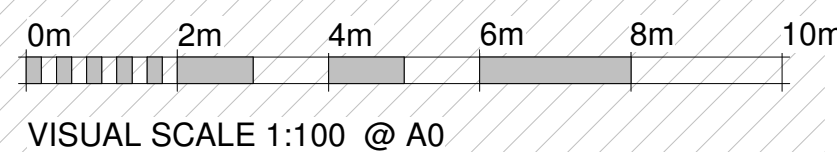
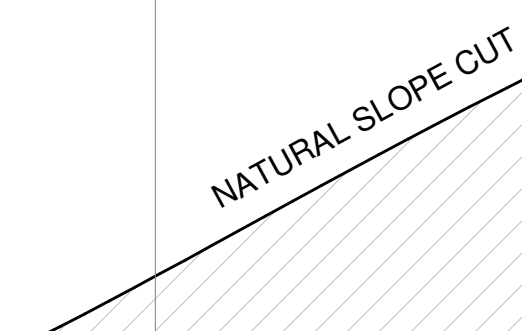
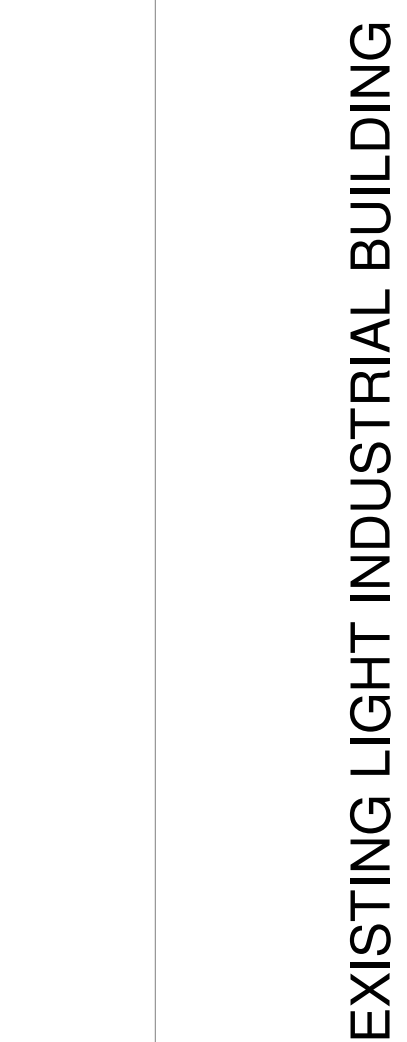


STAND No. R/681 PRETORIA CENTRAL

69 270mm STAND BOUNDARY



GENERAL NOTES:

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Partial Service: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.

Do not scale this drawing.

For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.

REVISIONS			
NO.	DATE	DESCRIPTION	REV
A	15/12/2017	Council Submission	LDM
I	16/02/2018	ISSUED FOR INFORMATION	LDM
T	05/06/2018	ISSUED FOR TENDER	LDM
D	02/09/2020	ADDITION OF SECURITY TO LOWER GROUND AND ALTERATION TO SECURITY LOBBY ON GROUND FLOOR	LDM
C	28/10/2020	Council Submission	LDM

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PARTIAL SERVICE: ANY DISCREPANCIES WITH SITE OR OTHER INFORMATION IS TO BE ADVISED TO THE ARCHITECT AND DIRECTION OR APPROVAL IS TO BE SOUGHT BEFORE PROCEEDING.

FOR THE PURPOSE OF COORDINATION, ALL RELEVANT PARTIES MUST CHECK THIS INFORMATION PRIOR TO IMPLEMENTATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

Architect: Prakasen Govender (Pr. Arch 5278)
Signature: _____ Date: 28/10/2020

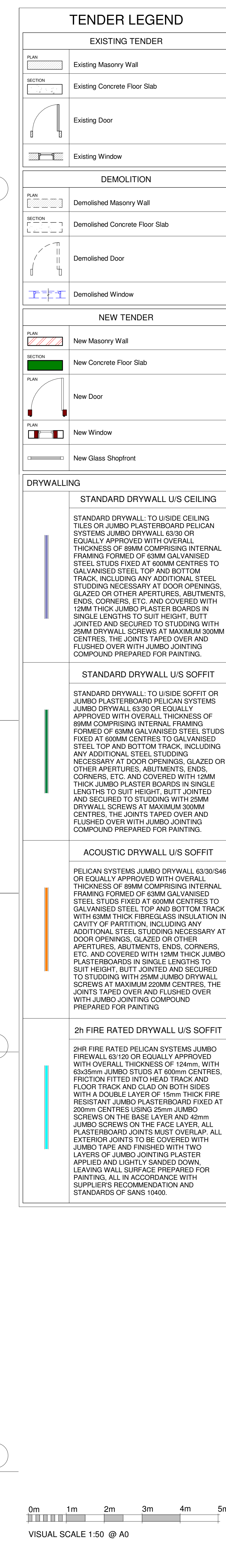


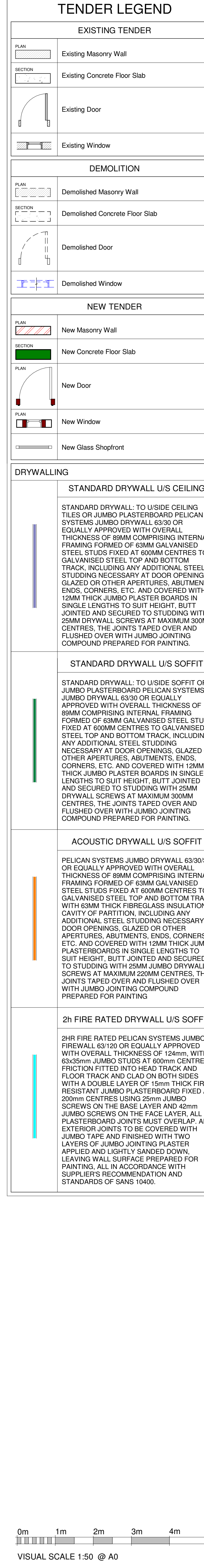
PROJECT:
GPW HQ- GENERAL UPGRADE OF
EXISTING PREMISES

ADDRESS:
ERF 3265, 379 Schubart St,
Pretoria Central 0002 RSA

DRAWING TITLE:
LOCALITY & SITE PLAN

Building Classification: G1		Climatic Zone: 2	
Paper Size: A0		Scale: AS SHOWN	
Drawn: WL	Checked: AKS	Date: 2020/10/28	
PROJECT No. GPW/HQ/2017/02		1 of 9	REVISION
DRAWING No.: 210-01			C

