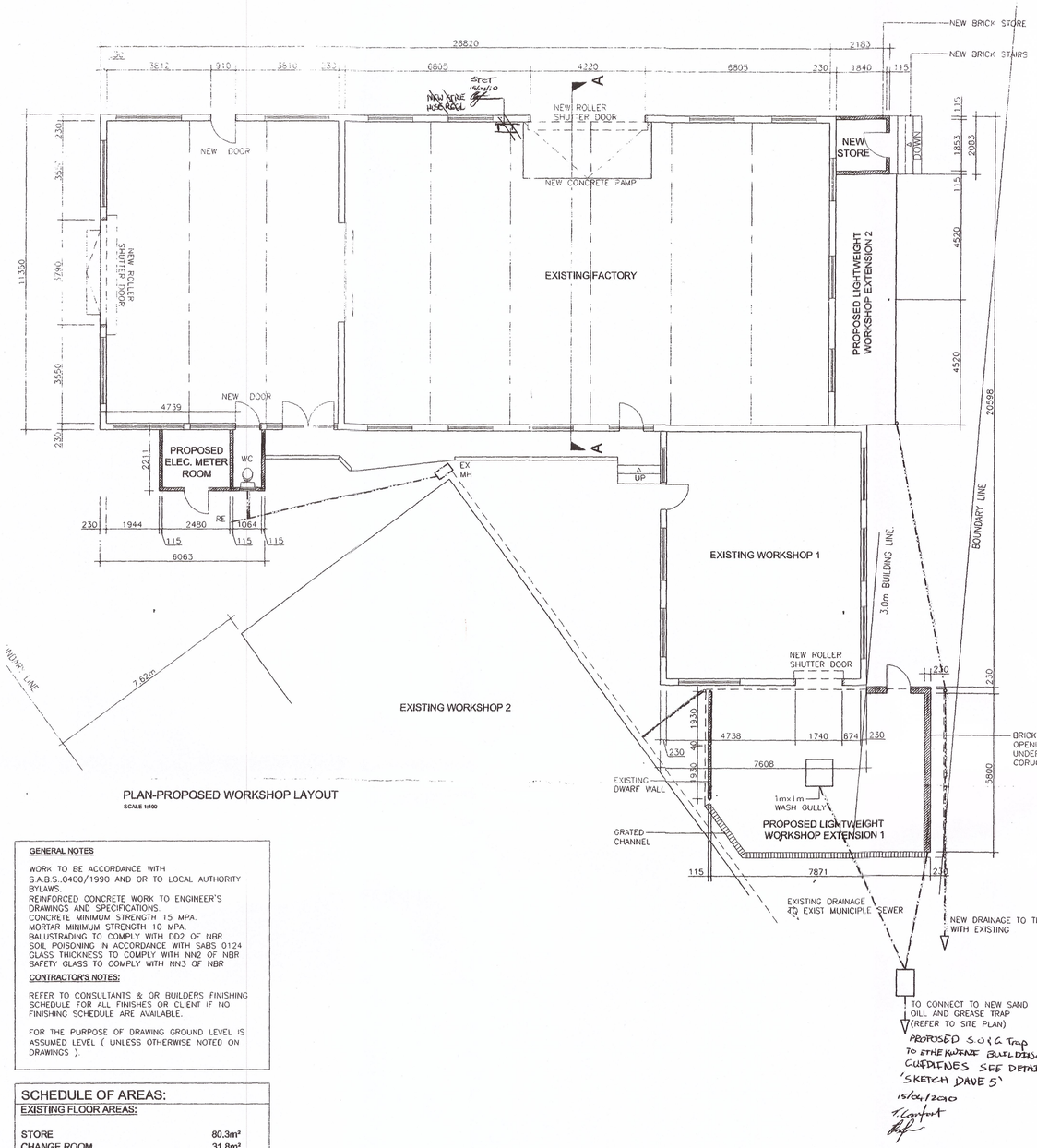


PLAN-PROPOSED WORKSHOP LAYOUT
SCALE 1:100

GENERAL NOTES

WORK TO BE ACCORDANCE WITH S.A.B.S. 0400/1990 AND OR TO LOCAL AUTHORITY BYLAWS.
REINFORCED CONCRETE WORK TO ENGINEER'S DRAWINGS AND SPECIFICATIONS.
CONCRETE MINIMUM STRENGTH 15 MPA.
MORTAR MINIMUM STRENGTH 10 MPA.
BALUSTRADING TO COMPLY WITH DD2 OF NBR
SOIL POISONING IN ACCORDANCE WITH SABS 0124
GLASS THICKNESS TO COMPLY WITH NN2 OF NBR
SAFETY GLASS TO COMPLY WITH NN3 OF NBR

CONTRACTOR'S NOTES:

REFER TO CONSULTANTS & OR BUILDERS FINISHING SCHEDULE FOR ALL FINISHES OR CLIENT IF NO FINISHING SCHEDULE ARE AVAILABLE.

FOR THE PURPOSE OF DRAWING GROUND LEVEL IS ASSUMED LEVEL (UNLESS OTHERWISE NOTED ON DRAWINGS).

SCHEDULE OF AREAS:

EXISTING FLOOR AREAS:

STORE	80.3m²
CHANGE ROOM	31.8m²
OFFICE BLOCK	102.5m²
FACTORY	307.0m²
WORKSHOP 1	70.0m²
WORKSHOP 2	272.9m²
TOTAL - EXISTING	864.5m²
STORE (TO BE DEMOLISHED)	- 80.3m²
TOTAL - EXISTING	784.2m²

PROPOSED FLOOR AREAS:

ELEC. METER CUPD.	6.00m²
TOILET	2.60m²
LIGHTWEIGHT WORKSHOP EXT.1	47.50m²
LIGHTWEIGHT WORKSHOP EXT.2	17.40m²
WORKSHOP 2 MEZZANINE	25.50m²
STORE	4.07m²
SHOWER	5.41m²
TOTAL - PROPOSED	108.48m²

COVERAGE:		
EXISTING AREAS	784.20m²	
PROPOSED AREAS	82.98m²	
NEW TOTAL	867.18m²	36.3%
