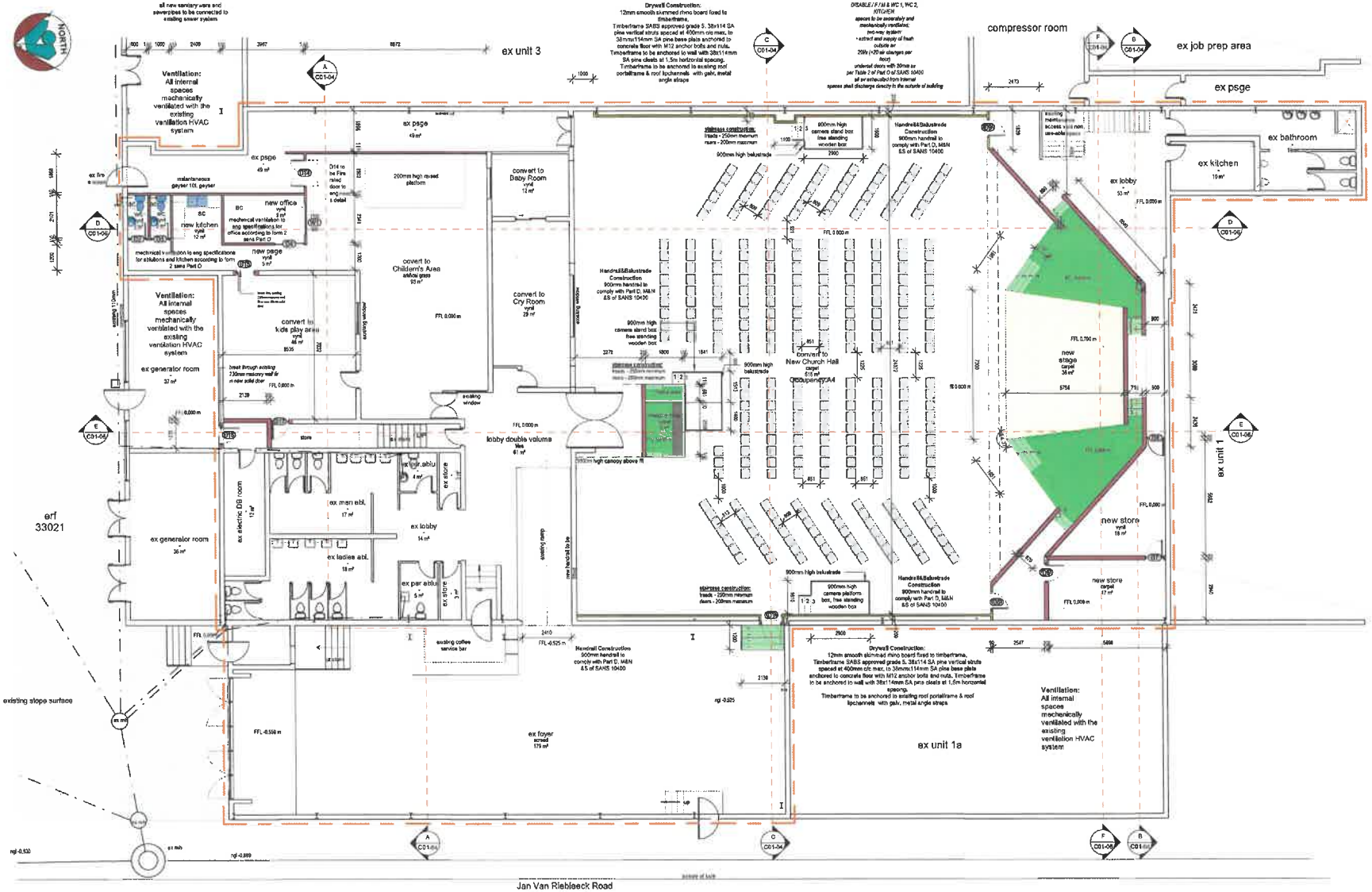

1 **01 Ground Storey**
1 : 100

2 **Construction Notes**
1 : 50

GENERAL NOTES:
Cement screed: mix proportion of cement-sand screeds must be 1 part cement to 3.5 parts sand, just add enough water to achieve a plastic, workable consistency.
Plaster work: internal cement plaster shall be 10mm to 15mm thick and shall be steel trowelled to a smooth, even and true finish. External cement plaster shall be 16mm to 19mm thick and shall be wood floated to a true and even surface. All plastered surfaces must be free from blemishes, cracks, blisters and other defects. Plaster work shall turn into reveals and soffits of openings and all angles are to be true and straight with sealant angles slightly rounded. Lintels: pre-stressed concrete lintels are to be built-in over all doors, windows and openings that are greater than 600mm. Lintels must overlap the width of the opening by 230mm min. on both sides of the opening.
Brickforce: Provide brickforce in brickwork as follows: span of 2100mm to 3000mm - built-in 4 layers of brickforce, 3000mm to 3800mm - built-in 5 layers of brickforce. 3800mm to 5100mm - built-in 6 layers of brickforce.
Drainage: Soil and vent pipes and all other fittings to be Marley uPVC (SABS 967) of 75mm or 110mm diameter as indicated on the drawings. Waste pipes and fittings to be Marley uPVC (SABS 967) of 40mm or 50mm diameter as indicated on the drawings. all sanitary ware to be fitted with deep seal traps.

FLOOR CONSTRUCTION: First Floor Wood Deck
By Specialist Detail: 18mm plyboard bolted and nailed to 38x38mm S.A.pine battens fixed to existing Concrete floor. Wooden floor to be covered with Underlay with carpet.

WALL CONSTRUCTION
200mm collar joint walls
