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General Specification

- The contractor / sub-contractor shall check and verify all dimensions and report any discrepancies in writing to the architect before proceeding with work. Do not scale off drawings, if in doubt, ask!
- Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.
- All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.
- In terms of the National Building Regulations and Standards Act (Act 103 1977) the construction of the works on these drawings can only commence once approval in writing from the Local Authority is obtained.
- All materials used in the construction of the works indicated on these drawings shall either be SABS approved or have an Agreement South Africa certificate.
- No deviations from the approved building plans shall be allowed.
- The Contractor shall adhere to all National Acts, Regulations, Standards, Ordinances and Bye Laws during construction.

Application of the National Building Regulations & the Occupational Health & Safety Act

The Contractor shall purchase a copy of the below mentioned documents and familiarise himself / herself with the contents thereof. The recommendations and requirements of these specified standards will be considered the minimum standard for the works; any works not complying with these specified standards will be rejected and any alterations or substitutions rendered necessary through the non compliance of these specified standards shall be at the contractor's cost.

- Occupational Health and Safety Act**
All demolition, alteration and new work shall be carried out in accordance with the Construction Regulations 2014 as issued in terms of the Occupational Health and Safety Act. All other relevant sections of this Act form part of this specification.
- National Building Regulations and Building Standards Act**
The following form part of this specification;
 - Regulation E1, E2, E3 and E4 of PART E Demolition Work
 - Regulation U1, U2 and U3 of PART U Refuse Disposal
- SANS10400 and application of the National Building Regulations**
Relevant parts of the SANS10400 Series of Standards form part of this specification and shall be strictly adhered to:
 - Part A: General
 - Part B: Structural
 - Part C: Dimensions
 - Part D: Public Safety
 - Part E: Site Operations
 - Part F: Excavations
 - Part G: Foundations
 - Part H: Floors
 - Part I: Walls
 - Part J: Roofs
 - Part K: Stairways
 - Part L: Glazing
 - Part M: Lighting and Ventilation
 - Part N: Drainage
 - Part O: Non-waterborne sanitary disposal
 - Part P: Stormwater Disposal
 - Part Q: Stormwater Disposal
 - Part R: Accessible Buildings
 - Part S: Fire Protection
 - Part T: Space Heating
 - Part U: Fire Installation
 - Part V: Energy Usage

- SANS 2001 Construction Works**
Relevant parts of the SANS2001 Series of Standards form part of this specification and shall be strictly adhered to:
 - BE1: Earthworks (General)
 - B31: Site Clearance
 - CC1: Concrete Works (Sh)
 - CC2: Concrete Works (Minor)
 - CG1: Installation Glazing
 - CM1: Masonry Walling
 - CM2: Ship Fastenings for Msny
 - CS1: Structural Steelwork
 - CT1: Structural Timber (Flooring)
 - CT2: Structural Timberwork (Roofing)
 - DP1: Earthworks for Buried Pipelines
 - DP2: Medium Pressure Pipelines
 - DP3: Cable ducts
 - DP4: Sewers
 - DP5: Stormwater Drainage
 - DP6: Below Gnd Water Installations
 - BM1: Cement Plaster
- Geyser Installation**
 - Regulation XA2 of the National Building Regulations
 - Solar shall comply with SANS1307, SANS10106, SANS10254
 - Heat Pumps shall comply with ISO5149 and SANS1352
- Water Reticulation**
 - Water reticulation installations shall comply with SANS10252-1
- Electrical Installation**
 - Electrical low voltage installations & wiring shall comply with SANS10142

