

- GENERAL NOTES:**
- ALL SERVICES TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED WITH ARCHITECT BEFORE COMMENCING ANY WORK
 - NO VEGETATION TO BE REMOVED WITHOUT PRIOR AUTHORIZATION FROM ENVIRONMENTALIST AND ARCHITECT
 - ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED WITH ARCHITECT BEFORE COMMENCING ANY WORK
 - ALL SEWER & STORMWATER DRAINAGE TO CIVIL ENGINEERS DETAILS & SPECIFICATIONS & TO CONNECT TO EXISTING MUNICIPAL LINES
 - ALL BUILDING MATERIALS AND WORK TO COMPLY WITH SANS 10400 AND SANS 204
 - FIGURED DIMENSIONS TO BE TAKEN, * DO NOT SCALE OFF DRAWINGS
 - ALL STRUCTURAL WORK TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS
 - ALL TRADE NAMES TO BE AS SPECIFIED OR OTHER APPROVED.
 - ALL WATERPROOFING BY SPECIALIST
 - ALL SANITARY TO BE AS SPECIFIED ON SANITARY SCHEDULE
 - ALL TIMBER SIZES ARE SUGGESTED ONLY AND TO BE CONFIRMED BY THE STRUCTURAL ENGINEER
 - ALL SPECIALIST FINISHES & MATERIALS TO BE APPLIED / FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS BY RECOMMENDED SPECIALIST.
 - ROOF STRUCTURE TO ENG. DETAIL & SPEC.
 - ALL GLAZING SHALL COMPLY WITH SANS 10400 AND AAAMSA REGULATIONS
 - ALL MECHANICAL WORK TO MECHANICAL ENGINEERS DETAILS AND SPECIFICATIONS
 - ALL ELECTRICAL WORK TO ELECTRICAL ENGINEERS DETAILS AND SPECIFICATIONS
 - GAS DETECTION AS PER MECHANICAL ENGINEERS DETAIL AND SPECIFICATION.
 - ALL GAPS BETWEEN WALL AND SOFFIT OF SLAB TO BE FIRE STOPPED WITH MINERAL INTUMESCENT PLASTER
 - FIRE NOTES:(ALL TO COMPLY WITH PART-T)
 - ALL EXTERNAL WALLS TO HAVE FIRE RESISTANCE OF 30min
 - ALL FLOORS TO HAVE BREAK GLASS, FIRE ALARMS AND SMOKE DETECTORS.
 - ALL FIRE ESCAPE ROUTES TO HAVE EMERGENCY BACKUP LIGHTS & ILLUMINATED EXIT SIGNS WITH BATTERY BACKUP. SIGNAGE TO BE PHOTO LUMINESCENT
 - STABILITY OF STRUCTURAL ELEMENTS SHALL COMPLY WITH - TT7
 - ALL FLOOR COVERINGS SHALL COMPLY WITH - SANS 10177-4
 - ALL WALL COVERINGS SHALL COMPLY WITH - SANS 10177-3
 - SIGNAGE TO STAIRS SHALL COMPLY WITH -SANS 1186-3
 - LOCKING DEVICES TO COMPLY WITH - SANS 4.16.9 (PART-T)
 - DOORS AND WINDOWS: ALL OPENINGS/DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED BEFORE MANUFACTURING OF DOORS OR WINDOWS.
 - ALL EXISTING DOORS AND WINDOWS TO BE INSPECTED BY ARCHITECT FOR REUSE IN THE BUILDING

