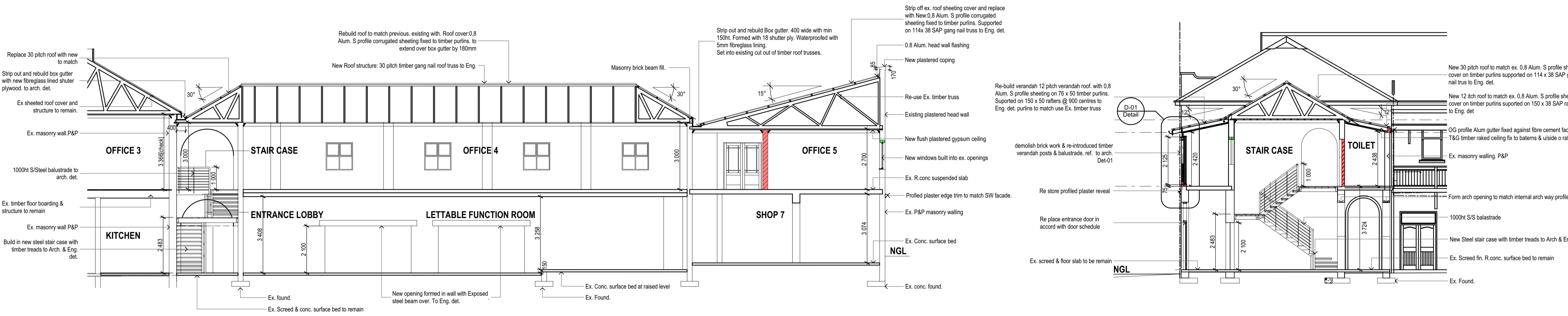


South West Elevation 1:100

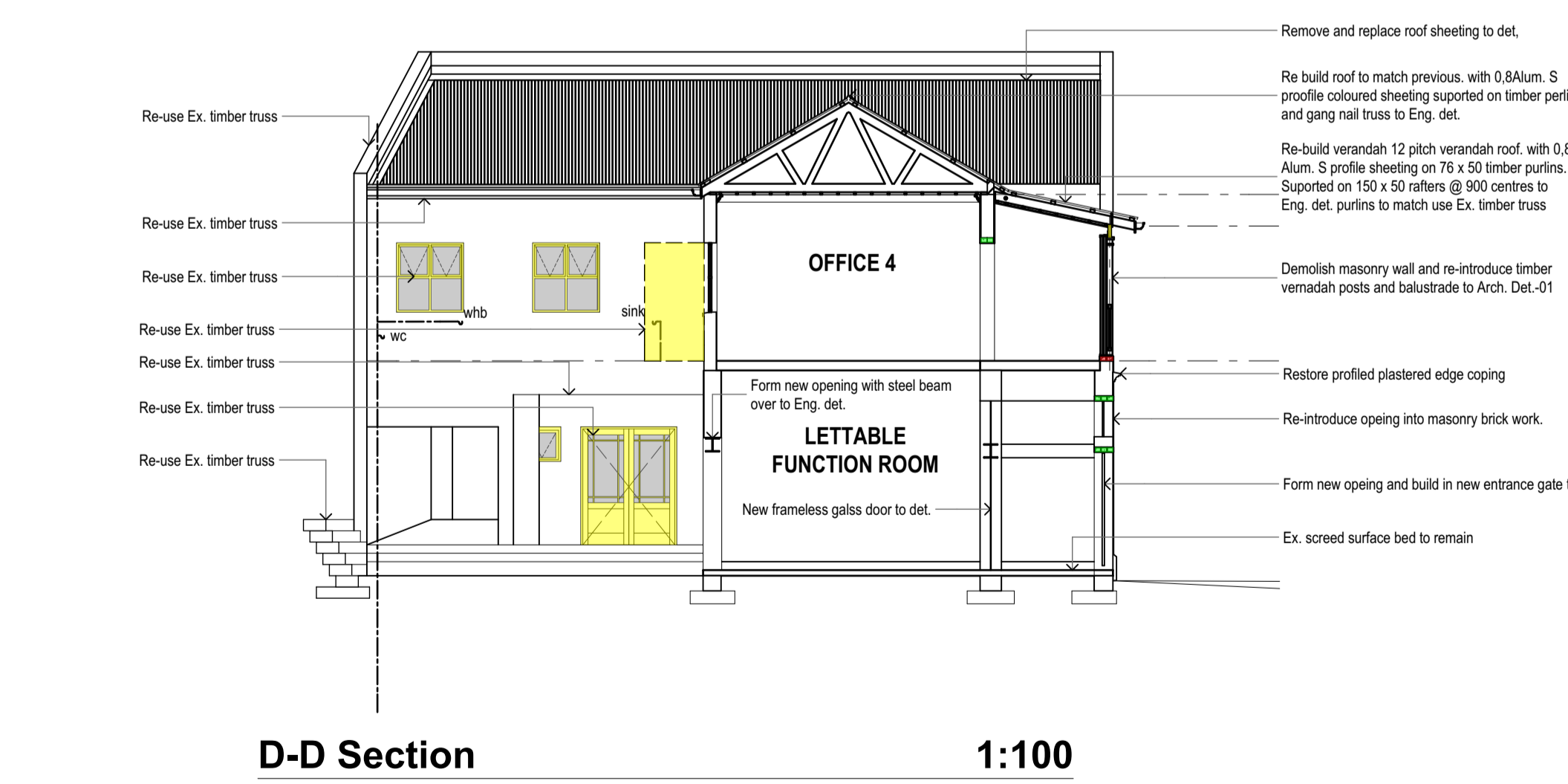
North East Elevation 1:100

Notes:  
 1. DO NOT SCALE THIS DRAWING  
 2. WORK IN FIGURED DIMENSIONS ONLY.  
 3. ANY DISCREPANCIES ON THIS DRAWING TO BE BROUGHT TO THE ARCHITECTS/ ENGINEERS ATTENTION PRIOR TO IMPLEMENTATION OF ANY WORK.  
 4. ALL CONSTRUCTION WORK TO BE IN COMPLIANCE WITH NATIONAL BUILDING REGULATIONS SABS 0400  
 5. THE COPYRIGHT OF THIS DRAWING REST WITH HUIZINGA ARCHITECTS.