F.A.R.:		
EXISTING AREAS	784.20m²	
PROPOSED AREAS	43.58m²	
NEW TOTAL	827.78m²	0.36
SITE AREA:	2 280 m²	

DRAINAGE NOTES:

01. I.E.'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS.
02. CE'S AT CHANGE OF DIRECTION AND MARKED
03. COVERS AT GROUND LEVEL.
04. DRAIN PIPES EXCEEDING 6M TO JUNCTION TO HAVE OWN 100MM O.V.P.
05. WASTE PIPES 38MM AND 100MM P.V.C.
06. PIPES IN FLOOR TO BE WITHOUT BENDS & CONNECTIONS.
07. WHERE DRAINAGE OCCURS UNDER FOUNDATIONS AND CONCRETE FLOOR SLAB,PIPES TO BE ENCASED IN 100MM THICK CONCRETE AND NOT DEVIATE FROM STRAIGHT WITH IE'S EITHER SIDE.
08. MIN INVERT LEVEL OF DRAIN – 460MM
09. 100MM O.V.P. AT HEAD OF DRAIN WITH 110MM AIRVALVE.
10. WHERE ONE–PIPE SYSTEM IS APPLIED, ANTI–SYPHON VENT PIPES TO BE 50MM
11. MINIMUM FALL OF DRAIN 1:40
12. WHERE FALL OF DRAIN EXCEEDS 1:10 BACK DROPS TO BE PROVIDED TO ENSURE MAXIMUM FALL OF 1:10.
13. WASTE PIPES TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESIBLE OVER ENTIRE LENGTH.
14. BATHWASTE 38MM
15. BASINWASTE 32MM
16. GULLIES AT KITCHEN TO HAVE CW TAP OVER
17. ALL VENT PIPES ARE TO EXTEND 2M MIN. ABOVE WINDOW HEAD.
18. ALL PLUMBING & DRAINAGE WORK TO BE CARRIED OUT BY A REGISTERED PLUMBING CONTRACTOR.
19. P–TRAPS TRAPS TO BE PROVIDED AT ALL SANITARY FITTINGS.