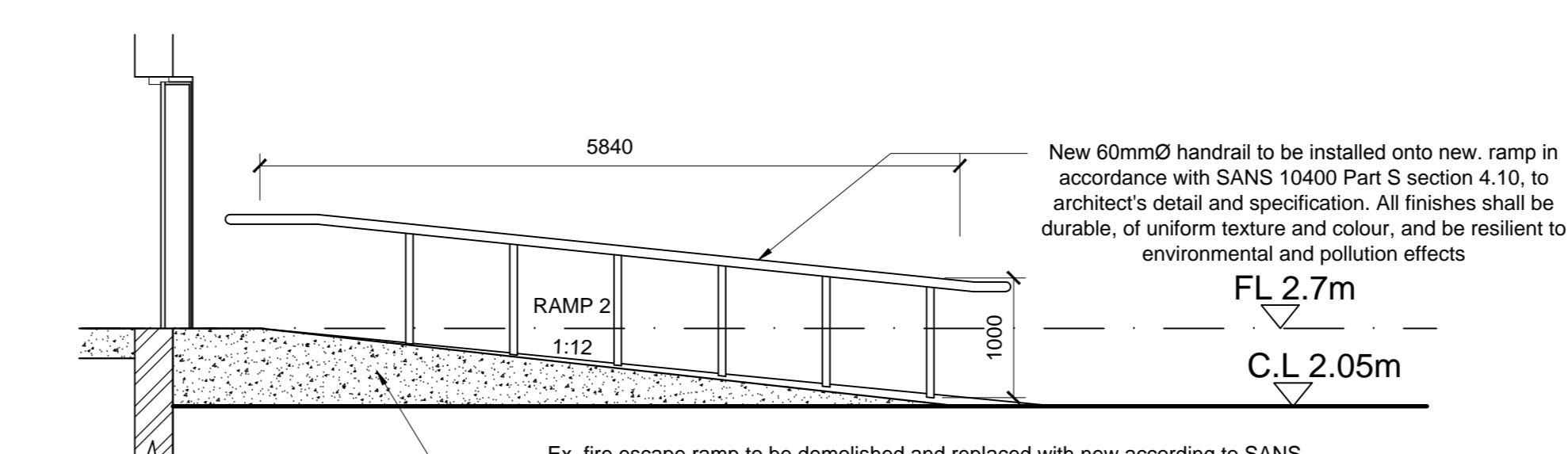
Floor Plan 1:50

REVISION NOTE 2

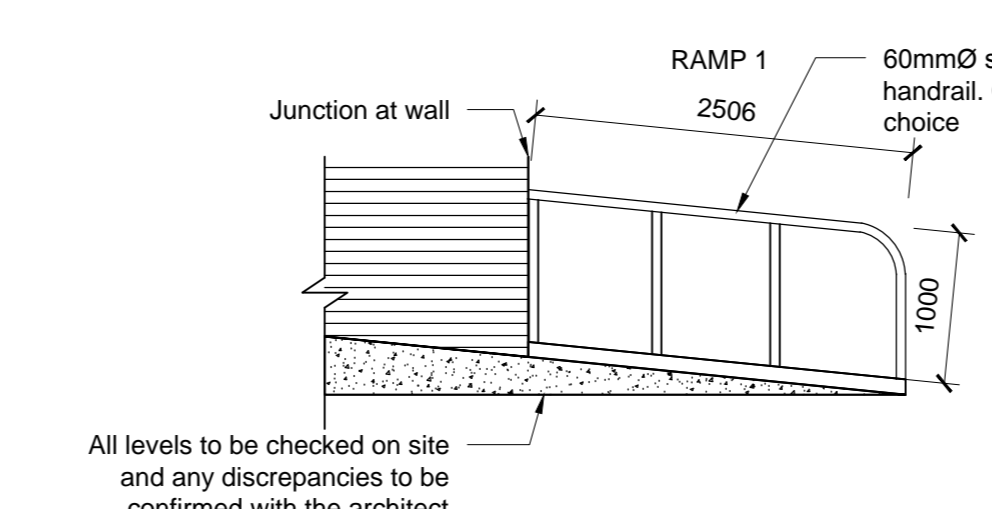
REVISION NOTE 3

REVISION NOTE 2

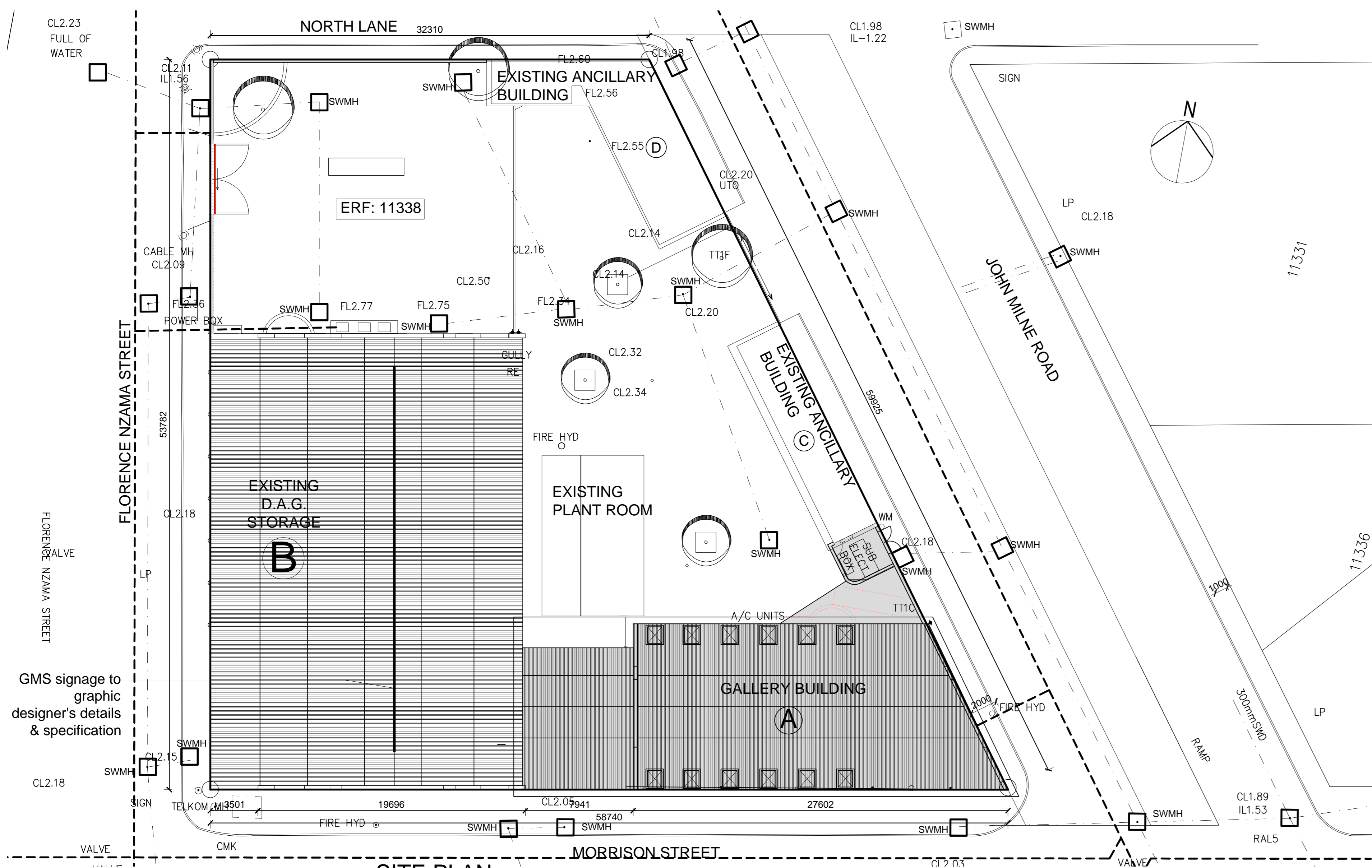
- ALL EX. WALLS TO BE STRIPPED OF ALL EX. PAINT. ALL WALLS ARE TO BE CLEANED WITH A SOFT BRISTLE BRUSH, LOW PRESSURE HOSE AND SUGAR SOAP DILUTED WITH HOT WATER.
- EXTERNAL WALLS ARE TO BE REPOINTED WHERE NECESSARY. CRACKS TO BE STITCHED ACCORDING TO THE STRUCTURAL ENGINEER'S SPECIFICATIONS.
 - INTERIOR WALLS ARE TO BE DAMP SEALED WITH 'SIKAGARD®-905 W. SEALER TO BE APPLIED BY SPECIALIST IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. WALLS TO BE BAGGED AND PAINTED. COLOUR TO ARCHITECT'S CHOICE.
- THE EXISTING CONCRETE FLOORS TO BE 'HTC SUPERFLOOR SILVER' POLISHED TO EXPOSE AGGREGATE TO ARCHITECT'S APPROVAL. ALL LEVELS TO FLOOR TO BE MADE GOOD. FLOORS TO BE VACUUMED, CLEANED AND FREE OF ALL TRACES OF SHUTTER RELEASE OR CURING AGENTS, LAITANCE AND ANY OTHER CONTAMINANTS AND BE PREPARED TO RECEIVE 'MASTERTOP 20' CLEAR MATTIE SEALER BY 'BASF'. SEALER TO BE APPLIED BY SPECIALIST IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SAMPLE PANEL TO BE PREPARED FOR ARCHITECT'S APPROVAL. ALL FINISHES SHALL BE DURABLE, OF UNIFORM TEXTURE AND COLOUR, AND BE RESILIENT TO ENVIRONMENT AND POLLUTION EFFECTS.
