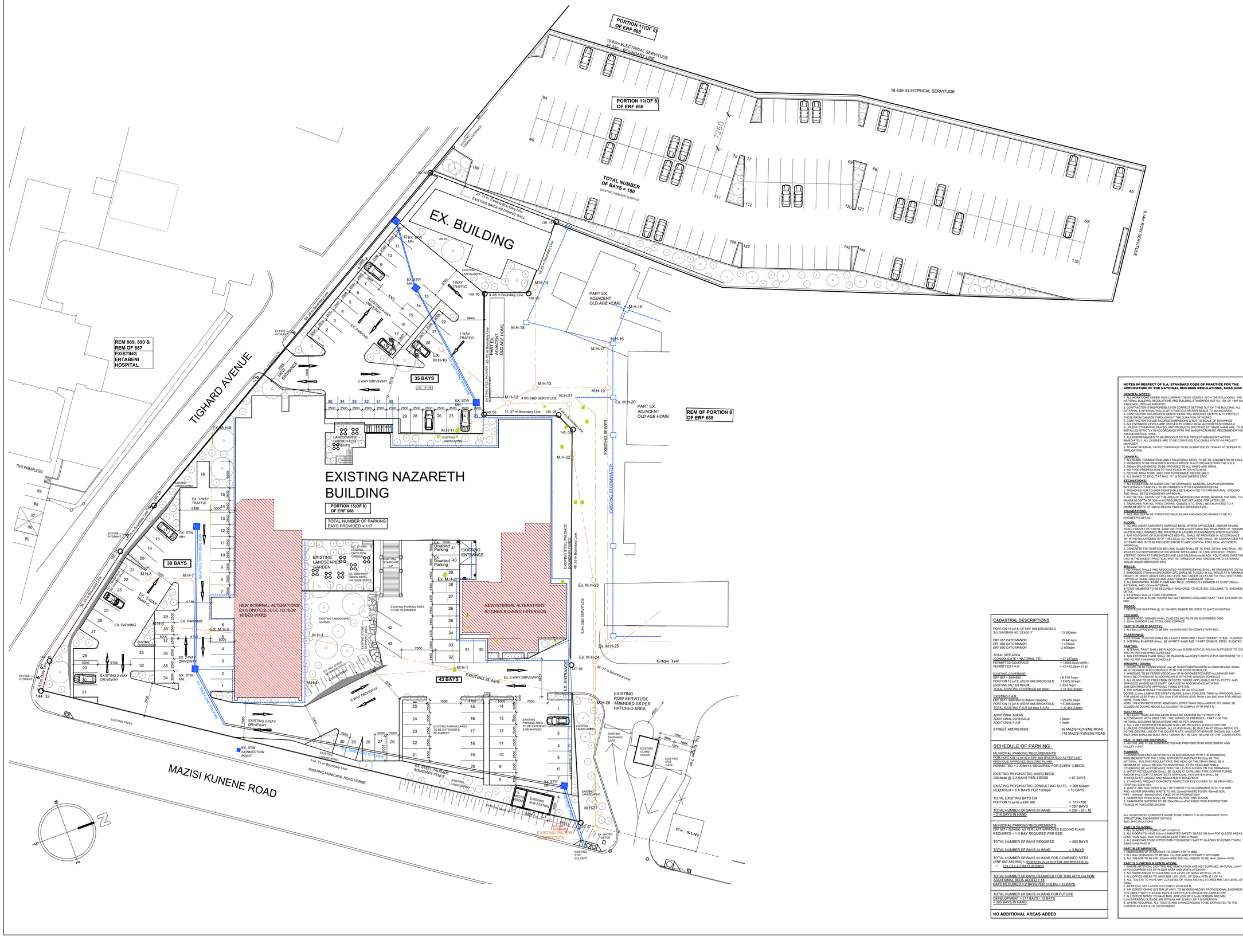

GENERAL NOTE
The Contractor is to verify all dimensions & levels on site before commencing work or producing shop drawings. Any discrepancies are to be reported to the Architect immediately.

