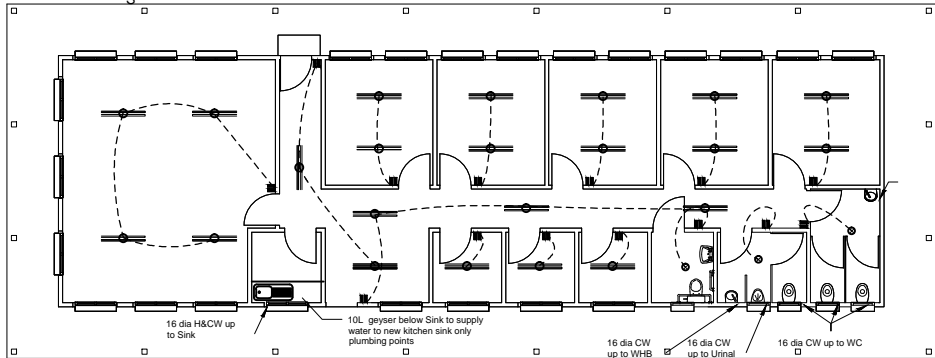
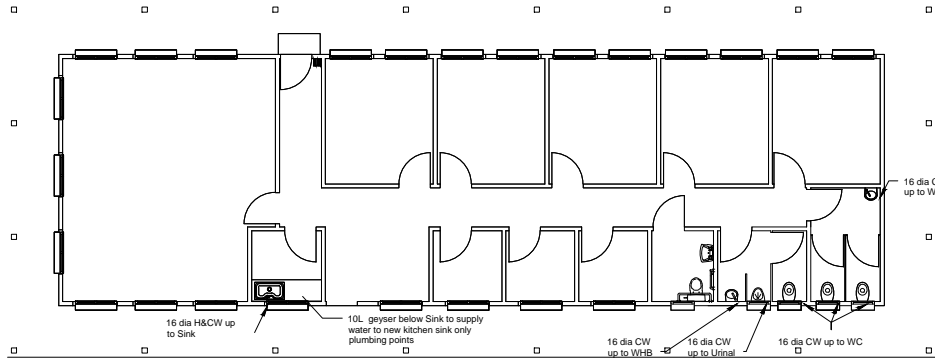


