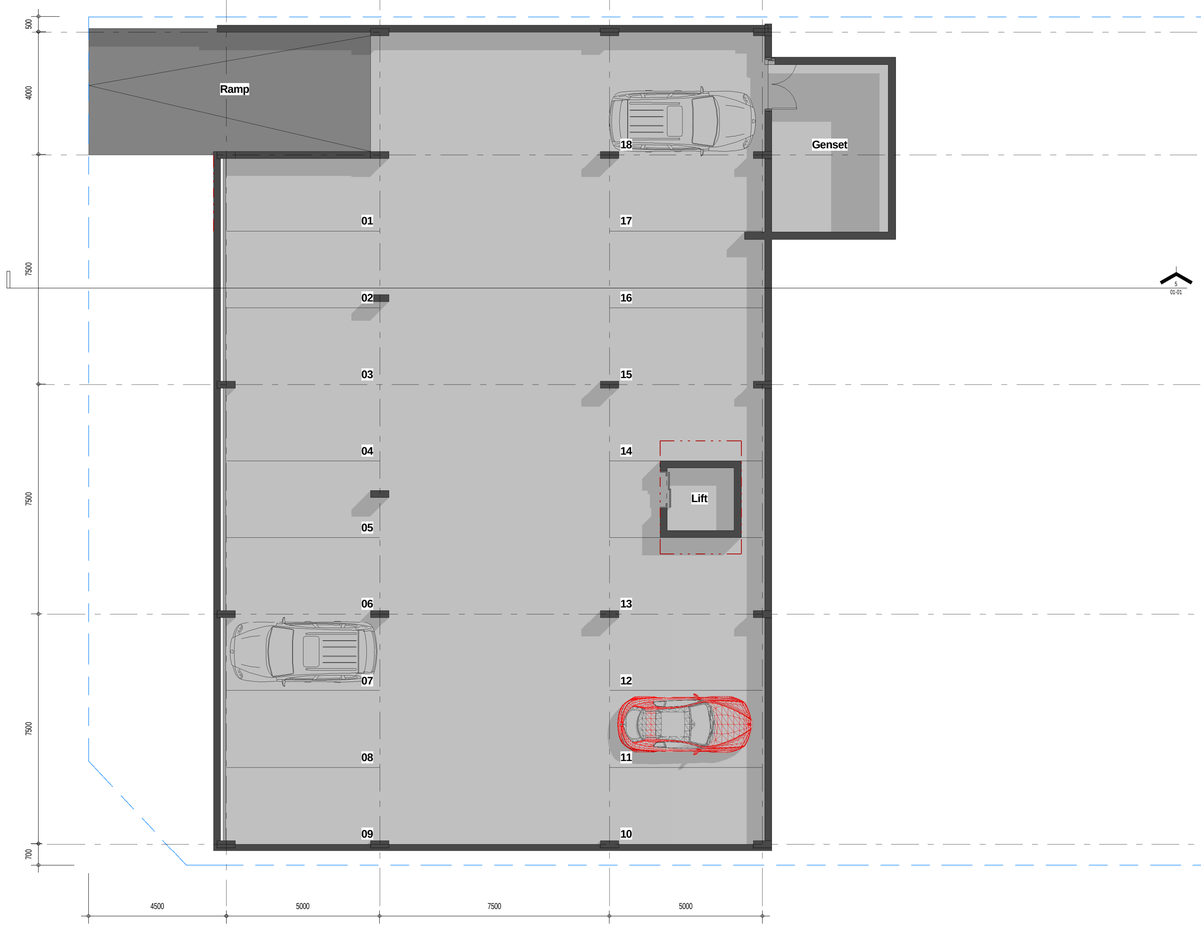
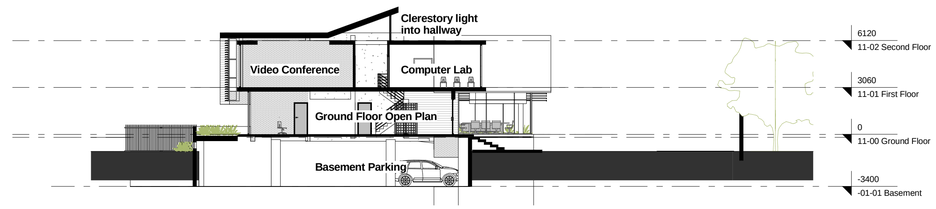


