

BUILDING APPLICATION

APPROVED BY: ...

DATE: 24 JUN 2014

Regulations and Building Standards Act No. 109(1977)

ETHEKWINI MUNICIPALITY

SCANNED

- GENERAL NOTES**
- All levels & dimensions to be checked on site prior to commencement of work
 - Figured dimensions to be read and not scaled
 - All work to comply with SABS Standards & Specifications
 - Occupancy E4

FIRE NOTES

- General - to comply with T4.1
- Safety Distances T4.2
- Fire performance general elements or components T4.5
- Tenancy separation elements T4.7
- Partitioning T4.8
- Protection of openings T4.9
- Raised access & suspended floors of combustible materials T4.10
- Ceilings T4.11
- Floor coverings T4.13
- Wall finishes T4.14
- Provision of escape routes T4.15
- Exit doors T4.16
- Feeder routes T4.17
- Emergency routes T4.18
- Dimensions of components of escape routes T4.19
- Width of escape routes T4.20
- Stairways & other changes of level along escape route T4.21
- where a stairway forms part of an emergency route, such stairways shall throughout its length be provided with a handrail either side in accordance with sars 10400-s T4.23
- Openings in floors T4.26
- Markings & signposting T4.29
- Fire detection & alarm systems T4.31
- D1-9204 digital manual callpoint -DZ03 detector -G5200-2 fire alarm control panel -I-9102 smoke detector -I-9103 heat detector
- All alarm systems supplied by UTC Fire & Security T4.32
- Provision of fire fighting equipment T4.33
- Water reticulation T4.34
- Fire hose reels T4.35
- Fire hydrants T4.37
- Fire Extinguishers
- 1st floor - 7ext-4.5kg-dry powder
- outbuilding - 1 per 0/b-4.5kg-dry powder
- conference centre - 2ext-4.5kg dry powder

