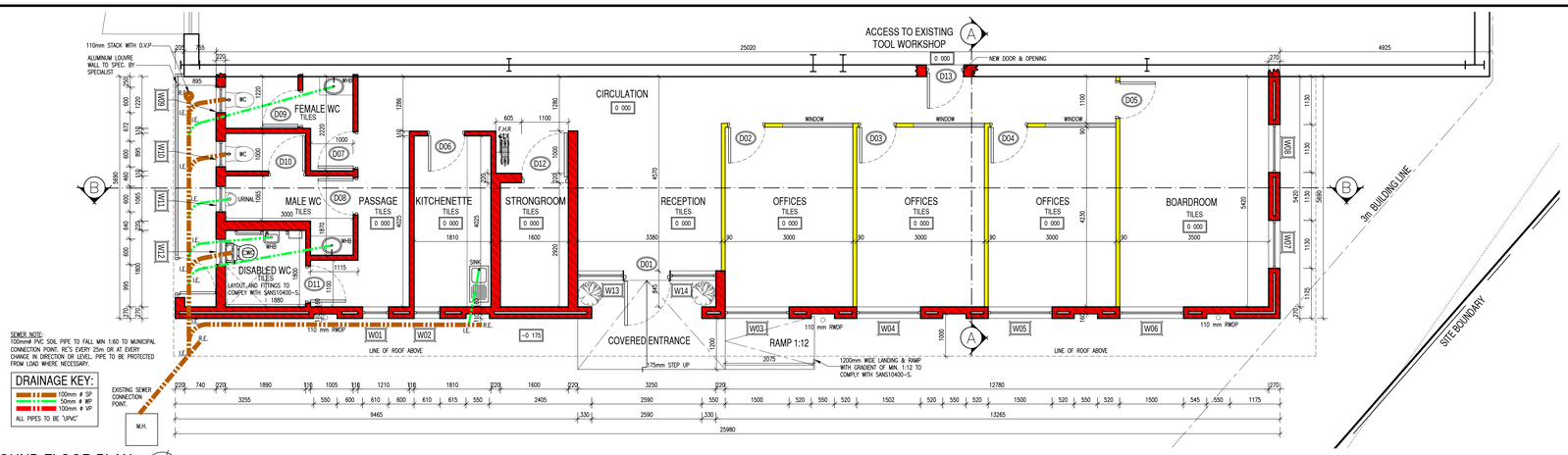
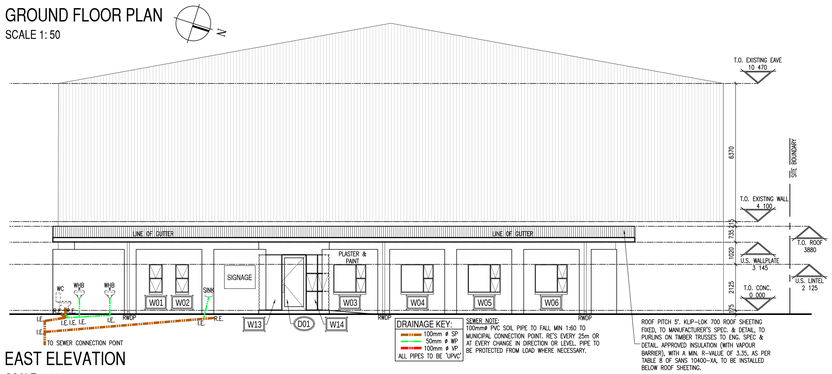
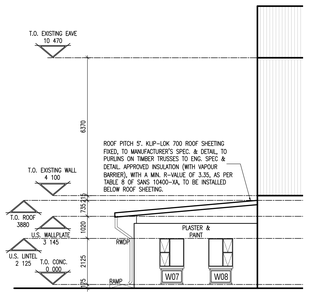