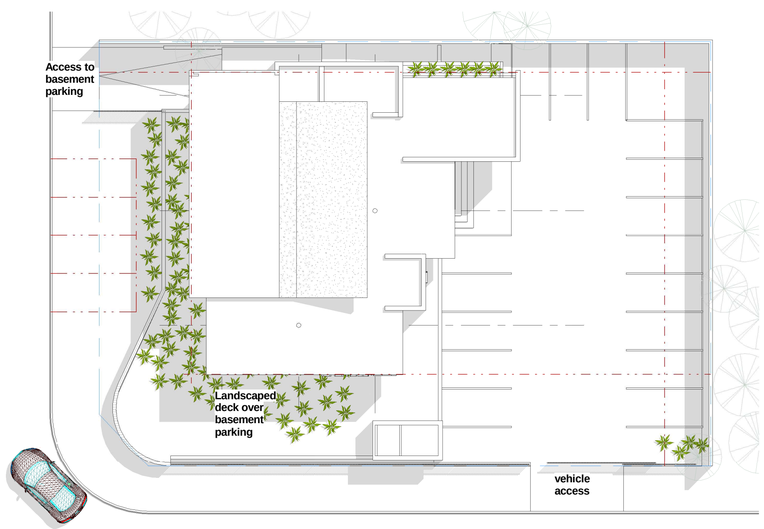
2 -01-01 Basement
1 : 100

3 3D View 1 South West View

4 3D View 2 South East View



5 Section 1
1 : 200



1 01-01 Site Plan
1 : 200

Schedule	
Site area	1 100 sqm
Total Office Area	500 sqm
Total Parking	34 Bays

Notes:

General

All work to comply with relevant National Building Regulations, SANS 10400 and SABS standards.

Foundations

Deem to satisfy SANS 10400 Part H, raft foundation to detail . All foundations to be built strictly in accordance with structural eng. drawings & details.

Floors

Deem to satisfy SANS 10400 Part J, ground underneath floors to be treated to conform to SABS 024. 85mm surface bed (15mpa after 28 days. 19mm stone) on back fill compacted in layers of not more than 150 mm, watered and well rammed. 250 Micron polyethelene dpc underneath surface bed. 30mm Cement screed. Finished floor level to be at least 17mm above finished ground level.

Walls

Deem to satisfy SANS 10400 Part K, 300mm Cavity & 110mm Brick walls (min strength- 7mpa) stretcher course with class 3 mortar (5mpa), and 375 micron dpc underneath all walls & window sills. Brickforce to be installed every 4th course. Interior - 15 mm plaster & paint to approved colour unless indicated otherwise. Exterior - 15 mm plaster & paint to approved colour unless indicated otherwise.

Roofs

Deem to satisfy SANS 10400 Part L

Waterproofing

Damp proof cours under all walls to be 150mm above finished floor level. Dpc under all sills, behind weather boards and under ridge tiles, vertical dpc to all changes in floor level. Surface beds to be on SABS approved waterproofing, forming a continuous membrane with the dpc's under walls. Flashings to all changes of roof levels and to chimneys. Impervious copings to all parapets.

Paintwork

External and internal plaster work to be painted with 2 coats of good quality acrylic pva unless specified otherwise. Exposed metalwork is to be painted with one coat universal undercoat and 2 coats enamel to spec. All external timber doors to be treated with 2 coats linseed oil, good quality varnish. All internal doors to be finished with 2 coats enamel, colour to spec. All Exposed timber to receive 2 coats carbolinium.

Drainage

Deem to satisfy SANS 10400 Part P

Bathroom:
WC - 110mm Ø sp. WHB - 50mm Ø wp
BATH - 50mm Ø wp. SHR - 50mm Ø wp

Kitchen:
SINK - 50mm Ø wp.

Sewage

- All plumbing work to be carried out by licenced plumbers.
- Drains below buildings to be in straight runs and to be encased in 300mm concrete with rodding eyes at each end.
- Concealed waste pipes to be sleeved.
- Inspection eyes and junctions to be easily accessible.
- All drain pipes to have a minimum internal diameter of 50mm.
- All vent pipes to extend 900mm above roof level unless otherwise indicated.
- A s.v.p to all wc's having more than a 1200mm vertical discharge.
- All drains to be accessible along their entire length for maintenance and repairs.
- Rodding eyes to be installed whenever a drain changes direction.
- All drains to be accessible at 24 meter intervals by means of manholes or rodding eyes.
- Waste pipes flowing into a vent stack must be a minimum of 300mm above any soil pipes flowing into the same vent stack.
- All kitchen sinks to have grease traps.
- Invert level of sewer line = min 410mm.

Glazing

Deem to satisfy SANS 10400 Part N

- 3mm Glass for window panes up to 0,75m²
- 4mm Glass for window panes up to 1,5m²
- 5mm Glass for window panes up to 2,1m²
- 6mm Glass for window panes over 2,1m²
- 6mm Safety glass for all windows lower than 300mm AFFL to a height of 1000mm.
- 6mm Safety glass for all doors
- Glass on doors to be fitted with a visual glass marker.

INFORMATION ONLY

COVERAGE	FLOOR AREA RATIO
SITE AREA	TOTAL BUILDING AREA

Rev No	Revision Description	Date

PROJECT
New Office Development
CLIENT
ALS Group
SITE
Goetz street

PROJECT NO.	DRAWING NO
13.AO.00P	01-01
PHASE: Sketch	DRAWING: Site Plan

DATE	DRN	CHK	SCALE	PAPER SIZE
2013/09/27 02:38:40 PM	Author	Checker	As indicated	A1

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