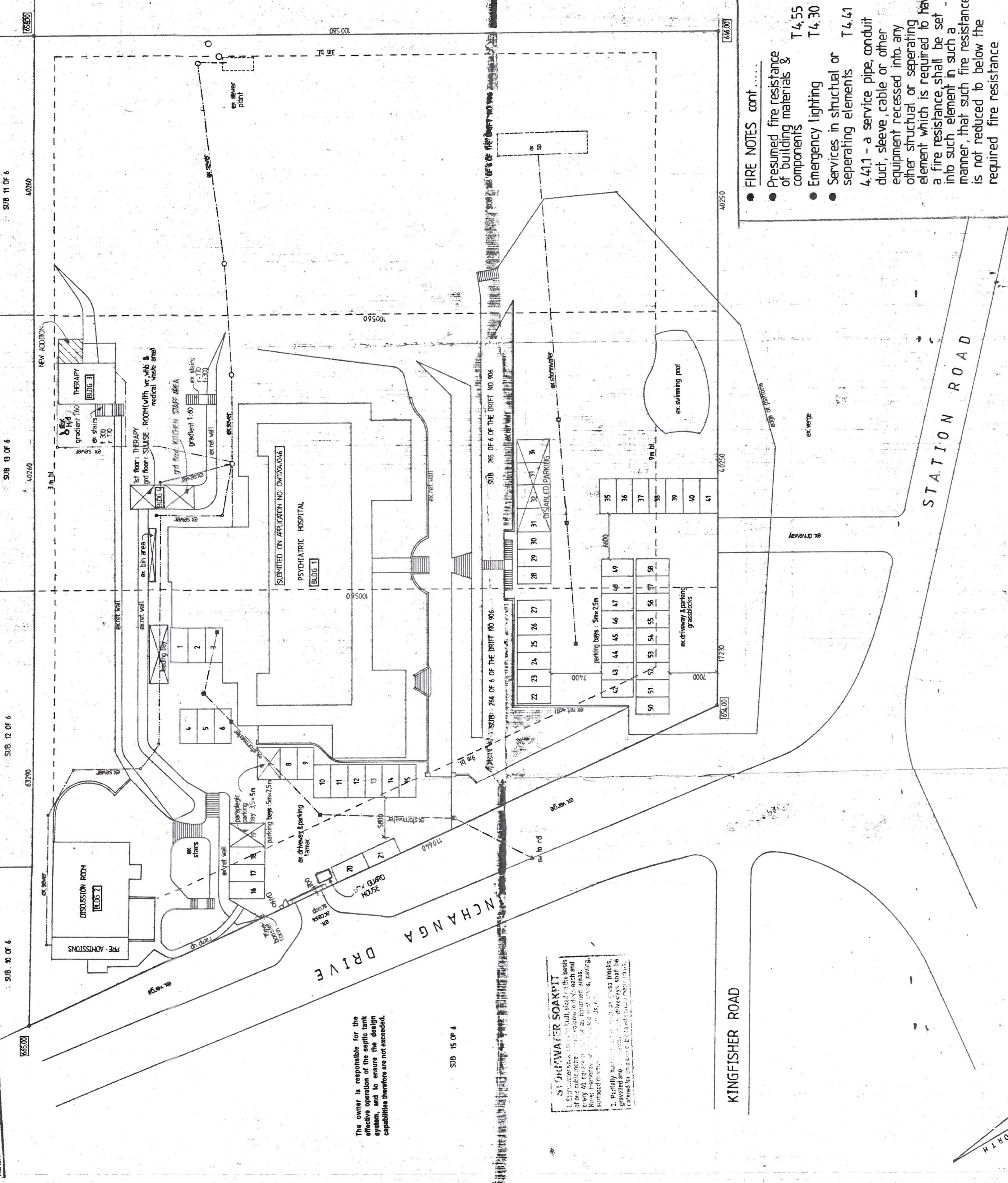
SCHEDULE OF AREAS

site area	12147.00	sqm
BUILDING 1	1218.00	sqm
ground floor	599.00	sqm
first floor	196.00	sqm
BUILDING 2	196.00	sqm
BUILDING 3	62.00	sqm
BUILDING 4	62.00	sqm
ground floor	32.20	sqm
first floor	32.20	sqm
GROUND FLOOR (wards 1-4)	= 9 beds	
FIRST FLOOR (wards 5-7)	= 36 beds	
EX. GUARD HOUSE	3.99	sqm

FIRE NOTES cont.

- Presumed fire resistance of building materials & components T4.55
- Emergency lighting T4.30
- Services in structural or separating elements T4.41
- 4.4.1.1 - a service pipe, conduit duct, sleeve, cable or other equipment recessed into any other structural or separating element which is required to have a fire resistance, shall be set into such element in such a manner, that such fire resistance is not reduced to below the required fire resistance

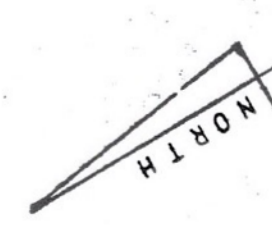
No building work is permitted, no building material or spoil to be deposited, within the conservation area or servitude, natural water course or other environmentally sensitive area that exists over or adjacent to this site.



The owner is responsible for the effective operation of the septic tank system, and to ensure the design capabilities therefore are not exceeded.

5:1 ON WATER SOAKPIT

1. The soakpit shall be constructed on the basis of one cubic metre of soakpit volume for each and every 40 square metres of floor area & parking area.
2. Partially buried soakpits shall be constructed on a concrete base.



GRAHAM BRAUM
Architectural Designer

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SCALE
DESIGNED
DRAWN
DATE

G. P. BRAUM
G. M. BRAUM
JULY 2013

DEVIATIONS TO APPROVED PLAN
NO: 0W1204/046
2 INCHANGA DRIVE ON
PTS 264, 265, 266 OF 6 OF THE
DRIFT NO 906 FOR
SERENITY ADDICTION
TREATMENT UNIT CC

