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**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/PORE REINFORCED BRICKWORK AT BOTH WINDOW CILL AND WALL PLATE LEVELS.
- SAFETY GLASS WHERE REQUIRED TO NBR.
- ALL GLASS SIZES TO CONFORM TO SABS 0400-1990 PART N-GLAZING.
- 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 ROOF SLABS, FLOORS, 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 ENCRUSH OVER BOUNDARY.
- ALL BALUSTRADES NOT TO PERMIT THE PASSAGE OF 100MM DIA. BALL.
- ALL EXPOSED TIMBER TO BE TREATED WITH CARBOLINIUM.
- 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.

**SURFACE BED NOTE**

100mm THICK CONCRETE SURFACE BED WITH BRG MESH ON 250 MICRON GUNLITE USE GREEN DAMPPROOF 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.
- ALL ROOF LIGHTS TO BE 6MM THICK TOUGHENED SAFETY GLASS.

**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 IES MUST HAVE MARKED COVERS AT GROUND LEVEL.
- CLEANING EYES (CE) 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) 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 IES 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.

**FIRE NOTES**

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

**FIRE PLAN ATTACHED IN ACCORDANCE WITH A9**

- 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 T4.25.  
 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 300m<sup>2</sup> & DISTANCE BETWEEN FIRE STOPS WILL NOT EXCEED 30m IN ACCORDANCE WITH T4.12.5.  
 FIRE STOPPING OF INACCESSIBLE CONCEALED SPACES WILL COMPLY WITH T4.29.  
 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.  
 A/C & 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.

**SMOKE EXTRACT:**

A MECHANICAL SMOKE EXHAUST SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH T4.21.

**FRESH AIR:**

IN ACCORDANCE WITH RULE 007.10(TABLE 2) SABS 0400 FRESH AIR WILL BE SUPPLIED AT A MINIMUM RATE OF 7.5m<sup>3</sup> PER PERSON.

**AIR SUPPLY:**

THE AIR SUPPLIED IN THE OCCUPIED AREAS SHALL BE SUCH AS TO ENSURE THAT AN EVEN AND UNIFORM AIR DISTRIBUTION WILL BE CREATED, AND THAT THE AIR VELOCITY AT ANY GIVEN POSITION WILL NOT EXCEED 0.5m/s AS REQUIRED IN RULE 007.9 OF SABS 0400.

**TOILET EXTRACT:**

MECHANICAL VENTILATION FROM THE TOILET AREAS WILL BE SIZED TO SUITE 20 AIR CHANGES FOR EACH GIVEN LOCATION.

**SCHEDULE OF AREAS**

AREA OF SITE \_\_\_\_\_ 1995.00sqm  
 PERMISSIBLE FAR \_\_\_\_\_ N/A  
 PERMISSIBLE COV. \_\_\_\_\_ N/A

**INDIVIDUAL AREAS**

AREA OF SITE \_\_\_\_\_ 1995.00SQM

AREA OF EXISTING \_\_\_\_\_ 1318.00SQM  
 - GROUND FLOOR \_\_\_\_\_ 1330.50SQM  
 - FIRST FLOOR \_\_\_\_\_ 1293.50SQM  
 - SECOND FLOOR \_\_\_\_\_ 1293.50SQM  
 - THIRD FLOOR \_\_\_\_\_ 222.94SQM  
 - FOURTH FLOOR \_\_\_\_\_ 5521.44SQM  
 TOTAL EX. AREA \_\_\_\_\_ 1318.00SQM

EX. COVERAGE \_\_\_\_\_ 1318.00SQM  
**\*NO ADDITIONAL AREA ADDED**

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**REVISIONS**

DATE	NO.	REVISION
26/02/14	01	EX. BEDROOMS ON GROUND FLOOR CONVERTED TO LOUNGE

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**SHIRISH SUKHLAL -**

PR. ARCHITECT - REG NOS. - 7236(SACAP) - 7350(SAJA) - 470(KZNA)

**OWNER'S SIGNATURE**

PROJECT TITLE

**PAVILION HOTEL**

PROPOSED ALTERATIONS  
 ON PORTION 3 & 4 OF ERF 11380,  
 DURBAN  
 AT 15-19 K.E. MASINGA ROAD  
 FOR TRACKSTAR TRADING 182 PTY. LTD

