

LEGEND

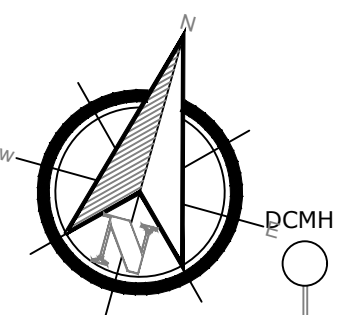
- NEW BRICKWORK
- REMOVE WALL
- NEW DRYWALL
- EX WALL
- NEW STEEL BEAM
- NEW WINDOW

SCHEDULE OF AREAS

SITE ZONED: GENERAL BUSINESS (CENTRAL)
 POR 4 OF ERF 11101 = 329sqm
 PAR 11 OF POR 4 ERF 11101 = 7sqm
 REM OF POR 2 ERF 11104 = 360sqm
 REM OF LOT 11101 = 93sqm
 POR 3 OF ERF 11101 = 176SQM
 REM OF LOT 164SQM
 POR 5 OF ERF 11101 = 7sqm
 TOTAL SITE ARE = 1136sqm
 TOTAL F.A.R PERMISSIBLE 8.0 (entire site): 9088sqm
 TOTAL F.A.R PERMISSIBLE 4.0 (use for residential): 4544sqm
 TOTAL COVERAGE PERMISSIBLE N/A

FLOOR AREA:		FAR
Ex. Ground Storey -	550m ²	550m ²
Ex. Ground Storey Parking -	461m ²	
Ex. First Storey -	981m ²	981m ²
Ex. Second Storey -	588m ²	588m ²
EX. Second Storey Removed -	29m ²	
TOTAL EX AREA-	2580m²	2119m²

EX F.A.R. = 2119sqm x 1.865
 FAR IN HAND = 2425sqm



CLIENT:
ON THE LINE TRADING (PTY) LTD

ADDRESS:
191-193 DR PIXLEY KASEEM STREET
POR 3,4,5 & REM OF ERF 1101, PAR 11
OF PORTION 4 ERF 1101, REM OF POR 2
OF ERF 1104 OF DURBAN

PROJECT:
PROPOSED ALTERATION TO EXISTING
HOTEL

Architectural Aspirations
 Budget Plans cc Trading as
 Address: 27 Lady Bruce Place Morningside Durban 4001
 Tel: 031-208 9382 Fax: 086 428 3415
 email: marianblack1960@GMAIL.COM www.architecturalaspirations.co.za

CHECKED:
MARIAN BLACK Registration: SACAP T0076 KZNIA 103 SAIBD B0404
 Date: 30 MAY 2023
 Sheet: 1 of 3
 Drawing Number: 23/2702W

