

**GROUND STOREY PLAN
EMERGENCY & FIRE PLAN
SCALE 1:100**

NOTE:
1. EXTG. WALL DEMOLISHED AS SHOWN.
2. EXTG. WINDOW/DOOR REMOVED AS SHOWN, BRICKED UP TO MATCH EXTG. WALL.
3. EXTG. DOOR / WINDOW REMOVED AS SHOWN

GROUND STOREY SANITARY FIXTURES

	WC	URINAL	WHB
MALE			
NEW	2	4	4
FEMALE			
NEW	8		8
DISABLED			
NEW	4		5

NOTE FOR ALL SPACES WITH NO NATURAL VENTILATION & LIGHT:
LIGHT AND VENTILATION NOTE:
PROVIDE AIRCONDITIONER/EXTRACTORS OR SIMILAR AS ARTIFICIAL VENTILATION SYSTEM TO COMPLY WITH SANS 10400-T & SANS 10400-O-4.3

PROVIDE SYSTEM OF ARTIFICIAL LIGHT TO COMPLY WITH SANS 10114-I
ANY BATHROOMS WITHOUT NATURAL VENTILATION TO BE MECHANICALLY VENTILATED AND TO COMPLY WITH SANS 10400-T & SANS 10400-O-4.3

EXISTING WINDOWS TO BE REPLACED WITH ALUMINIUM FRAMED WINDOWS.
ALL GLAZING TO BE SAFETY GLASS.
PLASTER WINDOW SURROUNDS TO MATCH EXISTING.

STORMWATER VIA FULBORE OUTLETS ON ROOF SLAB TO ENGINEER'S DETAIL

ALL HABITABLE ROOMS WITHOUT WINDOWS TO BE MECHANICALLY VENTILATED TO ENGINEER'S DETAIL AND SANS 10400-O.

RAMP TO COMPLY WITH SANS 10400-D.

BASED ON A POPULATION COUNT OF 60 PEOPLE

THE ENTIRE PROPOSAL IS PARAPLEGIC FRIENDLY & COMPLIES FULLY WITH THE NATIONAL BUILDING REGULATIONS WALKING SURFACES, DOORS & DOORWAYS, RAMPS, KERB RAMPS, STAIRWAYS, HANDRAILS, VOICE AUTOMATED WITH BRAILLE ELEVATORS, PARKING & TOILETS

THE ENTIRE PROPOSAL COMPLIES FULLY WITH THE NATIONAL BUILDING REGULATIONS FOR FIRE & SAFETY REGULATIONS ACC. TO SANS 10400 PART I.

ALL AREAS SPECIFIED FOR AIR-CONDITIONING TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400

FLOORS IN ANY ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J

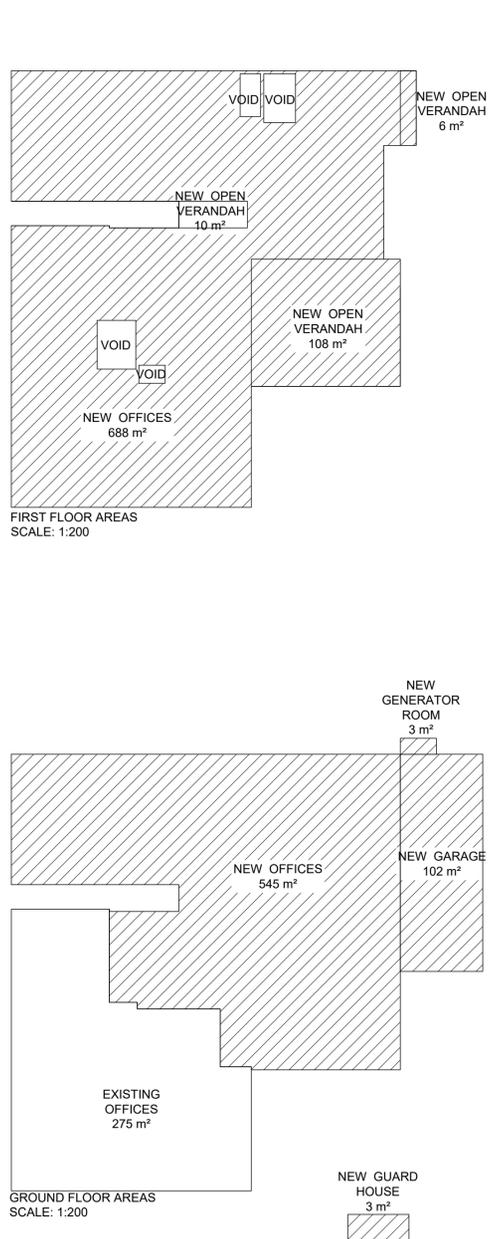
DISABLED TOILETS TO COMPLY WITH SANS 10400-S.