rev	date	by	description
A	06.06.18	NRSK	For Information

owner

engineer

architect

client

Owner

project

LAPALALA WILDERNESS - HUGHES SITE STAFF ACCOMODATION

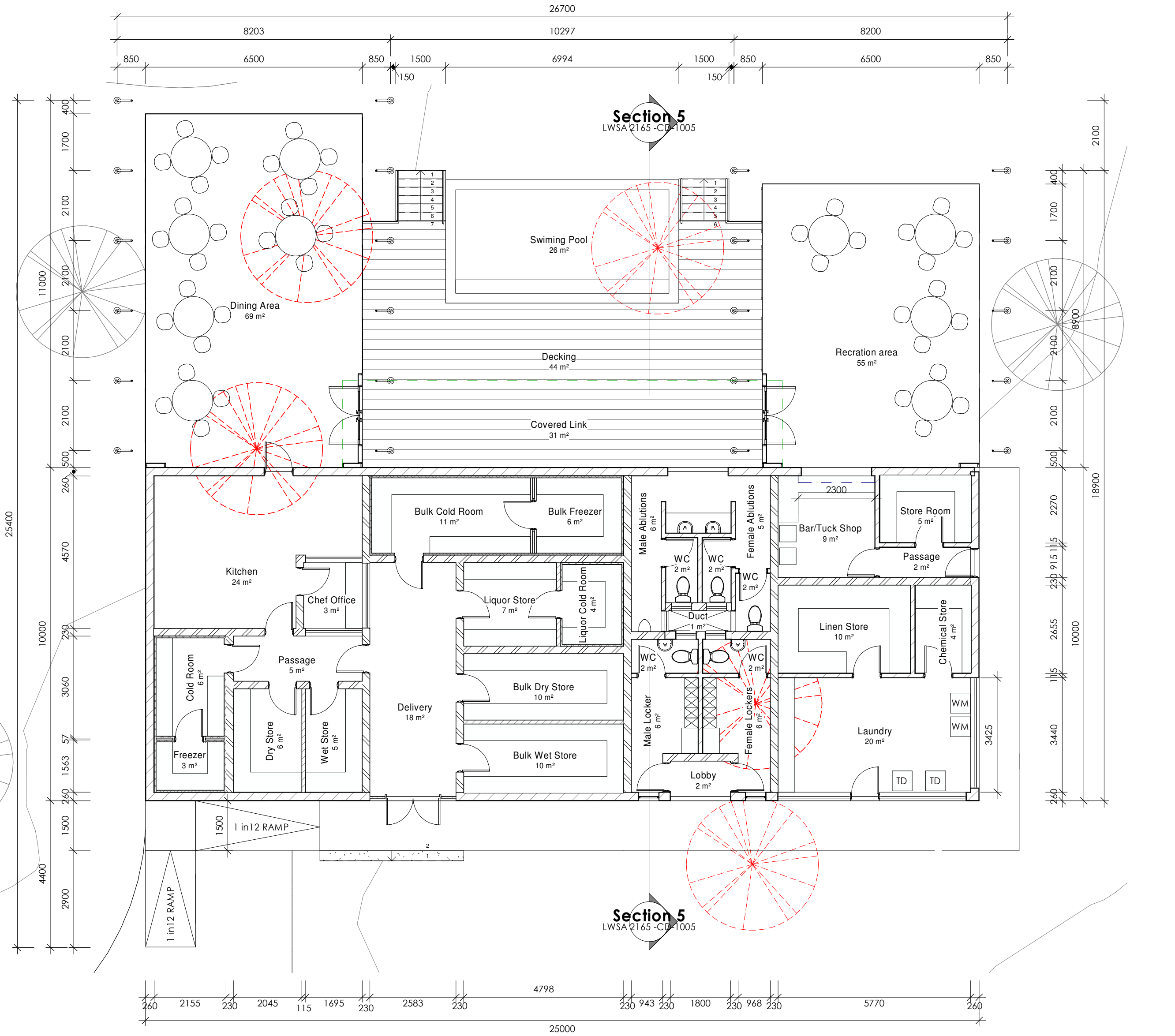
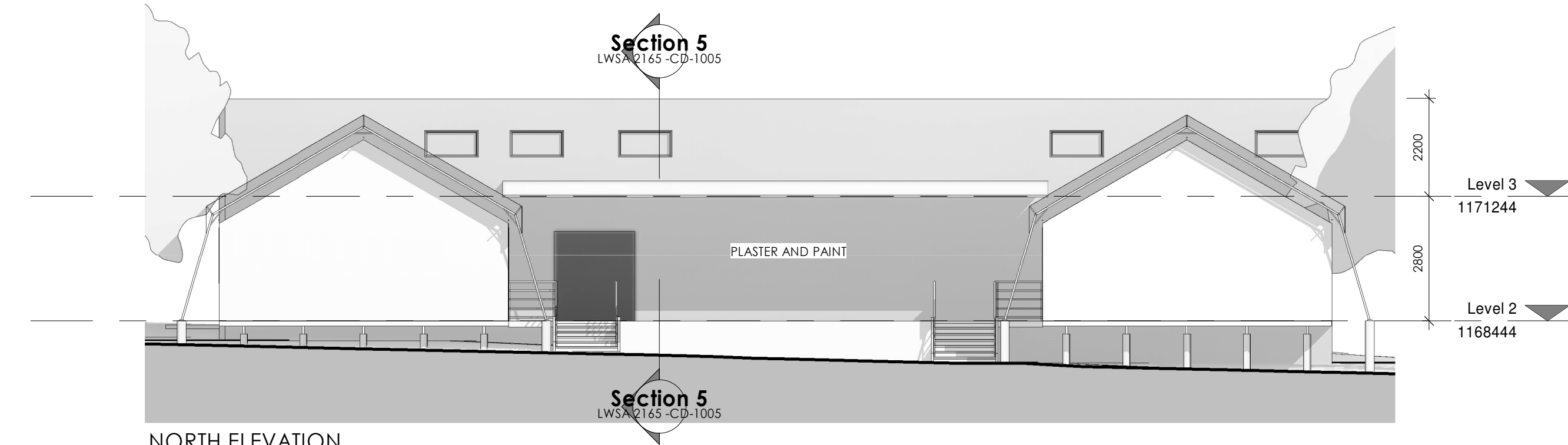
drawing

