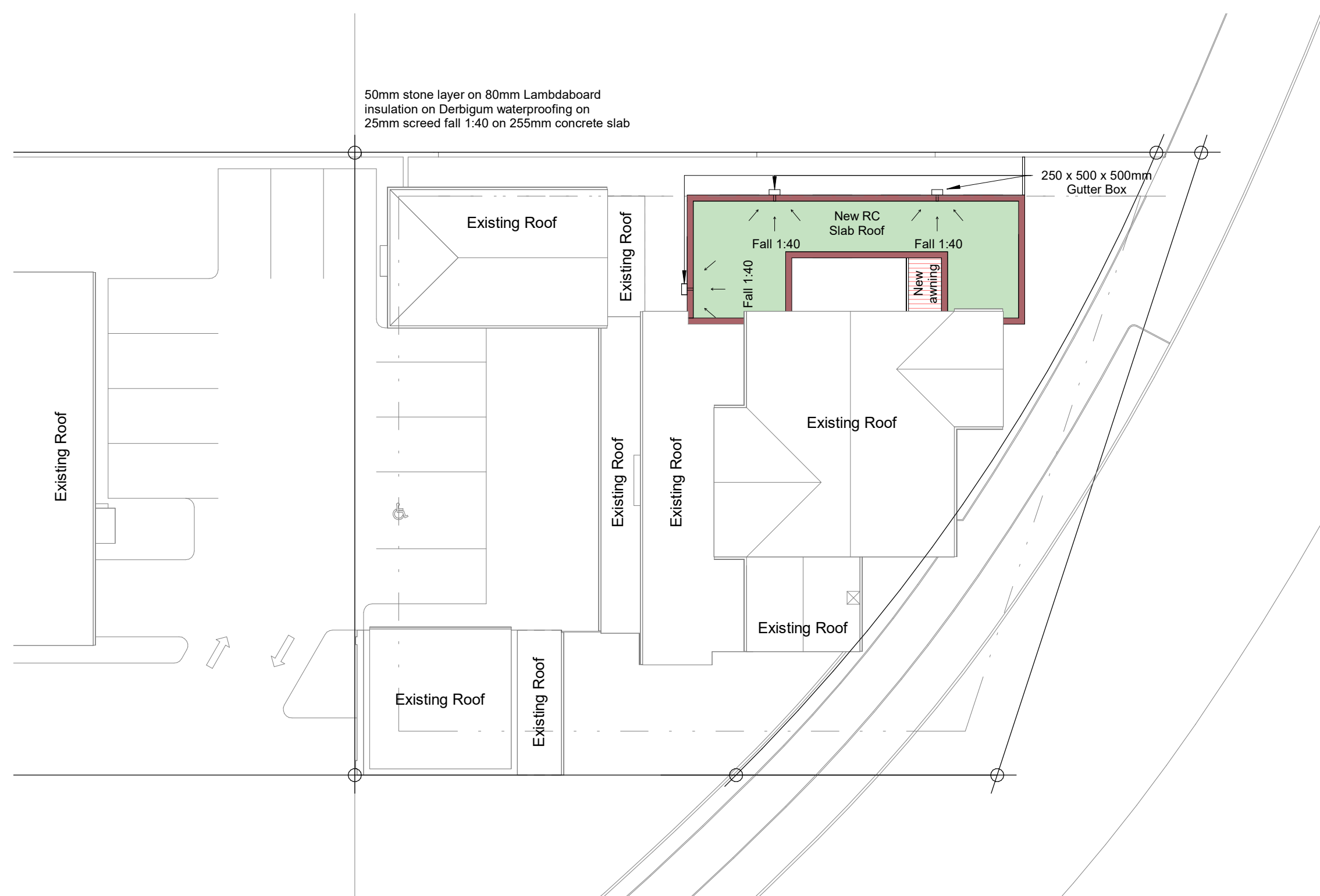
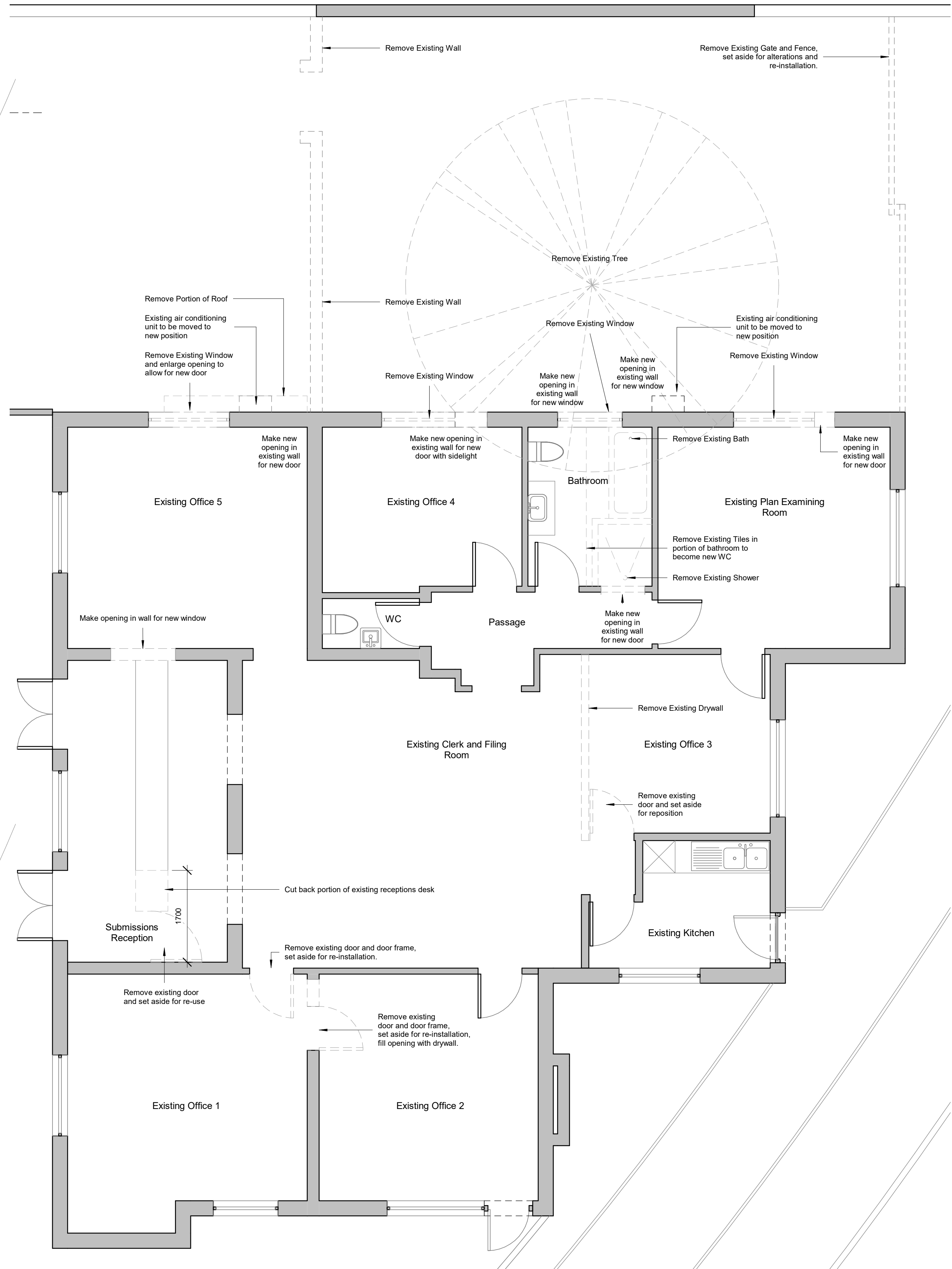


SITE PLAN
1 : 200



ROOF PLAN
1 : 200



GROUND FLOOR DEMOLITION
1 : 50

NOTES:

AREA CALCULATIONS:

ERF SIZE	960.00 m ²
EXISTING	
- BUILDING CONTROL DEPARTMENT MAIN BUILDING	196.06 m ²
- BOARDROOM	48.22 m ²
- OFFICE	52.99 m ²
- WALKWAYS	55.56 m ²
TOTAL	352.83 m ²
ADDITIONS	
- NEW BUILDING	67.67 m ²
- AWNING	3.97 m ²
TOTAL	71.64 m ²
TOTAL COVERAGE PROPOSED	44.21%



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DRAWN BY: T. v.d Merwe & M. Marais