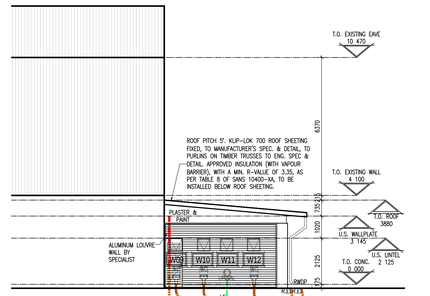
GROUND FLOOR PLAN
SCALE 1: 50



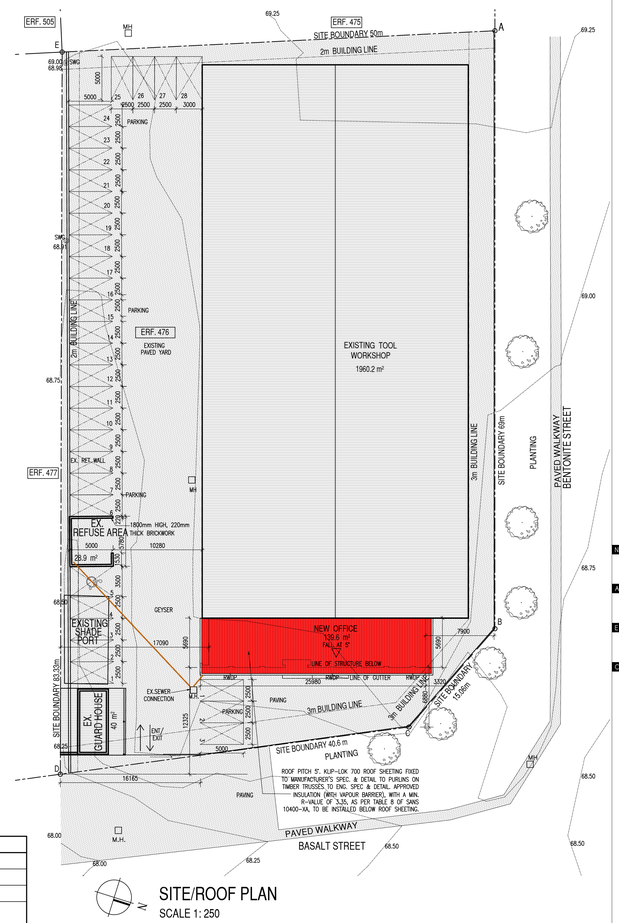
EAST ELEVATION
SCALE 1: 100



NORTH ELEVATION
SCALE 1: 100

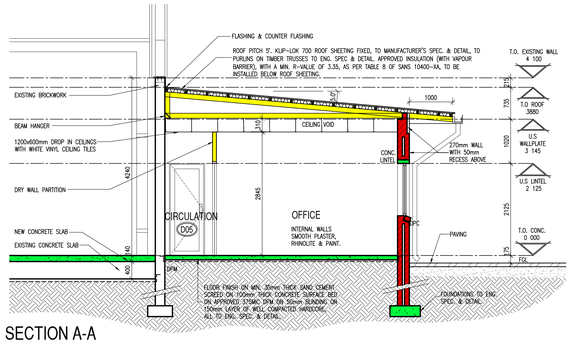


SOUTH ELEVATION
SCALE 1: 100



SITE/ROOF PLAN
SCALE 1: 250

SECTION A-A
SCALE 1: 50

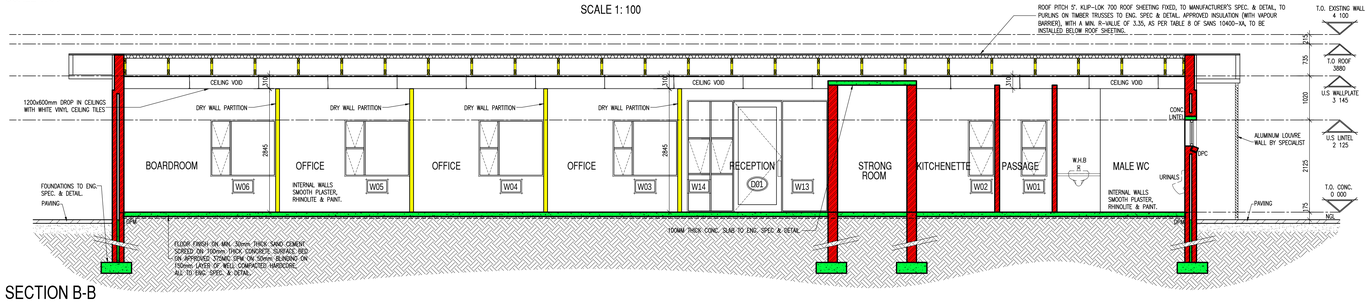


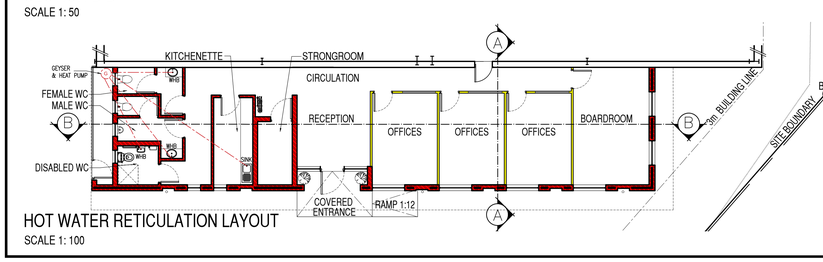
DOOR AND WINDOW SCHEDULE
SCALE 1: 100

GROUND FLOOR

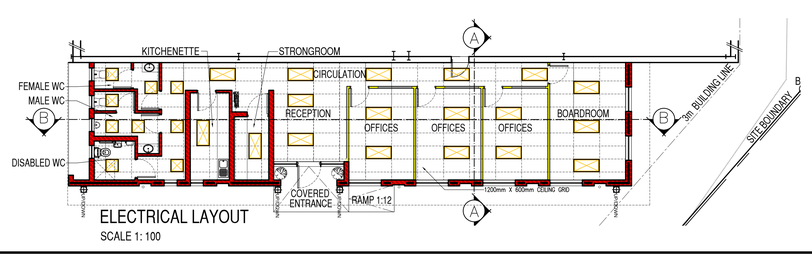
Number	W01, W02	W03, W04, W05, W06	W07, W08	W09, W10, W11, W12.	W13	W14	D01	D02, D03, D04, D05, D10	D02, D03, D04, D05, D13	D11	D12
Orientation	E	E	N	S	E	E	N/A	N/A	N/A	N/A	N/A
Location	KITCHEN & PASSAGE	OFFICES AND BOARDROOM	BOARDROOM	BATHROOMS	RECEPTION AREA	RECEPTION AREA	RECEPTION	MALE & FEMALE BATHROOMS	OFFICES, BOARDROOM	DISABLED BATHROOM	STRONGROOM
Description	CUSTOM ALUMINIUM WINDOW, WITH TOP HUNG OPENING SECTIONS	CUSTOM ALUMINIUM WINDOW, WITH TOP HUNG OPENING SECTIONS	CUSTOM ALUMINIUM WINDOW, WITH TOP HUNG OPENING SECTIONS	CUSTOM ALUMINIUM WINDOW, WITH TOP HUNG OPENING SECTIONS	CUSTOM ALUMINIUM WINDOW	CUSTOM ALUMINIUM WINDOW, WITH TOP HUNG OPENING SECTIONS	GLASS DOOR	FLUSH PANEL SOLID TIMBER DOOR	FLUSH PANEL SOLID TIMBER DOOR	FLUSH PANEL SOLID TIMBER DOOR	REINFORCED FLUSH PANEL SOLID TIMBER DOOR
