



SCHEDULE OF AREAS
LOT 3327, -346 BURGER STREET, PIETERMARITZBURG
OCCUPATION CLASS. G1
PROPOSED NEW NCT GUARDHOUSE

	PERMITTED	PROPOSED
GROSS SITE AREA (3600sqm)		
COVERAGE - existing = 1140sq (100 %) 3600sqm		82sqm
FAR - existing = 39%	50%	14sqm
GUARDHOUSE		14 sqm
TOTAL BUILDING AREA		14 sqm

SPECIFICATION

A. FLOORS.
A1. Concrete surface beds to structural engineers specifications laid on Gurdie USB Green 250 µm damp proof membrane to SABS mark 952-1985 type C laid with minimum 150mm overlaps and sealed with Gunplas pressure sensitive tape. Surface beds to be cast on min. 150mm good, clean hard core on consolidated fill, treated with soil poison to specialist. Hard core layers to be compacted in layers to structural engineers specifications.
A2. Tiles on 30mm thick cement wood floated screed fixed with an approved tile adhesive (external and bathrooms to be non-slip). Tile and grout colour to interior designers specifications. Tiling expansion joints are to be constructed as per tiling specialist specifications and interior designers setting out.

B. WALLS
B1. Min 15mm thk. smooth wood floated cement plaster to receive 1 coat and 2 coats exterior paint applied as per manufactures instructions, colour to architects approval.
B2. Min 12mm thk. smooth steel floated cement plaster to receive 1 coat and 2 coats interior paint applied as per manufactures instructions, colour to architects approval.
B3. Min 15mm thk. textured and pigmented plaster, colour & texture to architect's approval.
B4. All cavity walls to be bagged and painted with 2 coats 'Brikseal' bituminous paint to the outer face of the inner skin, with stepped DPC detail and raked perpend weepholes every 60mm centres installed at above window soffits and floor slab/surface bed junctions

C. CEILINGS
C1. Skimmed flush jointed ceiling 9,5mm thick Taper-edge moisture resistant plaster board fixed on concealed fixing hanging system. Joints to be taped and finished with Rhinoglide, all in accordance with the manufacturers specification. Shadowline cornice detail to architects approval. Plasterboard to receive 1 coat undercoat and 2 coats top coat applied as per manufactures instructions.

D. ROOFING
D1. Saflock 700 AZ150 G550 interlocking roof sheeting with Z275 spelter to both sides pre painted factory finish, colour Dove Grey on sisalation fixed GMS purlins (purlin spacing as per manufactures spectaking into account windloads) secured with Saflock 700 clips screw fixed to GMS purlins as per manufactures recommendations & specifications.

E. WINDOW CILLS AND COPINGS
E1. All cement plaster cill and ledges at 15 deg. slope with 'Sikalite' admixture added into the plaster with turned up 'Brikgrip' DPC tucked underneath window frame or shopfronts.
E2. P.C concrete coping on 'Brikgrip' DPC to specialist details and architects approval.
E3. All exposed plastered copings are to receive an appropriate water proofing membrane applicable to receive paint, all to specialist details.

F. FOUNDATIONS
F1. All foundations, piling, surface beds, suspended slabs, beam & columns including other structural elements are to structural engineers details and specifications.
F2. Stepped DPC's are to be installed at all the foundation brickwork and surface bed/suspended concrete slabs interfaces.

G. WINDOW AND DOORS
G1. Powder coated aluminium windows, colour to architects approval.
G2. Powder coated aluminium sliding doors and shop fronts, colour to architects approval.
G3. 813 x 2032 x 40mm thk. ducoed semi solid timber doors fixed to painted meranti door frame, to architects approval. Ironmongery to interior designers specification.

GENERAL NOTES.
H1. All external gates and screens are to be painted galvanised mid steel to specialist details and specifications.
H2. Safety glass to be fixed where necessary, to window specialist details.
H3. All free standing walls to comply with part k, table 5 of n.b.r
H4. Contractor to refer to land surveyors topographic survey for all pertinent pegs etc.
H5. All storm water & sewer reticulation by civil/structural engineer.
H6. All drawings to be read in conjunction with any specialist's details and designs.

