WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
2. 375 micron damp proof course [DPC] at base of all walls, at slab level, and under all window cills in accordance with SANS 10400 K, SANS 248, 298 and 952. External walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'brickforce', or equal approved by **dws : sa** every 3rd course and walls every 4th course.
4. All roof trusses to be fixed using hoop iron built into 6 courses of brickwork.
5. Neoprene closer to suit profile at ridge cap, flashing and eaves of roof.
6. All concrete roofs to be covered with 'Derbigum SP4', or equal approved by **dws : sa** waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to **dws : sa**.
7. All showers, where not tiled, are to be sealed with 'everbond' or equal approved by **dws : sa**, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by **dws : sa**, to manufacturer's specification.
8. All showers to have 'Coprox', or equal approved by **dws : sa** cementitious waterproofing system applied to slab, dressed up shower tray sides and into outlet. System to be applied by specialist sub-contractor and strictly according to manufacturers detail and specification.
9. External brickwork walls are to be 221mm. The outer face of the inner skin to be bagged and waterproofed with 'Brixeal', or equal approved by **dws : sa**. Ties, 'brickforce', or equal approved by **dws : sa** and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to **dws : sa**'s approval.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W.
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 Part T4,21.
4. Fire equipment signage required in terms of SANS 10400 Part T4,2 & T4,21 & 4,29 and displayed to **dws : sa** specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 Part T4,33.
6. 30m FHR's to comply with SANS 543 and SANS 10400 Part T4,34.
7. Portable fire extinguishers to comply with SANS 10400 Part T 4,37.
8. Structural stability to comply with SANS 10400 Part T4,7.
9. Materials to comply with SANS 10400 Part T4,56.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. 25 L/S per bathroom of mechanical ventilation
3. min 160 lux atrificial lighting to the bathrooms where required
4. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137,SANS 1263-1 & AAAMSA Selection Guide for Safety Glazing Materials.
   A certificate of compliance is to be issued to **dws : sa** on completion of the work.

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LOCAL AUTHORITY APPROVAL:

KEY:

- **Existing brickwork**
- **Demolish brickwork**
- **Demolish existing structure**
- **Rip existing floor**

North

THE BENJAMIN

ADDITIONS AND ALTERATIONS
Building Classification: H1

ERF 912 and 913,
143 and 137 Florida road, Morningside, Durban

FOR : Urban Lime Properties, 20th floor, 303 Anton Lembede Street, Durban 4000

CLIENT : Fourth Space Projects | - | rate no.
ARCHITECT : Mark Horner | SACAP PR 6831 | reg no.

FIRST FLOOR PLAN DEMO

scale @ A1

drawn	checked	date	scale
MN	MH	23I06I29	1:100

job no.	stage	zone	series	family	rev.
445_00	M	00	GN	502	00

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