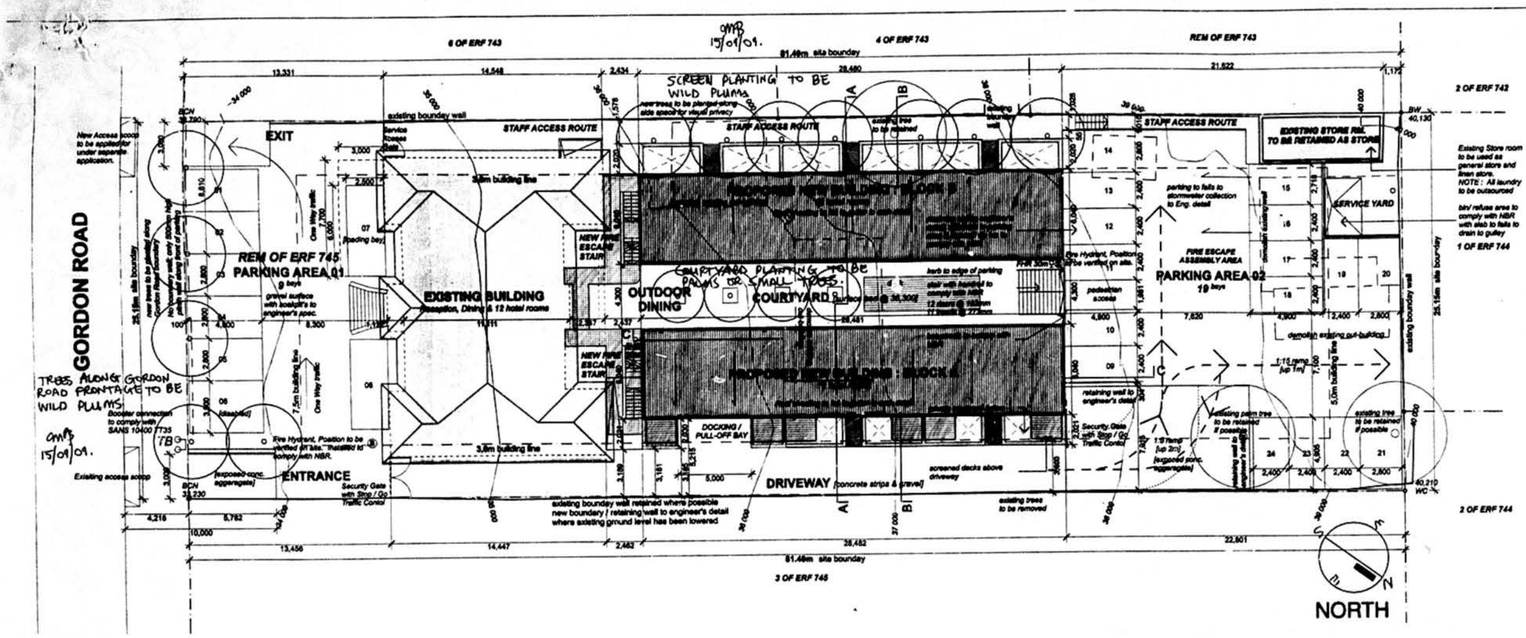


SITE PLAN : REM of ERF 745
scale 1:200

SCHEDULE OF AREAS : REM OF ERF 745, DURBAN

00 | GROSS SITE AREA : 2055.34m²

FLOOR AREAS :

01 | EXISTING MAIN BUILDING :
- Ground Floor 251.7m²
- First Floor 251.7m²
- Second Floor *51.7m²
- Total Existing Area Retained : *186.1m²

02 | PROPOSED NEW BUILDINGS :
- Proposed Ground Floor 344.0m²
- Proposed First Floor 344.0m²
- Total Proposed New Area : 688.0m²

03 | EXISTING OUT-BUILDINGS TO BE RETAINED :
- Ground Floor 27.72m²

TOTAL FLOOR AREA : PERMISSIBLE F.A.R = 1.0 [PERMISSIBLE FLOOR AREA 2055.34m²] 1538.30m²

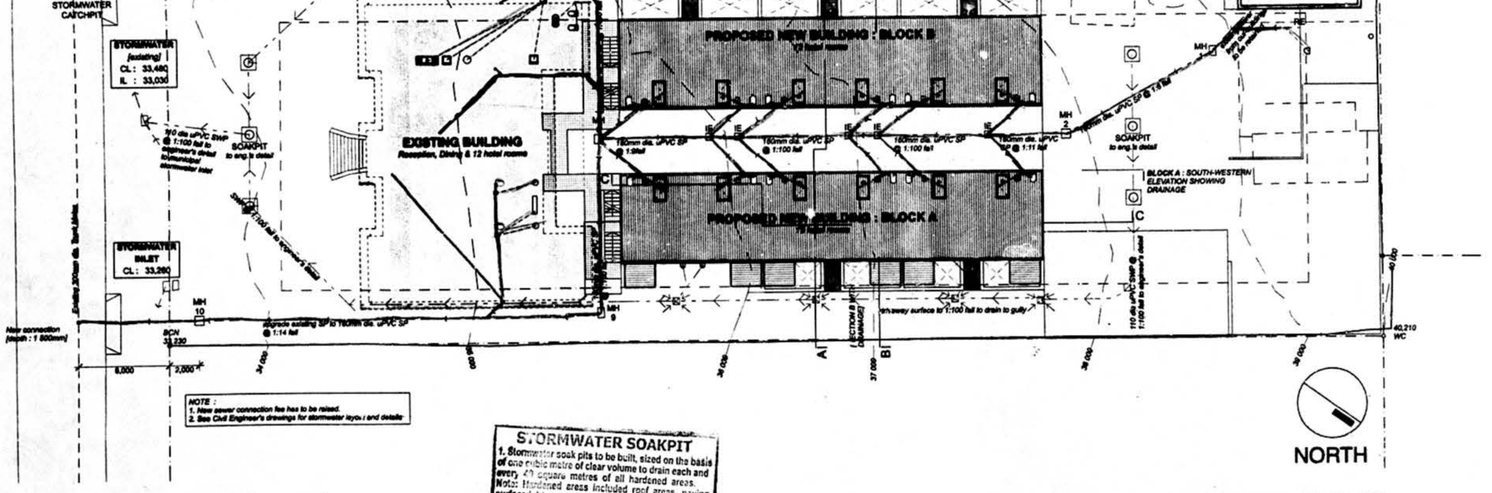
TOTAL COVERAGE : [PERMISSIBLE COVERAGE 822.14m²] 626.70m²

BUILDING OCCUPANCY / CLASSIFICATION : H1 [HOTEL]

PARKING REQUIREMENTS : 2 bays per 3 rooms for H1 [Hotel] Therefore 24 bays required for 36 rooms

PARKING PROVIDED : 24 bays

DESIGN POPULATION : 2 persons per room for H1 [Hotel]; acc. to NBR Therefore 72 persons for 36 rooms

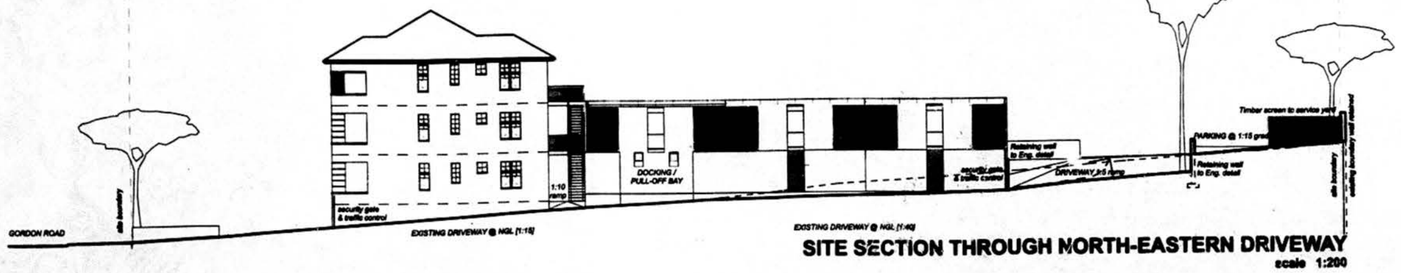


SITE DRAINAGE PLAN
scale 1:200
[see 1:50 plans for more detail]

STORMWATER SOAKPIT

1. Stormwater soak pits to be built, sized on the basis of one cubic metre of clear volume to drain each and every 20 square metres of all hardened areas. Note: Hardened areas included roof areas, paving, surfaced driveways, pool surrounds, etc.

2. Partially hardened areas such as grass blocks, gravelled and compacted earth driveways shall be catered for on a one cubic to 50 square metre basis.



SITE SECTION THROUGH NORTH-EASTERN DRIVEWAY
scale 1:200

FIRE NOTES: (CONT:).

16. STRUCTURAL MATERIALS TO COMPLY WITH TT5.
17. FLOOR COVERINGS TO COMPLY WITH PART TT14

AMB 15/01/09.

GENERAL

- 25 L/S PER BATHROOM OF MECHANICAL VENTILATION
- MIN. 100 LUX ARTIFICIAL LIGHTING TO BATHROOMS WHERE REQUIRED.

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
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 walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'bricklocre', or equal approved by dwrs : ss every 3rd course and walls every 4th course.
4. 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 roof.
6. All concrete roofs to be covered with 'Derbigum SP4', or equal approved by dwrs : ss waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to dwrs : as.
7. All showers, where not tiled, are to be sealed with 'everbond' or equal approved by dwrs : ss, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by dwrs : ss, to manufacturer's specification.
8. All showers to have 'Coprox', or equal approved by dwrs : ss cementitious waterproofing system applied to slab, dressed up shower trey 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 'Brbseal', or equal approved by dwrs : ss. Ties, 'bricklocre', or equal approved by dwrs : ss and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dwrs : ss's approval.

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 exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to dwrs : ss prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dwrs : ss prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures 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].
6. 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. 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.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 500KPa (5 bar).
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
10. Hot water reticulation to be sized / 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 balanced and pressure tested 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 visability 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 safety valve and draincock, overflow pipe 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 50mm uPVC. Pipes laid below buildings, roads or parking areas 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 with covers 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 concrete.
21. All waste fittings to have rodding eye and traps.
22. All overflow gulleys to be exposed.
23. All gulley 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 tradesmen follow the detailed drawings carefully when installing any bathware / sanitaryware. 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 walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with dwrs : as.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with dwrs : as before installation.
27. Non-combustible soffass panels to all internal sewer vent pipes.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W.
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
4. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to dwrs : as specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT32.
6. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.
10. Fire Detection and emergency evacuation to be installed in existing building; to comply with SANS 10400 TT31.
11. All tenancy separating elements to comply with SANS 10400 TT8.
12. 50mm Wire backed rockwool blanket to roof / ceiling void above walls between units to comply with SANS 10400 TT8.
13. All partition walls to comply with SANS 10400 TT8.
14. Booster connection located on site plan to comply with SANS 10400 TT35.
15. All emergency routes to comply with SANS 10400 TT19.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1288-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dwrs : ss on completion of the work.

LOCAL AUTHORITY APPROVAL:

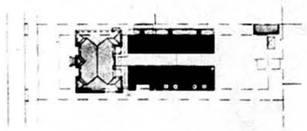
Plan Substituted ..... 17/4/09 .....
Plan Substituted .....
Plan Substituted .....

SHEET No. | COPY 2
ETHEKWINI MUNICIPALITY
CENTRAL
Plan No. 38105 0038

BUILDING APPLICATION
APPROVE in terms Sec. 7 of The National Building Regulations and Building Standards Act No. 103/1977
21 SEP 2009
DATE | LOCAL AUTHORITY
This plan is approved on the basis of the information given hereon.
Attention is drawn to the attached documentation & that this approval shall is not ONE year after the above approved date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

ETHEKWINI MUNICIPALITY
DURBAN
25 AUG 2009
APPROVED
HEALTH DEPARTMENT

rev	date	description
01	09_2116	parking layout & driveway access semi-basement staff facilities & out-building plan
02	09I05I08	revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised
03	09I07I16	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.