CHECKED BY: Gerhard Engelbrecht ST1938

PROJECT: Municipality Building Control Department

CLIENT: Overstrand Municipality

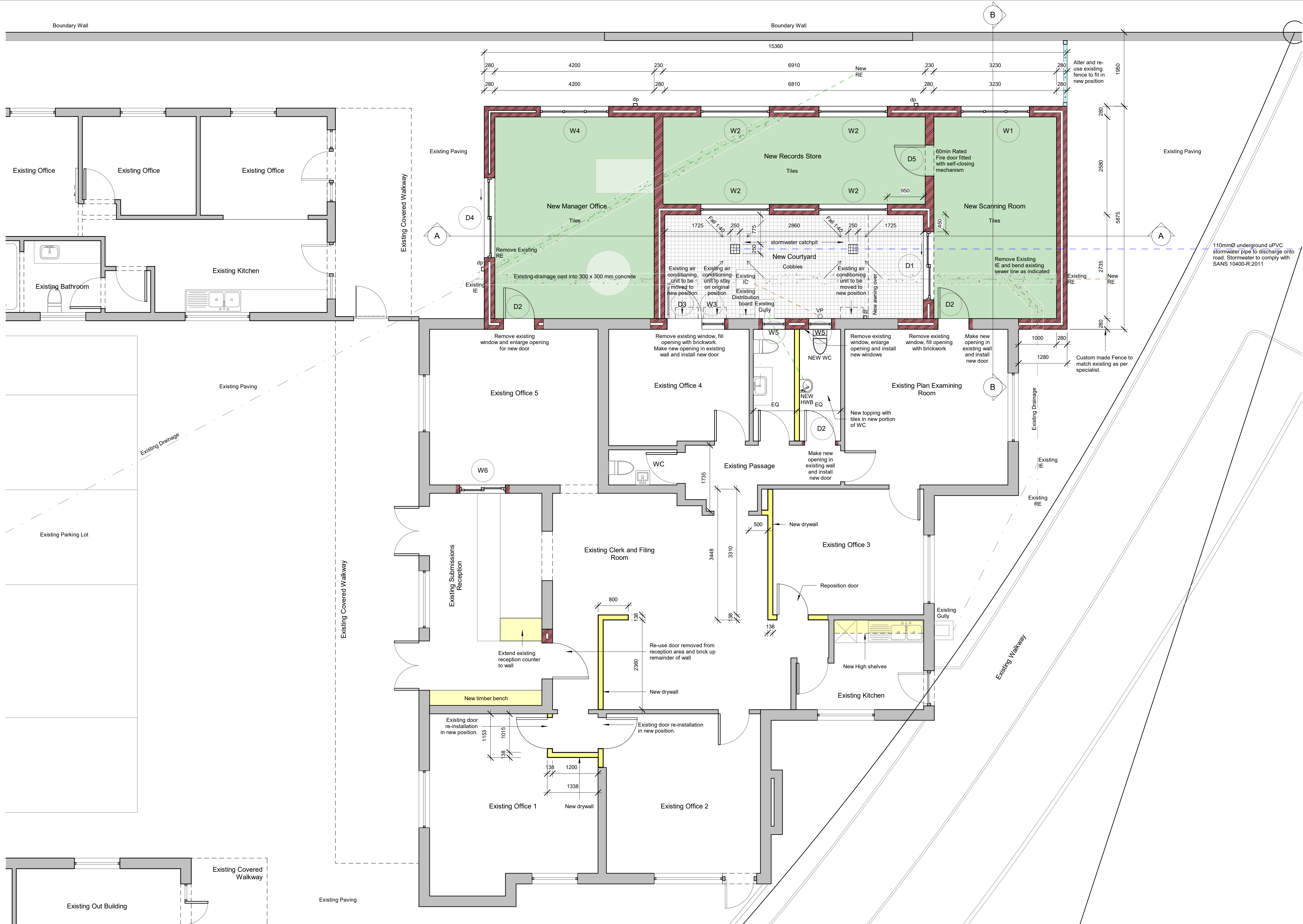
ADDRESS: 1 Royal Street
Hermanus

ERF: 730

DRAWING NO: J2510; A1 - 01; Rev 12

PROJECT NUMBER J2510	DRAWING NAME Site, Roof and Demolition Plan	SCALE (@A1) As indicated
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DATE 7 Dec '20	PAGE: A1 - 01	REV 12
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730 GROUND FLOOR PLAN
1 : 50

NOTES:



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CHECKED BY: Gerhard Engelbrecht ST1938

PROJECT: Municipality Building Control Department

CLIENT: Overstrand Municipality

ADDRESS: 1 Royal Street
Hermanus

ERF: 730

DRAWING NO: J2510; A1 - 02; Rev 12

PROJECT NUMBER
J2510

DRAWING NAME
Ground Floor Plan

SCALE (@A1)
1 : 50

DATE
7 Dec '20

PAGE:
A1 - 02

REV
12

The main contractor is to supply a "Lump Sum Quote" and must include the following Labor & Sundry Items. Particular attention must be given to the specified material and finishes, as this has a direct bearing on the labor aspect.

- All labor for Wetworks, including beams & roof slabs.
- All relevant Carpentry work including skirting & window cills.
- All relevant painting.
- All relevant costs to repair damage done to brickwork or plaster by the Plumber & Electrician after installing or shifting their piping.
- Labor required to fit Bathroom & Kitchen Accessories, but excluding Mirrors.
- All Tiling.
- All Tiles at Window reveals to be mitered.
- All scaffolding, ladders, concrete mixers, pokers, compactors, grinders and general tools required on the site for the entire project.
- A chemical Toilet to be provided on site and to be kept neat and clean.
- Removal of rubble from site from time to time.
- Cleaning of site all round as well as dwelling windows.

The following Trades will be separate contracts, but will still fall within the Main Contractor's responsibility and the cost must be included in the overall Tender price. Access to the site must be negotiated with the Main Contractor.

- Aluminum Doors & Windows as well as Glazing, Silicon Sealing of Aluminum on completion of painting.
- Sealing of all decks, roofs & balconies. This is to be done by a recognized Derbigum Applicator.
- Installation of Mirrors.

Compliance to Health & Safety Measures:

The role players (The client and his Contractors) have to comply with the following: Occupational Health & Safety Act No.85 of 1993 as amended by the Occupational Health & safety Amendment Act No.181 of 1993; the Construction regulations No.R1010 of 16 July 2003; General Administrative Regulations, 2003, No.R929 of 25 June 2003; General Safety Regulations, 1986 No.R1031 of 30 May 1986; and all other Regulations that might be applicable.

Foundations:

- Size as shown on sections.
- Wall footings 800mm width by 300mm depth.
- Cast 4 x Y12 Steel re-inforcing bars spaced 200mm apart continuous in foundation trenches.
- Foundation concrete 15MPA.
- All foundation details to be confirmed as per Engineer specifications.

Floor:

- 25 mm Screed laid on 100mm concrete base on a 250 Micron Damp Proof Membrane.
- Filling under floor slab compacted in 150mm layers.
- The entire ground floor slab, cast a Ref 193 mesh Matting in concrete surface bed.
- Drainage pipes passing underneath floor and foundations must be cast in a 300mm by 300mm concrete sheath.
- All required drainage pipes must be cast under concrete slab.
- No chasing of 40mm or 110mm pipe work will be permitted in the concrete floor.
- All new floors to be tiled, R170 /m² - Material only, for tiles.
- Adhesive and grouting must be part of tender.
- 94 x 22 mm SA pine skirtings to be painted white.

Walls:

- External walls 280mm by Cavity Construction.
- Internal walls existing building - drywall.
- Walls built with clay stock bricks.
- Walls plastered smooth – Wood float finish.
- Brickforce every single course below floor and above openings cavity bridged with butterfly wall ties.
- 375 Micron DPC around doors, windows & at floor level.
- DPC at floor level must be stepped to aid expulsion of excess water cavities.
- DPC to be stepped in conjunction with weepholes which should be formed every 1000mm.
- Precast concrete lintels over all openings in brick walls.
- Drywalls to be built with 114 x 38 frame structure and 12 mm Rhinoboard board (or equivalent and approved) on either side, skimmed with Creststone (or equivalent and approved).
- Drywalls according to drywall details and specs.

