

**BOARDROOM** 

STRONG

ROOM

9.4m<sup>2</sup>

EX.

RECEPTION

27m<sup>2</sup>

Tx PLANNING

**GROUND STOREY PLAN LAYOUT** 

**SCALE 1:100** 

demolished.

EX. BILLING

ACCOUNTS

**KEY/ SYMBOLS AREA SCHEDULE NEW WALLS** SITE AREA PERMITTED COVERAGE (N/A) PERMITTED FAR EXISTING WALLS WALLS DEMOLISH EXISTING FAR: GROUND STOREY **EXISTING COVERAGE:** PROPOSED FAR: FIRST STOREY PROPOSED COVERAGE: TOTAL FAR: ZONING:

1053.00m<sup>2</sup> 5265.00m<sup>2</sup> 369.20m<sup>2</sup> 355.00m<sup>2</sup> 724.20m<sup>2</sup>

GROUND STOREY OFFICE SPACE 156.00m<sup>2</sup> FIRST STOREY OFFICE SPACE TOTAL AREA REQUIED PARKING FOR MEDICAL - 6 BAYS/ 100m<sup>2</sup> PARKING BAYS PROVIDED IPTN Mixed Use 1

PARKING SCHEDULE

318.00m<sup>2</sup>

- 15 Bays +

6m x 4m BAKKIE LOADING

6m x 4m BAKKIE LOADING

ELECTRICAL SCHEDULE Distribution Board Light switch Light bulb

4,307 3,660 100<sub>//</sub> W22-T2 W21-T2 W20-T1 W19-T1 **ABLUTIONS** VERANDAH <u> 850 <sub>||</sub> 850 <sub>||</sub> 850 <sub>||</sub> \1,657</u> CLASS ROOM Artificial lighting @ IVI CLINIC MANAGEF Air to be Extracted 25L per second. (W23-W28) 100 CIRCULATION AREA Artificial lighting @ W17-T3 EXEC Air to be Extracted @ 25L per second. OFFICE ABLUTIONS FEMALE Aluminium PHARMACEUTICAL shop front. STORE DOUBLE CSSD PLAYING **VERANDAH** 8,3m<sup>2</sup>9 8 7 6 5 4 3 2 1 10m<sup>2</sup> AREA Riser = 170mm Tread = 300mm **CIRCULATION AREA** Width = 2.30m to comply to Sans 10400 part "M" DOCTORS LOUNGE W30-T6 ROOM 1 ROOM 2 ROOM 3 ROOM 4 ROOM ! 200 j. 2,728 100 j. 2,720 100 j. 2,720 100 j. 2,720 100 j. 2,720 100 j.

# FIRST STOREY PLAN LAYOUT **SCALE 1:100**

22,682

# CONSTRUCTION NOTES:

**ABLUTIONS** 

EX. FEMALE

**ABLUTIONS** 

Riser = 170mm

Tread = 300mm

Width = 2.30m

**ENTRANCE** 

to comply to Sans 10400

2.8m<sup>2</sup>

1. This drawing is to read in conjunction with the engineer's drawings, the electrical layout, the key to the electrical layout and the schedule of finishes.

# **B. BYLAW REQUIREMENTS**

All building work and any plumbing and drainage installations must be carried out by the contractor in accordance with the National Building Regulations and Building Standards Act No 103 of 1977 and ammendments.

C. CODES OF PRACTICE AND MANUFACTURERS SPECIFICATIONS All work shall be carried out in accordance with SANS and NBR standards and Codes of Practice and or manufacturers specifications or recommendations except in so far as such specifications etc do not conflict with any ByLaw.

### D. LIGHTING AND VENTILATION to comply with Part O of SANS 10400.

Rodent proofing to comply with public health regulations R1441 of 23/09/66.

1. Surface beds to be 100mm concrete of mix not weaker than 1:3:6 by volume, reinforced with 6mm diametre GMS rods at 300 centres both directions or equal mesh 2. Surface beds to be laid on Gundle UFS green membrane on ground poisoned by specialist to SABS requirements.

# M. WALLS:-

1. To be built strictly in accordance with professional structural engineer's details under his supervision. 2. Finish to be plastered unless otherwise noted.

F. DRAINAGE:-1. The contractor is required to ensure that the local authority installs necessary stormwater and/or sewer connections before drainage work commences. It is thereafter the contractor's responsibility to ensure adequate falls to these connections.

EX.

PRACT MANG

Walls to be

demolished.