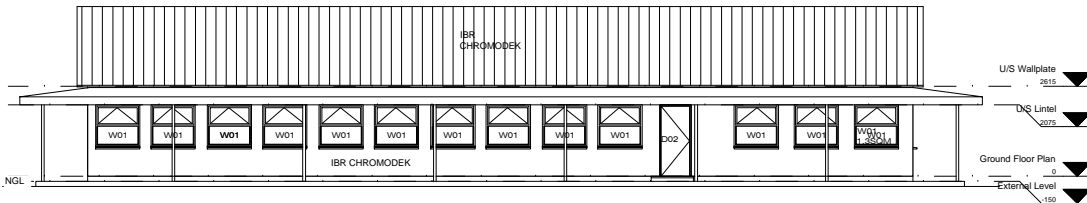
Roof Plan
Scale 1:100



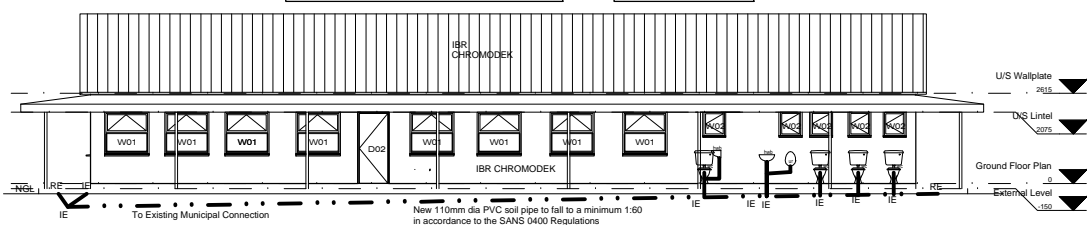
Electrical Layout
Scale 1:100



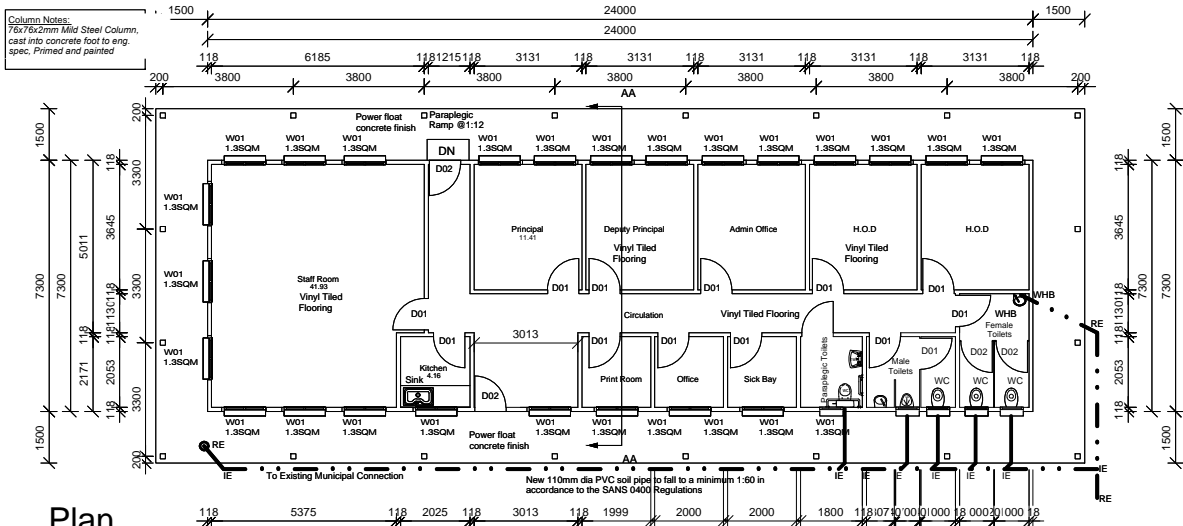
Water Reticulation Layout
Scale 1:100



North Elevation
Scale 1:100



South Elevation
Scale 1:100



Plan
Scale 1:100

ALL ELECTRICAL RETICULATION AND INSTALLATION SHALL BE DONE BY A REGISTERED ELECTRICIAN. A COMPLIANCE CERTIFICATE MUST BE ISSUED UPON COMPLETION OF THE INSTALLATION.		
ELECTRICAL LEGEND		
	x 2	Ceiling Mounted Light
	x 11	Double Plug Switch
	x 16	Light switch
	x 24	Fluorescent Light Fixture
	x 1	DB Board
SERVICE ENERGY DEMAND NOTES:		
- All exterior lighting to be low key and un-obstructive.		
- No lights to illuminate or shine onto Neighboring properties.		
- No exterior garden, driveway lights or light bollards to spill over greater than 10 degree from the horizontal.		
- All lighting to comply with SABS, code of practice for interior lighting part 1. Artificial lighting of interiors (SAB, 0114: Part one 1998) clause H1.5.		
- H1.5 (Annex H of SABS, 0114 - 1:1998)		
- Energy efficient light bulbs (CFLs) to all light fittings and to be advised by specialist.		
- Refer to Lighting calculations represented on spreadsheet documentation attached.		
- For Existing Area's, New lighting fixtures to be installed, existing light switches to be used, SABS compliant wiring to be installed.		

Sanitary Requirements	
G1 - Office 15 People	
Male	2 Toilets
Female	1 Basin
1 Toilet	1 Basin

General Notes:

GLAZING:

- The installation of glazing in buildings to comply with SANS 10137.
- Glazing to be supplied and fitted by a competent person who is recognized by an institute which has specialist expertise in the field of glazing, as generally having the necessary experience and training to determine glazing requirements in accordance with the requirements for SANS 10137 code of practice.
- Safety glazing material to comply with the requirements for SANS 1263-1 for the performance of safety glazing materials and in accordance with SANS 10137 code of practice.
- Frames to receive glazing material shall either comply with the requirements for SANS 1727 or SANS 1553-2, or be capable of SANS 10400-B without deflecting more than 1/175th of their span.

WINDOW SCHEDULE:

All safety glazing to SANS 1263-Part1 (previously SABS) and in accordance with SANS 10137 code of practice and ISO 9050 (Glass in building-determination of light transmittance, solar direct transmittance, total solar energy transmittance, ultraviolet transmittance and related glazing factors)

EXTERIOR DOORS:

- Ensure that the door frame as well as the door is straight, plumb and not warped.
- Ensure that there is an effective drip and threshold.
- Ensure that the finished floor surface with the door swing is horizontal and smooth.
- Provide door sweeps to bottom, and sealer strips to top and sides of doorframe.
- Doors opening outward are easier to weatherproof because the door bottom strikes against the threshold.
- Exterior sliding doors normally come with brush-type sealer strips, except steel units and some sliding folding designs.
- Ensure that the sealer strips are in fact and deal properly.
- Remove all dirt and mechanical obstructions.

ing - Permissible are leakage(AL):

- ximum permissible AL for operable glazing
- Use 2.0L/m² with a pressure difference of 75 when tested in accordance with SANS 613.
- ximum permissible AL for non-operable glazing
- Use 0.31L/m² with a pressure difference of 75 when tested in accordance with SANS 613.
- glazed double action swing doors and revolving s, the maximum permissible AL shall be 1/2 m² with a pressure difference of 75 Pa, when tested in accordance with SANS 613.

