

GENERAL NOTES:

These drawings are strictly for the purposes of council submission, they are not construction drawings & hence not for the purposes of building instructions. Contractors are to verify all dimensions and measurements on site before any work is started.

All work must be done in accordance with the SA national building regulations, SANS 10400, SANS 204 & health and safety regulations, R962

All work must be carried out in strict accordance with local reg. and by-laws.

For all new doors and windows please refer to the attached door and window schedule for further detail - this to also comply with SANS 10400 glazing and health and safety reg.

All New Kitchen Equipment must be of the highest quality stainless steel and installed by specialist in conjunction with the SANS 10400 regulations.

PLEASE NOTE: COUNCIL HAS ALREADY APPROVED THE DEPARTURE FOR CURRENT BUILDING LINE TO BE MOVED FROM 15M TO A NEW REVISED 3M - EXTENDING THE NEW BUILDING LINE TO THE BOUNDARY LINE.

NOTES:

MINIMUM NATURAL LIGHT TO BE 10% OF THE FLOOR SPACE AS PER SANS 10400-O; PART O LIGHTING AND VENTILATION

MINIMUM VENTILATION TO BE 5% OF THE FLOOR AREA AS PER SANS 10400-O; PART O LIGHTING AND VENTILATION.

ALL DRAINAGE AND STORM WATER TO BE CONSTRUCTED IN ACCORDANCE WITH SANS SANS 10400-P.

ALL NEW DRAINAGE TO COMPLY WITH SANS 10400 - PART P

ALL NEW GLAZING SPECIFICATION TO COMPLY WITH SANS 10400 PART N. All glazing exceeding 1m² in size or less than 500mm above FFL to be SABS approved safety glass.

ALL NEW STAIRWAYS TO COMPLY WITH SANS 10400 PART -M, RISER MAX 205MM AND MIN TREAD 250MM.

FIRE EXTINGUISHERS TO BE SPECIFIED BY SPECIALISTS AND COMPLY WITH SANS 10400-T2001

PROPOSED COFFEE SHOP AND PILATES STUDIO

NOTES:

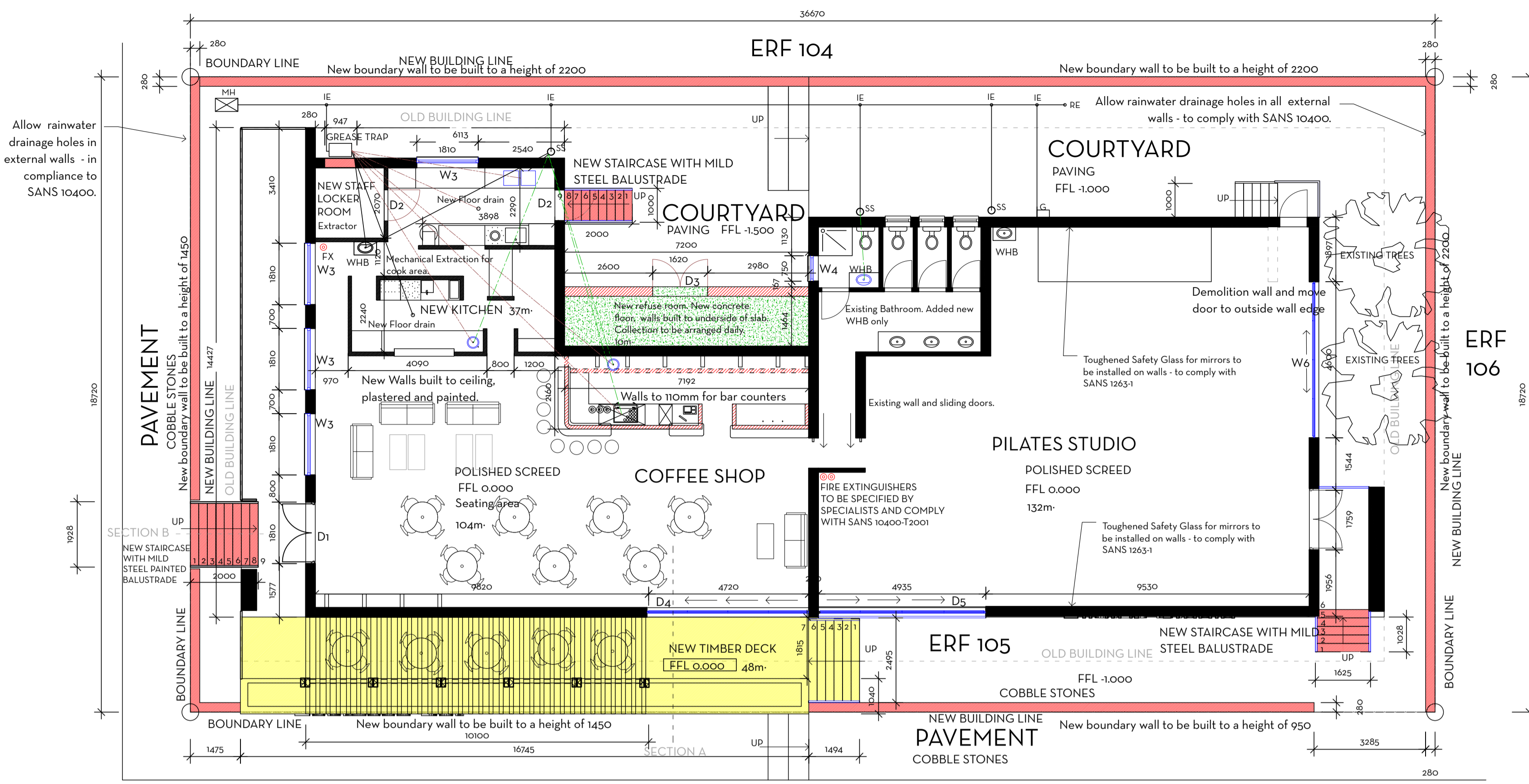
BUILDING CLASSIFICATION A1
 AREA CALCULATION
 ERF SIZE: 686m²
 EXISTING BUILDING: 399m²
 PROPOSED ADDITIONS: 56m²