EX. ROOM 2

STORE ROOM

EX. CIRCULATION 4,5kg FE

BOM FHR EX. CIRCULATION

EX. ROOM 1

ROOM 6

ROOM 5

X-RAY ROOM

EX.

NURSES

LOUNGE

EX.

STORE ROOM

EX.

LAB MILLING

ROOM

12m²

3,668

EX. CSSD ROOM

2. Approval for the siting of septic tank and/or soakpits together with any percolation tests which may be required is to be obtained from the local authority by the contractor before commencing any building work. 3. The contractor is responsible for ensuring that stormwater damage to the work

in progress or the neighbouring properties does not occur during construction and that the surface water drainage is adequate. 4. All sanitary fittings to be trapped and/or vented to local authority requirements.

5. All bends and junctions in drains to be provided with inspection eyes at 26m centres. 6. Adequate access panels to be fitted in all ducts over inspection eyes.

# **G. DOORS AND FRAMES:-**

1. External frames to be Aluminium. (Refer to Schedule) 2. Internal frames to be hardwood. (Refer to Schedule)

3. External doors to be Aluminium. (Refer to Schedule)

4. Internal doors to be flush panel semi hollow core faced in. 5. Doors in timber to be provided with 1 pair(internal) and 1.5 pairs(external) 100mm brass butt hinges and lockset.

H. WINDOWS:-1. Windows to be natural anodised 25's section aluminium and sealed. 2. All glass exceeding 1 Sq.m in area on any door or window and any glass within 300mm of the floor shall be safety glass

# WATER RETICULATION

complying with NBR NN3.

 all underground piping HDPE - all surface and internal piping copper, water supply to comply with TT33

1. All glazing is comply with the SANS 10400 part 'N' and NBR

# 2. Glazing to bathrooms and WC's to be in obscure glass.

# J. SITING AND EXCAVATIONS:-

1. All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.

2. Contractor is to check all dimensions and levels before commencing work and report any discrepancies to drawing service.

3. Contractor is to confirm and ensure correctness of floor and entrance levels physically

on site with local authority inspector before commencing work. 4. If the site is found to contain clay, shale, ground water or any other suspect soil

condition, then all foundations are to be to professional engineer's details and built under his supervision.

5. All foundations to be taken to hard, virgin ground. No back filling over excavated areas will be permitted. Foundation depths to be determined on site.

# K. WALLS:-

1. Two courses of brickwork to be reinforced in with brick-force. Solid cement mortar joint below wallplate level, above window head level and below window cill level. 2. Unplastered external walls to be bagged and bitumen painted between skins.

3. All brickwork below ground level to be bricks recommended for the purpose by the 4. Gundle 'brickgrip' DPC's to be provided over all slabs, under all cills, parapets and elsewhere as required by the local authority and in accordance with NBR and window

6. Two vermin-proofed airbricks to be provided in the external walls of all habitable rooms.

# 5. Galvanised steel coil outguards, lapped and soldered at joints to be to local authority

\*Soil under all covered areas including foundation trenches to be brickgrip minimum 150mm above ground.

# **FLOOR CONTSRUCTION, AND FOUNDATIONS**

\*foundations taken down to solid founding all to engineers detail. surface mesh: mesh reinforced concrete on 250 microns gunplas usb sabs damp proof membrane underlay, membrane to be turned around the perimeter for full thickness of slab. 25mm screed required for floor

All levels and dimensions to be checked on site before work commerces natural ground level in approx. position only. Written dimensions to be taken in preference to scaling. All structural requirements, slabs and staircases to enginneers specs. No walls or foundations to enroach over boundary. Three course brickwork to provide with brickforce.

DPC where necessary. 5% soil poison under all surface bed and driveways 0. minimum 2 air bricks per room.

1. Cut banks as required on drawing to be in level with FFI. 2. Firedoor to be 40mm solid hardwood with 25mm rebate

PC lintols to be provided over all doors and windows AG and

3. handrails to be provided where vertical drop exceeds 1m 4. Indicate size and position of water meter and connection.