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REVISION		

NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SABS 0400

GENERAL NOTES:
1. ALL WORK DONE UNDER THIS CONTRACT MUST COMPLY WITH THE FOLLOWING: THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT No. 103 OF 1997 AND SABS 0400 (1990) AS AMENDED.
2. CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE BUILDING, ALL EXTERNAL & INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES.
3. CONTRACTOR TO LOCATE & IDENTIFY EXISTING SERVICES ON SITE & TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF WORKS.
4. DO NOT SCALE OFF DRAWINGS. CONTRACTOR TO WORK OFF FIGURES OF DRAWINGS.
5. ALL ENTRANCE LEVELS ARE DERIVED BY USING LOCAL AUTHORITIES FORMULA.
6. UNLESS OTHERWISE STATED, ANY PRODUCTS SPECIFIED BY TRADE NAME ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND/OR INSTRUCTIONS.
7. ALL DISCREPANCIES TO BE BROUGHT TO THE PROJECT MANAGER'S NOTICE IMMEDIATELY. ALL QUERIES ARE TO BE CONVEYED TO CONSULATNTS VIA PROJECT MANAGER.
8. TENANT INTERNAL LAYOUT DRAWINGS TO BE SUBMITTED BY TENANT AT SEPERATE APPLICATION.

GENERAL:
1. ALL SLABS, FOUNDATIONS AND STRUCTURAL STEEL TO BE TO ENGINEER'S DETAILS.
2. PREMISES TO BE RENDERED RODENT PROOF IN ACCORDANCE WITH THE N.B.R.
3. 300mm SPLASHBACKS TO BE PROVIDED TO ALL WHITE AND SINKS.
4. NO FOOD PREPERATION TO TAKE PLACE IN TEA KITCHENS.
5. REFUSE AREA TO BE USED FOR PUTRESABLE REFUSE ONLY.
6. ALL BANKS TO BE CUT AT MAX. 70° & TO ENGINEER'S SPEC.

EXCAVATIONS:
1. ALL LEVELS ARE AS SHOWN ON THE DRAWINGS. GENERAL EXCAVATION WORK INCLUDING CUT AND FILL TO BE CARRIED OUT TO ENGINEER'S DETAIL.
2. ALL TOPSOIL IN BUILDING AREAS TO BE EXCAVATED TO FIRM NATURAL GROUND AND SHALL BE TO ENGINEER'S APPROVAL.
3. TO THE FULL EXTENT OF THE AREA OF NEW BUILDING WORK, REMOVE TOP SOIL TO A MAXIMUM DEPTH OF 300mm AS REQUIRED AND SET ASIDE FOR LATER USE.
4. TRENCHES FOR ALL PIPES, DRAINS, CABLES, ETC. SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 450mm BELOW FINISHED GROUND LEVEL.

FOUNDATIONS:
1. FOUNDATIONS TO BE OF STRIP FOOTINGS, PILING AND GROUND BEAMS TO BE TO ENGINEER'S DETAIL.

FLOOR:
1. FILLING UNDER CONCRETE SURFACE BEDS, WHERE APPLICABLE, AND/OR PAVING SHALL CONSIST OF EARTH, SAND OR OTHER ACCEPTABLE MATERIAL FREE OF ORGANIC MATTER, WELL RAMMED AND WATERED IN LAYERS TO ENGINEER'S SPECIFICATIONS.
2. ANT POISONING OF SUB-SURFACE BED FILL SHALL BE PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SABS CODE OF PRACTICE AND GUARANTEED FOR 10 YEARS AND IS TO BE PROVIDED PRIOR TO APPLICATION FOR LOCAL AUTHORITY APPROVAL.
3. CONCRETE TOP SURFACE BED AND SLABS SHALL BE TO ENG. DETAIL AND SHALL BE WOODFLOATED/POWERFLOATED WHERE APPLICABLE TO TAKE SPECIFIED FINISH, STEPPED DOWN AT THRESHOLDS AND LAID ON 250micron BLACK POLYTHENE SHEETING LAID IN THE WIDEST PRACTICAL WIDTHS TURNED UP AND DRESSED INTO EXTERNAL WALLS UNDER BRICKFORP DPC.