STAFF DINING/RECREATION AREA

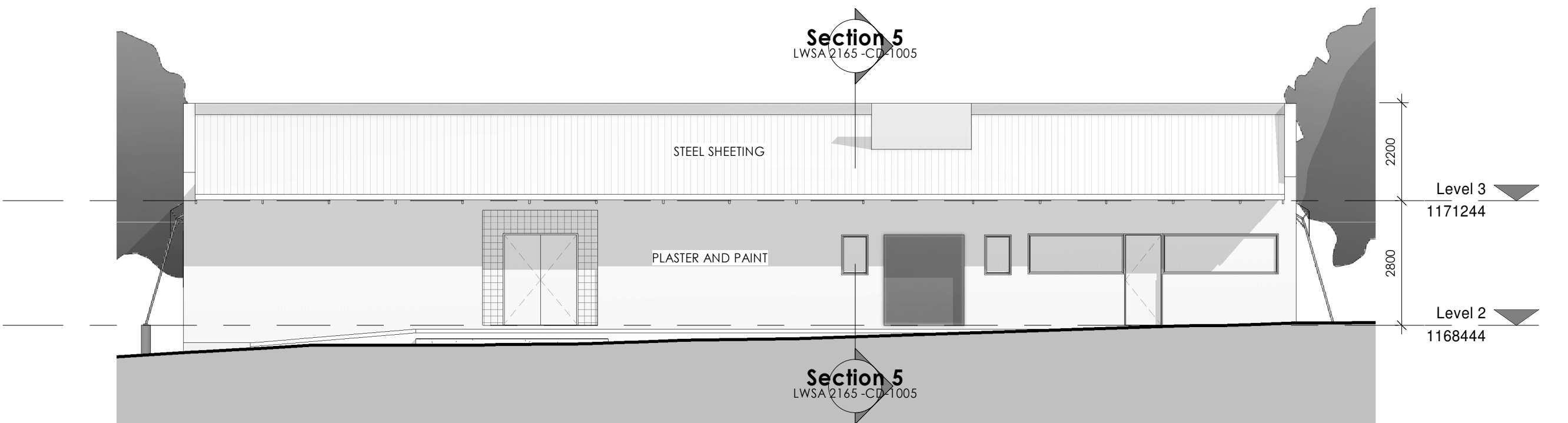
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Concept Design	JS		A
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LWSA 2165 -CD-1005