GORDON ROAD HOTEL

PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED [redacted] HOTEL WITH ADDITIONS & ALTERATIONS

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

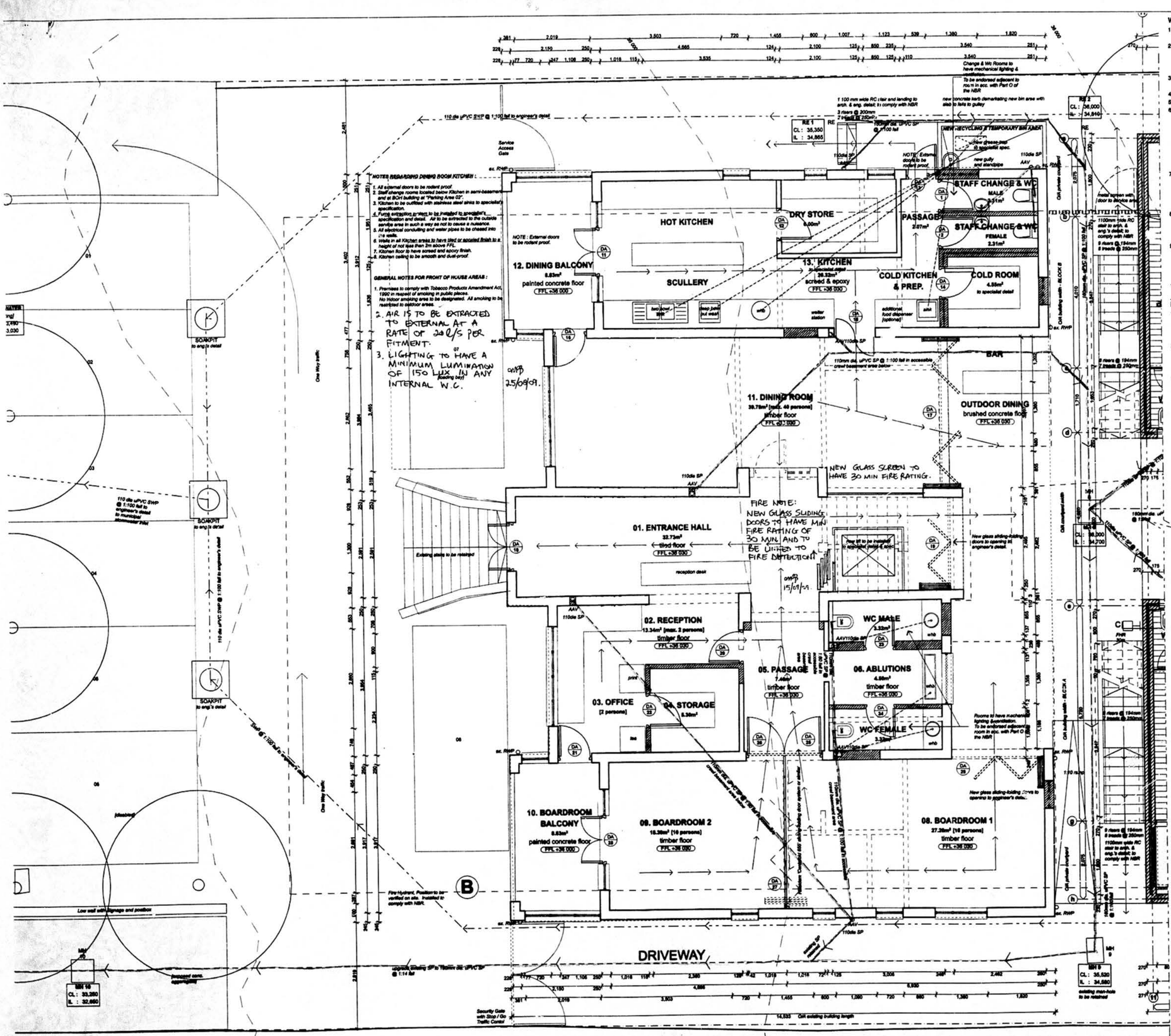
FOR : CIRCLE WAY TRADING 137 (PTY)LTD.
Postnet Suite 177, Private Bag x504, Northway, 4065
CLIENT : Jonathen Spoor 07380088 | rate no.
ARCHITECT : Mark Horner 8631 | reg no.

SITE PLAN

drawn	checked	date	scale
JB		09I01I22	1:200

job no.	stage	zone	series	family	rev.
299_00	M	00	GA	001	03

designworkshop : sa
94 florida road | durban | 4001 | south africa
+27 (0)31 303 5191 | t
+27 (0)31 303 5198 | f
admin@designworkshop.co.za | e



EXISTING BUILDING : PROPOSED GROUND FLOOR PLAN

scale 1:50

KEY :
- NEW BRICK WORK
- EXISTING WALLS
- WALLS TO BE DEMOLISHED

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
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 walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'bricktorque', or equal approved by dwes : sa every 3rd course and walls every 4th course.
4. All roof trusses to be fixed using hoop iron built into 6 courses of brickwork.
5. Neoprene dicker 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 dwes : sa waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bituminous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to dwes : sa.
7. All showers, where not tiled, are to be sealed with 'everbond' or equal approved by dwes : sa, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by dwes : sa, to manufacturer's specification.
8. All showers to have 'Coprox', or equal approved by dwes : sa cementitious waterproofing 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.
9. External brickwork walls are to be 220mm. The outer face of the inner skin to be bagged and waterproofed with 'Brbseal', or equal approved by dwes : sa. Tire, 'bricktorque', or equal approved by dwes : sa and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dwes : sa's approval.

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 exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to dwes : sa prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dwes : sa prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures 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].
6. 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. 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.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 600KPa (6 bar].
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
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 balanced and pressure tested 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 15m of the hot water cylinders for balancing of hot and cold water. Installation, tampersture pressure emergency safety valve and draincock, overflow tray 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 50mm uPVC. Pipes laid below buildings, roads or parking areas 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 with covers 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 concrete.
21. All waste fittings to have rodding eye seal traps.
22. All overflow gulleys to be exposed.
23. All gulley 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 tradesmen follow the detailed drawings carefully when installing any ware / sanitaryware. 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 walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with dwes : sa.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with dwes : sa before installation.
27. Non-combustible access panels to all internal sewer vent pipes.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W.
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
4. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to dwes : sa specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT33.
6. 90m FHR's to comply with SANC 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.
10. Fire Detection and emergency evacuation to be installed in existing building; to comply with SANS 10400 TT31.
11. All tenancy separating elements to comply with SANS 10400 TT8.
12. 50mm Wire backed rockwool blanket to roof / ceiling void above walls between units to comply with SANS 10400 TT8.
13. All partition walls to comply with SANS 10400 TT9.
14. Booster connection located on site plan to comply with SANS 10400 TT35.
15. All emergency routes to comply with SANS 10400 TT19.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Par M, SANS 10137, SANS 1263-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dwes : sa on completion of the work.

LOCAL AUTHORITY APPROVAL:

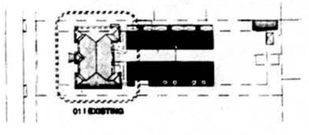
Submitted 17/09/09

SHEET 2/11 COPY 2
ETHEKWINI MUNICIPALITY
CENTRAL
Plan No: 184 05 09

BUILDING APPLICATION
APPROVED in terms Sec. 7 of The National Building Regulations and Building Standards Act No. 103/1977
21 SEP 2009
DATE LOCAL AUTHORITY
This plan is approved on the basis of the information shown hereon.
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

ETHEKWINI MUNICIPALITY
DURBAN
25 AUG 2009
APPROVED
HEALTH DEPARTMENT

rev	date	description
01	09102116	parking layout & driveway access semi-basement staff facilities & out-building plan
02	09105108	revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised
03	09107716	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.



North

GORDON ROAD HOTEL

PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED [redacted] HOTEL WITH ADDITIONS & ALTERATIONS

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

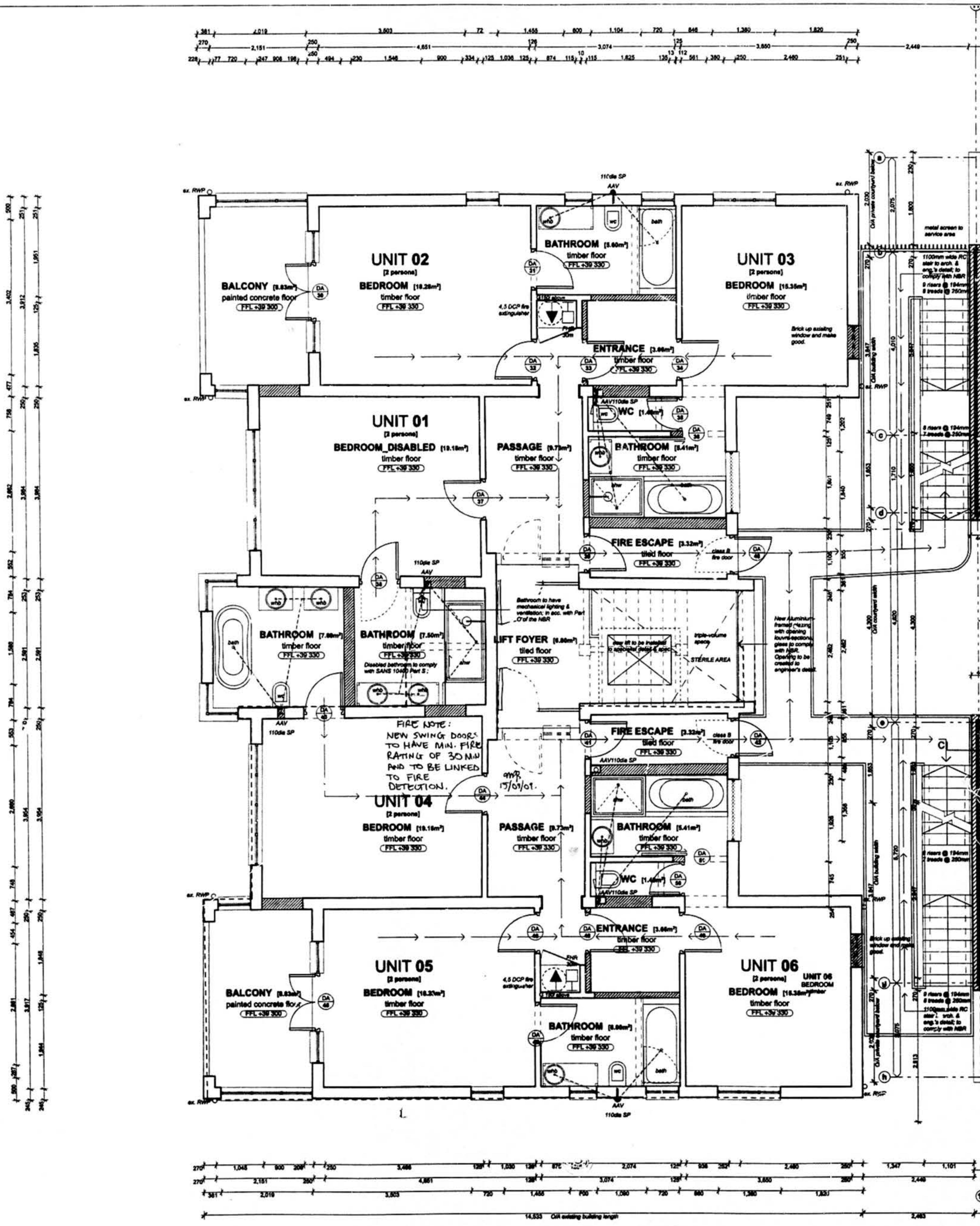
FOR : CIRCLE WAY TRADING 137 [PTY]LTD.
Postnet Suite 177, Private Bag x504, Northway, 4065
CLIENT : Jonathan Spicer 07380089 | rate no.
ARCHITECT : Mark Horne 6831 | reg no.

