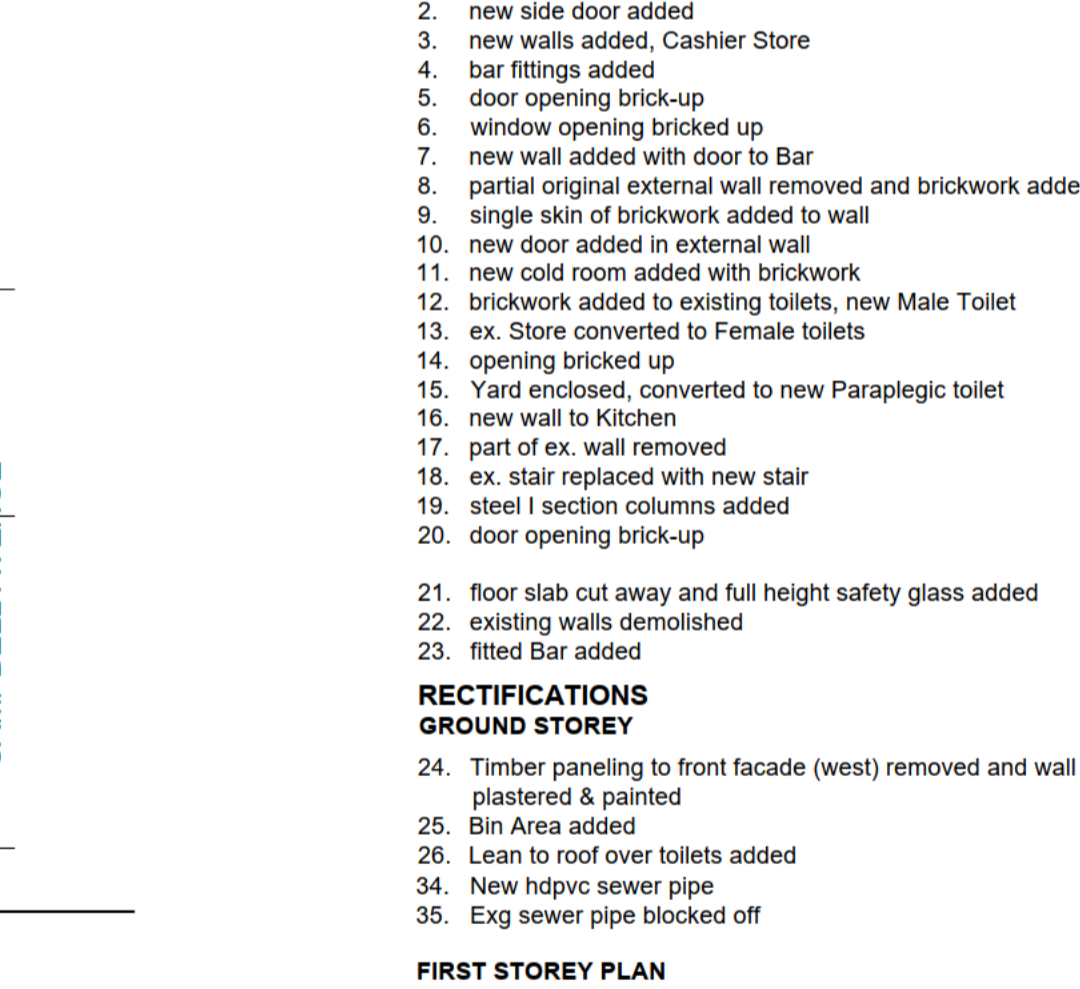
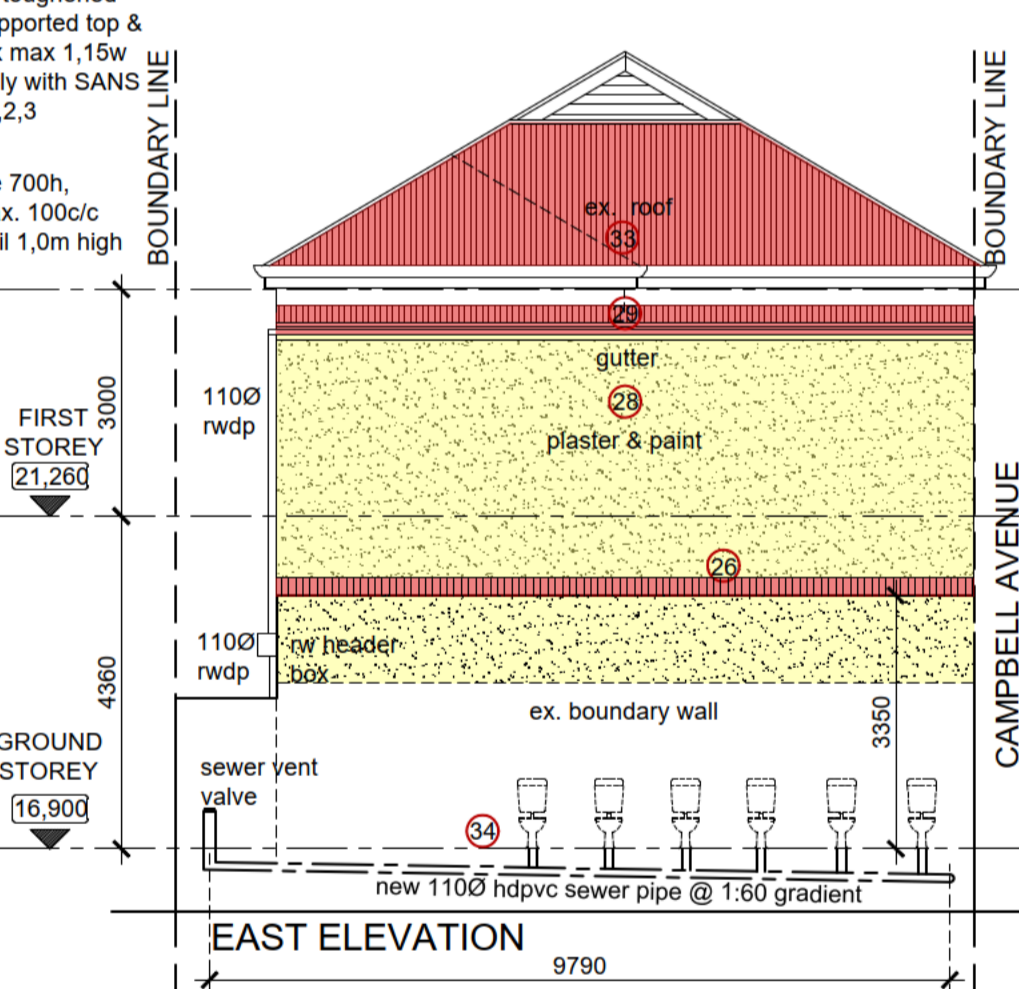