GENERAL DRAWING NOTES

- THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECTS.
- ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL REGULATIONS.
- DRAWINGS NOT TO BE SCALED, ONLY ANNOTATED DIMENSIONS TO BE USED.
- ALL RELEVANT DATUM, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED BY THE MAIN CONTRACTOR AND ANY DISCREPANCIES ON THE DRAWINGS OR BETWEEN THE DRAWINGS ARE TO BE REFERRED TO THE ARCHITECT.
- CONTRACTOR TO CHECK ALL QUANTITIES PRIOR TO ORDERING AND MANUFACTURE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.

Revision:

No.:	Date:	Description:

NEIGHBOURS CONSENT

Address	Name & ID	Sign
1		
2		
3		
4		
5		

Client

Signature: _____ Date: _____

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Project Title: **PROPOSED NEW GUARDHOUSE FOR UMGENI WATER AT NCT BUILDING ON LOT 3327 - 346 BURGER STREET, PIETERMARITZBURG**

Date: 12/10/2020	Scale: As indicated
Drawn: SN	
Drawing Description:	
SITE PLAN	
Job no.: S499	Drawing no.: IN/A01/ARCH/CI.00014/4117
	Rev. no.: B
ISSUED FOR APPROVAL	
ISSUED FOR INFORMATION	
ISSUED FOR SUBMISSION	
ISSUED FOR TENDER	
ISSUED FOR CONSTRUCTION	

SANS 10400 COMPLIANCE NOTES

PART A : SANS10400- GENERAL PRINCIPLES & REQUIREMENTS
 -ALL REQUIREMENTS TO COMPLY WITH PART A
PART B : SANS10400- STRUCTURAL DESIGN
 ALL STRUCTURAL DESIGN IF NOT DESIGNED BY A COMPETENT PERSON SHALL COMPLY WITH PART B
PART C : SANS10400- DIMENSIONS
 ALL DIMENSIONS OF ANY ROOM OR SPACE TO COMPLY WITH REQUIREMENTS OF PART C
PART D : SANS10400- PUBLIC SAFETY
 ALL BALUSTRADES TO COMPLY WITH PART D4.2 AND ANNEX A(D1)
PART E : SANS10400- DEMOLISHED WORK
 ALL DEMOLISHED TO COMPLY WITH PART E
PART F : SANS10400- SITE OPERATIONS
 ALL SITE OPERATIONS TO COMPLY WITH PART F
PART G : SANS10400- EXCAVATIONS
 ALL EXCAVATIONS RELATING TO BUILDING AS PER RATIONAL DESIGN BY COMPETENT PERSON TO COMPLY WITH PART G4.1(b)

PART H : SANS10400- FOUNDATIONS
 ALL FOUNDATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON TO COMPLY WITH PART H4.4.1(a)
PART K : SANS10400- WALLS
 ALL MASONRY WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON TO COMPLY WITH ANNEX (K1, K2, K3, K4)
 ALL LINTOLS AS PER RATIONAL DESIGN BY COMPETENT PERSON TO COMPLY WITH ANNEX (B3)
 ALL WATERPROOFING TO COMPLY WITH PART ANNEX K4.5.7 ANNEX (C1)
 ALL FIRE PERFORMANCE & RESISTANCE OF ALL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON TO COMPLY WITH ANNEX A(K4)
PART L : SANS10400- ROOFS
 ALL ROOF ASSEMBLIES TO COMPLY WITH PART L4.1(a)
 ALL FLAT CONCRETE ROOF STRUCTURE AS PER RATIONAL DESIGN AND CERTIFICATION BY COMPETENT PERSON
 ALL ROOF COVERING AND WATERPROOFING TO PITCHED ROOF TO COMPLY WITH PART L4.5
 ALL ROOF STRUCTURE AS PER RATIONAL DESIGN AND CERTIFICATION BY APPROVED COMPETENT PERSON