EXISTING BUILDING : GROUND FLOOR PLAN [PROPOSED ALTERATIONS]

drawn	checked	date	scale
JB		09|01|22	1:50

job no.	stage	zone	series	family	rev.
299_00	M	01	GA	101	03

designworkshop : sa
94 florida road I durban I 4001 I south africa
+27 (0)31 303 5191 I t
+27 (0)31 303 5196 I f
admin@designworkshop.co.za I e



EXISTING BUILDING : PROPOSED FIRST FLOOR PLAN
scale 1:50

KEY:
NEW BRICK WORK
EXISTING WALLS
WALLS TO BE DEMOLISHED

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
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 walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'brickforce', or equal approved by dws : sa every 3rd course and walls every 4th course.
4. 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 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-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is 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 specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by dws : sa, to manufacturer's specification.
8. All showers to have 'Coprox', or equal approved by dws : sa cementitious 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 'Brixseal', or equal approved by dws : sa. Ties, 'brickforce', or equal approved by dws : sa and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dws : sa's approval.

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 exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to dws : sa prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dws : sa prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures 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].
6. 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. 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.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 500KPa I 5 bar].
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
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 balanced and pressure tested 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 [illegible] be within 1.5m of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency safety valve and draincock, overflow tray 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 50mm uPVC. Pipes laid below buildings, roads or parking areas 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 with covers 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 1:60.
20. Drains under building to be encased in concrete.
21. All waste fittings to have rodding eye seal traps.
22. All overflow gulleys to be exposed.
23. All gulley 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 tradesmen follow the detailed drawings carefully when installing any bathware / sanitaryware. 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 walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with dws : sa.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with dws : sa before installation.
27. Non-combustible access panels to all internal sewer vent pipes.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W.
2. All fire protection installation to comply with SANS 10400 T and relevent specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
4. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to dws : sa specification. All equipment is to be stainless steel if within 1.5km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT33.
6. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.
10. Fire Detection and emergency evacuation to be installed in existing building; to comply with SANS 10400 TT31.
11. All tenancy separating elements to comply with SANS 10400 TT[illegible]
12. 50mm Wire backed rockwool blanket to roof / ceiling void above walls between units to comply with SANS 10400 TT8.
13. All partition walls to comply with SANS 10400 TT9.
14. Booster connection located on site plan to comply with SANS 10400 TT[illegible]
15. All emergency routes to comply with SANS 10400 TT19.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1263-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dws : sa on completion of the work.

LOCAL AUTHORITY APPROVAL:

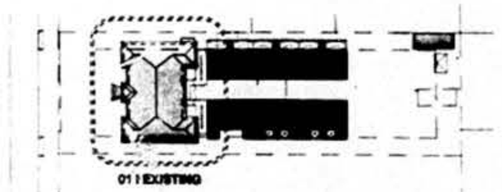
Plan Substituted 17/9/09

SHEET 5/11 COPY 2
ETHEKWINI MUNICIPALITY
CENTRAL
Plan No. A 18 4 05 09 I

BUILDING APPLICATION
APPROVED in terms of Sec. 7 of The National Building Regulations and Building Standards Act No. 103/1977
21 SEP 2009
DATE LOCAL AUTHORITY
This plan is approved on the basis of the information shown herein.
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

ETHEKWINI MUNICIPALITY
DURBAN
25 AUG 2009
APPROVED
HEALTH DEPARTMENT

rev	date	description
01	09I02I16	parking layout & driveway access semi-basement staff facilities & out-building plan
02	09I05I08	revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised
03	09I07I16	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.



GORDON ROAD HOTEL

PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED [redacted] 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 Bag x504, Northway, 4065

CLIENT : Jonathan Spears — 07380089 | rate no.
ARCHITECT : Mark Horner — 6831 | reg no.

EXISTING BUILDING : FIRST FLOOR PLAN [PROPOSED ALTERATIONS]

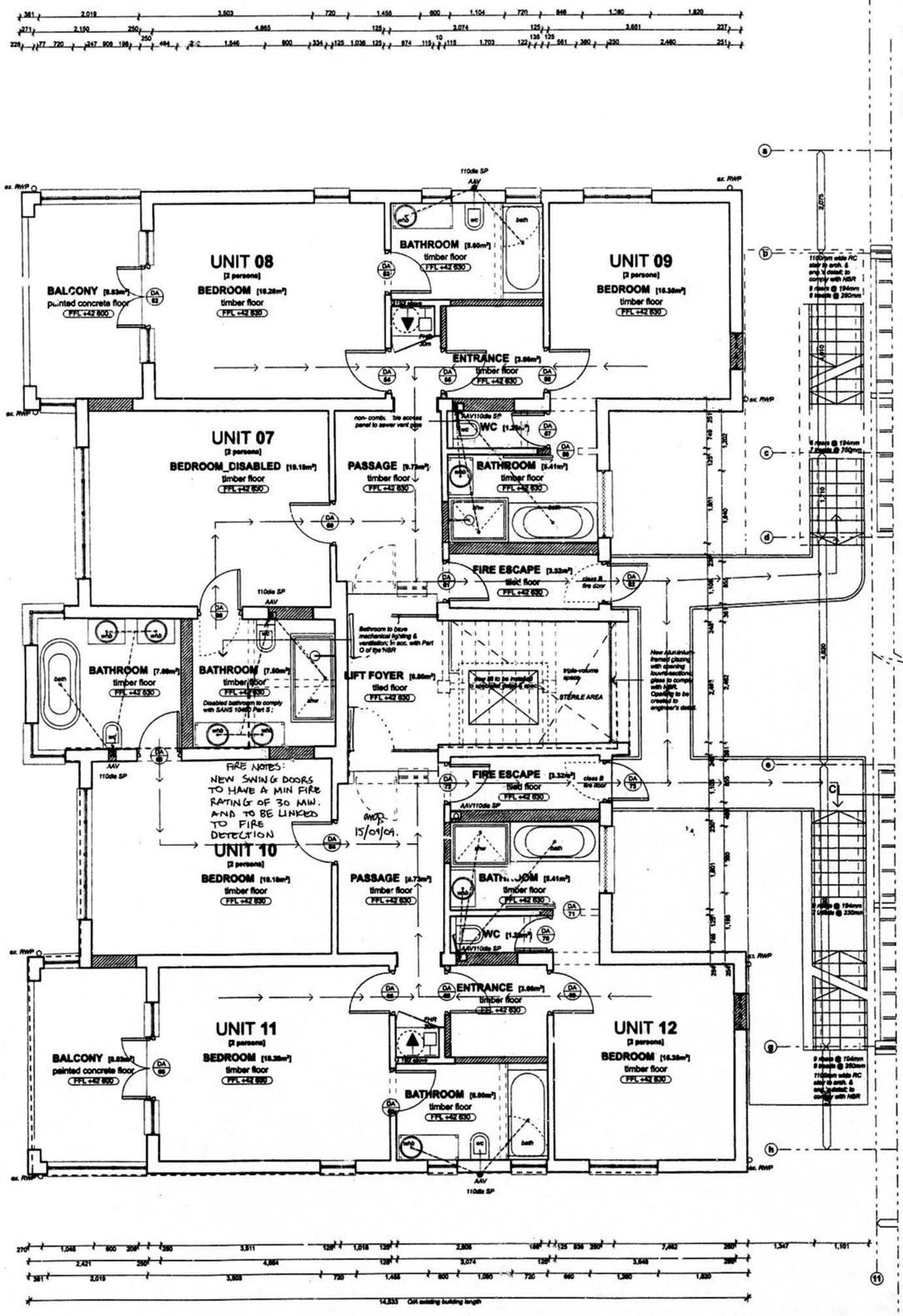
drawn	checked	date	scale
JB		09I01I22	1:50

job no.	stage	zone	series	family	rev.
299_00	M	01	GA	102	03

designworkshop : sa

94 florida road I durban I 4001 I south africa

+27 [0]31 303 5191 I t
+27 [0]31 303 5196 I f
admin@designworkshop.co.za I e



EXISTING BUILDING : PROPOSED SECOND FLOOR PLAN
scale 1:50

KEY :
- NEW BRICK WORK
- EXISTING WALLS
- WALLS TO BE DEMOLISHED

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
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 walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'tricidorce', or equal approved by dwe : se every 3rd course and walls every 4th course.
4. 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 roof.
6. All concrete roofs to be covered with 'Derbigum SP4', or equal approved by dwe : se waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to dwe : se.
7. All showers, where not tiled, are to be sealed with 'everbond' or equal approved by dwe : se, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'everprep 2/4522' or equal approved by dwe : se, to manufacturer's specification.
8. All showers to have 'Coprox', or equal approved by dwe : se cementitious 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 de ... and specification.
9. External brickwork walls are to be 220mm. The outer face of the inner skin to be bagged and waterproofed with 'Brixseal', or equal approved by dwe : se. Ties, 'tricidorce', or equal approved by dwe : se and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dwe : se's approval.

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 exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to dwe : se prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dwe : se prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures 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].
6. 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. 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 polyoop 15mm. All in accordance with Model Preambles for Trades.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 500KPa i.t.o 5 bar].
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
10. Hot water reticulation to be sized / 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 balanced and pressure tested 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 15m of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency safety valve and drain cock, overflow tray 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 50mm uPVC. Pipes laid below buildings, roads or parking areas 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 with covers 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 concrete.
21. All waste fittings to have rodding eye seal traps.
22. All overflow gulleys to be exposed.
23. All gulley 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 / sanitaryware. 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 walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with dwe : se.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with dwe : se before installation.
27. Non-combustible access panels to all internal sewer vent pipes.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W.
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
4. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to dwe : se specification. All equipment is to be stainless steel if within 150m of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT33.
6. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.
10. Fire Detection and emergency evacuation to be installed in existing building; to comply with SANS 10400 TT31.
11. All tenancy separating elements to comply with SANS 10400 TT8.
12. 50mm Rilte backed rockwool blanket to roof / ceiling void above walls between units to comply with SANS 10400 TT8.
13. All partition walls to comply with SANS 10400 TT9.
14. Booster connection located on site plan to comply with SANS 10400 TT35.
15. All emergency routes to comply with SANS 10400 TT10.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1288-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dwe : se on completion of the work.

LOCAL AUTHORITY APPROVAL:

Plan Substituted 11/8/09
Sheet Substituted .....
Sheet Added .....

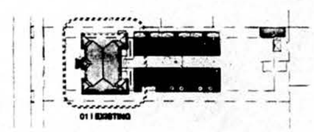
SHEET 4 of COPY 2
ETHEKWINI MUNICIPALITY
CENTRAL
Plan No. E 18 4 05 09 B

BUILDING APPLICATION
APPROVAL in terms Sec. 7 of The National Building Regulations and Building Standards Act, 103/1977

21 SEP 2009
DATE — LOCAL AUTHORITY
This plan is approved on the basis of the letter / plan dated herein.
Attention is drawn to the attached documentation & that site approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

ETHEKWINI MUNICIPALITY
DURBAN
25 AUG 2009
APPROVED
HEALTH DEPARTMENT

rev	date	description
01	09/02/16	parking layout & driveway access semi-basement staff facilities & out-building plan
02	09/05/08	revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised
03	09/07/16	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.



