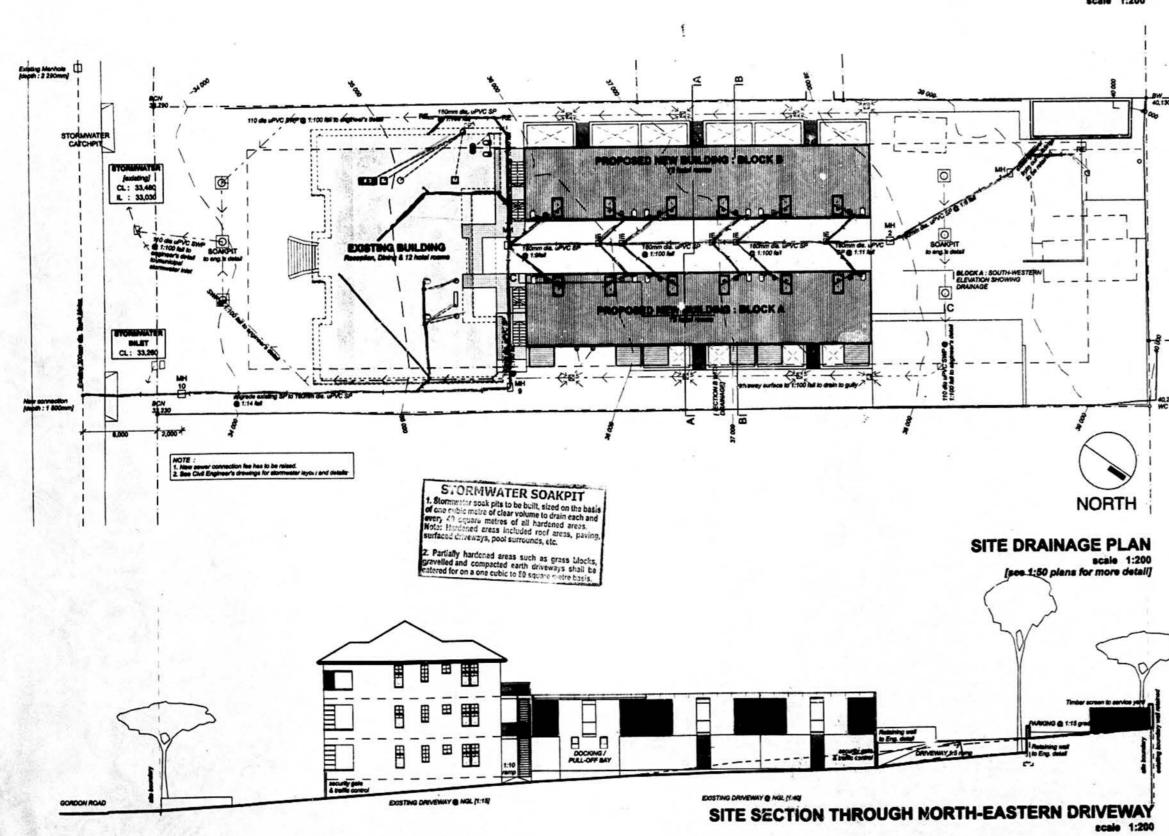


SITE PLAN : REM of ERF 745 scale 1:200



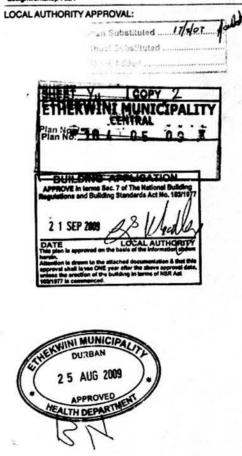
	2 OF ERF 742	r			
2130		SCHEDULE OF AREAS : REM OF E	RF 745, DURBAN		
	C	00   GROSS SITE AREA :	2055.34m <sup>2</sup>		
	Existing Store room to be used as general store and linen store.	FLOOR AREAS :			
	NOTE : All laundry to be outsourced	01   EDGSITTING MAIN BUILDING : Ground Floor	251.7m²		
- 1	bity refuse area to	First Floor	251.7m²		
- 1	comply with HBR	Second Floor	251.7m <sup>2</sup>		
	with sish to fails to	Total Existing Area Retained :	156.1m		
1.	drain to guiley	021 PROPOSED NEW BUILDINGS	,		
-	1 OF ERF 744	Proposed Ground Floor	344.0m2		
13	2	Proposed First Floor	344.0m2		
2		Total Proposed New Area :	688.0m <sup>2</sup>		
		03 LEDISITING OUT-BUILDINGS TO			
of the de burder	а —	Ground Floor	27.72m		
×	1	TOTAL FLOOR AREA : PERMISSIBLE F.A.R = 1.0 [PERMISSIBLE FLOOR AREA 2065.34m <sup>2</sup> ]	1538.30m²		
		TOTAL COVERAGE : [PERMISSIBLE COVERAGE 822.14m <sup>2</sup> ]	626.70m²		
	<u>}</u>	BUILDING OCCUPANCY / CLASSIFICATION : H1 [HOTEL]			
1.1	1	PARKING REQUIREMENTS :			
- 1	1	2 bays per 3 rooms for H1 [Hotel]			
		Therefore 24 bays required for 36 ro	iome .		
10,210		PARKING PROVIDED :	24 beys		
WC Y	5	DESIGN POPULATION :			
	2 OF ERF 744	2 persons per room for H1 (Hotel); e	CC. to NBR		
		Therefore 72 persons for 36 rooms			
1.0		1			

### WATERPROOFING GENERA! NOTES:

- 1. 250 micron damp proof membrane [DPM] is to be laid under all surface
- 2. 375 micron damp proof course [DPC] at base of all walls, at slab level, and under all window cills in accordance with SANS 10400 K, SANS 248, 298 and 952. External wails to have stepped DPC, one course below all window opyrings.
- 3. Ecundation walls to have "tvicidores", or equal soonwed by ows : se every 3" source and walls every 4" course.
- All roof trusses to be fixed using hoop iron built into 6 courses of brickwork. 5. Neoprene closer to suit profile at ridge cap, flashing and eaves of root. 6. All concrete roots to be covered with 'Derbigum SP4', or equal approved by dws : sa waterproofing membrane fully sealed to deck through torch-on
- fusion, side laps 75mm and end laps 100mm. Turn-ups and turn aimiliarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 costs aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee i to be seeded to dws : sa.
- 7. All showers, where not tiled, are to be sealed with 'everbond' or equal approved by dws : sa, applied to manufacturers specifica ation of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by dws : es, to manufacturer's
- 8. All showers to have 'Coprox', or equal approved by dws : sa comentitious waterproofing system applied to slab, dressed up shower tray sides and into outlet. System to be applied by specialist sub-contractor and strictly according to manufacturers detail and specification.
- 9. External brickwork walls are to be 220mm. The outer face of the inner skin to be bagged and waterproofed with "Britses", or equal approved by dws : es. Ties, "brickforce", or equal approved by dws : as and reinfo around openings all to be according to structural engineer's detail and apacification
- 10. All recesses in brickwork housing rain water pipes (RWP) is to be levorage s'as : sets approvel.
- DRAINAGE & PLUMBING GENERAL NOTES:
- 1. The design and installation of drainage and plumbing is to comply with SANS 10400 P, SANS 10252-2, SANS 1200 and any requirements of the local authority. It is the responsibility of the plumbing contractor to ensure
- compliance therewith. 2. The municipal sewer connection point is to be expose any drainage installation, and the level is to be vertiled. Any discrepancies of proposed alterations are to be reported to dws : as prior to commencing
- 3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or propose alterations are to be reported to dere : se prior to commenting work.
- The storm water drainage is to be to engineer's detail Sanitary futures to be provided in compliance with the machinery and occupational safety act 6 of 1983 or the latest amendment and the SANS
- 10400 [National Building Regulations]. 5. Water supply is to comply with SANS 10400 W. Maine water supply pipe to building to be HDPE or LDPE as necescary to
- SANS 10400. External drinking water supply pipe to be 25mm HDPE. All internal pipe work (hot and cold water) to be 22mm (unless otherwise stated copper and lagged. All pipe work required to external showers and basins routed underground to be polycop 15mm. All in accordance with Model Preambles for Trades.
- Internal water pressure to be provided at 400KPs [taps and mixers have a maximum operating pressure of 500KPs I 5 ber).
- Hot and cold water is required to all washing facilities, unless otherwis specified.
- 03 09107116 10. Hot water reticulation to be sized I designed to ensure that hot water is evailable within half a minute of turning the tap. All hot and cold water supply pipes to be a minimum of 100mm apart. Hot and cold water supply to be belanced and pressure tested before closing up. 1. Accessible hot and c:"I water legistion valves to each ablution cluster
- 12. All geysers to have a multiblock pressure reducing valve, access for adjusting and maintenance, and visibility to check for system leaks. The resourn-reducing valve must be within 15m of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency safety valve and draincock, overflow say and overflow pipe to exterior installation in strict accordance with the manufacturers instructions
- 13. Soil pipes are to be a minimum of 110mm uPVC, waste pipes are to be a minimum of 60mm vPVC. Pipes laid below buildings, roads or parting area to be heavy duty uPVC.
- r branch drains over 8m long to comply with SANS 10400 14. Western PP18.4C.
- 15. Inspection eyes to all bends and junctions in drains and marked with o at ground level.
- 16. Rodding eyes are to comply with SANS 10400 PP21
- 17. Invert level at head of drain to be a min of 450mm below ground leve
- 18. Head of drains to have 110mm stack want pine [SVP].
- 13. Pipe work is to be at a minimum gradient of 1:80. 20. Drains under building to be encased in concrete
- 21. All waste fillings to have rodding eye seel traps
- 22. All overflow guileys to be expo
- 23. All guiley surrounds to be 75mm above finished ground level 24. All fitting locations must be installed strictly in accordance with layou drawings. Contractor to ensure that plumbers and other tradeaman follow the detailed drawings carefully when installing any beltware / sanitaryware The supplier is to be consulted for detail irements for all
- fittings. 25. All plumbing and water supply pipes are to be conceeled in wate. No pipe work to be exposed on external surfaces of visible wals and connection is equipment to be neet and non-vielble. Position of pipe work to be agreed with date : as.
- 26. All pipe work to be with other service to be recorded with dere : se before installation. 27. Non-combustible acroses penals to all internal server vent pipes
- FIRE NOTES:
- The contractor is
- tible for fire water supply complying with SANS 10400 W. h SANS 10400 T and relevan Al fra oro
- specific building cleasific Fire escape stains to be minimum of 1100mm, all in compliance with SANS
- 10400 TT23. Fire equipment signage required in terms of SANS 10400 17:29 & TT32 and ation. All equi
- aved to dars : as so prment is to be stain within 15km of the coast or subject to degrading chemical appoaure
- 5. Water supply to fire hose reals (FHR) to be minimum 25mm and in
- compliance with SANS 10400 TT33. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
- 7. Portable fire entinguishers to comply with SANS 10400 TT37. 8. Structural stability to comply with SANS 10400 TT7.
- Meterinis to comply with SANS 10177.
- 10. Fire Deluction and emergency evecuation to be inels."ad in existing
- building; to comply with SANS 10400 TT31. 11. All tenancy separating elements to comply with SANS 10400 TTB. 12. SOmm Wire backed rockwool blanket to roci / celling void above wells
- between units to comply with SANS 10400 TTE. 13. All partition walls to comply with SANS 10400 TTS.
- 4. Booster consection located on alle plan to comply with SANS 10400 TT35. 15. All emergency rouses to comply with SANS 10400 Tits.
- GENERAL NOTES:
- Machanical lighting and validitation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
  The contractor is resp: "this for the glozing being executed in strict
- conformance with glass ...anufacturer's recommendations & all in accordance with the Halional Building Regulations Part N, SANS 10137, SANS 1285-1 & AAAMSA Selection Guide for Safety Glazing Metorials. A cartilizate of compliance is to be issued to dee ; as on completion of the

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description

parking layout & driveway access semi-basement staff facilities & out

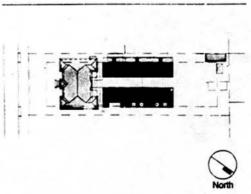
revision of building line position of Proposed New Building : Block E balconies removed from Block B depth of balconies at Block A revised

Semi-basement removed. Store room out-building retained as store. New fire escape stairs to existing building to be constructed of reinforced concrete. Windows on NW elevation of existing bdg removed to comply with fire regulations.

rev date

02

01 0962116



## GORDON ROAD HOTEL

PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED HOTEL WITH ADDITIONS & ALTERATIONS ERF : REM OF ERF 745, DURBAN, 64 GORDON ROAD, BEREA NORTH, DURBAN

FOR : CIRCLE WAY TRADING Postnet Suite 177, Private Beg : CLIENT : Jonathen Spoor ARCHITECT : Mark Home:	137 [PTY]LTD 504, Northwa	y, 4065	
CLIENT : Jonathen Spoor	mplu	07380088	rate no.