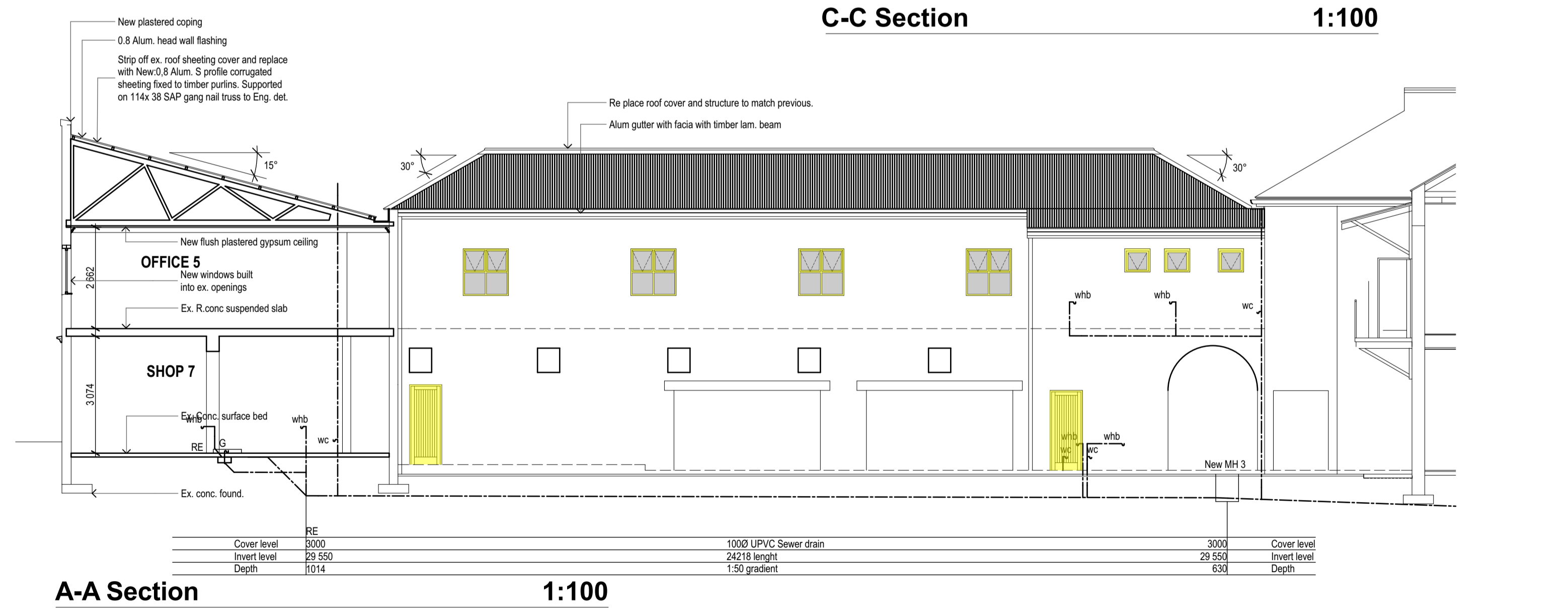


Section 1:100

C-C Section 1:100



D-D Section 1:100



A-A Section 1:100

**GENERAL CONSTRUCTION:**  
 ALL CONSTRUCTION WORK IS TO BE IN COMPLIANCE WITH:  
 A) THE CODE OF PRACTICE AS SET OUT IN THE NATIONAL BUILDING REGULATIONS S.A.B.S 0400.  
 B) LOCAL AUTHORITY BYLAWS  
 C) STRICT ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS. TO BE SUBMITTED TO LOCAL AUTHORITY PRIOR COMMENCEMENT  
 D) CONDITIONS INCLUDED IN REGISTERED TITLE DEED

**STRUCTURAL SYSTEM**  
 STRUCTURAL BUILDING SYSTEM TO BE IN ACCORD. WITH SABS 0400 PART B  
 ALL SUSPENDED SLABS, SURFACE BEDS, STAIRCASES, FOUNDATIONS, FOUNDATION WALLS AND CONCRETE COLUMNS ALL TO STRUCTURAL ENGINEERS SPECIFICATIONS. TO BE SUBMITTED TO LOCAL AUTHORITY PRIOR COMMENCEMENT

**FOUNDATION CONSTRUCTION:**  
 WALL FOUNDATIONS  
 ALL TO BE STRIP AND STEPPED AS REQUIRED TO MIN DIM. OF 600X200 IN ACCORDANCE WITH STRUCT ENG.

**FLOOR CONSTRUCTION:**  
 ALL FLOORS TO COMPLY WITH PART 'J' OF SABS 0400/1900  
 100 CONC. SURFACE BED SLAB WITH REF. 100 MESH. TO HAVE MIN 35 SCREED TO ACCEPT Q. TILE FINISH. UNDERSIDE TO BE CAST ON 250 MICRON DPM. ON CUT. SOIL POISONED TO SABS 0127

**WALL CONSTRUCTION:**  
 EXTERNAL MASONRY WALLS:  
 252 DOUBLE SKIN 110 CLAY BRICKS. OUTER FACE INTERNAL SKIN TO BE BAGGED & SEALED WITH BITUMSEAL BRICK FORCE TO BE USED EVERY 4TH COURSE & EVERY 2ND COURSE ABOVE ALL OPENINGS. 15mm SMOOTH PLASTERED & PAINT TO BOTH SIDES

INTERNAL MASONRY WALLS:  
 140 SINGLE SKIN 110 CLAY BRICKS. BRICK FORCE TO EVERY 4TH COURSE & EVERY 2ND COURSE OVER ALL OPENINGS. 15MM SMOOTH PLASTER & PAINT TO BOTH SIDES.

**ROOF CONSTRUCTION:**  
 REFER TO NOTES ON SECTION C-C

**SOFFIT :**  
 EXISTING SOFFIT TO BE RE-PLASTERED AND PAINTED

**CEILING :**  
 9.5 RHINO BOARD GYPSUM PLASTER BOARD SCREW FIXED TO 38X38 BRANDING @ 300 CENTERS. JOINTS TO BE TAPED AND INTERNAL SURFACE TO BE SKIM PLASTERED WITH MIN. 3MM RHINOGLIDE. PAINTED.