[illegible]



GENERAL PRINCIPLES AND REQUIREMENTS

A1. Drawings are in accordance with SANS 10400 unless a rational design is provided, i.e. the duty of the contractor to ensure all work on site is carried out to the standard of the drawings, inconsistencies and discrepancies with SANS 10400 are to be reported to the architect in writing immediately.

A2. The standardized details in all parts of SANS 10400:2011 shall be taken as the minimum standard for construction – it is the duty of the contractor to ensure that this quality is adhered to.

A3. This drawing is to read in conjunction with the engineer's drawings, the electrical layout, the note to the electrical layout and the schedule of finishes.

GENERAL NOTES:

All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect.

Partial Service: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.

Do not scale this drawing.

For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.

TENDER

PART D- PUBLIC SAFETY

- Any balustrade or wall to protect a change in level shall comply with the requirements of SANS 10400 B.
- The edge of a balcony, bridge or mezzanine floor shall be provided with a balustrade and wall not less than 1 m in height. Where balcony or floor is used for public seating in rows such height may be reduced to 0.9 m. The balustrade and wall shall be fixed to the walling in the structure in such a manner that it is not possible to remove the balustrade or wall provided as protection at a change in level in any occupancy classified as C1, C2, E1, H1, H2, H3, H4 or H5 shall have any opening that permits the passage of a 100 mm diameter ball, provided that such protection in any occupancy that is not an occupancy classified as C2, E1, H1, H2, H3, H4 or H5 shall consist of at least a horizontal and one other rail midway between such handrail and the floor.
- Ramp or driveway used by motor vehicles shall have a gradient of not more than 1 in 25 with a distance of 5 m from any street boundary crossing the ramp or driveway.
- Ramp or driveway used by pedestrians other than those ramps or driveways provided for the use of persons in wheelchairs, shall have a gradient of not more than 1 in 14, and be provided with a kerb not less than 150 mm high. With a kerb not less than 12 m wide.
- Any open accessible from a public building or a street shall have a boundary wall or fence to contain the water. A fence is not necessary if the water is contained in a covered or paved area.
- Dwellings in complexes to provide self-latching gates with provision for locking such gates on or less than 100 mm from the edge of the driveway.
- The structural requirements of any steel fence or gate shall comply with the requirements of SANS 1060.
- The safety of private swimming pools should adhere to SANS 10134.

PART N- GLAZING

- All glazing material shall comply with the requirements of parts 1 to 5 of SANS 5087/2 or equivalent glazing to be installed in a frame in accordance with the requirements of SANS 2001-CG1 or a suitable method described in SANS 10137.
- Depending on application all glazing needs to adhere to SANS 10400-1 and SANS 10400-XA in applications relating to fire and energy usage respectively.
- Glazing shall comply with all the requirements of SANS 613-1 and impact loads as determined in accordance with the requirements of SANS 10400-B by a competent person in structures.
- In case of glass fins and/or insulating butyl of glass panels the silicone sealant shall have a tensile strength of at least 1 MPa.
- Safety glass shall comply with SANS 1263-1 and be used where
- Doors and windows form part of an entrance up to 2700 mm from FFL.
- All windows with all heights of less than 500 mm from FFL or NGL.
- All windows with all heights of less than 500 mm from FFL or NGL, where no physical or visual barrier is present.
- All such doors and windows shall be glassed.
- All shop fronts and display windows within 2700 mm from the FFL.
- All glazing within 1000 mm of the plane of a stairway or staircase of a ramp, landing, passageway, patio, veranda and balcony.
- In any application of sloped or horizontal glazing, glazing shall be laminated and toughened.
- All glazing used in internal partitions where the glazing is 2700 mm from FFL.
- Glazing shall comply with all the requirements of SANS 613-1 and impact loads on all sides.

PART I- FIRE PROTECTION

- All elements or methods of construction of such element or component, be deemed to have complied with where a representative specimen of such element or component has been shown having the required fire resistance in accordance with SANS 10177-2. All fire doors or fire shutters shall comply with SANS 1253 and be fitted with a self-closing or automatic-closing device in accordance with the requirements of SANS 1253.
- Any structural element or component directly supporting a separating element contemplated in 4.6 shall, when tested in accordance with SANS 10177-2, have the fire resistance for a period of not less than that required for the resistance of such separating element.
- All steel and timber construction must comply with 1008E and have a compressive load of not less than 30 kN/m² when the occupancy of the building is classified as C1, H2 or H3 and that the structure does not exceed two storeys in height.
- Roof assembly construction shall not be roof-combustible.
- Engineers shall not permit any unprotected steel in any basement.
- Roofers systems to be designed, installed and maintained by competent persons in accordance with SANS 10007.
- Emergency route, escape route, doors, escape doors, escape doors, fire doors, handrails and warning signals must all comply to the requirements of SANS 10400-T and SANS 10400-S.
- Exit doors from any room shall lead directly into a fire door or a common path of travel.
- Doors and windows must be designed to be closed by the occupant of the room.
- All signage must be of the internally or externally illuminated, or photoluminescent type and shall comply with the relevant requirements of SANS 1186-1, SANS 1186-2, SANS 1186-3 and SANS 1464-2.
- Emergency lighting and fire detection and alarm systems are to be designed, installed and maintained by competent persons in accordance with SANS 10114-2 and SANS 1464-22 and SANS 10130.
- Any hose reel shall comply with the requirements in SANS 543, shall be installed in accordance with SANS 10151-1 and SANS 10400-XV, and shall be maintained in accordance with the requirements of SANS 1475-2.
- Portable fire extinguishers installed in a building shall comply with the requirements in SANS 1910, and shall be installed, maintained and serviced by competent persons in SANS 1151, with SANS 1475-1 and SANS 10151-1.
- A fire extinguisher that exceeds the capacities prescribed in SANS 1910 or SANS 1151, as relevant, and that is fitted with wheels for transportation, shall be deemed to be a mobile fire extinguisher. Transportable, rechargeable fire extinguishers shall comply with the requirements of SANS 1160.
- A fixed automatic fire-fighting system that is designed, installed and maintained by competent persons in accordance with SANS 3060-1 and SANS 10307-1, as appropriate, shall be provided.
- Any building that exceeds 30 m in height, except where division size is not greater than 500 m², and in any basement storey which exceeds 500 m² in floor area.
- All mechanical and natural means of smoke ventilation should be designed in accordance with relevant part of EN 12101.
- All firemen's emergency routes and lifts should have a fire index of more than 2 when tested in accordance with SANS 10177-3 or SANS 10177-4.