ETHEKWINI MUNICIPALITY FIRE & DISASTER MANAGEMENT
APPROVED

SIGNATURE: ...
DATE: 22/10/2014

NOT APPROVED

ETHEKWINI MUNICIPALITY FIRE & DISASTER MANAGEMENT

SIGNATURE: ...
DATE: 21/10/2013

ADDITIONAL AREA NIL

OWNER'S SIGNATURE

CONTACT NO. 083 244 187



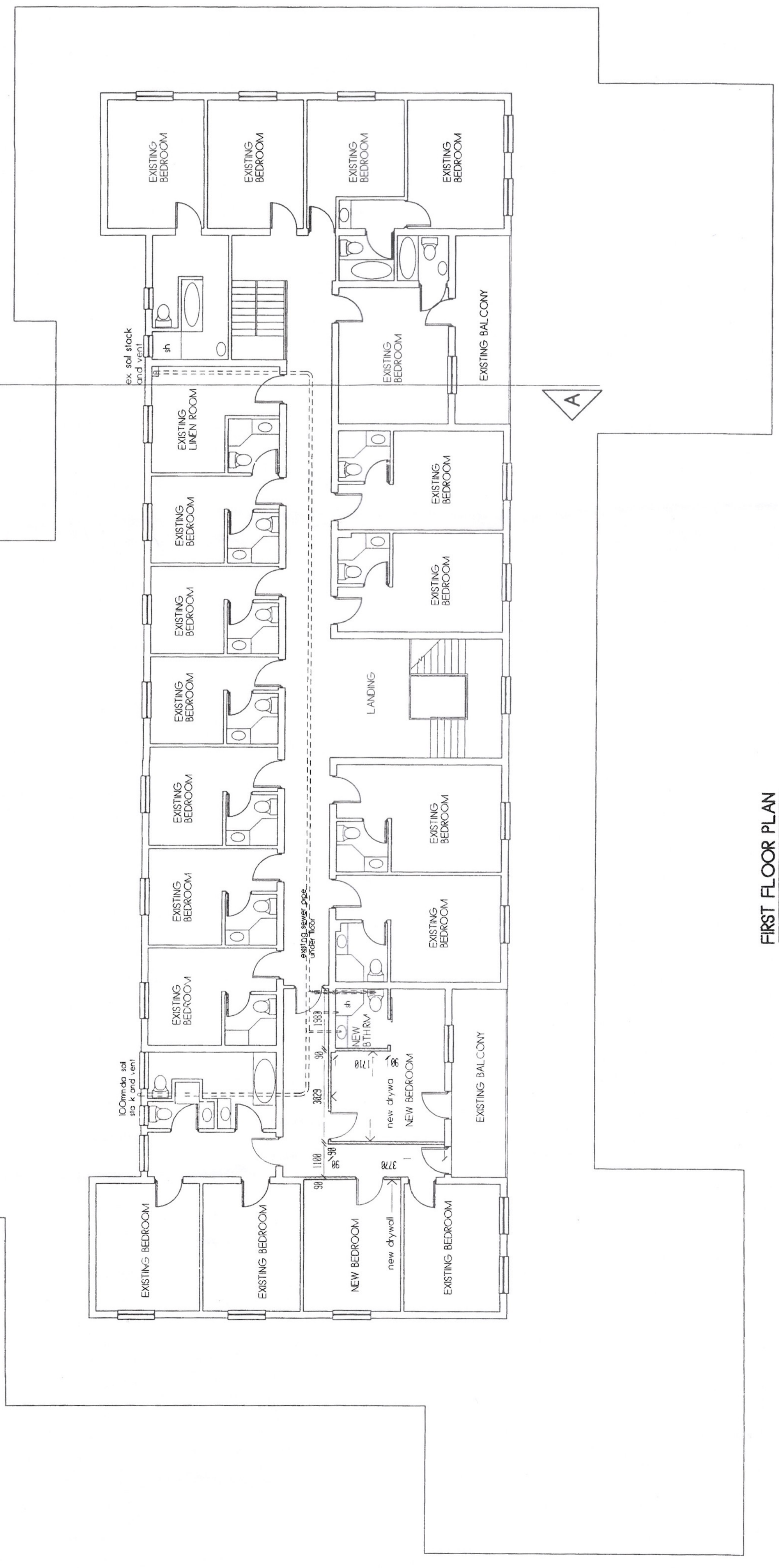
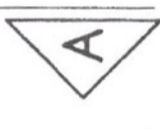
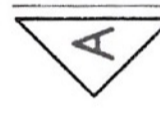
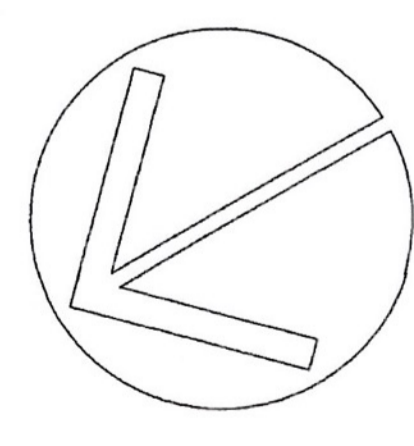
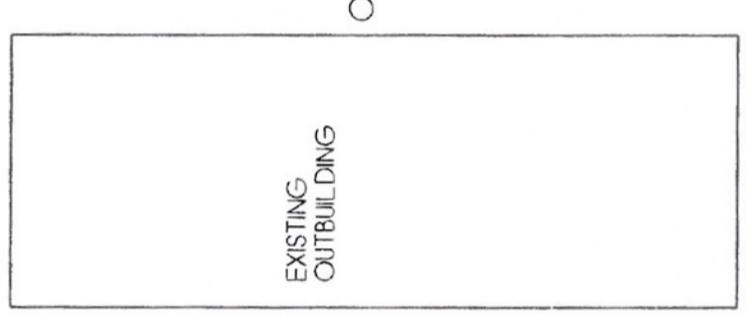
SOUTH ELEVATION