### SITE PLAN

0

JB	5.	09	01122	1:	200
job no. 299_00			GA		03

designworkshop : sa 94 floride road I durben I 4001 I south africa

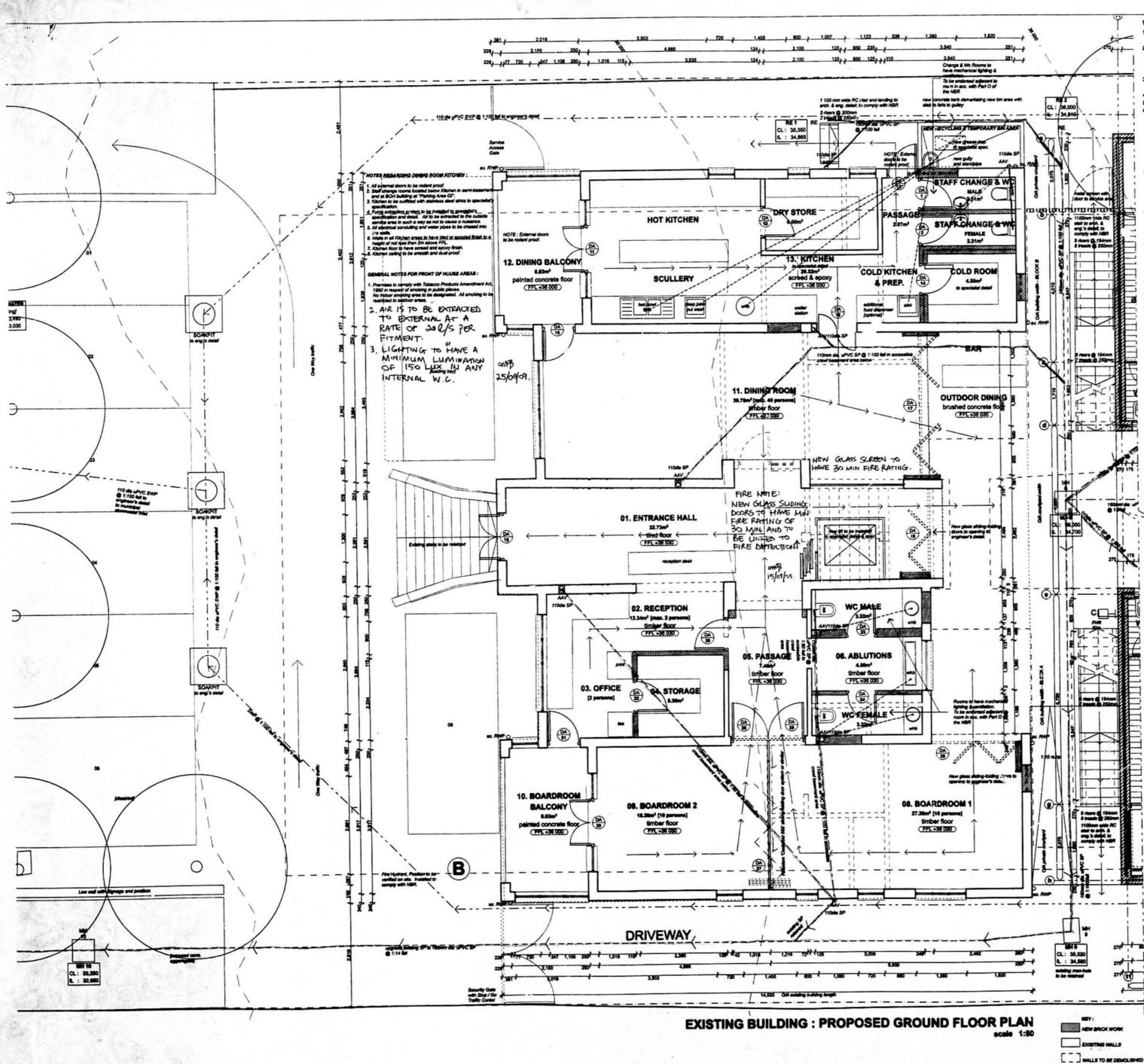
- +27 (0)31 303 5191 | t +27 [0]31 303 5198 1 1
- admin@designworkshop.co.za le

- 16. STRUCTURAL MATERIALS TO COMPLY WITH TTS. 17. FLOOR LOVERINGS TO COMPLY WITH
- PART TT 14

FIRE NOTES : (LONT:),

MB 15/09/09.

- GEDERAL
- \* 25 LIS PER BATHROOM OF MECHANICAL VENTILATION
- \* Min. 160 Lux ARTIACIAC LIGATING TO BARAGOUS WHERE REQUIRED.



WATERPROOFING GENERAL HOTES: 250 micron damp proof membrane [DPM] is to be laid under all surface

- Deda 375 micron damp proof course [DPC] at base of all walts, at slab level, and under all window cills in accordance with SANS 10400 K, SANS 248, 298 and 952. External walls to have stepped DPC, one count openings.
- Foundation walls to have "brickforce", or equal approved by dws : se every 3" course and walls every 4" course.
- All roof trusses to be fixed using hoop iron built into 6 courses of bri Neoprane closer to suit profile at ridge cap, flashing and saves of roof. All concrete roots to be covered with 'Derbigum SP4', or equal approved by dws : se waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Tum-ups and lumdowns similarly tused to primed surfaces. Waterproofing to be turned up sidewal and over fillets as required. Finish with 2 costs aluminium bitumous paint. rane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee in
- o be seeded to dars : se All showers, where not filed, are to be sealed with 'everbond' or equal approved by dws : se, applied to manufacturers specification before lication of top coats. Where the walls are already damp, first apply 'everoure EM22' or equal approved by dwe : as, to r
- All showers to have 'Coprox', or equal approved by dws : as ceme rooting system applied to slab, dressed up shower t y sides and into outlet. System to be applied by specialist sub-contractor and strictly according to manufacturers detail and specification
- External brickwork walls are to be 220mm. The outer face of the inner sidn to be becard and waterproofed with "Brizeel", or equal approved by dws : se. Tire, 'brickforce', or equal approved by dwe : as and reinforcement around openings all to be according to structural engineer's detail and
- All recesses in brickwork housing rain water pipes (RWP) is to be waterproofed to dwa : ea's approval.
- RAINAGE & PLUMBING GENERAL NOTES:
- The design and installation of drainage and plumbing is to comply with SANS 10400 P. SANS 10252-2, SANS 1200 and any requirements of the local authority. It is the responsibility of the plumb actor to ensure
- compliance therewith. The municipal sewer connec action point is to be exposed prior to comm any drainage installation, and the level is to be vertiled. Any discrepancies proposed alternations are to be reported to dws : se prior to o
- The sewer sections shown indicate the design inte vertiled by the plumbing contractor and any discr iterations are to be recorted to dwe : as prior to commencing work The storm water drainage is to be to angineer's detail.
- initary fotures to be provided in compliance with the machinery and occupational safety act 6 of 1983 or the latest amendment and the SANS 0400 (National Building Regul 10400 [National Building Regulations]. Water supply is to comply with SANS 10400 W.
- Mains water supply pipe to building to be HDPE or LDPE as ne SANS 10400. External drinking water supply pipe to be 25mm HDPE. All Internal pipe work (hot and cold water) to be 22mm (unless otherwise state copper and lagged. All pipe work required to external showers and basine routed underground to be polycop 15mm. All in accordance with Model Preambles for Trades.
- Internal water pressure to be provided at 400KPs [taps and mixed maximum operating pressure of 500KPa I 5 bar). Hot and cold water is required to all washing facilities, unless otherwis
- specified. Hot water reticulation to be sized I designed to ensure that hot water is evallable within half a minute of turning the tap. All hot and cold water supply pipes to be a minimum of 100mm apart. Hot and cold water supply to be balanced and pressure tested before closing up.
- Accessible hot and cold water isolation valves to each ablution cluster 12. All paysers to have a multiblock pressure reducing velve, access for adjusting and maintenance, and visibility to check for system leaks. The pressure-reducing valve must be within 15m of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency salety velve and draincook, overflow irsy and overflow pipe to exterior installation in strict accordance with the manufacturers instruction
- 13. Soil pipes are to be a minimum of 110mm uPVC, waste pipes are to be a ninimum of 50mm uPVC. Pipes laid below buildings, roads or parking area to be heavy duty uPVC.
- branch drains over 6m long to comply with SANS 10400 PP18.4c. . Inspection eyes to all b
- at ground level. 6. Rodding eyes are to comply with SANS 10400 PP21
- . Invert level at head of drain to be a min of 450mm below ground level
- 18. Head of drains to have 110mm stack vent pipe [SVP]. Pipe work is to be at a minimum gradient of 1:80.
- 20. Drains under building to be encased in concrete.
- 21. All waste fittings to have rodding eye seel traps
- 22. All overflow gulleys to be exposed 23. All guiley surrounds to be 75mm etc. e finished ground level.
- 24. All fitting locations must be installed strictly in accordance with layout drawings. Contractor to ensure that plumbers and other tradeers an follow led drawings carefully when installing any 2 "Sware / sanitaryware
- The supplier is to be consulted for detailed install Stings. 5. All plumbing and water supply pipes are to be concessed in walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be next and non-visible. Position of pipe work to be agreed
- with days : so. 6. All pipe work to be coordin to be recorded with dwe . ... before installation.
- 27. Non-combustible access panels to all internal server vent pipe FIRE NOTES:
- The contractor is r 10400 W.
- All fire protes specific building dessi
- Fire secape stairs to be min with SANS
- 10400 TT23. red in terms of SANS 10400 TT29 & TT32 and Fire equipment signage n
- and to date : as apacification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure. Water supply to fire hose reals (FHR) to be minimum 25mm and in
- compliance with SANS 10400 TT33.
- 8. 30m FHR's to comply with SANC 543 and SANS 10401 TT34. Portable fire entinguishers to comply with SANS 10400 TT37.
- Structural stability to comply with SANS 10400 TT7.
- Materials to comply with SANS 10177.
  Fire Detection and emergency evecuation to building; to comply with SANS 10400 TT31.
- All tangnoy expanding elements to comply with SANS 10400 TT Somm Wire backed rockwool blanket to roof / celling void
- between units to comply with SANS 10400 TTS. All partition walls to comply with SANS 10400 TTD.
- 14. Booster connection located on alte plan to comply with SANS 10400 TT35 15. All emergency routes to comply with SANS 10400 TT19.

### GENERAL NOTES:

- Mechanical lighting and ventilation to internalised WC's and habit rooms in compliance with SANS 10400 Part O.
- The contractor is responsible for the giszing being executed in strict conformance with class manufacturer's recommendations & all in ordence with the Hallonal Building Regulations Part N, SANS 10137,
- SANE 1285-1 & AAAASA Selection Guide for Selety Clearing Meterials. A certificate of compliance is to be issued to dees : as on completion of the

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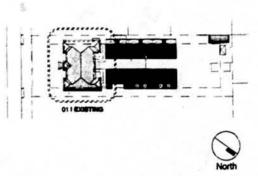
LOCAL AUTHORITY APPROVAL:



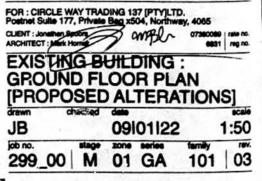
### rev date description

01 09/02/16 parking layout & driveway access semi-besement staff facilities & out-buildin

revision of building line position of Proposed New Building : I balconies removed from Block B depth of balconies at Block A revised Semi-basement removed. Semi-basement removed. Store room out-building retained as store. New fire escape stairs to existing building to be constructed of reinforced concrete. Windows on NW elevation of existing bdg removed to comply with fire regulations. 03 09107116



