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**GENERAL NOTES:**

- All general notes apply to all drawings, details, specifications & any supplementary information of contractual documents.
- When adding or deleting to the drawings, the contractor shall ensure that the building dimensions during the construction process. Please refer to the drawings for the correct dimensions and levels. All dimensions shall be in millimetres unless otherwise stated.
- The contractor is responsible for the means of access, sequencing of work and the safety of the work. Any arrangements to be reported in writing to the architect prior to construction of work.
- Drawings & specifications. Without approval in writing from the architect, the contractor shall not make any changes to the drawings or specifications.
- The contractor is responsible for compliance with all applicable SANS 10400 requirements and for the safety of the work. The contractor shall not be deemed to be responsible for the safety of the work.
- The contractor is responsible for all construction procedures & methodology being carried out & implemented in strict accordance with the latest editions of the relevant standards & specifications.
- The contractor is responsible for checking all opening sizes & vertical & horizontal positions prior to the construction, measurement & installation of the work. Any discrepancies are to be reported in writing to the architect prior to construction of work.
- The contractor is responsible for the provision of personnel for all construction & systems, to be trained & skilled in the relevant construction methods.
- All structure work to be designed, detailed, specified & supervised by the architect. The contractor is responsible for the construction of the structure work to be built from the architect's drawings and the ability to be certified by the structural engineer in compliance with the relevant standards & specifications.
- The architect is not responsible for the construction of the structure work.
- The architect is not responsible for the construction of the structure work.

REV	DATE	DESCRIPTION
01	2024/04/21	FOR INFORMATION ONLY
02	2024/04/21	FOR INFORMATION ONLY



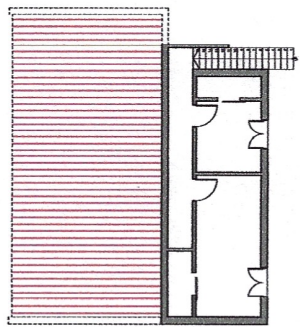
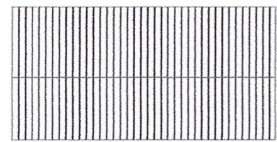
**THE BENJAMIN**  
**ADDITIONS AND ALTERATIONS**

FOR: Urban Line  
 Architect: Mark Newer

**FIRST FLOOR PLAN DEMO**

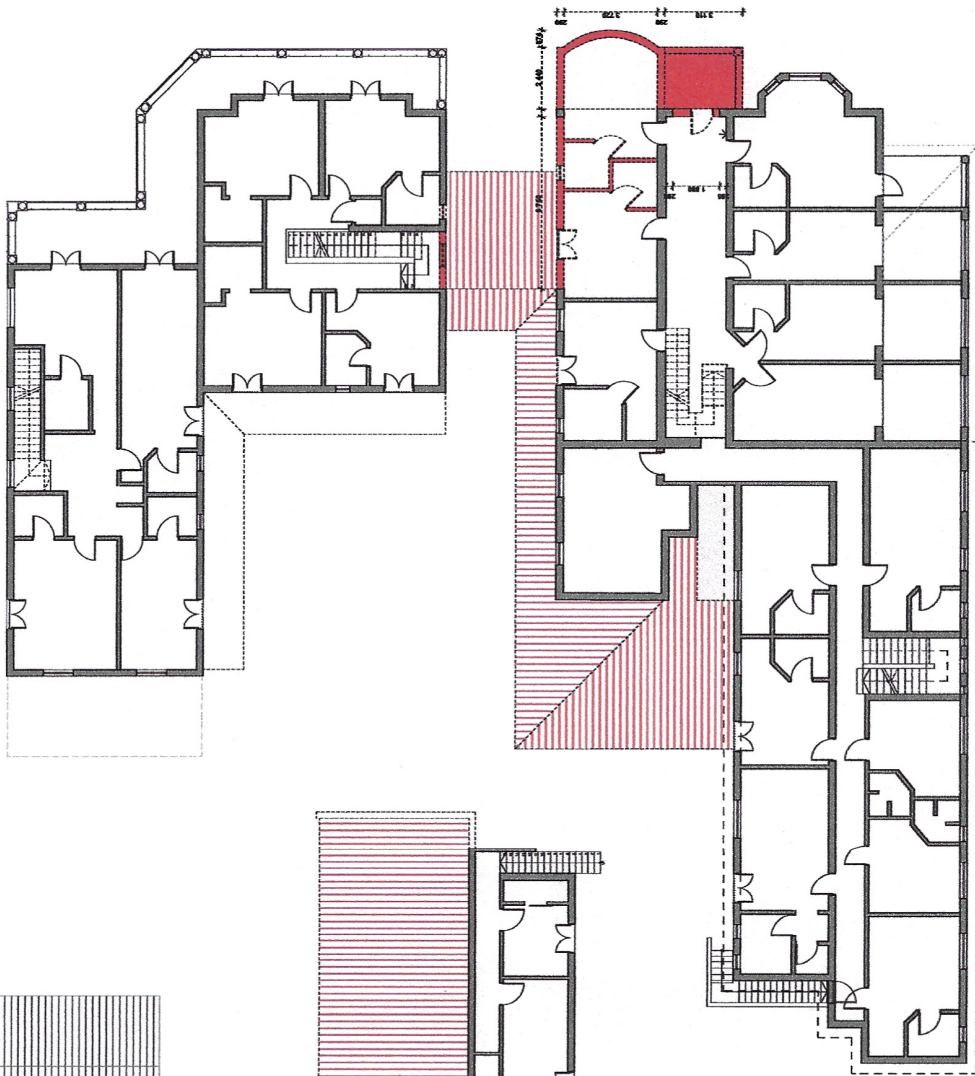
DATE: 2024/04/21  
 SCALE: 1:100  
 DRAWING NO: 445\_00 | T 00 GA 103 | 01

