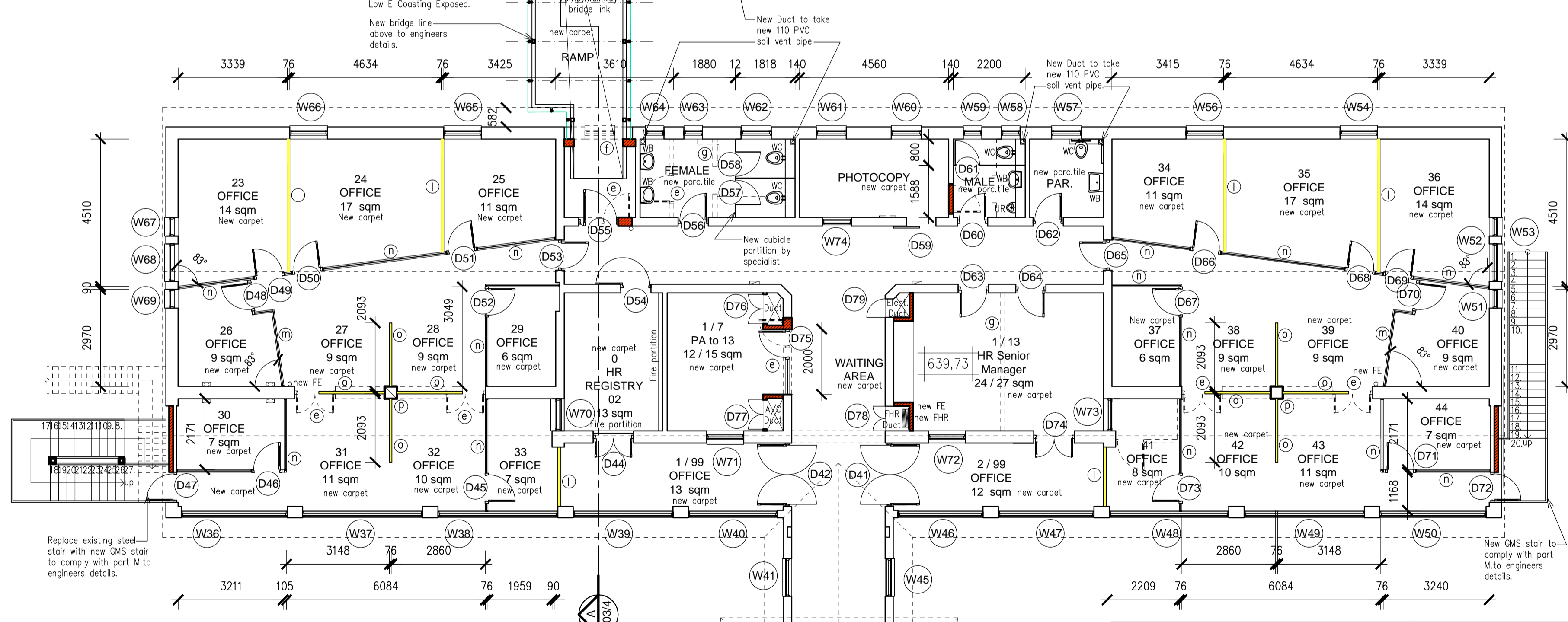


2/100 FIRST FLOOR PLAN - BLOCK G



1/100 FIRST FLOOR PLAN - BLOCK F

AREAS
SITE AREA = 32025sqm
BLOCK F
 BASEMENT FLOOR = 12 Sq.m
 GROUND FLOOR = 551 Sq.m
 FIRST FLOOR = 471 Sq.m
 TOTAL AREA = 1034 Sq.m
BLOCK G
 BASEMENT FLOOR = 24 Sq.m
 GROUND FLOOR = 614 Sq.m
 FIRST FLOOR = 549 Sq.m
 NEW ADDITIONS = 12 Sq.m
 TOTAL AREA = 1199 Sq.m
NEW BRIDGE LINK = 8 Sq.m
BLOCK F&G TOTAL AREA = 2241 Sq.m
COVERAGE = 49%
OCCUPANCY CLASSIFICATION - G1