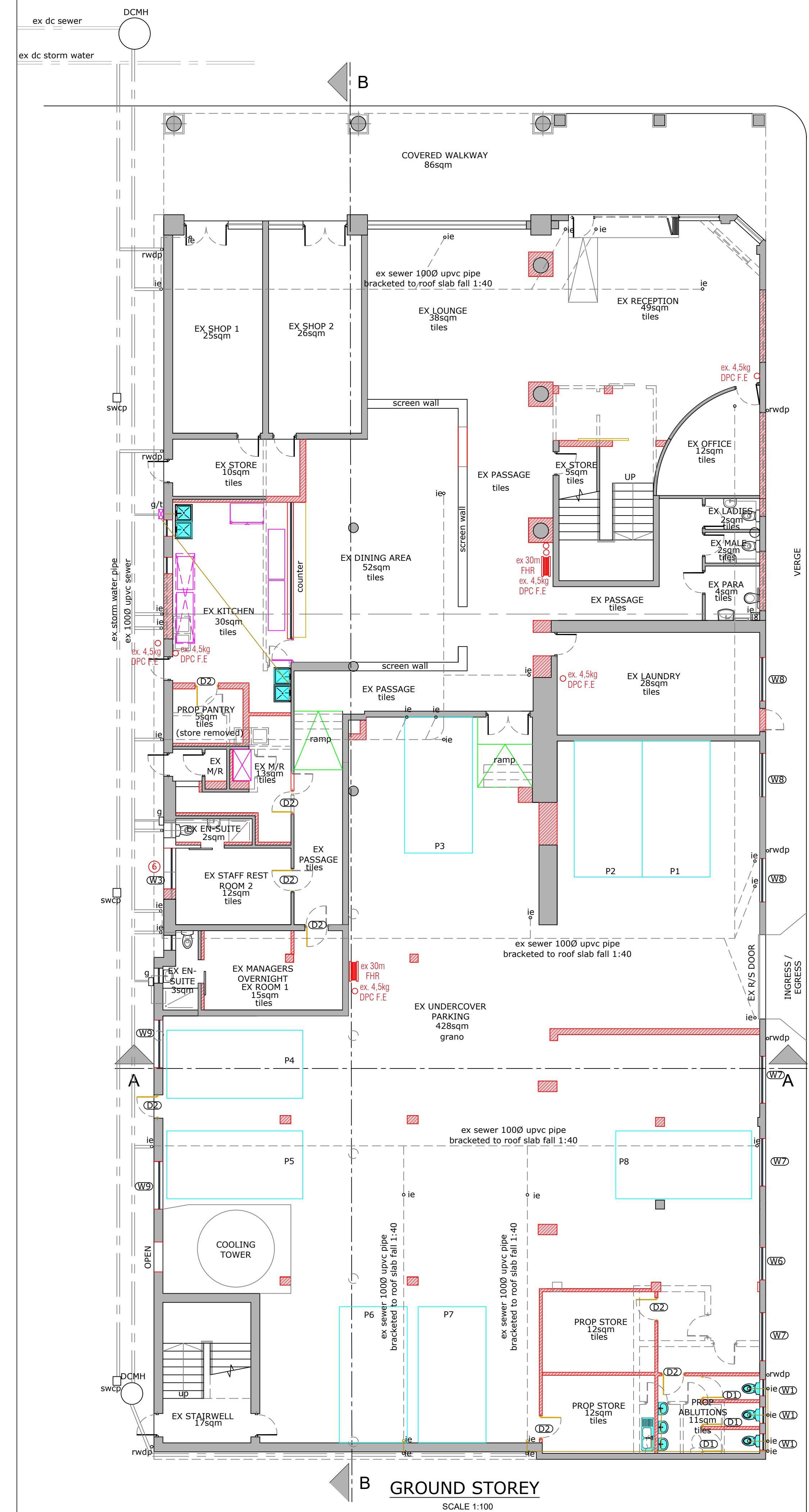
Drawn:
WESLEY R. LAVIS Registration: SACAP PAD 3383 5850
 SAIBD L0519/2021/KZN
 Date: 30 MAY 2023
 Sheet: 1 of 3
 Drawing Number: 23/2702W