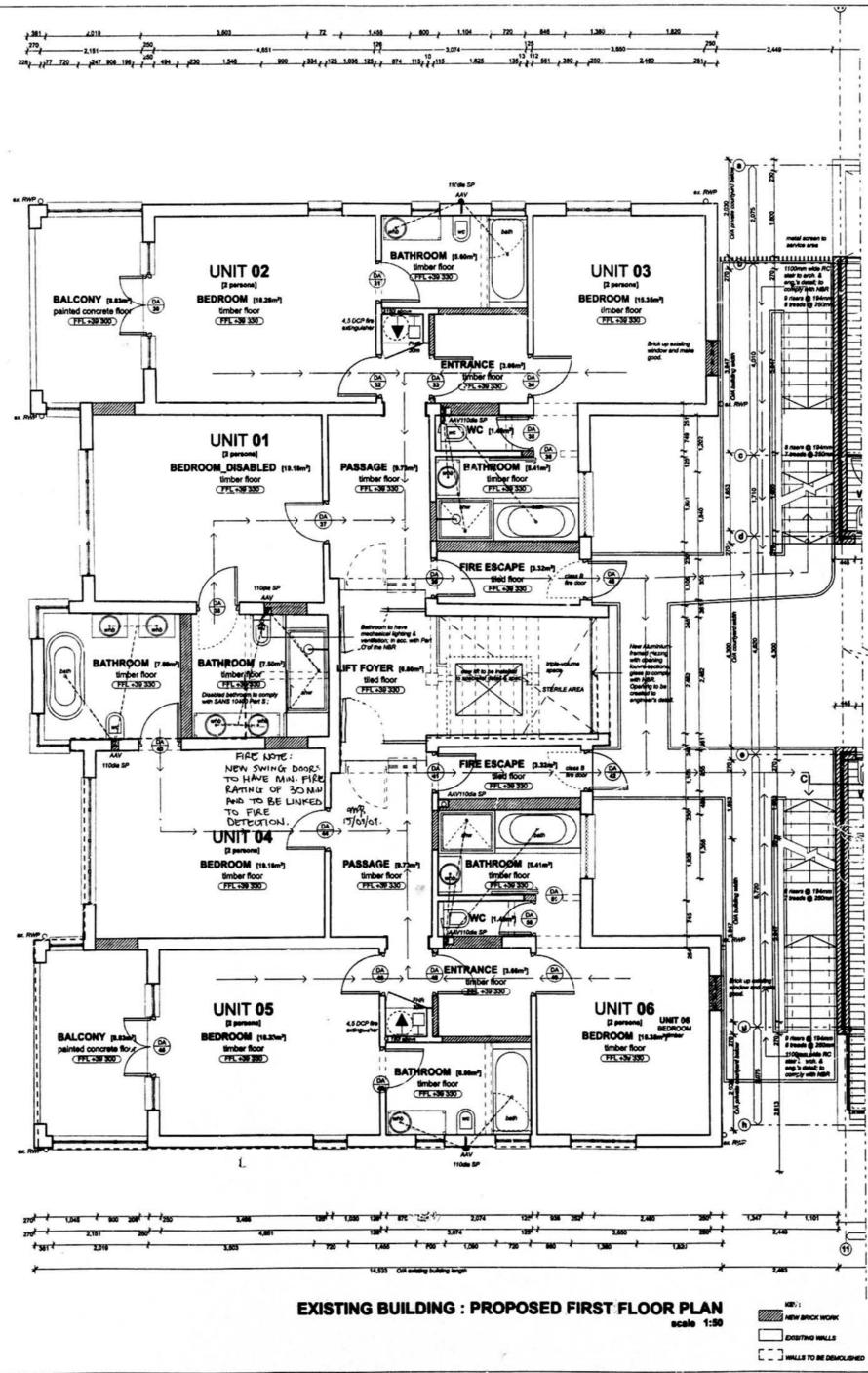
## GORDON ROAD HOTEL PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED HOTEL WITH ADDITIONS & ALTERATIONS ERF : REM OF ERF 745, DURBAN, 64 GORDON ROAD, BEREA NORTH, DURBAN



## designworkshop : sa

+27 [0]31 303 5191 | t

+27 (0)31 303 5198 | 1 dmin@designworkshop.co.za ie



WATERPROOFING GENERAL NOTES: 1. 250 micron damp proof membrane [DPM] is to be laid under all surface

- 375 micron damp proof course [DPC] at base of all walls, at slab level, and under all window calls in accordance with SANS 10400 K, SANS 248, 298 and 952. External walls to have stepped DPC, one course below all wind openings.
- Foundation walls to have "brickdorce", or equal approved by dwa : as every 3" course and walls every 4" course.
- All roof trusses to be fixed using hoop iron bulk into 6 courses of brickwort Neoprene closer to suit profile at ridge cap, flashing and saves of roof. All concrete roots to be covered with "Derbigum SP4", or equal approved by dues : as waterproofing membrane fully sealed to deck through forch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and furnidowns similarly fused to primed surfaces. Waterproofing to be turned up aldewaits and over litets as required. Finish with 2 costs aluminium bitumous paint Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee i to be seeded to dws : as.
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- levonqqe s'ee : ewb ci.taloon waterp DRAINAGE & PLUMBING GENERAL NOTES:
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- The sever sections shown indicate the design intention only and are to b verified by the plumbing contractor and any discrepancies or propose allerations are to be reported to dws : as prior to commencing work.
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- Internal water pressure to be provided at 400KPs (taps and mixers have a musement operating produce of JORPs I 5 berj. 4. Hot and cold water is legisled to all washing facilities, unless otherwise
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- Accessible hot and cold water legistion valves to each ablution cluster 12. All geysers to have a multibler's pressure reducing valve, access for adjusting and maintonance, and visibility to check for system teals. The emergency salety value and draincock, overflow tray and overflow pipe to exterior installation in strict accordance with the manufact 13. Soil pipes are to be a minimum of 110mm uPVC, waste pipes are to be a
- minimum of 50mm CPVC. Pipes laid below buildings, roads or parking area to be heavy duty uFVC.
- Wastewater branch drains over 6m long to comply with SANS 10400 PP18.4c.
- 15. Inspection over to all bands and junctions in drains and marked with on w at ground level.
- lodding eyes are to comply with SANS 10400 PP21 17. Invert lavel at head of drain to be a min of 450mm below ground level
- 8. Head of drains to have 110mm stack vent pipe [SVP].
- 19. Fipe work is to be at a minimum gradient of 1:80.
- 20. Oreing under building to be encased in concrete 21. All whiste fittings to have rodoing two seel traps
- 22. All overflow guileys to be exposed.
- 23. All gulley summunds to be 75mm above finished ground level 24. All fitting locations must be installed strictly in accordance with layout drawings. Contractor to ensure that plumbers and other tradeeman follo the ciptalled drawings carefully then installing any betwere / senilaryware The supplier is to be consulted for detailed
- 5. All plambing and water supply pipes are to be concealed in walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be nest and non-visible. Position of pipe work to be agriced with date : se
- All pipe work to be ed with other services. Quer to be recordied with date : as before instal cese panels to all inturnet sever vent gipe
- Non-combuildble ac
- FIRE NOTES: The contraction
- 10400 W All fire protection install
- epecific building Fire escape stairs to be minimum of 1 WIT SANS
- 10400 TT23. Fire equipment eignage required in terms (1 SANS 10400 TT29 # 3T32 and displayed to dark : as specification. All equipment is to be stainless steel if
- Water supply to fire hose reals (FHR) to be minimum 25mm and in completion with SAMS 10400 TT33.
- 30m FHR's to comply with SANS 543 and SANS 10400 TTo-
- Portable line enting/ohem.ib comply with SANS 104C0 TT37. Structural stability to comply with SANS 104C0 TT37.
- Materials to country with SANS 10177.
- Pre Deliction and emergency evelouelion to be in building; to comply with SAMS 10400 TT31. 11. All longing expending elements to comply with LANS 10400 TTP-12. SOmm Wire backed rockwool Marijet to rool / celling void above value
- between units to comply with SAMS 10400 \$78. 13. All partition walls to comply with SANS 10400, TUP.
- 14. Booster connection located on sile plan to comply with SANS 10400 TT 15. All emergency routes to comply with SANS 10400 TT19. GENERAL NOTES:
- Mechanical lighting and vanification to indi rooms in compliance with SAMS 10400 Part 0. 2. The contractor is responsible for the gluzing being executed in strict.
- onformance with glass manufacturer's roos endations & at in accordance with the National Autority Regulations Part N, SANS 10137, SANS 126, 1 & AAAMEA Selection, Guide for Salary Glazing Helenials. A certificate ( compliance is to be issued to date : as on compl work.



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LOCAL AUTHORITY APPROVAL: 

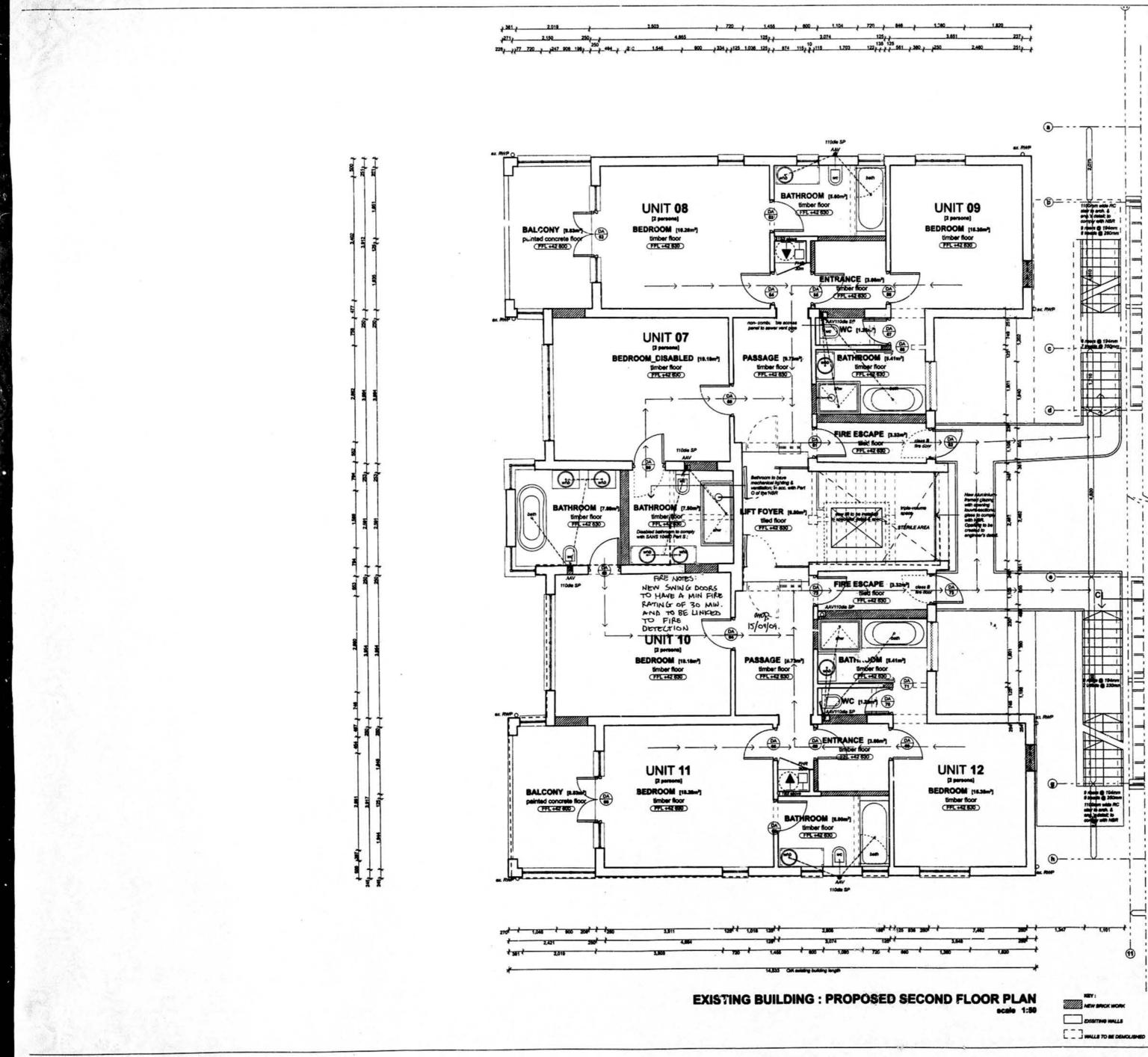


ERF : REM OF ERF 745, DURBAN, 64 GORDON ROAD, BEREA NORTH, DURBAN

FOR : CIRCLE WAY TI Pretnet Suite 177, Priv CUENT : Jonathan Speciel VICHITECT : Viels Horise	ADING 137 (PTYLT	D. ray, 4065 07380089 rate no. 6831 reg no.
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designworkshop : sa 94 florida road I durban I 4001 I south africa

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WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof merr 'rrane (DPM) is to be laid under all surface