PART W- FIRE INSTALLATION

- Fire installation is subject to national design (prepared by a competent person (wet services) or a competent person (fire engineer) in accordance with general principles and requirements contained in SANS 10400-1 and relevant SANS documents.
- Position of communication pipes, water meters, isolating valves and fire pump connections shall be in the process, including protection, disaster services thresholds and fire alarm services are up to the design of a competent person and should adhere to all the relevant requirements of SANS 2001-D/2 or SANS 2001-D/1.

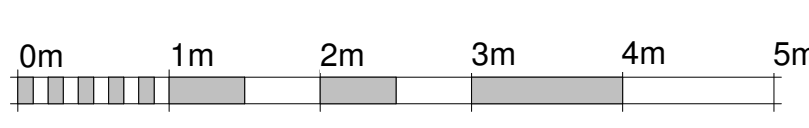
PART XA- ENERGY USAGE

- Normative References: all contractors, sub-contractors, installers, fitters and suppliers to ensure that they are familiar with the references highlighted in SANS 10400-XA:2011 edition 1.
- ASTM F 1555 Standard Test Method for Air and Water Vapor Transmission Properties of Membrane Transpiration properties by means of the guarded-hot plate apparatus.
- ASTM F 1555 Standard Test Method for Air and Water Vapor Transmission Properties by means of the heat flow meter apparatus.
- ASTM F 1555 Standard Test Method for Thermal performance of building materials and envelope assemblies by means of a hot plate apparatus.
- DIN 51454, Energy efficiency.
- EN 833, Ventilation products - Mechanical performance criteria.
- SANS 0945/ISO 8446, Building components and building elements - Thermal resistance and thermal transmittance - Calculation methods.
- SANS 10106, The installation, maintenance, repair and replacement of domestic solar water heating systems.
- SANS 10254-1, Water supply and drainage for buildings – Part 1: Water supply installation for buildings.
- SANS 10254-2, The installation, maintenance, replacement and repair of fixed electric storage water heating systems.
- SANS 10400-A, The application of the National Building Regulations – Part A: General.
- SANS 10400-K, The application of the National Building Regulations – Part K: Walls.
- SANS 10400-X, The application of the National Building Regulations – Part X: Lighting and ventilation.
- All solar water heating system design and installation shall comply with SANS 10307, SANS 10106, SANS 10254-1 and SANS 10254-2. All solar water heating systems shall be installed with minimum HRA values derived from table 1 of SANS 10400-XA:2011 edition 1.
- All components shall be constructed in accordance with the material requirements stipulated in SANS 10400-XA:3:2011 edition 1.

SANS 10400 Requirements

NOTES:

- THERMAL INSULATION:**
 - All thermal insulation material shall be non-combustible when tested in accordance with SANS 10177-2.
- PERMISSIBLE AIR LEAKAGE:**
 - Glazing & rooflights:**
 - Maximum permissible air flow: operable glazing shall be 2.0 L/s/m² with a pressure difference of 10 Pa.
 - Maximum permissible air flow: for non-operable glazing shall be 0.3 L/s/m² with a pressure difference of 75 Pa, when tested in accordance with SANS 613-1.
 - For glaze double action swing doors and revolving doors, the air permeability, AL shall be 0.01 L/s/m² with a pressure difference of 75 Pa, when tested in accordance with SANS 613-1.
 - Chimneys & flues:**
 - The chimney or flue of an open solid fuel burning appliance shall be provided with a damper or flue that can be closed to seal the chimney or flue.
 - NOTE: A fire rated burning device is a heater that burns material such as timber or coal. This does not include a gas and liquid fuel burning device.
 - Roof lights & skylights:**
 - Roof lights and skylights shall be sealed, or be capable of being sealed to minimize AUL.
 - Roof lights and skylights shall be constructed with a compressible seal if they are operable.
 - External doors:**
 - A fire rated AUL shall be fitted to each edge of an external door and other such opening that it serves a conditioned space, or
 - A fire rated door in climatic zones 1, 2, 4 and 6.
 - The seal may be a foam or rubber compressible strip or a brush seal.
 - External swing doors shall be fitted with a draught protection device to the bottom edge on each leaf.
 - Exhaust fans:**
 - An exhaust fan that be fitted with a sealing device such as a self-closing damper or filter when serving
 - a) a conditioned space, or
 - a) a habitable room in climatic zones 1, 2, 4 and 6.
 - Roofs, walls and floors:**
 - Roofs, external walls, external floors and any opening such as floor drains or doors in the external brickwork
 - shall be constructed to minimize air leakage in accordance with 4.4.1 when forming part of the external brickwork of
 - a) a conditioned space, or
 - a) a habitable room in climatic zones 1, 2, 4 and 6.
 - Hot water services:**
 - A vessel of 50 l or by volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating, including, but not limited to, solar water heating, heat recovery systems and return piping shall be installed with SANS 10400-XA:2011 edition 1.
 - The solar water heating systems shall comply with SANS 10307 and SANS 10106, based on the minimum HRA values derived from table 1 of SANS 10400-XA:2011 edition 1.
 - The installation shall comply with SANS 10254-1.
 - Annual water consumption for the system must be maintained in accordance with SANS 621-2. The requirements given in SANS 10254-1.
 - Roofs, walls and floors shall be fitted with hot water cylinders and central heating systems that be insulated with pipe insulation material with an R-value in accordance with table 13.
 - Roofs, walls and floors shall be fitted with hot water cylinders and central heating systems that be insulated with pipe insulation material with an R-value in accordance with table 13.



