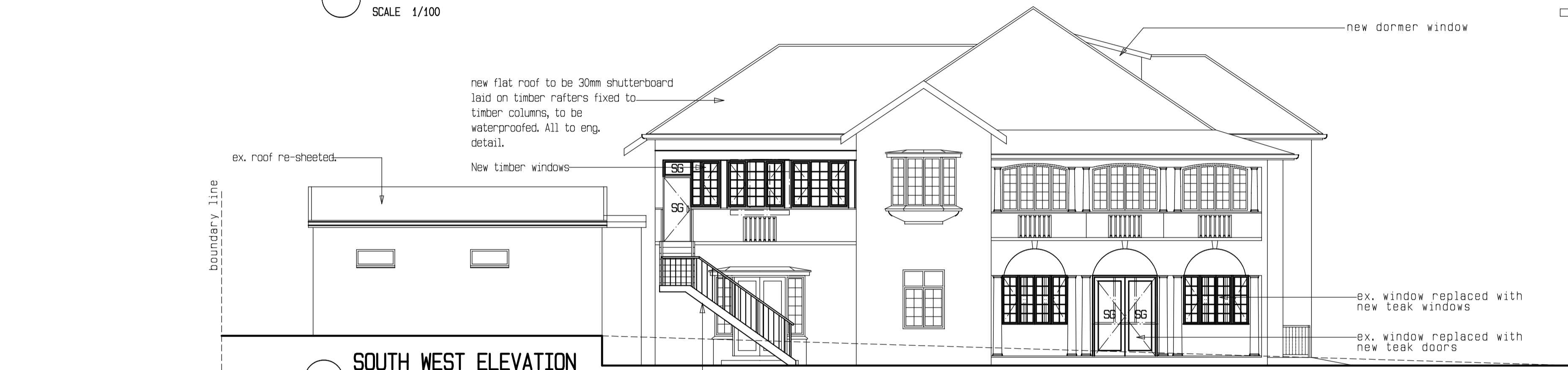




SOUTH EAST ELEVATION

SCALE 1/100



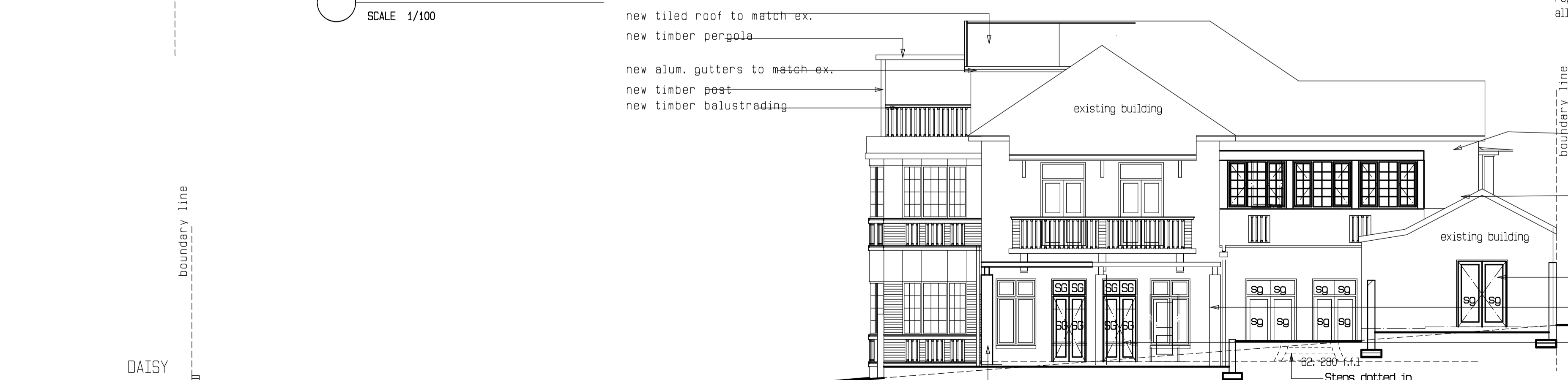
SOUTH WEST ELEVATION

SCALE 1/100



NORTH EAST ELEVATION

SCALE 1/100



NORTH WEST ELEVATION

SCALE 1/100

GENERAL NOTES:
 1. All work to comply with Local Authority's regulations, Bylaws and National Building Regulations.
 2. Use S.A.B.S. marked products, materials and building systems with approved agreement certificates.
GLAZING:
 Pane thicknesses designed to SABS 0137. Pane fixings according to SABS 0137. Safety Glazing requirements to NBR MW3. Measurements to be taken on site prior to manufacturing and discrepancies to be brought to the architect's attention. All glazing to comply with SANS 10400. All aluminium to be designed according to AAMSA - A2 category (1500Pa)

GLAZING SPECIFICATION
 Areas marked S.G. to be 6mm laminated safety glass.
 Areas NOT marked S.G. to be minimum 4mm monolithic annealed glass.