Scale:
As shown
 Revision: D

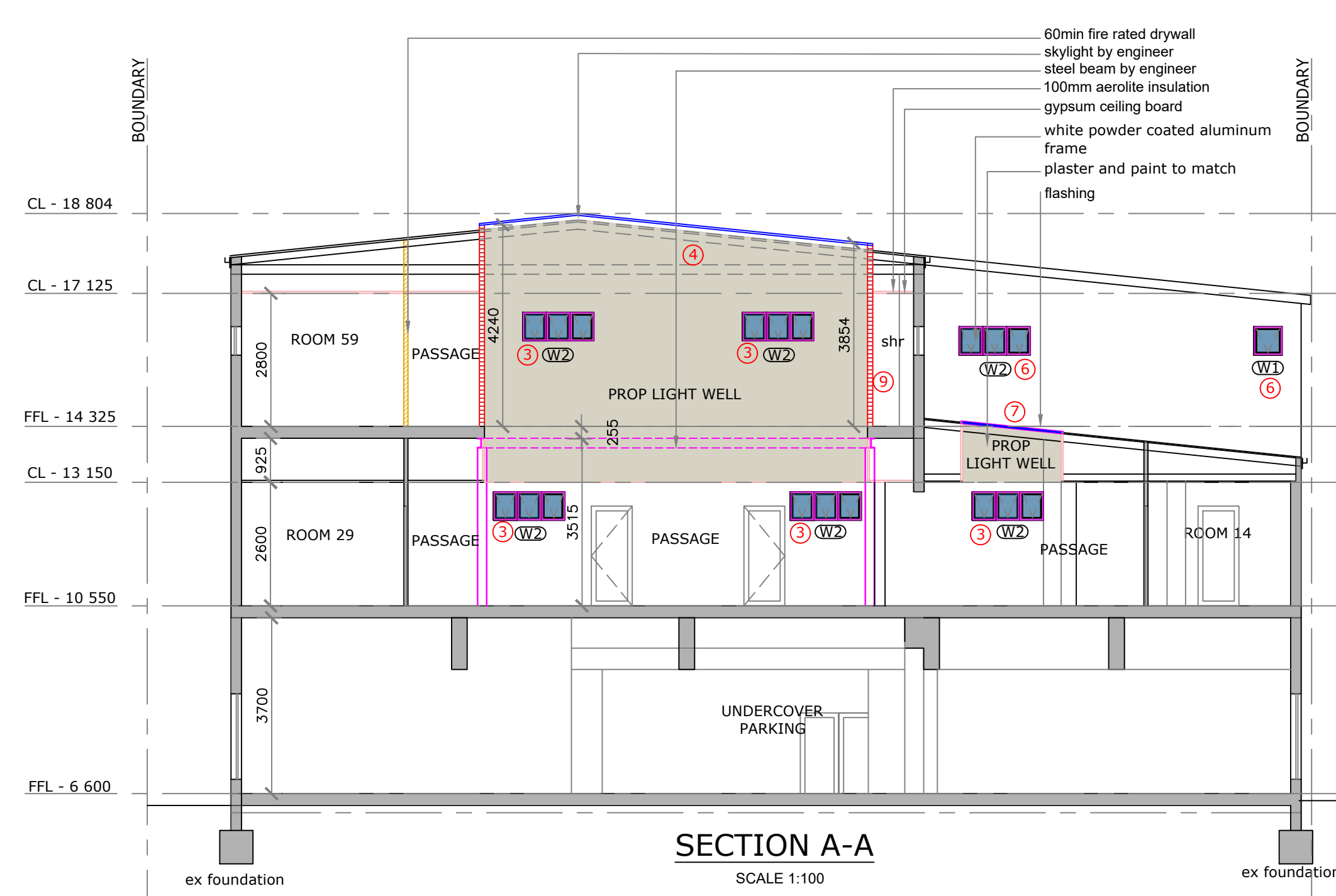
SITE PLAN
SCALE 1:200

FIRST STOREY
SCALE 1:100

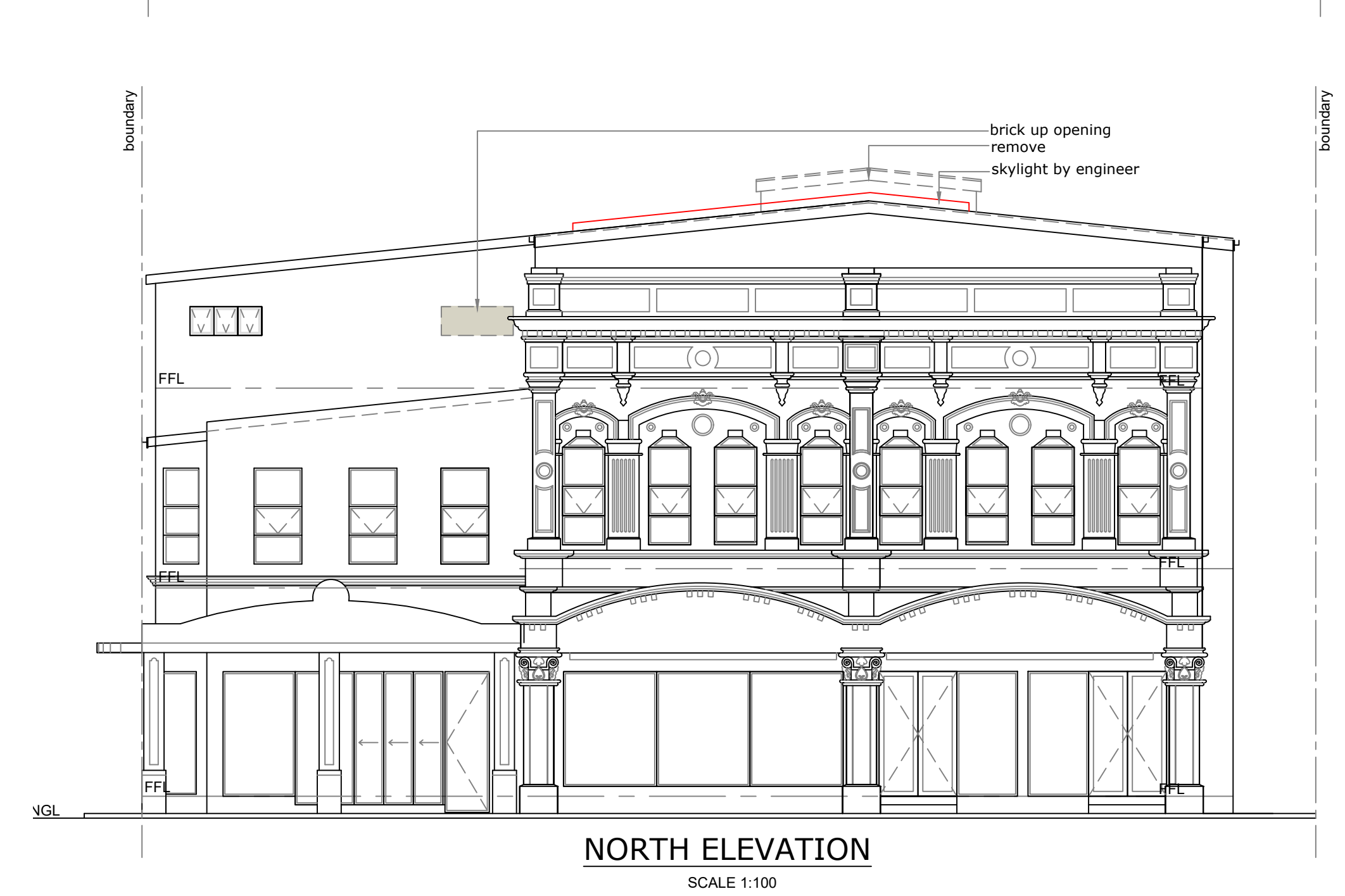
SECOND STOREY
SCALE 1:100



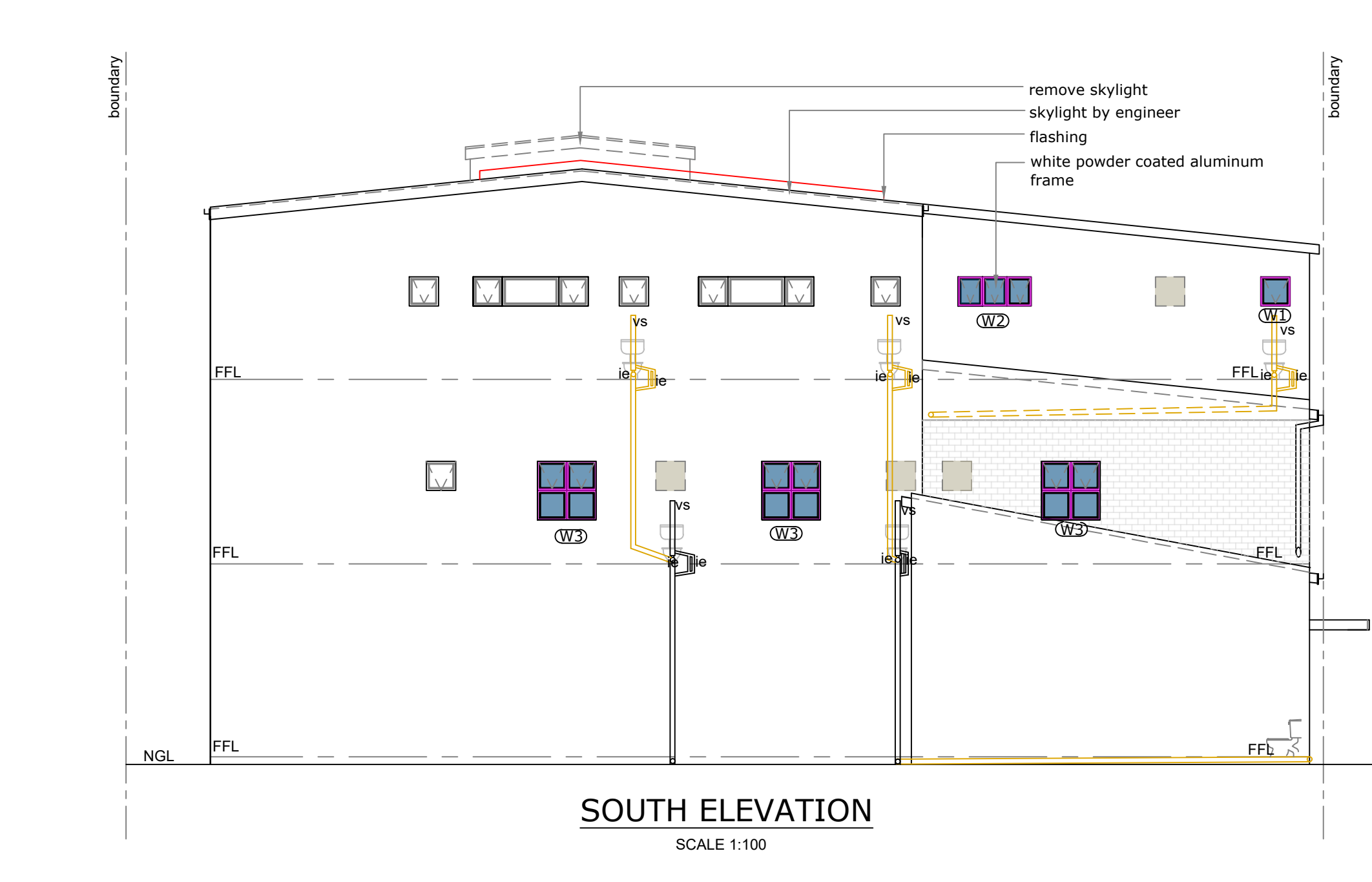
GROUND STOREY
SCALE 1:100



SECTION A-A
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

WINDOW SCHEDULE	
	WINDOW 1 Type - top hung Total - 8 Size - 0.36sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame
	WINDOW 2 Type - top hung Total - 28 Size - 1.17sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame
	WINDOW 3 Type - double top hung with bottom fixed panel Total - 7 Size - 1.44sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame
	WINDOW 4 Type - double top hung with bottom fixed panel Total - 4 Size - 1.89sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame
	WINDOW 5 Type - double top hung with bottom fixed top panel Total - 3 Size - 1.3sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame
	WINDOW 6 Type - double top hung with bottom fixed panel Total - 1 Size - 2.16sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame
	WINDOW 7 Type - double top hung with bottom fixed panel Total - 3 Size - 3.24sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame
	WINDOW 8 Type - fixed panel Total - 3 Size - 2.88sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame
	WINDOW 9 Type - fixed panel Total - 2 Size - 3.41sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame
	WINDOW 10 Type - top hung with fixed middle panel Total - 2 Size - 1.17sqm Glazing - 4mm toughened safety glass Description - white powder coated aluminum frame