GENERAL NOTES

- ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE
- BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS
- ALL NEW DOORS WINDOWS ARCHITRAVES PICTURE RAILS DADO RAILS AND MOULDINGS TO BE PERIOD DESIGN IN TIMBER TO MATCH EXISTING
- ALL GLAZING TO COMPLY WITH PART N OF SABS O400
- ALL NEW DRAINAGE WORK TO BE DONE BY A REGISTERED PLUMBER AND TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS
- NEW SEWERAGE PIPES TO BE CONNECTED TO EXISTING AND TAKEN TO EFFLUENT SYSTEM
- ALL FACILITIES FOR THE DISABLED TO COMPLY WITH PART S OF SABS O400
- AIR IS TO BE EXTRACTED FROM ALL INTERNAL NORMAL OCCUPANCY AREAS AT THE RATE OF 7.5 L/S PER PERSON
- AIR IS TO BE EXTRACTED FROM ALL INTERNAL TOILET AREAS TO THE EXTERIOR AT A RATE OF 20 L/S PER FITMENT
- FRESH AIR SUPPLY TO BE AT A RATE OF 7.5 L/S PER PERSON AIR SUPPLY TO HABITABLE AREAS IS NOT TO EXCEED 0.5m³/s AND IS NOT TO BE LESS THAN 0.2m³/s EVEN DISTRIBUTION TO BE ENSURED

FIRE NOTES

- T11 GENERAL
- T12 SAFETY DISTANCES
- T13 FIRE PERFORMANCE
- T14 GENERAL
- T15 ELEVATIONS OF COMPONENTS
- T16 FRAMING, SEPARATING ELEMENTS
- T17 PROTECTION OF OPENINGS
- T18 RASSED ACCESS AND SUSPENDED FLOORS
- T19 CEILING
- T20 FLOOR COVERINGS
- T21 PROVISION OF ESCAPE ROUTES
- T22 EXIT DOORS
- T23 ESCAPE ROUTES
- T24 WIDTH OF ESCAPE ROUTES
- T25 LEVEL ALONG ESCAPE ROUTES
- T26 OPENINGS IN FLOORS
- T27 MARKINGS AND SIGNPOSTING
- T28 WATER RETICULATION FOR FIRE FIGHTING EQUIPMENT
- T29 HYDRANTS
- T30 PORTABLE FIRE EXTINGUISHERS
- T31 PRESINED FIRE RESISTANCE OF BUILDING MATERIALS AND COMPONENTS
- T32 NON COMBUSTIBLE BUILDING MATERIALS



FIRST FLOOR PLAN

PROPOSED ADDITIONS, ALTERATIONS AND THE REFURBISHMENT OF EXISTING BUILDINGS ON THE CORNER OF KING-FISHER ROAD AND INCHANGA DRIVE ON SUBS 264, 265 AND 266 (OF 6) OF KAFFRDRIFT NO. 906 FOR THE INCHANGA HOTEL AND CONFERENCE CENTRE


STAGE 2

ALTERATIONS AND ADDITIONS TO THE MAIN HOTEL BUILDING AND AMENDMENTS TO PLAN NO. OW405/2.



