

2
SITE PLAN
SCALE 1:500

Construction Notes:
(Unless detailed otherwise)

ALL MATERIALS TO BE SABS APPROVED

Roof:
Concrete roof tiles with PVC underlay on prefabricated 154mm x 54mm timber trusses at 700 C/C. Roof pitch 17.5 degrees.

Concrete Slab: - (If used in design)
Reinforced concrete roof slab screeded to fall to rainwater outlets and waterproofed with Derbigum - by specialist or by approved applicator.

Walls:
Two courses of brickwork to be reinforced with brickforce in solid cement mortar and joints both at window sill & wallplate levels. Plaster & paint both internally and externally.

Floor:
100mm thick concrete floor slab reinforced with BRC mesh on USB black underlay on well consolidated & poisoned earth. Soil poisoning in accordance with recommendations of SABS 0124. First floor slab & all beams to engineers detail.

Foundations:
Foundations to all walls : - 90/110mm = 600mm x 200mm min.
140/ 190 / 230mm = 750 mm x 250mm min.

Drainage:
Any damaged fittings to be replaced. All gully surrounds & manhole covers to be 75mm above ground level. Sewer connections to be exposed before commencing work. I.E.s to all bends & junctions. Soil pipes to be 100mm diameter PVC & waste pipes to be 50mm diameter PVC.

Structural Work:
All structural work to Engineer's design & detail.

Local Authority:
The contractor is responsible for all local authority notices. Where local authority or government regulations require more stringent specifications than shown herein, they are to be followed with prior consent from the owner. The Contractor is to inspect the official approved copies of this drawing to ensure that all amendments have been taken into account. All NBR and SABS standards and specifications are to be adhered to as a minimum standard.

General Notes:
All Beacons to be exposed.
All excavations to be supervised and certified by a Geotechnical Engineer.
Excavated earth to be removed from site.
All PVC rainwater goods to be used. All rainwater pipes to gully.
Aluminium windows and doors.
All existing doors and windows to be replaced with aluminium doors and windows.
All finishes to match existing.
All levels & dimensions to be checked on site prior to commencement of building works. All discrepancies pertaining to plans & specifications to be referred to author of plans.
All work to comply with national building regulations and local authority bylaws. All boundary beacons to be exposed prior to commencement of any work. Extreme care to be taken when excavating in the vicinity of cables. Owner / Contractor to be responsible for the protection of all municipal services. All fittings, finishes, materials to be to owner's satisfaction.

N. Ramulu
24th June 2021

REVISION 3:
REVISION 2:
REVISION 1:

PROJECT: ADDITIONS AND ALTERATIONS TO EXISTING MANAGEMENT OFFICE BUILDING

ADDRESS: THE OVAL SHOPPING CENTRE, ALEXANDER STREET, LADYSMITH
TEL NO: 082 783 1566

CADASTRAL DESCRIPTION: ERF 11029 LADYSMITH SITE CLASS

CLIENT: METROPOLITAN LIFE LTD C/O ERIS PROPERTY MANAGEMENT

SIGNATURE

SHEET	SCALE	DWG NO.	AUTHOR
AI	AS SHOWN	SR210602	S.REDDY

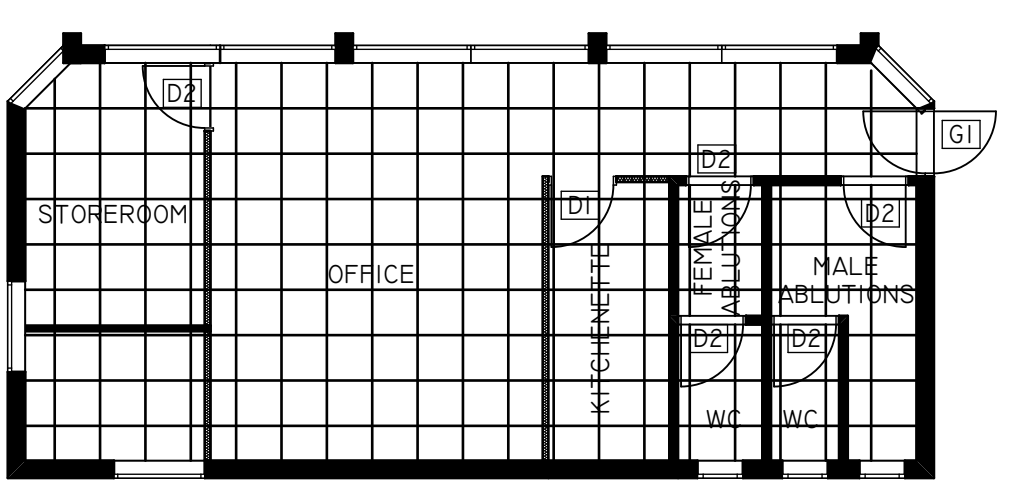
S.R Design
Consultants
For All Your Architectural Needs

OFFICE: 41 Dimpdale Road, Malvern, Queensburgh 4055

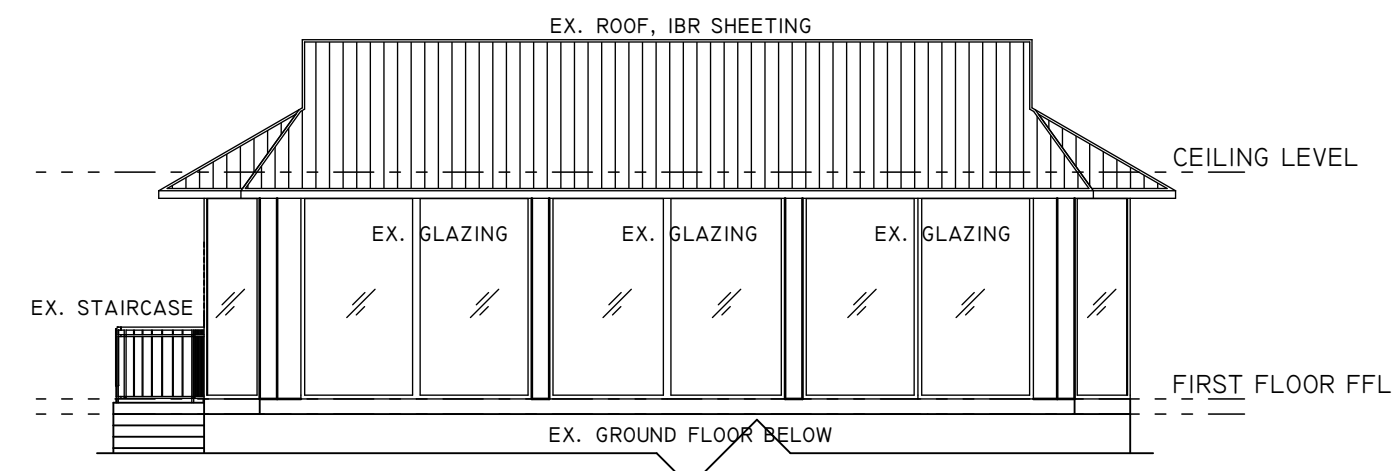
DIRECTOR: Selvan Reddy
SACAP - 10756 (P/T)/NSA/20
(Reg. Energy Efficiency competent professional)

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Email: srdesignconsultants@gmail.com Email: reddy.srdesign@gmail.com