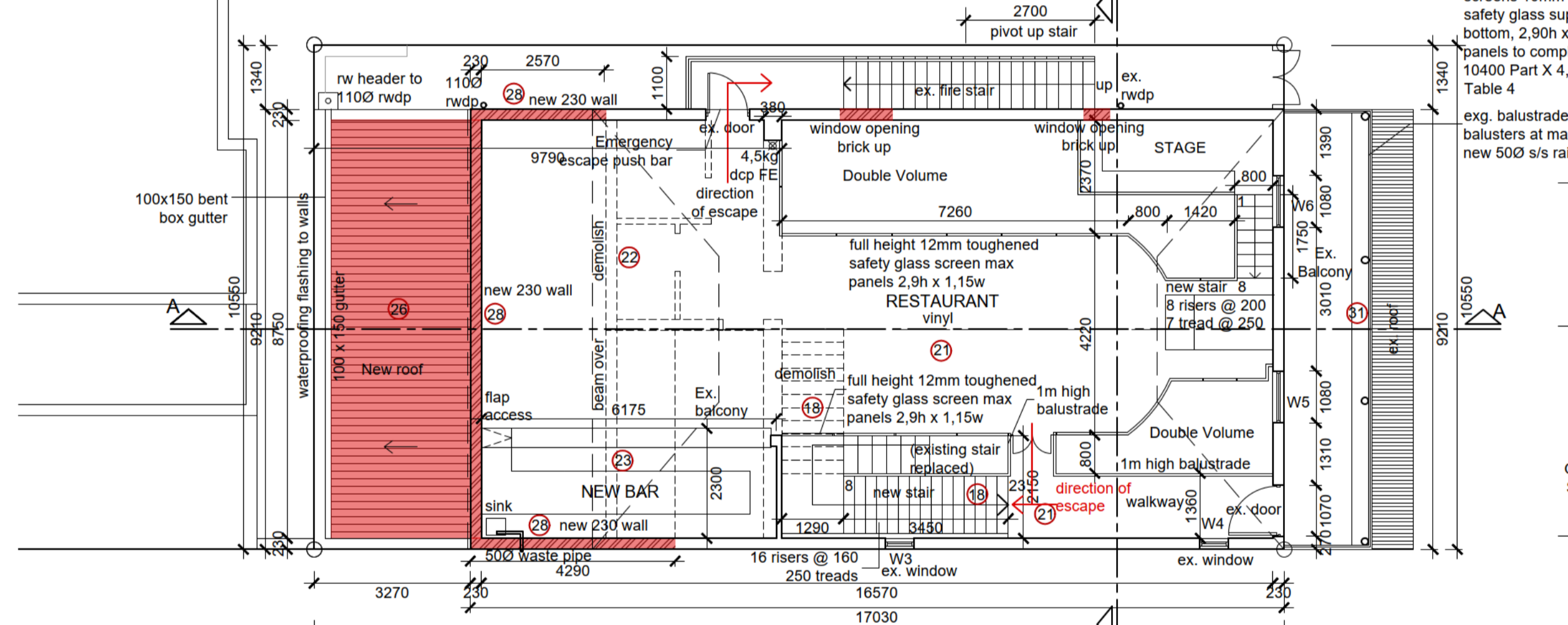