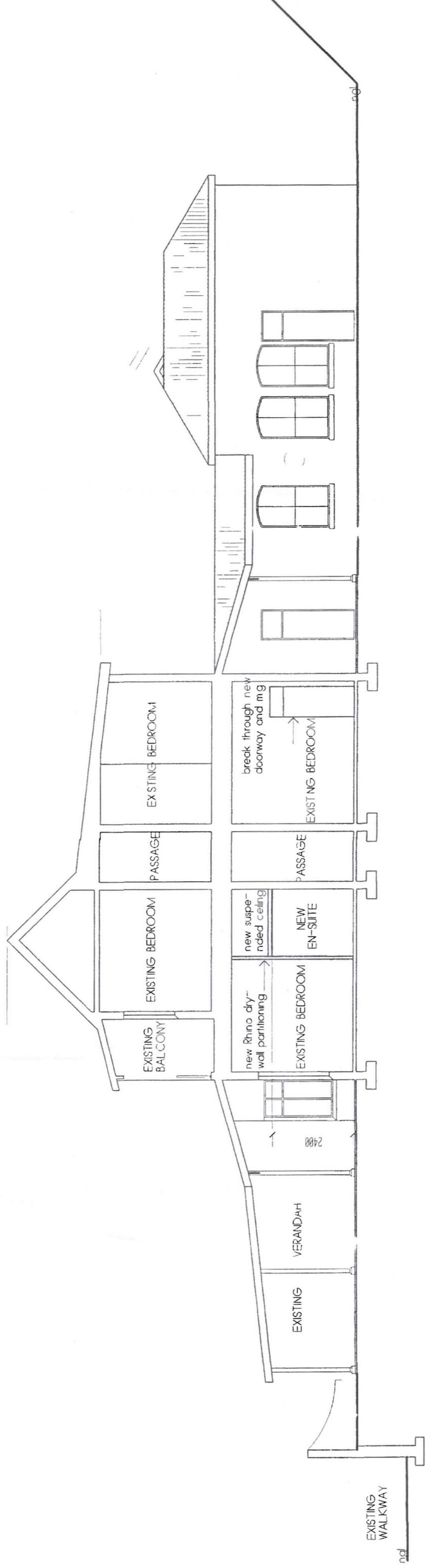


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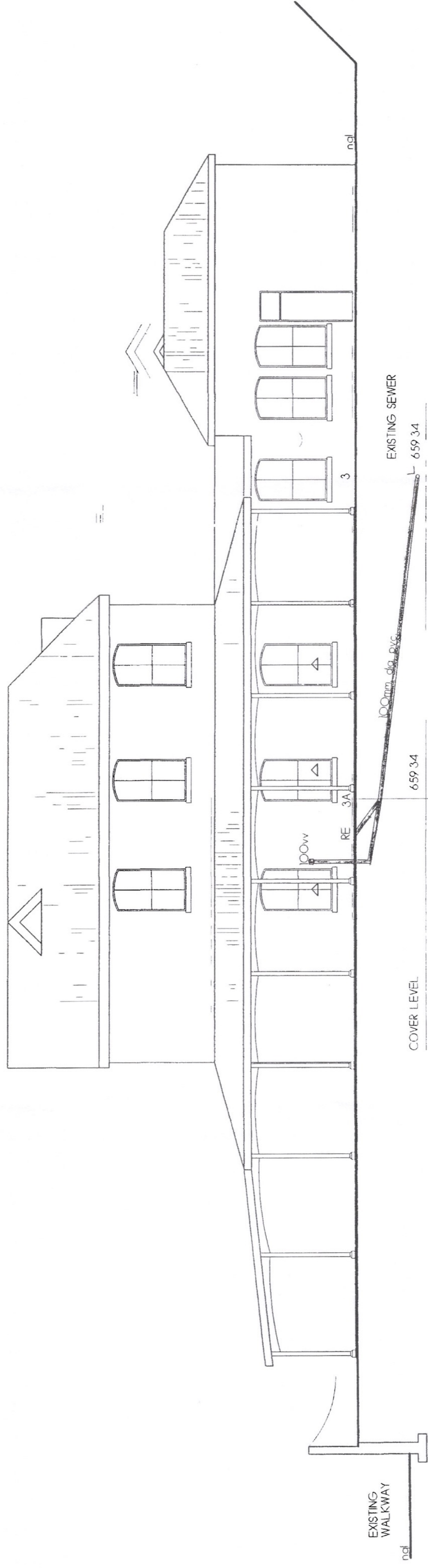
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 author.



WEST ELEVATION



SECTION A - A.



PROPOSED ADDITIONS, ALTERATIONS AND THE REFURBISHMENT OF EXISTING BUILDINGS ON THE CORNER OF KING FISHER ROAD AND INCHANGA DRIVE ON SUBS 264, 265 AND 266 (OF 6) OF KAFFIRDRIFT NO. 906 FOR THE INCHANGA HOTEL AND CONFERENCE CENTRE

