

NOTES

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING BUILDING.
- ALL LEVELS MUST BE SET AND CONFIRMED WITH THE ARCHITECT ON SITE BEFORE CONSTRUCTION COMMENCES.
- ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS.
- TWO COURSES OF BRICK/BRICK REINFORCED BRICKWORK AT BOTH WINDOW CILL AND WALL PLATE LEVELS.
- SAFETY GLASS WHERE REQUIRED TO NBR.
- ALL BANKS TO BE MAXIMUM 28 DEGREES.
- SEWER AND STORMWATER CONNECTION POINTS TO BE CONFIRMED ON SITE PRIOR TO THE LAYING OF ANY PIPEWORK.
- ALL NEW ROOFS/LABS, FLOORSLABS, COLUMNS, BEAMS AND RETAINING WALLS TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION.
- STRUCTURAL ENGINEER TO VERIFY STORMWATER DISPOSAL ON ROOF AND ON GROUND LEVEL.
- NO PART OF BUILDING TO ENCROUGH OVER BOUNDARY.
- ALL BALUSTRADES NOT TO PERMIT THE PASSAGE OF 100MM DIA. BALL.
- ALL EXPOSED TIMBER TO BE TREATED WITH CARBOLINUM.
- THE OUTER FACE OF INNER 50MM OF ALL BRICKWORK TO BE PAINTED WITH BRICK SEAL.
- ALL WINDOW AND GLAZING TO COMPLY WITH 'PART N' OF SANS 10400.

SURFACE BED NOTE

100mm THICK CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNDLIE USB GREEN DAMPROOF MEMBRANE ON SOIL POISONED HARDCORE ON COMPACTED EARTH.

GLAZING / WINDOW NOTES

- ALL GLAZING TO COMPLY WITH 'PART N' OF SANS 10400
- ALL WINDOWS ARE NATURAL ANODISED ALUMINIUM.
- THE WINDOW CONTRACTOR IS RESPONSIBLE FOR GLASS THICKNESSES
- ALL GLASS IS CLEAR, EXCEPT IN BATHROOMS(PACIFIC GLASS)
- ALL WINDOW SIZES ARE INDICATED ON THIS DRAWING, HOWEVER FINAL MEASUREMENTS MUST BE TAKEN ON SITE.
- ALL SHOWER CUBICLES TO BE 6MM THICK TOUGHENED SAFETY GLASS
- THE PANELES OF ALL SAFETY GLAZING MATERIAL SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION

MECHANICAL VENTILATION

HABITABLE AREAS(EXCLUDES KITCHEN)

FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5 LITRES/PER SECOND/PER PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/PER SECOND.

KITCHENS

FRESH AIR TO BE SUPPLIED AT A RATE OF 17.5 LITRES/PER SECOND/PER PERSON(COMMERCIAL). AIR TO BE EVENLY DISTRIBUTED THROUGHOUT THE KITCHENS AND THE VELOCITY IS NOT TO EXCEED 0.5M/PER SECOND.

WATER CLOSETS

AIR TO BE EXTRACTED TO THE EXTERNAL AT A RATE OF 20 LITRES/PER SECOND/PER FITMENT(COMMERCIAL/INDUSTRIAL PREMISES)

DRAINAGE NOTES

NOTE : ALL WATER SUPPLY, SEWER AND STORMWATER PIPES AND THEIR RESPECTIVE CONNECTIONS ARE AS INDICATED ON EXISTING DRAWINGS SUPPLIED BY THE CLIENT.

- ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
- PROVIDE INSPECTION EYES (IE) AT ALL DRAIN BENDS AND JUNCTIONS OF A MAX. 25m ALONG STRAIGHT RUNS
- ALL IE'S MUST HAVE MARKED COVERS AT GROUND LEVEL.
- CLEANING EYES (CE'S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES
- VERTICAL DROPS FROM THE SOIL FITTINGS TO THE MAIN VENTED EXCEEDING 1.2m FITTING TO BE ANTI-SYPHON
- WASTE PIPES TO BE FITTED WITH 64mm RESEAL TRAPS
- ALL SOIL VENT PIPES (SVP'S) MUST BE TAKEN TO A MIN. HEIGHT OF 1.8m ABOVE THE NEAREST ADJACENT WINDOW HEAD - IF NOT A TWO WAY VENT VALVE PIPE MUST BE INSTALLED.
- DRAINS PASSING UNDER BUILDINGS MUST BE ENCASED IN 150mm CONCRETE AND IN STRAIGHT RUN UNDER THE BUILDING. NO BENDS OR JUNCTIONS AND HAVE IE'S AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
- ALL SOIL PIPES TO BE 110mm DIA.

FIRE NOTES

ALL THE FOLLOWING MATERIALS, FINISHES AND PROVISIONS TO BE IN COMPLIANCE WITH THE NOTED NBR REGULATIONS.

FIRE PLAN(REFER TO SITE PLAN), ATTACHED IN ACCORDANCE WITH A9

- FIRE EQUIPMENT SIGNAGE TO COMPLY WITH SABS TT29/32.
- 30M FIRE HOSE REELS TO COMPLY WITH SABS 534 TT34.
- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH TT37.
- FIRE HYDRANTS TO COMPLY WITH TT35.
- WATER SUPPLY TO COMPLY WITH SABS PART W.
- PANIC BARS TO BE INSTALLED TO ALL FIREDOORS - TT16.
- INTERNAL WALLS WILL COMPLY WITH TT9.
- ALL CEILINGS WILL COMPLY WITH TT13.
- ALL FLOOR COVERINGS WILL COMPLY WITH TT14.
- HANDRAILS WILL COMPLY WITH TT23.
- WATER RETICULATION FOR FIRE FIGHTING WILL COMPLY WITH TT33.
- ALL MATERIALS TO COMPLY WITH TT5.

