NOTES

GENERAL:

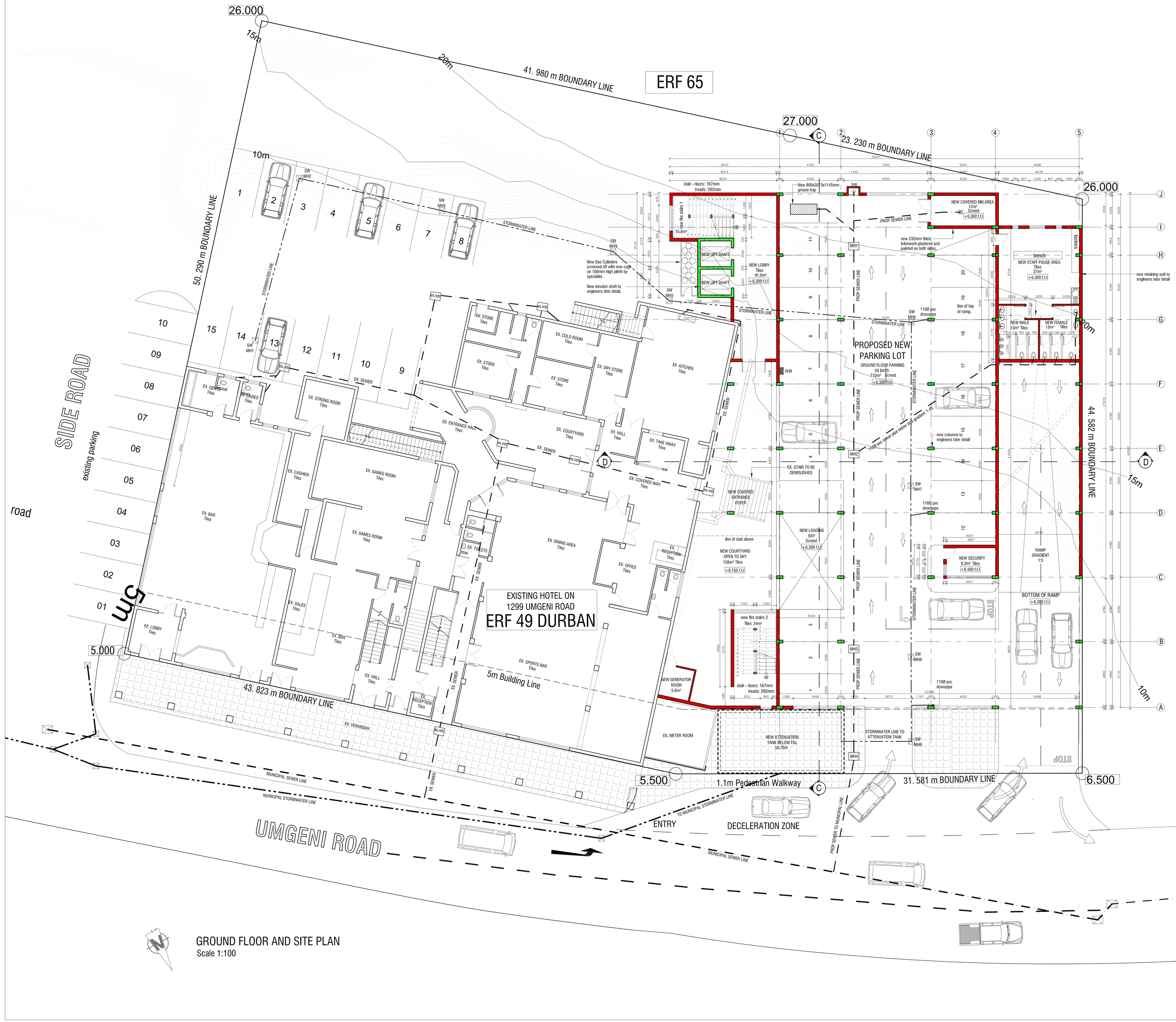
All work to comply with National Building Regulations and local bylaws
Written dimensions to be used, no drawing to be scaled off
All dimensions to be checked on site and discrepancies reported to author before any work is put in hand
All structural work to be to engineers design and specification
Building area on prepared building platform to be soil poisoned by specialist and certificate lodged with local authority
Contractor to call for all local authority inspections as and when required
Glazing to be carried out in accordance with Part N of the NBR
Waterproofing to be carried out by specialist

Roof certificate to be provided as required.
Electrical work to be carried out by a registered electrician
Brickforce to be laid every 4 courses and every course for 4 courses above opening
Consol Brikogrip 375mkron DPC to be used between surface bed and brickwalls, and at all windows taken from window
to below cill and min one brick course
Gunplas USB green 250mkron sheeting below surfacebeds, min 150mm laps, sealed with pressure sensitive tape
Agricultural drains to fall to be laid behind all retaining walls below lowest FFL
Weepholes to be left open every 4 bricks horizontally and every 4 courses staggered to garden retaining walls.
Gunplas Hyperfortic orange 1000mkron plastic sheeting behind retaining walls, min 150 laps sealed with pressure sensitive tape
Where an external retaining wall is more than 1000mm in height,
a 1000mm high balustrade to be provided
All excavation work to comply with Part G of SABS 0400
Extractor to be provided in any WC where no window is installed and to comply with SABS 0400
5% pentachlorophenol soil poison under all surface beds