North

GORDON ROAD HOTEL

PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED [redacted] HOTEL WITH ADDITIONS & ALTERATIONS

ERF : REM OF ERF 745, DURBAN, 34 GORDON ROAD, BEREA NORTH, DURBAN

FOR : CIRCLE WAY TRADING 137 [PTY] LTD.
Postnet Suite 177, Private Bag x504, Northway, 4065

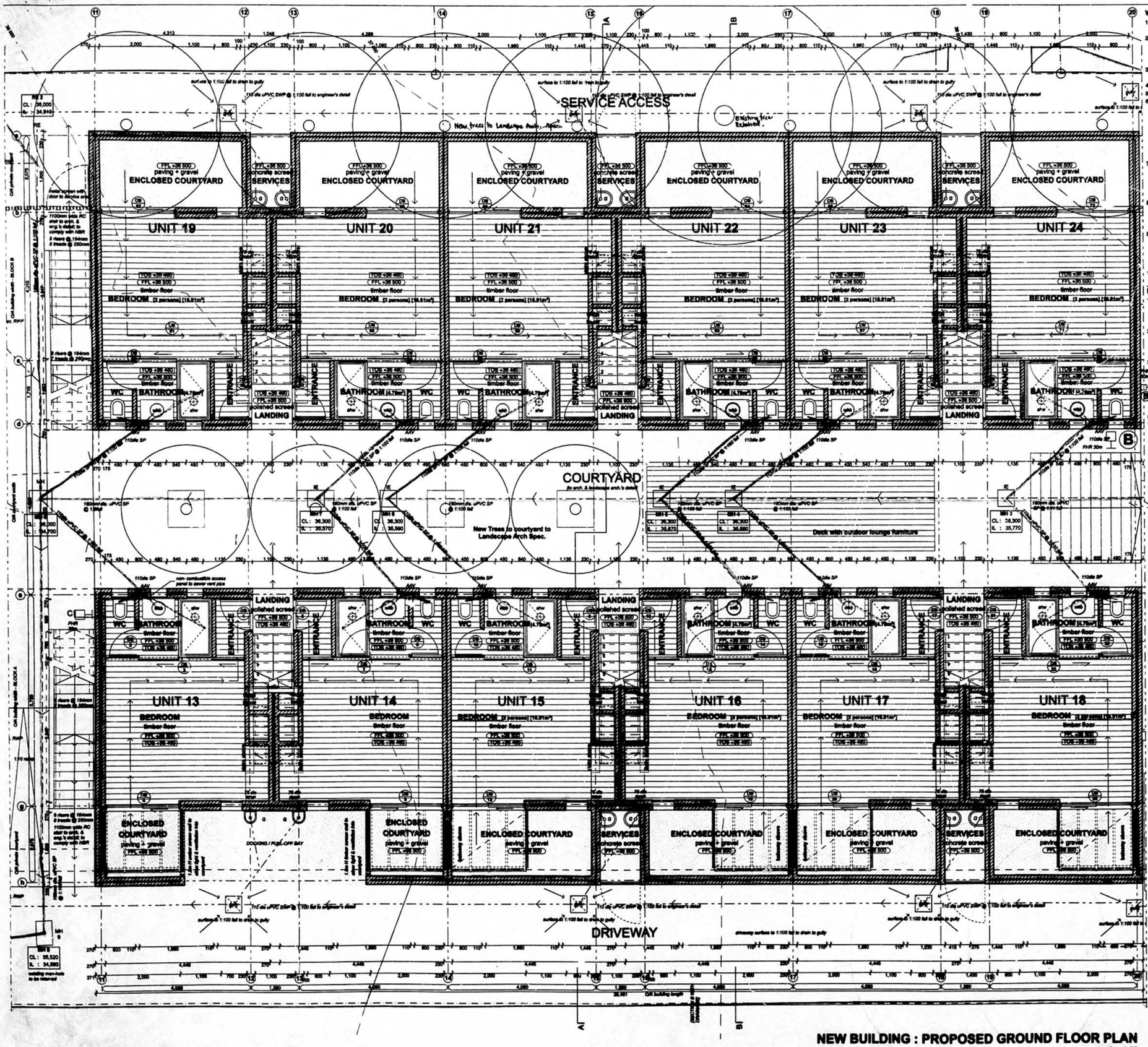
CLIENT : Jonathan Berger — 07360089 | rate no.
ARCHITECT : Mark Horner — 8831 | reg no.

EXISTING BUILDING : SECOND FLOOR PLAN [PROPOSED ALTERATIONS]

drawn	checked	date	scale
JB		09|01|22	1:50

job no.	stage	zone	series	family	rev.
299_00	M	01	GA	103	03

designworkshop : sa
84 florida road | durban | 4001 | south africa
+27 [0]31 303 5191 | t
+27 [0]31 303 5198 | f
admin@designworkshop.co.za | e



NEW BUILDING : PROPOSED GROUND FLOOR PLAN

scale 1:50

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
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, 286 and 952. External walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'bricklocrox', or equal approved by dwes : as every 3rd course and walls every 4th course.
4. 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 roof.
6. All concrete roofs to be covered with 'Derbigum SP-4', or equal approved by dwes : as waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bituminous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seceded to dwes : as.
7. All showers, where not tiled, are to be sealed with 'inverbond' or equal approved by dwes : as, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'invercure SM22' or equal approved by dwes : as, to manufacturer's specification.
8. All showers to have 'Coprax', or equal approved by dwes : as cementitious 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 'Brixseal', or equal approved by dwes : as. Ties, 'bricklocrox', or equal approved by dwes : as and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dwes : as's approval.

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 exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to dwes : as prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dwes : as prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures 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].
6. 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. 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.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 500KPa (5 bar].
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
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 balanced and pressure tested 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 15m of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency safety valve and drainocck, overflow tray 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 50mm uPVC. Pipes laid below buildings, roads or parking areas 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 with covers 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 be a 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 concrete.
21. All waste fittings to have rodding eye seal traps.
22. All overflow gulleys to be exposed.
23. All gulley 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 tradesmen follow the detailed drawings carefully when installing any bathware / sanitaryware. 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 walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with dwes : as.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with dwes : as before installation.
27. Non-combustible access panels to all internal sewer vent pipes.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W.
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT88.
4. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to dwes : as specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT13.
6. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.
10. Fire Detection and emergency evacuation to be installed in existing building; to comply with SANS 10400 TT31.
11. All tenancy separating elements to comply with SANS 10400 TT8.
12. 50mm Wire backed rockwool blanket to roof / ceiling void above walls between units to comply with SANS 10400 TT8.
13. All partition walls to comply with SANS 10400 TT9.
14. Booster connection located on site plan to comply with SANS 10400 TT35.
15. All emergency routes to comply with SANS 10400 TT18.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in accordance with SANS 10400 Part O.
2. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1288-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dwes : as on completion of the work.

LOCAL AUTHORITY APPROVAL:

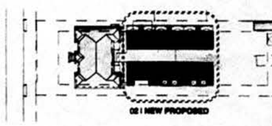
Plan Substituted ..17/07/09.....
Plan Substituted .....
Plan Substituted .....

SHEET 1 of 1 | COPY 2
ETHEKWINI MUNICIPALITY
CENTRAL
Plan No. 18 4 05 09

BUILDING APPLICATION
APPROVE in terms Sec. 7 of The National Building Regulations and Building Standards Act No. 103/1977
21 SEP 2009
DATE | LOCAL AUTHORITY
This plan is approved on the basis of the information shown hereon.
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

ETHEKWINI MUNICIPALITY
DURBAN
25 AUG 2009
APPROVED
HEALTH DEPARTMENT

rev	date	description
01	09102116	parking layout & driveway access semi-basement staff facilities & out-building plan
02	09105106	revision of building line position of Proposed New Building : Block B balconies removed from Block B depth o. balconies at Block A revised
03	09107116	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.



North

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

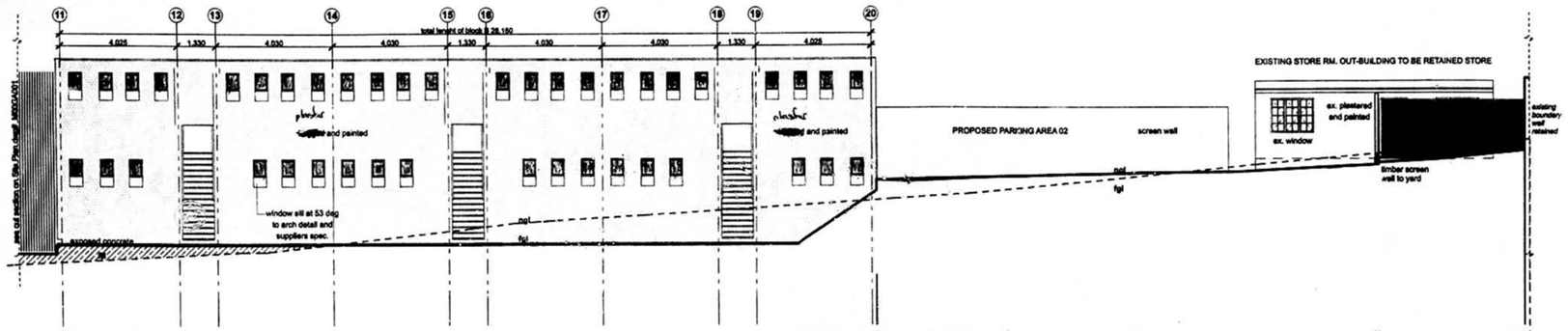
FOR : CIRCLE WAY TRADING 137 [PTY]LTD.
Postnet Suite 177, Private Bag x504, Northway, 4065
CLIENT : Jonathan Spoors | 07360089 | rate no.
ARCHITECT : Mark Mather | 0894 | reg no.

NEW BUILDING : PROPOSED GROUND FLOOR PLAN

drawn	checked	date	scale
ldP		09l01l22	1:50

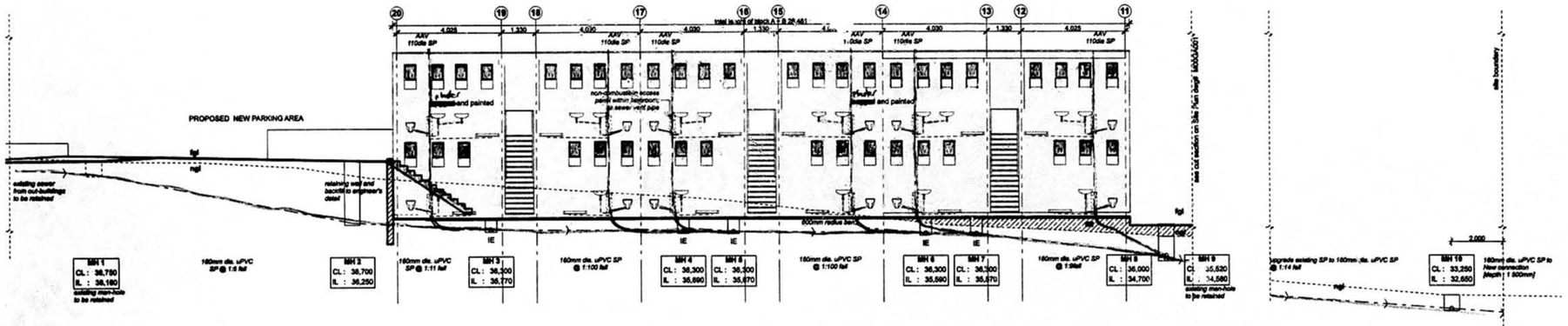
job no.	stage	zone	series	family	rev.
299_00	M	02	GA	104	03

designworkshop : sa
94 florida road I durban I 4001 I south africa
+27 [0]31 303 5191
+27 [0]31 303 5108
admin@designworkshop.co.za



