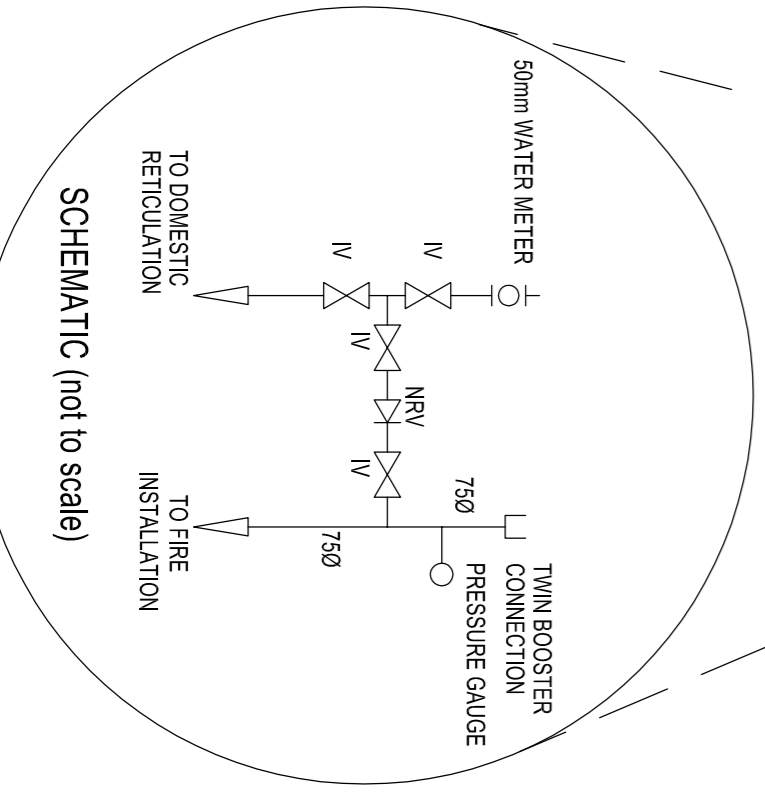


**AREA SCHEDULE**

SITE AREA (lots 26 + 29)	1 948.00 m <sup>2</sup>
PERMITTED F.A.R (1.25)	2 435.00 m <sup>2</sup>
PROPOSED F.A.R	630.56 m <sup>2</sup>
TOTAL F.A.R	630.56 m <sup>2</sup>
PERMITTED COVERAGE (80%)	1 558.40 m <sup>2</sup>
PROPOSED COVERAGE	710.56 m <sup>2</sup>
TOTAL COVERAGE	710.56 m <sup>2</sup>
WAREHOUSE	606.70 m <sup>2</sup>
OFFICE + STORE (car wash)	23.86 m <sup>2</sup>
CAR WASH	80.00 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>710.56 m<sup>2</sup></b>



**Fire notes:**

- Building Classification - B3
- Fire protection and installation to comply with SANS 10400:2011 Part 1.
- The provision of escape routes to comply with SANS 10400:2011 Part 14.16.
- The travel distance to the nearest escape door is not to be more than 45m.
- The exit door to comply with SANS 10400:2011 Part 14.17.
- Fire hose reels shall comply with the requirements of SANS 10400 Part 1, 4, 33 & T, 4, 34 and shall be maintained in accordance with the requirements in SANS 1475-2.
- Fire hose reel water supply to be connected solely from the fire reticulation network and shall not be connected to any other source.
- The fire hose reel to comply with SANS 10400:2011 Part 14.33 and SANS 10400:2011-IV.
- Contractor & Owner to make sure that all new fire hose reels that are installed, shall comply with the requirements in SANS 543, shall be installed in accordance with SANS 10105-1 and SANS 10400:2011-IV, and shall be maintained in accordance with the requirements in SANS 1475-2.
- Fire extinguishers to be installed to comply with SANS 10400:2011 Part 14.37.
- 1 x 9kg for every 400m<sup>2</sup>.
- Fire signage (escapes & fire lighting equipment) to be installed and maintained by the owner in accordance with SANS 10400:2011 Part 14.25.
- Handrails to comply with SANS 10400:2011 Part 14.25.

**GENERAL NOTES:**

- All work to comply with SANS 10400 and Local Municipal By-Laws.
- Boundary markers to be exposed and checked prior to the commencement of work.
- Foundations, RC Floor Slabs, Beams and Columns.
- Architect to be notified of all services to be installed and the work is put to hand.
- Drawings are not to be scaled; Figure dimensions to be used only. All dimensions are, unless otherwise specified, in millimeters.
- Drawings are to be read in conjunction with Structural, Civil drawings.
- All glazing to comply with NBR SANS 10400-N 2010 3RD Edition.
- All balustrading to be minimum one meter high and to comply with the requirements of SANS 10400 - D.
- All stairs to comply with SANS 10400-4.
- All floor covering to be in accordance with SABS 0124.
- Soil excavating to be in accordance with SABS 0124.