**DESIGNWORKSHOP**  
 94 Florida road 3, Durban | 4001 | South Africa  
 +27 (0)31 303 5191 | 6  
 +27 (0)31 303 5198 | 6  
 info@designworkshop.co.za



**KEY**

- EXISTING BRICKWORK
- DEMOLISH BRICKWORK
- DEMOLISH EXISTING STRUCTURE





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**GENERAL NOTES:**

1. All general notes apply to all drawings, unless specifically stated otherwise.
2. Supplementary information of technical specifications is to be provided by the client. The architect is not responsible for the accuracy of this information.
3. The contractor is responsible for the work on-site and for the safety of all workers. The contractor is responsible for the work on-site and for the safety of all workers.
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9. The contractor is responsible for the work on-site and for the safety of all workers. The contractor is responsible for the work on-site and for the safety of all workers.
10. All structural work to be designed, detailed, specified & approved by the structural engineer. The contractor is responsible for the work on-site and for the safety of all workers.
11. The contractor is responsible for the work on-site and for the safety of all workers. The contractor is responsible for the work on-site and for the safety of all workers.
12. Refer to project data sheet for comprehensive notes & specifications.

REV.	DATE	DESCRIPTION
00	21/01/21	FOR INFORMATION ONLY
01	22/04/21	FOR INFORMATION ONLY



**THE BENJAMIN  
ADDITIONS AND ALTERATIONS**

FOR: Urban Line

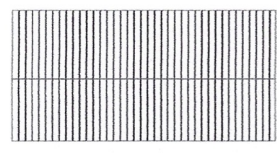
ARCHITECT: Mark Fowler

**FIRST FLOOR PLAN  
PROPOSED**

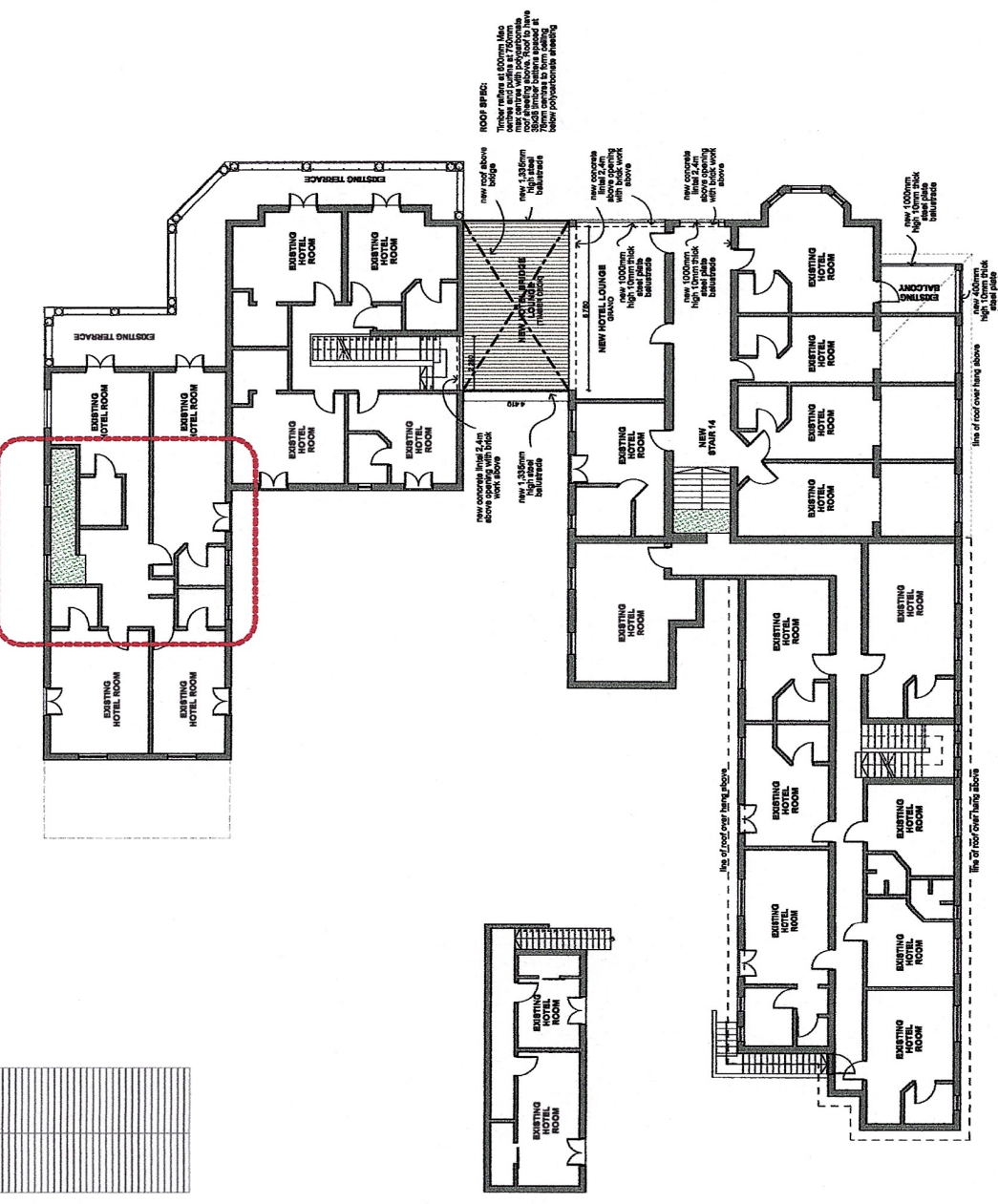
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**LAYOUT UNDER  
REVIEW**



**ROOMS TO BE  
RECONFIGURED TO ALLOW  
FOR ACCESS**





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**LOCAL AUTHORITY APPROVAL:**

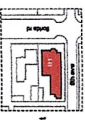
**WATERPROOFING GENERAL NOTES:**

1. All down pipes must terminate in a trap to be kept under all surfaces.
2. All roof drains must be installed in accordance with BS 5533 and BS 5534.
3. All roof drains must be installed in accordance with BS 5533 and BS 5534.
4. All roof drains must be installed in accordance with BS 5533 and BS 5534.
5. All roof drains must be installed in accordance with BS 5533 and BS 5534.
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9. All roof drains must be installed in accordance with BS 5533 and BS 5534.
10. All roof drains must be installed in accordance with BS 5533 and BS 5534.