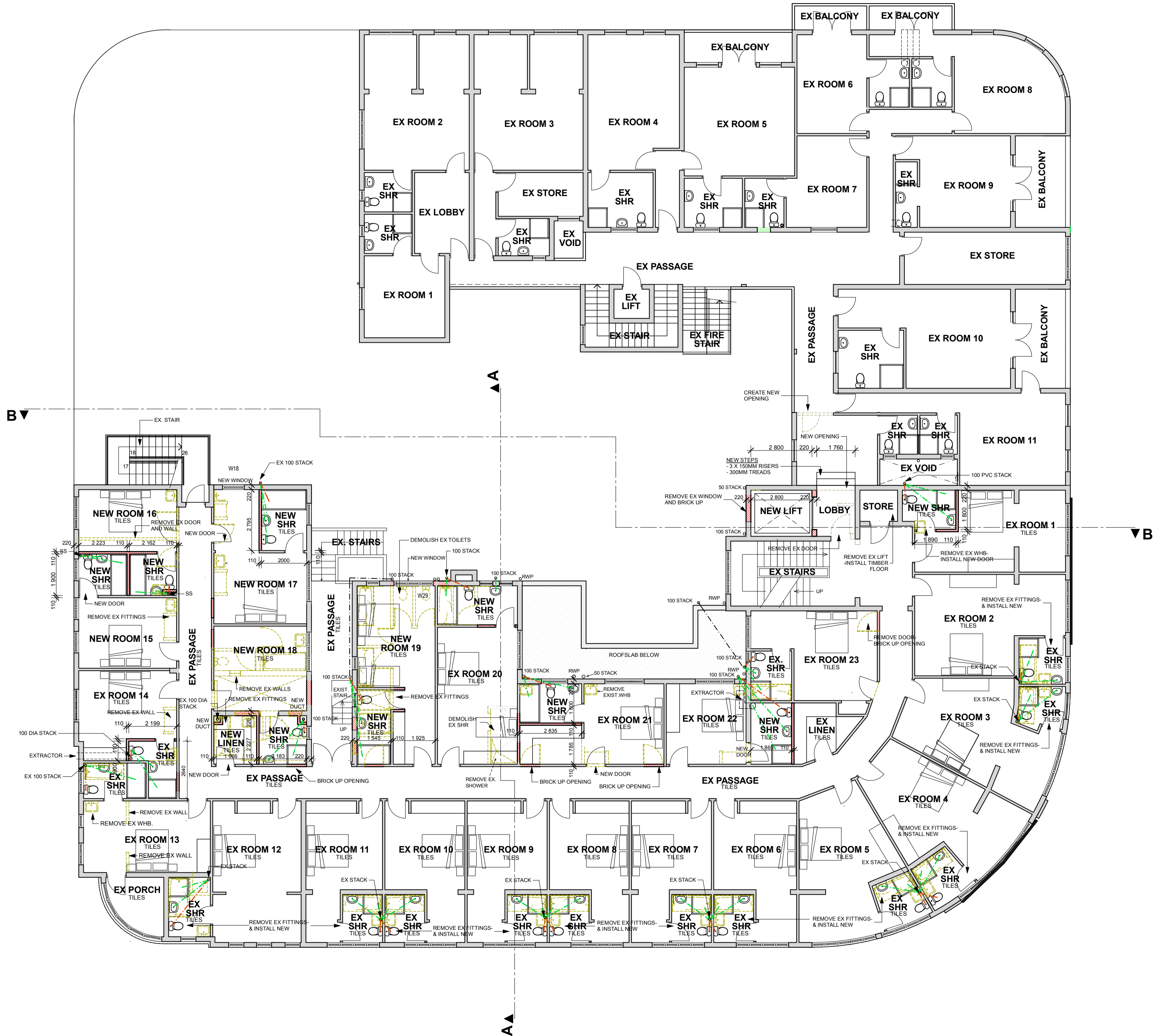
**DRAWING TITLE**

**WORKING DRAWINGS**

PROJECT No. \_\_\_\_\_ DRAWING No. \_\_\_\_\_

**S4-11** **02/08** rev1

SCALE \_\_\_\_\_ DATE \_\_\_\_\_ DESIGNED/DRAWN \_\_\_\_\_  
 1:100 06 FEB. 2014 S. SUKHLAL / U. MADURAY



**NOTE: NO ADDITIONAL AREA**  
**FIRST STOREY LAYOUT - 1:100**

NOTE ALL INTERNAL BATHROOM FACILITIES TO BE MECHANICALLY VENTILATED AT THE RATE OF 7,5 LITRES / PERSON PER SECOND.