DESIGNER: LEIGHTON CLAPTON
 SCALE: SEE DRAWING
 PRINTER: A1
 DATE: 11/8/2017
 COUNCIL SUBMISSION BREF-03 HOSPITALITY

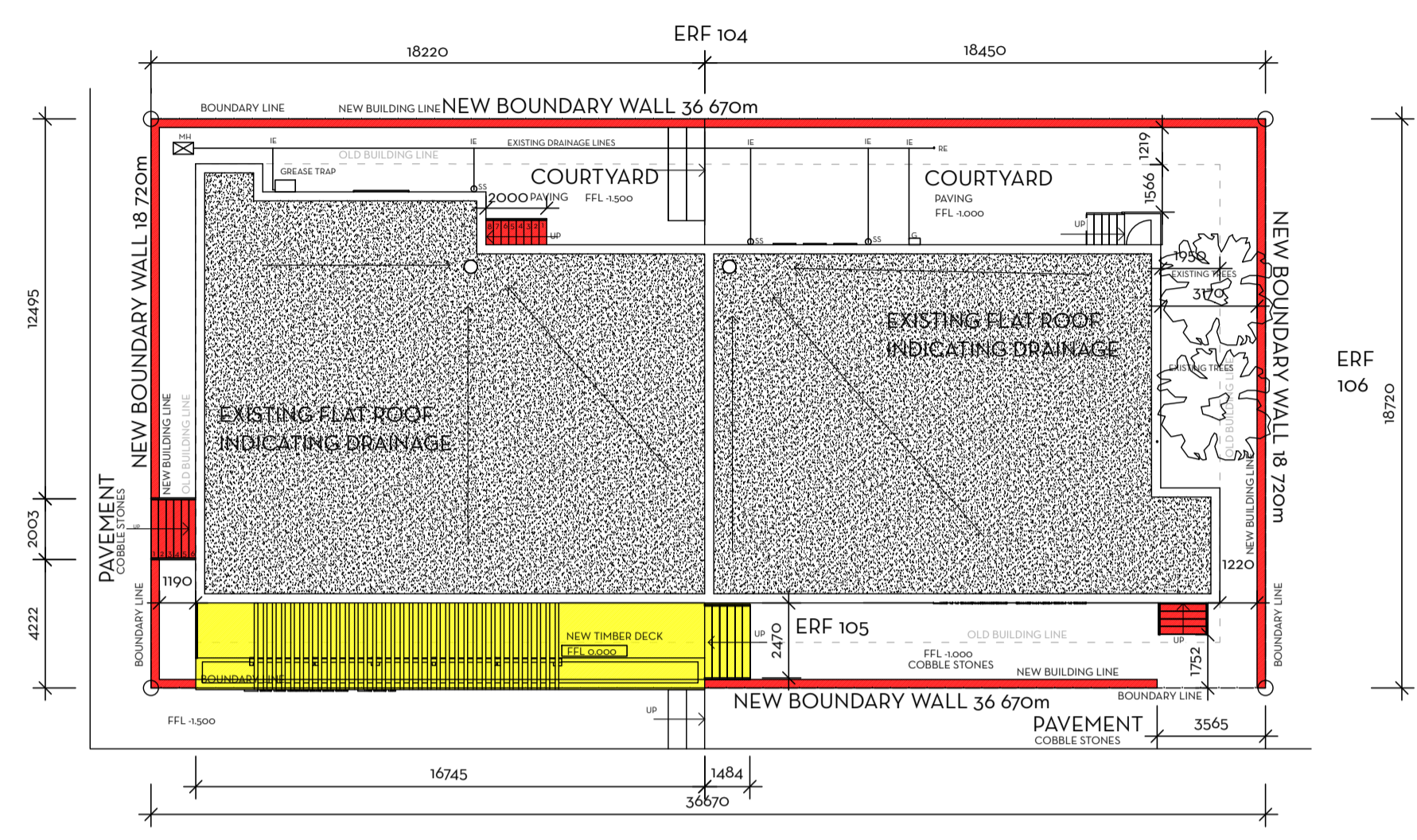
BUILDING CLASSIFICATION A1

DRAWING NO. 001

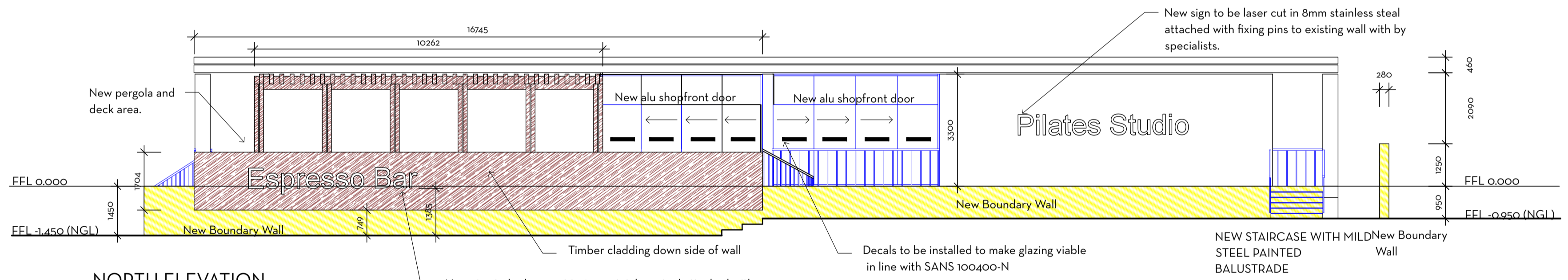
DESIGN SHOWN IS COPYRIGHT OF THE DESIGNER.