FIRE NOTES

- Occupancy Classification: H3
- No part of any building on the site is to exceed 90m from a fire hydrant TT 35.4. If any building exceeds the 90m distance, then additional fire hydrants as required are to be installed.
- Positions of hydrants and hydrant booster manifold connection as well as internal diameter of feeds must be shown on plan prior to approval.
- Water supply to the fire equipment must comply with TT33 and MW5.
- 30m fire hose reels must be provided to afford coverage to the entire building, minimum 1 per 500sqm or part thereof.
- Provide 1 x 2.5kg DCP (ABC) type fire extinguisher per unit.
- Fire extinguishers are to be wall mounted with the handle at 1.5m above ground level in an easily visible and accessible position.
- Marking and signposting of emergency routes, exits and fire equipment must comply with TT29 and TT32.2.
- Access to buildings for fire fighting and rescue purposes must comply with TT55 and not be less than 3.5m in width and height respectively if a controlled entranceway is to be installed.
- Partition walls and partitions to comply with TT9.

GENERAL NOTES:

- All work to comply with Local Authority's regulations, Bylaws and National Building Regulations.
- Use S.A.B.S. marked products, materials and building systems with approved agreement certificates.
- DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.

STAIRS:

All balustrades shall not have any opening that permits the passage of a 100mm dia ball - NBR MW3. Flights of steps which contain more than 5 risers shall be provided with at least one continuous handrail extending the full length of the flight. Handrails are to be securely fixed to walls, screens, railings or balustrades.

STRUCTURAL NOTES

The following to comply with NBR codes:
 All structural concrete to SABS 0100
 All handrails to SABS 0104
 All glazing to SABS 0137
 All foundations to SABS 0161
 All structural timber to SABS 0163
 All structural masonry to SABS 0164
 Foundation details confirmed by Prof. Engineer
 ALL STRUCTURAL DESIGN DONE & CHECKED BY PROFESSIONAL ENGINEER

FIRE NOTES:

Occupancy classification: H3
 The following to comply with NBR's given:
 Fire hose reels - TT34
 Fire extinguishers - TT37
 Provision for fire fighting equipment - TT32
 Fire fighting to water reticulation - TT33
 Air-conditioning & Ventilation systems - TT43
 Signage - TT29

STAIRS:

All balustrades shall not have any opening that permits the passage of a 100mm dia ball - NBR MW3. Flights of steps which contain more than 5 risers shall be provided with at least one continuous handrail extending the full length of the flight. Handrails are to be securely fixed to walls, screens, railings or balustrades.

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 ALL STRUCTURAL DESIGN DONE & CHECKED BY PROFESSIONAL ENGINEER

DRAINAGE NOTES:

ALL PLUMBING & DRAINAGE TO STRICT CODES & REGULATIONS OF LOCAL AUTHORITY. Provide I.E.'s at bends & junctions with marked covers at ground level. All I.E.'s to be accessible at all times. Provide C.E.'s at every change of direction. Provide deep seal traps to all fittings. Provide 150mm high kerb to all showers. Access to be provided 150mm above Ground Level to feet of all stacks. Access panels to be provided to all internal service ducts. All manholes subject to vehicular traffic must have heavy duty cast iron covers. Drains passing under building to be UPVC rib pipe and not carry any load. Provide anti-siphon pipes where required. All plumbing to be concealed where possible. All waste pipes to be 75mm. All soil pipes to be min 110mm. ALL DRAIN PIPE SIZES TO ENGINEER'S DETAIL

ARCHITECT :

OWNER :

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Unless the LORD builds the house, its builders labour in vain. Ps 127:1

PROJECT
PROPOSED ALTERATIONS AND CONVERSION OF EX. DWELLING INTO UNLICENSED HOTEL FOR MR & MRS CHAPLIN ON POR 4 OF 310 DURBAN - 100 VENICE ROAD

DRAWING
ELEVATIONS

SCALE
1:100

DATE
JANUARY 2013

DRAWN
DW

CHECKED
WHH

PROJECT NO.
1184

DRAWING NO. SKETCHPLAN	SUBMISSION DRG.	WORKING DRG.
	100104	