Door Schedule

DOORS STANDARD SIZES TO BE USED	
Door	Internal Door
U/S Lintel	900
FFL	2100
Window No:	D1
Description:	Fluidseal Autoklip door frame (wall thickness 114mm) 2080mm x 885mm
Glazing:	N/A
Ironmongery:	By client, to manufacturer spec, to architects approval.
Total No of:	14

Door Schedule

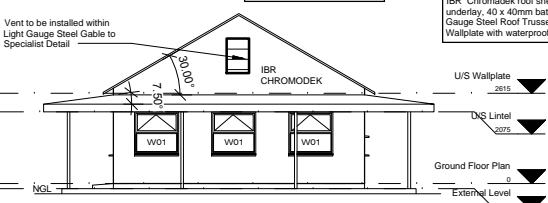
DOORS STANDARD SIZES TO BE USED	
Door	External Door
U/S Lintel	900
FFL	2100
Window No:	D2
Description:	Fluidseal Autoklip door frame (wall thickness 132mm) 2080mm x 885mm
Glazing:	N/A
Ironmongery:	By client, to manufacturer spec, to architects approval.
Total No of:	2

Schedule

Window - Klop Lock aluminium Casement window	
A - Top Hung	1.156
U/S Lintel	1.160
FFL	1.160
Window No:	W01
Description:	PT 1212 Fluidseal Autoklip Aluminium window frames with burglar proofing
Glazing:	Glazing as per fenestration schedule
Ironmongery:	By client, to manufacturer spec, to architects approval.
Total No of:	25

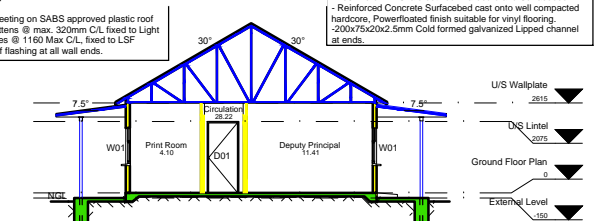
Window Schedule	
Window Type:	A - Top Hung
U/S Lintel	0.556
FFL	0.560
Window No:	W02
Description:	PT 66 Fluidseal Autoklip Aluminium window frames with burglar proofing
Glazing:	Glazing as per fenestration schedule
Ironmongery:	By client, to manufacturer spec, to architects approval.
Total No of:	3

East Elevation
Scale 1:100



West Elevation
Scale 1:100

Window Schedule



Section AA
Scale 1:100

DRAWING TITLE:

Abacus - Springs Admin Block - Council Submission

PROJECT REFERENCE NO:
J232

CLASSIFICATION ACCORDING TO NBR:
G1 - Offices

DEVELOPMENT ADDRESS:
ETWATWA EXTENSION 36

CLIENT: ADDRESS: DATE: SIGNATURE:

ARCHITECT: ADDRESS: DATE: SIGNATURE:

ENGINEER: ADDRESS: DATE: SIGNATURE:

PROJECT MANAGER: ADDRESS: DATE: SIGNATURE:

PROJECT QUANTITY SURVEYOR: ADDRESS: DATE: SIGNATURE:

CONTRACTOR: ADDRESS: DATE: SIGNATURE:

DRAWN BY: GJ CHECKED BY: MGC SCALE: As indicated REVISION: A

REV DATE DESCRIPTION

GJ 2015/02/18 Council Submission

GJ 06/06/2015 Council Submission Updated Abolitions

GENERAL NOTES:

ALL WORK TO BE DONE MUST BE IN ACCORDANCE TO THE NATIONAL BUILDING REGULATIONS (NBR) OF SOUTH AFRICA.

LIGHT GAUGE STEEL MUST BE IN ACCORDANCE TO SANS 517-2013.

DO NOT SCALE DRAWINGS, IF IN DOUBT ASK.

SITE

THE SITE BOUNDARY SHOULD BE FENCED OFF AND APPROPRIATE SIGNAGE ERECTED PRIOR TO WORK COMMENCING.