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PLAN

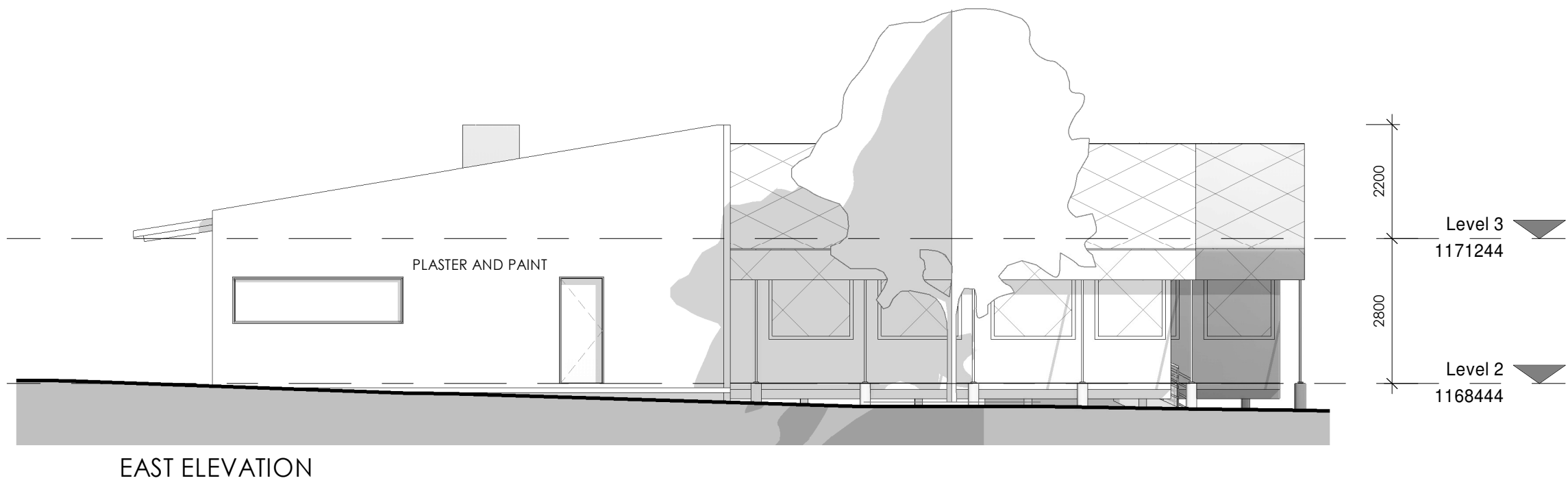


SOUTH ELEVATION

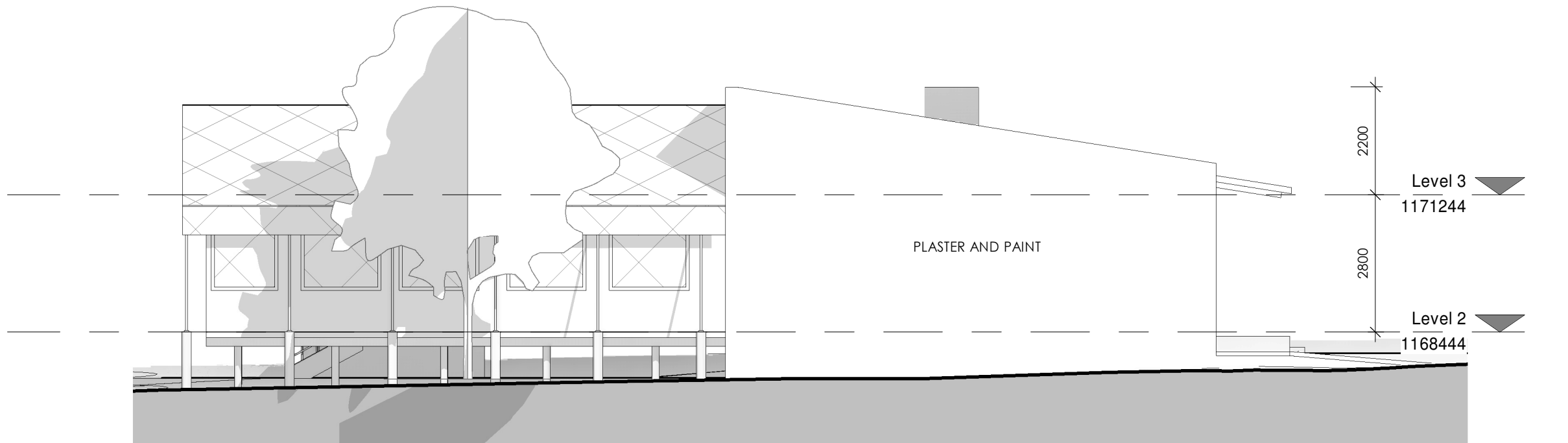
Room Schedule	
Name	Area
Bulk Freezer	6 m²
Bulk Cold Room	11 m²
Kitchen	24 m²
Chef Office	3 m²
Passage	5 m²
Cold Room	6 m²
Freezer	3 m²
Dry Store	6 m²
Wet Store	5 m²
Delivery	18 m²
Liquor Store	7 m²
Liquor Cold Room	4 m²