**DRAINAGE & PLUMBING GENERAL NOTES:**

1. The drainage and plumbing shall be installed in accordance with BS 5533 and BS 5534.
2. The drainage and plumbing shall be installed in accordance with BS 5533 and BS 5534.
3. The drainage and plumbing shall be installed in accordance with BS 5533 and BS 5534.
4. The drainage and plumbing shall be installed in accordance with BS 5533 and BS 5534.
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8. The drainage and plumbing shall be installed in accordance with BS 5533 and BS 5534.
9. The drainage and plumbing shall be installed in accordance with BS 5533 and BS 5534.
10. The drainage and plumbing shall be installed in accordance with BS 5533 and BS 5534.

**LOCATION PLAN**



**KEY:**

- New masonry
- New steel
- New plaster + paint
- New concrete
- New glaze
- New wood
- To be demolished

**THE BENJAMIN**

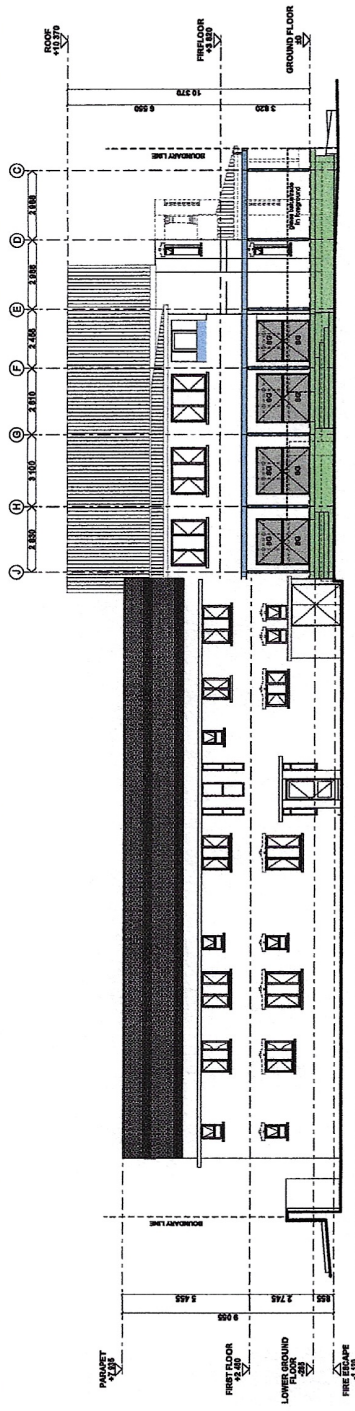
**ADDITIONS AND ALTERATIONS**

FOR: Urban Line  
ARCHITECT: Mark Jones

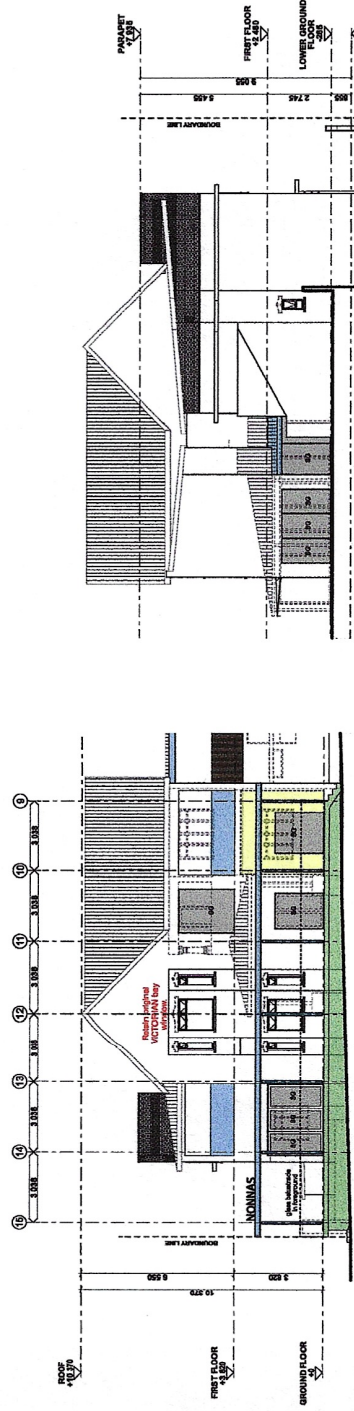
**BUILDING 01 ELEVATIONS**  
DATE: 11/2024  
SCALE: 1:100

