



SPECIFICATIONS

- FOUNDATIONS**
REINFORCED CONCRETE FOUNDATIONS & COLUMNS TO ENGINEER'S SPECIFICATIONS
- FLOOR CONSTRUCTION**
FLOOR FINISHING AS SHOWN ON PLAN. COLOURS TO SUIT EXISTING. FINISH TO BE LAID ON 35mm CEMENT SCREED ON REINFORCED CONCRETE SURFACE BED AS PER ENGINEER'S SPECIFICATIONS. ON 375 MICRON USB GREEN DPM
- MAIN STRUCTURE**
BRICKWORK TO BE 280mm (CAVITY-EXTERNAL & 115mm INTERNAL LOAD BEARING). INTERNAL WALLS TO BE 230mm OR AS PER ENGINEER'S SPECIFICATIONS. BUTTERFLY WALL TIES AT A RATE OF 2/m² TO ALL CAVITY WALLS. BRICKWORK EVERY 4th COARSE TO LITTLE HEIGHT AFTER THAT EVERY SECOND COARSE. VERTICAL DPM TO ALL OPENINGS. WEATHERPROOFING TO BE UNIFORM AND AT 600mm CENTRES. EXTERNAL WALLS OUTSIDE SKIN TO BE FACED BRICK TO SUIT EXISTING AND ALL OTHER WALLS TO BE SOLID CLAY BRICKS PLASTERED & PAINTED TO SUIT EXISTING. ALL CONCRETE FLOORS, BEAMS, etc. TO BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATIONS.
- WINDOWS**
ALL WINDOWS TO BE PLAIN ALUMINIUM FRAMED WINDOWS TO SUIT EXISTING. ALL GLAZING TO BE IN ACCORDANCE WITH SABS REQUIREMENTS.
- CEILING**
6.4mm RHINOBOARD, JOINT SKIMMED. CEILING FIXED TO 38x38mm BRANDING @ MAX. 400mm o/c HANGED WITH 38x38 BATTENS FROM ROOF RAFTERS. ALL CEILINGS TO BE SKIMMED.
- LEAN-TO ROOF CONSTRUCTION**
0.53mm IFR ROOF SHEETING TO RECEIVE CLEAN COLOURBOND AZ 150 G550. COLOUR TO SUIT EXISTING. ROOF SHEETING TO BE LAID IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. FIXED ON S A PINE PURLINS AS PER ENGINEER'S SPECIFICATIONS. FIXED ON RAFTERS AS PER ENGINEER'S DETAILS. FIXED ON TOP OF NEW RC ROOF BEAM AND TRUSS HANGERS TO EXISTING ROOF BEAM. ROOF RAFTERS TO BE TIED DOWN WITH GALV. ROOF IRONS CAST INTO RC ROOF BEAMS.
- EAVE CONSTRUCTION**
ALL GUTTERS TO BE 125mm UPVC HALFROUND GUTTERS AND DOWNPIPES TO BE Ø100mm UPVC DOWNPIPES TO SUIT EXISTING. GUTTERING SYSTEM TO BE INSTALLED BY SPECIALIST CONTRACTOR. FASCIA-10x300mm MEDIUM DENSITY PLAIN NUTEC FASCIA BOARDS FIXED AS PER PRODUCT SPECIFICATIONS. BARGE BOARDS TO BE 200x80mm NUTEC FIBRE CEMENT AND PAINTED TO SUIT EXISTING.
- GYM AREA ROOF CONSTRUCTION**
0.53mm IFR ROOF SHEETING TO RECEIVE CLEAN COLOURBOND AZ 150 G550. COLOUR TO SUIT EXISTING. ROOF SHEETING TO BE LAID IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. FIXED ON GALVANISED STEEL PURLINS AS PER ENGINEER'S SPECIFICATIONS.
- GYM AREA ROOF SUPPORT**
GALVANISED STEEL PARALLEL FLANGED STEEL CHANNEL FIXED TO EXISTING RC COLUMNS AS PER ENGINEER'S SPECIFICATIONS.
- GYM AREA ROOF CONSTRUCTION**
EXISTING GYM AREA GLASS ENCLOSURE TO BE RE-USED AND MODIFIED TO SUIT NEW POSITION & LAYOUT OF GYM AREA.
- GYM AREA HANDRAILING**
MENTIS BALL TYPE HANDRAIL FIXED TO FLOOR STRUCTURE AS PER MANUFACTURER'S SPECIFICATIONS.
- GYM AREA FLOOR FINISH**
RE-USE EXISTING RUBBER FLOORING PLACED ONTO 22mm THICK PLYWOOD FIXED ONTO TIMBER JOISTS.
- GYM AREA FLOOR CONSTRUCTION**
TIMBER JOISTS FIXED & POSITIONED AS PER ENGINEER'S DETAILS.
- GYM AREA FLOOR SUPPORT**
GALVANISED STEEL PARALLEL FLANGED STEEL CHANNEL FIXED TO EXISTING RC COLUMNS AS PER ENGINEER'S SPECIFICATIONS.
- GYM AREA STAIRS**
45mm GALVANISED STEEL PLATE FIXED ONTO GALVANISED STEEL STAIR STRINGERS AS PER ENGINEER'S SPECIFICATIONS.
- DRAINAGE NOTES**
ALL DRAINAGE IS TO COMPLY WITH NHBR. INSPECTION EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS. DRAINS PASSING UNDER BUILDINGS TO BE PROTECTED AGAINST THE IMPOSED LOAD. ALL WASTE PIPES EXCEEDING 6m TO BE VENTED. GRADIENT OF DRAINS TO BE 1:80 FALL MIN AND 1:40 FALL MAX.

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GENERAL NOTES

- All materials and construction methods must comply with the National Building Regulations (act no.103 of 1977) including all amendments, as well as to all local authority regulations.
- All materials must be finished and fixed strictly in accordance with the relevant manufacturer's specifications, unless explicitly specified differently.
- All dimensions must be verified on site.
- Any discrepancies or unclear items must be pointed out to the engineer for correction or explanation prior to commencement of construction.
- Never scale from this or any other drawing.

CONTROL SCHEDULE

Existing Ground floor area	657,00m ²
New Ground floor area	73,60m ²
Total Ground floor area	730,60m²
Existing First floor area	170,50m ²
New First floor area	136,10m ²
Total First floor area	306,60m²
Total Extension area	209,60m²

DESIGNED	T.H.	20-06-13
DRAWN	T.H.	20-06-13
PROJECT ENG.	C.G.A.	20-06-13
APPROVED	C.G.A.	20-06-13

K&T
KANTEY & TEMPLER
CONSULTING ENGINEERS
Engineering African Development
P.O. BOX 458 GEORGE SOUTH AFRICA 6530 TEL +27 44 874 2177

ACSA
AIRPORTS COMPANY SOUTH AFRICA

GEORGE FIRE STATION UPGRADE

GROUND & FIRST FLOOR PLANS

G4818E-ARC-001

GEORGE MUNICIPALITY APPROVED
DATE: 16/3/2013 PLAN No: 645/13
K. Whys
Plans Examiner