- GENERAL NOTES:

All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect.

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TENDER

NO.	DATE	DESCRIPTION	REV.
1	15/12/2017	General Submission	LDM
2	14/02/2018	ISSUED FOR INFORMATION	LDM
3	05/06/2018	ISSUED FOR INFORMATION	LDM
4	06/06/2018	ISSUED FOR INFORMATION	LDM
5	28/10/2020	FOR LOWER GRADE AND ALTERATION TO SECURITY LIGHT ON SECURITY FLOOR OF GROUND FLOOR Submission	LDM

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Architect: Prakash Gendron (P. Arch. 5278)

Signature: _____ Date: 28/10/2020

LDM
Solutions For The Built Environment

Head Office: 21 West Ridge Road, Sharnbrook, Coton, A591
Leeds, LS17 7JY, United Kingdom. Email: info@ldm.co.uk
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J&B Office: Suite 11, 11, York, Yorkshire, Street, 11, West Street
York, Yorkshire, Street, 11, West Street
York, Yorkshire, Street, 11, West Street
York, Yorkshire, Street, 11, West Street

Client:	Government Printing Works	Date:	28/10/2020
CS1			

government printing
Department of
Government Printing Works
REPUBLIC OF SOUTH AFRICA

PROJECT:
GPW/HQ: GENERAL UPGRADE OF
EXISTING PREMISES
REF: 3265, 379 Submittal ST,
Pretoria Central, 002, RSA.

DRAWING TITLE:
SECOND FLOOR PLAN

Building Classification:	Office Zone:
2	2
Page Size:	Scale:
A0	AS SHOWN
Checked:	Date:
AKS	2020/10/28
PROJECT NO:	REVISION
GPW/HQ/2017/02	
DRAWING NO:	
4 of 9	



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GENERAL NOTES:

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TENDER

NO.	DATE	DESCRIPTION	REV.
A	15/12/2017	General Submission	LDM
B	14/02/2018	ISSUED FOR INFORMATION	LDM
C	05/06/2018	REQUEST FOR TENDER	LDM
D	06/06/2018	AUDITOR/CHECK SECURITY TO LOWER GROUND FLOOR	LDM
E	06/06/2018	ALTERATION TO SECURITY LOCKER ON SECOND FLOOR	LDM
F	28/10/2020	General Submission	LDM

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Architect: Prakash Government (Ph: Arch 5278)

Signature: _____ Date: 28/10/2020

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JBH Office: Suite 11, 11 York, Leighton Buzzard, MK43 7SD
Tel: +44 (0)1235 664455

Client: _____	Government Printing Works	Date: _____
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government printing

Department of:
Government Printing Works

REPUBLIC OF SOUTH AFRICA

PROJECT: _____

GPW/HQ: GENERAL UPGRADE OF EXISTING PREMISES

APP: ERFP 3265, 379 Suburban St., Pretoria Central, 002, RSA.

DRAWING TITLE: _____

THIRD FLOOR PLAN

Building Classification: _____	Climate Zone: _____	
Paper Size: _____	Scale: _____	AS SHOWN
A0	Checked: _____	Date: 2020/11/28
AKS	Drawn: _____	Revised: _____

PROJECT NO: _____	GPW/HQ: GPW/2017/02	
DRAWING NO: _____	5 of 9	18/08/2020



Existing Masonry Wall

Existing Concrete Floor Slab

Existing Door

Existing Window

DEMOLITION

Demolished Masonry Wall

Demolished Concrete Floor Slab

Demolished Door

Demolished Window

NEW TENDER

New Masonry Wall

New Concrete Floor Slab

New Door

New Window

New Glass Shopfront

DRYWALLING

STANDARD DRYWALL U/S CEILING

STANDARD DRYWALL TO USIDE CEILING
TILES OF JUMBO PLASTERBOARD PELICAN
SYSTEMS JUMBO DRYWALL 63/30 OR
EQUALLY APPROVED WITH OVERALL
THICKNESS OF 98MM COMPRISING INTERNAL
FRAMING FORMED OF 63MM GALVANISED
STEEL STUDS FIXED AT 600MM CENTRES TO
GALVANISED STEEL TOP AND BOTTOM
TRACK, INCLUDING ANY ADDITIONAL STEEL
STUDING NECESSARY AT DOOR OPENINGS,
GLAZED OR OTHER APERTURES, ABUTMENTS,
ENDS, CORNERS, ETC. AND COVERED WITH
12MM THICK JUMBO PLASTER BOARDS IN
SINGLE LENGTHS TO SUIT HEIGHT, BUTT
JOINTED AND SECURED TO STUDDING WITH
25MM DRYWALL SCREWS AT MAXIMUM 300MM
CENTRES, THE JOINTS TAPED OVER AND
FLUSHED OVER WITH JUMBO JOINTING
COMPOUND PREPARED FOR PAINTING.