Quantity	2	4	2	4	1	1	1 LH	2 off RH 3 of LH	3 off RH 2 of LH	1 of LH	1 of LH
Frame & Frame Finish	CUSTOM ALUMINIUM FRAME – TO CLIENTS SPEC.	CUSTOM ALUMINIUM FRAME – TO CLIENTS SPEC.	CUSTOM ALUMINIUM FRAME – TO CLIENTS SPEC.	CUSTOM ALUMINIUM FRAME – TO CLIENTS SPEC.	CUSTOM ALUMINIUM FRAME – TO CLIENTS SPEC.	CUSTOM ALUMINIUM FRAME – TO CLIENTS SPEC.	STEEL DOOR FRAME	STEEL DOOR FRAME	ALUMINIUM DOOR FRAME	STEEL DOOR FRAME	STEEL DOOR FRAME
Ironmongery	ALL TO MANUFACTURER'S SPEC.	ALL TO MANUFACTURER'S SPEC.	ALL TO MANUFACTURER'S SPEC.	ALL TO MANUFACTURER'S SPEC.	ALL TO MANUFACTURER'S SPEC.	ALL TO MANUFACTURER'S SPEC.	TO CLIENTS SPEC.	TO CLIENTS SPEC.	TO CLIENTS SPEC.	TO CLIENTS SPEC.	TO CLIENTS SPEC.
Glazing	TO COMPLY WITH SANS 10400XA & "AAMSA" STANDARDS	TO COMPLY WITH SANS 10400XA & "AAMSA" STANDARDS	TO COMPLY WITH SANS 10400XA & "AAMSA" STANDARDS	TO COMPLY WITH SANS 10400XA & "AAMSA" STANDARDS	TO COMPLY WITH SANS 10400XA & "AAMSA" STANDARDS	TO COMPLY WITH SANS 10400XA & "AAMSA" STANDARDS	TO COMPLY WITH SANS 10400XA & "AAMSA" STANDARDS	N/A	N/A	N/A	N/A
Window Sill	BRICK ON EDGE	BRICK ON EDGE	BRICK ON EDGE	BRICK ON EDGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Max U-Value - W/m²K	7.9	5.73	5.73	7.9	5.73	5.73	5.73	N/A	N/A	N/A	N/A
Max SHGC Value	0.81	0.66	0.66	0.81	0.66	0.66	0.66	N/A	N/A	N/A	N/A