**SANITARY & STORM WATER DISPOSAL :**  
 ALL DRAINAGE TO BE IN ACCORD. WITH SABS 0400 PART P  
 ALL SEWER DRAINS TO BE 1000 UPVC SET AT MIN 1:60 FALLS. TO DISCHARGE INTO MUNICIPAL SEWER LINE  
 ALL WASTE PIPES TO BE 85mm PVC TO DISCHARGE INTO P.C. GULLY UNLESS OTHERWISE STATED. INSPECTION EYES TO BE PROVIDED AT ALL JUNCTIONS AND BENDS.  
 ALL VENT PIPES TO DISCHARGE TO THE OPEN AIR.

STORM WATER TO BE DISCHARGED IN ACCORD. WITH SABS 044 PART R  
 ALL TO DISCHARGE AS SHOWN ON PLAN

**LIGHTING, VENTILATION & GLAZING**  
 ALL LIGHTING & VENTILATION MUST COMPLY WITH NBR SABS 0400 PART 0  
 GLAZING OF WINDOWS TO COMPLY WITH NBR SABS 0400 PART N02 & N03

**STAIR WAYS & BALUSTRADE:**  
 ALL STAIRWAYS TO COMPLY WITH NBR. SABS 0400 PART M  
 ALL BALUSTRADES, HANDRAILS TO COMPLY WITH NBR. SABS 0400 PART MM3 & D02.4 AND ARE TO HAVE A MIN. HEIGHT OF 1000mm

**FIRE NOTES:**  
 OCCUPANCY CLASSIFICATION: F2, G1 & J3  
 ALL FIRE FIGHTING PROVISION TO BE IN ACCORDANCE WITH SABS NBR 0400 SECTION T  
 FIRE DOORS TO COMPLY WITH SECTION TT34 OF SABS 0400-1990  
 FIRE HOSE REELS TO COMPLY WITH SECTION TT34 OF SABS 0400-1990  
 FIRE EXTINGUISHERS TO COMPLY WITH SECTION TT37 OF SABS 0400-1990  
 ALL RELEVANT SIGNS AS REQUIRED SHALL BE PROVIDED IN ACCORDANCE WITH CLAUSE S89 OF PART S OF SABS 0400-1990

**REFUSE AREA:**  
 REFUSE AREA TO COMPLY WITH SECTION UU OF SABS 0400-1990  
 REFUSE BIN AREA GRADED TO SUMP WITH TAP PROVIDED

**SCHEDULE OF AREAS:**

ZONING	740,088m² + 345,213m² = 1085,3m²
SITE AREA	8,01:1, 3,0:1
PERMITTED FAR	NA
PERMITTED COVERAGE	NA
PARKING REQUIREMENTS:	NA
EXISTING GROUND FLOOR AREA	887,70m²
EXISTING FIRST FLOOR AREA	734,91m²
TOTAL EXISTING FLOOR AREA	1622,61m²
NEW GROUND FLOOR AREA	49,70m²
NEW FIRST FLOOR AREA	46,50m²
TOTAL ADDITIONAL FLOOR AREA	96,20m²
TOTAL NEW FLOOR AREA	1569,3m²

Owner's signature: \_\_\_\_\_

Architect's signature: \_\_\_\_\_

SACA Reg: 5263

**HUIZINGA ARCHITECTS**  
 DU RAND HUIZINGA DESIGN & MANUP. CC  
 59 KEMARIE ROAD BELLARY, P.O. BOX 92011  
 MIDBURGH 4062 KZN  
 TEL: 031 4659818 FAX: 031 4659853  
 E-MAIL: HUIZINGA@GMAIL.CO.ZA

Client: **Maingate Buildings Pty Ltd**  
 Project: **The Main Gate Building - Restoration & Renovations**  
 Address: **162-170 Mahatma Gandhi Road Durban**  
 Card des: **Rem & Ptn 1 of Lot 10063 Durban**  
 Rate no: **58095**  
 Tel No: **082 928 7624 or 031 303 9294**

Title: **Submission Elevations & Sections**

Drawn By: **E. Huizinga** Scale: **1:100**  
 Date: **2014/01/22**

Project: <b>MGATE SUB-04</b>	Drwg No:	Revision: <b>A</b>
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