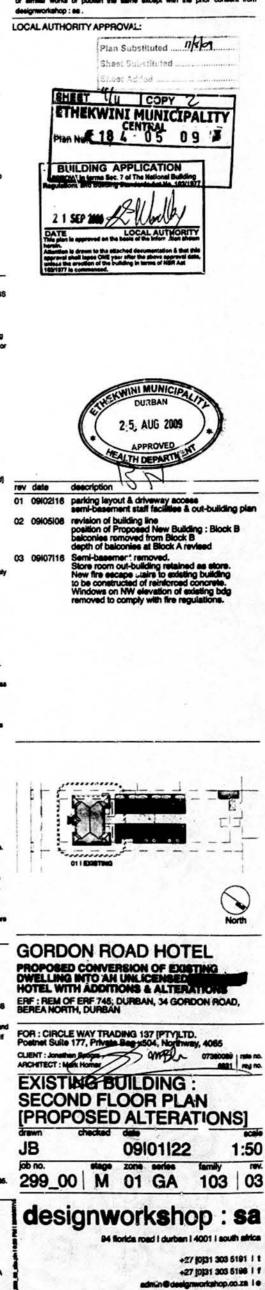
- 375 micron damp proof course (DPC) at base of all walls, at elab level, and under all window citis in accordance with SANS 10400 K, SANS 248, 298 and 952. External walls to have stepped DPC, one course below all window
- openings. 3. Foundation walls to have "bricidoroe", or equal approved by dws : as every 3<sup>rd</sup> course and walls every 4<sup>th</sup> course.
- All roof trusses to be fixed using hoop iron built into 8 courses of bridkwork
  Neopren: closer to sult profile at ridge cap, flashing and seves of root.
- 8. All concrete roots to be covered with 'Derbigum SP4', or equal approved by dwe : sa waterproofing membrane futy sealed to deck through torch-on fusion, aide laps 75mm and end laps 100mm. Turn-ups and turndowne similarly tuesd to primed surfaces. Waterproofing to be turned up addewalls and over fillets as required. Finish with 2 costs atuminum bitumous paint. Membrane to be installed by a 'Derbigum' approved application and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to dwe: see.
- All showers, where not tiled, are to be seeled with "everbond" or equal approved by dws : se, applied to manufacturers apeolitication before application of top costs. Where the wails are already damp, first apply "everyair: 2)/422" or equal approved by dws : se, to manufacturer's specification.
- All showers to have "Copror", or equal approved by divis 5 se camenitious waterproofing system applied to slab, dreased up shower tray sides and into outlet. System to be applied by specialist sub-contractor and strictly according to manufacturers dr.... and specification.
- External brickwork wale are to be 220mm. The outer face of the inner skid to be bagged and waterprooted with "Brixsel", or equal approved by dws : ps. Ties, "brickdoroe", or equal approved by dws : as and reinforcement around openings all to be according to structural engineer's detail and specification
- All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dwe : as's approval.
- DRAINAGE & PLUMBING GENERAL NOTES: 1. The design and installation of dramage and plumbing is to comply with SANS 10400 P, SANS 10252-2, SANS 1200 and any requirements of the local authority. It is the responsibility of the plumbing contuctor to ensure
- compliance therewith. 2. The municipal sever connection point is to be exposed prior to commencing any drainage installation, and the level is to be verified. Any decr. ancies or proposed alterations are to be reported to dee: a prior to commencing work.
- The server sections shown indicate the design intention only and are to be vertiled by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dws : as prior to commencing work.
   The storm water drainage is to be to engineer's detail.
- Sentery tokurse to be provided in compliance with the machinery and occupational astety act 6 of 1983 or the latest amendment and the SANS 10400 (National Building Regulations).
   Water supply is to comply with SANS 10400 W.
- 7. Mains water supply pipe to building to be HDPE or LDPE as necessary to SANS 10400. Estamai drinking water supply pipe to be 25mm HDPE. All internal pipe work (hot and cold water) to be 22mm juniese otherwise stated coppin and legged. All pipe work required to acternal showers and beeins routed underground to be polycop 15mm. All in accordance with Model Preembles for Trades.
- Internal water pressure to be provided at 400KPa (taps and mixers have n maximum operating pressure of 500KPa I 5 bar).
   Hot and cold water is required to all washing facilities, unless otherwise
- For and cold water is required to an watering factorie, or water or environment specified.
   Hot water reliculation to be sized I designed to ensure that hot water is
- available within half a minute of turni. g the tap. All hot and cold water supply pipes to be a minimum of 100mm spart. Hot and cold water supply to be balanced and pressure lasted before closing up. 11. Accessible hot and cold water isolation valves to sech ablution cluster.
- 12. All gaysers to have a multiblock pressure reducing valve, access for adjusting and maintenance, and visibility to check for system leaks. The pressure-reducing valve must be within 15m of the hot water cylinders for belancing of hot and cold water. Installation, temperature pressure emergancy satety valve and desincock, overflow tray and oven?cv pips to exterior installation in strict ...cordence with the manufacturers instructions.
- Soil pipes are to be a minimum of 110mm uPVC, weste pipes are to be a minimum of 50mm uPVC. Pipes laid below buildings, rusks or parting areas to be heavy duty uPVC.
- Weakevening branch chains over om long to comply with SANS 10400 PP18.4c.
   Inspection eyes to all bends and junctions in drains and merked with con-
- at ground level.
- 18. Rodding eyes are to comply with SANS 10400 PP21 17. Invertievel at head of drain to be a min of 450mm below ground is
- 18. Head of drains to have 110mm stack yent pipe (6VP).
- 19. Pipe work is to be at a minimum gradient of 1:80.
- 20. Drains under building to be encased in concrete 21. All waste fittings to have rodding eye seel traps
- 22. All overflow gulleys to be exposed.
- 23. All guiley surrounds to be 75mm above finished ground level.
- 24. All fitting locations must be installed strictly in accordance with layout drawings. Contractor to ensure that plumbers and other tradesman follow the detailed drawings carefully when installing any bathware / sanitesyware The supplier is to be consulted for detailed installation requirements for all fittings.
- 25. All plumbing and water supply pipes are to be concealed in wells. Ho pipe work to be exposed on external surfaces of viable walls and connection to equipment to be next and non-viable. Position of pipe work to be agreed with dwe : ea.
- All pipe work to be coordinated with other survices. Queries or concerns an to be recorded with dues : as before installation.
   Non-combustible access panels to all internal sever vent pipes.

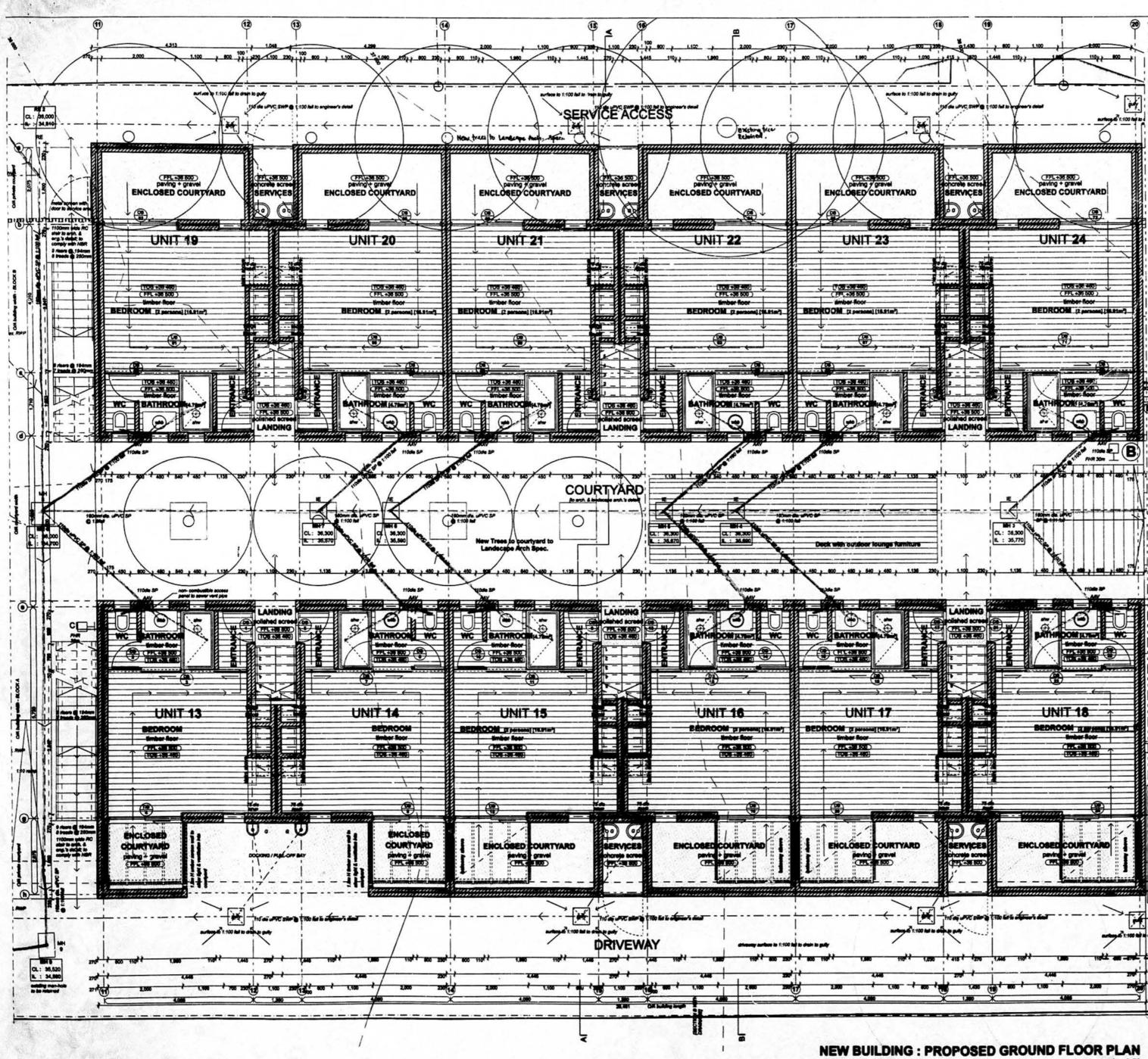
### FIRE NOTES:

- 1. The contractor is responsible for fire water supply complying with SANS 19400 W.
- All free protection inutaliation to comply with SANS 10400 T and relevant exectlic building cleantifications.
- epectric bunding classifications. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
- Fire equipment signinge required in terms of SANS 10400 TT29 & TT32 and deplayed to dws : an opecification. All equipment is to be stainless steal if within 15ign of the coast or subject to digrading chemical exposure.
- Water supply to like hose resis (FHR) to be minimum 25mm and in compliance with SANS 10400 TT33.
- 8. 30m FHR's to comply with SANS 643 and SANS 10400 TT34.
- Portable the extinguishers to comply with SAMS 10400 TT37.
  Structural atability to comply with SAMS 10400 TT7.
- 9. Meterials to comply with SANS 10177.
- Fire Detection and emergency evecuation to be installed in additing building: to comply with SANS 10400 TT31.
- All tenancy aspending elements to comply with GANS 10400 TTE.
  Somm Wire backed rockwool blankst to roof / celling vold above walls between units to comply with BANS 10400 TTE.
- All partition wells to comply with SANS 10400 TT9.
  Booster connection located on site plan to comply with SANS 10400 TT36.
- 15. All emergency routes to comply with BANS 10400 TT19. GENERAL NOTES:
- Mechanical lighting and ventilation to intermalised WC's and habitable rooms in compliance with SANS 10400 Part O.
- The contractor is responsible for the glazing being executed in strict conformance with glaza menufacture's recommendations & all in accordance with the National Building Regulations Port N, BANS 10137, SANS 1285-1 & AAAMSA Balection Gu/de for Balay Glazing Materials. A certificate of compliance is to be lassed to dive : as on completion of the work.