GENERAL NOTES

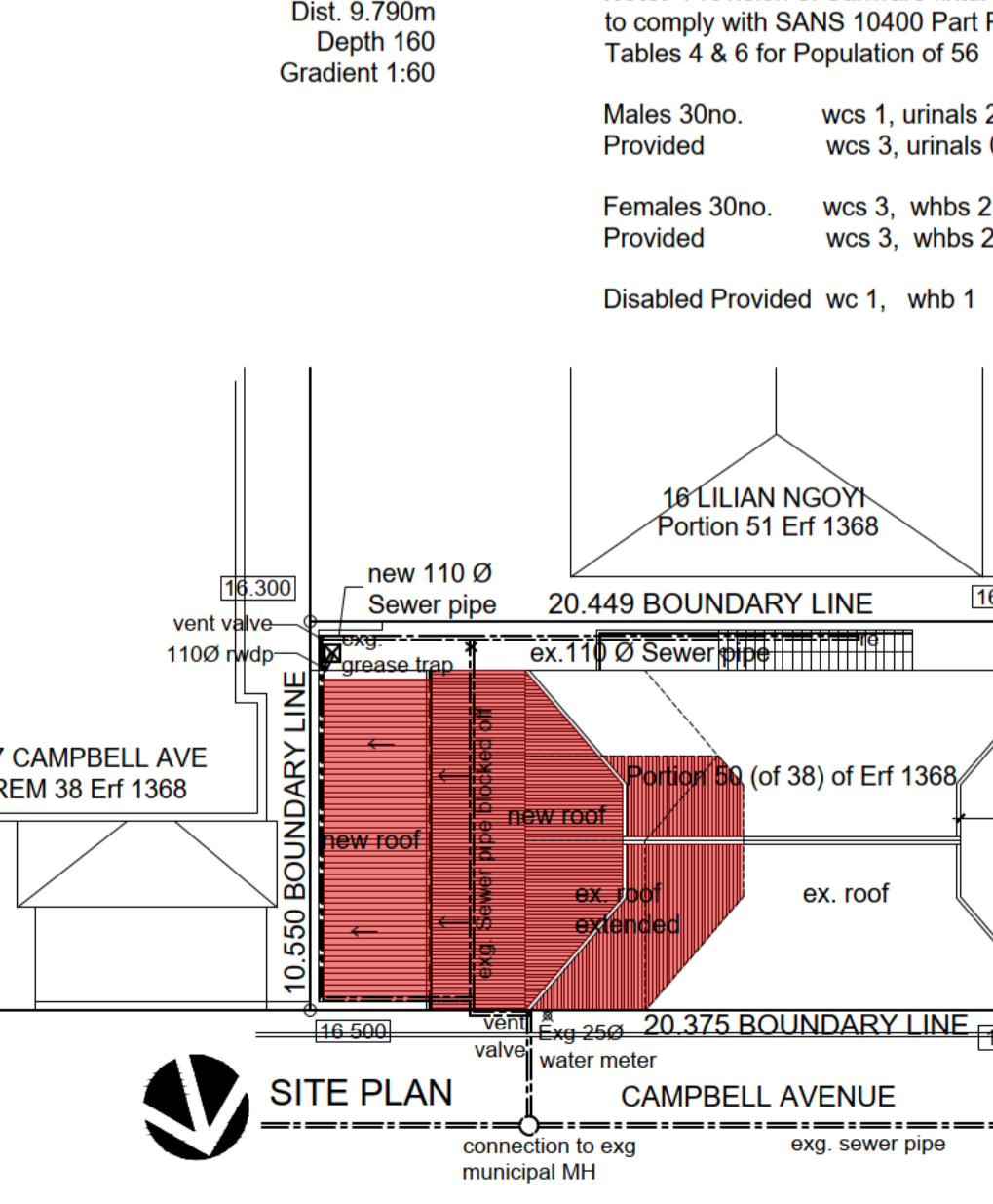
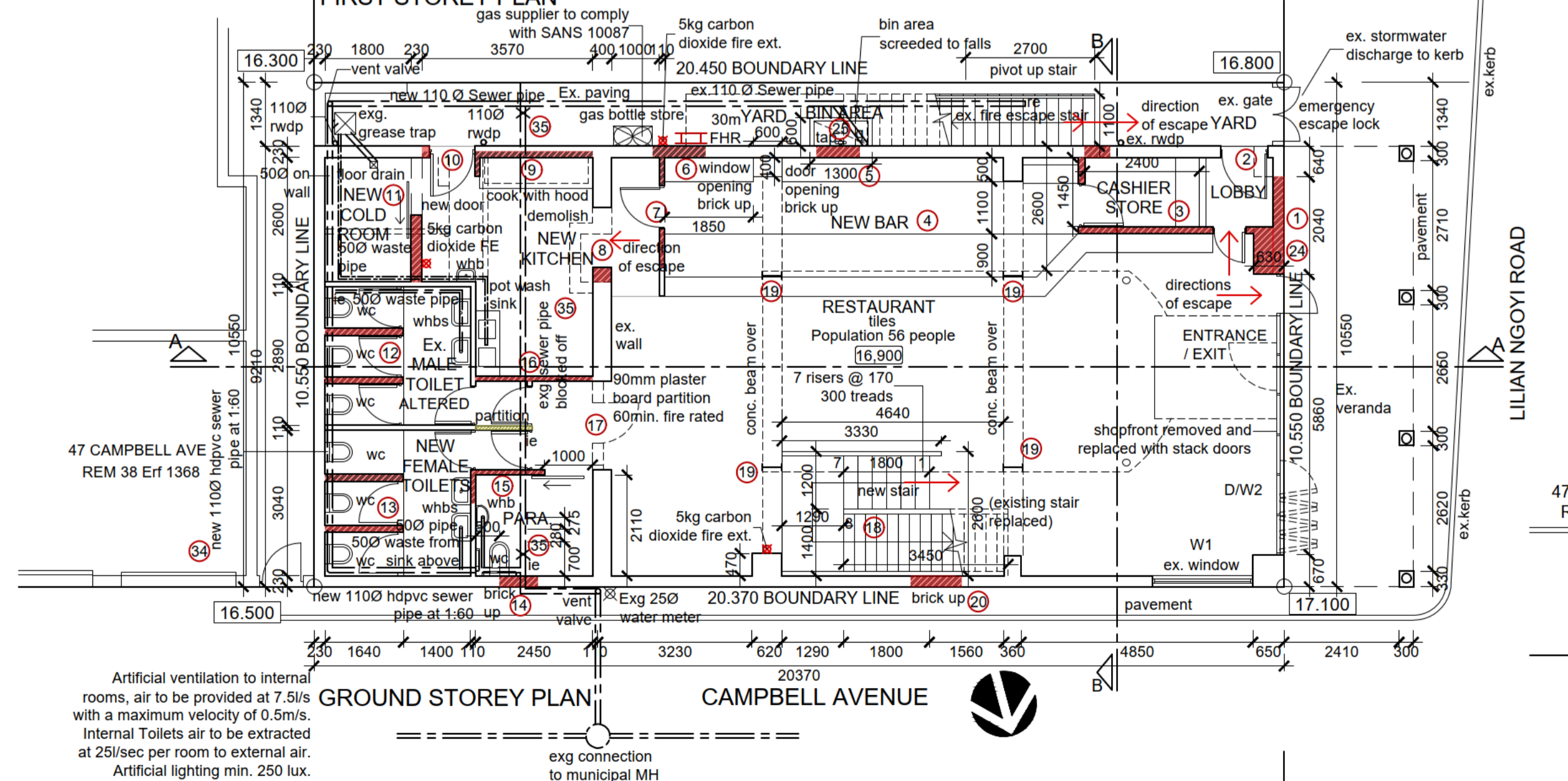
All applicable SANS 10400 Standards and NBR Regulations to be adhered to as a minimum standard.
 Surface beds, waterproofing and soil poisoning to Engineers detail/ & as required in Geotek Eng. report.
 Foundations and bases to Engineers detail
 Suspended concrete slabs to Engineers detail
 Reinforced concrete columns and beams to Engineers detail
 Walls & Lintels to comply with SANS 10400 Part K Walls & Form 1 Sched.B Duty 16 & Form 2. Section 3 Duty 16 all to Structural Engineers design.
 Floor Finish in bathrooms & Kitchens to comply with SANS 10400 Part J Floors 4.2 Water-resistant floors 4.2 a. constructed at concrete-SANS 2001-CC1 & 4.2.b with an impervious material laid on top. Porcelain tiles.
 Glazing to comply with SANS 10400 Part N 4.2.5, 4.4.1, 4.4.2
 All doors external & internal & side lights below 500 above fl to have 6,0mm toughened safety glass.