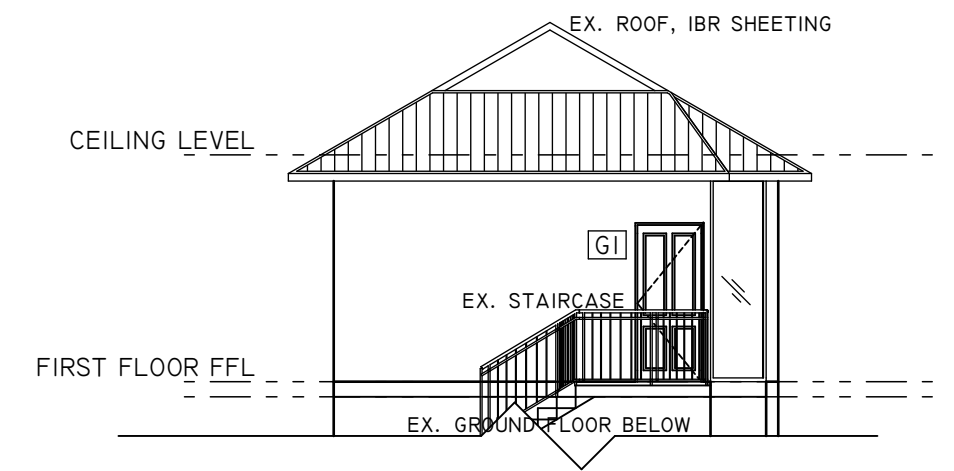
SUSPENDED GYPSUM CEILING TILES
 600x600 GYPSUM CEILING TILES WITH WHITE EMBOSSED VINYL FINISH, GYPREX 12.5MM SHELL WHITE SUITABLE BRACED AND SUSPENDED ON 25MM WIDE EXPOSED GALVANIZED STEEL TEES AND CROSS TEES WITH CAPPING OF ALUMINIUM PRE-PAINTED LOW SHEEN SATIN FINISH AND WHITE RECESS WALL ANGLE TO MATCH TEE COLOUR. SET AT 3000MM ABOVE FFL.



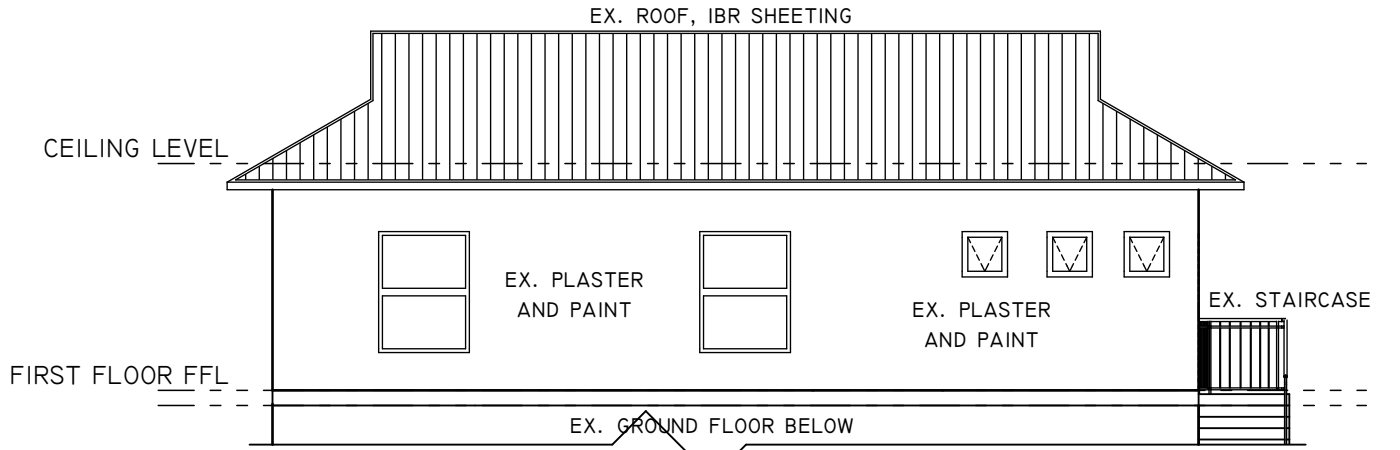
FIRST FLOOR REFLECTED CEILING PLAN SCALE 1:100



