



SITE LOCALITY PLAN OF OLIFANTSNEK

**FIRE PROTECTION**

1. FIRE EXTINGUISHERS SHOWN ON FLOOR PLAN AS PER FIRE DEPARTMENT
2. SIGNAGES FOR ALL EQUIPMENT AS PER DESCRIBE
3. INSTALLATION TO COMPLY WITH SANS 10089



- GENERAL NOTES :-**
1. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES.
  2. THE DRAWING IS TO BE USED IN CONSTRUCTION WITH ALL OTHER DRAWINGS INCLUDING TERMS OF CONDITIONS AND ON BILL OF MATERIALS AND/OR SPECIFICATION ISSUED FOR THIS PROJECT.
  3. SCALED DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES OR LACK OF DIMENSIONS THE ARCHITECTURE ARE TO BE CORRECTED FOR CLARIFICATION.
  4. THIS DRAWING IS ONLY TO BE USED FOR THE PROJECT AND NOT FOR WHICH IT WAS PREPARED.
  5. NO WRITING OUT IS TO COMMENCE BEFORE THE POSITION OF THE BOUNDARY PINS ON THE SITE HAVE BEEN CHECKED BY A LAND SURVEYOR AND BUILDING PLANS ARE APPROVED BY COUNCIL.



- NOTES:**
- ROOF AND CEILING:
1. BR ON 75 X 50 LIP CHANNEL ON STEEL RAFTERS BY ENG
  2. CONCRETE SLAB AS PER ENGINEER DESIGN
  3. Underside of concrete floor to be plastered & painted
  4. Design drawings and Engineers certification, including erected roof structure approval to be provided for submission to Council.
  5. 11x38mm SA pine wall plate twice painted with carbolineum and bedded in 10mm mortar bed.
  6. Provide 38mm wide hoop iron ties built 600mm into brickwork at truss ocs.
  7. Roof edge to be shaped according to detail.
  8. Galv. flashings, cover flashings, and/or valley gutters as per tile manufacturers specification.
  9. 38x8mm Branding secured to tie beams incl. 6,4m ceiling boards with wire screws over joints and 3m thick Rhinolite plaster. 150mm Moulded polystyrene o.s.a. cornice installed according to manufacturers specification.
  10. 100mm thick Isochem insulation to all ceilings.
  11. 600x600mm Wood trap door mounted in position.
- WALLS WINDOWS AND DOORS:**
12. Approved clay stock bricks.
  13. Provide brick fence: foundations every 2nd course, superstructure every 4th course, above windows and doors every 2nd course or alternatively required by Structural Engineer.
  14. Prestressed Stalton o.s.a concrete lintols above all doors, windows and other openings.
  15. 1 Coat cement plaster to all external walls.
  16. 2 Coat cement plaster to all internal walls, excluding tiled surfaces.
  17. Wood doors as per owners choice, by specialists.
  18. Aluminium windows by specialist as indicated. All glazing to comply with SANS 0400, including certificate by specialist.
  19. Plastered S.O.S. external window cills.
  20. DPC built in below all windows as per detail.
- FLOORS AND FOUNDATION:**
21. Floor finish on screed with total thickness of 30mm on 100mm thick concrete surface bed on 250micron green USB waterproofing on consolidated filling treated against termites. (10 Year guarantee required by specialists against termite infestation).
  22. Floor finish on screed with total thickness of 30mm on concrete structure to Eng. details.
  23. 100mm High tile skirting to match floor finish to all internal tiled areas.
  24. 10mm Softboard vertically between all brickwork and concrete surface beds.
  25. Concrete foundations to be 600x250mm min.
  26. Straight edge brass trim and dividing strips as Genesis Code 225 fitted at change in floor finishes.
- FITTINGS: (P.C. MOUNTS)**
- Built-in cupboards
  - Light fittings and switch gear.
  - Wall and floor tiles.

SCHEDULE OF RIGHTS		
HEIGHT ZONE	PERMISSABLE STOREYS	ACTUAL STOREYS
COVERAGE	80 %	49,52%
FAR	0,8 %	0,77
FLOOR AREA	6574,20 m2	7715,62m2
TOTAL PARKING BAYS		
AREA SCHEDULE	SITE AREA	40 BAYS
	EXISTING GROUND FLOOR	
	ADDITION GROUND FLOOR	
	ADDITION FIRST FLOOR	
	ADDITION TOTAL	
TOTAL		

Client : REC SENIOR CAMPUS

Project : PROPOSED NEW SITE DEVELOPMENT PLAN FOR REC SENIOR CAMPUS ON ENF 184 OLIFANTSNEK

Owners signature: Arch. Professionals signature:

Engineer Signature

scale : 1 : 100 or as indicated

date : 15/05/2018

Designed/Checked by: Drawn by: E.WILCKEN