SECTION B-B
SCALE 1: 50





HOT WATER RETICULATION LAYOUT
SCALE 1: 100



ELECTRICAL LAYOUT
SCALE 1: 100

NEW OFFICE TOILETS

	REQUIRED	
	MALE WC	FEMALE WC
WC	1	2
URINAL	1	0
WHB	1	1

	PROVIDED	
	MALE WC	FEMALE WC
WC	1	2
URINAL	1	0
WHB	1	1

ALRODE 476

AREAS	
TOTAL STAND AREA	4011.0 m²
EXISTING TOOL WORKSHOP	1960.2 m²
EXISTING GUARDHOUSE	40.0 m²
NEW OFFICE	139.6 m²
TOTAL BUILT AREA	2139.8 m²
EXISTING SHADE PORT	51.5 m²

COVERAGE	
PERMISSIBLE	70.0 % = 2807.7m²
ACTUAL	54.6% = 2191.4 m²

PARKING		
	REQUIRED	PROVIDED
PARKING BAYS	1 PARKING BAY PER 100 m² OF OFFICE & WAREHOUSE AREA	TOTAL AREA: 2139.8 m²
TOTAL PARKING	22 BAYS	40 BAYS

STORMWATER NOTE:

STORM WATER TO FALL AWAY FROM THE STRUCTURE AND TOWARDS THE LOWER PARTS OF THE SITE. STORMWATER TO BE MANAGED ACCORDING TO APPOINTED CIVIL ENGINEER DESIGN.

LEVEL NOTE:

LEVELS TO BE TAKEN FROM INSIDE OF NEW TOOL WORKSHOP FLOOR (LEVEL 0.000)

ENERGY EFFICIENCY NOTES:

1. BUILDING HAS BEEN DESIGNED FOR CLIMATIC ZONE 1 AS PER SANS 10400-XA.
2. ALL SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY ARE TO BE IN ACCORDANCE WITH SANS 204.
3. HOT WATER SUPPLY TO COMPLY WITH 4.1 OF SANS 10400-XA.
4. ALUMINIUM FENESTRATIONS TO BE IN ACCORDANCE WITH 4.4.4 OF SANS 10400-XA & "AAMSA" STANDARDS WHERE PERFORMANCE GLAZING IS REQUIRED, NON REFLECTIVE, NON MIRROR GLAZING WILL BE USED.
5. ROOF INSULATION TO COMPLY TO R-VALUE REQUIREMENT OF 3.35 AS PER 4.4.3.3 TABLE 8 OF "SANS" 10400-XA.