**DESIGNWORKSHOP**

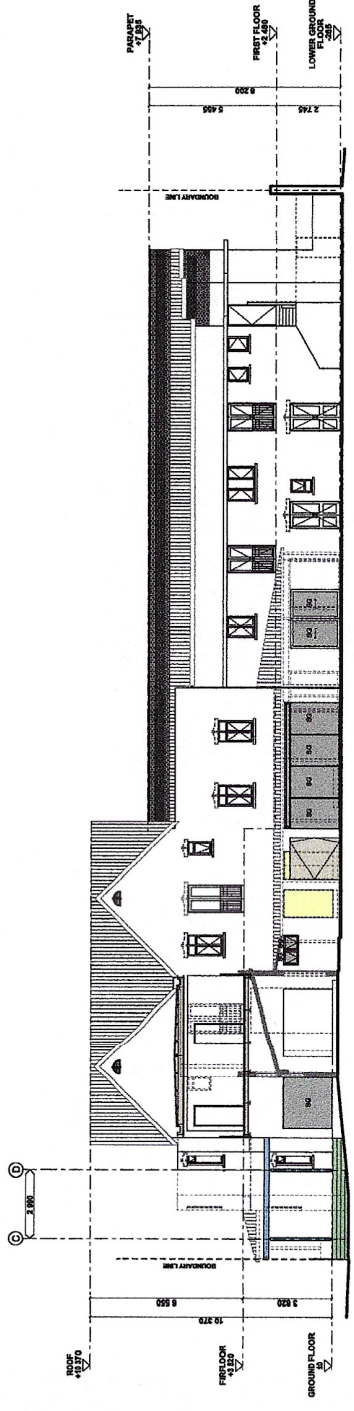
94 Flaxfield Road, L. Thurston, L. Norwich, Norfolk  
+27 (0)133 303 5191  
+27 (0)133 303 5198



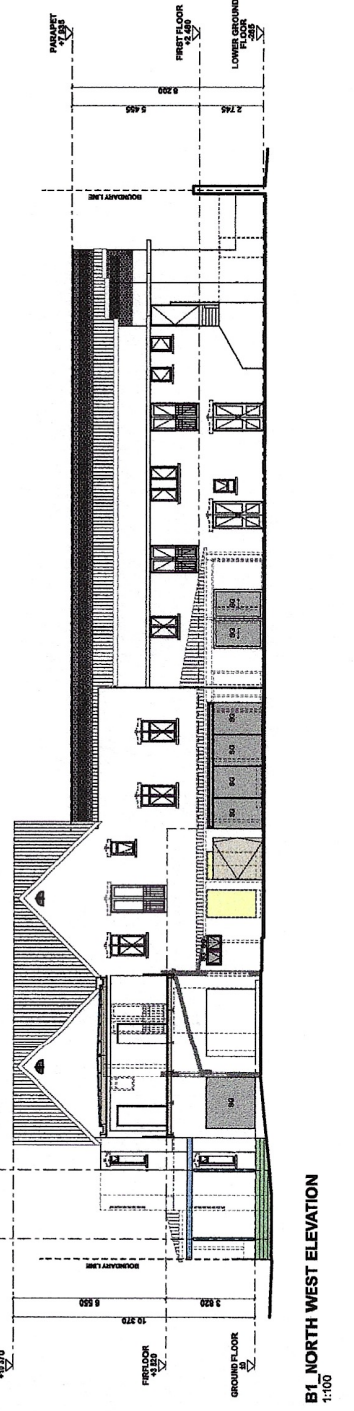
**B1 SOUTH EAST ELEVATION**  
1:100



**B1 SOUTH WEST ELEVATION**  
1:100



**B1 NORTH EAST ELEVATION**  
1:100



**B1 NORTH WEST ELEVATION**  
1:100

- GENERAL NOTES:**
1. The contractor is responsible for the water supply complying with BS 5533 and BS 5534.
  2. All the construction shall be in accordance with BS 5533 and BS 5534.
  3. All the construction shall be in accordance with BS 5533 and BS 5534.
  4. All the construction shall be in accordance with BS 5533 and BS 5534.
  5. All the construction shall be in accordance with BS 5533 and BS 5534.
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  8. All the construction shall be in accordance with BS 5533 and BS 5534.
  9. All the construction shall be in accordance with BS 5533 and BS 5534.
  10. All the construction shall be in accordance with BS 5533 and BS 5534.

