

**GENERAL NOTES**

- THIS DRAWING IS NOT TO BE SCALED. IF ANY DOUBT ARISES CONTACT THE ARCHITECT IMMEDIATELY.
- WHERE TRADE OR PRODUCT NAMES ARE STATED USE EQUAL OR APPROVED PRODUCTS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES AND SPECIFICATIONS RELATED TO THE PROJECT AS WELL AS ALL ENGINEERS DRAWINGS.
- ALL BUILDING WORK AND MATERIALS TO COMPLY WITH SANS 10400 REGULATIONS.
- ALL NATURAL LIGHTING AND VENTILATION TO BE IN ACCORDANCE WITH SABS PART 'D'.
- ALL GLAZING TO COMPLY WITH SABS PART 'M'.
- ALL STRUCTURAL WORK, FOUNDATION SLABS TO BE TO ENGINEERS DETAIL.
- ALL STAIRS TO COMPLY WITH SANS 10400 PART M AND ALL HANDRAILS TO BE 1000mm HIGH.
- PROTECTION AGAINST FALLING TO BE PROVIDED IN TERMS SANS 10400 PART D (4.2).
- ALL GLAZING TO SHOPFRONTS TO BE SAFETY GLAZING TO COMPLY WITH PART N3 SABS 0400.
- ERC TO COMPLY WITH THE REQUIREMENTS OF PARTS 15.2(a), (b) AND (f) OF SABS 0400 - 1990.

**FIRE NOTES : SANS 10400 PART 'T'**

- SAFETY DISTANCES TO COMPLY WITH SANS 10400 PART 4.2.
- DIVISION AREAS TO COMPLY WITH SANS 10400 PARTS 4.4 AND 4.9.
- OCCUPANCY SEPARATING ELEMENTS TO COMPLY WITH SANS 10400 PART 4.6.
- STABILITY OF STRUCTURAL ELEMENTS TO COMPLY WITH PART 4.7.
- PROTECTION OF OPENINGS TO CLASS 'B' FIRE DOORS TO COMPLY WITH SANS 10400 PART 4.10.
- FIRE ESCAPE DOORS MUST BE HINGED & OPEN IN THE DIRECTION OF TRAVEL.
- ROOF ASSEMBLIES TO COMPLY WITH SANS 10400 PART 4.12.
- ALL CEILING ARE TO COMPLY WITH SANS 10400 PART 4.13.
- ESCAPES, FEEDER ROUTES AND EMERGENCY ROUTES TO COMPLY WITH SANS 10400 PARTS 4.16, 4.17, 4.18, 4.20 AND 4.21.
- HANDRAILS TO ESCAPE ROUTES TO COMPLY WITH SANS 10400 PART 4.23.
- MARKING & SIGNPOSTING TO COMPLY WITH SANS 10400 PART 4.29.
- EMERGENCY LIGHTING TO COMPLY WITH SANS 10400 PART 4.30.

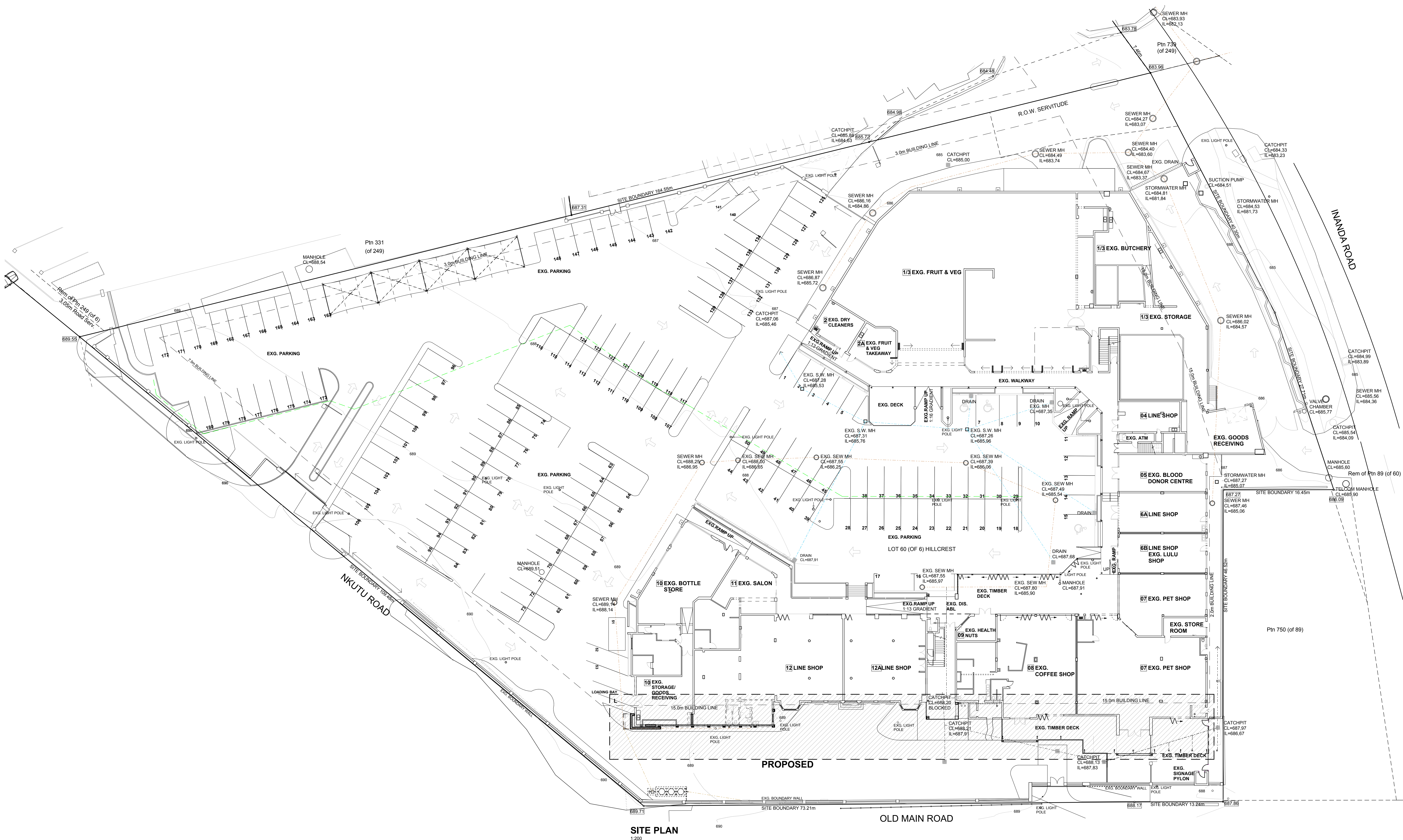
- ALL WORK IS EXISTING EXCEPT WHERE ANNOTATED AS NEW
- ALL WORK IS TO COMPLY WITH SANS 10400
- ALL STEEL SIGNAGE SUPPORT BY SPECIALIST TO ARCHITECT'S DETAIL
- ALL EXTERNAL SIGNAGE UNDER SEPARATE APPLICATION

