

- NOTES**
- The Contractor to verify all levels, heights & dimensions on site prior to commencement of work.
 - All figured dimensions are to be taken in preference to scaling of the drawings.
 - All details, dimensions and levels are to be checked on site before work commences.
 - Any discrepancies or variation requirements noticed on site to be reported to the Project manager/Architect.
 - All work is to conform to local authority by-laws and government statutes - SANS/SABS.
 - This drawing is copyright and is to be returned on completion of the contract.
- Foundations:**
- 600 x 220mm 25 MPa concrete strip footing to sit on natural ground with a minimum cover of 50mm, foundations to be approved by engineer. Control joints at every 1200mm as per foundation drawing.
 - Provide coverage in foundation walls for sewer pipes and services. Where footings are in fill more than 1m deep excavate down to solid base and fill back compacted to 93% MOD ASHTO with sealcrete up to 1m below ground level or as per Engineer's specifications.
 - Surface level: 150mm conc. on compacted filling.
 - FBX Corobrik face brick for foundations walls.
 - 375 micron brick grip polythene DPC where shown on sections.
 - Power float concrete surface bed to receive finishes above.
 - Foundation depth to be finished on site but minimum depth to be 500mm.
 - DPC minimum depth to be 170mm above NGL.
- Floors:**
- 150mm thick power floated concrete slab (25MPa) reinforced with mesh, ref. 192, set 25mm above 250 micron parapets use green DPC on 50mm termite treated and rammed river sand on clean earth fill in layers not exceeding 150mm, to be well watered and compacted to 93% MOD ASHTO.
 - Soil to be polished in accordance with SABS 1165, certificate must be provided.
 - Reinforced concrete slabs according to Engineer's Details.
- Unfinished skirting:**
- 20mm minimum floor finish thickness, with 19x75mm unadorned screed skirting with 25mm rounding, skirting to extend 6mm beyond finish of wall surface. Screed to veranda to fall to building edge.
- Ceramic tiles:**
- 300x300x2.5mm ceramic floor tiles.
- Ceramic tile skirting:**
- 75mm ceramic tile skirting. Skirting cut from tiles and fixed to wall using manufacturers stipulated adhesive.
- Walls:**
- Heavy Duty Barrier Kerling to SANS 927-2007.
 - 80mm intarlocking Concrete Pavers on 50mm Sand bedding on 100mm EG imported Fill Material compacted in 150mm layers to 93% ModASHTO on G2 granular material compacted to 93% ModASHTO.
- Plaster:**
- Interior plaster to be 12 to 15mm thick, cement/sand ratio of 1:3. Plaster sealed, 1 undercoat, 2 coats emulsion paint.
 - Colour - Beige.
- Paint:**
- Placoon paint.
- Doors & Windows:**
- Refer to Schedules.
- Glazing:**
- 4mm clear glass for window panes not exceeding 1.50m square.
 - 6mm clear glass for window panes not exceeding 3.00m square.
 - 4mm obscure glass to all WC, Bathrooms and outbuilding windows.
- Window Cills:**
- Brick on edge brick on edge window cill. All joints to be flush half round pointed joints.
 - External cills to be roller course St Francis travertine FBS face brick set at an angle of 15 degrees, 375 micron embossed damp proof membrane below all cills external cills to be Everite nitoc fibre cement complete with fixing lugs and self-tapping screws. DPC taken down two courses below window in wall and up under window frame.
- Alc-bricks:**
- 225 x 125mm terra-cotta vermic-procured-bricks as indicated on gable elevations.
- Cornice:**
- 12 x 20mm S.A pine cornice finish as per ceiling - Placoon white PVA.
- Ceiling:**