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**LOCAL AUTHORITY APPROVAL:**

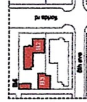
**WATERPROOFING GENERAL NOTES:**

1. All water proofing must comply with BS 6120: Part 1.
2. All water proofing must be applied to all external walls, floors, and roofs.
3. All water proofing must be applied to all external walls, floors, and roofs.
4. All water proofing must be applied to all external walls, floors, and roofs.
5. All water proofing must be applied to all external walls, floors, and roofs.
6. All water proofing must be applied to all external walls, floors, and roofs.
7. All water proofing must be applied to all external walls, floors, and roofs.
8. All water proofing must be applied to all external walls, floors, and roofs.
9. All water proofing must be applied to all external walls, floors, and roofs.
10. All water proofing must be applied to all external walls, floors, and roofs.

**DRAINAGE & PLUMBING GENERAL NOTES:**

1. All drainage and plumbing must comply with BS 6800: Part 1.
2. All drainage and plumbing must be applied to all external walls, floors, and roofs.
3. All drainage and plumbing must be applied to all external walls, floors, and roofs.
4. All drainage and plumbing must be applied to all external walls, floors, and roofs.
5. All drainage and plumbing must be applied to all external walls, floors, and roofs.
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**LOCATION PLAN**



**KEY:**

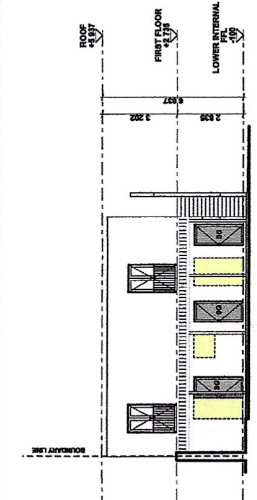
- New masonry
- New brick
- New plaster + paint
- New concrete
- New glass
- New wood
- Existing
- To be demolished

**THE BENJAMIN**

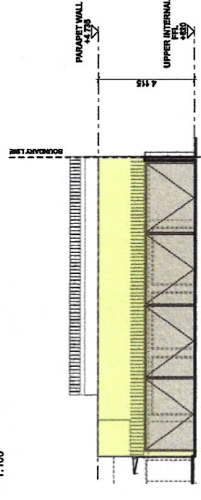
**ADDITIONS AND ALTERATIONS**

FOR: Ulfen Lites  
 ARCHITECT: macteach  
 BUILDING 02.03.04  
 ELEVATIONS  
 SHEET: 01  
 DATE: 22/08/14  
 SCALE: 1:100  
 PROJECT: 445.00 IM 00 GN 507.00  
 DESIGNWORKSHOP

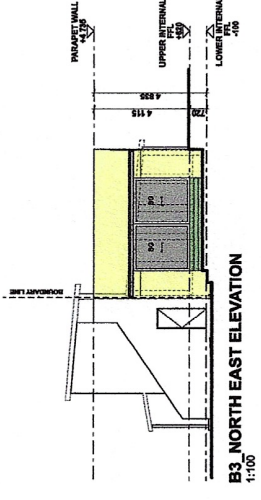
GENERAL NOTES:  
 1. Mechanical lighting and ventilation to be installed (MVC) and highlighted.  
 2. All work to be completed in accordance with BS 6800: Part 1.  
 3. All work to be completed in accordance with BS 6800: Part 1.  
 4. All work to be completed in accordance with BS 6800: Part 1.  
 5. All work to be completed in accordance with BS 6800: Part 1.  
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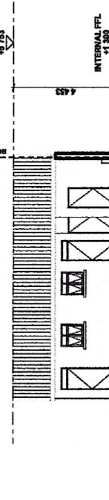
**B3 SOUTH EAST ELEVATION**  
1:100