Roof:

- New roof section - 0.53 mm IBR profile sheeting with AZ200 coating in accordance with SANS 9364. Continuous Hot dip Aluminum / Zinc coated steel sheeting (or equivalent and approved).
- Colour bond IBR profile roof sheeting -Charcoal.
- Fascia boards – standard fibre cement.
- Only Brass fixing screws must be used to secure "Nutec" sheeting and should be spaced neatly and evenly.
- Truss members to manufacturers specifications.
- Re-inforced Concrete Roofs by engineer with adequate water proofing insulation and drainage
- Beams & slab to be cast in-situ concrete.
- Concrete min 25 MPA strength or as otherwise specified by engineer.
- Reinforcing details, size of beams and concrete slab to structural engineer specifications.
- Roof slab screed to fall to outlets as indicated.
- Waterproofing of roof by a recognized Derbigum Applicator.
- Allow for 50mm layer of 19-25mm crushed stone chips onto 80mm Lambdaboard (or equivalent and approved) insulation sheeting onto the concrete roof.
- Ceilings to be skimmed with Creststone (or equivalent and approved) material
- Standard cove cornices installed with approved cornice fixing silicone.

Roof insulation:

- Refer to detailed specifications and energy efficiency calculations

Downpipes:

- All gutters & downpipes to be aluminum
- Note position of fullbore outlets as indicated.

Ceilings:

- Underside of all concrete ceilings skimmed.

Cornices

- Standard 75 mm Polystyrene cornices to match existing..

Plumbing & Drainage:

- Sewerage connection point as shown on site plan is approximate and must first be determined before any drainage is laid on site.
- Soil pipes 110mm, waste pipes 40mm.
- Take particular care where pipes exit through walls and endeavor to obscure pipes as far as possible.
- Plumber to ensure that a balanced water pressure system is installed.
- Plumber is to ensure that all sanitaryware is protected from scratching or damage.
- All taps are to be fitted at appropriate depth and to be level.
- Only "Cobra" SABBS piping (or equivalent and approved) to be used for water supply.
- All plastic pipes and fittings must be 100% local content.

Bathroom Accessories:

- Main Contractor is to fit all supplied Bathroom Accessories.

Stormwater

- Stormwater cathbits - 250 x 250 mm PVC cathbits (or equivalent and approved) to be connected with existing stormwater system.
- Existing stormwater to be discharged into Royal Street.

Paving:

- Areas indicated on plan.
- Pavers laid on well compacted hardcore.
- Treat soil underneath pavers with poison against ant and weed.
- Form a construction joint approx every 5000 mm in both directions and caulk joint with mastic.
- Edges of paving bedded in concrete.

Construction & Movement Joints:

- In conjunction with the engineer designing the concrete deck & beams, the contractor must determine the position of any required brickwork, as well as the roof.

Windows & Doors:

- Windows & doors to be powder coated Aluminum (Colour white).
- Pavers laid on well compacted hardcore.
- Note glass specified as per schedule.
- Aluminum contractor is to tape all windows with tape and protective plastic where possible and Main Contractor is to ensure that the covers are kept in good order.

Door Furniture & Ironmongery:

- Ensure that all door furniture and ironmongery is protected and kept free from paint.

Tiling:

- New manager's office, Records store, Scanning room and WC to be tiled on floor only.

Painting

- New plaster primer:
 - 1 coat masonry primer
 - 2 coats Plascon Wall & All or equivalent and approved (colour white)
- New plaster internal:
 - 1 coat masonry primer
 - 2 coats Plascon Double Velvet or equivalent and approved (colour white)
- Wooden doors and frames:
 - 2 coats of universal undercoat
 - 2 coats of Plascon Velvagio or equivalent and approved (colour red)
- Fascia:
 - 2 coats of ARP primer
 - 2 coats poly acrylic PVA (colour white)
- Head wall flashing to be waterproof with membrane and 2 coats of oil based waterproofing paint

Safety:

- A sliding security gate must be installed to the sliding door of manager's office.
- All new windows must have burglar bars to match existing.

General:

- All fixings are to be rust free e.g. Brass screws, galvanized nails.
- All exposed nails are to be punched and filled, or alternatively a screw is to be used.
- Screws and/or nails are to be neatly spaced, and not arbitrarily hammered or screwed into materials.
- Only SABBS approved materials and workmanship will be permitted on site.
- No dimensions are to be scaled. Any variations in sizes and levels must be discussed with the project manager.