CEILING
 SUSPENDED CEILING
 6.4mm "Pelican" Gypsum plasterboard on screw-up tee suspension grid including hangers etc, with tape fixed over joints and the whole finished with gypsum plaster troweled to a smooth polished surface.
CORNICE:
 "Everite Nucornice" 75mm coved cornice.
 600x600x15mm "Pelican" pre-painted chamfered and grooved acoustic AMF thermatex Fine Stratos Micropanels with VT 15/24 edge detail on exposed White Aluminium suspension grid including hangers, etc.
CORNICE:
 "White Aluminium" shadowline cornice.
GUTTERS AND DOWNSPIES:
 Industrial Aluminium Gutters
 new 125x85mm "Ogee" profile pre-painted aluminium seamless gutter with 100x75mm flat aluminium downpipes include bends, shoes, brackets etc.
Drainage:
 All drainage to be SABS approved & comply with Part P of NBR.
 * Sewer pipes to be 110Ø PVC
 * Waste pipes to be 50Ø PVC
 Unless otherwise stated by engineer.
GENERAL WORKS OVERVIEW
 a. Remove existing window, demolish existing wall & build in new shopfront as shown.
 b. Demolish existing wall & build in new shopfront as shown.
 c. Remove existing window, demolish wall and create new opening for new door.
 d. Remove existing door and brick up to match existing walls.
 e. Remove existing door and demolish existing walls.
 f. Remove existing window and demolish existing walls.
 g. Demolish existing wall and make good.
 h. Remove existing door, demolish wall to form opening.
 i. Remove existing fittings and make good.
 j. Remove existing FHR and make good.
 k. Remove existing door and make good.
 l. New drywall partition to U/S of ceiling.
 m. New hall glazed partition to 2.1m high.
 n. New glazed partition to U/S of ceiling.
 o. New drywall to 1500mm high.
 p. New steel column to engineers details.

BYLAW REQUIREMENTS
 All building work including plumbing & drainage installations must be carried out in strict accordance with the National Building Regulations & Building Standards Act No 103 of 1977 & amendments
CODES OF PRACTICE & MANUFACTURERS SPECIFICATIONS
 All work shall be carried out in strict accordance with SABS & NBR standards & Codes of Practice including manufacturers specifications or recommendations except in so far as such specifications etc. do not conflict with any By-Law.
WALLS
Brickwork
 Cut out and replace badly damaged bricks, with similar second hand bricks or fagots (bricks elsewhere off site) For minor repair, use brick paste mixed from existing ground bricks. Where pointing has deteriorated, these areas require re-pointing to match existing.
Plastering
 Cement plaster to be between 13mm to 20mm thick in the case of walls & between 10mm to 15mm thick in the case of concrete ceilings. Internal plaster to receive a smooth steel float finish & external plaster to receive a wood float finish to match existing unless otherwise stated by Architect.
Brick Bonding
 Unless otherwise stated, walls shall be built in stretcher bond with joints & holes filled solid especially on external walls including accurately kept perpend in the case of facebrickwork.
 DPC shall be 375 micron black polyethylene laid along full width & length under walls & lapped.
 Min 150mm at joints & built in as follows or to detail:
 * At surface bed level including stepped dpc in the case of cavity walls.
 * One course below window sill & turned up vertical face to u/s of window.
 * As a bond breaker between brickwork & concrete on suspended slabs.
 * Weep holes to be formed in perps at every ±900mm intervals.
 Walls to be plastered shall have joints raked out to achieve a good plaster key. Joints & perps in facebrickwork unless otherwise stated to match existing.
 Brickwork shall be built in all round in the first joint above the DPCs & the first 2 joints above the window head. Remainder of sub-structure & superstructure brickwork shall be reinforced at every 5th course.
 Exposed facebrick walls shall be waterproofed by bagging the face of the inner skin & applying 2 liberal coats bitumen emulsion.
 Roof truss ties shall be galvanized hoop iron unless otherwise stated by the engineers & built in at least min 8-10 courses where possible.
 Reinforced brick lintels shall be brick on edge unless otherwise stated & reinforced as follows:
 SPAN LAYERS BRICKFORCE MIN CRS BWK (excl BOE crs)
 up to 1m 2 4
 1m to 1.8m 3 5
 1.8m to 2.4m 5 6
 2.4m to 3.0m 2* 6
 * Comprising 3 only 6mm diam high tensile steel rod in each course.
 Prestressed concrete lintels may be used in plastered brickwork & shall comply with manufacturers instructions.
 Existing facebrickwork to be cleaned in strict accordance with AMAFA requirements.
 New facebrickwork to be cleaned in strict accordance with AMAFA requirements.
DRYWALL PARTITIONS
 90mm "Pelican" Jumbo S/S/S drywall system comprising of "White" framework all in accordance with manufacturer's instructions.
 124mm "Pelican" Jumbo Fire Wall 63/120 drywall system comprising of "White" framework all in accordance with manufacturer's instructions.
 90mm "Pelican" Jumbo G/G/G drywall system comprising of "White" framework, 2100mm high 6.5mm "Todeban" laminated safety glass panels all in accordance with manufacturer's instructions.
 90mm "Pelican" Jumbo G/G/G drywall system comprising of "White" framework, 2900mm high 6.5mm "Todeban" laminated safety glass panels all in accordance with manufacturer's instructions.
 12mm thick "Cubide Solutions" partition walls, doors and stiles of compact high pressure laminate.
FLOOR FINISHES
 Floor finishes are as indicated on plan & in strict accordance with manufacturers instructions.
GLAZING
 All glazing to comply with SANS 10400 Part N and conform to AAAMSA standards.
DOORS & WINDOWS
 All doors & windows to be manufactured in strict accordance with Door & Window Schedule, SANS Codes of Practice & SANS 10400 Part N & O of NBR.
SHOPFRONT
TIMBER SHOPFRONTS (External only)
 Wrought merchant shopfronts complete with subframes and laminated safety glazing. All to aluminum schedules.
ALUMINIUM SHOPFRONTS (Internal only)
 "WHITE" aluminium shopfronts complete with subframes, transomery and laminated safety glass. All to shopfront schedules.
ROOFING
Roof sheeting (only where existing)
 Replace all existing metal roof sheeting with new Brownbult 0.58mm 'Corrugated 10,5' Global SII (CSI with primer coat to u/s) galvanised steel (Z275) light industrial roof sheeting on new timber purlins on existing timber trusses/rattlers.
Roof tiles
 Carefully remove all existing Broseley roof tiles & store for re-use. Repair or replace timber roof structure as per engineer's details, lay new insulation & insulation then re-lay tiles on new timber purlins.
Barge & fascia board
 New painted hardwood fascia and barge boards to match existing profile.