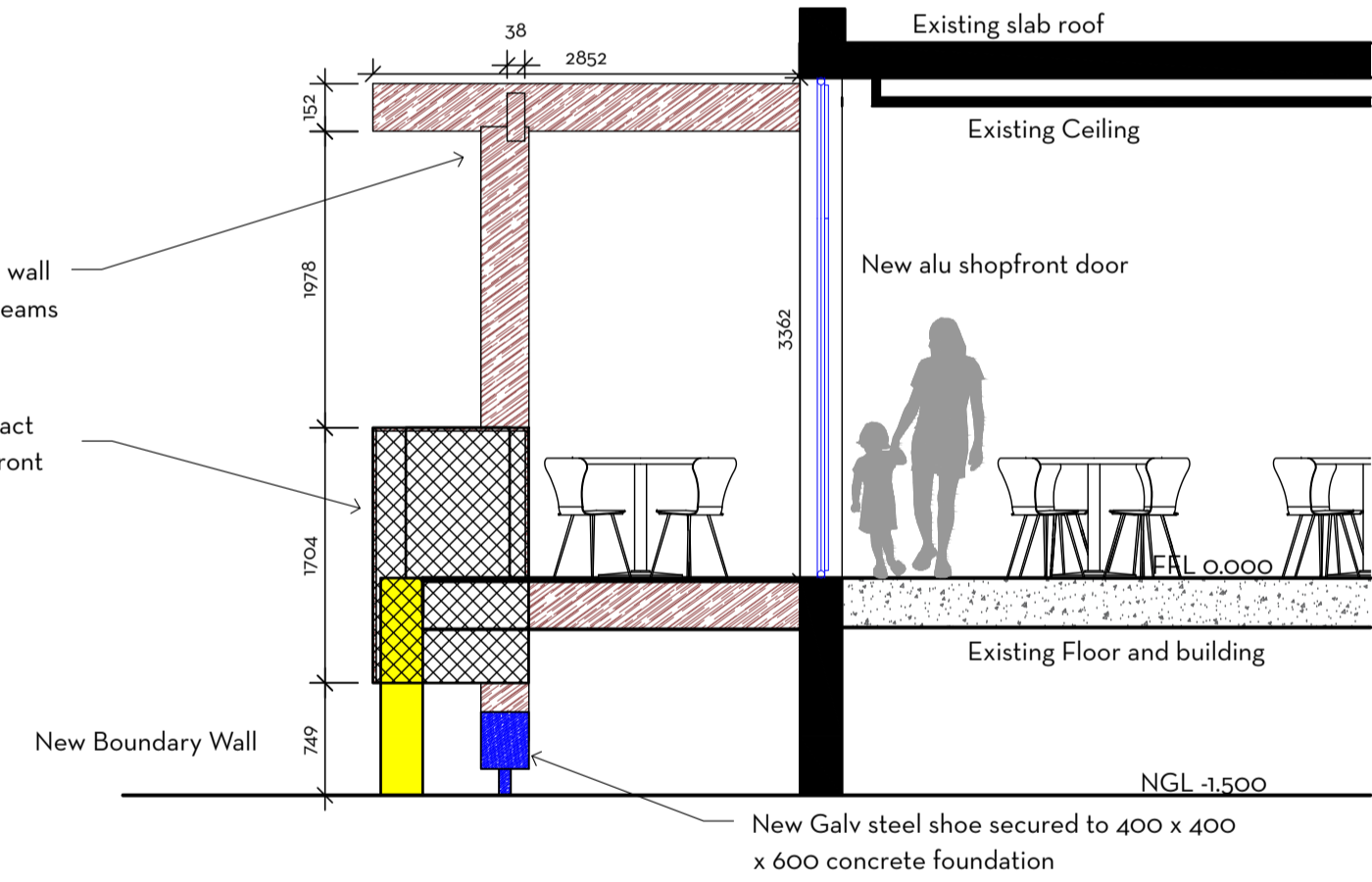
FLOOR PLAN SCALE 1:100



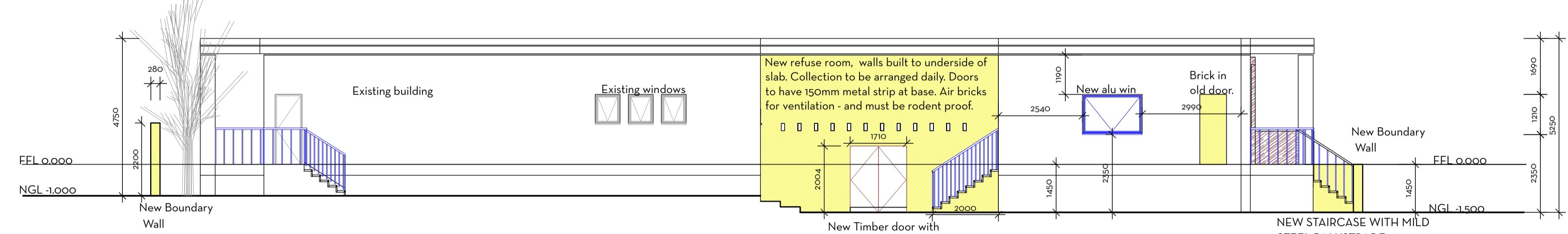
SITE PLAN SCALE 1:200



NORTH ELEVATION SCALE 1:100

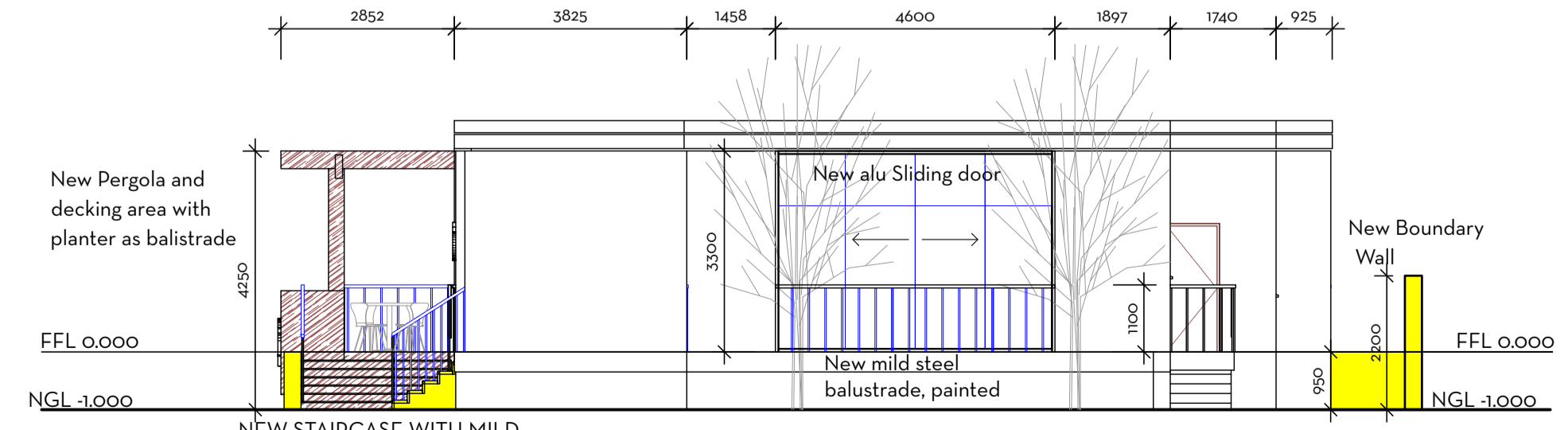


SECTION A - DECKING DETAIL SCALE 1:50