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1:50 scale

WATERPROOFING GENERAL NOTES: 250 micron damp proof membrane [DPM] is to be laid under all surface

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Foundation walks to have 1 3" course and walls every 4" course

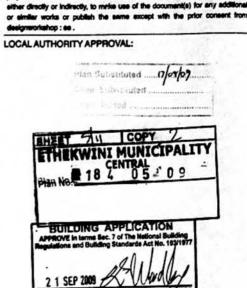
- All roof trustees to be fixed using hoop iron built into 6 courses of brickwork Neoprene closer to suit profile at ridge cap, flashing and seves of roof. All concrete roots to be covered with 'Derbigum SP4', or equal approved by coting membrane fully sealed to deck through torch-on dere : se weterp fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up aide and over fillets as required. Finish with 2 costs aluminium bit vernionane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee to be seeded to ders : es.
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- indicate the design intention only and are to be vertiled by the plumbing contractor and any discrepancies or propose
- iterations are to be reported to dive : as prior to commencing work. The storm water drainage is to be to engineer's detail. Senilery fictures to be provided in compliance with the mechinery and tonal salety act 6 of 1983 or the latest emendment and the SANS
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- Wastewater branch drains over 8m long to comply
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- Rodding eyes are to comply with SANS 10400 PP21
- Invert level at head of drain to be a 12th of 450mm below g
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- 27. Non-combustible access panels to all internal server vent pipe PURE NOTES:
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- specific building dis
- The escape states to be mini
- 10400 TT23. Fire equipment eignage required in terms of BANS 10400 TT29 & TT32 and deployed to deep : as specification. All equipment is to be stainless stasi if
- Water supply to fire hose reals (FHR) to be minimum 25mm and in compliance with SANS 10400 TT%.
- SOm FIRT's to camply with SANS 543 and SANS 10400 TT34.
- Portable fire antingulaters to comply with BANS 10400 TT37. Structural alability to comply with BANS 10400 TT7.
- Materials to camply with BANB 10177. 0. Fire Dataction and amorgancy evacuation to be inst building: to camply with BANB 10400 TT31.
- 1. All tenancy separating elements to comply with 8AHS 10400 TTS. 12. Blowm Wire basked reclaims fiberiat to roof / celling vold above walks
- between units to comply with SAME 10400 TTE. 13. All partition wells to comply with SAMS 10400 TTS.
- Booster connection localised on alle plan to comply with SANS 10400 15. All among anny routes to comply with SAUS 10400 TT18.

and WC's and habitabl

GENERAL NOTES: Mechanical lighting and ventile

work.

rooms in estimate with SAME 10400 Part O. The contractor is responsible for the glasting being executed in attic conformance with glass manufacturer's recommendations & all in accordance with the Hational Building Regulations Part II, SAME 10127, SANG 1263-1 & AAAAISA Selection Guide for Salety Classing Materials. A certificate of compliance is to be leaved to date : as on completion of the



ance with the relevant clauses of the Copyright Act (Act 96 of 1978)

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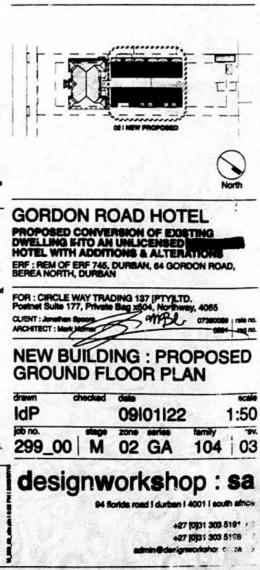
project to which the document relates, and the client shall not be entitled,



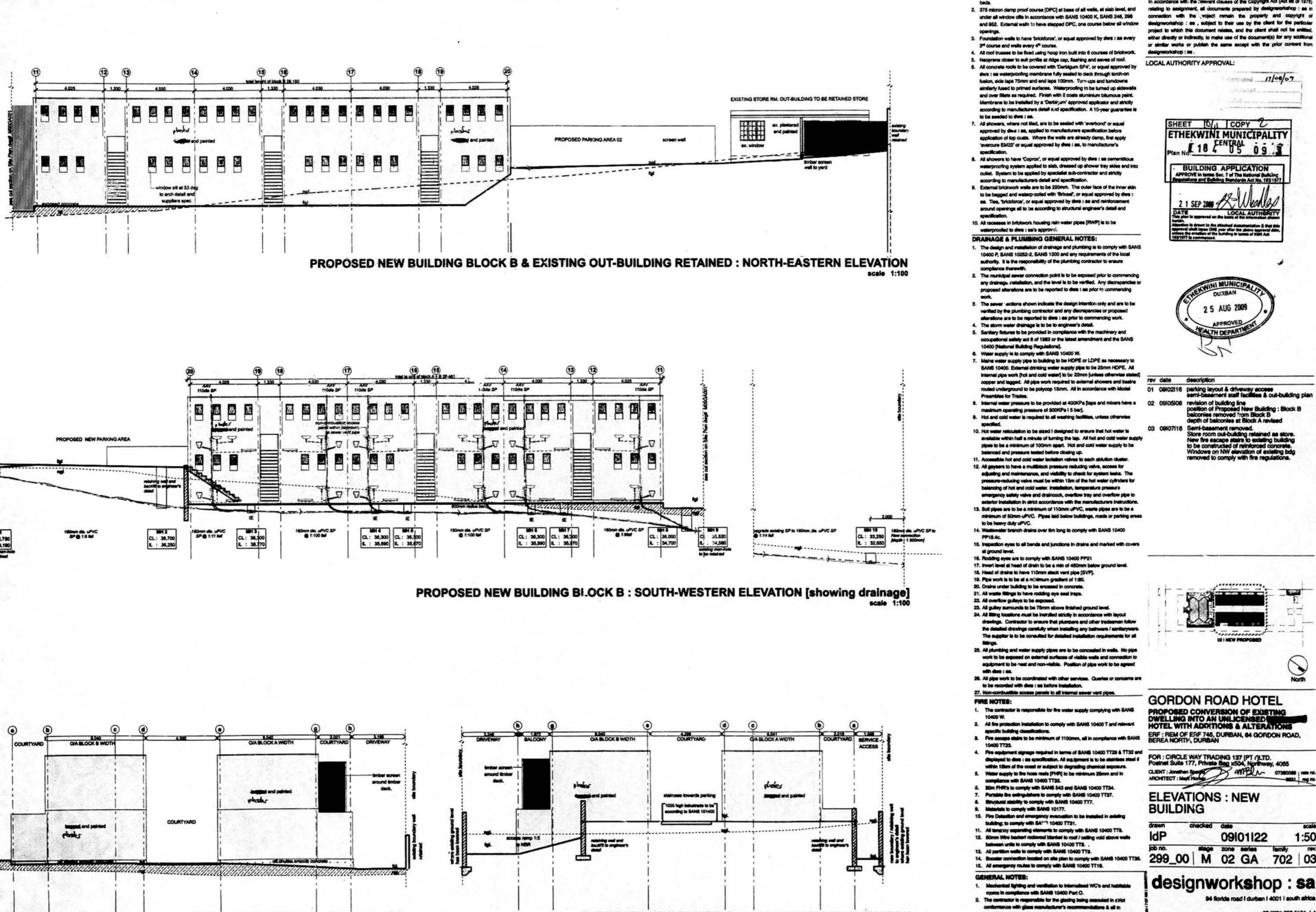
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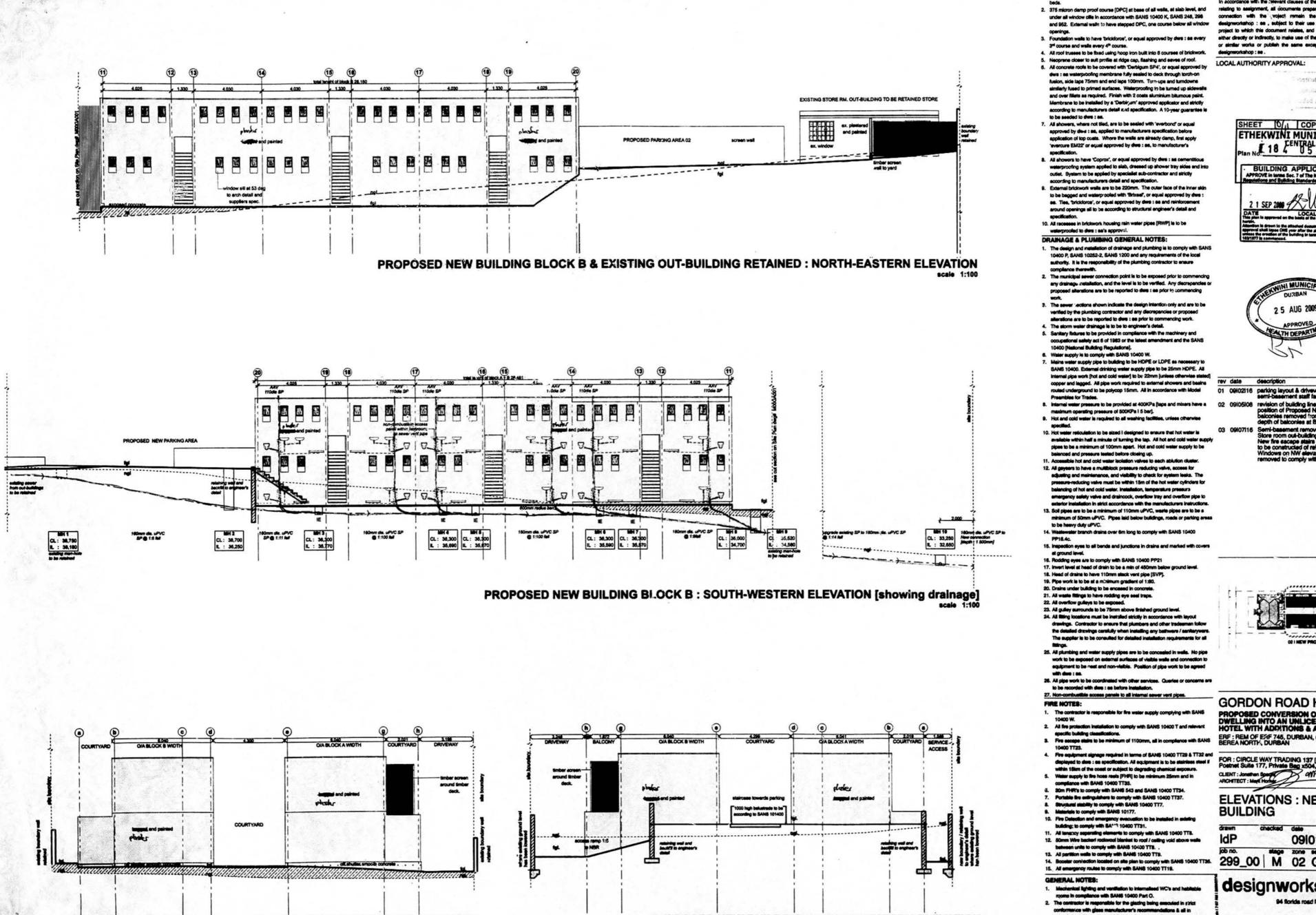
a drawn to the attached documentation & that this hall lease ONE year after the above approval date arection of the building in terms of NBR Act

- rev date c\_scription 01 09/02/16 parking layout & driveway access semi-basement staff facilities & out-building pla
- revision of building line position of Proposed New Building : Block B balconies removed from Block B depth c. aslconies at Block A revised
- Semi-basement removed. Store room out-building retained as store. New fire ecosps stairs to acceting building to be constructed of reinforced concrete. Windows on NW elevation of extering bdg removed to comply with fire regulations.



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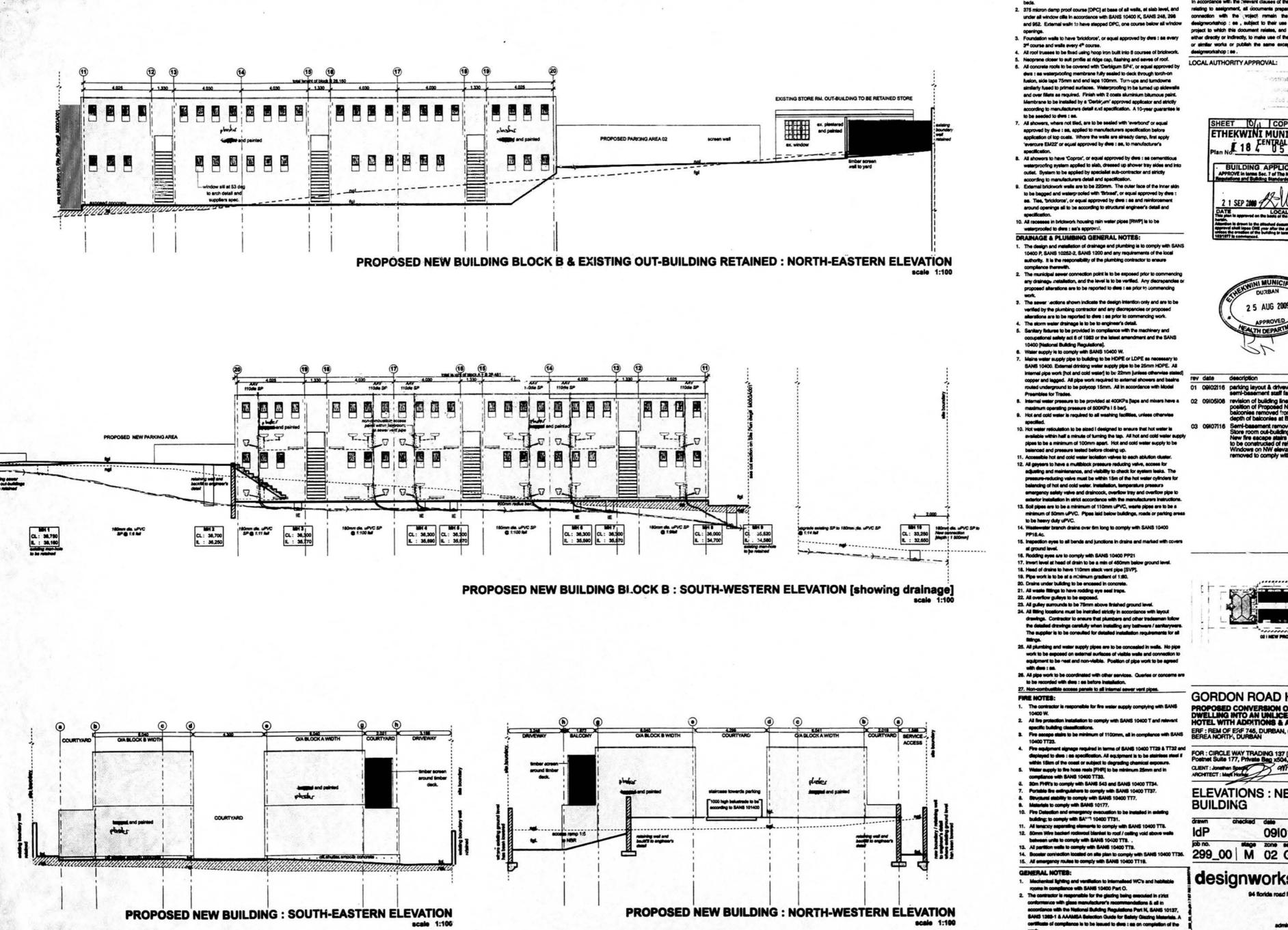