WALLS:
1. RETAINING WALLS AND ASSOCIATED WATERPROOFING SHALL BE ENGINEER'S DETAIL.
2. EMBOSSED 375micron BRICKFORP DPC SHALL BE PLACED IN ALL WALLS AT A MINIMUM HEIGHT OF 150mm ABOVE GROUND LEVEL AND UNDER CILLS LAID TO FULL WIDTH AND TURNED UP AT ENDS TO FORM STOP ENDS AND BACK OF CILLS.
3. ALL BRICKWORK TO BE PLUMB AND TRUE, CORRECTLY BONDED AT LEAST 200mm EXTERNAL AND 100mm INTERNAL.
4. ROOF MEMBERS TO BE SECURELY ANCHORED TO RC/STEEL COLUMNS TO ENGINEER'S DETAIL.
5. EXTERNAL WALLS TO BE FACEBRICK.
6. WINDOW SILLS TO BE 150x100 NO sea F-BIDDIED UNGLAZED CLAY TILES. COLOUR: DUTCH RED.

ROOFS:
1. NEW ROOF SHEETING @ 10° ON NEW TIMBER TRUSSES TO MATCH EXISTING.

CEILINGS:
1. SUSPENDED 1200x600 VINYL CLAD CEILING TILES ON SUSPENDED GRID.
2. 25mm SHADOW LINE STEEL GRD CORNICE.

PART D (PUBLIC SAFETY):
1. ALL BALUSTRADING TO BE MIN. 1m HIGH AND TO COMPLY WITH DD2.

PLASTERING:
1. EXTERNAL PLASTER SHALL BE 4 PARTS SAND AND 1 PART CEMENT, STEEL FLOATED
2. INTERNAL PLASTER SHALL BE 4 PARTS SAND AND 1 PART CEMENT, STEEL FLOATED

PAINTING:
1. INTERNAL PAINT SHALL BE PLASCON one SUPER ACRYLIC POLVIN SUFFICIENT TO COVER AND AS PER FINISHING SCHEDULE
2. ANY EXTERNAL PAINT SHALL BE PLASCON one SUPER ACRYLIC PVA SUFFICIENT TO COVER AND AS PER FINISHING SCHEDULE

WINDOWS / DOORS:
1. WINDOWS TO BE FERRO VEDOC one VP HI-Q POWDERCOATED ALUMINIUM AND SHALL BE OTHERWISE IN ACCORDANCE WITH THE DOOR SCHEDULE
2. WINDOWS TO BE FERRO VEDOC one VP HI-Q POWDERCOATED ALUMINIUM AND SHALL BE OTHERWISE IN ACCORDANCE WITH THE WINDOW SCHEDULE
3. ALL GLASS TO BE FREE FROM DEFECTS. WHERE APPLICABLE SET IN PUTTY, AND GLAZING BEADS SHALL BE SECURELY PINNED IN ACCORDANCE WITH THE SUB-CONTRACTORS APPROVED FIXING SYSTEM.
4. THE MINIMUM GLASS THICKNESS SHALL BE AS FOLLOWS:
DOORS: 5.5mm LAMINATED SAFETY GLASS. 6.0mm FOR LESS THAN 1m WINDOWS, 3mm FOR AREAS LESS THAN 0.75m. 4mm FOR AREAS LESS THAN 1.5m AND 6mm FOR AREAS MORE THAN 1.5m
NOTE: UNLESS PROTECTED, WINDOWS LOWER THAN 300mm ABOVE FFL SHALL BE GLAZED AS DOORS ABOVE ALL GLAZING TO COMPLY WITH PART N.

ELECTRICAL:
1. ALL ELECTRICAL INSTALLATION SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH SABS 0142 - THE WIRING OF PREMISES - PART 1 OF THE NATIONAL BUILDING REGULATIONS AND AS PER DRAWING.
2. 1no. 2 WAY DISTRIBUTION BOARD SHALL BE PROVIDED IN EACH FACTORY
3. UNLESS OTHERWISE SHOWN, ALL PLUGS SHALL BE BUILT IN AT 200mm ABOVE FFL
4. ALL LIGHT SWITCHES SHALL BE BUILT IN AT 1200mm TO THE CENTRE LINE OF THE LIGHT SWITCHES SHALL BE BUILT IN AT 1200mm TO THE CENTRE LINE OF THE COVER PLATE

PART (J (REFUSE DISPOSAL):
1. REFUSE TRAP TO BE CONSTRUCTED AND PROVIDED WITH HOSE BIB/TAP AND GULLEY / UNIT.