LIGHTING DEMAND CALCULATION

NETT AREA – TOTAL	125.5 m²
MAX. ALLOWABLE ENERGY DEMAND	17 Watts / m² = 2 133.5 Watts
PROPOSED LIGHTING USAGE	2064 Watts
DESIGN COMPLIES TO "SANS 204" FOR BUILDING CLASSIFICATION G1	

DOOR & WINDOW NOTE:

ALL DOORS AND WINDOWS SIZES & DOOR SWINGS TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE OR INSTALLATION.

SPECIALIST / INSTALLER TO PROVIDE RELEVANT FENESTRATION CERTIFICATES AS FOLLOWS:
- PERFORMANCE COMPLIANCE REPORT,
- PERFORMANCE TEST CERTIFICATE,
- ENERGY RATING CERTIFICATE,
- CERTIFICATION OF CONFORMANCE.

DOOR SWING LEGEND

LEFT HAND – LH RIGHT HAND – RH

ENERGY CONSUMPTION TABLE & LEGEND

NOTE: WATTAGE INDICATED IS PROVIDED BY LIGHT MANUFACTURER. SUPPLIERS MUST CONFORM TO THE VALUES HERE TABULATED.

LIGHT FITTING	DESCRIPTION	WATTAGE	QUANTITY	TOTAL WATTS
	600X600mm DROP IN LED CEILING LIGHT	46 Watts	9	414 Watts
	1200X600mm DROP IN LED CEILING LIGHT	85 Watts	18	1530 Watts
HPVDOWN	LED UP/DOWN DOWN LIGHT. COLOUR WARM WHITE.	30 Watts	4	120 Watts
			TOTAL	2064 Watts

GENERAL:

This drawing is not to be scaled. Use figured dimensions only. All dimensions and heights to be checked on site. Any discrepancies shall be reported to the Architect immediately. All levels heights or plinths, depths or excavations and number of steps to be checked by the contractor on site.
The site is to be treated in accordance with SANS 10124 Code of practice with "Chlordine" termite proof soil poisoner. Top of foundations to be a minimum of 400mm below natural ground level. Backfilling to foundations.
Top of concrete surface bed to be a minimum of 150mm above finished ground level. 100mm thick concrete surface bed to be on "Gunplas" UBS Green damp proof membrane on sand blinding on well compacted fill.
"Gundle" Brickgrip SABS embossed DPC 375 mic. under all walls, window cills and at changes in floor level.
These Architectural drawings are to be read in conjunction with Engineers and Consultants drawings where applicable.
Electrical installations shall have "Heinemann's" earth leakage system in the distribution board. All building work to be carried out in accordance with the National Building Regulations.
The Contractor is responsible for all site visits by local inspectors and is to pay all fees in connection therewith.
Brickforce to be laid at every fifth course. Slip joint to be provided at junction to brickwork and upper floor slabs.

DRAINAGE NOTES:

100mm diameter sewer pipe drain with a minimum fall of 1:60. 100mm diameter stub vent at head of sewer drain pipe. Rodding eyes (RE's) at head of drain, at all changes of direction and at a maximum of 25metre intervals. Inspection eyes (IE's) at all junctions of drain, and to have marked covers at ground level.
Drain pipes under buildings to be encased in minimum of 100mm concrete. All waste fittings to have 65mm re-seal traps, all waste pipes to be accessible over entire length for cleaning and repairs. All waste pipes under floor slabs to be sleeved. All soil fittings with a vertical discharge greater than 1220mm to have anti-syphon vent pipes (ASVP'S).
Pipe sizes: WC min. 100mm dia., sink min. 40mmdia. showers, baths and bidets min. 50mm dia., WHB min. 32mm dia. All drainage work to be carried out in accordance with the National Building Regulations.

NOTES

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

REV	DATE	DESCRIPTION
A	2017/11/07	ISSUED FOR LOCAL AUTHORITY SUBMISSION

REVISIONS

NEW OFFICE ADDITION
TO EXISTING BUILDING
ON ERF 476 ALRODE EXT. 7

PROJECT DESCRIPTION

- COUNCIL SUBMISSION

PROJECT NO.	DRAWN BY	CHECKED BY
17-010	MB	MICHAEL RASSMAN PRArch 22216
DRAWING NO.	REVISION	DATE
101	A	2017/11/07
ISSUED FOR		PAPER SIZE
LOCAL AUTHORITY SUBMISSION		A0

PAGE CONTENT

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