

INDIVIDUAL AREAS

AREA OF SITE	465.00 SQM
AREA OF EXISTING	
* GROUND FLOOR	432.50 SQM
* FIRST FLOOR	398.50 SQM
* SECOND FLOOR	398.50 SQM
TOTAL AREA OF EX.	1229.50 SQM
AREA OF ADDITIONS	
* THIRD FLOOR	398.50 SQM
- TOTAL AREA	1629.00 SQM
- TOTAL COVERAGE	432.50 SQM

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/REINFORCED BRICKWORK AT BOTH WINDOW CILL AND WALL PLATE LEVELS.
- SAFETY GLASS WHERE REQUIRED TO NBR.
- ALL BANKS TO BE MAXIMUM 26 DEGREES.
- SEWER AND STORMWATER CONNECTION POINTS TO BE CONFIRMED ON SITE PRIOR TO THE LAYING OF ANY PIPEWORK.
- ALL NEW ROOFSLABS, 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 ENCROUCH 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 SKIN OF ALL BRICKWORK TO BE PAINTED WITH BRICK SEAL.
- ALL WINDOW AND GLAZING TO COMPLY WITH 'PART N' OF SANS 10400.
- ALL SHOWERS TO BE WATERPROOFED BEFORE TILING.
- ALL BALCONIES TO BE WATERPROOFED BEFORE TILING.

ROOF NOTE

- KLIPOK ROOF SHEETING WITH CHROMADEK FINISH ON SISALATION ON PURLINS AT 1100 C/C ON TIMBER TRUSSES @ 1100C/C - PITCH 3 DEG. TO ENGINEERS DETAIL AND SPECIFICATION.
- CEILING TO BE RHINOBOARD.
- 100mm DIA. ALUMINIUM DOWNPIPES.
- SEAMLESS ALUMINIUM GUTTERS BY GUTTERFAST OR EQUAL.
- FASCIAS AND BARGEBOARDS TO BE FIBRECEMENT, PRIMED AND PAINTED.
- TRAPDOOR IN CEILING TO MATCH CEILING MATERIAL.

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

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.

WATER CLOSETS

AIR TO BE EXTRACTED TO THE EXTERNAL AT A RATE OF 20 LITRES/PER SECOND/PER FITTING (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.
- ALL VENT PIPES IN DUCTS TO BE ACCESSIBLE FROM THE OUTSIDE.

PART XA NOTES

ALL THE FOLLOWING MATERIALS, FINISHES AND PROVISIONS TO BE IN COMPLIANCE WITH THE NOTED NBR REGULATIONS AND SANS 204.

OCCUPANCY CLASSIFICATION : H1
CLIMATE ZONE : 5

1. ENERGY DEMAND / CONSUMPTION:

- NO REQUIREMENT

2. FLOOR INSULATION:

- NO REQUIREMENT

3. MASONRY CONSTRUCTION:

- 220MM THICK DOUBLE SKIN MASONRY WALL PLASTERED AND PAINTED ON BOTH SIDES, ACHIEVING THE MINIMUM R-VALUE AS PER SANS 204

4. FENESTRATION:

- GLASS: SINGLE CLEAR: 'U-VALUE' = 5.6, 'SHGC' = 0.77

- FRAME: NATURAL ANODIZED ALUMINIUM THERMAL BREAK FRAME

5. ROOFS:

- KLIPOK ROOF SHEETING @ 3 DEG. PITCH

- 0.2MM OUTER AND 0.05 INNER ALUBUBBLE REFLECTIVE FOIL, 'R-VALUE' = 1.28

- THERMAL INSULATION: 45MM/11.5KG/M³ BY 'ISOBOARD'

- POLYESTER BLANKET: 'R-VALUE' = 0.94

6. LIGHTING AND POWER

- 3 WATTS LED

- 18 CFL LIGHT

- 54 WATTS LINEAR FLOURESCENT LIGHT

7. HOT WATER SERVICES

- ITS' HEAT PUMPS

- PRODUCT CODE : ITS-17VD

8. PIPE INSULATION:

- 'ISOVER' FOIL FACED GLASSWOOL BLANKET AND GLASSWOOL SNAP ON PIPE INSULATION

- TO INSTALL 50MM THICK, NON - COMBUSTIBLE GLASSWOOL 'GEYSER BLANKET' AROUND GEYSER OR HOT WATER CYLINDER. SEAL EDGES WITH DUCT TAPE. APPLY 2M OF 20MM THICK 'SNAP ON PIPE' INSULATION ON THE INCOMING COLD WATER PIPES, AND INSULATE ALL OUTGOING HOT WATER PIPES.