5. All finishes to match existing. 6. Cold water supply 20mm o polycop cold water pipe to dwelling. 7. All materials should be of quality as well a stamp of SABS stamp

8. Duct surface must be finished of with vinyl tiling (150x150).

# DPC,ANTGUARD,SOIL POISONING

poisoined, chlordane poison by specialist applicator. dpc to be gunplas

**B1. ROOF CONSTRUCTION:** 

**HEALTH NOTES:** 

TO BE 45 DEGREES

**GLAZED TILES** 

**GENERAL NOTES** 

REGULATIONS

DRAINAGE NOTES

encased in concrete

duct tape.

specialists

permissible R-Value of 1.0

BE TILED TO FULL HEIGHT

STEEL WITH 100MM HIGH UPRIGHT

14. MECHANICAL VENTILATION:

TO BE MINIMUM 600 WIDE & 200 THICK

4. 2 A.B.'S TO EACH URINAL & SHOWER

11. PREMISES TO BE MADE RODENT PROOF

SATISFACTION OF THE HEALTH DEPARTMENT

ALL WATER PIPING & ELECTRICAL CONDUCTING TO BE CONCEALED IN

2. ALL EQUIPMENT INCLUDING FRIDGES & FREEZERS TO BE PEDESTAL

3. FLOORS OF PREPARATION AREA, WASH-UP, SERVERY, TAKE AWAY &

W.C.'S TO BE NON-SLIP CERAMIC TILES WITH 3MM EPOXY GROUTING

4. A SPACE OF 100MM TO BE ALLOWED BETWEEN WASH-UP SINKS &

5. ALL WINDOW SILLS & TOPS OF WALLS NOT EXTENDED TO CEILING

6. WALL SURFACES IN PREPARATION AREA; WASH-UP & SERVERY TO

8. A SUPPLY OF HOT & COLD WATER AT ALL WHB'S & WASH-UP SINKS 9. WALL SURFACES BEHIND & ABOVE ALL WHB'S TO BE COVERED WITH

10. ALL TABLES & OTHER WORKING SURFACES TO BE OF STAINLESS

12. ALL WORK TO BE DONE IN A WORKMANLIKE MANNER & TO THE

13. ALL ELECTRICAL CONNECTING CABLES TO BE PVC ENCASED

(i) HABITABLE AREAS: FRESH AIR TO BE SUPPLIED AT A RATE OF 7,5L/S/PERSON. AIR TO BE EVENLY DISTRIBUTED THROUGHOUT ALL

HABITABLE AREAS AND THE VELOCITY IS NOT TO EXCEED 0.5M/S

(ii) KITCHENS: FRESH AIR SUPPLIED AT A RATE OF 17,5L/S/PERSON

KITCHEN AND THE VELOCITY IS NOT TO EXCEED 0.5M/S

(COMMERCIAL). AIR TO BE EVENLY DISTRIBUTED THROUGHOUT THE

(iii) WATER CLOSETS: AIR TO BE EXTRACTED TO EXTERNAL AT A RATE

OF 20L/S/PERSONPER FITMENT (COMMERCIAL/INDUSTRIAL PREMISES)

1. EXTERNAL WALLS TO COMPLY WITH N.B.R. 110 WALL FOUNDATIONS

1. All drainage to comply with National Building Regulations and local bylaws

4. Invert levels of rodding eyes to be min 450mm below natural ground level

11. Where any pipe is taken below a surface bed or driveway, it is to be

be insulated with Think Pink Insulation, to a minimum R-value of 2.15

3. At least 50% of hot water to be heated by solar panels, installed by

4. All new hot water pipes exposed on the outside to be insulated to a

5. The distribution Board to be fitted with the timers switches for a new and

6. All gaps on doors and window openings to be properly sealed for energy

7. The rainwater must be harvested into relevant tanks for irrigation to new

houses, to a later detail by the owner and the contractor's agreement

1. Roof space over the entire building (existing and new proposed additions) to

2 .Geyser for new and existing bathrooms to be installed horizontally and be

wrapped with grass wool blanket – Isover's 50mm thick flexible foil faced, non-

combustible, light weight with permissible R-value of 1.25, sealed edges with

2. CANOPY & EXTRACTION DUCT TO COMPLY WITH ALL LOCAL

3. ALL LIGHTING & VENTILATION TO S.A.N.S. REQUIREMENTS

5. 2 A.B.'S OVER EACH FANLESS DOOR OR WINDOW.