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WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface

SHEET O/1 COPY L ETHEKWINI MUNICIPALITY E 18 4 05 09 BUILDING APPLICATION APPROVE in terms Sec. 7 of The National Building egulations and Building Standards Act No. 103/19 2 1 SEP 2000 A Weakly LOCAL AUTHORIT ion is drawn to the attached documentation & that rai shall ispee CHE year after the above approval o the orbation of the building in terms of HSH Ast tation & that # 2 5 AUG 2009

- 01 09i02i16 parking layout & driveway access semi-basement staff facilities & out-building plan
  - revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised
    - Semi-basement removed. Store room out-building retained as store. New fire escape stairs to existing building to be constructed of reinforced concrete. Windows on NW elevation of existing bdg removed to comply with fire regulations.

## PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED HOTEL WITH ADDITIONS & ALTERATIONS

ERF : REM OF EXF 745, DURBAN, 64 GORDON ROAD, BEREA NORTH, DURBAN

FOR : CIRCLE WAY TRADING 137 (PT //LTD. Postnet Suile 177, Private Bag x504, Northway, 4065 CLIENT : Jonathen Spectral Architect : Mark Hones ARCHITECT : Mark Hones (19 no.

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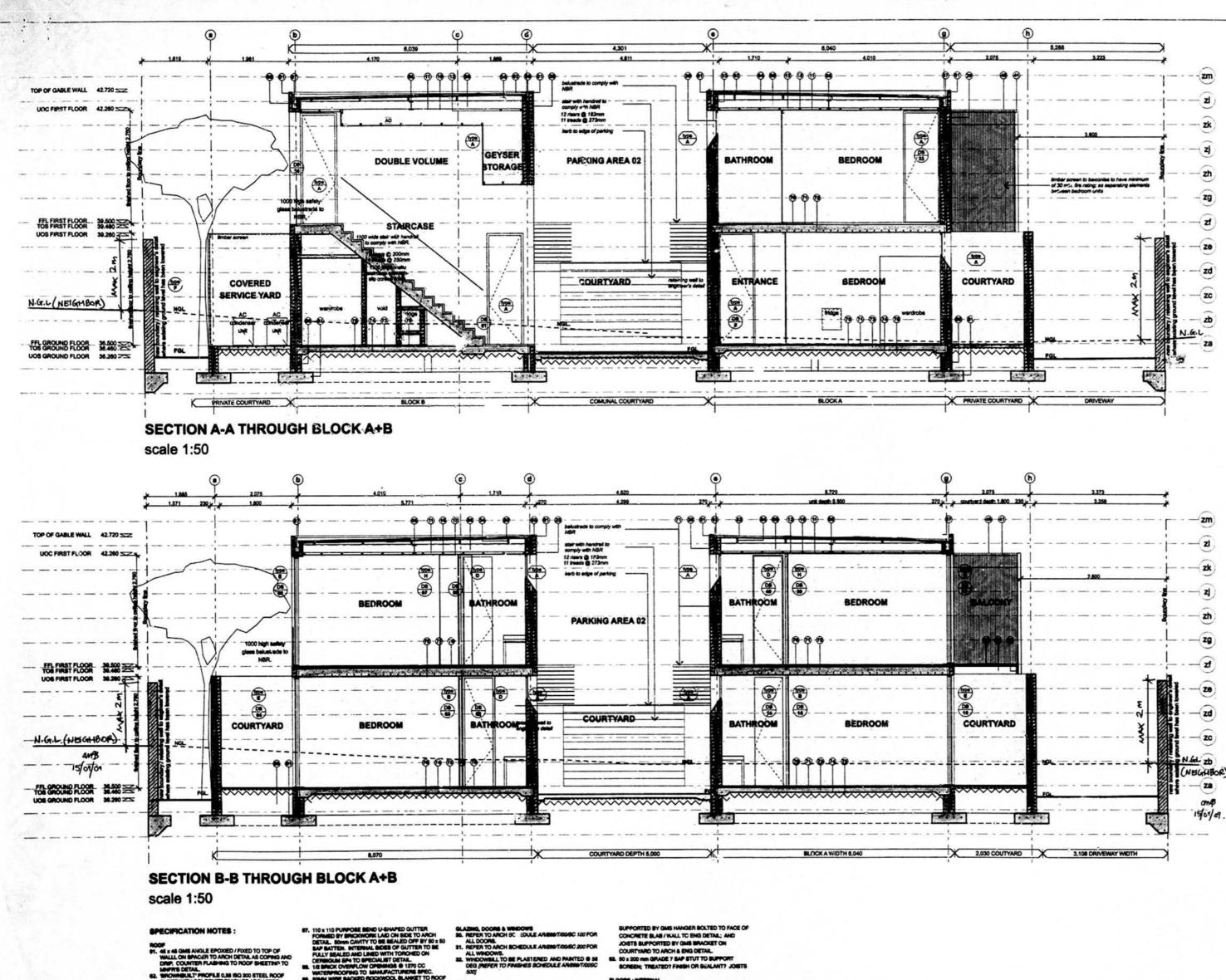
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admin@designworkshop.co.za 1e



ENOWINGULT PROFILE 0.58 IBO 300 STEEL ROOF BREAT WITH COLORMET FRIMM TO ARCH SPEC, INITALED BY A SWOWNOUT APPROVED CONTRACTOR ALL IN ACCORDANCE WITH IMPR'S SPECT: TO ISSUE AN YEAR OLANATITEE FOR SITE WORNONAMINE'S WATER TRAITMESS.
 APEX STOP END F. VAINAMING, BY AN TURN DOWN AT THE FAMES. THE ROOF IMEETING SHALL BE CLOSED AS INCOMING AND THE SOO A DESIGN APPROVED BY SUPPLIER. FLASHING WILL BE INTOLE AND UND AND MADE WITH 31 OLYPS ALL INITALED BY APPROVED CONTRACTOR.
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YOO ABOVE WALLS STW UNITS.

- ENG DETAL. B. BOX 114 GRADE & CCÁ TREATED RAFTERS & MAX. 750 CC: TO BE FORD WITH GMS BRACKETS TO BWK AND IPE BEAM TO ENG DETAL.

- SCREENS 44. 19 475 SAP BOLTED TO FLOOR JOISTS AS EXTERNAL SCREEN WALL FOR FINISH (REFER TO FINISHES SCHEDULE ARBORT/DOOD 2001 41. 10 ds doos TOO TO FIL JOIST TO MAIN STRUCTURE. FIDING SHOULD BE TO ARCH DETAL AND ENG SPEC.
- CELLING 16. BO x 38 BAP BRANDERING & 800 mm CC AS SUPPORT TO CELING. 11. 40mm GRADE & BIOBCARD EXTRUDED POLYETYRENE INSULATION BOARD IN CELING
- POLYSTYNENE BRULLINUM BUMOUN CELING BOARD; ALL JOINT TY, 12. ISING TAPERED EDGE GYPSUM CELING BOARD; ALL JOINT TO BE TAPED AND BRUMED WITH RUNDLITE PLASTER FOR VERY BMOOTH PRIME, ALL N ACCORDANCE WITH INNIVED ETAL. CELING TO BE PRIMED AND PUNTED WITH 2 OARTS PLASCON WALL & ALL TO ARCH SPEC, REFER TO PINSHES SCHEDULE ARMINIFICIARC SIG DETAILS 64. STARS TO BE GRAND SCREED - 40mm PIGMENTEL GRAND SCREED WITH FOLIGHED STEEL TROWEL FRISH, JOHTS TO BE SEALED. CLEAR GLOBS BEALANT FRISH TO JANCH SPEC, IMPERT TO FRISHES SCHEDULE ANOBITIZATIONEC BOJ 11. HANDRAL ON STARS TO BE 40M PANTED MLD STEEL FLAT BAR, COLUMN TO PREME SCHEDULI 12. GLASS BALLISTRADE TO BAS 6000 REGULATIONS AND ARCH DETAIL, TO BAS 6000 REGULATIONS MANUFACTURERS SPEC.
- WALLS S. 270mm CAVITY WALL CONSTRUCTION WITH ADDA GRADE & BOBCARD TO SOME CAVITY: EXTERIOR SINCOMORY TO BE FLUGH STRUCK AND PAINTED TO ARCH SPEC, INFERE TO PAINTES SCHEDULE ARGON TODIC 4001. 21. 200mm DOUBLE SICH SWK WALL WITH 2 COAT PLASER & PAINT PRISH STRUCK AND PAINTED TO ARCH SPECT TO PAINTER SCHEDULE ARGONTOCIC 001. 22. 1000/JN INTERNALL YO ARCH SPEC. INFERE TO PAINTER SOLUCIES ARGONTOCICS 001. 23. 1000/JN INTERNALL YO ARCH SPEC. INFERE TO PAINTER SCHEDULE ARGONTOCICS 001. 24. 1000/JN INTERNALLY TO ARCH SPEC. INFERE TO PAINTER SCHEDULE ARGONTOCICS 001. 25. 3000/JN INTERNALLY TO ARCH SPEC. INFERE TO PAINTER SCHEDULE ARGONTOCICS 001. 26. 3000/JN INTERNALLY TO ARCH SPEC. INFORT SINCKS ARGVE DOOR AND WINL JW OPENNIGS. PLOORS : EXTERNAL GL. GRAND SCREED ADMIN GRAND SCREED WITH PC JISHED STEEL TROWEL PROSH, JOINTS TO BE SEALED, CLEAR GLOSS BEALANT PRIMEY TO ARCH SPEC, PREFER TO FINISHES SCHEDULE ANODO/TO/ SC SO)
  - SC 5007 61. 55 x 150 mm GRADE 7 5AP FLOOR BOARDS LAD WITH 5 mm GAPS. TREATED? FNISH OR SEALANT? 52. 50 x 200 mm GRADE 7 5AP JOISTS @ 467.5 mm CC; TREATED? FINISH OR SEALANT? JOISTS

- FINISH OR SEALANT? JOIST
- PLOORS : INTERNAL 78. 19 150 PM GRADE 7 SAP FLOOR BOARDS CH 19 x SO NM GRADE 7 SAP & 600 CC CH CONCRETE SLAS TO DETAL. FLOOR BOARDS TO BE WRIE BRUERED. ALL TRANSMIT TO REFER TO FINISHES SCHEDULE ARISIN'T ORDER WITH REFER TO FINISHES SCHEDULE ARISIN'T
- BULLANTY MEMORY TO PROFILE SCHEDULE ANALY ( OUEC SOF BUTT JOINTS TO BE STADGERED MAIN CONTRACTOR TO PROTECT FLOOR AFTER LAYING. 1. INSULTION SPEC ... ONLY ISSUE GAP NONE? 75. SOMMIT RUDOR SLAS MAKE-UP OF SLOOK AND BEAM SYSTEM WITH TOPPING, TO MEMORY & BINS SPEC; SPANNING BETWEEN INTERNAL LOAD-BEAMING BWK WALLS.
- SPAANING BETWEEN IN LEARNING AND AND A SAME CALL AND A SAME SPEC.