- ALL EXISTING FLOOR TILES TO BE STRIPPED & REPLACED WITH NEW
- ALL EXISTING BURGLAR BARS TO BE REMOVED AND TO BE REPLACED
- ALL ARCHITECTURAL DETAILING TO BE APPROVED BY AMAFA PRIOR TO COMMENCING ANY WORK



SECTION B-B 1:50



SECTION C-C 1:50



SITE PLAN 1:200

Schedule of areas	
Area of site	2448.21m ²
Area of existing buildings	1487.49m ²
Proposed floor area	0
Total floor area	1487.49m ²
Coverage %	60.75%

No.	REVISION	DATE
1	Note revised	2016.06.09
2	Note added	2016.06.09
3	Floor treatment reverted	2016.06.09
4	Existing Access Abutment door to be replaced with new 1000mm wide door to comply with SANS 10400 Part S	2016.06.09
5	Glazing to chimney heads added	2016.06.27

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ETHEKWINI MUNICIPALITY
Procurement & Infrastructure Cluster
Engineering Unit
Architecture Department

Project Description: ADDITIONS AND ALTERATIONS TO EXISTING BUILDING AT 102 FLORENCE NZAMA ROAD, SOUTH BEACH, DURBAN

ERF 11338 OF DURBAN

Task Award: **A500 CSA 2288**

PHASE 1 COMPLETION
BEER HALL COMPLEX, DURBAN
FLOOR PLAN

BUILDING A (GALLERY BUILDING) LAYOUT

Designed RC	Checked RC
Drawn NBK	Approved RC

Scales 1:50	Date 15/02/2016
Drawing No. BH-T-P-2001	Revision 5
	Revision Date 2016.06.28