SOIL AND WASTE DRAINAGE
 The installation shall comply with the requirements of SANS-10400 Part P and 0252-2 : 2004
 All Sanitary ware fittings to be trapped and / or vented, vent stacks and valves to Local Authority Requirements.
 All bends and junctions to have an inspection eye.
 Pipe work under buildings, driveway and parking areas to be ribbed upvc hd with hd pipe fittings
 Sewer pipes under building to be encased in concrete.
 All new manholes & rodding eye depths to be confirmed on site

WATER INSTALLATION
 The installation shall comply with the requirements of SANS 10400 and 0252-1:1994
 - All hot water supply pipes to be lagged with 1.0 r.value insulation.
 - The cold water inlet to the heating cylinder shall be insulated for at least 1m from point of entry into the cylinder.
 - The hot water cylinder shall be insulated with a minimum 2.0 r-value insulation.



- RECTIFICATIONS**
- portion of shopfront opening brick up
 - new side door added
 - new walls added, Cashier Store
 - bar fittings added
 - door opening brick-up
 - window opening brick-up
 - new wall added with door to Bar
 - partial original external wall removed and brickwork added
 - single skin of brickwork added to wall
 - new door added in external wall
 - new cold room added with brickwork
 - brickwork added to existing toilets, new Male Toilet
 - ex. Store converted to Female toilets
 - opening brick up
 - Yard enclosed, converted to new Paraplegic toilet
 - new wall to Kitchen
 - part of ex. wall removed
 - ex. stair replaced with new stair
 - steel I section columns added
 - door opening brick-up
 - floor slab cut away and full height safety glass added
 - existing walls demolished
 - fit Bar added
 - Timber paneling to front facade (west) removed and wall plastered & painted
 - Bin Area added
 - Lean to roof over toilets added
 - New hdpcv sewer pipe
 - Exg sewer pipe blocked off



