

W 01 (Soft)	W 02	W 03	W 04	W 05 (Soft)	D 01 (Soft)
Alum. White powder coated	Alum. White powder coated	Alum. White powder coated	Alum. White powder coated	Alum. White powder coated	Alum. White powder coated
Clear Float glass	Clear Float glass	Clear Float glass	Clear Float glass	Toughened safety glass	Toughened safety glass
ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES
4mm	4mm	4mm	4mm	4mm	4mm
1,5m ²	1,5m ²	1,5m ²	1,5m ²	1,9m ²	1,9m ²

NOTE: Each individual pane of safety glazing material must be marked by the installer of the glazing material. Unmarked glazing material shall be regarded as non safety glazing material

Note: Bath enclosures and shower cubicle glass to be safety glass and to comply with SANS 10400, N:2010 4.4.2.e

TABLE 10 - DIMENSIONS FOR FLAT FRAMELESS GLASS BATH AND SHOWER ENCLOSURES

TOUGHENED SAFETY GLASS THICKNESS	MAXIMUM PANEL SIZE	Doors and panels supporting doors	Fixed panels
6	1,6	2,0	2,1
8	2,0	2,2	3,3
10	2,2		4

NOTE: This table does not apply to curved glass

SANS 10 400 N 2012 4.3

Where transparent glazing is used and is not likely to be apparent to, or suspected by, any person approaching it, such glazing shall bear markings that shall render it apparent to such person.

NOTES:

ROOFING:
Pitch 10°
Chimney: roof sheeting 0.52 corrugated slate colour or 50 x 75 purlins on plastic underlay / installation on Gangrail trusses at max. 7600cs on 14 x 36 wallposts. Roof trusses inspected and certified by Gangrail
Purlins: 50 x 75 timber purlins painted to match roof sheeting. Alum. gutters & down pipes painted to match roof sheeting. Colour of roof sheeting to match the roof over ex office building

Ceilings: Plaster board, skim plastered.

External walls
Existing brick work, plastered and painted. New single skin brick work placed internally to ensure external walls comply with rains regulations part K.
New external walls to be 230 brickwork, plastered and painted to match existing. Brick force every 4 courses.
Internal walls
To be 115 common brick, plastered and painted to match existing.

Windows:
New windows to be White anodized aluminum full pane 375 micron plastic damp proof course at min. 150mm above ground level, window head and sill height.

Doors:
New doors to be White anodized aluminum french doors safety glazed.

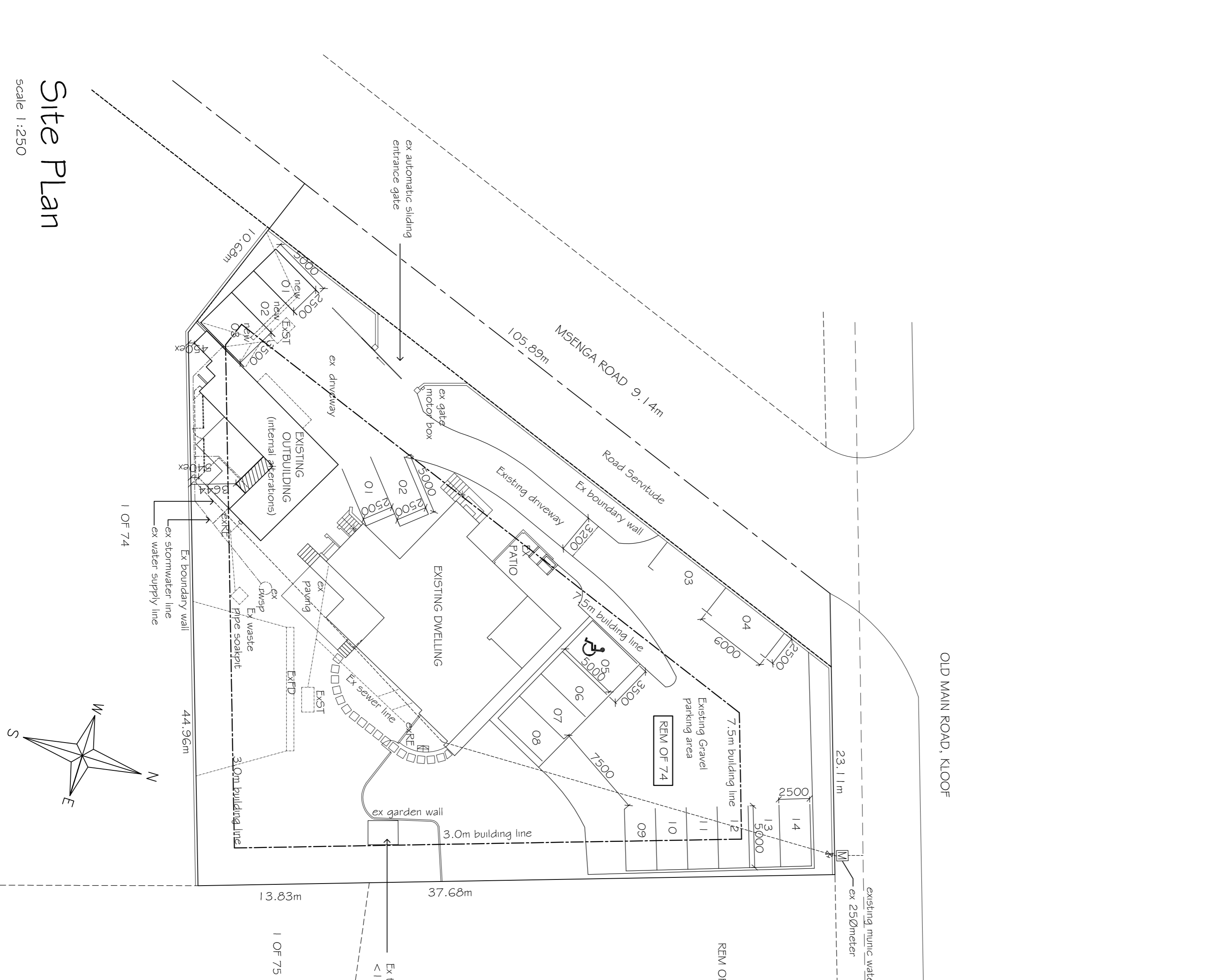
FLOORS:
Ex floor slab with 20mm cement screed on BRC mesh reinforced concrete slab, portion of floor slab to be raised to match existing finished floor level, new slab work to eng detail.