PART N : SANS10400- GLAZING
 ALL GLAZING TO COMPLY WITH PART N4.1, N4.2, N4.3 & N4.4
 ALL GLAZING INSTALLATIONS, WINDOWS SYSTEMS AND CERTIFICATION BY APPROVED COMPETENT PERSON TO COMPLY WITH ANNEX (K1, K2, K3, K4)
PART O : SANS10400- LIGHT AND VENTILLATION
 ALL LIGHT AND VENTILLATION IN COMPLIANCE WITH PART 04.1
 ALL AREAS TO HAVE NATURAL LIGHT IN COMPLIANCE WITH PART 04.2.1
 ALL AREAS TO HAVE NATURAL VENTILLATION IN COMPLIANCE WITH PART P4.3.1
PART P : SANS10400- DRAINAGE
 ALL DRAINAGE TO COMPLY WITH ANNEX A(P1 & P2)
 ALL MATERIAL, PILES, FITTINGS AND JOINTS TO COMPLY WITH PART P4.2
 ALL SANITARY FIXTURES PROVIDED IN COMPLIANCE WITH PART P4.11
 ALL SANITARY FIXTURES PROVIDED IN COMPLIANCE WITH PART P4.3, P4.4 & P4.6
 ALL DRAINAGE SYSTEM TO COMPLY WITH PART P4.13.2
 ALL SANITARY FIXTURES PROVIDED IN COMPLIANCE WITH PART P4.11
 ALL SIZING OF VENTILLATION DISCHARGE PIPES TO COMPLY WITH PART P4.14

ALL DRAIN SIZE SHALL COMPLY WITH PART P4.15
 ALL SANITARY FIXTURES TO BE FITTED WITH WATER SEAL TRAPS IN COMPLIANCE WITH PART P4.16
 ALL SIZING OF VENTILLATION PIPE TO COMPLY WITH PART P4.17
 ALL INSTALLATIONS OF DISCHARGE & VENTILLATION PIPES TO BE INSTALLED IN COMPLIANCE WITH PART P4.18
 ALL DRAINAGE INSTALLATION TO ACCESSABLE IN COMPLIANCE WITH PART P4.19
 ALL TRAPS TO BE PROVIDED IN COMPLIANCE WITH PART P4.20
 ALL GULLIES PROVIDED IN COMPLIANCE WITH REQUIREMENTS OF PART P4.21
 ALL DRAINS TO BE LAID IN COMPLIANCE WITH PART P4.22 & P4.23
 ALL DRAINS EXCEEDING GRADIENTS OF 1:5 SHALL HAVE ANCHOR BLOCKS PROVIDED IN PLACE IN COMPLIANCE WITH PART P4.22.4(d)

PART R : SANS10400- STORMWATER DISPOSAL
 ALL STORMWATER CONTROL AND DISPOSAL TO COMPLY WITH PART P4.2
 ALL SIZES OF ROOM VALLEY & GUTTERS AS PER RATIONAL DESIGN BY COMPETENT PERSON IN COMPLIANCE WITH PART P4.2
 ALL SIZES OF ROOF VALLEY & GUTTER AS PER RATIONAL DESIGN BY COMPETENT PERSON.
 ALL STORMWATER DRAINAGE SYSTEMS, LAYOUT AND DESIGN AS PER RATIONAL DESIGN BY COMPETENT PERSON.
 ALL INSTALLATION AND CERTIFICATIONS THEREOF BY APPROVED REGISTERED COMPETENT PLUMBING SPECIALIST
PART T : SANS10400- FIRE PROTECTION
 ALL MATERIALS TO COMPLY WITH PART T4.5
 ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH PART T4.7
 ROOF ASSEMBLIES & COVERING TO COMPLY WITH PART T4.55 & T4.12
 BUILDING MATERIALS TO COMPLY WITH PART T4.55 & T4.56

Site
1 : 200