STANDARD DRYWALL U/S SOFFIT

STANDARD DRYWALL TO USIDE SOFFIT OR
JUMBO PLASTERBOARD PELICAN SYSTEMS
JUMBO DRYWALL 63/30 OR EQUALLY
APPROVED WITH OVERALL THICKNESS OF
98MM COMPRISING INTERNAL FRAMING
FORMED OF 63MM GALVANISED STEEL STUDS
FIXED AT 600MM CENTRES TO GALVANISED
STEEL TOP AND BOTTOM TRACK, INCLUDING
ANY ADDITIONAL STEEL STUDDING
NECESSARY AT DOOR OPENINGS, GLAZED OR
OTHER APERTURES, ABUTMENTS, ENDS,
CORNERS, ETC. AND COVERED WITH 12MM
THICK JUMBO PLASTER BOARDS IN SINGLE
LENGTHS TO SUIT HEIGHT, BUTT JOINTED
AND SECURED TO STUDDING WITH 25MM
DRYWALL SCREWS AT MAXIMUM 300MM
CENTRES, THE JOINTS TAPED OVER AND
FLUSHED OVER WITH JUMBO JOINTING
COMPOUND PREPARED FOR PAINTING.

ACOUSTIC DRYWALL U/S SOFFIT

PELICAN SYSTEMS JUMBO DRYWALL 63/30/S46
OR EQUALLY APPROVED WITH OVERALL
THICKNESS OF 98MM COMPRISING INTERNAL
FRAMING FORMED OF 63MM GALVANISED
STEEL STUDS FIXED AT 600MM CENTRES TO
GALVANISED STEEL TOP AND BOTTOM TRACK
WITH 63MM THICK FIBREGLASS INSULATION IN
CAVITY OF PARTITION, INCLUDING ANY
ADDITIONAL STEEL STUDDING NECESSARY AT
DOOR OPENINGS, GLAZED OR OTHER
APERTURES, ABUTMENTS, ENDS, CORNERS,
ETC. AND COVERED WITH 12MM THICK JUMBO
PLASTERBOARDS IN SINGLE LENGTHS TO
SUIT HEIGHT, BUTT JOINTED AND SECURED
TO STUDDING WITH 25MM JUMBO DRYWALL
SCREWS AT MAXIMUM 200MM CENTRES, THE
JOINTS TAPED OVER AND FLUSHED OVER
WITH JUMBO JOINTING COMPOUND
PREPARED FOR PAINTING.

2H FIRE RATED DRYWALL U/S SOFFIT

2H FIRE RATED PELICAN SYSTEMS JUMBO
FIREWALL 63/120 OR EQUALLY APPROVED
WITH OVERALL THICKNESS OF 124mm, WITH
50x50mm JUMBO STUDS AT 600mm CENTRES,
FRICTION FITTED INTO HEAD TRACK AND
FLOOR TRACK AND CLAD ON BOTH SIDES
WITH A DOUBLE LAYER OF 12mm THICK FIRE
RESISTANT JUMBO PLASTERBOARD FIXED AT
200mm CENTRES USING 25mm JUMBO
SCREWS ON THE BASE LAYER AND 42mm
JUMBO SCREWS ON THE FACE LAYER, ALL
PLASTERBOARD JOINTS MUST OVERLAP, ALL
EXTERIOR JOINTS TO BE COVERED WITH
JUMBO TAPE AND FINISHED WITH TWO
LAYERS OF JUMBO JOINTING PLASTER
APPLIED AND LIGHTLY SANDED DOWN,
LEAVING WALL SURFACE PREPARED FOR
PAINTING, ALL IN ACCORDANCE WITH
SUPPLIERS RECOMMENDATION AND
STANDARDS OF SANS 10400.

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A0

PART A: GENERAL PRINCIPLES AND REQUIREMENTS

1. All drawings are in accordance with SANS 10400 unless a rational design is provided. It is the duty of the contractor to ensure all work on site is carried out to the standards of the drawings, inconsistencies and discrepancies with SANS 10400 are to be reported to the architect in writing immediately.

2. The standards outlined in all the parts of SANS 10400:2011 edition 3 will be taken as the minimum standard for construction. It is the duty of the contractor to ensure that this quality is adhered to.

3. 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.

PART D: PUBLIC SAFETY

1. Any balustrade or wall to protect a change in level shall comply with the requirements of SANS 10400-B.

2. The edge of a balcony, bridge or mezzanine floor shall be provided with a balustrade or wall not less than 1 m in height. Where balcony or floor is used for public seating in rows such height may be reduced to not less than 800 mm opposite the seating in the front row.

3. A balustrade or wall provided as protection at a change in level in any occupancy classified as E2, E3, E4, H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H12, H13, H14, H15, H16, H17, H18, H19, H20, H21, H22, H23, H24, H25, H26, H27, H28, H29, H30, H31, H32, H33, H34, H35, H36, H37, H38, H39, H40, H41, H42, H43, H44, H45, H46, H47, H48, H49, H50, H51, H52, H53, H54, H55, H56, H57, H58, H59, H60, H61, H62, H63, H64, H65, H66, H67, H68, H69, H70, H71, H72, H73, H74, H75, H76, H77, H78, H79, H80, H81, H82, H83, H84, H85, H86, H87, H88, H89, H90, H91, H92, H93, H94, H95, H96, H97, H98, H99, H100, H101, H102, H103, H104, H105, H106, H107, H108, H109, H110, H111, H112, H113, H114, H115, H116, H117, H118, H119, H120, H121, H122, H123, H124, H125, H126, H127, H128, H129, H130, H131, H132, H133, H134, H135, H136, H137, H138, H139, H140, H141, H142, H143, H144, H145, H146, H147, H148, H149, H150, H151, H152, H153, H154, H155, H156, H157, H158, H159, H160, H161, H162, H163, H164, H165, H166, 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TENDER LEGEND