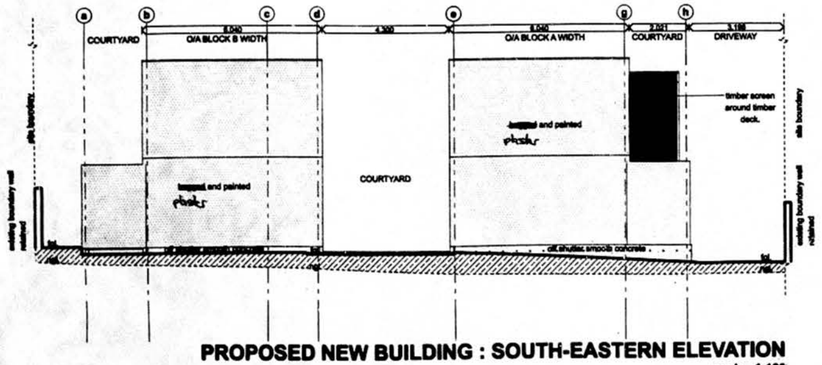
PROPOSED NEW BUILDING BLOCK B & EXISTING OUT-BUILDING RETAINED : NORTH-EASTERN ELEVATION

scale 1:100



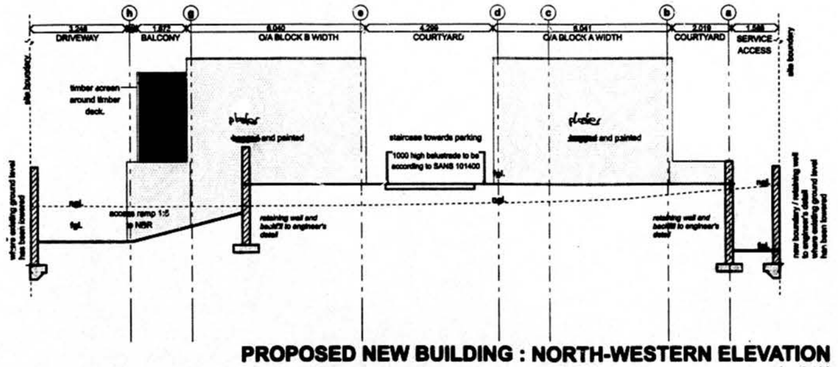
PROPOSED NEW BUILDING BLOCK B : SOUTH-WESTERN ELEVATION [showing drainage]

scale 1:100



PROPOSED NEW BUILDING : SOUTH-EASTERN ELEVATION

scale 1:100



PROPOSED NEW BUILDING : NORTH-WESTERN ELEVATION

scale 1:100

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
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 walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'brickforce', or equal approved by dwe : as every 3rd course and walls every 4th course.
4. All roof trusses to be fixed using hoop iron built into 8 courses of brickwork.
5. 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 dwe : as waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to dwe : as.
7. All showers, where not tiled, are to be sealed with 'everbond' or equal approved by dwe : as, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by dwe : as, to manufacturer's specification.
8. All showers to have 'Coprax', or equal approved by dwe : as cementitious 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 'Brbseal', or equal approved by dwe : as. Ties, 'brickforce', or equal approved by dwe : as and reinforcement around openings all to be according to structural engineer's detail and specification.
10. 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 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 exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to dwe : as prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dwe : as prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures to be provided in compliance with the machinery and occupational safety act 6 of 1993 or the latest amendment and the SANS 10400 [National Building Regulations].
6. 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. 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.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 500KPa ± 5 bar].
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
10. Hot water reticulation to be sized / 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 balanced and pressure tested 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 15m of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency safety valve and drainock, overflow tray 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 50mm uPVC. Pipes laid below buildings, roads or parking areas 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 with covers 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 m2imum gradient of 1:80.
20. Drains under building to be encased in concrete.
21. All waste fittings to have rodding eye seal traps.
22. All overflow gulleys to be exposed.
23. All gulley 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 tradesmen follow the detailed drawings carefully when installing any bathware / sanitaryware. 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 walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with dwe : as.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with dwe : as before installation.
27. Non-combustible access panels to all internal sewer vent pipes.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W.
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
4. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to dwe : as specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT33.
6. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.
10. Fire Detection and emergency evacuation to be installed in existing building; to comply with SA**S 10400 TT31.
11. All tenancy separating elements to comply with SANS 10400 TT8.
12. 50mm Wire backed rockwool blanket to roof / ceiling void above walls between units to comply with SANS 10400 TT8. .
13. All partition walls to comply with SANS 10400 TT9.
14. Booster connection located on site plan to comply with SANS 10400 TT35.
15. All emergency routes to comply with SANS 10400 TT19.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1288-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dwe : as on completion of the work.

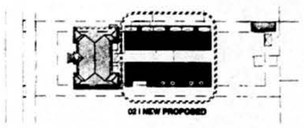
LOCAL AUTHORITY APPROVAL:

Submitted 17/08/09
Received
Fees

SHEET 10/11 COPY 2
ETHEKWINI MUNICIPALITY
Plan No. 18 CENTRAL 4 05 09
BUILDING APPLICATION
APPROVE in terms Sec. 7 of The National Building Regulations and Building Standards Act No. 103/1977
21 SEP 2009
DATE
LOCAL AUTHORITY
This plan is approved on the basis of the information shown hereon.
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approved date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

ETHEKWINI MUNICIPALITY
DURBAN
25 AUG 2009
APPROVED
HEALTH DEPARTMENT

rev	date	description
01	09I02I16	parking layout & driveway access semi-basement staff facilities & out-building plan
02	09I05I08	revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised
03	09I07I16	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.



GORDON ROAD HOTEL

PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED [redacted] HOTEL WITH ADDITIONS & ALTERATIONS

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

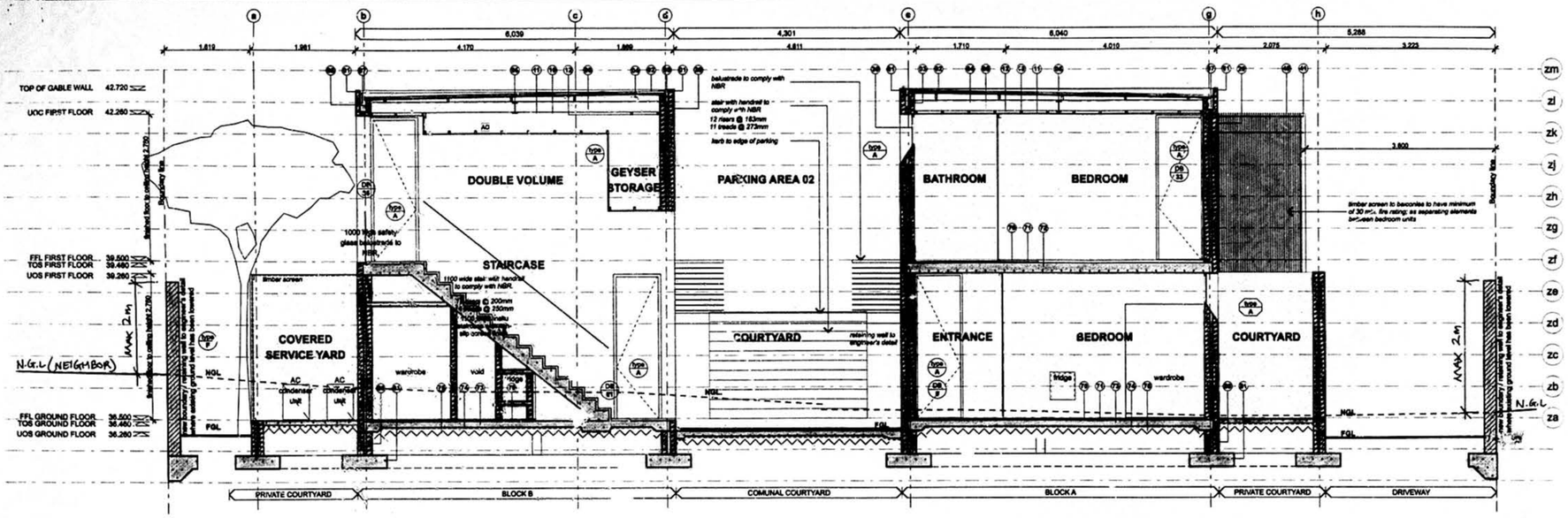
FOR : CIRCLE WAY TRADING 137 [PT /]LTD.
Postnet Suite 177, Private Bag x504, Northway, 4065
CLIENT : Jonathen Spe[illegible] 07380089 | rate no.
ARCHITECT : Mark Hanke[illegible] 4821 | reg no.

ELEVATIONS : NEW BUILDING

drawn	checked	date	scale
IdP		09I01I22	1:50

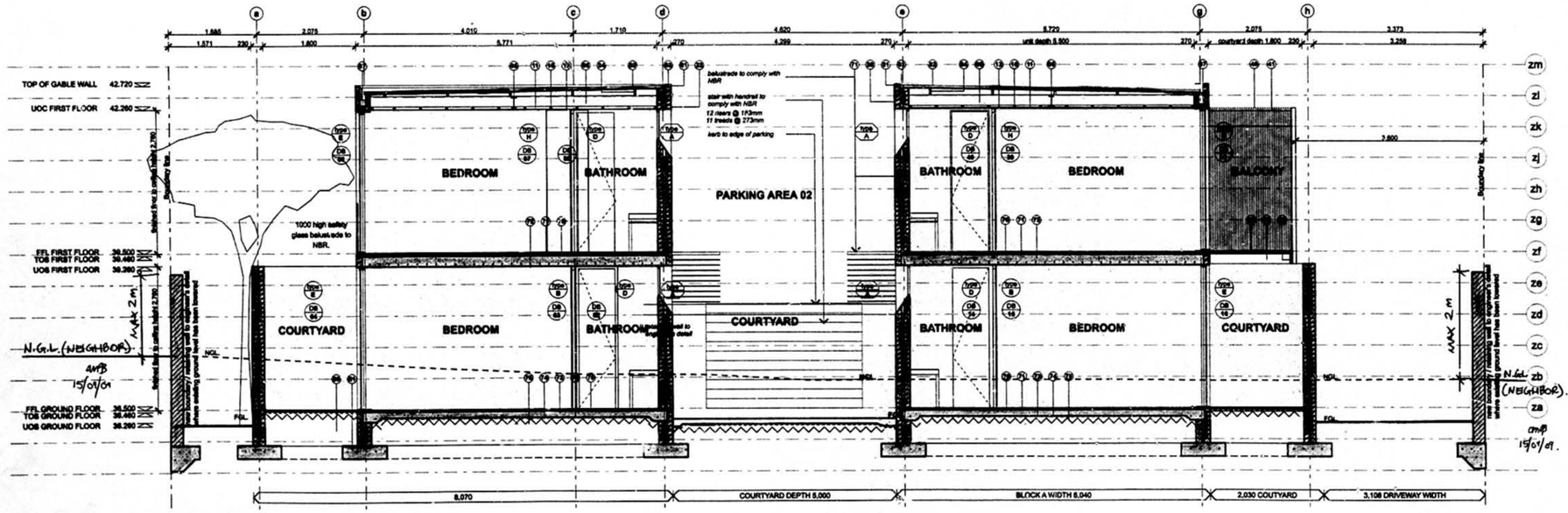
job no.	stage	zone	series	family	rev.
299_00	M	02	GA	702	03

designworkshop : sa
94 florida road I durban I 4001 I south africa
+27 (0)31 303 5191 I t
+27 (0)31 303 5196 I f
admin@designworkshop.co.za I e



SECTION A-A THROUGH BLOCK A+B

scale 1:50



SECTION B-B THROUGH BLOCK A+B

scale 1:50

SPECIFICATION NOTES :

ROOF

01. 46 x 46 GMS ANGLE EPOXIED / FIXED TO TOP OF WALL ON BRACER TO ARCH DETAIL AS COPING AND DRIP. COUNTER FLASHING TO ROOF SHEETING TO MNFR'S DETAIL.
02. SHOWERBULT PROFILE 0,58 ISO 300 STEEL ROOF SHEET WITH COLORMET FINISH TO ARCH SPEC, INSTALLED BY A WINDHAMBULT APPROVED CONTRACTOR ALL IN ACCORDANCE WITH MNFR'S SPEC.; TO ISSUE A 5 YEAR GUARANTEE FOR SITE WORKMANSHIP & WATER TIGHTNESS.
03. APEX STOP END FLASHING AND PAN TURN DOWN AT THE EAVES. THE ROOF SHEETING SHALL BE CLOSED AS NECESSARY WITH 0,58 ISO 300 STEEL PURPOSE MADE FLASHING, GIRTH 600 OF A DESIGN APPROVED BY SUPPLIER. FLASHING WILL BE NOTICED AROUND RIBS AND FIXED WITH S1 CLIPS ALL INSTALLED BY APPROVED CONTRACTOR.
04. VARIOUS HEIGHT TIMBER PURLINS @ 1200 CC TO MAKE UP ROOF FALL.
05. 300 IPE GALVANISED STEEL SECTION AS BEAM TO CENTRELINE OF ROOF; TO CARRY PURLINS. BEAM TO BE SUPPORTED BY GMS BRACKET BOLTED TO LOAD BEARING BWK WALLS @ MAX 4046mm CC; TO ENG DETAIL.
06. 50 x 114 GRADE 5 CCA TREATED RAFTERS @ MAX. 750 CC; TO BE FIXED WITH GMS BRACKETS TO BWK AND IPE BEAM TO ENG DETAIL.
07. 110 x 110 PURPOSE BEND U-SHAPED GUTTER FORMED BY BRICKWORK LAID ON SIDE TO ARCH DETAIL. 50mm CAVITY TO BE SEALED OFF BY 50 x 50 SAP BATTEN. INTERNAL SIDES OF GUTTER TO BE FULLY SEALED AND LINED WITH TORCHED ON DERBIGUM SPA TO SPECIALIST DETAIL.
08. 102 BRICK OVERFLOW OPENINGS @ 1270 CC WATERPROOFING TO MANUFACTURERS SPEC.
09. 50MM WIRE BACKED ROOFWOOL BLANKET TO ROOF VOID ABOVE WALLS STW UNITS.