**STRUCTURAL NOTES:**

- The following to Professional Structural Engineer's Detail:
  - Soil Excavation and Filling.
  - Foundations, RC Floor Slabs, Beams and Columns.
- Note: Certificate of Stability to be issued on completion.
- Note: Foundations are not to encroach Servitudes and/or Boundaries.
- pc lintels to all non beam openings.
- of slitter conc. to be cleaned and rubbed down.

**HEALTH NOTES:**

- Artificial lighting & Ventilation to comply with SANS 10400-O.
- Artificial lighting to be provided in accordance with the minimum lux at a minimum rate of 25 lux per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s artificial lighting to be minimum 350 lux.
- Dust and noise mitigation measures to be implemented during construction phase.
- All construction waste generated during construction to be disposed to an approved landfill site.

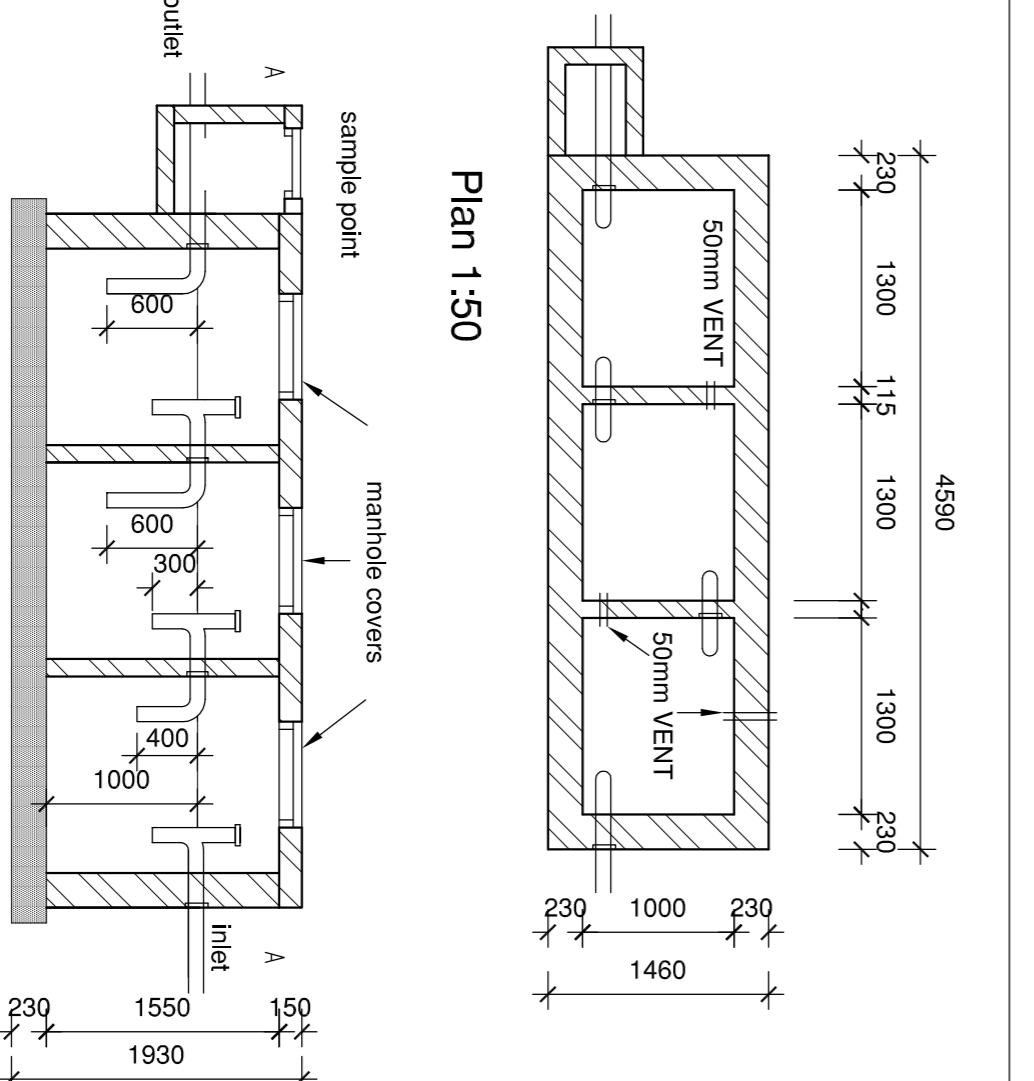
**DRAINAGE**

- all sanitary fittings to be trapped in accordance with local authority by-laws
- Sanitary traps to be installed in all floor drains and gullys in direction of all gullys, surrounds and manhole covers to be 75mm above g/l.
- and/or blocks to be provided where gradient exceeds 1:5
- 1000 upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain

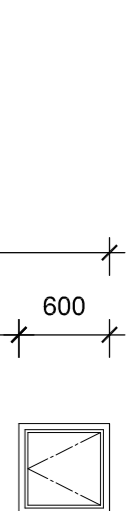
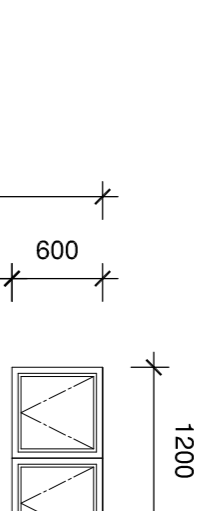
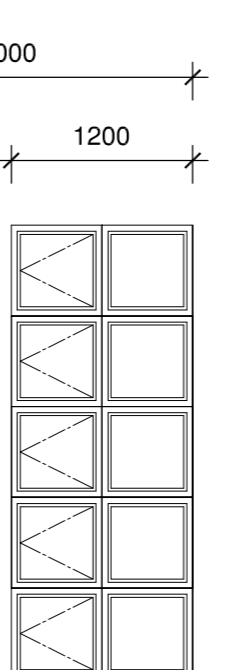
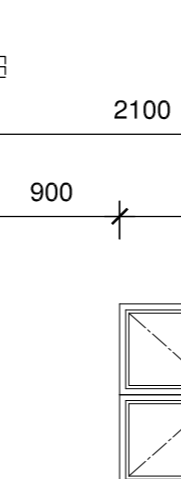
- 0 100 PVC SEWER PIPE @ MIN 1:80 FALL
- 0 100 upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain

**Building Setting Out:**

Buildings to be set out by professional land surveyor using electronic media For Stormwater Management Plan Refer to Engineer's Drawing No.:



**Window Schedule:**

 powder coated aluminium top hung window glazing: 4mm clear monolithic annealed glass Location: Toilets area = 0.36 m <sup>2</sup> No. JFT: 9	 powder coated aluminium top hung window in equal panes glazing: 4mm clear monolithic annealed glass Location: Warehouse Kitchen & Car Wash Store area = 0.72 m <sup>2</sup> No. JFT: 2	 powder coated aluminium top hung window in equal panes glazing: 4mm clear monolithic annealed glass Location: Warehouse area = 3.60 m <sup>2</sup> No. JFT: 2	 powder coated aluminium side hung window in equal panes glazing: 4mm clear monolithic annealed glass Location: Car Wash Office area = 1.44 m <sup>2</sup> No. JFT: 1
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**Sampling trap detail**  
Scale 1:25

- external walls 230 brick cement plastered.
- internal walls 115 brick cement plastered.
- all bends and junctions to be 100 dia. cast iron or sabs 987 PVC.
- long tail bends to be used to the lengths shown.
- trap must be accessible to gully sucker vehicle.
- work not to be commenced without the approval of a planning inspector.
- all compartments to be filled with water before trap is placed in service.
- light duty 450 x 450mm manhole covers to be used (550mm petrol station heavy duty manhole covers with 200mm dia. inspection cover to be used if subject to heavy traffic).
- trial channel sampling point with berthed slides and cast iron cover. (250 x 250 mm max)
- floor and cover s/d graded to inlet grading when used as a covered car wash area.

**STANDARD SAND, OIL & GREASE TRAP DETAIL**  
SCALE 1:50

**CONSULTANT:** HRYA HAROUN KADER ARCHITECTS studio : 81 ras sabbah street s h a i f o o r o s s building : 03141038249 e-mail : harounkader@gmail.com skype : HSKAD T 8100327

**CLIENT / OWNERS DETAILS:** Southville Trust

**CLIENT'S / OWNERS SIGNATURE:** \_\_\_\_\_

**PROJECT TITLE:** Proposed New Warehouse, Car Wash & Offices at 33 & 35 Gopalsingh Road on Lots 26 & 29 Parukville

**DRAWING TITLE:** Submission Drawing

**DRAWING DESCRIPTION:** Site Plan

**SCALE:** 1:100 (A1)

**DRAWN BY:** HK

**REVISION:**

**DESIGNED DATE:** 22-03-2019

**OCCUPANCY :** J3