All internal walls to be double skin 10mm cavity walls constructed of 220 x 110 x 90mm Cement or Maxi bricks of min. 7Mpa nominal compressive strength (or similar approved) manufactured in accordance with SANS 227:2007 laid in stretcher course and bedded and jointed in Class II cement mortar. Close the cavity at sills, reveals and lintels. Leave cross joints open in outer skin of brickwork at ccs not exceeding 1000mm at DPC level at floors and lintels. Cavity is to be filled with concrete from foundation up to floor DPC. Stepped DPM 375 micron embossed Brickprint to be used at floor level, above doors and windows. Damp proofing in walls to comply with SANS 952-1: 2011. Provide weepholes at min 480mm ccs

WALL CONSTRUCTION
SABS approved 76 x 38mm SAP vertical struts spaced @ 600mm c/c max. on 76 x 38mm SAP base plate anchored to concrete with 30 x 16mm galv. hoop iron or M12 anchor bolts & nuts. Timber frame to be braced on each side with 76 x 38mm SAP, 10 x 150mm Nutec building panels to be fixed to vertical struts.
walls to be installed with double sides insulation - internal cladding to be 12mm smooth skimmed rhino board

WALL CONSTRUCTION
110mm(115mm)
Walls constructed to be single skin of 220 x 110 x 75mm Cement or NFC bricks of min. 7Mpa nominal compressive strength (or similar approved) manufactured in accordance with SANS 227 2007 laid in stretcher course and bedded and jointed in Class II cement mortar. DPC 375micron embossed Brickprint to be used at floor level. Damp proofing in walls to comply with SANS 952-1 2011.

WALL CONSTRUCTION
230mm Cavity walls
All external walls to be double skin 10mm cavity walls constructed of 220 x 110 x 75mm Cement or NFC bricks of min. 7Mpa nominal compressive strength (or similar approved) manufactured in accordance with SANS 227 2007 laid in stretcher course and bedded and jointed in Class II cement mortar. Close the cavity at sills, reveals and lintels. Leave cross joints open in outer skin of brickwork at ccs not exceeding 1000mm at DPC level at floors and lintels. Cavity is to be filled with concrete from foundation up to floor DPC. Stepped DPM 375 micron embossed Brickprint to be used at floor level, above doors and windows. Damp proofing in walls to comply with SANS 952-1: 2011. Provide weepholes at min 480mm ccs