CEILING

10. 90 x 38 SAP BRANDERING @ 800 mm CC AS SUPPORT TO CEILING.
11. 40mm GRADE B ISOBOARD EXTRUDED POLYSTYRENE INSULATION BOARD IN CEILING CAVITY.
12. 19mm TAPERED EDGE GYPSUM CEILING BOARD; ALL JOINTS TO BE TAPED AND SKIMMED WITH RHINOLITE PLASTER FOR VERY SMOOTH FINISH ALL IN ACCORDANCE WITH MNFR'S DETAIL. CEILING TO BE PRIMED AND PAINTED WITH 2 COATS PLASCON WALL & ALL TO ARCH SPEC. *[REFER TO FINISHES SCHEDULE AR899/7/DGSC 500]*

WALLS

20. 270mm CAVITY WALL CONSTRUCTION WITH 40mm GRADE B ISOBOARD TO 50mm CAVITY. EXTERIOR SPLASHWORK TO BE FLUSH STRUCK AND PAINTED TO ARCH SPEC. *(REFER TO FINISHES SCHEDULE AR899/7/DGSC 500)*
21. 220mm DOUBLE SKIN BWK WALL WITH 2 COAT PLASER & PAINT FINISH INTERNALLY TO ARCH SPEC. *(REFER TO FINISHES SCHEDULE AR899/7/DGSC 500)*
22. 110mm INTERNAL SINGLE SKIN BWK WALL WITH 2 COAT PLASER & PAINT INTERNALLY TO ARCH SPEC. *(REFER TO FINISHES SCHEDULE AR899/7/DGSC 500)*
23. BUILT IN STEEL RODS TO ENGINEERS DETAIL TO SUPPORT BRICKS ABOVE DOOR AND WIN. ..W OPENINGS.

GLAZING, DOORS & WINDOWS

30. REFER TO ARCH SC EDULE *AR899/7/DGSC 100* FOR ALL DOORS.
31. REFER TO ARCH SCHEDULE *AR899/7/DGSC 200* FOR ALL WINDOWS.
32. WINDOWSILL TO BE PLASTERED AND PAINTED @ 88 DEG *[REFER TO FINISHES SCHEDULE AR899/7/DGSC 500]*

SCREENS

40. 19 x 75 SAP BOLTED TO FLOOR JOISTS AS EXTERNAL SCREEN WALL. FOR FINISH *[REFER TO FINISHES SCHEDULE AR899/7/DGSC 500]*
41. 10 dia GMS ROD TO FIX JOISTS TO MAIN STRUCTURE. FIXING SHOULD BE TO ARCH DETAIL AND ENG SPEC.

DETAILS

50. STAIRS TO BE GRANO SCREED - 40mm PIGMENTED GRANO SCREED WITH POLISHED STEEL TROWEL FINISH, JOINTS TO BE SEALED. CLEAR GLOSS SEALANT FINISH TO ARCH SPEC. *(REFER TO FINISHES SCHEDULE AR899/7/DGSC 500)*
51. HANDRAIL ON STAIRS TO BE 40m PAINTED MILD STEEL FLAT BAR, COLOUR TO FINISHES SCHEDULE.
53. GLASS BALUSTRADE TO SABS 0400 REGULATIONS AND ARCH DETAIL, TO BE INSTALLED TO MANUFACTURER'S SPEC.

FLOORS : EXTERNAL

60. GRANO SCREED 40mm GRANO SCREED WITH PC ..ISHED STEEL TROWEL FINISH, JOINTS TO BE SEALED. CLEAR GLOSS SEALANT FINISH TO ARCH SPEC. *(REFER TO FINISHES SCHEDULE AR899/7/DGSC 500)*
61. 36 x 180 mm GRADE 7 SAP FLOOR BOARDS LAID WITH 5 mm GAPS. TREATED? FINISH OR SEALANT?
62. 50 x 200 mm GRADE 7 SAP JOISTS @ 467.5 mm CC; TREATED? FINISH OR SEALANT? JOISTS SUPPORTED BY GMS HANGER BOLTED TO FACE OF CONCRETE SLAB / WALL TC ENG DETAIL; AND JOISTS SUPPORTED BY GMS BRACKET ON COURTYARD TO ARCH & ENG DETAIL.
63. 50 x 200 mm GRADE 7 SAP STUT TO SUPPORT SCREEN; TREATED? FINISH OR SEALANT? JOISTS

FLOORS : INTERNAL

70. 19 x 180 mm GRADE 7 SAP FLOOR BOARDS ON 19 x 50 mm GRADE 7 SAP @ 600 CC ON CONCRETE SLAB TO DETAIL. FLOOR BOARDS TO BE WIRE BRUSHED. ALL TIMBER TO BE TRTO TREATED? FINISH OR SEALANT? *[REFER TO FINISHES SCHEDULE AR899/7/DGSC 500]*
BUTT JOINTS TO BE STAGGERED
MAIN CONTRACTOR TO PROTECT FLOOR AFTER LAYING.
71. INSULATION SPEC ... ONLY 18mm GAP - NONE?
73. 200mm FLOOR SLAB MAKE-UP OF BLOCK AND BEAM SYSTEM WITH TOPPING, TO MNFR'S & ENG SPEC.; SPANNING BETWEEN INTERNAL LOAD-BEARING BWK WALLS.
73. 200mm RC SURFACE BED WITH REF 188 MESH. CONSTRUCTION, EXPANSION & SAW CUT JOINTS TO ENG DETAIL.
OR 100 - THICKENED
74. 300 micron DPM WITH 150mm OVERLAPS ON 50mm SA..D BLINDING.
75. COMPACTED FILL IN ACCORDANCE WITH ENG DETAIL. SOIL POISONED IN ACCORDANCE WITH NBR'S AND SABS SPEC.

FOUNDATIONS :

80. FOUNDATION BWK TO ENG DETAIL.
81. 350 x 600 25MPa CONCRETE STRIP FOUNDATIONS TO ALL LOADBEARING BWK WALLS. FOR REINFORCING AND DETAILS REFER TO ENG DETAIL.
88. 350 x 600 25MPa CONCRETE STRIP FOUNDATIONS TO ALL INTERNAL SINGLE SKIN BWK WALLS. FOR REINFORCING AND DETAILS REFER TO ENG DETAIL.

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
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 walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'bricklorce', or equal approved by dwe : se every 3rd course and walls every 4th course.
4. 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 roof.
6. All concrete roofs to be covered with 'Derbigum SP4', or equal approved by dwe : se waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to dwe : se.
7. All showers, where not tiled, are to be sealed with 'everbond' or equal approved by dwe : se, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by dwe : se, to manufacture's specification.
8. All showers to have 'Coprox', or equal approved by dwe : se cementitious 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 'Brixseal', or equal approved by dwe : se. The, 'bricklorce', or equal approved by dwe : se and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dwe : se's approval.

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 exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to dwe : se prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dwe : se prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures 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].
6. 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. 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.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 600KPa [5 bar].
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
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 balanced and pressure tested 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 15m of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency safety valve and drainocck, overflow tray 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 50mm uPVC. Pipes laid below buildings, roads or parking areas 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 with covers 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 concrete.
21. All waste fittings to have rodding eye seal traps.
22. All overflow gulleys to be exposed.
23. All gulley 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 / sanitaryware. 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 walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with dwe : se.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with dwe : se before installation.
27. Non-combustible access panels to all internal sewer vent pipes.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W.
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
1. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to dwe : se specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT33.
6. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.
10. Fire Detection and emergency evacuation to be installed in existing building; to comply with SANS 10400 TT31.
11. All tenancy separating elements to comply with SANS 10400 TT8.
12. 50mm Wire backed rockwool blanket to roof / ceiling void above walls between units to comply with SANS 10400 TT8. .
13. All partition walls to comply with SANS 10400 TT9.
14. Booster connection located on site plan to comply with SANS 10400 TT36.
15. All emergency routes to comply with SANS 10400 TT19.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1263-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dwe : se on completion of the work.

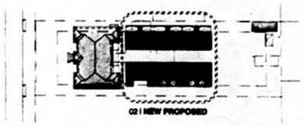
LOCAL AUTHORITY APPROVAL:

Plan Substituted ... 17/09/09 ...
Sheet Substituted .....
Copy Substituted .....

SHEET 1 OF COPY 2
ETHEKWINI MUNICIPALITY
CENTRAL
Plan No 18 / 05 / 00
BUILDING APPLICATION
APPROVE in terms Sec.7 of The National Building Regulations and Building Standards Act No. 103/1977
21 SEP 2009
DATE LOCAL AUTHORITY
This plan is approved on the basis of the information shown hereon.
Attention is drawn to the attached documentation & that this approval shall lapse UNLESS building work commences within 2(two) year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

ETHEKWINI MUNICIPALITY
DURBAN
25 AUG 2009
APPROVED
HEALTH DEPARTMENT

rev	date	description
01	09\02\16	parking layout & driveway access semi-basement staff facilities & out-building plan
02	09\05\06	revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised
03	09\07\16	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.



North

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 117 (PTY)LTD.
Postnet Suite 177, Private Bag x54, Northway, 4065

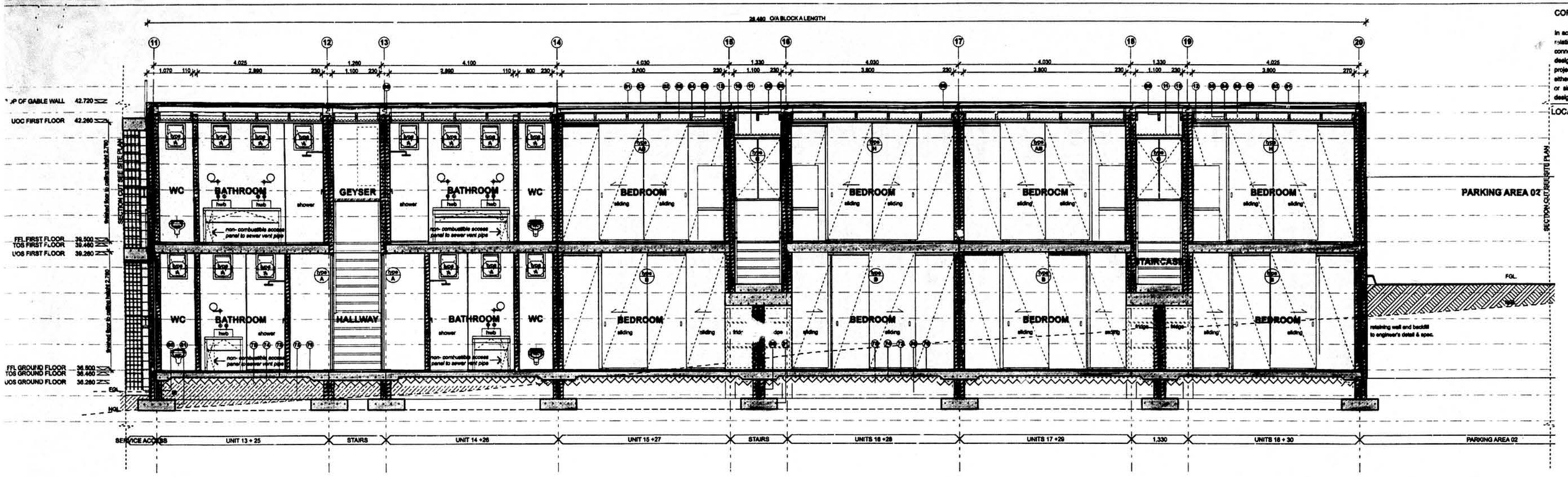
CLIENT : Jonathan [redacted] 07380089 | rate no.
ARCHITECT : Mark Horne 4831 | reg no.

