



☒ THIS SYMBOL REPRESENTS THE EXISTING AIRCON OUTLETS ACCORDING TO THE PREVIOUS AIRCON PLAN. SOME POSITIONS MAY CHANGE ACCORDING TO THE PROJECT MANAGER

SECOND FLOOR - GENERAL OFFICE LAYOUT
SCALE 1:100

- GENERAL DETAILS**
- FOUNDATIONS
 - FOUNDATION EXCAVATIONS TO 300mm BELOW NATURAL GROUND LEVEL, CONCRETE COMPRESSIVE STRENGTH OF 20 MPa AND MIXED AT 5:4:1 OR AS SPECIFIED OTHERWISE BY THE ENGINEER. FOUNDATION WALLS NO HIGHER THAN 1.5M OR EXCEPT WHERE SPECIFIED OTHERWISE BY THE ENGINEER.
 - DAMP PROOFING
 - HORIZONTAL DAMP PROOFING WITH MALTHOID OR SIMILAR MAY NOT BE USED LOWER THAN 150mm ABOVE GROUND LEVEL EXCEPT WHERE OTHERWISE INDICATED BY THE ENGINEER.
 - 3 FLOORS
 - 75mm THICKNESS CONCRETE OF 10 MPa AND MIXED 5:4:1 ON HARD CORN FILLING OF 150mm COMPRESSED LAYERS EXCEPT WHERE OTHERWISE INDICATED BY THE ENGINEER.
 - GLAZING
 - CLEARLY MARKED SAFETY GLASS IN SLIDING DOORS, GLASS IN WINDOWS IN FRAMES :
 - 0 - 0.75m² 3mm GLASS
 - 0.75 - 1.5m² 4mm GLASS
 - 1.5 - 2.1m² 5mm GLASS
 - 2.1 - 3.2m² 6mm GLASS
 - SAFETY GLASS IN WINDOWS LOWER THAN 500mm FROM GROUND LEVEL AND LARGER THAN 1 m²
 - MORTAR UNITS
 - MATERIAL COMPRESSIVE STRENGTH 15 MPa AND CLASS II MORTAR MIXTURE OF 1:4
 - TRUSSING
 - ROOF TIES OF 2 STRANDS 4mm WIRE: 600mm BUILD IN FDM SHEET ROOFING AND 300mm FOR ROOF TILES
 - 7 STEPS
 - RISE OF STEP NOT TO EXCEED 200mm AND TREAD NO LESS AND 250mm
 - 8 SWIMMING POOLS - (N/A)
 - 9 STORMWATER/SEWERAGE
 - CONTRACTOR MUST INSURE THAT STORMWATER DOES NOT DAMAGE PRESENT BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.
 - ALL SANITARY APPLIANCES TO BE SUPPLIED WITH ANTISUBSTION TRAPS AND/OR VENTILATED ACCORDING TO NBR REQUIREMENTS.
 - 1.5° S AT ALL BENDS, CONNECTIONS AND CHANGES OF GRADIENT WITH MARKED COVERS ON GROUND LEVEL.
 - SUFFICIENT ACCESS PANELS TO BE INSTALLED IN ALL SHAFTS OVER 1.5°.
 - ALL SANITARY PIPES TO BE ACCESSIBLE.
 - 10 ALL REINFORCED CONCRETE WORK TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL.
 - 11 ALL MATERIALS USED TO BE ACCORDING TO SABS STANDARDS
 - 12 THE SPECIFICATIONS OF THE NATIONAL BUILDING REGULATIONS (SABS 10400), THE STANDARD BUILDING LAW (ACT NO 103 OF 1977) AND THE LOCAL AUTHORITY TO APPLY.
 - 13 THE CONTRACTOR TO CHECK ALL LENGTHS AND LEVELS OF PRESENT AND NEW STRUCTURES ON SITE BEFORE CONTINUING WITH THE WORK. ANY MATTERS NOT CLEAR, TO BE REPORTED TO THE ARCHITECT.
 - 14 NO DIMENSIONS MAY BE SCALED FROM THE PLANS, LARGE SCALE DRAWINGS DETAIL SUPERSEDES SMALLER SCALE DRAWING DETAIL.
 - 15 ALL DRAWINGS TO BE READ TOGETHER WITH THE ENGINEER'S DRAWINGS.
 - 16 FINAL MEASUREMENTS/HEIGHTS FINAL GROUND LEVELS, HEIGHT OF FOOTINGS/FIRE WALLS, ROOF HEIGHTS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS MUST BE DETERMINED BY THE BUILDING CONTRACTOR ON SITE. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY BUILDING CONTRACTOR.

owners details

calculations in m²
INTERIOR OFFICE SPACE = 1288m²

drawings on sheet
SECOND FLOOR PLAN LAYOUT

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WILLEM
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signature	date
project	PROPOSED NEW OFFICE INTERIOR RE- DESIGN
owner	GROUP M 7 NAIYASHA ROAD SUNNINGHILL
signature	date
date	APRIL 2016
rev no	REV - 14
designed	WILLEM ESTERHUIZEN
drawn	WILLEM ESTERHUIZEN
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