THE BUILDING HAS AN ORIENTATION, SHADING, SERVICES AND BUILDING ENVELOPE, IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA.

AREAS:

EXTG. GROUND STOREY OFFICES	275 m ²
SUB-TOTAL AREA	275m²
NEW GROUND STOREY	
OFFICES	545 m ²
GENERATOR ROOM	3 m ²
GARAGE	102 m ²
GUARD HOUSE	3 m ²
SUB-TOTAL AREA	653 m²
NEW FIRST STOREY	
OFFICES	688 m ²
OPEN VERANDAH	124 m ²
SUB-TOTAL AREA	812 m²
TOTAL NEW AREA	1 740 m²

KEY PLAN SHOWING EXISTING BUILDING & NEW ADDITIONS



REVISION

Date	No.

**ADDITIONS AND ALTERATIONS FOR NEW OFFICES
ERF 165 UMZINTO**

Project Description
ADDITIONS AND ALTERATIONS FOR NEW OFFICES ON ERF 165 UMZINTO FOR MARLIN GOVENDER

PAGE DESCRIPTION : FLOOR PLAN, AREAS, FIRE PLAN
SOUTH AFRICAN COUNCIL OF ARCHITECTURAL PROFESSIONALS
REGISTRATION NO. PRARCH 20711

Client/Owner: SINAWA CONSTRUCTION (PTY) LTD
Contact No: 0824498622

Drawn: NN Date: 22/11/2021
Designed: L M Page No: 1 OF 6
Scale: as shown Dwg. Ref: 19041

Signatures
Client/Owner
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SCHEDULE OF AREAS-

OCCUPANCY CLASSIFICATION	G1
SITE:	4047 m ²
ZONING:	CORE MIXED USE
PERMITTED FAR:	1.5 3237.6 m ²
PERMITTED COVERAGE:	80% 3237.6 m ²
EXISTING FAR:	275 m ²
EXISTING COVERAGE:	275 m ²
PROPOSED FAR:	1236 m ²
PROPOSED COVERAGE:	653 m ²
NEW COVERAGE:	22.93% 928 m ²
NEW FAR	0.29 1511 m ²

ALL WORK TO COMPLY WITH SANS 10400 (latest amendments)

CONSTRUCTION NOTES (WHERE APPLICABLE)
A. ROOF:-
1. External overhangs to be treated with carbolinum.
2. All rainwater goods, fascias and bargeboards to be extruded aluminium.
3. Ceilings to be 6.4mm gypsum board and painted.
4. Reinforced concrete roof to professional engineer's details and topped with insulating screed to falls and covered with waterproofing laid in accordance with manufacturers recommendations.
5. Waterproofing to be covered with 50mm layer of 20mm white gravel.

B. WALLS:-
1. Two courses of brickwork to be reinforced in with brick-force. Solid cement mortar joint below wallplate level, above window head level and below window sill level.
2. Unplastered external walls to be bagged and bitumen painted between skins.
3. All brickwork below ground level to be bricks recommended for the purpose by the manufacturer.
4. Galvanised wire ties to be built into all 230 cavity walls at 800 centres horizontally and every 4th course vertically.
5. Gundle 'brickcrip' DPCs to be provided over all slabs, under all cills, parapets and elsewhere as required by the local authority and in accordance with SANS 10400 and window systems.

6. Two vermin-proofed airbricks to be provided in the external walls of all habitable rooms - to be confirmed with architects prior to installation
7. Joints in facebrick to be pointed square 'raked' unless otherwise specified on drawing.

C. SURFACE BEDS:-
1. Surface beds to be 100mm concrete of mix not weaker than 1:3:6 by volume, reinforced with BRC mesh at 300 centres both directions.
2. Surface beds to be laid on Gundle polyethylene under floor membrane > 250 un in acc. with SANS 2001 - CC 1.
Ground position by specialist to SANS 10124 requirements.

D. SUSPENDED FLOORS AND R/CONCRETE:-
1. To be built strictly in accordance with professional structural engineers details under his supervision.
2. Finish to be plastered unless otherwise noted.

