

GENERAL CONSTRUCTION NOTES:

- All works to be carried out in accordance with the relevant parts of SANS10400: regulations.
- No additional floor area added to the existing building coverage.
 - Structural work to professional engineers details. All new load bearing structures on the existing floor slabs must be confirmed by the structural engineer.
 - No new excavations or foundations.
 - All work carried out are within the existing building structure.

Demolition Works:

- All demolition works to be carried out in accordance with SANS10400: Part E.
- Demolition of walls or other structures must be verified by the structural engineer prior to commencing any work on site.

Brickwork:

- Masonry walls to comply with SANS 10400: Part K.230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
- 110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.
- Provide brick force to every course above windows, doors and openings.
- 10mm impregnated soft-board at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.
- 'V' joints to be provided at the junction between brickwork and concrete.
- Ruled 'V' joints between existing and new brickwork.
- Precast concrete lintels over all doors, windows and openings to comply with SANS 10400 Part K 4.2.9. table 20.
- All brickwork to be plastered & painted with SABS approved PVA external quality paints
- New brickwork to be built onto the existing floor surface beds as per the eng's details.

Partition Walls:

- New partitions to be installed as indicated.
- Partition Walls to comply with SANS10400: Part T 4.9
- Fire Partition Walls: (Perimeter or division walls) 15mm thick Jumbo Fire Wall Drywall boards fixed to internal studs to achieve a 90mm partition wall with a 120 minute fire rating as per SABS 0177: Parts -1981. Partition boards must be extended to the u/s of the roof sheeting.
- Internal Partition Walls: 12mm Standard Jumbo Drywall (or similar approved) fixed to internal studs to achieve a 90mm partition wall with a 30-minute fire rating as per SABS 0177: Parts-1981.
- Partition walls to be installed under the manufacturer's specifications.
- Partition compliance certificate to be provided by the manufacturer / installer.

Floors:

- Ex floor slabs. No new Floor slabs added.
- New floor tiles to be installed as per the manufacturers specifications.
- Vinyl Floor Tiles to have a classification 4 fire rating and comply with SANS 10400 part 4.14 and SANS 10177.
- Carpet Tiles to have a classification 4 fire rating and comply with SANS 10400part 4.14 and SANS 10177.

Ceilings:

- New acoustic ceiling tiles on suspended powder coated tee grid & plasterboard ceilings, installed as per the manufacturer's specifications.
- Ceiling height 2700mm above ffl. Min 2400mm high.
- Shadow-line cornice at junction between wall and ceilings.
- Ceiling compliance certificate to be provided by the manufacturer / installer.
- Ceiling tiles to have a non-combustible fire rating and comply with SANS 10400 Part T 4.13 and SANS 10177.

Roofs:

- No new roofs.

Windows & Doors:

- No new external windows.
- Internal windows & doors, refer to the window schedule.
- Glazing installation to comply with SANS 10400: Part N.
- All aluminum frame sizes to comply with AAAMSA standards.
- Refer to shopfront & window schedule.
- Glazing & aluminum compliance certificate to be provided by the manufacturer / installer.

Signage:

- No New external signage.

Ventilation Note:

- Artificial ventilation as per mechanical engineers specifications.
- Extraction to ablutions and kitchen at a rate of 20 air changes per hour as per the ex. system.
- Offices and open plan areas to have fresh air introduced at 7.5Lt per second per person at a velocity not exceeding 0.5m/s.

Drainage:

- No new external or internal drainage pipes.
- All SANWARE to be replaced with new, no additional drainage added. Only replace ex. San-ware were necessary.
- No additional area, therefore no additional sanitary ware required.

Fire Safety:

- No new external signage.
- Signage to comply with SANS 10400: Part S4.2. and SANS 10400: Part T4.29.

Stormwater:

- No new Stormwater pipes.