PLUMBING:
1. PLUMBING SHALL BE LAID STRICTLY IN ACCORDANCE WITH THE DRAWINGS, REQUIREMENTS OF THE LOCAL AUTHORITY AND PART P(SA) OF THE NATIONAL BUILDING REGULATIONS. THE HEAD OF THE DRAIN SHALL BE A MINIMUM OF 450mm BELOW FOUNDATION NO, AT ITS HEAD AND SHALL OTHERWISE BE ACCORDANCE WITH THE LEVELS SHOWN ON THE DRAWINGS
2. ALL HOT WATER PIPES SHALL BE COPPER OR APPROVED PLASTIC LAGGED TUBING AND/OR POLYSTOP TO ARCHITECTS APPROVAL. HOT WATER SHALL BE THOROUGHLY LAGGED AND INSULATED THROUGHOUT.
3. STANDARD PRECAST CONCRETE INSPECTION EYE COVERS TO BE PROVIDED OVER ALL C.E's/ I.E's
4. ALL SOIL AND WASTE PIPES SHALL BE STRICTLY IN ACCORDANCE WITH THE NBR AND AS PER DRAWING WASTE TO BE 32mmØ WASTE TO SW. 40mmØ SOIL PIPE: 100mmØ 100mmØ uPVC FIXED WITH PROPRIETORY
5. RAINWATER PIPES SHALL BE 110MØ IN POSITIONS SHOWN
6. RAINWATER GUTTERS TO BE 200x200mm uPVC FIXED WITH PROPRIETORY FIXINGS IN POSITIONS SHOWN

ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEERS' DETAILS AND SPECIFICATIONS

PART N (GLAZING):
1. ALL GLAZING TO COMPLY WITH PART N.
2. ALL DOORS TO HAVE 6 5mm LAMINATED SAFETY GLASS OR 6mm FOR GLAZED AREAS LESS THAN 1sqm. 3mm FOR AREAS LESS THAN 0.75sqm
3. ALL WINDOWS TO BE FITTED WITH TOUGHENED SAFETY GLAZING TO COMPLY WITH SANS 10400 PART N

PART M (STAIRWAYS):
1. ALL STAIRWAYS AND RAMPS TO COMPLY WITH MM2.
2. ALL BALUSTRADING TO BE MIN. 1m HIGH AND TO COMPLY WITH MM3.
3. ALL TREADS TO BE MIN. 250mm WIDE AND ALL RISERS TO BE MAX. 250mm HIGH.

PART O (LIGHTING & VENTILATION):
1. WHERE ARTIFICIAL LIGHTING AND VENTILATION ARE NOT SUPPLIED, NATURAL LIGHT IS TO COMPRISE 10% OF FLOOR AREA AND VENTILATION 5%.
2. ALL WORK AREAS TO HAVE MIN. LUX LEVEL OF 400lux WITH G.I. OF 25.
3. ALL OFFICE AREAS TO HAVE MIN. LUX LEVEL OF 500lux WITH G.I. OF 19.
4. ALL TOILETS TO HAVE MIN. LUX LEVEL OF 160lux AND ALL STORES MIN. LUX LEVEL OF 100lux.
5. ARTIFICIAL VETILATION TO COMPLY WITH N.B.R.
6. AIR CONDITIONING SYSTEM (IF ANY), TO BE DESIGNED BY PROFESSIONAL ENGINEER, TO COMPLY WITH TTA3 AND HAVE A CERTIFICATE ISSUED ON COMPLETION.
7. ALL OFFICE SPACE TO HAVE MAX. AIRFLOW OF 0.5m/S/ PERSON AND MIN. AIRFLOW OF 0.35m/S/ PERSON AT 1.2m ABOVE FLOOR LEVEL.
8. WHERE REQUIRED, ALL TOILETS AND CHANGEROOMS TO BE EXTRACTED TO THE OUTSIDE AT A RATE OF 20/5/1HR/MT.