FIRST STOREY PLAN

- New rc slab
- New External wall set in 3.270 from boundary
- New lean to roof
- s/s rail added above veranda balustrade
- Timber paneling to balustrade removed
- Signage to be re-instated on clear parapet panels
- Roof to Restaurant extended

AREA SCHEDULE

Site Description	Portion 50 (of 38) of Erf 1368 Durban
Area	215 m ²
Zoning	Special Zone 10, Grade 2 Heritage Site.
FAR	Permissible, 0,8
PROPOSED FAR	172 m ²

PROPOSED FAR	EXISTING FAR
Ground Storey	133 m ²
First Storey	112 m ²
Outbuilding	31 m ²
PROPOSED FAR	276 m²
Ground Storey	23 m ²
First Storey	-5 m ²
Total FAR	294 m²

COVERAGE	PERMISSIBLE (50%)
PROPOSED COVERAGE	108 m ²
EXISTING COVERAGE	164 m ²
ADDITIONAL COVERAGE	23 m ²
TOTAL PROPOSED COVERAGE	187 m²

NO PARKING PROVIDED

HEALTH AND SAFETY NOTES
 LIGHTING AND VENTILATION TO COMPLY WITH SANS 10400 PART O
 Artificial ventilation to internal rooms, air to be provided at 7.5/s with a maximum velocity of 0.5m/s.
 Internal Toilets air to be extracted at 25/sec per room to external air.
 Lighting to working areas, Offices and Meeting room min 500 lux
 Artificial lighting min. 250 lux.
 Safety glass to comply with SABS 10400 Part N.
 Balustrades to comply with Part M3, min height 1.0m.
 Balustrades to comply with SANS 10400 Part D.
 Public safety 4.2.2.4.2.3 & 4.2.3 & 4.2.4 balustrades min. 1m high balusters spacing not to exceed 100mm

KITCHEN NOTES AND FINISHES
 All electrical conduits and water supply pipes to be chased into walls
 Premises to be suitably rodent proofed
 Hot and cold water to be provided to all wash up facilities
 Lighting to kitchen to be min. 250 lux, other areas to be min. 160 lux.
 Walls to all food preparation areas to be tiled to min. 2.1m above FFL with oil based paint above.
 Floors to be ceramic tiled with epoxy grout
 Ceilings to be painted with dust proof paint

OCCUPANCY : A1

FIRE PROTECTION NOTES
 Fire protection to comply with NBR SANS 10400 Part T.
 4.5 Fire performance of elements & components.
 4.6 Fire resistance of divisional separating elements
 4.9 Partition walls & partitions
 4.13 Ceiling components
 4.14 Floor coverings
 4.15 Internal finishes
 4.16 Escape routes
 4.17 Escape doors
 4.23 Stairways & other changes in levels along escape routes
 4.27 External stairs
 4.30 Provision of Emergency lighting on escape routes
 4.31 Fire detection & alarm systems
 4.32 Provision & maintenance of fire fighting equipment & installations
 4.33 Water reticulation for fire fighting purpose
 4.34 Fire hose reels
 4.29 Marking & sign posting, illuminated
 4.37 Provision of portable fire extinguishers
 4.43 Air conditioning systems & artificial ventilation
 4.54 Access for fire fighting rescue
 4.55 Presumed, deemed to comply, fire resistance of building materials & components

PROJECT:
 Deviation to approved plan No. 009-03-17
18 LILIAN NGOYI ROAD
ADDITIONS & ALTERATIONS
TO RESTAURANT
 for
ROYAL PALM HOLDINGS (PTY)LTD
 on Portion 50 (of 38) of Erf 1368 Durban

SITE PLAN, PLANS,
SECTIONS & ELEVATIONS

SCALE - 1:100, 1:200
 DATE - 07-12-2021
 DWG. No. - 01919 / 01
 REV. No - DEV. C

Emmett : Emmett
ARCHITECTS
 362 LILIAN NGOYI (WINDERMERE) ROAD, DURBAN 4001.
 TEL (031) 312 6498, FAX (031) 303 5229 E-MAIL emmettarc@gmail.com

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