- PIPE INSULATION R-VALUE = 1.00

- GEYSER TANK ISULATION R-VALUE = 2.00

FIRE NOTES

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

FIRE PLAN ATTACHED IN ACCORDANCE WITH A3

FIRE EQUIPMENT SIGNAGE TO COMPLY WITH SABS T4.29/32.

30M FIRE HOSE REELS TO COMPLY WITH SABS S34 T4.34.

PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH T4.37.

WATER SUPPLY TO FIRE HOSE REELS TO BE MIN. 50mm DIA.

FIRE HYDRANTS TO COMPLY WITH T4.35.

WATER SUPPLY TO COMPLY WITH SANS 10400 PART W.

EMERGENCY LIGHTS TO COMPLY - T4.30.

ALARM SYSTEMS TO COMPLY - T4.31.

NEON EXIT SIGNS TO COMPLY - T4.29.

PANIC BARS TO BE INSTALLED TO ALL FIREDOORS - T4.16.

STABILITY OF STRUCTURAL ELEMENTS WILL COMPLY WITH T4.7.

INTERNAL WALLS WILL COMPLY WITH T4.9.

ALL CEILINGS WILL COMPLY WITH T4.13.

ALL FLOOR COVERINGS WILL COMPLY WITH T4.14.

ESCAPE ROUTES WILL COMPLY WITH T4.16.

HANDRAILS WILL COMPLY WITH T4.23.

SIGNAGE WILL COMPLY WITH T4.29 & T4.32

VOID ABOVE CEILINGS WILL BE DIVIDED INTO AREAS NO EXCEEDING 300m² & DISTANCE BETWEEN FIRE STOPS WILL NOT EXCEED 30m IN ACCORDANCE WITH T4.12.5.

FIRE STOPPING OF INACCESSIBLE CONCEALED SPACES WILL COMPLY WITH T4.39.

WATER RETICULATION FOR FIRE FIGHTING WILL COMPLY WITH T4.33.

PROVISION FOR SMOKE CONTROL WILL COMPLY WITH T4.42.

PROTECTION IN SERVICE SHAFTS WILL COMPLY WITH T4.40.

SERVICES IN STRUCTURAL OR SEPARATING ELEMENTS WILL BE AS T4.41.

AC & VENTILATION SYSTEMS WILL COMPLY WITH T4.43.

SMOKE DETECTION SYSTEM TO COMPLY WITH T4.31.

FIRE DETECTION & ALARM SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH T4.31.

EXPOSED STEELWORK TO BE COATED TO COMPLY WITH 1 HOUR FIRE RATING.

ALL MATERIALS TO COMPLY WITH T4.5.

FEEDER ROUTES TO COMPLY WITH T4.18.

SERVICE PIPES, CONDUITS AND SLEEVES TO COMPLY WITH T4.41.

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REVISIONS

DATE	NO	REVISION

SHIRISH SUKHLAL - PR. ARCHITECT.
REG NOS. - 7236(SACAP) - 7350(SAIA) - 470(KZNIJA)

OWNER'S SIGNATURE

PROJECT TITLE

WORLDCO INVESTMENTS (PTY) LTD
PROPOSED NEW ROOMS FOR BAYSIDE HOTEL GROUP
PTN 1 OF ERF 10914, DURBAN ON 501 ANTON LEMBEDE STREET