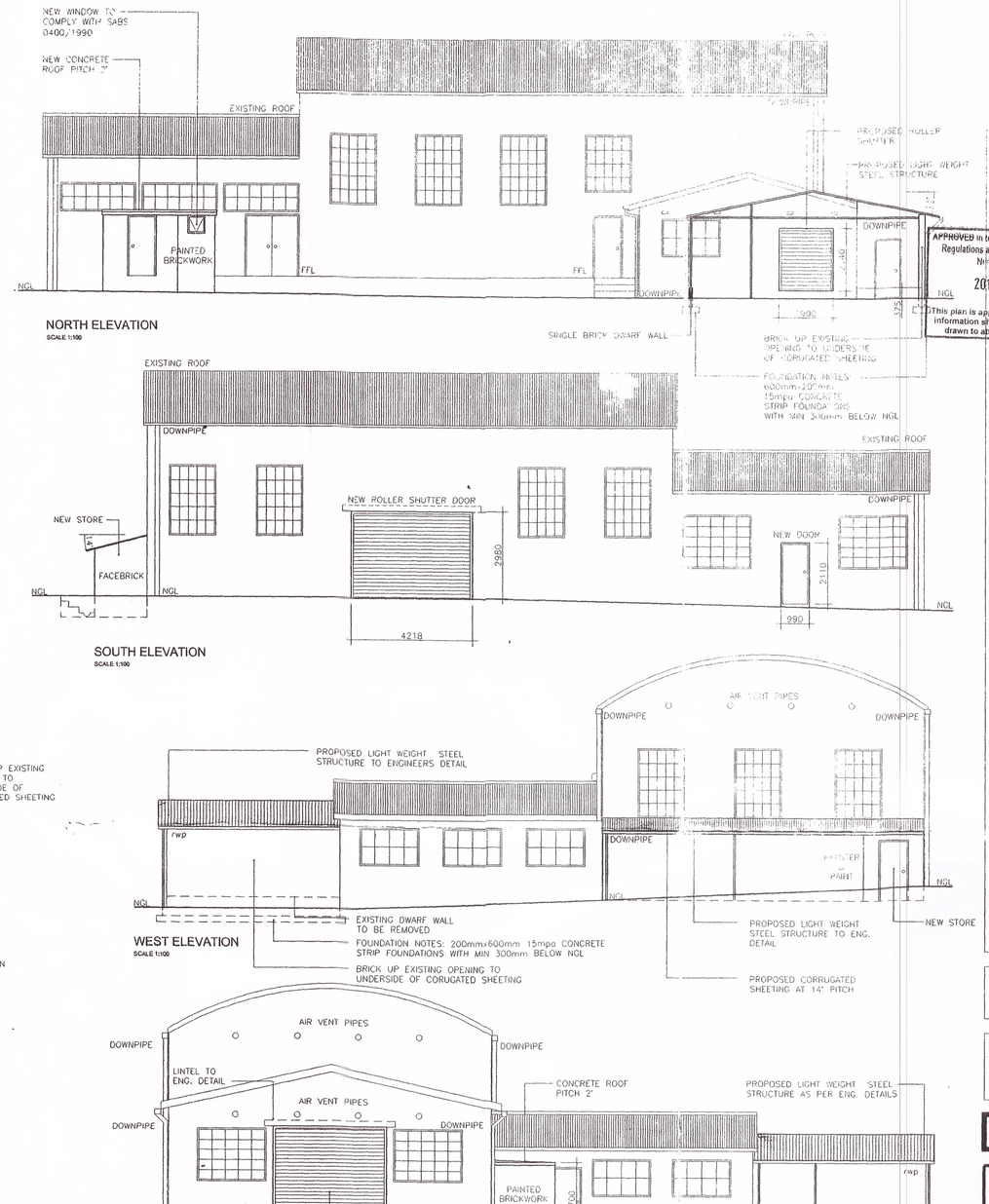
FOUNDATIONS:
FOUNDATION TRENCHES TO BE STRICTLY IN ACCORDANCE WITH ENGINEER'S SPECS. LOCAL AUTHORITY TO INSPECT TRENCHES PRIOR TO POURING OF FOUNDATION FOOTINGS. TOP OF CONCRETE FOUNDATION FOOTING TO BE NO LESS THAN 400 mm BELOW FINISHED GROUND LEVEL.
OVERLAP AT STEP TO BE NO LESS THAN 350 mm PER STEP.
CONCRETE FOOTING TO BE NO LESS 230 mm THICK BUT SEE DRAWINGS FOR DETAILS AND DIMENSIONS.