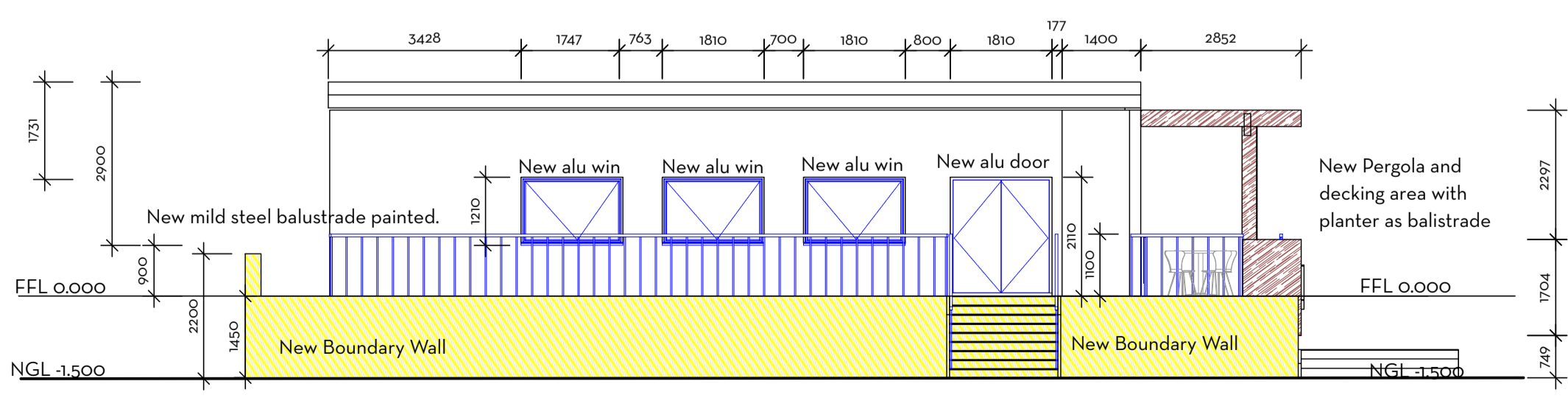


SOUTH ELEVATION SCALE 1:100

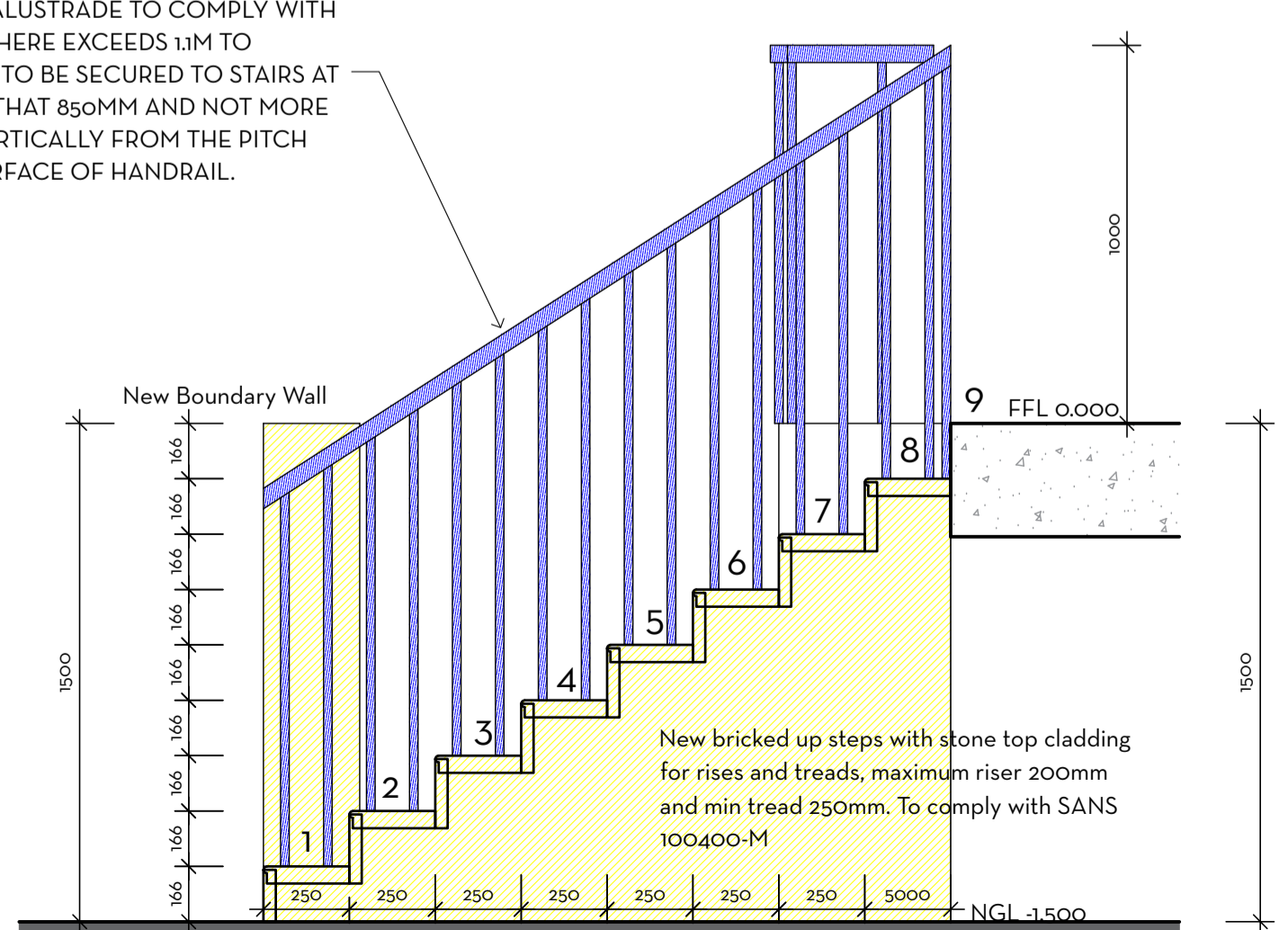
MILD STEEL PAINTED BALUSTRADE TO COMPLY WITH SANS 100400-M 4.3.3. WHERE EXCEEDS 1.1M TO BE SECURED TO STAIRS AT A HEIGHT OF NO LESS THAN 850MM AND NOT MORE THAN 1M MEASURED VERTICALLY FROM THE PITCH LINE TO THE UPPER SURFACE OF HANDRAIL.



WEST ELEVATION SCALE 1:100



EAST ELEVATION SCALE 1:100



SECTION B - STAIR DETAILS SCALE 1:20