DRAWING TITLE

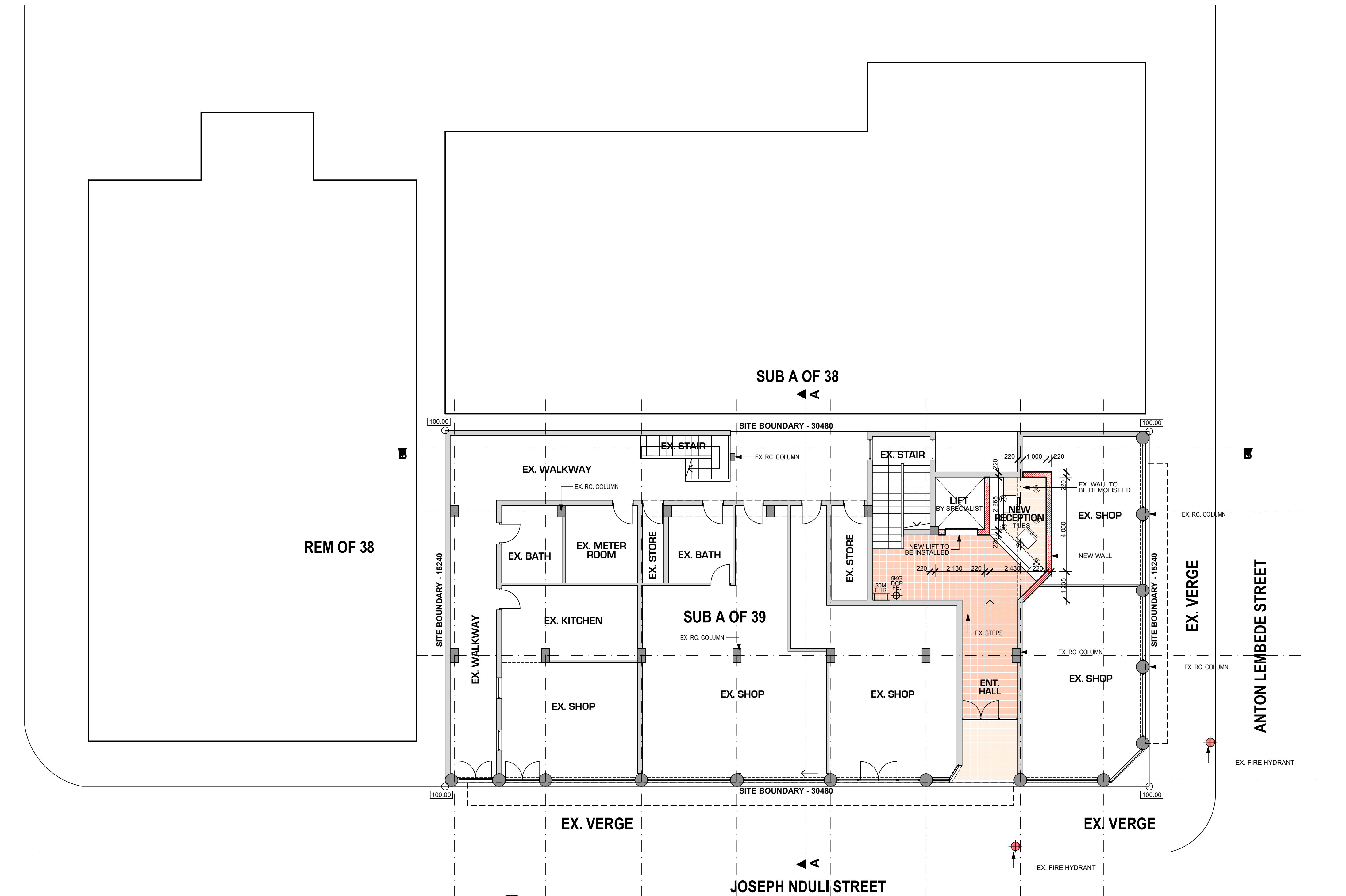
WORKING DRAWINGS

PROJECT No.	DRAWING No.
S4/122	01/04
SCALE	DESIGNED/DRAWN
1:100	29 MAY 2013 S. SUKHLAL / U. MADURAY

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S4 ARCHITECTS



SITE AND GROUND STOREY LAYOUT- 1:100
OCCUPANCY CLASSIFICATION: H1

PRINT A1 SIZE

ANTON LEMBEDE STREET

JOSEPH NDULI STREET

NORTH