E. RETAINING WALLS:-
1. To be built strictly in accordance with professional structural engineers details.
2. Vertical banking behind all retaining walls to be Gundle hyperlastic 500micron membrane installed under manufacturers supervision.
3. All retaining walls to be provided with agricultural drains behind and below slab level, graded to fall to surface water disposal system.

F. BOUNDARY WALLS:-
1. No part of boundary walls or their foundations are to project beyond the property boundaries.

G. DRAINAGE:-
1. The contractor is responsible for ensuring that stormwater damage to the work in progress or the neighbouring properties does not occur during construction and that the surface water drainage is adequate.
2. All sanitary fittings to be trapped and/or vented to local authority requirements.
3. All bends and junctions in drains to be provided with inspection eyes at 25m centres.
4. Adequate fire proof access panels to be fitted in all ducts over inspection eyes.

H. DOORS AND FRAMES:-
1. External and internal frames to be hardwood.
2. Internal doors to be hardwood.
3. External doors to be flush panel semi hollow core faced in.
4. Doors in timber to be provided with 1 pair (internal) and 1.5 pairs (external) 100mm brass butt hinges and lockset.

I. WINDOWS:-
1. Windows to be natural anodised 25's section aluminium and sealed, (as per manufacturers detail)
2. Timber to be primed and painted.

J. GLAZING:-
1. All glazing is to be in accordance with SANS 10400 & SANS 13263-1.
2. Glazing to bathrooms and WCs to be in obscure glass.

K. SITING AND EXCAVATIONS:-
1. All boundary bearings are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
2. Contractor is to check all dimensions and levels before commencing work and report any discrepancies to author of drawing.
3. Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with local authority inspector and architect before commencing work.
4. If the site is found to contain clay, shale, ground water or any other suspected soil condition, then all foundations are to be to professional engineer's details and built under his supervision.
5. All foundations to be taken to hard, virgin ground. No back filling over excavated areas will be permitted. Foundation depths to be determined on site.

L. LOCAL AUTHORITY:-
1. The owner is responsible for all local authority notices and fees.
2. The owner is required to obtain all necessary connections to services.
3. Where local authority or government regulations require more stringent specification than shown herein, they are to be followed with prior consent of the owner.
4. The contractor is to inspect the official approved copies of the drawing to ensure that all amendments have been taken into account.
5. All SANS standards and specifications are to be adhered to as a minimum standard and good construction principles.
6. All levels are approximate.

M. GENERAL:-
1. This drawing is to read in conjunction with the engineer's drawings, the electrical layout, the key to the electrical layout and the schedule of finishes.
2. The attention of the owner is drawn to the fact that changes to the plan and/or specifications after official approval are likely to invalidate that approval.
3. All foundations reinforced and compacted hardcore to 99% modsoil.
4. All brickwork to be cross-bonded every 4 courses vertically, namely Plastered and painted houses.
5. Skirting to be 100mm hardwood or tile

7. All aluminium windows to be sealed around edges with Polyisobutylene sealant.
8. All window heads to have drip groove.
9. All parapet walls to have coping with 250 micron DPC under, (coping to be impervious to water) and water proofed.
10. All flashing to be guaranteed for 20 years.
11. All flat roof parapets to have built-up Aluminium edge trim.
12. All walls to have coping with drip fall away from face with drip mould on soffit.
13. The author of these drawings does not hold himself for any current and future discrepancies which may occur on these drawings.
14. Fill with approved clean earth w/o clay or organic materials.
15. Spread, level & compact fill at optimum moisture content, in layers not exceeding 300mm before compacting, to a density of atleast 90% of max. modified AASHTO density.
16. Fill under floors min 150mm thick in layers not exceeding 150mm.
Soil poisoning: Earth fill:
17. Certified pest control contractor to poison the soil against
18. All work irrelevant to notes on this page & to comply with SANS 10400
19. All work remains property of Level 7 Architects until full fees have been received

(SANS) or CHLORDANE (SANS) soil insecticide acc. to SANS
20. Obtain and hand over to architect a written 10-year guarantee for the effectiveness of the treatment.
21. If Ready-mix is used, it shall conform to SANS
22. Water should be fit to drink. Municipal water is usually suitable. If in doubt about the water source prepare a test cube for inspection by the engineer acc. to SANS.
23. Footings as follows: (or as per Eng. detail)
850x300mm: double storey and retaining walls
650x300mm: 230 walls
450x300mm: 115mm walls
24. Surface beds to be 75-100mm thick and to be finished with the delayed trowelling technique to a smooth finish suitable for applying floor finish directly. Where no further finish is to be applied, then screed the surface bed with a 25mm sand-cement screed