FOUNDATIONS:
All ex foundations are to be inspected and certified by structural engineer. All new foundations are to be to structural engineers specifications.

DRAINAGE
Soil and waste drainage
Inspection eyes (vets) to be fitted at all berds and junctions in drains and sewer lines.
1 000 pvc soil and vent pipes and 400 waste pipes.
All new sewer lines to connect into existing system
Minimum fall of drains no less than 1:40 gradient.
Ex 3 compartment septic tanks and trench drain designed by engineer.

Stormwater drainage
Storm water to discharge away from building connecting into existing storm water system and existing storm water soak pit. New roof over the existing building to less area than existing roof structure, therefore existing soak pit is sufficient.

SPECIAL NOTES TO CONTRACTOR
All levels, dimensions and heights to be checked on site prior to commencement of work.
If on excavation this site is found to contain expansive clay, excessive ground water or other poor soil conditions, then all foundations are to be built to engineer's details and under his supervision.
All foundations to be taken down to hard virgin ground.
All reinforced concrete, foundations, column bases, columns, beams, slabs and retaining walls are to be built strictly to engineer's details and under his supervision.
All n.b.r.r codes of building practice and s.a.b.s standards are to be complied with where applicable.



Site Plan

scale 1:250

Parking Regulations:

G1 Offices : Require 5 bays per 100sqm office space.	
Existing office area	270 00sqm
Existing parking bays	14
Proposed office area	43,78sqm
Parking bays required for new area	3
New Parking bays provided	3
Total Parking bays required on site	15,6
Total Parking bays provided	17

Proposed Additions and Alterations & Conversion of ex outbuilding to Offices (G1)
KHALIPA BUSINESS TRUST
Rem of Erf 74 Glenholm
65 Old Main Road, Kloof

SITE AREA: 2781 m ²			
FLOOR AREAS:			
Ex. Offices	-G/Sloper: 181,86sqm -F/Sloper: 104,70m ²		
Total :	286,56 m ²		
Ex. Covered Deck	1,18 m ²		
Ex. basement store:	3,36m ²		
Ex. Outbuilding:	66,12m ²		
Ex. Store(to be demolished)	8,3m ²		
Ex. Additions:	5,11m ²		
Total Ex Areas	381,24m ²		
Total Ex. Cov	273,19m ²		9,82%
Total Ex. Far	352,68m ²		0,126
PROPOSED ADDITION:			
New Office extension	3,39m ²		
New Entrance Awning	5,26m ²		
Total New Work	8,65m ²		
Permissible Coverage:		30%	
Proposed FAR:	0,35m ²	0,012%	
Proposed FAR:	3,39m ²	0,0012	
TOTAL COVERAGE:		9,83%	
TOTAL FAR:			0,127

OWNER'S SIGNATURE: POA

ENGINEER'S SIGNATURE: [Signature]

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HABITAT ARCHITECTURAL DESIGN

HABITAT ARCHITECTURAL DESIGN
Est. 1981

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Issued For: **SUBMISSION**
Site Plan & Window Schedule

Scales: 1:100
Date: April 2023

Drawn: EK

Designed: LEIGH WATSON

2343

02