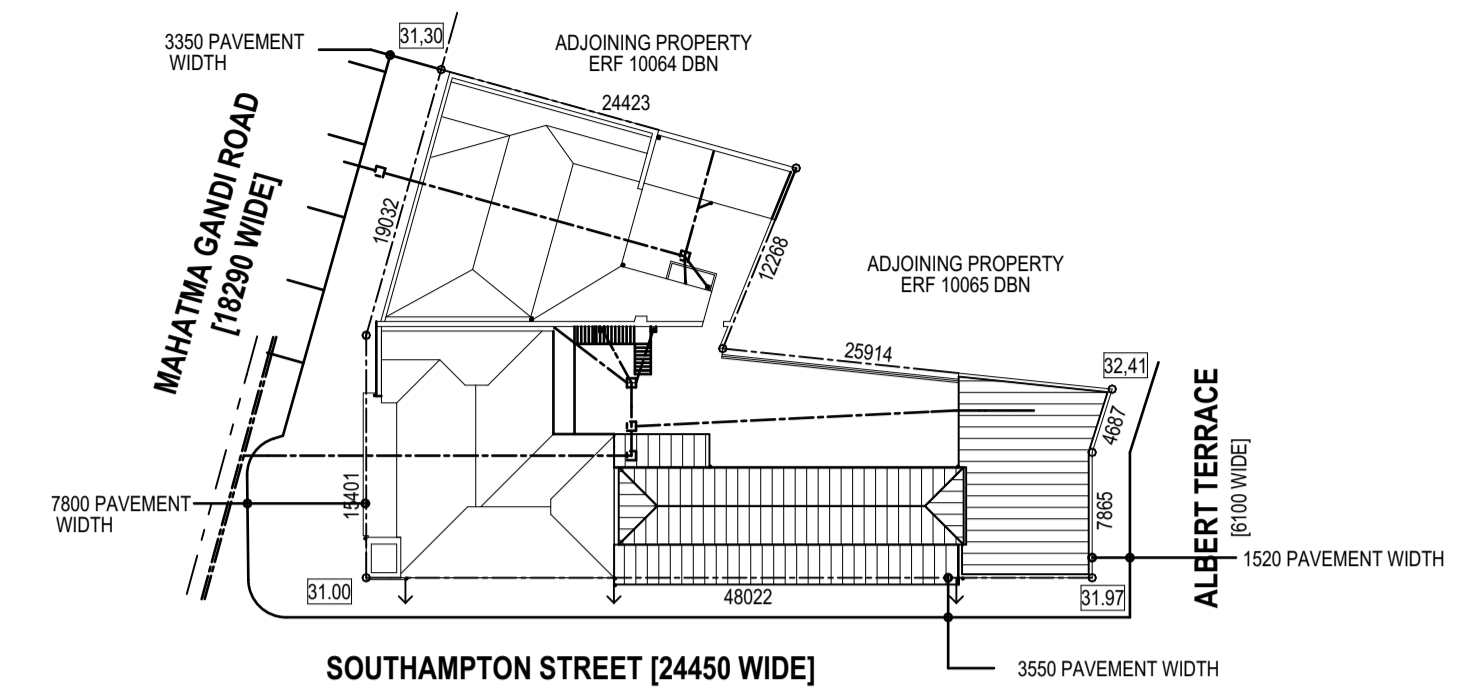
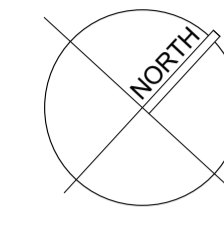