INDIVIDUAL AREAS

AREA OF SITE 504.00SQM + 390.00SQM = **894.00SQM**

AREA OF EXISTING
 * GROUND FLOOR 873.95SQM.
 * FIRST FLOOR 835.00SQM
 * SECOND FLOOR 680.24SQM
 * THIRD FLOOR 645.39SQM
TOTAL AREA OF EX. 3034.58SQM.

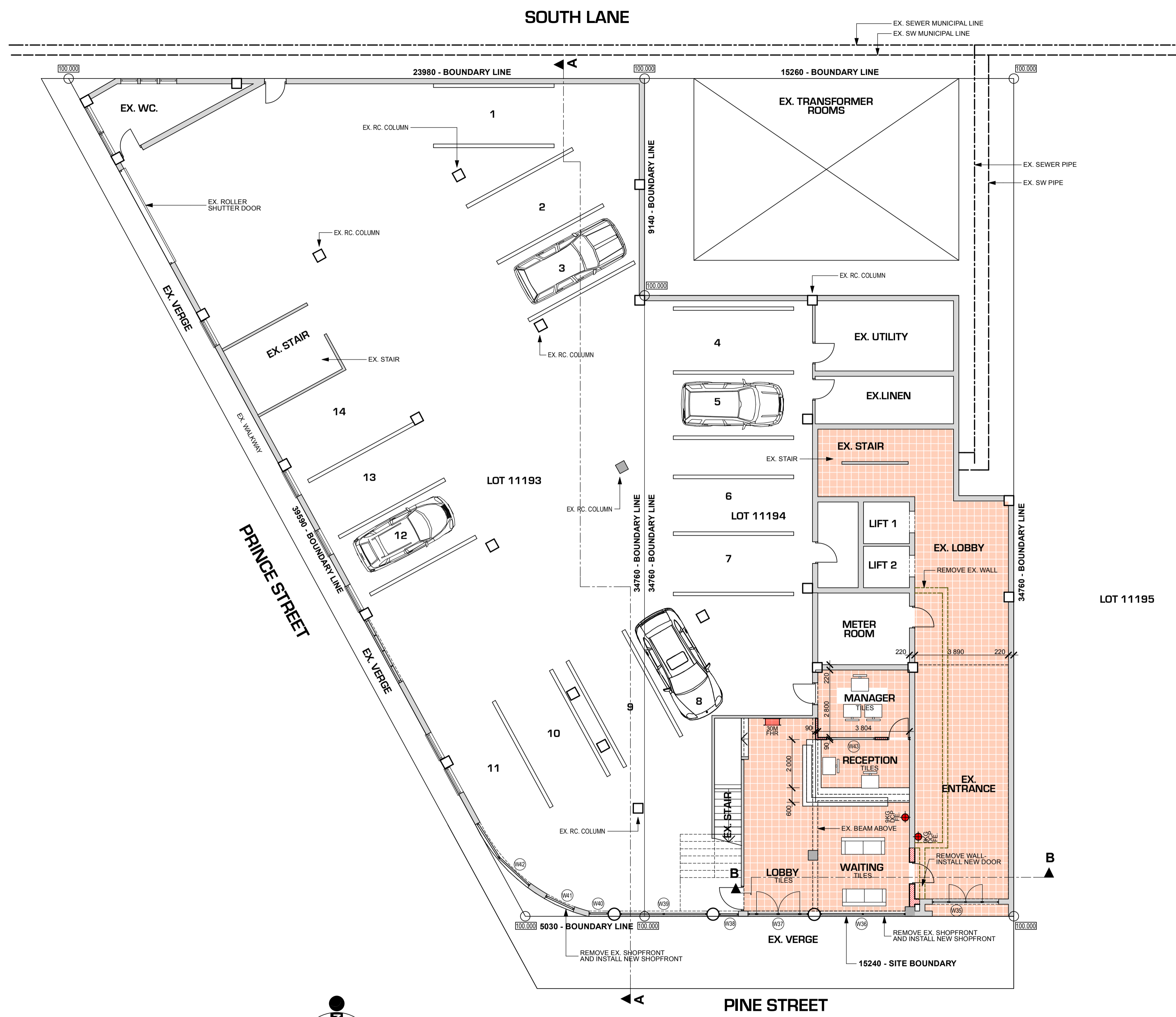
EX. COVERAGE 873.95SQM
*** NO ADDITIONAL AREA ADDED**

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REVISIONS

DATE	NO.	REVISION



SITE PLAN AND GROUND FLOOR PLAN - 1:100
STOREY ONE

SHIRISH SUKHLAL - PR. ARCHITECT
 REG NOS. - 7259(SACAP) - 7350(SAIA) - 470(KZ/NA)

OWNER'S SIGNATURE

PROJECT TITLE
14 PINE STREET
DURBAN (PTY) LTD
 PROPOSED NEW ROOMS FOR
 BAYSIDE HOTEL GROUP
 OF ERF 11193 AND ERF 11194, DURBAN
 ON MONTY NAICKER ROAD

WORKING DRAWINGS

PROJECT No.	DRAWING No.
S4/33	01/04
SCALE	DATE
1:100	DEC. 2013
DESIGNED/DRAWN	
	S. SUKHLAL / U. MADURAY

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S4 ARCHITECTS

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