NEW BUILDING : SECTION A & B

drawn	checked	date	scale
ldP		09\01\22	1:50

job no.	stage	zone	series	family	rev.
299_00	[redacted]	02	GA	600	03

designworkshop : sa
94 florida road I durban I 4001 I south africa
+27 [0]31 303 5191 I t
+27 [0]31 303 5196 I f
admin@designworkshop.co.za I e



SECTION C-C THROUGH BLOCK A

scale 1:50

LOCAL AUTHORITY APPROVAL:

Instituted 17/09/09

Instituted

SHEET 1 OF 1 COPY 2

ETHEKWINI MUNICIPALITY
CENTRAL
Plan No. 184 05 09

BUILDING APPLICATION
APPROVED in terms Sec 4 of The National Building Regulations and Building Standards Act No. 103/1977

21 SEP 2009
DATE
LOCAL AUTHORITY

This plan is approved on the basis of the information shown hereon.
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

ETHEKWINI MUNICIPALITY
DURBAN
25 AUG 2009
APPROVED
HEALTH DEPARTMENT

ev	date	description
01	09\02\16	parking layout & driveway access semi-basement staff facilities & out-building plan
02	09\05\08	revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised
03	09\07\16	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 bu..g removed to comply with fire regulations.

SPECIFICATION NOTES :

ROOF

01. 45 x 45 GMS ANGLE EPOXIED / FIXED TO TOP OF WALL ON SPACER TO ARCH DETAIL AS COPING AND GIRT. COUNTER FLASHING TO ROOF SHEETING TO MNFR'S DETAIL.
02. 'BROWNBUILT' PROFILE 0,58 ISO 300 STEEL ROOF SHEET WITH COLORNET FINISH TO ARCH SPEC, INSTALLED BY A 'BROWNBUILT' APPROVED CONTRACTOR ALL IN ACCORDANCE WITH MNFR'S SPEC.; TO ISSUE A 6 YEAR GUARANTEE FOR SITE WORKMANSHIP & WATER TIGHTNESS.
03. APEX STOP END FLASHING AND PAN TURN DOWN AT THE EAVES. THE ROOF SHEETING SHALL BE CLOSED AS NECESSARY WITH 0,58 ISO 300 STEEL PURPOSE MADE FLASHING, GIRTH 600 OF A DESIGN APPROVED BY SUPPLIER. FLASHING WILL BE NOTCHED AROUND RIBS AND FIXED WITH 81 CLIPS ALL INSTALLED BY APPROVED CONTRACTOR.
04. VARIOUS HEIGHT TIMBER PURLINS @ 1200 CC TO MAKE UP ROOF FALL.
05. 220 IPE GALVANISED STEEL SECTION AS BEAM TO CENTRELINE OF ROOF; TO CARRY PURLINS. BEAM TO BE SUPPORTED BY GMS BRACKET BOLTED TO LOAD BEARING BWK WALLS @ MAX 4048mm CC; TO ENG DETAIL.
06. 80 x 114 GRADE 5 CCA TREATED RAFTERS @ MAX. 750 CC; TO BE FIX'D WITH GMS BRACKETS TO BWK AND IPE BEAM TO ±NG DETAIL.
07. 110 x 110 PURPOSE BEND U-SHAPED GUTTER FORMED BY BRICKWORK LAID ON SIDE TO ARCH DETAIL. 80mm CAVITY TO BE SEALED OFF BY 50 x 50 BAP BATTEN. INTERNAL SIDES OF GUTTER TO BE FULLY SEALED AND LINED WITH TORCHED ON DERBIGUM SP4 TO SPECIALIST DETAIL.
08. 1/2 BRICK OVERFLOW OPENINGS @ 1270 CC WATERPROOFING TO MANUFACTURERS SPEC.
09. 50MM WIRE BACKED ROCKWOOL BLANKET TO ROOF VOID ABOVE WALLS BTW UNITS.

CEILING

10. 50 x 38 BAP BRANDERING @ 600 mm CC AS SUPPORT TO CEILING.
11. 40mm GRADE B ISOBOARD EXTRUDED POLYSTYRENE INSULATION BOARD IN CEILING CAVITY.
12. 12mm TAPERED EDGE GYPSUM CEILING BOARD; ALL JOINTS TO BE TAPED AND SKIMMED WITH RHINOLITE PLASTER FOR VERY SMOOTH FINISH, ALL IN ACCORDANCE WITH MNFR'S DETAIL. CEILING TO BE PRIMED AND PAINTED WITH 2 COATS PLASCON WALL & ALL TO ARCH SPEC. *[REFER TO FINISHES SCHEDULE AR/2997/T/003/C 800]*

WALLS

20. 270mm CAVITY WALL CONSTRUCTION WITH 40mm GRADE B ISOBOARD TO 50mm CAVITY. EXTERIOR BRICKWORK TO BE FLUSH STRUCK AND PAINTED TO ARCH SPEC. *[REFER TO FINISHES SCHEDULE AR/2997/T/003/C 800]*
21. 220mm DOUBLE SKIN BWK WALL WITH 2 COAT PLASER & PAINT FINISH INTERNALLY TO ARCH SPEC. *[REFER TO FINISHES SCHEDULE AR/2997/T/003/C 800]*
22. 110mm INTERNAL SINGLE SKIN BWK WALL WITH 2 COAT PLASER & PAINT INTERNALLY TO ARCH SPEC. *[REFER TO FINISHES SCHEDULE AR/2997/T/003/C 800]*
23. BUILT IN STEEL RODS TO ENGINEERS DETAIL TO SUPPORT BRICKS ABOVE DOOR AND WINDOW OPENINGS.

GLAZING, DOORS & WINDOWS

25. REFER TO ARCH SCHEDULE *AR/2997/T/003/SC 100* FOR ALL DOORS.
31. REFER TO ARCH SCHEDULE *AR/2997/T/003/SC 200* FOR ALL WINDOWS.
32. WINDOWSILL TO BE PLASTERED AND PAINTED @ 56 DEG *[REFER TO FINISHES SCHEDULE AR/2997/T/003/C 800]*

SCREEDS

40. 19 x 75 BAP BOLTED TO FLOOR JOISTS AS EXTERNAL SCREEN WALL. FOR FINISH *[REFER TO FINISHES SCHEDULE AR/2997/T/003/C 800]*
41. 10 dia GMS ROD TO FIX JOISTS TO MAIN STRUCTURE. FIXING SHOULD BE TO ARCH DETAIL AND ENG SPEC.

DETAILS

35. STAIRS TO BE GRANO SCREED - 40mm PIGMENTED GRANO SCREED WITH POLISHED STEEL TROWEL FINISH, JOINTS TO BE SEALED. CLEAR GLOSS SEALANT FINISH TO ARCH SPEC. *[REFER TO FINISHES SCHEDULE AR/2997/T/003/C 800]*
51. HANDRAIL ON STAIRS TO BE 40x4 PAINTED MILD STEEL FLAT BAR, COLOUR TO FINISHES SCHEDULE.
52. GLASS BALUSTRADE TO SABS 0400 REGULATIONS AND ARCH DETAIL. TO BE INSTALLED TO MANUFACTURER'S SPEC.

FLOORS : EXTERNAL

60. GRANO SCREED +3mm GRANO SCREED WITH POLISHED STEEL TROWEL FINISH, JOINTS TO BE SEALED. CLEAR GLOSS SEALANT FINISH TO ARCH SPEC. *[REFER TO FINISHES SCHEDULE AR/2997/T/03/SC 800]*
61. 38 x 150 mm GRADE 7 SAP FLOOR BOARDS LAID WITH 5 mm GAPE. TREATED? FINISH OR SEALANT?
62. 50 x 200 mm GRADE 7 SAP JOISTS @ 487.5 mm CC; TREATED? FINISH OR SEALANT? JOISTS SUPPORTED BY GMS HANGER BOLTED TO FACE OF CONCRETE SLAB / WALL TO ENG DETAIL; AND JOISTS SUPPORTED BY GMS BRACKET ON COURTYARD TO ARCH & ENG DETAIL.
63. 50 x 200 mm GRADE 7 SAP STUT TO SUPPORT SCREEN; TREATED? FINISH OR SEALANT? JOISTS

FLOORS : INTERNAL

70. 19 x 150 mm GRADE 7 SAP FLOOR BOARDS ON 19 x 50 mm GRADE 7 SAP @ 600 CC ON CONCRETE SLAB TO DETAIL. FLOOR BOARDS TO BE WIRE BRUSHED. ALL TIMBER TO BE TBTO TREATED? FINISH OR SEALANT? *[REFER TO FINISHES SCHEDULE AR/2997/T/003/C 800]*
BUTT JOINTS TO BE STAGGERED
MAIN CONTRACTOR TO PROTECT FLOOR AFTER LAYING.
71. INSULATION SPEC ... ONLY 19mm GAP - NONE?
72. 200mm FLOOR SLAB MAKE-UP OF 'SLOCK' AND BEAM SYSTEM WITH TOPPING, TO MNFR'S & ENG SPEC.; SPANNING BETWEEN INTERNAL LOAD-BEARING BWK WALLS.
73. 200mm RC SURFACE BED WITH REF 193 MESH. CONSTRUCTION, EXPANSION & SAW CUT JOINTS TO ENG DETAIL.
OR 100 - THICKENED
74. 250 micron DPM WITH 150mm OVERLAPS ON 50mm SAND BLINDING.
75. COMPACTED FILL IN ACCORDANCE WITH ENG DETAIL, SOIL POISONED IN ACCORDANCE WITH NBRS AND SABS SPEC.

FOUNDATIONS :

80. FOUNDATION BWK TO ENG DETAIL.
81. 250 x 600 25MPa CONCRETE STRIP FOUNDATIONS TO ALL LOADBEARING BWK WALLS. FOR REINFORCING AND DETAILS REFER TO ENG DETAIL.
82. 250 x 600 25MPa CONCRETE STRIP FOUNDATIONS TO ALL INTERNAL SINGLE SKIN BWK WALLS. FOR REINFORCING AND DETAILS REFER TO ENG DETAIL.

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
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, 288 and 952. External walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'bricktorce', or equal approved by dwe : se every 3rd course and walls every 4th course.
4. 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 roof.
6. All concrete roofs to be covered with 'Derbigum SP4', or equal approved by dwe : se waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to dwe : se.
7. All showers, where not tiled, are to be sealed with 'eve-bond' or equal approved by dwe : se, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by dwe : se, to manufacturer's specification.
8. All showers to have 'Coprcx', or equal approved by dwe : se cementitious 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 'Brixseal', or equal approved by dwe : se. Ties, 'bricktorce', or equal approved by dwe : se and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dwe : se's approval.

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 exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to dwe : se prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dwe : se prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures to be provided in compliance with the machinery and occupational safety act 6 of 1993 or the latest amendment and the SANS 10400 (National Building Regulations).
6. 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. 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.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 600KPa (6 bar].
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
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 balanced and pressure tested 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 15m of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency safety valve and drainocock, overflow tray 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 50mm uPVC. Pipes laid below buildings, roads or parking areas 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 with covers 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 concrete.
21. All waste fittings to have rodding eye seal traps.
22. All overflow gutleys to be exposed.
23. All gulley 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 tradesmen follow the detailed drawings carefully when installing any bathware / sanitaryware. 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 walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with dwe : se.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with dwe : se before installation.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10409 W.
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
4. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to dwe : se specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT38.
6. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.
10. Fire Detection and emergency evacuation to be installed in existing building; to comply with SANS 10400 TT31.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1263-1 & AAAMBA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dwe : se on completion of the work.