Door Schedule

Mark	Width	Height	Frame Material	Leaf	Door Square Meters
D1	1200	2052	Meranti	Hollow Core	2 m²
D2	813	2052	Meranti	Hollow Core	2 m²
D3	813	2032	Meranti	Hollow Core	2 m²
D4	1500	2100	Aluminium	16mm Safety Glass	3 m²
D5	813	2032	Meranti	Hollow Core	2 m²
D6	813	2032	Meranti	Hollow Core	2 m²
D7	813	2032	Meranti	Hollow Core	2 m²
D8	813	2032	Meranti	Hollow Core	2 m²
D10	534	1167	Meranti	Hollow Core	1 m²
D11	813	2032	Meranti	Hollow Core	2 m²
D12	1584	2067	Meranti	Fire Door	3 m²
D13	813	2032	Meranti	Hollow Core	2 m²
D14	1300	2100	Meranti	Fire Door	3 m²
D15	813	2032	Meranti	Hollow Core	2 m²
D16	813	2032	Meranti	Hollow Core	2 m²
D17	813	2032	Meranti	Hollow Core	2 m²
Grand total: 18	14961	31819			30 m²

Window Schedule

Mark	Width	Height	Frame Finish	Glass Type	Window Square Meters
W1	1500	900	Natural Anodised	Clear Glass	1 m²
W2	1800	600	Natural Anodised	Clear Glass	1 m²
W3	1400	900	Natural Anodised	Clear Glass	1 m²
W4	1400	900	Natural Anodised	Clear Glass	1 m²
W5	1400	900	Natural Anodised	Clear Glass	1 m²
W6	600	1800	Natural Anodised	Tinted	1 m²
Grand total: 6	7400	5100			6 m²

NO BUILDING WORK TO ENCROACH BOUNDARIES | WORK TO COMPLY WITH LOCAL AUTHORITY AND NBR | 2.5 WALL TIES PER WALL SURFACE SQUARE METRE: PART 'K' OF NBR | PREMANUFACTURED LINTOLS OVER ALL OPENINGS WITH BRICKFORCE BETWEEN ALL COURSES ABOVE OPENINGS | ALL SANITARY WARE TO BE FITTED WITH DEEP SEAL TRAPS | ALL MATERIAL TO BE APPROVED PRIOR TO ORDERING

THE DESIGNS AND DRAWINGS IS COPYRIGHT RESERVED AND REMAINS THE PROPERTY OF THIS COMPANY. ALL WORK MUST BE DONE IN STRICT COMPLIANCE WITH THE NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY LAWS.

ALL DIMENSIONS MUST BE CHECK ON SITE AND ANY DISCREPANCIES MUST BE PROMPTLY REPORTED TO THIS OFFICE, PRIOR COMMENCEMENT OF WORK. FIGURED DIMENSIONS TO BE USED. THE USE OF SCALED DIMENSIONS ARE NOT PERMITTED.

THESE DRAWINGS TO BE READ IN CONJUCTION WITH OTHER RELEVANT, SPECIALIST AND CONSULTANT DRAWINGS FOR THIS PROJECT.

ALL MATERIAL AND WORK SHOULD BE APPROVED PRIOR TO COMMENCEMENT, ORDERING AND INSTALLATION. CLARIFICATION OF INFORMATION TO BE DONE BY THIS OFFICE PRIOR TO TENDER SUBMISSION. WORK OR INSTALLATIONS ARE DONE.

Revisions

No.	Date	Description

ANNEXURE E

302

Heritage Western Cape
Erfenis Wes-Kaap
iLifa leMveli leNtshona Koloni

22 April 2025

REFER TO SECTION 51 LETTER AND ASSOCIATED PLANS

ADONIC

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Signature: _____

URBAN GROWTH

Signature: _____

Project description
Proposed Internal Alteration to Existing Building for Urban Growth Unit 02

Project address
15 Jan Van Riebeeck Road, Urban Growth,Paarl,ERF33021

COUNCIL DRAWINGS

Ground Storey

Project number	Drawing number	Date / Plot date	12/04/23
R105	C01-01	2023/01/16 11:55:33 AM	
Scale: As Indicated	Revision	Sheet: A1	