- 600 x 1200 mm or equal approved by in acoustic system (acoustic) 15mm thick lay in ceiling tile, exposed tile white ceiling to be laid following the existing angle and profile including main and cross tees, necessary hangers, grids, etc.
- Roof:**
- 12 degrees pitch Transparent BFR roof sheets on battens maximum of 900mm centres.
 - 30x30mm esp. ling battens as shown on sections. Secure trusses and 114x20mm esp. wall plates to walls with 4mm dia. Double wound GI. Wire ties built 300mm deep into walls.
 - Fascia: 12x125mm Fibre cement boards. Gargeboards: 12x60x200mm 84 Type angle Fibre cement boards.
- Barge and fascia boards:**
- Everite nitoc fibre cement socketless barge boards 12 x 200 x 80mm with H-profile aluminium barge board joints for and fix with hot dipped galvanneal screws and washers. 75 x 20mm trimmer battens fixed to underside of barge board for barge board fixing. Everite nitoc medium density fibre cement fascia 12 x 225mm with H-profile aluminium fascia board joints. Drill for and fix with hot dipped galvanneal screws and washers.
- Substrata:**
- 127mm brown bulk gutter to be used. Clapping, with horizontal stiffening ribs rolled in used both as gutter and barge capping, the gutter is attached by means of the appropriate concealed bracket and veranda bolts to the sheathing trough and the concealed support clip pcp riveted to the narrow flute of the sheathing as per the detail drawings and manufacturers specifications.
- Downpipes:**
- 100 x 75mm fluted aluminium downpipes with baked enamel finish (to match the fascia gutter and fascia) and fixed to supports specifications.
- Drainage:**
- Underground: 100mm diameter PVC Pipes, min fall 1 in 40 minimum centre line radius of horizontal bends. 600mm. Waste water pipes: diameter 40mm PVC or GI. Pipes and fittings. Diapered gully provide gully at lowest discharge point. Cleaning eyes: provide CE at head of drain, if all changes in the gradient of the drain, and at every third change in the direction of the drain. Provide E's at 25m maximum centres. Sewer connection: provide a CE 1.5m from site boundary or from the municipal sewer and an IE immediately upstream of the CE.
 - All plumbing and drainage work and installation of sanitary fittings to comply with local authority regulations and requirements.
- Fire protection:**
- All work to comply with Act 103 of 1977 and SANS 10400 Part 7 - 2011 occupancy classification H4 as per SANS 10400-A Clause 202.
 - 4 x 45kg extinguishers per floor or part therefore, to be installed in accordance with SANS 10105 and Clause 4.38.2x30m hose reels, per floor or part therefore, to be installed in accordance with SANS 543 and 4.34.
 - Doors in the escape routes may only be fitted with approved locking devices and shall comply with clause 4.16, 4.17, 4.19.
 - Photo luminescent escape signs to be provided and comply with SANS 1186 part 1 and 5, as per 4.29. Photo luminescent symbolic signs, indicating fire equipment, to be provided and comply with SANS 1186 part 1 and 5, as per 4.32.
 - Structural elements and components shall have a minimum stability rating of 30 minutes.
 - Insulation material to comply with SANS 488:2006.
- Energy usage and building envelope:**
- Fenestration is in accordance with SANS 204, 15% fenestration area to Net floor area per storey comply with the maximum energy performance requirements.
 - External walls R-value = 2.2 climate Zone 1.
 - Floors R-value 1.0. Volume must average hot water heating.
 - Hot water systems internal pipes diameter 15-20mm R-value 1.0 (services exclude cooling facilities and portable appliances).
 - Air conditioning and ventilation in accordance with SANS 3.7a2 KCM direction of floor up.