Ground Floor Plan

NORTH ELEVATION

1 : 100

Ground Floor Plan

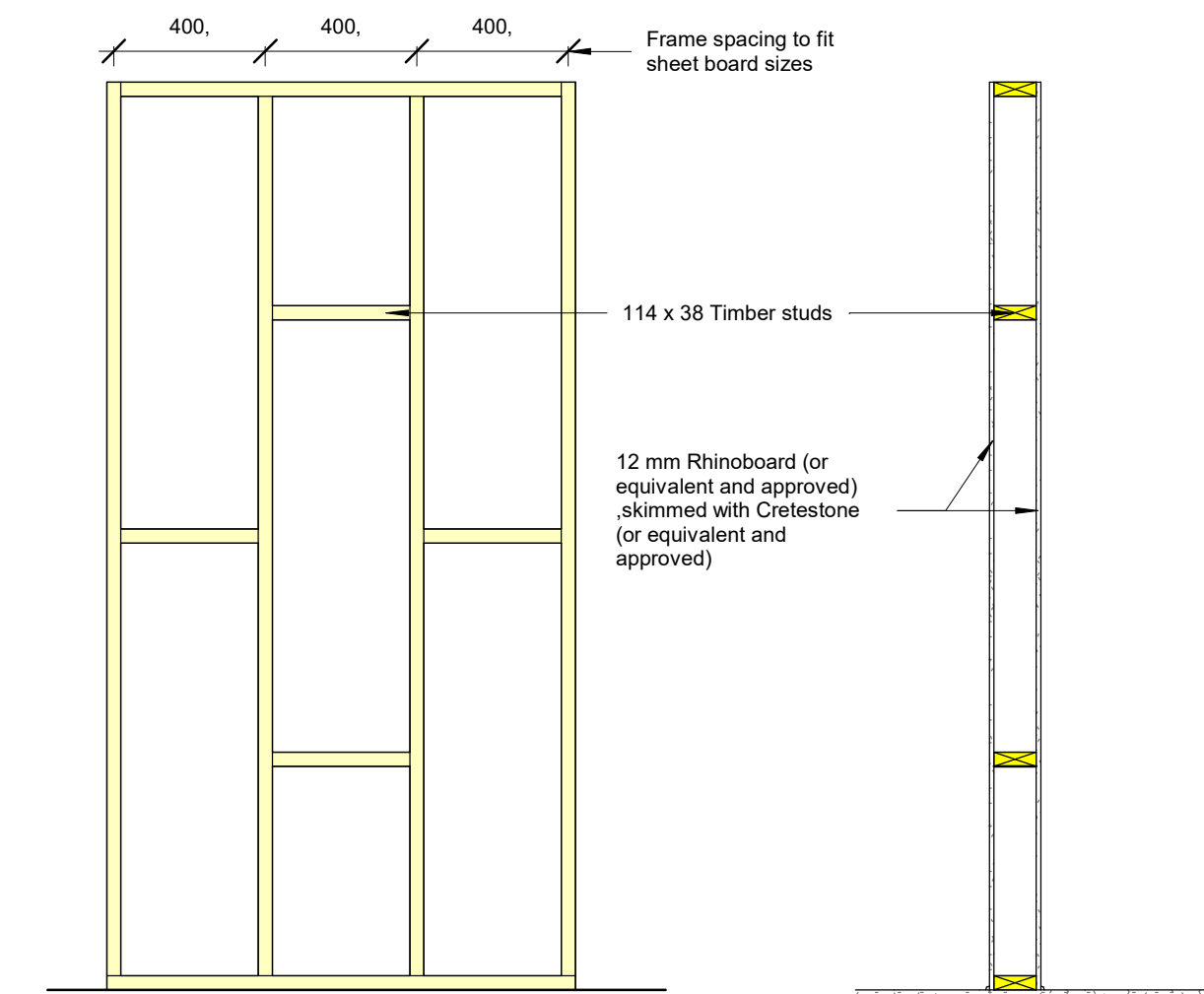
WEST ELEVATION

1 : 100

Ground Floor Plan

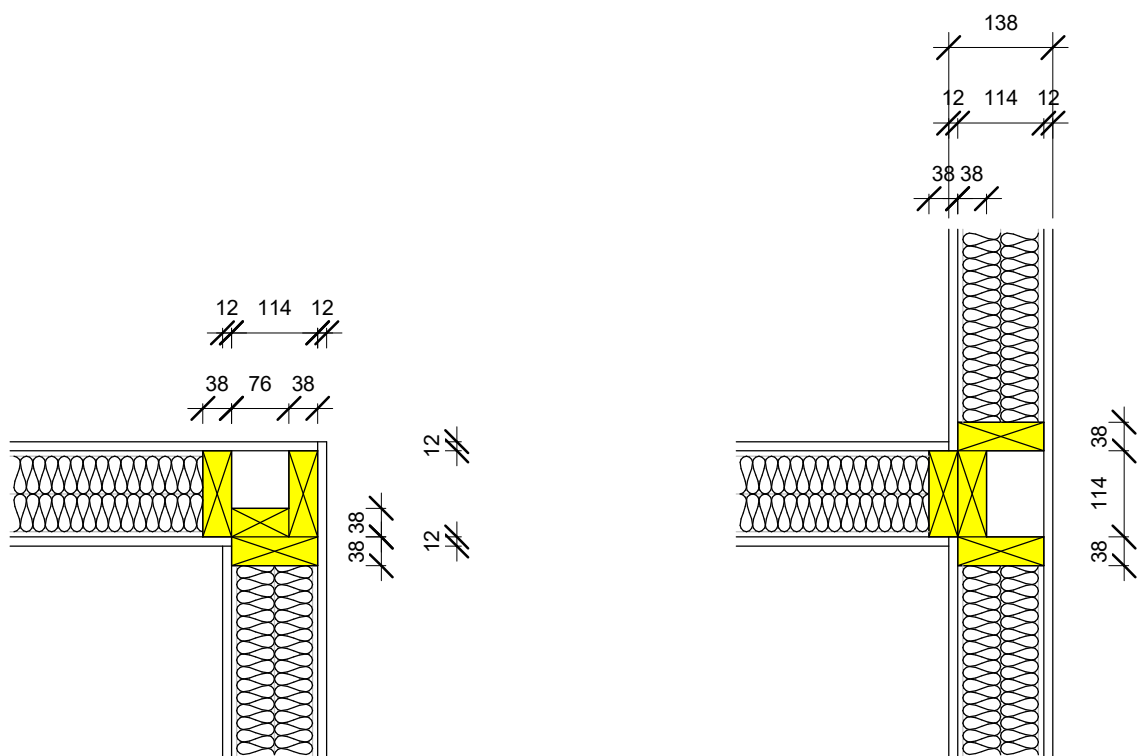
EAST ELEVATION

1 : 100



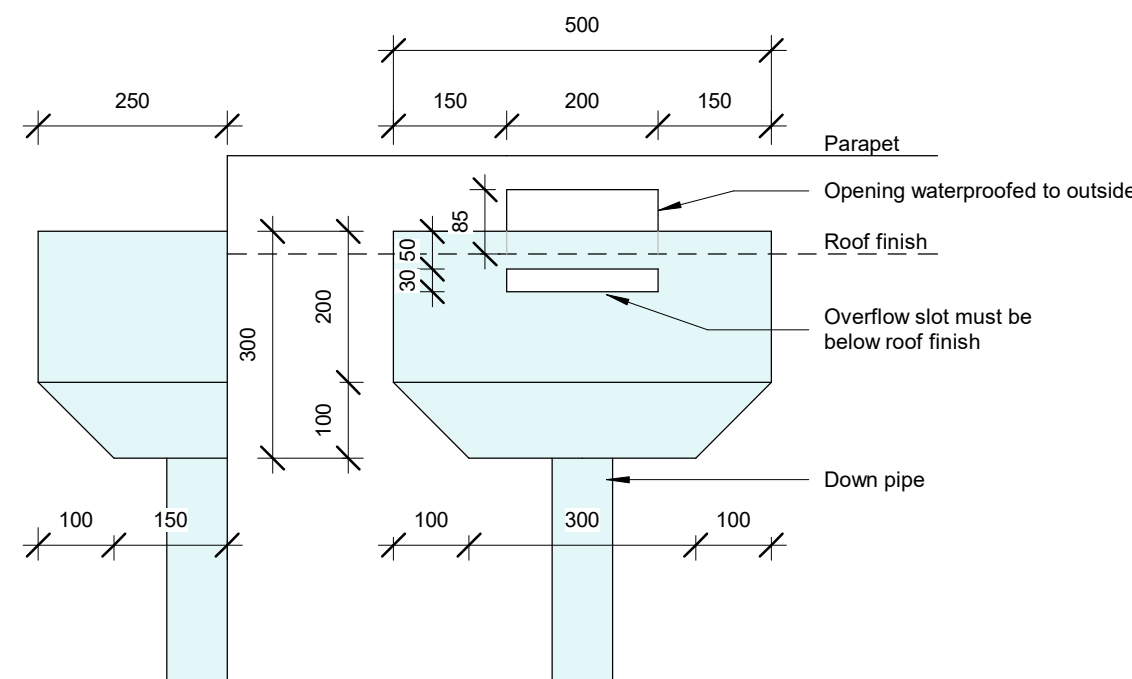
DRYWALL DETAIL 1

1 : 20



DRYWALL DETAIL 2

1 : 10



RAINWATER HEAD DETAIL

1 : 10

NOTES:



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CHECKED BY: Gerhard Engelbrecht ST1938

PROJECT: Municipality Building Control Department

CLIENT: Overstrand Municipality

ADDRESS: 1 Royal Street
Hermanus

ERF: 730

DRAWING NO: J2510; A1 - 03; Rev 12

PROJECT NUMBER
J2510

DRAWING NAME
Elevations

SCALE (@A1)
As indicated

DATE

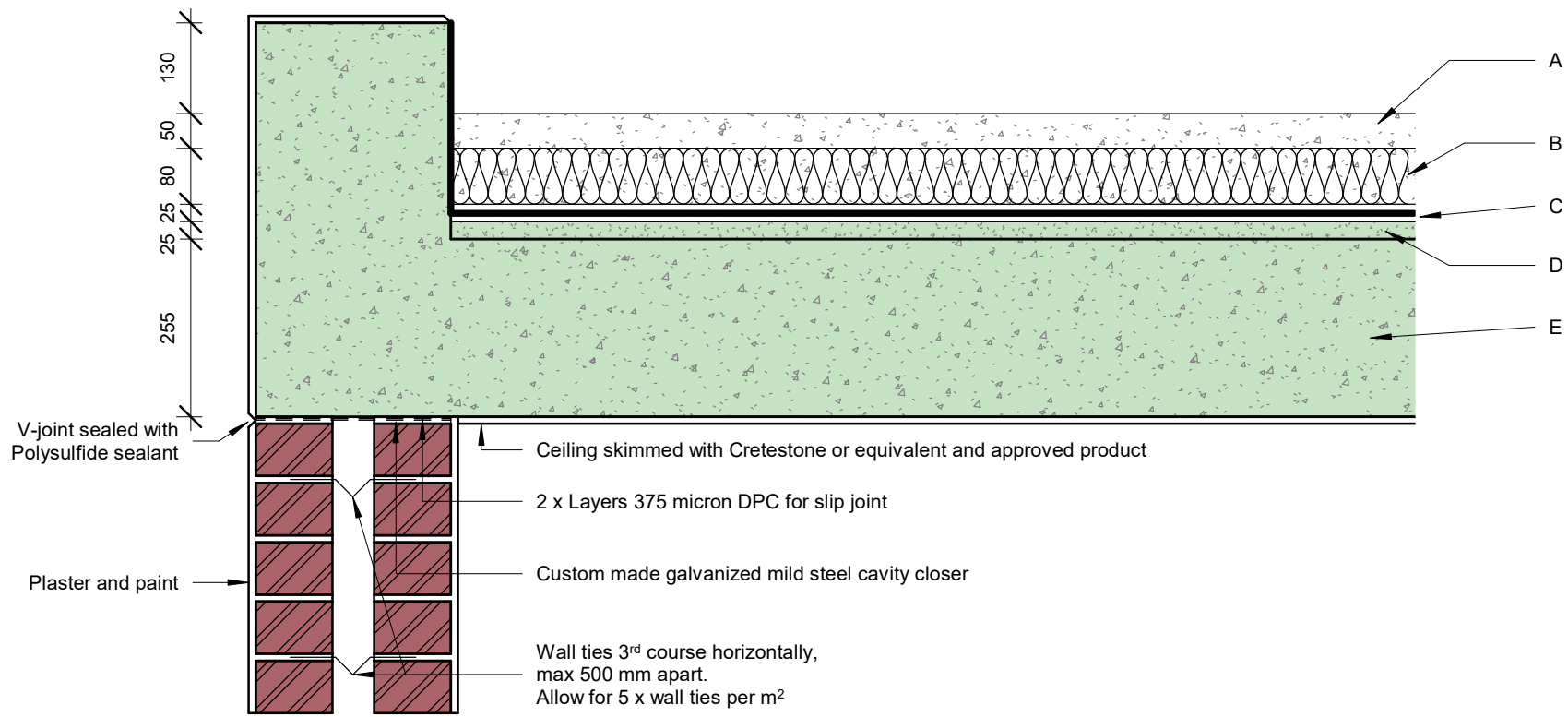
7 Dec '20

PAGE:

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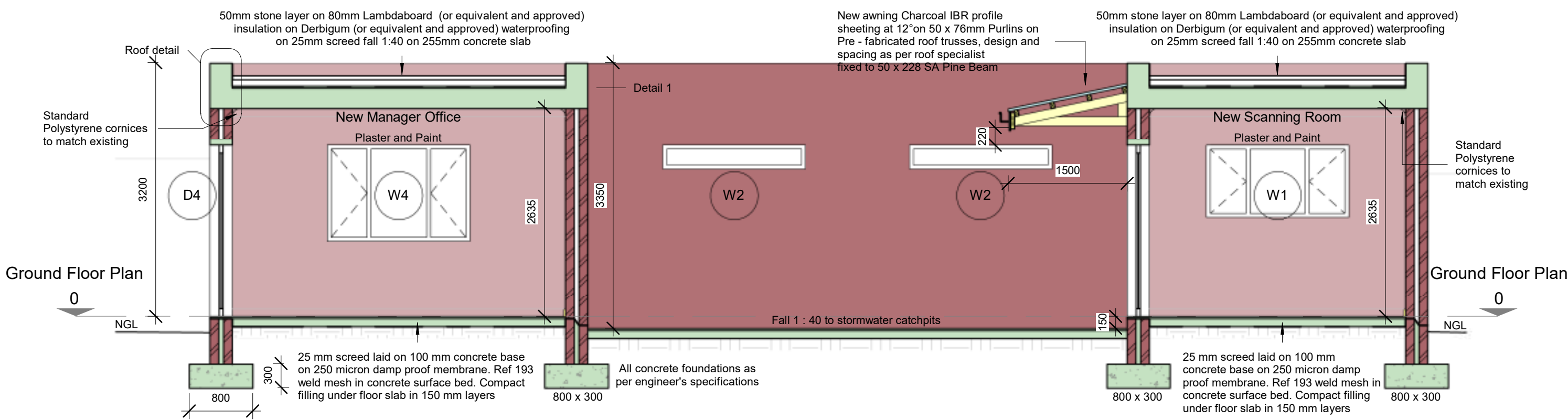
12



ROOF INSULATION		
CONCRETE ROOF (2)		
R-VALUE REQUIRED		3.70
A -	OUTSIDE AIR	0.03
B -	STONE LAYER, 50 mm	0.07
C -	80 mm LAMBDABOARD	3.33
or equivalent and approved		
D -	DERBIGUM WATERPROOFING	0.01
or equivalent and approved		
E -	SCREED, 25 mm	0.09
255 mm CONCRETE SLAB		0.12
INDOOR FILM		0.11
TOTAL		3.76

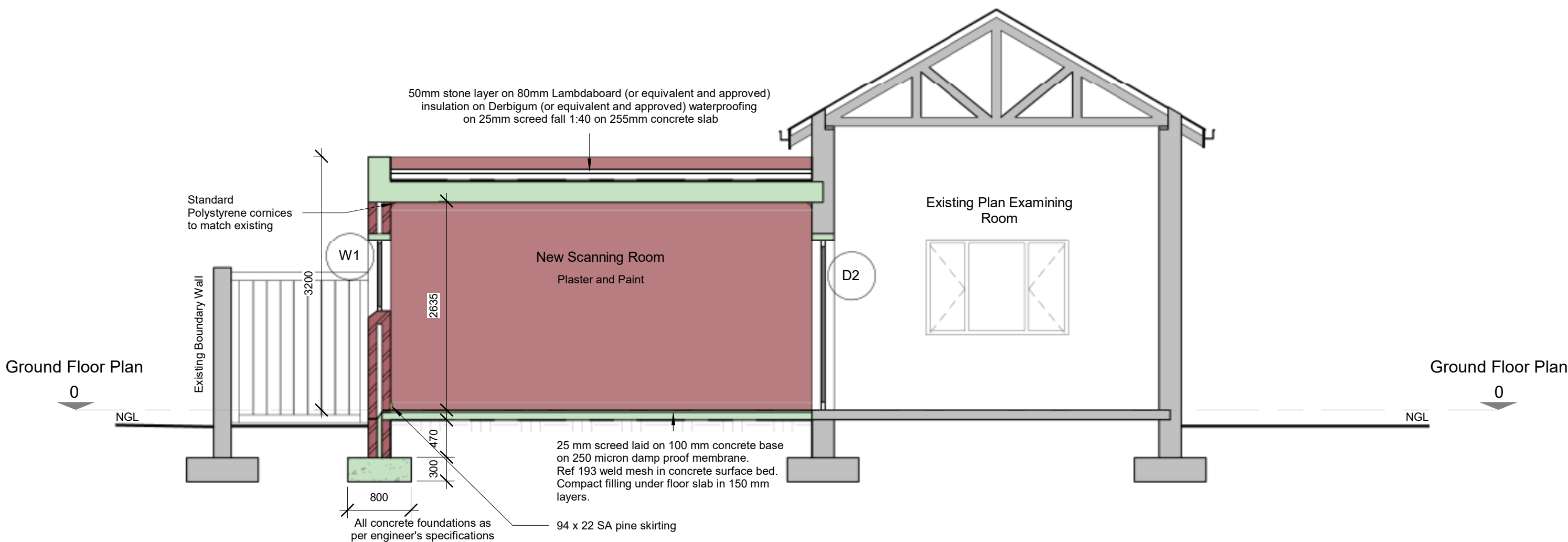
ROOF DETAIL

1 : 10



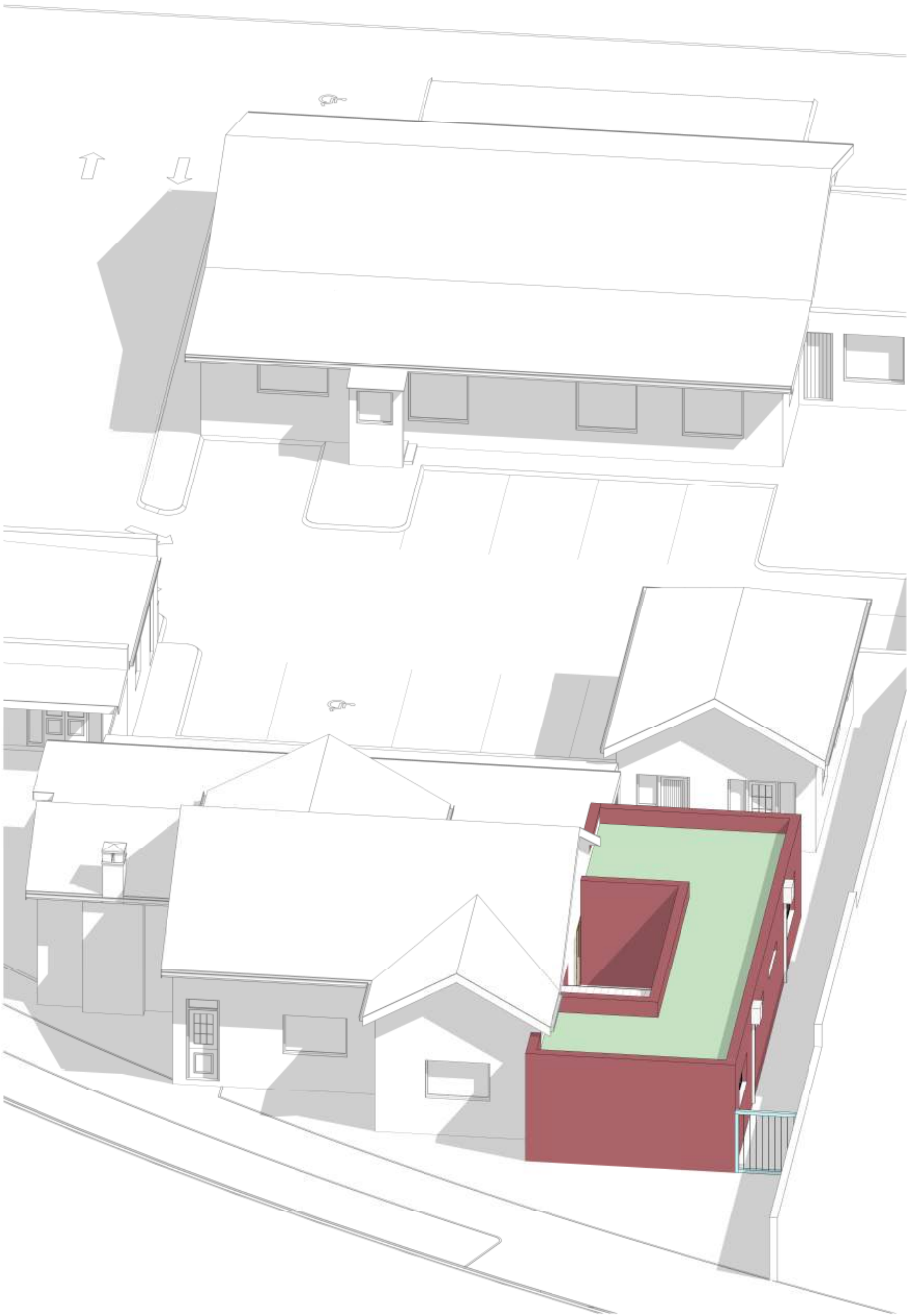
SECTION A-A

1 : 50



SECTION B-B

1 : 50



3D

NOTES:

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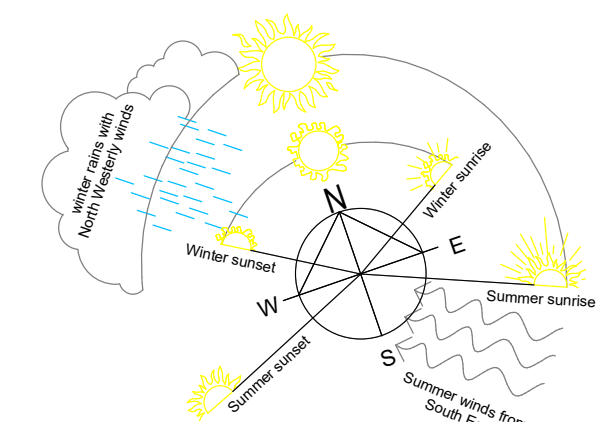
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CHECKED BY: Gerhard Engelbrecht ST1938










PROJECT: Municipality Building Control Department











CLIENT:	Overstrand Municipality
ADDRESS:	1 Royal Street Hermanus
ERF:	730
DRAWING NO:	J2510; A1 - 04; Rev 12

PROJECT NUMBER J2510	DRAWING NAME Section A-A, B-B and 3D	SCALE (@A1) As indicated
DATE 7 Dec '20	PAGE: A1 - 04	REV 12



1 : 50

<h1>FIRE LEGEND</h1>					
	Fire extinguisher 9 kg dry chemical type				
	Fire extinguisher 4.5 kg dry chemical type				
	Fire extinguisher 5 kg carbon dioxide type				
	Fire extinguisher 2 kg carbon dioxide type				
	Fire hose reel 30 m				
	Escape route indicator				
	Escape route travel distances				
	Exit sign inside above door				
	Exit sign outside above door				
<p>Fire signage Photoluminescent - SABS 1186 190 x 190 mm</p>					
<h1>FIRE NOTES</h1>					
•	Building classification - SANS 10400 - 2011 Classification G1 (as specified in plan)				
•	<p>Fire hydrants, hose reels and fire extinguishers:</p> <table> <tr> <td>Total area:</td><td>71.64 m²</td></tr> <tr> <td>Fire extinguishers required/installed</td><td>4/2</td></tr> </table>	Total area:	71.64 m ²	Fire extinguishers required/installed	4/2
Total area:	71.64 m ²				
Fire extinguishers required/installed	4/2				
	Where fire protection equipment must be fixed to type N walls, contractors must allow for mounting arrangements at indicated position as per the fire plan.				
•	Fire signage as per SANS 10400 - 2011 & SABS 1186-5				
•	Emergency lighting - battery backed EXIT lights at exits				
•	Emergency escape routes - minimum widths of escape routes must be 1.5m for < 100 persons, and for persons with disabilities, as per SANS 1040 - 2011 Section 4.16.5 Table 10, and as per SANS 10400 - 2011 Section 4.21. Emergency Exit doors as indicated on plan.				
•	Smoke ventilation - SANS 10400-2011 Sect 4.42 Fire smoke removal of 3% is to be achieved inside building				
•	In order to divide ceiling voids into separate areas, walls indicated as fire walls must be built up to the underside of the roof as indicated on drawing.				
•	The safety distance between openings in separate divisions must be at least 1 m. Alternatively a 500 mm projection can be constructed between such openings - as per SANS 10400/2011 Sect. 4.10.1				

ELECTRICAL LEGEND	
	light switch 1100 AFFL
	2 way light switch 1100 AFFL
	single wall plug point 300 AFFL / inside power skirting
	euro wall plug point 300 AFFL / inside power skirting
	existing double plug
	telephone / Internet connection
	ceiling mounted light
	wall mounted light
	fluorescent light point
	165 x 55 Twin compartment power skirting

Note

- Electrical layout in offices 1-3 are based on desks for future employees.
- Desks indicated in offices 1-3 are 900 x 1500
- All electrical and Telkom cables to be 90% local content
- All plastic pipes and fittings to be 100% local content

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PROJECT: Municipality Building Control Department

CLIENT: Overstrand Municipality

ADDRESS: 1 Royal Street
Hermanus

ERF:	730
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DRAWING NO: J2510; A1 - 05; Rev 12