Room Schedule	
Name	Area
Bulk Dry Store	10 m²
Bulk Wet Store	10 m²
Store Room	5 m²
Passage	2 m²
Bar/Tuck Shop	9 m²
Linen Store	10 m²
Chemical Store	4 m²
Laundry	20 m²
Female Lockers	6 m²
Male Locker	6 m²
WC	2 m²
WC	2 m²

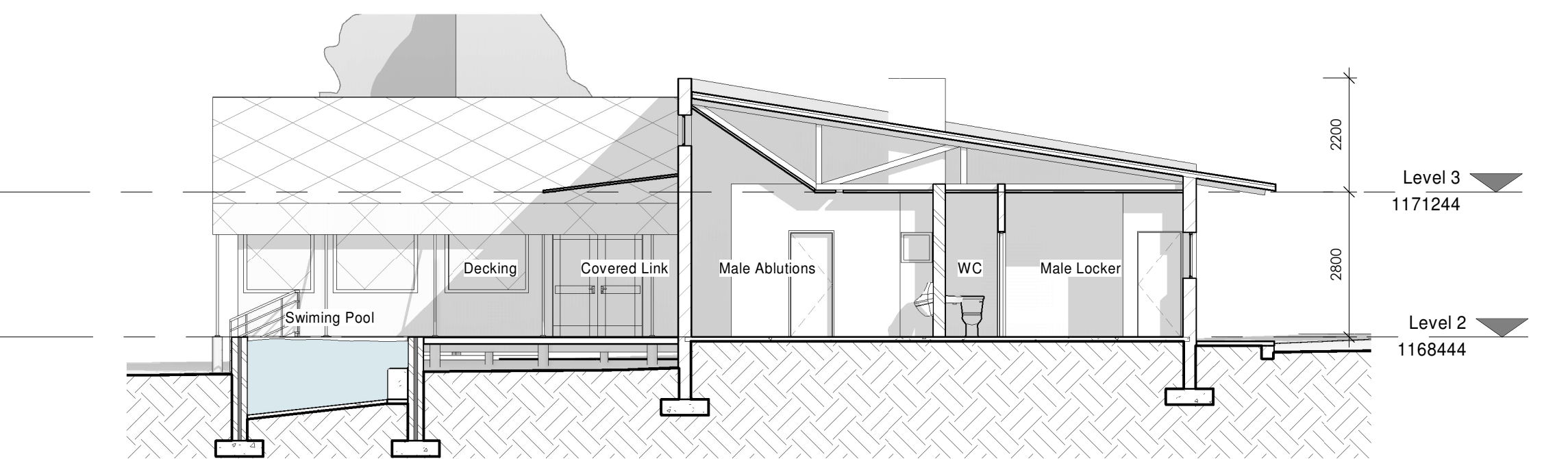
Room Schedule	
Name	Area
WC	2 m²
WC	2 m²
WC	2 m²
Male Ablutions	6 m²
Female Ablutions	5 m²
Lobby	2 m²
Recreation area	55 m²
Dining Area	69 m²
Swimming Pool	26 m²
Duct	1 m²
Decking	44 m²
Covered Link	31 m²
Grand total:	36 429 m²



EAST ELEVATION



WEST ELEVATION



SECTION 5