EXISTING TENDER	
PLAN	Existing Masonry Wall
SECTION	Existing Concrete Floor Slab
	Existing Door
	Existing Window
DEMOLITION	
PLAN	Demolished Masonry Wall
SECTION	Demolished Concrete Floor Slab
	Demolished Door
	Demolished Window
NEW TENDER	
PLAN	New Masonry Wall
SECTION	New Concrete Floor Slab
PLAN	New Door
PLAN	New Window
	New Glass Shopfront
DRYWALLING	
STANDARD DRYWALL U/S CEILING	
STANDARD DRYWALL: TO USIDE CEILING TILES OR JUMBO PLASTERBOARD PELICAN SYSTEMS JUMBO DRYWALL 63/30 OR EQUALLY APPROVED WITH OVERALL THICKNESS OF 8MM COMPRISING INTERNAL FRAMING FORMED OF 6MM GALVANISED STEEL STUDS FIXED AT 600MM CENTRES TO GALVANISED STEEL TOP AND BOTTOM TRACK, INCLUDING ANY ADDITIONAL STEEL STUDING NECESSARY AT DOOR OPENINGS, GLAZED OR OTHER APERTURES, ABUTMENTS, ENDS, CORNERS, ETC. AND COVERED WITH 12MM THICK JUMBO PLASTER BOARDS IN SINGLE LENGTHS TO SUIT HEIGHT, BUTT JOINTED AND SECURED TO STUDDING WITH 25MM DRYWALL SCREWS AT MAXIMUM 300MM CENTRES, THE JOINTS TAPED OVER AND FLUSHED OVER WITH JUMBO JOINTING COMPOUND PREPARED FOR PAINTING.	
STANDARD DRYWALL U/S SOFFIT	
STANDARD DRYWALL: TO USIDE SOFFIT OR JUMBO PLASTERBOARD PELICAN SYSTEMS JUMBO DRYWALL 63/30 OR EQUALLY APPROVED WITH OVERALL THICKNESS OF 8MM COMPRISING INTERNAL FRAMING FORMED OF 6MM GALVANISED STEEL STUDS FIXED AT 600MM CENTRES TO GALVANISED STEEL TOP AND BOTTOM TRACK WITH 6MM THICK FIBREGLASS INSULATION IN CAVITY OF PARTITION, INCLUDING ANY ADDITIONAL STEEL STUDING NECESSARY AT DOOR OPENINGS, GLAZED OR OTHER APERTURES, ABUTMENTS, ENDS, CORNERS, ETC. AND COVERED WITH 12MM THICK JUMBO PLASTERBOARDS IN SINGLE LENGTHS TO SUIT HEIGHT, BUTT JOINTED AND SECURED TO STUDDING WITH 25MM DRYWALL SCREWS AT MAXIMUM 300MM CENTRES, THE JOINTS TAPED OVER AND FLUSHED OVER WITH JUMBO JOINTING COMPOUND PREPARED FOR PAINTING.	
ACOUSTIC DRYWALL U/S SOFFIT	
PELICAN SYSTEMS JUMBO DRYWALL 63/30/546 OR EQUALLY APPROVED WITH OVERALL THICKNESS OF 8MM COMPRISING INTERNAL FRAMING FORMED OF 6MM GALVANISED STEEL STUDS FIXED AT 600MM CENTRES TO GALVANISED STEEL TOP AND BOTTOM TRACK WITH 6MM THICK FIBREGLASS INSULATION IN CAVITY OF PARTITION, INCLUDING ANY ADDITIONAL STEEL STUDING NECESSARY AT DOOR OPENINGS, GLAZED OR OTHER APERTURES, ABUTMENTS, ENDS, CORNERS, ETC. AND COVERED WITH 12MM THICK JUMBO PLASTERBOARDS IN SINGLE LENGTHS TO SUIT HEIGHT, BUTT JOINTED AND SECURED TO STUDDING WITH 25MM DRYWALL SCREWS AT MAXIMUM 300MM CENTRES, THE JOINTS TAPED OVER AND FLUSHED OVER WITH JUMBO JOINTING COMPOUND PREPARED FOR PAINTING.	
2h FIRE RATED DRYWALL U/S SOFFIT	
2h FIRE RATED PELICAN SYSTEMS JUMBO DRYWALL 63/120 OR EQUALLY APPROVED WITH OVERALL THICKNESS OF 124mm, WITH 60+25mm JUMBO STUDS AT 600mm CENTRES, FRICTION FITTED INTO HEAD TRACK AND FLOOR TRACK AND CLAD ON BOTH SIDES WITH A DOUBLE LAYER OF 15mm THICK FIRE RESISTANT JUMBO PLASTERBOARD FIXED AT 200mm CENTRES USING 25mm JUMBO PLASTERBOARD JOINTS MUST OVERLAP ALL EXTERIOR JOINTS TO BE COVERED WITH JUMBO TAPE AND FINISHED WITH TWO LAYERS OF JUMBO JOINTING PLASTER APPLIED AND LIGHTLY SANDED DOWN, LEAVING WALL SURFACE PREPARED FOR PAINTING, ALL IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATION AND STANDARDS OF SANS 10400.	

PART A: GENERAL PRINCIPLES AND REQUIREMENTS

1. All drawings are in accordance with SANS 10400 unless a rational design is provided. It is the duty of the contractor to ensure all work on site is carried out to the standards of the drawings, inaccuracies and discrepancies with SANS 10400 are to be reported to the architect in writing immediately.

2. The standards outlined in all the parts of SANS 10400:2011 section 3 will be taken as the minimum standard for construction - it is the duty of the contractor to ensure that the quality is adhered to.

3. The 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.

PART B: PUBLIC SAFETY

1. Any balustrade or well to protect a change in level shall comply with the requirements of SANS 10400-B.

2. The edge of a balcony, bridge or mezzanine floor shall be provided with a balustrade or wall not less than 1 m in height. Where balcony or floor is used for public seating in times such height may be reduced to not less than 800 mm opposite the seating in the front row.

3. A balustrade or wall provided for protection of a change in level in any occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5 shall not have any opening that permits the passage of a 100 mm diameter ball, provided such protection in any occupancy that is not an occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5, shall consist of at least a handrail and one other rail midway between such handrail and the floor.

4. Ramp or driveway used by motor vehicles shall have a gradient of not more than 1 in 25 within a distance of 5 m from any street boundary crossed by such ramp or driveway.