PROJECT NUMBER
J2510

DRAWING NAME
Electrical Plan

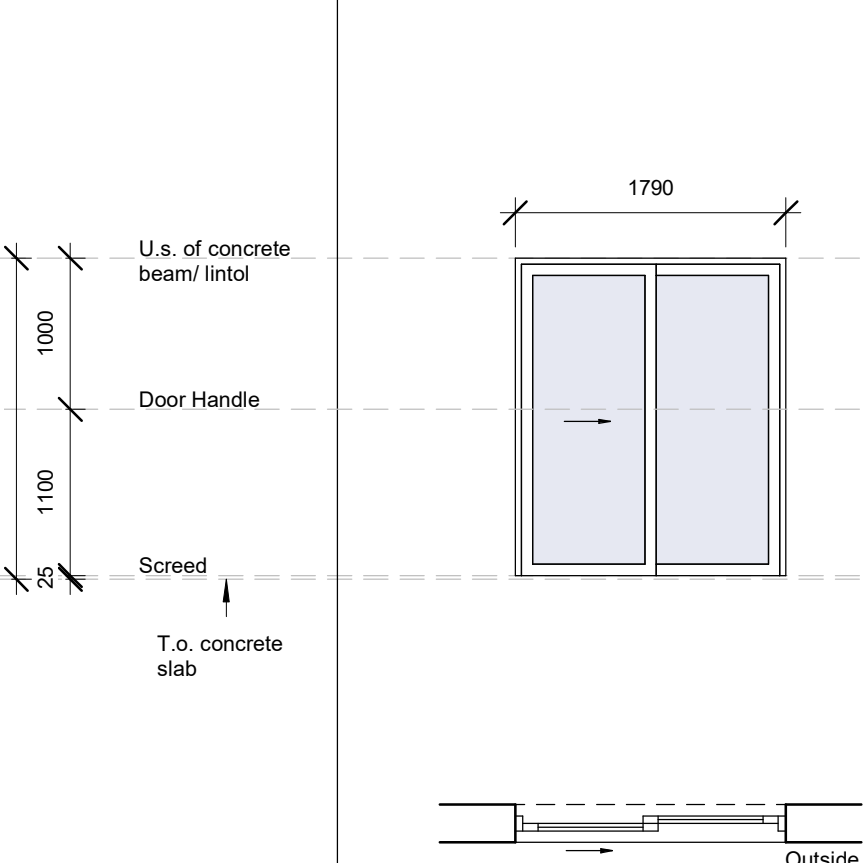
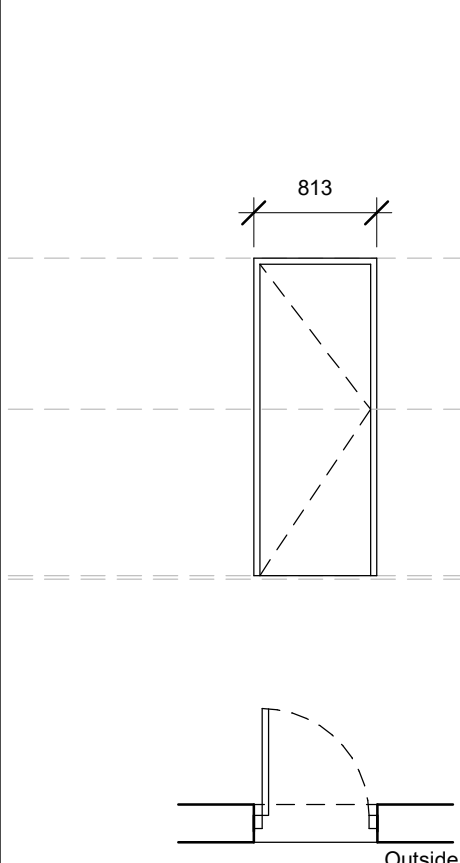
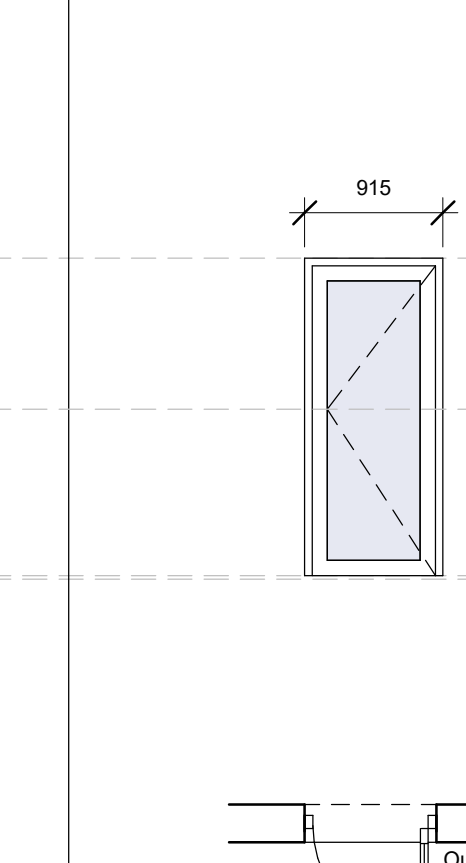
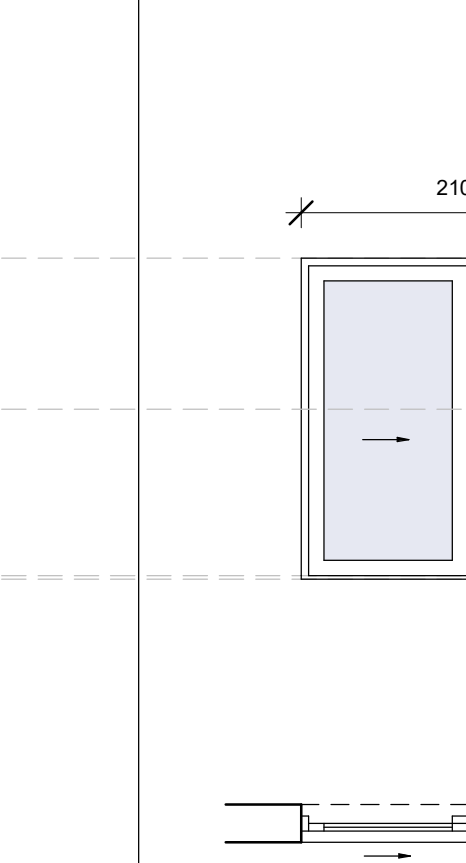
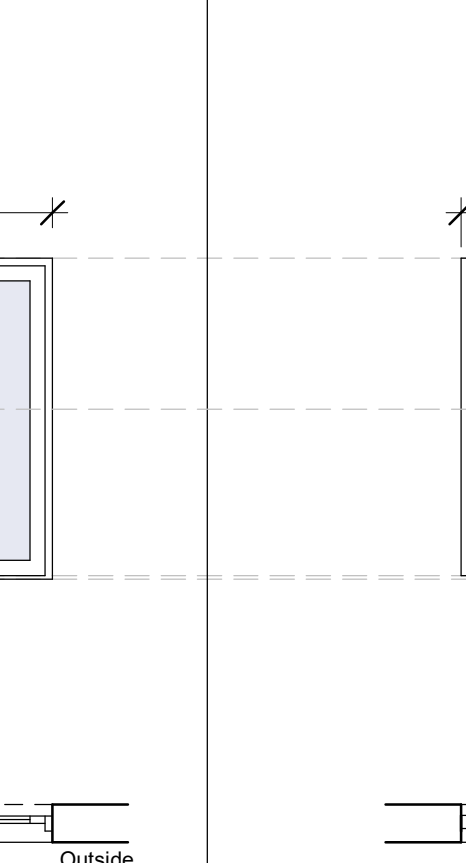
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As indicated

DATE
7 Dec '20

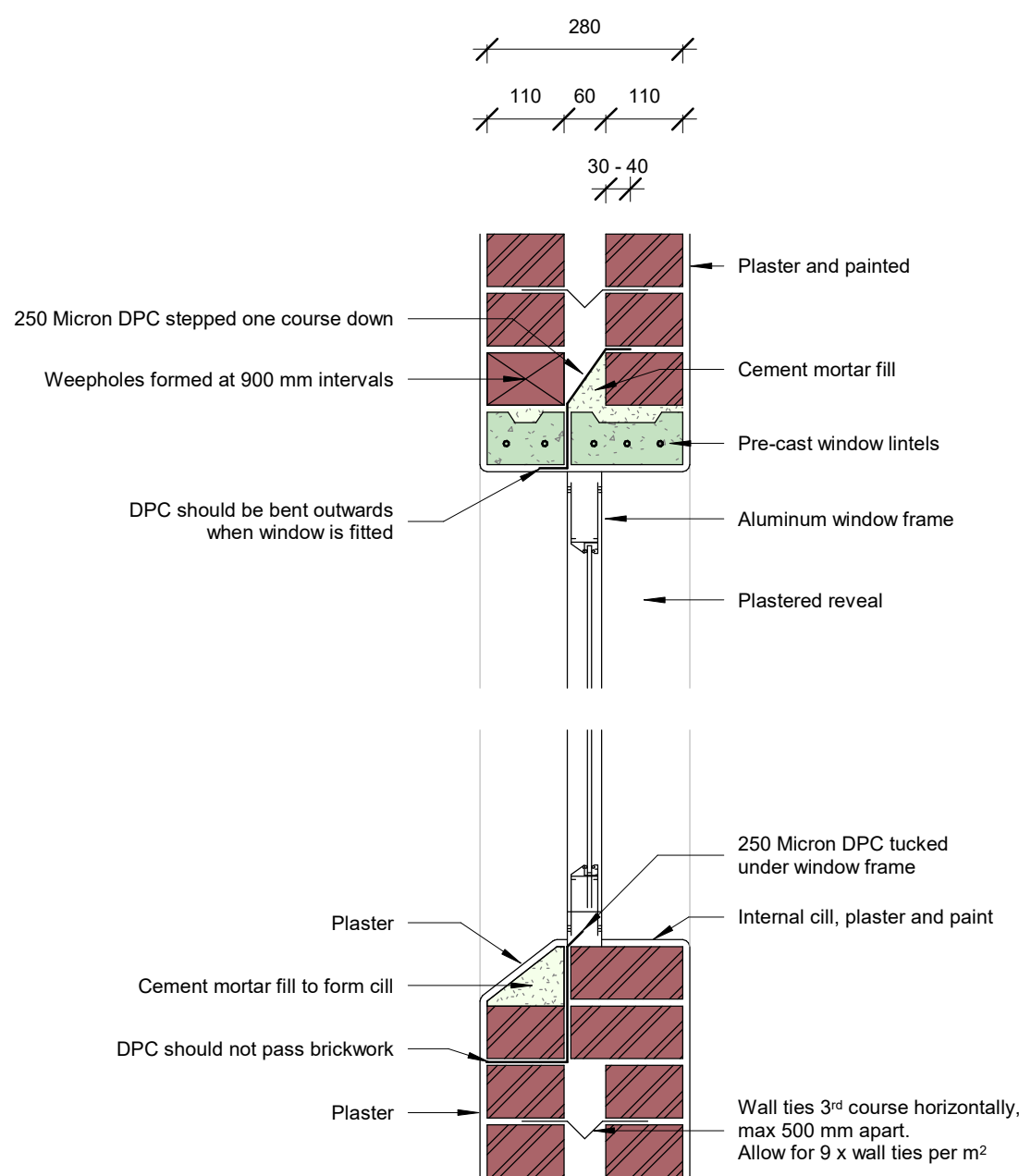
PAGE:
A1 - 0

REV
12

DOOR SCHEDULE

					
PLAN NO	D1	D2	D3	D4	D5
NO REQUIRED	1	3	1	1	1
FRAME	HBS (or equivalent and approved) Aluminum section Epoxy powder coated Aluminum WHITE - to match existing	Hollowcore interior door to match existing	HBS (or equivalent and approved) Aluminum section Epoxy powder coated Aluminum WHITE - to match existing	HBS (or equivalent and approved) Aluminum section Epoxy powder coated Aluminum WHITE - to match existing	60 min Timber Fire door with self-closing mechanism
GLASS	Standard Safety Glass	N/A	Standard Safety Glass	Standard Safety Glass	N/A
GEAR	Door Gear: 316 Grade SS slimline cylinder lock set as supplied by specialist Door Handle: Recessed handle, powder coated to match door frame	Door Lock: Stainless steel barrel lock as per manufacturer Door Handle: As per client	DoorLock: 316 Grade SS slimline cylinder lock set as supplied by specialist Door Handle: As per client	Door Gear: 316 Grade SS slimline cylinder lock set as supplied by specialist Door Handle: Recessed handle, powder coated to match door frame	As per Manufacturer