- LIST OF DEVIATIONS TO EXISTING BUILT BUILDING**
1. REMOVE DRY WALL ON EXISTING WINDOWS.
 2. REMOVE DRYWALL AND RE-OPEN STAIRS.
 3. ADD NEW WINDOW, 2.4m TO LINTOL.
 4. CUT SLAB BY ENGINEER REINFORCED BY STEEL BEAM, FIT NEW SKYLIGHT.
 5. AMEND STORE SIZE TO ACCOMMODATE NEW SKYLIGHT.
 6. ADD ADDITIONAL WINDOWS TO EXTERNAL WALLS.
 7. ADD NEW SKYLIGHT IN CEILING.
 8. SECOND STOREY LAYOUT RECONFIGURED TO ACCOMMODATE NEW SKYLIGHTS.
 9. NEW 60MIN FIRE WALL ADDED

CLIENT:
ON THE LINE TRADING (PTY) LTD

ADDRESS:
191-193 DR PIXLEY KASEME STREET
POR 3,4,5 & REM OF ERF 1101, PAR 11
OF PORTION 4 ERF 1101, REM OF POR 2
OF ERF 1104 OF DURBAN

PROJECT:
PROPOSED ALTERATION TO EXISTING
HOTEL

Budget Plans cc Trading as
Architectural Aspirations
CK 95157

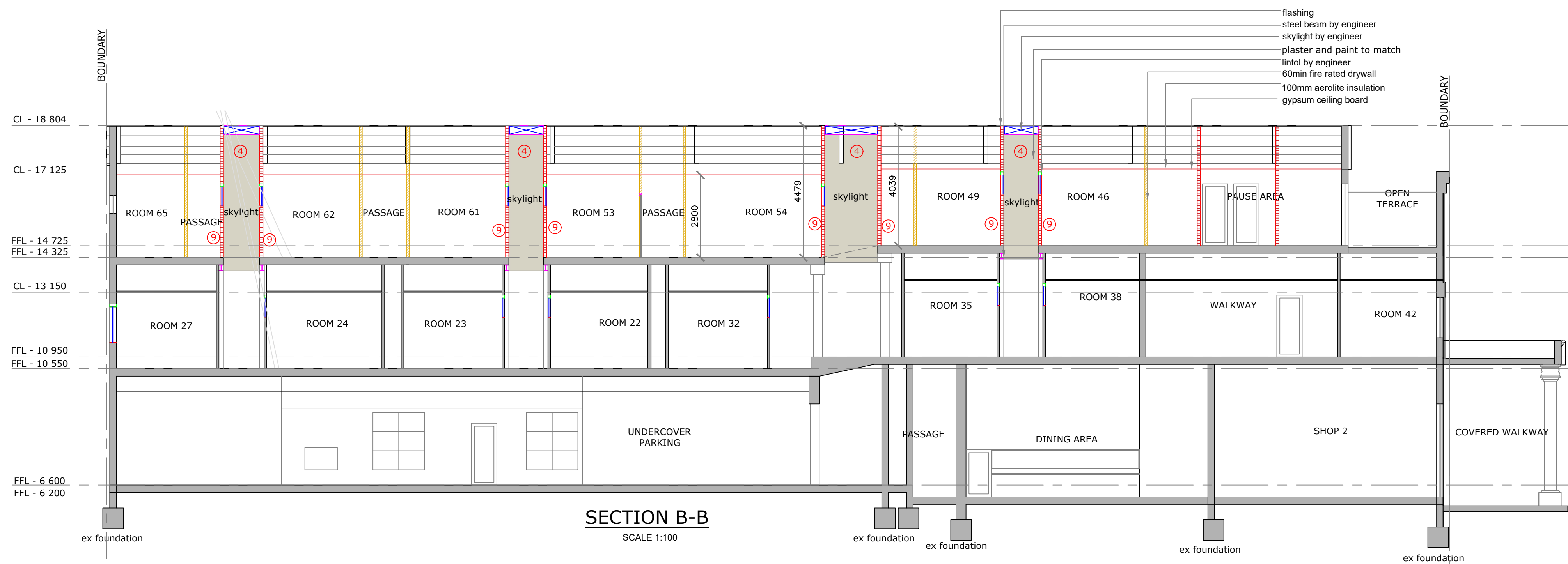
Address : 27 Lady Bruce Place Morningside Durban 4001
Tel : 031-208 9382
Fax: 086 428 3415
email: marianblack1960@GMAIL.COM
www.architecturalaspirations.co.za