DRAWINGS TO BE READ IN CONJUNCTION WITH THE STATUS QUO REPORTS FOR BLOCK F&G

CLIENT: DATE:
 ARCHITECT: DATE:

Date	Rev. by	Description	Revision

CLIENT
DEPARTMENT of ARTS & CULTURE

PROJECT:
DEPARTMENT OF ARTS & CULTURE: REFURBISHMENT AND RECONFIGURATION OF EXISTING BLOCKS F&G TO CREATE NEW OFFICES ON REM OF ERF 120 AND ERF 868 PIETERMARITZBURG

DRAWINGS:
PROPOSAL DRAWING: 1st FLOOR PLANS

DATE	SCALE	DRAWN	CHECKED
15.08.2013	1:100	NS	D.C.
PROJECT No.	DRAWING No.	REVISION	
247	247-T2-2	0	
DOW Drawing Number	REVISION		
N/A	N/A		

BLOCK F FIRE EQUIPMENT SCHEDULE

FLOOR AREA = 1034 Sq.m POPULATION MAX 900
 OCCUPANCY CLASSIFICATION : G1

ITEM	ABBRV	1 ROD PER	Nr ROD	Nr SPEED
30m hose reel to SABS 543 with guide & shut off valve. Min 300 kPa pressure & 0.5 l/s flow rate	HR	500	2	2
SABS approved 4.5kg DCP portable fire extinguisher	FE	200	6	6

1 SYMBOLS ON FIRE PROTECTION PLANS
 Fire extinguisher..... FE
 Fire hydrant..... FH
 Fire main..... FM
 Fire pump connection..... FPC
 Fire stopping..... FS
 Heat detectors..... HD
 Hose reel..... HR
 Reflex valve..... RV
FIRE PROTECTION
 Placement of all fire extinguishers and sign posting etc subject to direction of the fire Department Marking and sign posting to comply with part 1 of SANS 10400.
 Hydrants to engineers specifications and positioning.
 No part of any building on site to exceed 90m from a fire hydrant part 1 SANS 10400. If any building exceeds the 90m distance, then additional hydrants, as required are to be installed.
 Access to buildings for fire fighting and rescue purposes must comply with part 1 SANS 10400.

BLOCK G FIRE EQUIPMENT SCHEDULE

FLOOR AREA = 1199 Sq.m POPULATION MAX 900
 OCCUPANCY CLASSIFICATION : G1

ITEM	ABBRV	1 ROD PER	Nr ROD	Nr SPEED
30m hose reel to SABS 543 with guide & shut off valve. Min 300 kPa pressure & 0.5 l/s flow rate	HR	500	3	4
SABS approved 4.5kg DCP portable fire extinguisher	FE	200	6	6