WINDOW DETAIL
1 : 10



WINDOW SCHEDULE

PLAN NO	W1	W2	W3	W4	W5	W6
NO REQUIRED	1	4	1	1	2	1
FRAME	HBS (or equivalent and approved) Aluminum section Epoxy powder coated Aluminum WHITE - to match existing	HBS (or equivalent and approved) Aluminum section Epoxy powder coated Aluminum WHITE - to match existing	HBS (or equivalent and approved) Aluminum section Epoxy powder coated Aluminum WHITE - to match existing	HBS (or equivalent and approved) Aluminum section Epoxy powder coated Aluminum WHITE - to match existing	HBS (or equivalent and approved) Aluminum section Epoxy powder coated Aluminum WHITE - to match existing	HBS (or equivalent and approved) Aluminum section Epoxy powder coated Aluminum WHITE - to match existing
GLASS	Standard Safety Glass	Standard Safety Glass	Standard Safety Glass	Standard Safety Glass	Standard Safety Glass	Standard Safety Glass
GEAR	Gear: 316 Grade SS Friction and restriction stays as supplied by specialist Handle: Black wedgeless handle by specialist	N/A	Gear: 316 Grade SS Friction and restriction stays as supplied by specialist Handle: Black wedgeless handle by specialist	Gear: 316 Grade SS Friction and restriction stays as supplied by specialist Handle: Black wedgeless handle by specialist	Gear: 316 Grade SS Friction and restriction stays as supplied by specialist Handle: Black wedgeless handle by specialist	Lock: 316 Grade SS lock set as supplied by specialist Handle: Recessed handle, powder coated to match window frame

Fenestration

Affected area: 1 GROUND FLOOR	
↓	
Net floor area (m²)	223,198 m²
15% of floor area	33,480 m²
Conductance:	(Permitted)
223,198	↓
1,4	x constant = 312,477
Solar Heat Gain:	
223,198	↓
0,13	x constant = 29,016

Win/ Door reference on plan	Width (mm)	Height (mm)	Area (m²)		(from Table 6) U-value	Area x U-value =	Shading overhang (mm)	Ext. wall thickness (mm)	Overh. + reveal = P (m)	Height from soffit to overh. G (mm)	Height from cill to overh. H (m)	P/H-value	Orientation	(from Table C) Solar Exposure Factor	(from Table 6) SHGC	Area x Solar Exp Fact x SHGC =
EW1	1500	1200	1,800	Existing Window - Timber frame - standard safety glass	5,80	10,440	2200	280	2,340	710	1,910	0,61	West	0,76	0,79	1,081
ED1	1300	2100	2,730	Existing Door - Timber frame - standard safety glass	5,80	15,834	2200	280	2,340	710	2,810	0,42	West	0,90	0,79	1,941
EW2	1500	1200	1,800	Existing Window - Timber frame - standard safety glass	5,80	10,440	2200	280	2,340	710	1,910	0,61	West	0,76	0,79	1,081
ED2	1300	2100	2,730	Existing Door - Timber frame - standard safety glass	5,80	15,834	2200	280	2,340	710	2,810	0,42	West	0,90	0,79	1,941
EW3	1500	1200	1,800	Existing Window - Timber frame - standard safety glass	5,80	10,440	2200	280	2,340	710	1,910	0,61	West	0,76	0,79	1,081
EW4	1200	1200	1,440	Existing Window - Timber frame - standard safety glass	5,80	8,352	300	280	0,440	805	2,005	0,11	South	0,49	0,79	0,557
EW5	1800	1200	2,160	Existing Window - Timber frame - standard safety glass	5,80	12,528	300	280	0,440	2550	3,750	0,06	South	0,52	0,79	0,887
ED3	900	2100	1,890	Existing Door - Timber frame - standard safety glass	5,80	10,962	300	280	0,440	1780	3,880	0,06	South	0,52	0,79	0,776
EW6	1500	1200	1,800	Existing Window - Timber frame - standard safety glass	5,80	10,440	300	280	0,440	2650	3,850	0,06	South	0,52	0,79	0,739
ED4	900	1200	1,080	Existing Door - Timber frame - standard safety glass	5,80	6,264	300	280	0,440	1150	2,350	0,09	East	0,99	0,79	0,845
EW7	1800	1200	2,160	Existing Window - Timber frame - standard safety glass	5,80	12,528	300	280	0,440	1150	2,350	0,09	East	0,99	0,79	1,689
EW8	1800	1200	2,160	Existing Window - Timber frame - standard safety glass	5,80	12,528	300	280	0,440	1150	2,350	0,09	East	0,99	0,79	1,689
D4	2100	2100	4,410	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	25,578	0	280	0,140	0	2,100	0,07	East	1,05	0,79	3,658
W4	1800	1200	2,160	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	12,528	0	280	0,140	0	1,200	0,12	North	0,65	0,79	1,109
W2	1800	300	0,540	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	3,132	0	280	0,140	0	0,300	0,47	North	0,33	0,79	0,141
W2	1800	300	0,540	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	3,132	0	280	0,140	0	0,300	0,47	North	0,33	0,79	0,141
W1	1800	900	1,620	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	9,396	0	280	0,140	0	0,900	0,16	North	0,58	0,79	0,742
D1	1790	2100	3,759	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	21,802	0	280	0,140	0	2,100	0,07	East	1,05	0,79	3,118
W2	1800	300	0,540	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	3,132	0	280	0,140	0	0,300	0,47	South	0,33	0,79	0,141
W2	1800	300	0,540	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	3,132	0	280	0,140	0	0,300	0,47	South	0,33	0,79	0,141
D3	915	2100	1,922	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	11,145	0	280	0,140	0	2,100	0,07	North	0,71	0,79	1,078
W3	600	2100	1,260	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	7,308	0	280	0,140	0	2,100	0,07	North	0,71	0,79	0,707
W5	600	600	0,360	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	2,088	0	280	0,140	0	0,600	0,23	North	0,48	0,79	0,137
W5	600	600	0,360	Aluminium Frame with Standard Safety glass (as per schedule)	5,80	2,088	0	280	0,140	0	0,600	0,23	North	0,48	0,79	0,137
41,561						241,051										

Refer to calculations	Does comply	Does comply
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NOTES:



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No.	Description	Date
01	730 Site, Roof and Demolition Plan	31 July 2020
02	Ground Floor Plan	31 July 2020
03	Elevations	31 July 2020
04	Section A-A, B-B and 3D	31 July 2020
05	Electrical Plan	31 July 2020
06	Schedules and Details	31 July 2020
07	Foundation sizes and General notes	03 August 2020
08	Fenestration schedule and calculations	03 August 2020
09	After discussion with Louis	11 August 2020
10	Liz office and plugs	18 August 2020
11	Kink in wall and drywall move 500 mm	2 November 2020
12	Local content notes change	7 December 2020

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DRAWN BY: T. v d Merwe & M. Marais

CHECKED BY: Gerhard Engelbrecht ST1938

PROJECT: Municipality Building Control Department

CLIENT: Overstrand Municipality

ADDRESS: 1 Royal Street Hemanus

ERF: 730

DRAWING NO: J2510; A1 - 06; Rev 12

PROJECT NUMBER J2510

DRAWING NAME Schedules

SCALE (@ A1) As indicated

DATE 7 Dec '20

PAGE: A1 - 06

REV 12