- POUNDATIONS : SL. FOUNDATION SWK TO END DETAIL. SL. 200 X 800 25MPs CONCRETE STAP FOUNDATIONS TO ALL LOADBEANNS SMK WALLS. FOR RESPONDED AND DETAILS REFER TO END DETAIL. SL. 350 X 600 25MPs CONCRETE STAP FOUNDATIONS TO ALL INTERNAL SHOLE SIGN SMK WALLS. FOR REMFORCING AND DETAILS REFER TO ENG DETAIL.

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- Internal water pressure to be provided at 400KPs (tape and n maximum operating pressure of 500KPa I 5 bar). 9. Hot and cold water is required to all washing facilities
- 10. Hot water reticulation to be sized I designed to ensure that hot water is available within half a minute of turning the tap. All hot and cold water supply pipes to be a minimum of 100mm apart. Hot and cold water supply to be ced and pressure tested before closing up.
- Accessible hot and cold water isolation valves to each ablution cluster 12. All geyeers to have a multiblock pressure reducing velve, access for adjusting and maintenance, and visibility to check for system leaks. The pressure-reducing valve must be within 15m of the hut water cylinders for balancing of hot and cold water. Installation, temper
- emergency safety valve and draincock, overflow tray and overflow pice to sion in strict accordance with the manufa 13. Soil pipes are to be a minimum of 110mm uPVC, weste pipes are to be a minimum of 50mm uPVC. Pipes leid below buildings, roads or parking area
- to be heavy duty uPVC. 14. Westewater branch drains over 8m long to comply with SANS 10400
- PP18.4c. 15. Inspection eves to all bends and lun at ground level.
- . Rodding eyes are to comply with SANS 10400 PP21
- 17. Invert level at head of drain to be a min of 450mm below ground level 18. Head of drains to have 110mm stack vent pipe (SVP).
- 19. Pipe work is to be at a minimum gradient of 1:80.
- Drains under building to be encased in concrete
- 21. All waste fittings to have rodding eve seel trace
- 22. All overflow guileys to be exposed
- 23. All guiley aurounds to be 75mm above finished ground level. 24. All fitting locations must be installed strictly in accordance with leyout drawings. Contractor to ensure that plumbers and other tradeems the detailed drawings carefully when installing any baltware / sanitaryward The supplier is to be consulted for detailed installation requirements for all Mings.
- 25. All plumbing and water supply pipes are to by concessed in walls. No pipe work to be exposed on external surfaces of visible walls and connect equipment to be next and non-visible. Fisaltion of pipe work to be agreed with dats : sa.
- 26. All pipe work to be a continued with other serve to be recorded with two : as before installe
- 27. Non-combustible access panels to all internal server vent pipe FIRE NOTES:
- 1. The contractor la 10400 W.
- 2. All fire protection inela specific building classifica
- 3. Fire escape stairs to be minimum of 1100mm, all in compl e with SANS 10400 TT23.
- 1. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to date : as specification. All equipment is to be stainless steel if within 15km of the coget or subject to degrading chemical exposure.
- compliance with SAMS 10400 TT33. 30m FHR's to comply with SANS 543 and SANS 10400 TT34. Portable fire extinguishers to comply with SANS 10400 TT37. Structural stability to comply with SANS 10400 TT7.
- Materials to comply with SANS 10177.
- 10. Fire Detection and emergency evecuation to be buil sing; to comply with SANS 10400 TT31.
- 11. All tenancy separating elements to comply with SANS 10400 TTE. 12. Somm Whe backed rackwool blanket to roof / celling void above wells between units to comply with SANS 10400 TTE. . 13. All partition walk to comply with SANS 10400 TTE. 14. Booster connection located on alle plan to comply with SANS 10400 TTES.
- 15. All emergency routes to comply with SANS 10400 TT19.

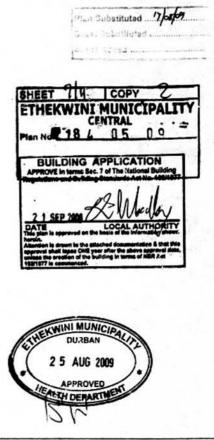
### GENERAL NOTES:

- Mechanical lighting and ventilation to intern alleed WC's and habilable rooms in compliance with SANS 10400 Part O. 2. The contractor is responsible for the glazing being executed in strict
- conformance with gines manufacturer's rec ione & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1253-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to date : as on co work.

### COPYRIGHT

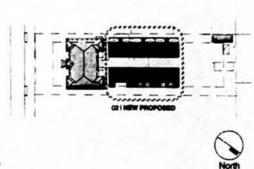
nce with the relevant clauces of the Copyright Act (Act 96 of 1978) relating to assignment, all documents prepared by designworkshop : se in connection with the project remain the property and copyright of whop : as , subject to their use by the client for the particular project to which this document relates, and the client shall not be entitled. either directly or indirectly, to make use of the document(s) for any additional or similar works or publish the same accept with the prior consent from designworkshop : se .

LOCAL AUTHORITY APPROVAL:



### rev date description

- parking layout & driveway access semi-basement staff facilities & out-building plan 09102116
- revision of building line position of building line balances removed from Block B depth of balaonies at Block A revised
- 03
- Semi-basement removed. Stora room out-building retained as store. New firv ecceps stairs to existing building to be constructed of reinforced concrete. Windows on NW elevation of existing bdg removed to comply with fire regulations.



## GORDON ROAD HOTEL PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED HOTEL WITH ADDITIONS & ALTERATIONS

ERF : REM OF ERF 745, DURBAN, 64 GORDON ROAD, BEREA NORTH, DURBAN

FOR : CIRCLE WAY TRADING 1.17 (PTY/ILTD. Postnet Suite 177, Private Bag 55 14, Northway, 4065 CLENT : Jonathan Sector ARCHITECT : Mark Harmer 91/17/2/ 07380080 rate no. -

### NEW BUILDING : SECTION A & B

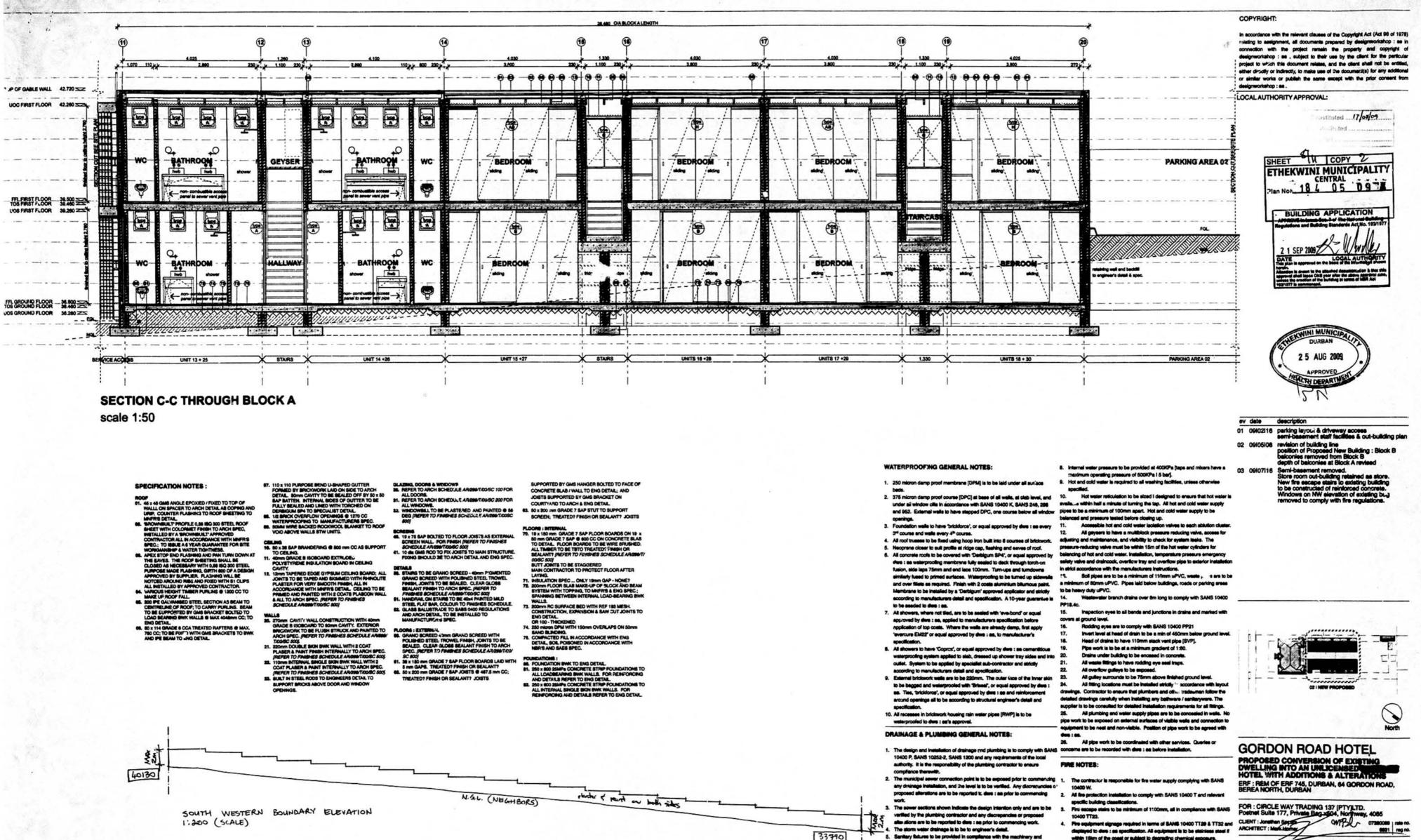
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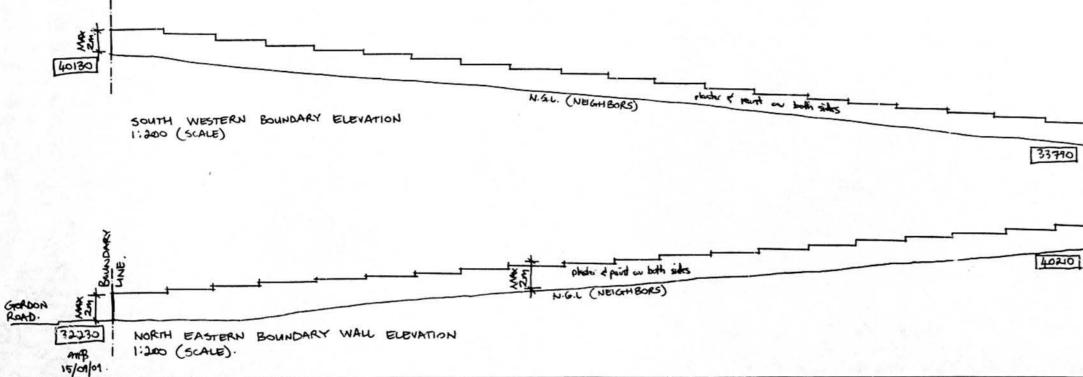
designworkshop : sa

+27 [0]31 303 5191 | 1 +27 [0]31 303 5198 | 1

94 florida road i durban i 4001 i south africa

admin@designworkshop.co.zz le

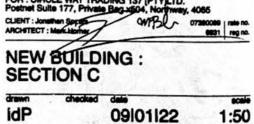


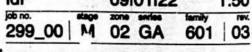


- mai salety act 6 of 1983 or the laket amendment and the SANS 10460 Plational Building Regulation 5. Weter supply is to comply with SANS 10460 W.
- Mains water supply pipe to building to be HDPE or LDPE as neces SANS 10400. External drinking water supply pipe to be 25mm HDPE. All
- Internel pipe work (hot and cold water) to be 22mm (unless otherwise stated copper and legged. All pipe work required to external showers and basins routed underground to be polycop 15mm. All in accordance with Model Properties for Trades.
- within 15km of the coast or subject to degrading chemical exposu Water supply to fire hose reels (FHF) to be minimum 25mm and in
- compliance with SANS 10400 TT33. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
- Portable fire antinguishers to comply with SANS 10400 TT37.
- Structural stability to comply with SANS 10400 TT7. Materials to comply with SANS 10177.
- The Detection and smorgancy evecu ation to be installed in extraing building; to comply with SANS 10400 TT31.