Consultant	Name & Surname	Reg. Number	Signature
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STRUCTURAL ENGINEER			
MECHANICAL ENGINEER			
ELECTRICAL ENGINEER			

Revisions			
Date	By		

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Client

MANDENI YOUTH ENTERPRISE PARK

Project details			
Drawing title			
SITE PLAN			
Drawn by	Checked by	Date	
M.B	L.D.G	29 APRIL 2019	
Scale	Paper Size	Sheet No.	
1 : 500	A1	P- 01 A	
Drawing number			
ISI20021			




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 - All work is to conform to local authority bye-laws and government statutes - SANS/SABS.
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- Foundations:**
 600 x 225mm 25 MPa concrete strip footing to sit on natural ground with a minimum cover of 50mm, foundations to be approved by engineer. Control joints at every 1200mm as per foundation drawing.
 Provide concrete in foundation walls for sewer pipes and services. Where footings are in fill more than 1m deep excavate down to solid base and fill back compacted to 93% MOD ASHTO with sealcrete up to 1m below ground level or as per Engineer's specifications.
 Provide 220mm wide "brick reinforcement" reinforcing at every one course.
 Surface level: 150mm conc. on compacted filling.
 FBX Corobrik face brick for foundations walls.
 375 micron brick grip polythene DPC where shown on sections.
 Power float concrete surface bed to resolve finishes above.
 Foundation depth to be finished on site but minimum depth to be 500mm.
 DPC minimum depth to be 170mm above NGL.
- Floors:**
 150mm thick power floated concrete slab (25MPa) reinforced with mesh, ref. 192, set 25mm above 250 micron gypcrete green DPC on 50mm termite treated and rammed river sand on clean earth 80 in layers not exceeding 150mm. to be well watered and compacted to 93% MOD ASHTO.
 Soil to be polished in accordance with SABS 1165, certificate must be provided.
 Reinforced concrete slab according to Engineer's Details.
- Unfinished screed:**
 20mm minimum floor finish thickness, with 19x75mm untinted screed skirting with 25mm rounding. Skirting to extend 6mm beyond finish of wall surface. Screed to veranda to fall to building edge.
- Ceramic tiles:**
 300x300x2.5mm ceramic floor tiles.
- Ceramic tile skirting:**
 75mm ceramic tile skirting. Skirting cut from tiles and fixed to wall using manufacturers supplied adhesive.
- Kerb:**
 Heavy Duty Barrier Kerbing to SANS 927-2007
- Earthworks:**
 80mm blinding. Concrete Pavers on 50mm Sand Bedding on 300mm EG Imported Fill Material compacted in 150mm layers to 93% ModASHTO on G2 subgrade material compacted to 93% ModASHTO.
- Walls:**
 All walls to comply with the national building regulations.
 As per the Wall Type Legend.
- Plaster:**
 Interior plaster to be 12 to 15mm thick, cement/sand ratio of 1:5. Plaster sealed, 1 undercoat, 2 coats emulsion paint.
 Colour - Beige.
- Paint:** Placoon paint.
- Doors & Windows:** Refer to Schedules.
- Glazing:**
 4mm clear glass for window panes not exceeding 1.50m square.
 6mm clear glass for window panes not exceeding 3.00m square.
 4mm obscure glass to all WC, Bathrooms and outbuilding windows.
- Window Cills:**
 Brick on edge brick on edge window cill. All joints to be flush half round pointed joints.
 External cills to be roller course St Francis travertine FBS face brick set at an angle of 15 degrees. 375 micron embossed damp proof membrane below all cills internal cills to be Everite nitoc fibre cement complete with fixing lugs and self-tapping screws. DPC taken down into courses below window in wall and up under window frame.
- Alc-Bricks:**
 225 x 150mm terra-cotta vermicer-procure alc-bricks as indicated on frame elevations.
 Alc-bricks vermicer-procure 2 alc-bricks per room.
- Cornice:**
 12 x 50mm S.A pine cornice finish as per ceiling. Placoon white PVA.
- Ceiling:**
 600 x 1200 mm on equal approved lay in acoustic system co-smoor 15mm thick lay in ceiling tile. exposed tile white ceiling to be laid following the existing angle and profile including main and cross tees, necessary hangers, grids, etc.