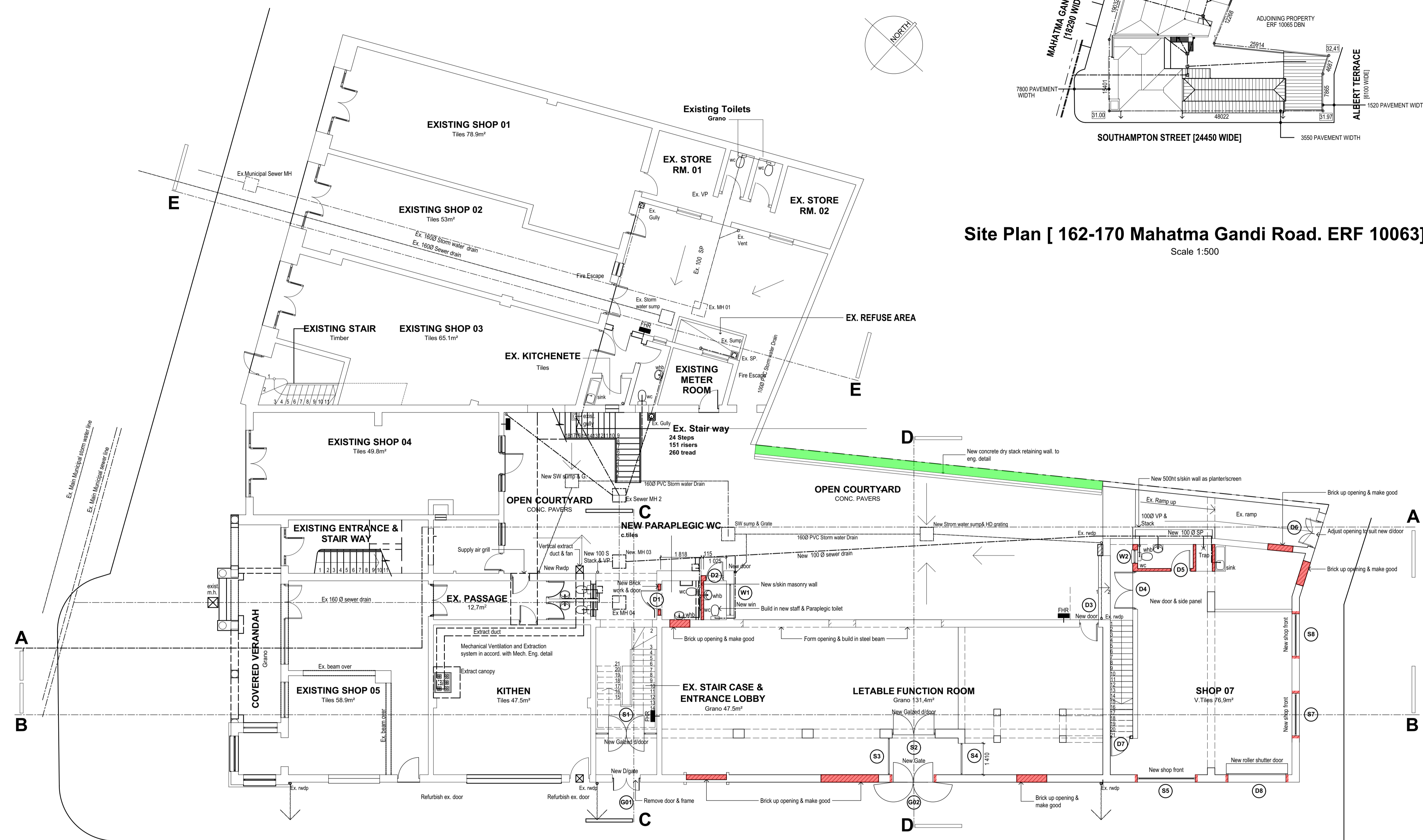