ALL SENSITIVE AREAS IDENTIFIED MUST BE FENCED OFF PRIOR TO THE SETTING OUT OF THE BUILDING.

UNDER UNSTABLE SOIL CONDITIONS, A GEO-TECHNICAL ENGINEER IS TO PERFORM SOIL TESTS AND REINFORCING TO BE CARRIED OUT UNDER INSTRUCTION OF A STRUCTURAL ENGINEER.

ALL BACKFILL TO BE COMPACTED TO 90% MOD AASHO IN LAYERS NOT EXCEEDING 150mm AND MUST BE VERIFIED BY AN ENGINEER UNLESS OTHERWISE SPECIFIED.

LEVELS AND DIMENSIONS

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE ANY WORK/FABRICATION COMMENCES AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

FIGURED DIMENSIONS SHOULD BE TAKEN IN PREFERENCE TO SCALE DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDES SMALL SCALED DRAWINGS.

FOUNDATIONS

ALL FOUNDATIONS SPECIFIED ARE MINIMUM AND IS TO BE CONFIRMED BY A ENGINEER AS PER SANS 10400.

FOUNDATIONS TO BE EXCAVATED TO A MIN. DEPTH OF 300mm BELOW NATURAL GROUND LEVEL.

ALL CONCRETE TO BE CAST MUST HAVE A COMPRESSIVE STRENGTH OF 25MPa

NO CONCRETE MAY BE CAST PRIOR TO INSPECTION BY THE ENGINEER.

ALL BRICKS TO COMPLY WITH SABS STANDARDS AND SUP. JOINTS MUST BE PROVIDED BETWEEN ALL BRICKWORK AND CONCRETE BEAMS AND SLABS.

DAMP PROOF COURSE

250 MICRON GUNBLE BRICKPROOF DPC SABS APPROVED DAMP-PROOF MEMBRANE MUST BE PLACED UNDERNEATH WALLS AT A MIN. HEIGHT OF 100mm ABOVE NATURAL GROUND LEVEL.

CONCRETE SURFACE BEDS

250MPa CONCRETE TO BE USED UNLESS OTHERWISE STATED.

FLOOR SLABS

ALL STEEL MUST BE 400MPa UNLESS OTHERWISE SPECIFIED AND HAVE A MIN. COVERAGE OF 40mm.

DPC WATERPROOFING MEMBRANE MUST BE PLACED UNDERNEATH ALL FLOOR SLABS.

250 MICRON DPM MUST BE PLACED UNDERNEATH FLOOR SLAB THROUGHOUT.

ALL FLOOR SLABS TO BE CAST TO ENGINEERS SPECIFICATIONS AND ENGINEER TO INSPECT PRIOR TO CASTING.

ALL FLOOR SLABS MUST BE POWER FLOATED.

SABS APPROVED TENSILE POSITION (SANS 0154).

STAIRS AND BALUSTRADES

THE RISE OF ANY STEP SHALL NOT EXCEED 200mm AND THE GOING AND WIDTH OF ANY TREAD SHALL NOT BE LESS THAN 200mm.

HANDRAILS TO BE A MIN. OF 1000mm HIGH MEASURED FROM THE PITCH LINE OF THE STAIR NOSING.

BALUSTRADES MUST BE A MIN. OF 1000mm HIGH MEASURED FROM THE FINISHED FLOOR LEVEL.

FLOOR FINISHES AND TILES

ALL FLOOR FINISHES AND TILES SHALL BE LAID IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SUPPLIER'S SPECIFICATIONS.

EXPANSION JOINTS MUST BE SUPPLIED BETWEEN DIFFERENT FLOOR FINISHES AND WHERE THE TILED AREA EXCEEDS THE MAX. ALLOWED FOR THE TYPE OF TILE.

GLAZING

ALL GLAZING SHOULD BE IN ACCORDANCE TO SANS 10400 REGULATING GLASS.

LIGHT GAUGE STEEL FRAMING

ALL LIGHT GAUGE STEEL FRAMING ACCORDING TO SANS 517-2013

Area Schedule		
Name	Area	Count
Administration Office	11.41	1
Duty Principal's Office	11.41	1
Female Ablution	5.75	1
H.O.D	11.41	1
H.O.D	11.41	1
Kitchen	4.16	1
Male Ablution	5.70	1
Office	4.11	1
Principal's Office	11.41	1
Print Room	4.10	1
Reception	6.54	1
Sick Bay	4.11	1
Staff Room	41.93	1
Store Room	4.11	1
Grand total:	137.57	14

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