- THE BUILDING IS TO BE EQUIPPED WITH A FIRE DETECTION SYSTEM & EMERGENCY EVACUATION COMMUNICATION SYSTEM COMPLYING WITH SANS 10400 PART 4.31.
- WATER RETICULATION TO COMPLY WITH SANS 10400 PART 4.33.
- 30m HOSE REELS TO COMPLY WITH SANS 10400 PART 4.34 (min. 1 / 500sqm).
- FIRE HYDRANTS TO COMPLY WITH SANS 10400 PART 4.35. NO PART OF ANY BUILDING ON THE SITE IS TO EXCEED 30m FROM A FIRE HYDRANT.
- AUTOMATIC SPRINKLER AND OTHER FIXED EXTINGUISHING SYSTEMS TO COMPLY WITH SANS 10400 PART 4.36.
- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH SANS 10400 PART 4.37.1. No. 4.3kg DCP (ABC) TYPE PER 200sqm. THEY ARE TO BE WALL MOUNTED WITH THE HANDLE AT 1.5m ABOVE GROUND LEVEL IN AN EASILY VISIBLE & ACCESSIBLE POSITION.

- FIRE STOPPING OF INACCESSIBLE CONCEALED SPACES TO COMPLY WITH SANS 10400 PART 4.39.
- PROTECTION IN SERVICE SHAFTS TO COMPLY WITH SANS 10400 PART 4.40.
- NATURAL OR MECHANICAL FIRE-SMOKE VENTILATION MUST BE PROVIDED & COMPLY WITH SANS 10400 PART 4.42.
- VENTILATION TO COMPLY WITH SANS 10400 PART 4.43.
- ACCESS TO THE BUILDINGS FOR FIRE FIGHTING & RESCUE PURPOSES TO COMPLY WITH SANS 10400 PART 4.54 & NOT BE LESS THAN 3m IN WIDTH & HEIGHT RESPECTIVELY.
- ALL SHOPS TO BE PROVIDED WITH NATURAL VENTILATION OF 3% OF THEIR FLOOR AREA THROUGH THE SHOPFRONTS INTO THE COVERED ARCADE. THE MAIN DOORS LEADING ON TO THE ARCADE AREA ARE TO REMAIN OPEN DURING TRADING HOURS.

SCHEDULE OF AREAS	
ZONING	
OCCUPANCY CLASSIFICATION	F1 & G1
SITE AREA (REM OF PTN 60 (OF 6))	12 770.00 sqm.
PERMITTED F.A.R.	0.55 = 7023.50 sqm.
PERMITTED COVERAGE	33% = 4214.10 sqm.
EXISTING F.A.R.	0.34 = 4 394.00 sqm.
EXISTING COVERAGE	31% = 4012.02 sqm.
NEW F.A.R	NONE.
NEW COVERAGE	NONE.

**COUNCIL STAMPS:**



**SITE PLAN**  
1:200

CLIENT  
**CLODBERRY INVESTMENTS 31 (PTY) LTD**

CLIENT TEL: 031 563 3844

PROJECT DESCRIPTION  
**PROPOSED ALTERATIONS AND ADDITIONS TO THE COLONY SHOPPING CENTRE**

CADASTRAL DESCRIPTION  
**LOT 60 (OF 6), HILLCREST**

STREET ADDRESS  
**50 OLD MAIN ROAD, HILLCREST**

DRAWING TITLE  
**SUBMISSION DRAWING**

**SITE PLAN**

TRUE NORTH	DRAWING NUMBER: <b>0213 151/01</b>	REV: <b>C</b>
	SCALE: 1:100	ARCHITECT: R. GOWAR
	DATE: JULY 2013	DRAWN: L. PEARCE
	SACAP No: 5556	

**SHEET 1 OF 2** | **A0**

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