2. All drainage to be carried out by a registered plumber 3. Inspection eyes to be provided at all bends and junctions

5. All drains to be accessible for repair along entire length

12. All stub stacks to befitted with two way vent valves

13. Open vent pipe to be provided at head of drain

6. All soil and stormwater pipes to be min 100Ø

7. All waste pipes to be fitted with reseal traps

8. All wastes to sinks to be fed into grease trap

9. Domestic water supply to be balanced

10. Geysers to be high pressure geysers

14. All waste pipes to be 50Ø upvc

7. STORE ROOM TO BE EQUIPPED WITH FREE STANDING METAL

SHELVES RAISED 250MM ABOVE FLOOR ON METAL LEGS

TYPE OR MOUNTED ON LEGS 250MM ABOVE FLOOR LEVEL.

WALLS OR EMBEDDED IN THE FLOOR SURFACES

GRADED & DRAINED TO GULLY.

CONCRETE ROOF TILES, EACH NAILED DOWN WITH A 28mm ø COPPER CLOUT HEADED NAIL (HEAD 8,6mm ø, 65mm LONG TO ALLOW FOR MIN 25mm PENETRATION INTO 30X38mm SA PINE (SABS 653) BATTENS AT MAX 320mm C/C (MIN 100mm HEADLAP FOR TILES) SKEW NAILED DOWN WITH 4mmø (HEAD 10mmø , 100mm LONG WIRE NAIL ON SISALATION 420 LAID WITH MIN 150mm OVERLAP ON SABS 0163 APPROVED GANGNAIL TYPE ROOF TRUSSES AT MAX 760mm C/C WITH BRACING (SABS 0163 CLAUSE 6&7) AND TIED DOWN WITH 1,6X32mm GALVANISED HOOP IRON, POSITIONED DIRECTLY BELOW TRUSS POSITION, BUILT 750mm INTO BRICKWORK OR EMBEDDED 300mm DEEP INTO CONCRETE OR WRAPPED AROUND BOTTOM LAYER OF REINFORCING IN A REINFORCED CONCRETE BEAM AND WRAPPED OVER TRUSS AND FIXED WITH FOUR 2,8mmø GALVANISED CLOUT HEADED NAILS (HEAD 8,6mmø) 40mm LONG 38X50mm SA PINE (SABS 653) TILING BATTEN. 114X38mm SA PINE (SABS 563) WALL PLATE. WHERE TRUSS DIRECTION CHANGES AT HIPS OR VALLEYS, SKEW NAIL 38X75mm SA PINE (SABS 563) NAGGINGS BETWEEN TIE BEAMS TO TAKE CEILING BRANDERING BELOW. APPROVED NYLON STORM CLIP WITH 2,8mmø (HEAD 8,6mmø) 65mm LONG CLOUT HEADED NAIL TO EACH TILE. DISTANCE FROM RAFTER APEX TO TOP BATTEN NOT EXCEED 25mm. EXPOSED RAFTER ENDS AND BATTENS TO BE TREATED ACCORDING TO FINISHING SCHEDULE ON ALL SIDES

**ENERGY EFFICIENCY IN BUILDINGS:** 

ORIENTATION & SHADDING EXTERNAL WALLS, FENESTRATION, ROOF ASSEMBLY, FLOORS HEATING, SERVICES THAT USE ENERGY & HOT WATER SYSTEMS MUST ALL COMPLY & IF NOT IT MUST COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 204.

BEFORE COVERING WITH ROOF FINISH OR INSUATION

LIST OF REVISIONS NO. DATE REVISION DESCRIPTION

61 Maginase street J1475 Esikhawini (f) 086 762 3931 muzi@msarchitek.com MS ARCHITEKTUR + PARTNERS

PROJECT INFORMATION: PROJECT DESCRIPTION:

PROJECT NAME MTAMBO MEDICAL CENTRE

CADASTRAL LOT 2357

> STREET ADDRESS 5 WINDSDOR ROAD, PINETOWN

CLIENT INFORMATION:

CLIENT/COMPANY NAME: MR & MRS MTAMBO

REPRESENTATIVE: HAPPY MTAMBO

CLIENT CONTACT: 079 892 9020

SIGNARURE:

DRAWN

**AUTHOR INFORMATION:** RESPONSIBLE PERSONEL.



PROFESSIONAL SENIOR ARCHITECTURAL

Brian S. Miya



esburg) on 13 Jun 2022

DRAWING INFORMATION:

AREA SCHEDULE, GROUND STOREY PLAN LAYOUT & SITE PLAN

DRAWING STATUS: FOR LOCAL AUTHORITY SUBMISSION SCALE: as shown DATE: 07 OCT 2022 PAGE SIZE: A1 CLASSIFICATION:

PROJECT NUMBER: DM100-02/22 MSAP-P

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