DRAINAGE NOTES

* All drainage to comply with National Building Regulations and local bylaws
* All drainage to be carried out by a registered plumber
* Inspection eyes to be provided at all bends and junctions
* Invert levels of rodding eyes to be min 500mm below natural ground level
* All drains to be accessible for repair along entire length
* All soil and stormwater pipes to be min 100mm diameter
* All waste pipes to be fitted with reseal traps
* All wastes to sinks to be fed into grease trap
* Domestic water supply to be balanced
* Geysers to be high pressure geysers
* Where any pipe is taken below a surface bed or driveway, it is to be encased in min 100mm concrete
* All stub stacks to beffited with two way vent valves
* Open vent pipe to be provided at head of drain
* 1 X graden tap to be provided for bin area.
* Waste water pipes to be 50 diam PVC pipe

ROOF: Pitch- as shown. Steel roof structure to engineers later detail
WALLS: Two course of brickwork to be reinforced with brickforce in solid cement mortar joints at both window cill and wall plate levels. Plaster and paint.
STRUCTURAL ELEMENTS:
All r.c. slabs, stairs and retaining walls to engineers design and detail to be submitted to eThekwini Municipality prior to commencement.
GLASS:
All glass to comply with part N of N.B.R. Provide safety glazing to all sliding units.
FLOOR:
100mm concrete floor to be reinforced with BRC mesh on well compacted hard core till
Area to be soil poisoned.
PLUMBING, GUTTERS AND DOWNPIPES:
PVC Stormwater as indicated on site plan. All wast pipes to be 50mm PVC. All hot and cold water piping to be copper internally & externally. Supply to geyser will be 22mm all other plumbing to be 15mm. Provide IE'S to all bends & junctions
WINDOWS & DOORS
External doors and widows to be brown aluminium



GROUND FLOOR AND SITE PLAN
Scale 1:100

SCHEDULE OF AREAS	
ZONING	SPECIAL ZONE 1: HOTEL
SITE AREA	3446m²
HEIGHT RESTRICTION	25m
BUILDING LINES	
SIDE	NIL
REAR	NIL
STREET EDGE	5M
COVERAGE	
PERMISSABLE	N/A
EXISTING	1064m²
PROPOSED PARKING LOT	1104,8m²
PROPOSED GENERATOR ROOM	6.8m²
TOTAL PROPOSED COVERAGE	1110.6m²
TOTAL COVERAGE	2174,6m² (63%)
F.A.R	
PERMISSABLE	N/A
EXISTING	1899m² (0.55)
PROPOSED :	
GROUND FLOOR	327.2m²
FIRST FLOOR	89.4m²
SECOND FLOOR	81m²
THIRD FLOOR	81m²
FOURTH FLOOR	81m²
FIFTH FLOOR	944m²
ROOF FLOOR	42m²
TOTAL PROPOSED F.A.R	1645,6m² (0.46)
TOTAL F.A.R	3544,6m² (1.03)
CONSTRUCTION AREA	
GROUND FLOOR	1043,8m²
FIRST FLOOR	1101m²
SECOND FLOOR	1023m²
THIRD FLOOR	1023m²
FOURTH FLOOR	1023m²
FIFTH FLOOR	1053m²
ROOF FLOOR	519m²
TOTAL CONSTRUCTION AREA	6785m²
PARKING	
TOTAL PARKING BAYS REQUIRED	115 BAYS
EXISTING PARKING	15 BAYS
PROPOSED PARKING	112 BAYS
STREET PARKING	10 BAYS
TOTAL PARKING BAYS	137 BAYS

CHKD	REV.No:	REVISION	DATE

ISSUED FOR COMMENT

CLIENT NAME:

CLIENT SIGN:

DATE	08/11/2013	SCALE	1:100	PROJECT NUMBER	08-102
REVISION	01				

registered architect
DYLAN DEVER
PR. ARCH, BAS - UND, B.ARCH ADV - UND, ARCH - SACAP, KZNIA, SAIA
SACAP REG. : Pr. Arch 7373

DRAWING NUMBER 08-102-SD001 A0

DRAWN BY I.REY TECHNICAN

DRAWING
GROUND FLOOR AND SITE PLAN, SCHEDULE OF AREAS

PROJECT
PROPOSED NEW ADDITIONS TO EXISTING HOTEL FOR MR Y. D. MOODLEY AT
1299 UMGENI ROAD.
ERF 49
DURBAN.

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