FIRE PLAN

- Notes:
1. DO NOT SCALE THIS DRAWING
 2. WORK IN FIGURED DIMENSIONS ONLY.
 3. ANY DISCREPANCIES ON THIS DRAWING TO BE BROUGHT TO THE ARCHITECTS/ ENGINEERS ATTENTION PRIOR TO IMPLEMENTATION OF ANY WORK.
 4. ALL CONSTRUCTION WORK TO BE IN COMPLIANCE WITH NATIONAL BUILDING REGULATIONS SABS 0400
 5. THE COPYRIGHT OF THIS DRAWING REST WITH HUIZINGA ARCHITECTS.



Site Plan [162-170 Mahatma Gandhi Road. ERF 10063]
Scale 1:500



Ground Floor Plan 1:100

<p>GENERAL CONSTRUCTION: ALL CONSTRUCTION WORK IS TO IN COMPLIANCE WITH: A) THE CODE OF PRACTICE AS SET OUT IN THE NATIONAL BUILDING REGULATIONS S.A.B.S 0400. B) LOCAL AUTHORITY BYLAWS C) STRICT ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS. D) CONDITIONS INCLUDED IN REGISTERED TITLE DEED</p> <p>STRUCTURAL SYSTEM STRUCTURAL BUILDING SYSTEM TO BE IN ACCORD. WITH SABS 0400 PART B ALL SUSPENDED SLABS, SURFACE BEDS, STAIRCASES, FOUNDATIONS, FOUNDATION WALLS AND CONCRETE COLUMNS ALL TO STRUCTURAL ENGINEERS SPECIFICATIONS. TO BE SUBMITTED TO LOCAL AUTHORITY PRIOR COMMENCEMENT</p> <p>FOUNDATION CONSTRUCTION: WALL FOUNDATIONS ALL TO BE STRIP AND STEPPED AS REQUIRED TO MIN DIM. OF 600X200 IN ACCORDANCE WITH STRUCT ENG.</p>	<p>FLOOR CONSTRUCTION: ALL FLOORS TO COMPLY WITH PART 'J' OF SABS 0400/1900 100 CONC. SURFACE BED SLAB WITH REF. 100 MESH. TO HAVE MIN.35 SCREED TO ACCEPT Q. TILE FINISH. UNDERSIDE TO BE CAST ON 250 MICRON DPM. ON CUT. SOIL POISONED TO SABS 0127</p> <p>WALL CONSTRUCTION: EXTERNAL MASONRY WALLS: 2X2 DOUBLE SKIN 110 CLAY BRICKS. OUTER FACE INTERNAL SKIN TO BE BAGGED & SEALED WITH BITUMSEAL BRICK FORCE TO BE USED EVERY 4TH COURSE & EVERY 2ND COURSE ABOVE ALL OPENINGS. 15mm SMOOTH PLASTERED & PAINT TO BOTH SIDES</p> <p>INTERNAL MASONRY WALLS: 140 SINGLE SKIN 110 CLAY BRICKS. BRICK FORCE TO EVERY 4TH COURSE & EVERY 2ND COURSE OVER ALL OPENINGS. 15MM SMOOTH PLASTER & PAINT TO BOTH SIDES.</p>	<p>ROOF CONSTRUCTION: REFER TO NOTES ON SECTION C-C</p> <p>SOFFIT : EXISTING SOFFIT TO BE RE-PLASTERED AND PAINTED</p> <p>CEILING : 9.5 RHINO BOARD GYPSUM PLASTER BOARD SCREW FIXED TO 38X38 BRANDING @ 300 CENTERS. JOINTS TO BE TAPED AND ENTIRE SURFACE TO BE SKIM PLASTERED WITH MIN. 3MM RHINOGLIDE. PAINTED.</p>	<p>SANITARY & STORM WATER DISPOSAL : ALL DRAINAGE TO BE IN ACCORD. WITH SABS 0400 PART P ALL SEWER DRAINS TO BE 10000 UPVC SET AT MIN 1:60 FALLS. TO DISCHARGE INTO MUNICIPAL SEWER LINE. ALL WASTE PIPES TO BE 850mm PVC TO DISCHARGE INTO P.C. GULLY UNLESS OTHERWISE STATED. INSPECTION EYES TO BE PROVIDED AT ALL JUNCTIONS AND BENDS. ALL VENT PIPES TO DISCHARGE TO THE OPEN AIR.