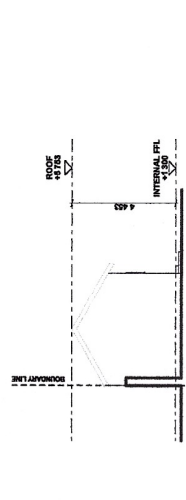
**B3 NORTH WEST ELEVATION**  
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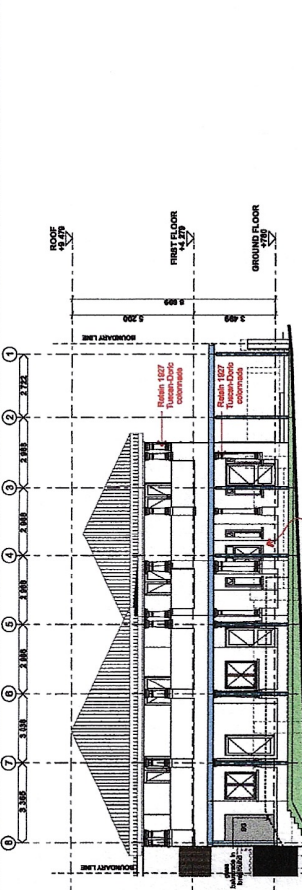
**B3 NORTH EAST ELEVATION**  
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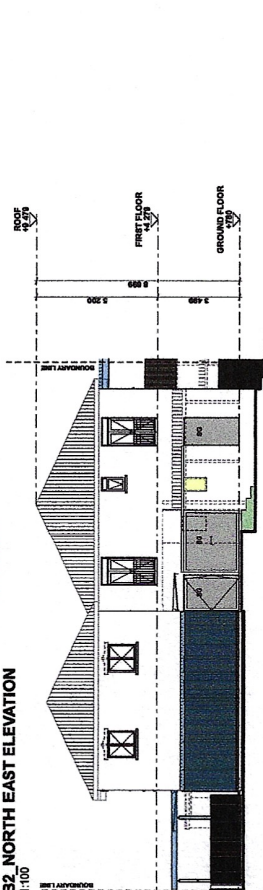
**B4 NORTH EAST ELEVATION**  
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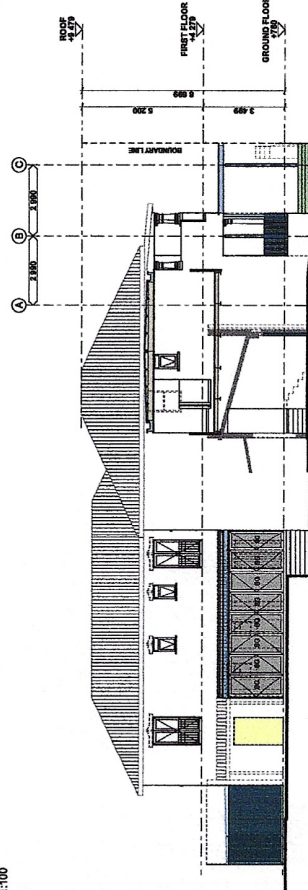
**B4 SOUTH EAST ELEVATION**  
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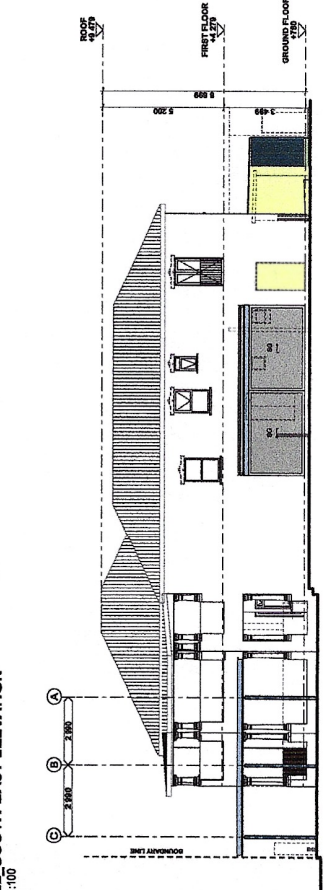
**B2 SOUTH EAST ELEVATION**  
1:100



**B2 NORTH EAST ELEVATION**  
1:100



**B2 SOUTH WEST ELEVATION**  
1:100



**B2 NORTH WEST ELEVATION**  
1:100