- Roof:**
 12 degrees pitch Transparent IPR roof sheets on battens maximum of 900mm centres. 30x30mm esp. ling battens as shown on sections. Secure trusses and 114x20mm esp. wall plates to walls with 4mm dia. Double wound GI. Wire ties built 300mm deep into walls.
 Fascia: 12x125mm Fibre cement boards. Bargeboards: 12x100x200mm 4x Type angle Fibre cement boards.
- Barge and fascia boards:**
 Everite nitoc fibre cement sockets barge boards 12 x 200 x 80mm with H-profile aluminium barge board joiners for and fix with hot dipped galvanneal screws and washers. 75 x 50mm timber batten fixed to underside of barge board for barge board fixing. Everite nitoc medium density fibre cement fascia 12 x 225mm with H-profile aluminium fascia board joiners. Drill for and fix with hot dipped galvanneal screws and washers.
- Gutters:**
 127mm brown built gutter to be used. Capping, with horizontal stiffening ribs rolled in used both as gutter and barge capping, the gutter is attached by means of the appropriate concealed bracket and veranda bolts to the sheathing trough and the concealed support clip pop riveted to the narrow flute of the sheathing as per the detail drawings and manufacturers specifications.
- Downpipes:**
 100 x 75mm fluted aluminium downpipes with baked enamel finish (to match the fascia gutter and fascia) and fixed to supports specification.
- Drainage:**
 Underground: 100mm diameter PVC Pipes, min fall 1 in 40 minimum centre line radius of horizontal bends. 600mm. Wash water pipes: diameter 50mm PVC or GI. Pipes and fittings. Diaper gully provide gully at lowest discharge point. Cleaning eyes: provide CE at head of drain, at all changes in the gradient of the drain, and at every third change in the direction of the drain. Provide E's at 25m maximum centres. Sewer connection: provide a CE 1.5m from site boundary or from the municipal sewer and an IE immediately upstream of the CE.
 All plumbing and drainage work and installation of sanitary fittings to comply with local authority regulations and requirements.
- Fire protection:**
 All work to comply with Act 103 of 1977 and SANS 10400 Part 7 - 2011 occupancy classification H4 as per SANS 10400-A Clause 202.
 4 x 45kg extinguishers per floor or part therefore. to be installed in accordance with SANS 10105 and Clause 4.38.2x30m hose reels, per floor or part therefore, to be installed in accordance with SANS 543 and 4.34.
 Doors in the escape routes may only be fitted with approved locking devices and shall comply with clause 4.16, 4.17, 4.19.
 Photo luminescent escape signs to be provided and comply with SANS 1196 part 1 and 5, as per 4.20. Photo luminescent symbolic signs, indicating fire equipment, to be provided and comply with SANS 1196 part 1 and 5, as per 4.20.
 Structural elements and components shall have a minimum stability rating of 30 minutes. Insulation material to comply with SANS 428:2006.
Energy usage and building envelope:
 Fenestration is in accordance with SANS 204, 15% fenestration area to Net floor area per story comply with the maximum energy performance requirements.
 External walls R-value = 2.2 climate Zone 1.
 Floors R-value 1.0. Volume of annual average hot water heating.
 Hot water systems internal pipes diameter 15-20mm R-value 1.0 (services exclude cooling facilities and portable appliances).
 Air conditioning and ventilation in accordance with SANS 3762:KW direction of floor up.

Consultant	Name & Surname	Reg. Number	Signature
ARCHITECT	LAMECK D. GARONGA	7885	
STRUCTURAL ENGINEER			
MECHANICAL ENGINEER			
ELECTRICAL ENGINEER			

Revisions		
Date	By	

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Client		

Project details

MANDENI YOUTH ENTERPRISE PARK

Drawing title

LANDSCAPING PLAN

Drawn by	Checked by	Date
M.B	L.D.G	29 APRIL 2019
Scale	Paper Size	Sheet No.
1 : 500	A1	P- 02 A
Drawing number	IS1200/21	