5. Ramp or driveway used by pedestrians other than those ramps or driveways provided for the use of persons in wheelchairs, shall have a gradient of not more than 1 in 4, and provided with a kerb not less than 150mm high. With a walkway not less than 1.2 m wide. Refer to SANS 10400-S.

6. Any foot accessible from a public building or a street shall have a boundary wall or fence to contain the pool. A fence is not necessary if perimeter gate is self closing in the case of private dwellings. Dwellings in complexes to provide self locking gates with provision for locking such wall or fence and not permitting the passage of a 100 mm diameter ball.

7. The constructional requirements of any steel fence or gate shall comply with the requirements of SANS 1390.

8. The address of private swimming pools must adhere to SANS 1034.

PART N: GLAZING

1. All glazing material shall comply with the requirements of parts 1 to 5 of SANS 10572 or polycarbonate sheeting to be installed in a frame in accordance with either the requirements of SANS 2001 C21 or a suitable method described in SANS 10337.

2. Depending on application all fitted glazing needs to adhere to SANS 10400-T and SANS 10400-XA in applications relating to fire and energy usage respectively.

3. Glazing shall comply with all the requirements of SANS 613 for wind and impact loads as determined in accordance with the requirements of SANS 10400-B3 by a competent person in structures.

4. In case of glass fire and installed butt joints of glass panes the silicone sealant shall have a tensile strength of at least 1 MPa.

5. Safety glass shall comply with SANS 1263-1 and be used where:

A. doors and sideights form part of an entrance up to 2100 mm from FFL.

B. all windows with a sill height of less than 800 mm from FFL or NGL.

C. all windows with a sill height of less than 800 mm from FFL or NGL where no physical or visual barrier is provided.

D. all bath enclosures and shower cubicles that is glazed.

E. all shop fronts and display windows within 2100 mm from the FFL.

F. all glazing within 1800 mm of the profile line of a stairway or surface of a ramp, landing, gateway, patio, veranda or balcony.

G. in any application of sloped or horizontal glazing, the glazing shall be laminated and toughened.

H. all glazing used in internal partitions which are within 2100 mm of FFL.

6. Glazing in balustrades shall be toughened safety glass unless rigidly supported on all sides.

PART T: FIRE PROTECTION

1. All elements or methods of construction of such element or component, be deemed to have complied with where a representative specimen of such element or component has been shown to have the required resistance when tested in accordance with SANS 10177-2. All fire doors or fire shutters shall comply with SANS 1293 and be fitted with a self-closing or automatic closing device in accordance with the requirements of SANS 1253.

2. Any structural element or component directly supporting a separating element contemplated in 4.6 shall, when tested in accordance with SANS 10177-2, comply with the requirement for stability for a period of not less than that required for the resistance of such separating element.

3. All steel and timber construction must comply with 10082 and has a fire resistance of not less than 30 minutes when the occupancy of the building is classified as G1, G2, or H4 provided that the structure does not exceed two storeys in height.

4. Roof assembly shall be non-combustible.

5. Engineers shall not permit any unprotected steel in any basement.

6. Fire alarm systems to be designed, installed and maintained by competent persons in accordance with SANS 10287.

7. Emergency routes, escape routes, access doors, escape doors and leader routes, including all downstays, circulation spaces, obstructions in the path of travel, stairways, ramps, handrails and seating heights must all comply to the requirements of SANS 10400-T and SANS 10400-XA.

8. Exit doors from any room shall lead directly into a leader route or a common path of travel. Adequate number of exit doors shall be provided as per occupancy and number of occupants.

9. All signage may be of the internally or externally illuminated, or photoluminescent type and shall comply with the relevant requirements of SANS 1196-1, SANS 1196-3, SANS 1196-5 and SANS 1464-2.

10. Emergency lighting and fire detection and alarm systems are to be designed, installed and maintained by competent persons in accordance with SANS 10114-2 and SANS 1464-2 and SANS 1139.

11. Any hose reel installed shall comply with the requirements in SANS 543, shall be installed in accordance with SANS 10105-1 and SANS 10400-W, and shall be maintained in accordance with the requirements in SANS 1475-2.

12. Portable fire extinguishers installed in a building shall comply with the requirements in SANS 1910 and shall be installed, maintained and serviced by competent persons in accordance with SANS 1475-1 and SANS 10105-1.

13. A fire extinguisher that exceeds the capacities prescribed in SANS 1910 or SANS 1151, as relevant, and that is fitted with wheels for transportation, shall be deemed to be a mobile fire extinguisher. Transportable, rechargeable fire extinguishers shall comply with the requirements of SANS 11601.

14. A fixed automatic fire-fighting system that is designed, installed and maintained by competent persons in accordance with SANS 306-4, SANS 10287, or SANS 14500-1, as appropriate, shall be provided:

A. in any building that exceeds 30 m in height, except where such building is exclusively of an occupancy classified as G1 or H5 where the design fire is not greater than 500 m² and

B. in any basement storey which exceeds 500 m² in floor area.

15. All mechanical and natural means of smoke ventilation should be designed in accordance with the relevant part of EN 12101.

16. All installed on emergency routes and lifts should have a fire index of more than 2 when tested in accordance with SANS 10177-3 or SANS 10177-4.

PART W: FIRE INSTALLATION

1. Fire installation is subject to rational design prepared by a competent person (two services) or a competent person (fire engineer) in accordance with general principles and requirements contained in SANS 10287-1 and SANS 10287-2.

2. Position of communication pipes, water meters, isolating valves and fire pump connections, along with the pipework, including pressure, diameter service thickness and length of such services are up to the design of a competent person and should adhere to all the relevant requirements of SANS 2001-02P or SANS 2001-04P.

PART XA: ENERGY USAGE

1. Normative Reference: all contractors, sub-contractors, installers, fitters and suppliers to ensure that they are familiar with the references highlighted by SANS 10400-XA:2011 edition.