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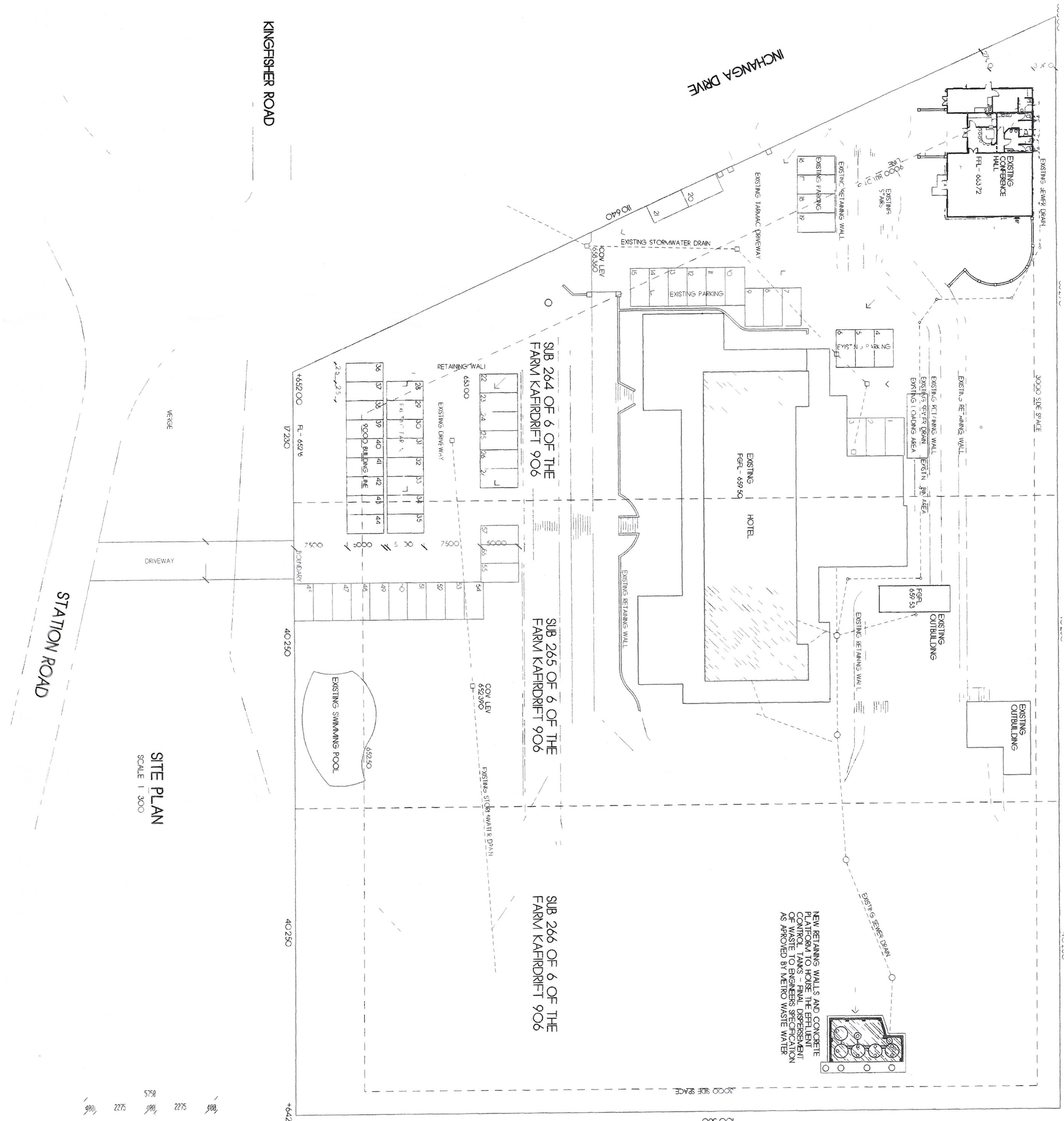


AREA SCHEDULE

SITE ZONE	GENERAL	ADDITIONAL	TOTAL
SITE AREA	2000	500	2500
PERMITTED FLOOR AREA	4800	1400	6200
EXISTING FLOOR AREA	2000	1500	3500
PROPOSED FLOOR AREA	2800	1000	3800
PROPOSED COVERAGE	14%	4%	15%
EXISTING AREAS	500	0	500
FIRST FLOOR HOTEL	1000	0	1000
GROUND FLOOR HOTEL	1000	0	1000
CONFERENCE CENTRE	1000	0	1000
OUTBUILDINGS	800	0	800
TOTAL	3800	0	3800
NO ADDITIONAL AREA	0	0	0