CHECKED:
MARIAN BLACK
Registration: SACAP 10076
KZNA 103 SAIBD B0404

Drawn: WESLEY R. LAVIS
Registration: SACAP PAD 3383 5850
SAIBD L0519/2021/KZN

Date: 30 MAY 2023
Sheet: 2 of 3
Drawing Number: 23/2702W

Paper Size: A1
Scale: as shown
Revision: D



DOOR SCHEDULE	
	DOOR 1 Type - hollow core internal timber door Total - 6 Size - 1.806sqm Description - Internal painted door
	DOOR 2 Type - Class B 60min hard wood external fire door Total - 39 Size - 1.806sqm Description - painted and sealed hard wood Marathi fire door locking mechanism - push bar with a self-closing, automatic closing device
	DOOR 3 Type - hollow core internal sliding door Total - 32 Size - 1.806sqm Description - Internal painted door



NOTES IN RESPECT OF SA STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS SANS 10400-2010

CONSTRUCTION NOTES

GENERAL NOTES

- Contractor to report any discrepancies, omissions or deviations to architect.
- Do not scale this drawing.
- Contractor to notify local authority when inspections are due and to obtain all the necessary clearances and certificates.
- Contractor to locate & identify any services on site and protect these from damage during construction.
- Contractor to ensure all certificates of compliance are handed to owner on completion of construction.
- all construction, materials and components to comply strictly with all national building regulations (NBR), and SANS 10400 Specifications and codes of practice.

DOORS

- Standard meranti doors inside, timber exterior doors hard wood meranti stained and sealed
- ELECTRICAL**
- All lighting and ventilation to comply with SANS 10400 - O
- Electrical refer to electrical layout.
- Electrical to be fitted by council approved registered electrician.

PART N: GLAZING

- All glazing to comply with SANS 10400-N 2010 as per glazing schedule.
- Glazing certificate required from SAGGA on completion.

SUSPENDED CONCRETE SLABS WALLS AND FOUNDATIONS

- Strictly to Engineers detail and design.
- Joints to walls and slabs to comply with engineer.
- Engineer to inspect building work during construction.
- Stability to be certified by engineer on completion of project

- New common brick walls as shown with galvanised brick force as specified by engineer and to be provided at slab, sill and wall plate level. and laid to manufacturers recommendations, with expansion joints to engineers details.
- All sand used in mortar to be screened free of impurities and cleaned. top surface of all new parapets, openings, exposed walls and sills to be waterproofed with approved waterproof membrane.
- Precast r/c lintels to all new openings with brick force above as per engineer.
- 1 Coat smooth sand/cement plaster to all new external walls. All materials used in plaster to comply with the relevant SANS 10400 standard specifications.
- All support columns and beams to Engineers design.

CLIENT:
ON THE LINE TRADING (PTY) LTD

ADDRESS:
191-193 DR PIXLEY KASEME STREET
POR 3,4,5 & REM OF ERF 1101, PAR 11
OF PORTION 4 ERF 1101, REM OF POR 2
OF ERF 1104 OF DURBAN

PROJECT:
PROPOSED ALTERATION TO EXISTING
HOTEL

Budget Plans cc Trading as
Architectural Aspirations
 Address : 27 Lady Bruce Place Morningside Durban 4001
 Tel : 031 -208 9382 Fax: 086 428 3415
 email: marianblack1960@GMAIL.COM www.architecturalaspirations.co.za

CHECKED : MARIAN BLACK Registration: SACAP T0076 KZNIA 103 SAIBD B0404	Drawn: WESLEY R. LAVIS Registration: SACAP PAD 3383 5850 SAIBD 10519/2021/KZN
Date: 30 MAY 2023	Paper Size: A1
Sheet: 3 of 3	Scale: as shown
Drawing Number: 23/2702W	Revision: D