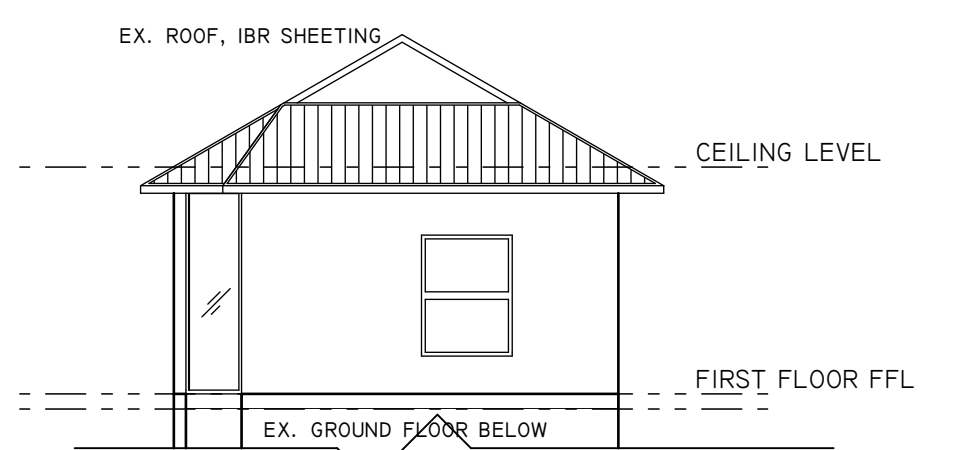
EAST ELEVATION SCALE 1:100



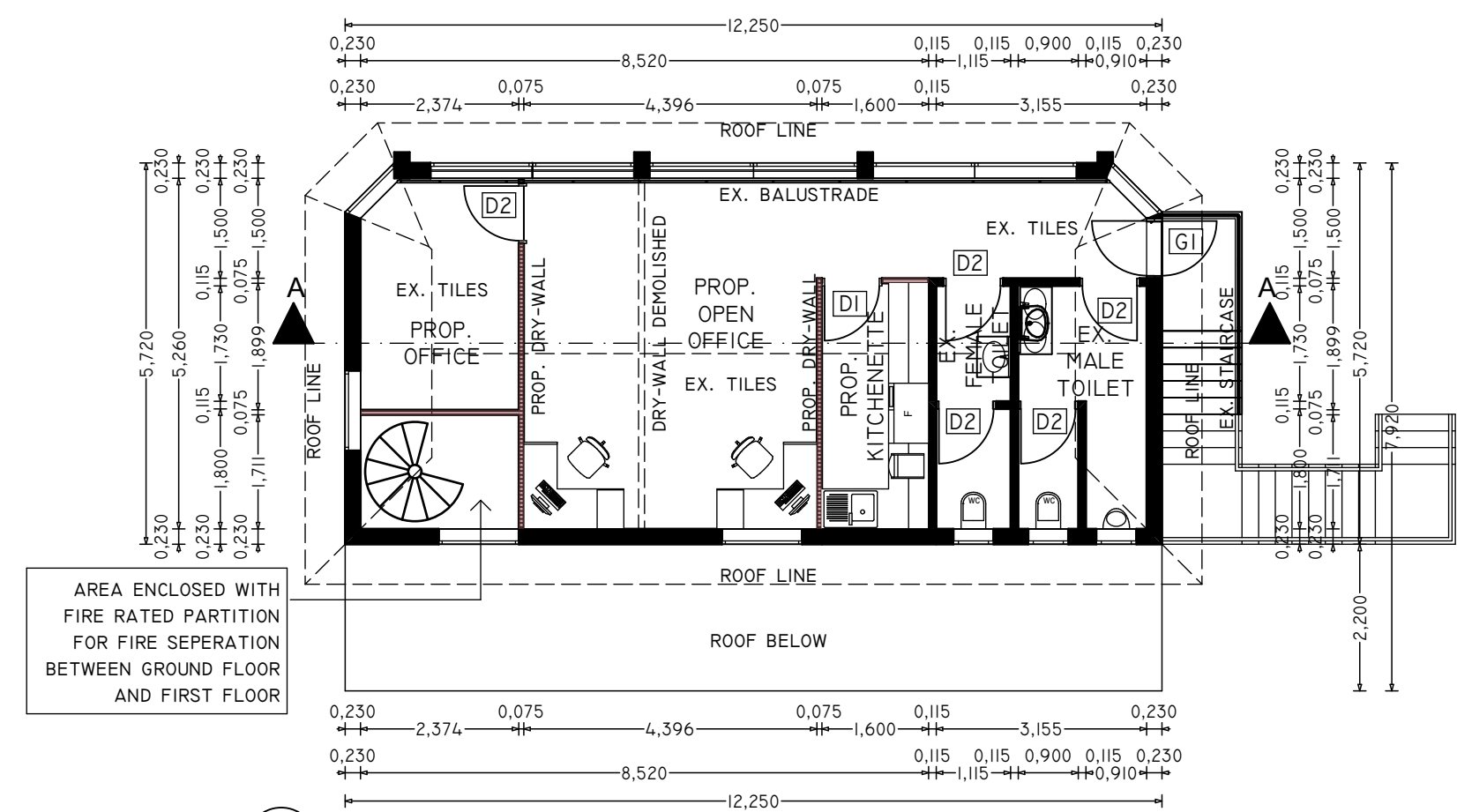
SOUTH ELEVATION SCALE 1:100



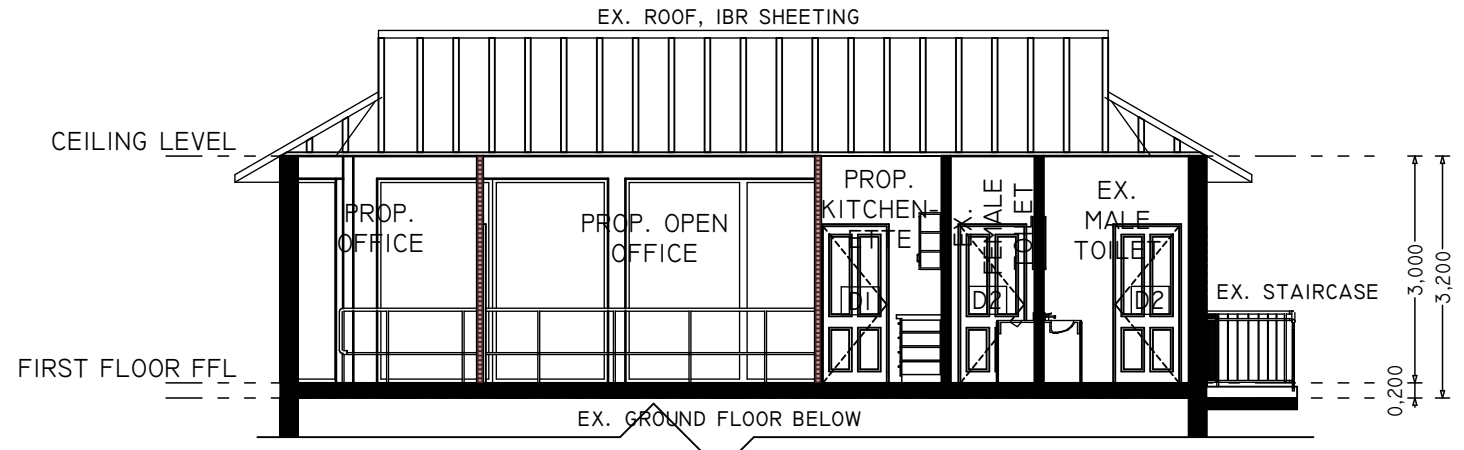
WEST ELEVATION SCALE 1:100



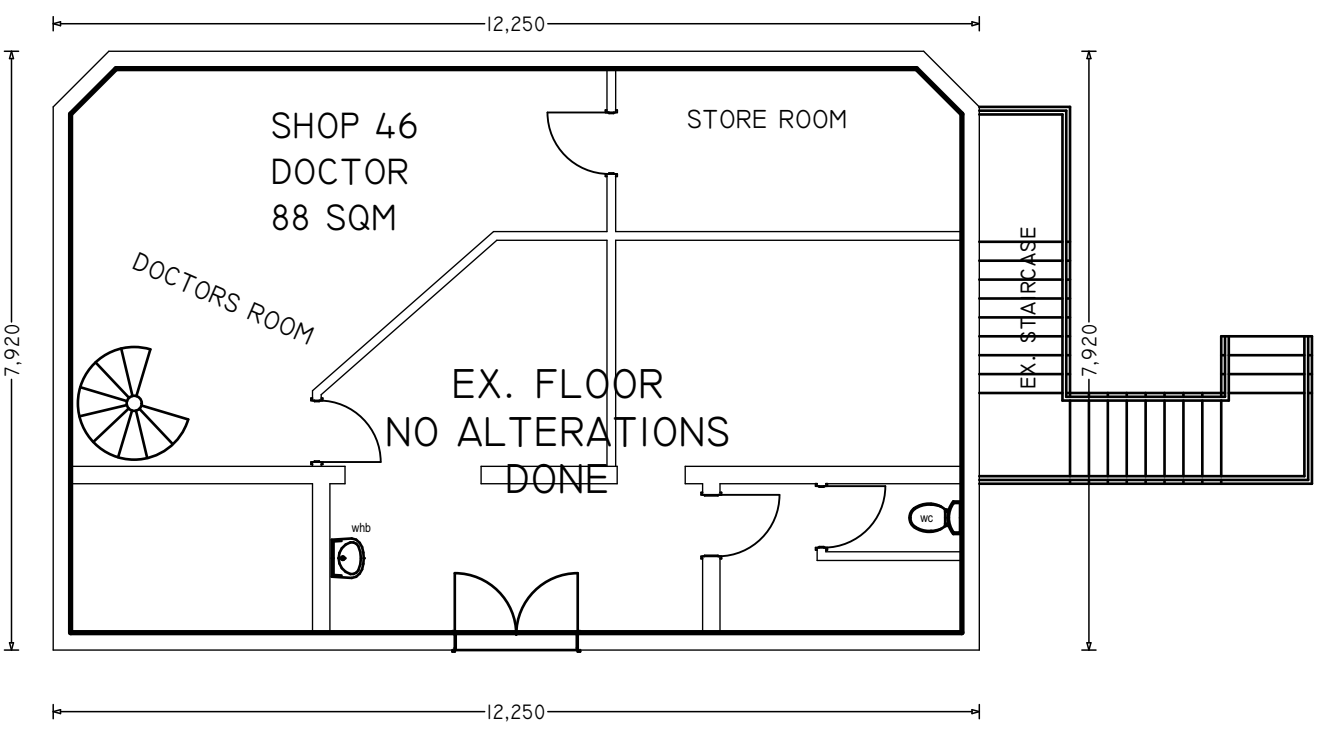
NORTH ELEVATION SCALE 1:100



FIRST FLOOR PLAN SCALE 1:100



SECTIONAL ELEVATION A-A SCALE 1:100



GROUND FLOOR PLAN SCALE 1:100

OFFICE AREA CALCULATIONS:

MALE ABLUTION	5.73M ²
MALE WC	1.62M ²
FEMALE ABLUTION	1.93M ²
FEMALE WC	2.01M ²
KITCHENETTE	5.90M ²
OFFICE	30.36M ²
BOARDROOM	8.07M ²
STORAGE	4.06M ²
TOTAL	59.68M ²

DOOR SCHEDULE

DESCRIPTION	D1	D2	G1
DIMENSIONS	900mm x 2100mm	900mm x 2100mm	900mm x 2100mm
QUANTITY	1	5	1
GLAZING (Type)			
GLAZING (Thickness)			
AREA(m ²)	1.89	1.89	2.35

AREA SCHEDULE

EX. AREA	12 191.000M ²
TOTAL AREA	12 191.000M ²

N.B: NO ADDITIONAL AREA

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