North

GORDON ROAD HOTEL

PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED [redacted] 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 Bag x504, Northway, 4065

CLIENT : Jonathan Sapsis — 07280089 | rate no.
ARCHITECT : Mark Horner — 6931 | reg no.

NEW BUILDING : SECTION C

drawn	checked	date	scale
idP		09\01\22	1:50

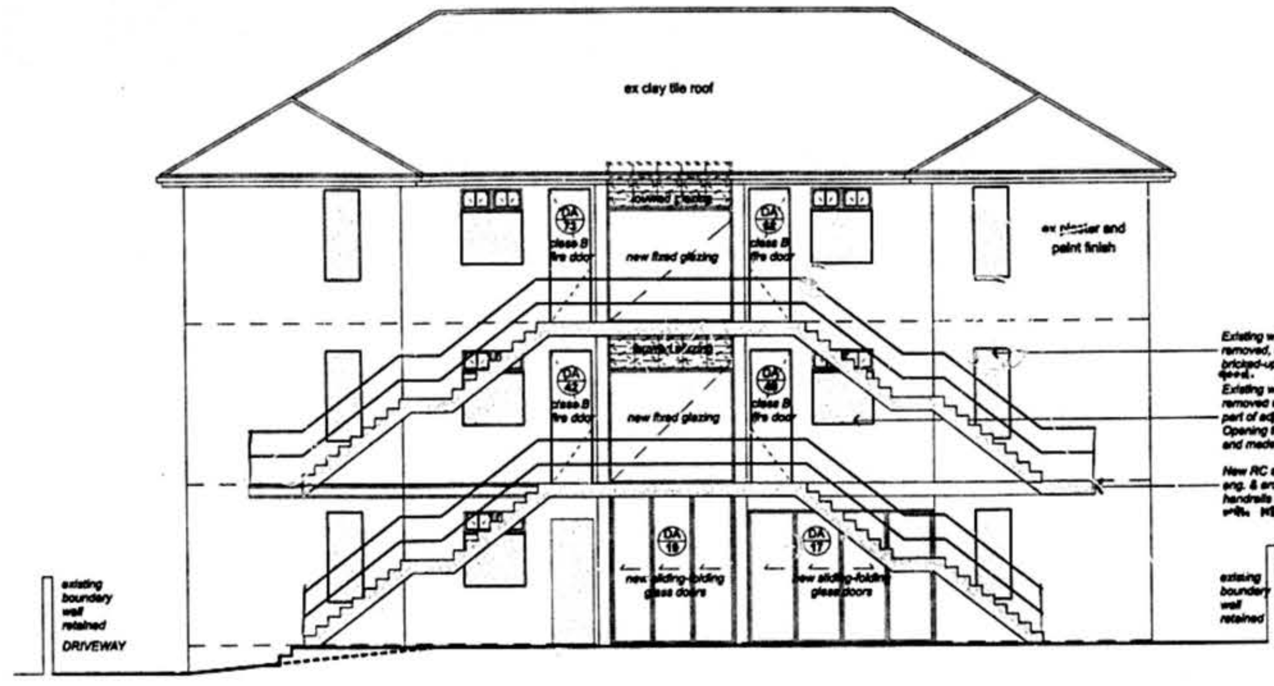
job no.	stage	zone	series	family	rev.
299_00	M	02	GA	601	03

designworkshop : sa

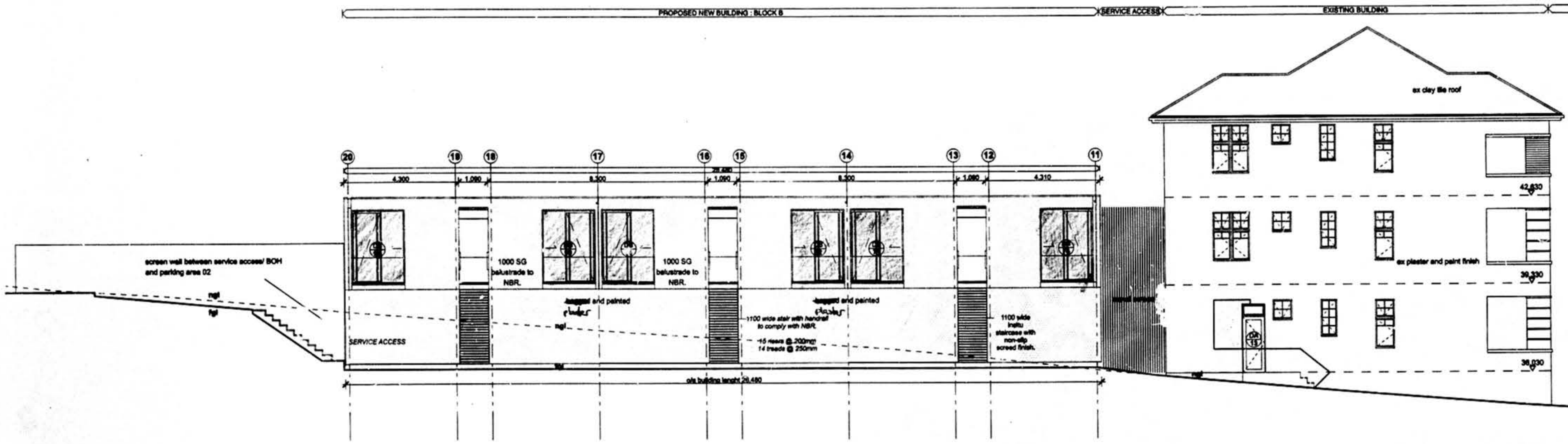
94 florida road | durban | 4001 | south africa

+27 (0)31 303 5191 | t
+27 (0)31 303 5196 | f
admin@designworkshop.co.za | e

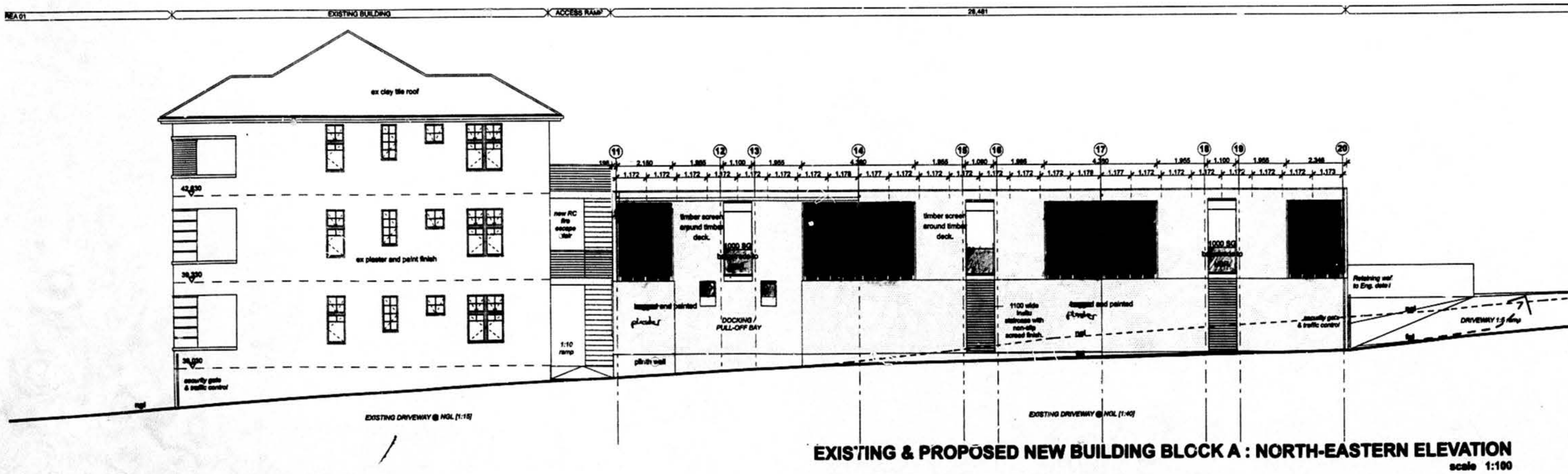
EXISTING BUILDING : SOUTH-EASTERN ELEVATION
scale 1:100



EXISTING BUILDING : NORTH-WESTERN ELEVATION
scale 1:100



EXISTING & PROPOSED NEW BUILDING BLOCK B : SOUTH-WESTERN ELEVATION
scale 1:100



EXISTING & PROPOSED NEW BUILDING BLOCK A : NORTH-EASTERN ELEVATION
scale 1:100

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
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 walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'brickforce', or equal approved by dws : sa every 3rd course and walls every 4th course.
4. 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 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-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is 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 specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by dws : sa, to manufacturer's specification.
8. All showers to have 'Coprox', or equal approved by dws : sa cementitious 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 'Brixseal', or equal approved by dws : sa. Ties, 'brickforce', or equal approved by dws : sa and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to dws : sa's approval.

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 exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to dws : sa prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to dws : sa prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures 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].
6. 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. 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.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 500KPa / 5 bar].
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
10. Hot water reticulation to be sized / 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 balanced and pressure tested 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 1[illegible] of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency safety valve and draincock, overflow tray 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 50mm uPVC. Pipes laid below buildings, roads or parking areas 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 with covers 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 1:60.
20. Drains under building to be encased in concrete.
21. All waste fittings to have rodding eye seal traps.
22. All overflow gulleys to be exposed.
23. All gulley 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 tradesmen follow the detailed drawings carefully when installing any bathware / sanitaryware. 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 walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with dws : sa.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with dws : sa before installation.
27. Non-combustible access panels to all internal sewer vent pipes.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W.
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
4. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to dws : sa specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT33.
6. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.
10. Fire Detection and emergency evacuation to be installed in existing building; to comply with SANS 10400 TT31.
11. All tenancy separating elements to comply with SANS 10400 TT8.
12. 50mm Wire backed rockwool blanket to roof / ceiling void above walls between units to comply with SANS 10400 TT8. .
13. All partition walls to comply with SANS 10400 TT9.
14. Booster connection located on site plan to comply with SANS 10400 TT36.
15. All emergency routes to comply with SANS 10400 TT19.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137, SANS 1263-1 & AAAMSA Selection Guide for Safety Glazing Materials. A certificate of compliance is to be issued to dws : sa on completion of the work.

LOCAL AUTHORITY APPROVAL:

Plan Substituted 17/8/09

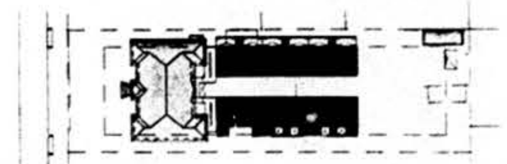
SHEET 9/11 | COPY 2
ETHEKWINI MUNICIPALITY
CENTRAL
Plan No: 184 05 09

BUILDING APPLICATION
APPROVE in terms Sec. 7 of The National Building Regulations and Building Standards Act No. 103/1977

21 SEP 2009
DATE
LOCAL AUTHORITY
This plan is approved on the basis of the information shown herein.
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

ETHEKWINI MUNICIPALITY
DURBAN
25 AUG 2009
APPROVED
HEALTH DEPARTMENT

rev	date	description
01	09/02/16	parking layout & driveway access semi-basement staff facilities & out-building plan
02	09/05/08	revision of building line position of Proposed New Building : Block B balconies removed from Block B depth of balconies at Block A revised
03	09/07/16	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.



North

GORDON ROAD HOTEL

PROPOSED CONVERSION OF EXISTING DWELLING INTO AN UNLICENSED [redacted] 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 Bag x504, Northway, 4065
CLIENT : Jonathan Spoor | date no.
ARCHITECT : Mark Homer | 6631 | reg no.

ELEVATIONS : EXISTING & PROPOSED NEW BUILDINGS

drawn	checked	date	scale
IdP		09/01/22	1:50

job no.	stage	zone	series	family	rev.
299_00	M	00	GA	701	03

designworkshop : sa
94 florida road | durban | 4001 | south africa
+27 [0]31 303 5191
+27 [0]31 303 51[illegible]
admin@designworkshop.co[illegible]