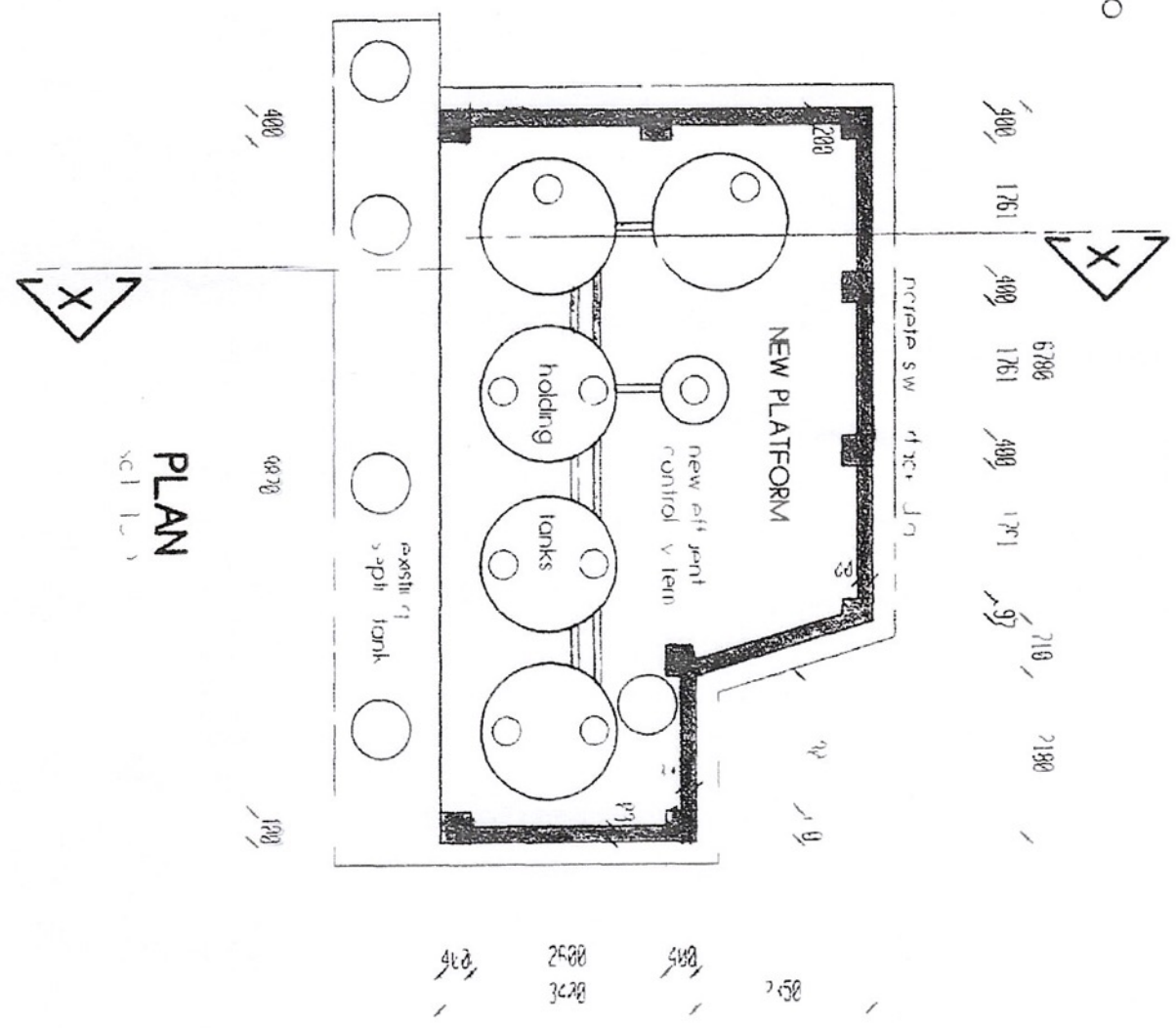
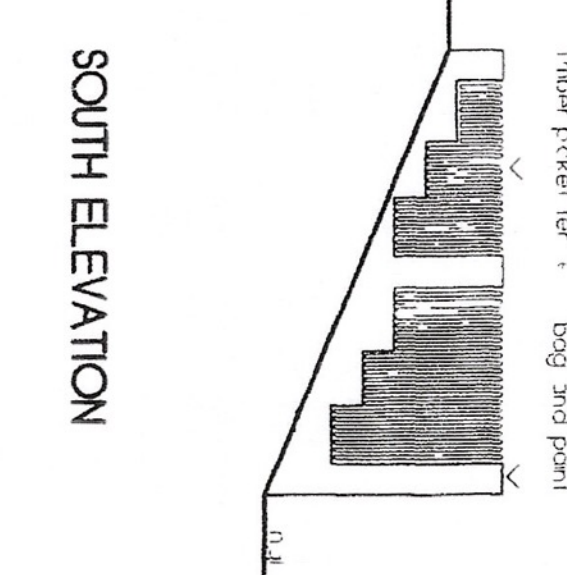
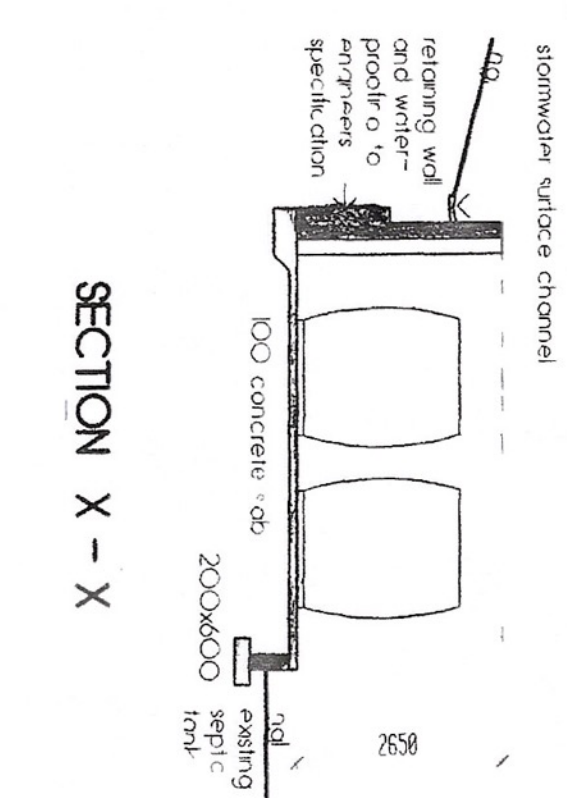
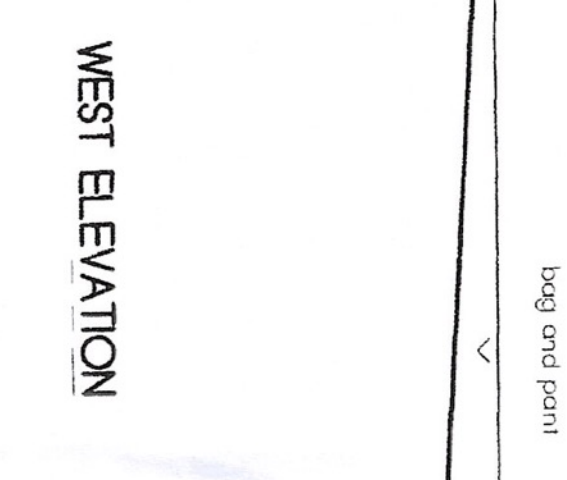
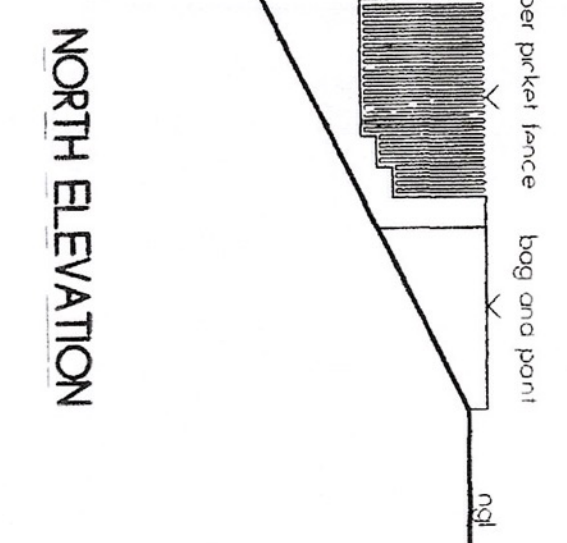
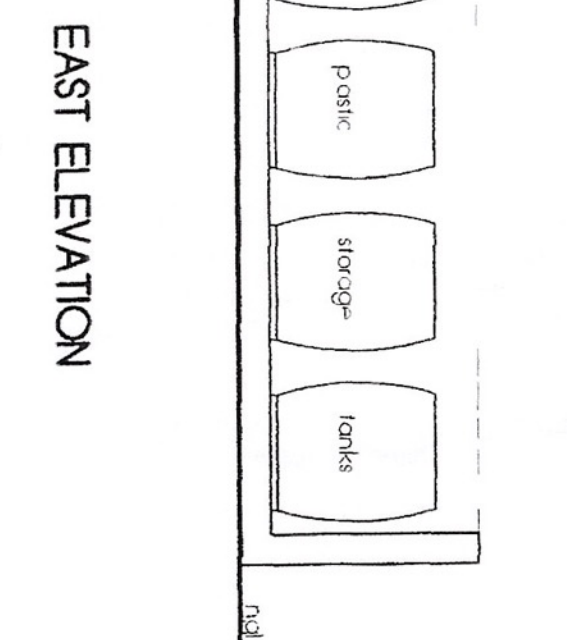
WEST COUNCIL
PLAN NO. 01/1/2010/2

[Signature]
21/1/2010



NEW RETAINING WALL & AND CONCRETE
PIT WALLS TO HOLD THE EFFLUENT
CONTROL TANKS - FINAL DISPERMENT
OF WASTE TO ENGINEERS SPECIFICATION
AS APPROVED BY METRO WASTE WATER

SITE PLAN
SCALE 1:300



STAGE 2A
NEW HOUSING FOR NEW EFFLUENT CONTROL SYSTEM

PROPOSED ADDITIONS, ALTERATION AND THE REFURBISHMENT OF EXISTING BUILDINGS ON THE CORNER OF KING FISHER ROAD AND INCHANGA DRIVE ON SUBS 264, 265 AND 266 (OF 6 OF KAFFRDRIFT NO. 906 FOR THE INCHANGA HOTEL AND CONFERENCE CENTRE

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