</p> <p>STORM WATER TO BE DISCHARGED IN ACCORD. WITH SABS 044 PART R ALL TO DISCHARGE AS SHOWN ON PLAN</p> <p>LIGHTING, VENTILATION & GLAZING ALL LIGHTING & VENTILATION MUST COMPLY WITH NBR SABS 0400 PART 0 GLAZING OF WINDOWS TO COMPLY WITH NBR SABS 0400 PART NN2 & NN3</p> <p>STAIR WAYS & BALUSTRADE: ALL STAIRWAYS TO COMPLY WITH NBR. SABS 0400 PART M ALL BALUSTRADES, HANDRAILS TO COMPLY WITH NBR. SABS 0400 PART MM3 & D02.4 AND ARE TO HAVE A MIN. HEIGHT OF 1000mm</p>	<p>FIRE NOTES: OCCUPANCY CLASSIFICATION: F2, G1 & J3 ALL FIRE FIGHTING PROVISION TO BE IN ACCORDANCE WITH SABS NBR 0400 SECTION T FIRE DOORS TO COMPLY WITH SECTION TT34 OF SABS 0400-1990 FIRE HOSE REELS TO COMPLY WITH SECTION TT34 OF SABS 0400-1990 FIRE EXTINGUISHERS TO COMPLY WITH SECTION TT37 OF SABS 0400-1990 ALL RELEVANT SIGNS AS REQUIRED SHALL BE PROVIDED IN ACCORDANCE WITH CLAUSE S89 OF PART S OF SABS 0400-1990</p> <p>REFUSE AREA: REFUSE AREA TO COMPLY WITH SECTION UU OF SABS 0400-1990 REFUSE BIN AREA GRADED TO SUMP WITH TAP PROVIDED</p>	<p>SCHEDULE OF AREAS:</p> <table border="1"> <tr> <td>ZONING</td> <td>740,088m² + 345,213m² = 1085,3m²</td> </tr> <tr> <td>SITE AREA</td> <td>8,01:1,3,0:1</td> </tr> <tr> <td>PERMITTED FAR</td> <td>NA</td> </tr> <tr> <td>PERMITTED COVERAGE</td> <td>NA</td> </tr> <tr> <td>PARKING REQUIREMENTS:</td> <td>NA</td> </tr> <tr> <td>EXISTING GROUND FLOOR AREA</td> <td>887,70m²</td> </tr> <tr> <td>EXISTING FIRST FLOOR AREA</td> <td>734,91m²</td> </tr> <tr> <td>TOTAL EXISTING FLOOR AREA</td> <td>1622,61m²</td> </tr> <tr> <td>NEW GROUND FLOOR AREA</td> <td>-99,70m²</td> </tr> <tr> <td>NEW FIRST FLOOR AREA</td> <td>46,58m²</td> </tr> <tr> <td>TOTAL ADDITIONAL FLOOR AREA</td> <td>-53,12m²</td> </tr> <tr> <td>TOTAL NEW FLOOR AREA</td> <td>1569,3m²</td> </tr> </table>	ZONING	740,088m² + 345,213m² = 1085,3m²	SITE AREA	8,01:1,3,0:1	PERMITTED FAR	NA	PERMITTED COVERAGE	NA	PARKING REQUIREMENTS:	NA	EXISTING GROUND FLOOR AREA	887,70m²	EXISTING FIRST FLOOR AREA	734,91m²	TOTAL EXISTING FLOOR AREA	1622,61m²	NEW GROUND FLOOR AREA	-99,70m²	NEW FIRST FLOOR AREA	46,58m²	TOTAL ADDITIONAL FLOOR AREA	-53,12m²	TOTAL NEW FLOOR AREA	1569,3m²
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Owner's signature: _____

Architect's signature: _____

SACA Reg: 5263

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DU RAND HUIZINGA DESIGN & MANUP. CC
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TEL: 031 4659589 FAX: 031 6135553
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Client: **Maingate Buildings Pty Ltd**

Project: **The Main Gate Building - Restoration & Renovations**

Address: **162-170 Mahatma Gandhi Road Durban**

Card des: **Rem & Ptn 1 of Lot 10063 Durban**

Rate no: **58095**

Tel No: **082 928 7624 or 031 303 9294**

Title: **Submission**

Ground & Site floor plan

Drawn By: **E. Huizinga**

Date: **2014/01/22** Scale: **1:100**

Project:	Drawn No:	Revision:
MGATE SUB-01		A