CADASTRAL DESCRIPTIONS

PORTION 15 (of 8) OF ERF 668 BRICKFIELD
SG DIAGRAM NO. 223/2017 : 13 563sqm

ERF 887 CATO MANOR : 19 441sqm
ERF 889 CATO MANOR : 1 479sqm
ERF 890 CATO MANOR : 835sqm

TOTAL SITE AREA
(CONSOLIDATE = NATORIAL TIE) = 37 317sqm
PERMITTED COVERAGE = 18658.5sqm (50%)
PERMITTED F.A.R = 42 412.5sqm (1.5)

EXISTING COVERAGE:
ERF 887 = 889+890 = 9 216.7sqm
PORTION 15 (of 8) of ERF 668 BRICKFIELD = 2 672.57sqm
EXISTING METER ROOM = 33.07sqm
TOTAL EXISTING COVERAGE (all sites) = 11 922.34sqm

EXISTING F.A.R :
ERF 887 + 889+890 (Entabeni Hospital) = 25 465.3sqm
PORTION 15 (of 8) of ERF 668 BRICKFIELD = 5 398.93sqm
TOTAL EXISTING F.A.R (all sites F.A.R) = 30 864.23sqm

ADDITIONAL AREAS:
ADDITIONAL COVERAGE = 0sqm
ADDITIONAL F.A.R = 0sqm

STREET ADDRESSES : 82 MAZISI KUNENE ROAD
: 148 MAZISI KUNENE ROAD

SCHEDULE OF PARKING :

MUNICIPAL PARKING REQUIREMENTS
FOR PORTION 15 (of 8) of ERF 668 BRICKFIELD AS PER LAST PREVIOUS APPROVED BUILDING PLANS:
PERMITTED = 2 X BAYS REQUIRED FOR EVERY 3 BEDS.

EXISTING PSYCHIATRIC WARD BEDS
100 beds @ 2 X BAYS PER 3 BEDS = 67 BAYS

EXISTING PSYCHIATRIC CONSULTING SUITE = 299.60sqm
REQUIRED = 6 X BAYS PER 100sqm = 16 BAYS

TOTAL EXISTING BAYS ON
PORTION 15 (of 8) of ERF 668 = 117+180
= 297 BAYS
TOTAL NUMBER OF BAYS IN HAND = 297 - 67 - 16
= 214 BAYS IN HAND

MUNICIPAL PARKING REQUIREMENTS
ERF 887 + 889+890 AS PER LAST APPROVED BUILDING PLANS:
REQUIRED = 1 X BAY REQUIRED PER BED.

TOTAL NUMBER OF BAYS REQUIRED = 585 BAYS

TOTAL NUMBER OF BAYS IN HAND = 3 BAYS

TOTAL NUMBER OF BAYS IN HAND FOR COMBINED SITES (ERF 887,889,890) + PORTION 15 (of 8) of ERF 668 BRICKFIELD
= 214 + 3 = 217 BAYS IN HAND

TOTAL NUMBER OF BAYS REQUIRED FOR THIS APPLICATION
ADDITIONAL BEDS ADDED = 18
BAYS REQUIRED = 2 BAYS PER 3 BEDS = 12 BAYS

TOTAL NUMBER OF BAYS IN HAND FOR FUTURE DEVELOPMENT = 217 BAYS - 12 BAYS
= 205 BAYS IN HAND

NO ADDITIONAL AREAS ADDED

SIGNATURE DATE

w w w . b v a . c . o . z a
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Project Title:

PROPOSED INTERNAL ALTS TO ST JOSEPH'S FOR LIFE HEALTHCARE GROUP (Pty)Ltd.
INTERNAL ALTERATIONS TO EXISTING KITCHEN AND DINING AT No.82 MAZISI KUNENE ROAD ON ERF
PORTION 15(OF 8) OF ERF 668

date : MAY 2019 | scales : 1:250
drawn : AB

Drawing Description:

SUBMISSION DRAWING
SITE PLAN
LIFE ST. JOSEPH'S - NEW 12 BED WARD

Job No. **1303 N** | Drawing No. **SD103** | Rev. No. **A**