Energy Efficiency:

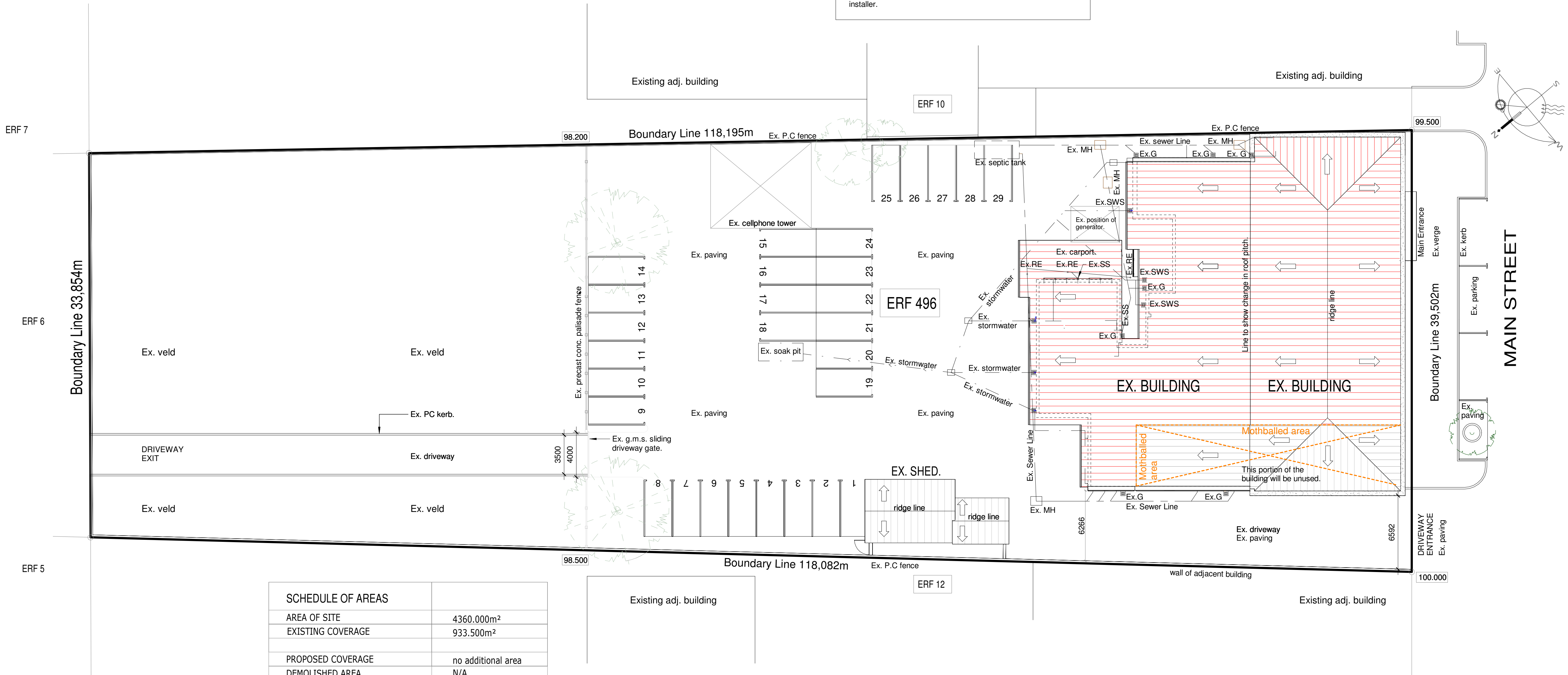
- External glazing is less than 20% of the total building area, therefore XA submission is not required.

Public safety:

- No new ramps.
- No new changes in floor levels.

GENERAL NOTES:

- It is the contractors responsibility to make sure that all of the SANS requirements are adhered too, during construction.
- The contractor is to comply with the site operations requirements in terms of SANS 10400: Part F.
- No dimensions to be scaled or scanned from drawings. Figured dimensions are to be used at all times. All dimensions to be checked on site
- Contractor is responsible for correct setting out of the buildings, all internal and external walls.
- Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
- Any errors, discrepancies or omissions to be reported to the architect immediately by the contractor.



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CLIENT'S / OWNERS DETAILS:
Standard Bank of South Africa Limited.

Authorised Representative:
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CLIENT'S / OWNERS / REPRESENTATIVE SIGNATURE

PROJECT TITLE:
Proposed Internal Alterations & Refurbishments to Existing Building on ERF 496 - Kokstad at 68 Main Street, Kokstad - KwaZulu Natal Standard Bank.

DRAWING TITLE:
Internal Alterations and Refurbishments to Existing Building: for Standard Bank: Site Plan

DRAWING NUMBER
191_SD1000

SCALE: (A0) 1 : 200	REVISION: A	DRAWN BY: S.S.B.Roy
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