A. ASTM C 177: Standard test method for steady state heat flux measurements and thermal transmission properties by means of the guarded hot plate apparatus.

B. ASTM C 335: Standard test method for steady state thermal transmission properties by means of the heat flow meter apparatus.

C. ASTM C 1363: Standard test method for thermal performance of building materials and envelope assemblies by means of a hot box apparatus.

D. SANS 504: Energy efficiency in buildings.

E. SANS 613: Penetration products – Mechanical performance criteria.

F. SANS 1307: Domestic solar water heaters.

G. SANS 694/ISO 6946: Building components and building elements – Thermal resistance and thermal transmittance – Calculation method.

H. SANS 10106: The installation, maintenance, repair and replacement of domestic solar water heating systems.

I. SANS 10252-1:2004: Water supply and drainage for buildings – Part 1: Water supply installations for buildings.

J. SANS 10254: The installation, maintenance, replacement and repair of fixed electrical storage water heating systems.

K. SANS 10400-A: The application of the National Building Regulations – Part A: General principles and requirements.

L. SANS 10400-K: The application of the National Building Regulations – Part K: Walls.

M. SANS 10400-O: The application of the National Building Regulations – Part O: Lighting and ventilation.

2. All solar water heating systems design and installation shall comply with SANS 1307, SANS 10106, SANS 10254 and SANS 10252-1. All hot water pipes to be clad with insulation with minimum R-value as extracted from table 1 of SANS 10400-XA:2011 edition.

3. Annual energy consumption shall be calculated based on design assumptions included in SANS 10400-XA:2011 edition 1.

NOTES:

1. **THERMAL INSULATION:**
All mineral insulation material shall be non-combustible when tested in accordance with SANS 10177-5.

2. **PERMISSIBLE AIR LEAKAGE:**
a. **Glazing & rooflights**
Maximum permissible AL for operable glazing shall be 2.0 L/s-m² with a pressure difference of 75 Pa, when tested in accordance with SANS 613.
Maximum permissible AL for non-operable glazing shall be 0.31 L/s-m² with a pressure difference of 75 Pa, when tested in accordance with SANS 613.
For glazed double action swing doors and revolving doors, the maximum permissible AL shall be 5.0 L/s-m² with a pressure difference of 75 Pa, when tested in accordance with SANS 613.

b. **Chimneys & flues**
The chimney or flue of an open solid-fuel burning appliance shall be provided with a damper or flap that can be closed to seal the chimney or flue.
NOTE: A solid-fuel burning device is a heater that burns material such as timber or coal. This does not apply to gas and liquid fuel burning devices.

c. **Roof lights & skylights**
Roof lights and skylights shall be sealed, or be capable of being sealed to minimize AL.
Roof lights and skylights shall be constructed with a compressible seal if they are operable.

d. **External doors**
a) A seal to restrict AL shall be fitted to each edge of an external door and other such opening that a) serves a conditioned space, or
b) serves a habitable room in climatic zones 1, 2, 4 and 6.
The seal may be a foam or rubber compressible strip or a fibrous seal.
External swing doors shall be fitted with a draught protection device to the bottom edge on each leaf.

e. **Exhaust fans**
An exhaust fan shall be fitted with a sealing device such as a self-closing damper or filter when a) a conditioned space, or
b) a habitable room in climatic zones 1, 2, 4 and 6.

f. **Roofs, walls and floors**
Roofs, external walls, external floors and any opening such as glazing or door in the external fabric of a) a conditioned space, or
b) a habitable room in climatic zones 1, 2, 4 and 6.

g. **Hot water services**
A minimum of 50 % by volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating, including, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes.
The solar water heating systems shall comply with SANS 1307 and SANS 10106, based on the thermal performance determined in accordance with the provisions of SANS 6211-1 and SANS 6212-1. The installation thereof shall comply with SANS 10254.
Hot water usage should be minimized and the system maintained in accordance with the requirements given in SANS 10252-1.
All exposed pipes to and from the hot water cylinders and central heating systems shall be insulated with pipe insulation material with an R-value in accordance with table 13.
Insulation shall a) be protected against the effects of weather and sunlight, and
b) be able to withstand the temperatures within the pipe and, and
c) achieve the minimum total R-value given in table 13.
Hot water vessels and tanks shall be insulated with a material achieving a minimum R-value of 2.0.
Insulation on vessels, tanks and piping containing cooling water shall be protected by a vapour barrier on the outside of the insulation.
The piping insulation requirements do not apply to space heating water piping a) located within the space being heated where the piping is to provide the heating to that space, or
b) enclosed within a concrete floor slab or in masonry.
These pipes shall comply with SANS 10250-1.
Piping to be insulated includes all flow and return piping, cold water supply piping within 1 m of the connection to the heating or cooling system and pressure reducing piping within 1 m of the connection to the heating or cooling system. Where possible, lengths of pipe runs should be minimized.

GENERAL NOTES:

All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect.

Partial Service: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.

Do not scale this drawing.

For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.

TENDER

REVISIONS

NO.	DATE	DESCRIPTION	REV. BY
A	15/12/2017	Issued for Information	LDM
B	06/06/2018	ISSUED FOR TENDER	LDM
C	28/10/2020	LOWER GRADE AND ALTERNATIVE SECURITY CASEY ON GROUND FLOOR	LDM

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USE FIGURED DIMENSIONS ONLY - DO NOT SCALE.

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ALL BOUNDARIES, DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.

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FOR THE PURPOSE OF COORDINATION, ALL RELEVANT PARTIES MUST CHECK THIS INFORMATION PRIOR TO IMPLEMENTATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

Architect: Praksen Gounder (P. Arch 5278)

Signature: _____ Date: 28/10/2020

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PROJECT:
GPW HO: GENERAL UPGRADE OF EXISTING PREMISES

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DRAWING TITLE:
FIFTH FLOOR PLAN

Building Classification:	Climatic Zone:
G1	2
Paper Size:	Scale:
A0	AS SHOWN
Drawn:	Checked:
WL	AKS
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