STORMWATER:

STORMWATER TO SOAKPITS VIA GUTTERS, DOWNPIPES & GULLIES.
PVC GUTTER AND DOWNPIPE SYSTEM TO BE FITTED BY COMPETENT PERSON ACCORDING TO DRAWINGS.

PLUMBING:

1. PROVIDE I.E.'S TO ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
2. PROVIDE R.E.'S AT 25 M OF STRAIGHT SEWER PIPE & AT MUNICIPAL CONNECTION (IF REQUIRED).
3. PROVIDE 110 MM DIAMETER O.V.P.'S TO END (LAST) W.C.
4. PROVIDE 50 MM DIAMETER V.P. WHERE DROP EXEEDS 1200 MM.
5. ALL WASTE PIPES & FITTINGS 50 MM DIAMETER P.V.C. & TO HAVE RESEALABLE TRAPS WHICH ARE FULLY ACCESSABLE.
6. FALL TO PIPE TO BE A MINIMUM OF 1 : 80
7. WHERE SEWER PIPE RUNS UNDER CONSTRUCTION OF ANY KIND, PIPE WILL BE ENCASED IN 100 MM OF CONCRETE SURROUND.



All ... Where ... must be notified immediately.

REVISION:	DATE:	DESCRIPTION:
A	07.04.10	**FIRE:** Pelar Nzimande • Fire plan updated to comply with A5 of SABS 0400-1990 • Fire notes updated to specify the TT section of part T fire protection of SABS 0400-1990 **Pollution:** Noleen Chellan • Gridded channel and 1mx1m wash gully added to proposed light weight steel structure in front of roller shutter door, and connected to sand oil and grease trap that drains to existing council sewer **ASSESMENT OFFICER:** Sandile Mnyandu • Wc updated to comply with part O of SABS 0400-1990 for natural lighting and ventilation • Wall at lightweight workshop extension updated to comply with assesment officer

APPROVED in terms of The National Building Regulations and Building Standards Act Number 103 of 1977
2010 -06- 25
Local Authority
This plan is approved on the basis of the information shown hereon. Attention is drawn to attached documentation

DATE: 19/04/10
Sheet Substituted
Sheet Added

SHEET 4/9 | COPY 3
ETHEKWINI MUNICIPALITY (INNER WEST)
10 0150
APPLICATION NO.

ETHEKWINI MUNICIPALITY SCANNED
REF. No:.....

OWNER'S SIGNATURE:

AUTHOR'S SIGNATURE
GARETH CALVERT
ARCHITECTURAL TECH
SACAP No: PAT20686

PLANNING

GARETH CALVERT DESIGNS
architectural design - building surveying - project management
31A Sienna, 11 Old Bush Road, La Lucia, 4051
Tel: 082 257 3590 e-mail : garethcalvert@live.co.za

Project Title:
Proposed Additions & Alterations
LOT 913 of Pinetown Township
28 Livingstone Road

For : Mr A . Andre Van Zyl

Drawing Title:
Proposed Plan, Elevations, Section, & Schedule of Areas

Scale:	Date:	Drawn:	Checked:
1:100	15.06.2009	G.C	-

1004/01 Revision A