GENERAL NOTES:

- Mechanical lighting and vanifiation to internatived WC's and hab rooms in compliance with SANS 10400 Part Q.
- The contractor is responsible for the glazing being even uted in strict conformance with place manufacture ni la 4 anota ance with the National Building Regulations Part N, SANS 10137, SAME 1283-1 & AAAMEA Selection Guide for Safety Glazing Mat certificate of compliance is to be issued to date : as on completion of the





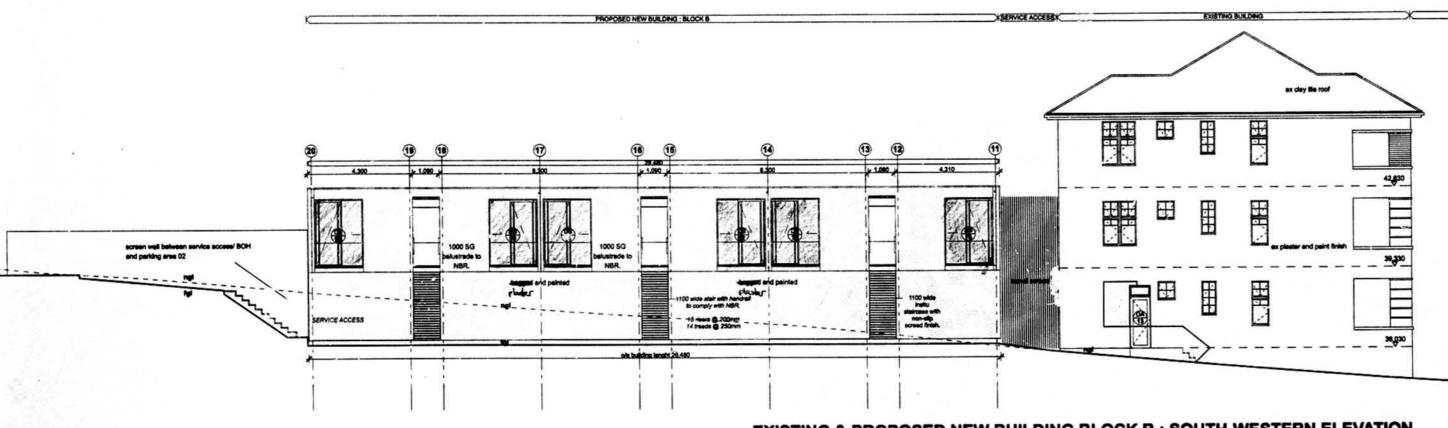
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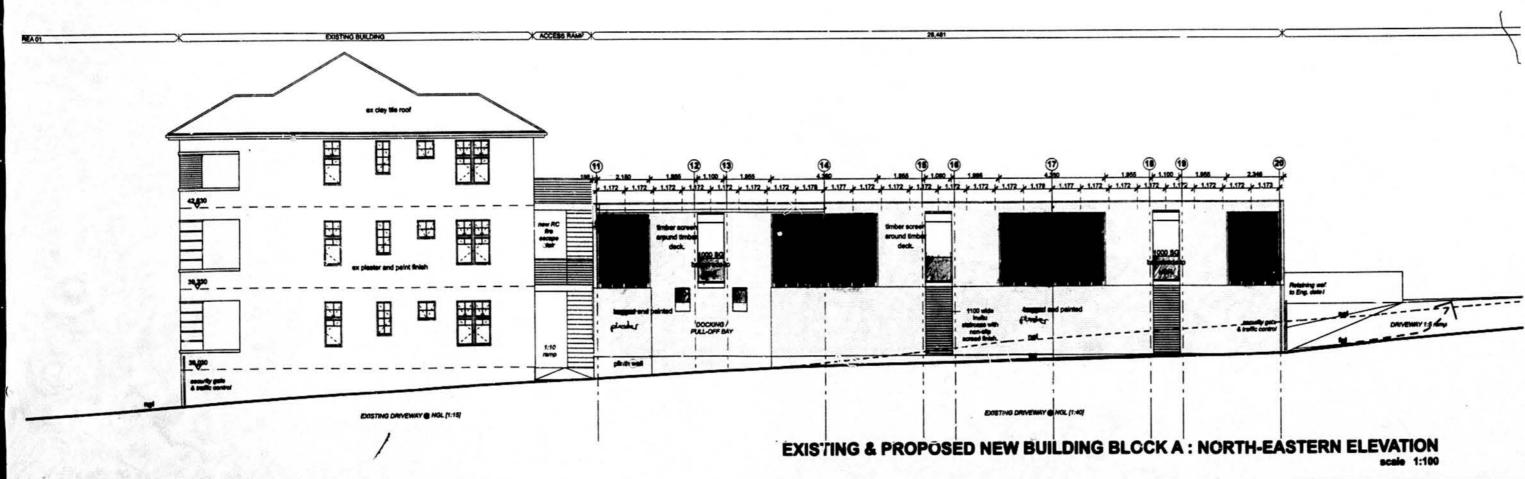
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- eignworkshop.co.zs i e

5 -





**EXISTING & PROPOSED NEW BUILDING BLOCK B : SOUTH-WESTERN ELEVATION** 



## scale 1:100

### WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface

- 2. 375 micron damp proof course [DPC] at base of all wells, at slab level, and under all window cills in accordance with SANS 10400 K, SANS 248, 296 and 952. External walls to have stepped DPC, one course below all window
- openings. 3. Foundation walls to have "bricklonos", or equal approved by dws : es e 3" course and waits every 4" course.
- 4. All roof trusses to be fixed using hoop iron built into 6 courses of brid Neoprene closer to suit profile at ridge cap, flashing and eaves of roof. 6. All concrete roofs to be covered with 'Derbigum SP4', or equal approved by

dws : sa waterproofing membrane fully sealed to deck through torch-o tusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly lused to primed surfaces. Waterprocling to be turned up eldewall and over fillets as required. Finish with 2 costs aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly efficietion, A 10-year guarantee accurding to manufacturers detail and sp

to be seeded to dwe : an. All showwrs, where not tiled, are to be sealed with 'everbond' or equal approved by dws : as, applied to manufacturers specification before application of top costs. Where the walks as a already damp, first apply 'evercure EM22' or equal approved by dws : se, to manufacturer's

- New AC ster & Icelier & Icelier & Scalar & Status & Statu ccording to manufacturers detail and specification.
  - 9. External brickwork walls are to Le 220mm. The outer face of the inner sid to be bagged and waterproof ed with "Britseel", or equal approved by dive : sa. Ties, "brickforce", or equal approved by dwe : as and reinform around openings all to be according to structural engineer's detail and
  - 10. All recesses in brickwork housing rain water pipes (PWP) is to be waterproofed to dws : ee's approval.
  - RAINAGE & PLUMBING GENERAL NOTES: on of drainage and plumbing is to comply with SANS 1. The design and installa 104C0 P. SANS 10252-2, SANS 1200 and any requiremonts of the local authority. It is the responsibility of the plumbing contractor to ensure
  - 2. The municipal server connection point is to be exposed prior to com any drainage installation, and the level is to be verified. Any discrepancies eed alterations are to be reported to date : as prior to con
  - The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed interations are to be reported to dwe : as prior to commencing work.
  - The storm water drainage is to be to engineer's detail. Senitary fotures to be provided in con e with the mechinery and maniformal assisty act 6 of 1983 or the latest amendment and the SANS 10400 (National Building Regulations). Water supply is to comply with SANS 10400 W.
  - Mains water supply pipe to building to be HDPE or LDPE as necessary SANS 10400, External drinking water supply pipe to be 25mm HDPE. All Internal pipe work (hot and cold water) to be 22mm (unlers otherwise state copper and lagged. All pipe work required to external showers and basins outed underground to be polycop 15mm. All in accordance with Model Preambles for Trades.
  - Internal water pressure to be provided at 400KPs [taps and mixers have a medmum operating pressure of 500KPa I 5 bar). Hot and cold water is required to all washing facilities, unless other
  - specified. 10. Hot water reliculation to be sized I designed to ensure that hot water is
  - evaluable within helf a minute of turning the tao. All hot and cold water supply pipes to be a minimum of 100mm apert. Hot and cold water supply to be elanced and pressure test id before closing up. 11. Accessible hot and cold water isolation valves to each ablution cluster
  - 12. All geysers to have a multiblock pressure reducing valve, access for adjusting and maintenance, and visibility to check for system leaks. The pressure-reducing valve must be within the not the hot water cylinders for balancing of hot and cold water. Installation, temperature procesure emergency salety valve and draincock, overflow tray and overflow pipe to
  - terior installation in strict accordance with the m 13. Soil pipes are to be a minimum of 110mm uPVC, waste pipes are to be a minimum of 50mm uPVC. Pipes laid below buildings, roads or parting area to be heavy duty uPVC.
  - 14. Wastewater branch drains over 6m long to comply with SANS 10400 PP18.4c.
  - 15. Inspection eyes to all bends and junctions in drains and marked at ground level.
  - 16. Rodding eyes are to comply with SANS 10400 PP21
  - 17. Invert level at head of drain to be a min of 450mm below ground level 18. Head of drains to have 110mm stack vent pipe (SVP).
  - 19. Pipe work is to be at a minimum gradient of 1:80.
  - 20. Drains under building to be encased in or
  - 21. All waste fittings to have rodding eye seal traps 2. All overflow guileys to be exp
  - 23. All guiley surrounds to be 75mm above finished ground level 24. All fitting locations must be installed strictly in an
  - drawings. Contractor to ensure that plumbers and other tradeeman folio the detailed drawings carefully when installing any belowers / se The s \_\_ler is to be consulted for detailed inst tion requirements for all fitings.
  - 25. All plumbing and water supply pipes are to be accessed in walls. No pipe work to be exposed on external surfactive of visible walls and connection to equipment to be next and non-wable. Position of pipe work to be sures with date : as.
  - 25. All pipe work to be co a I with other service to be recorded with dwe : (a before installation. 27. Non-combustible access panels to all internal sewer vent piper
  - FIRE NOTES:
  - 1. The contractor is rea
  - 10400 W.
  - All fire protection installation to comply with SANS 10400 T and relevant specific building classifications. Fire eccape stairs to be minimum of 1100 mm, all in cor pliance with SANS
  - 10400 TT23.
  - Fire equipment eignage required in terms of SANS 10400 TT29 & TT32 and deplayed to days : as specification. All equipment is to be statutes steel if within 15km of the coast or subject to degrading che
  - Water supply to fire hose reals [7HR] to compliance with SANS 10400 TT33.
  - 30m FHIR's to comply with SANS 543 and SANS 10400 TT34.
  - Portable fire extinguishers to comply with SANS 10400 TT37.
  - Structural stability to comply with SANS 10400 TT7.
  - Materials to comply with SANS 10177 10. Fire Detection and emergency evec
  - building: to comply with SANS 10400 TT31. 11. All tenency separating elements to comply with SANS 10400 TTE. 2. 50mm Whe backed rockwool blanket to roof / celling void above wells
  - between units to comply with SANS 10400 TTS.
  - 13. All partition walls to comply with SANS 10400 TTP. 14. Booster connection located on alle plan to comply with SANS 10400 TT35. 15. All emergency routes to comply with SANS 10400 TT19.

### GENERAL NOTES:

work.

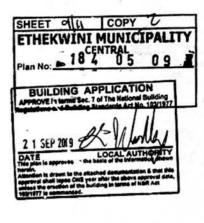
- 1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
- The contractor is responsible for the glazing being executed in strict conformance with gises menufecturer's r ni la 4 and accordance with the National Building Regulations Part N, SANS 10137, SANE 1255-1 & AAAA/SA Selection Guide for Salety Glazing Materials. A
- carillosis of compliance a to be leaded to dea : as on completion of the

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LOCAL AUTHORITY APPROVAL:

Plan Substituted .17 101 Sheet Rubb Durid i

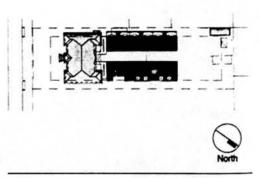




### rey date descriptio

- 01 09IC2I16 parking layout & driveway access semi-basement staff facilities & out-building plan
- servicesement sum races a corocation of revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised 02
- Semi-basement removed. Store room out-building retained as store. New fire escape stains to existing building to be constructed of reinforced concrete. Windows on NW elevation of existing bdg 03 0910711

comply with



## GORDON ROAD HOTEL

PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED HOTEL WITH ADDITIONS & ALTERATIONS ERF : REM OF ERF 745, DURBAN, 64 GORDON ROAD, BEREA NORTH, DURBAN

FOR : CIRCLE WAY TRADING 137 [PTY]LTD. Postnet Suite 177, Private Beg x504, Northway, 4065 ARCHITECT : Mark Home 6831 reg no.

## **ELEVATIONS: EXISTING &** PROPOSED NEW BUILDINGS

Checked	-	01122		1:50
	stage	stage zone	09101122 stage zone series	09101122 M 00 GA 701

+27 (0)31 303 5191 +27 (0)31 303 511 1

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- - designworkshop : sa

# 94 florida road I durban I 4001 I south ufrica