DESIGN & SCOPE ACCEPTANCE BY:
END USER/CLIENT:
SIGNTURE:
DATE:

GENERALLY: All electrical work to be carried out in strict accordance with the latest revisions of SANS 10142 – 1 : THE WIRING OF PREMISES
accordance with the latest revisions of SANS 10114 – 1 : INTERIOR LIGHTING

CATEGORY	OFFICES

LAYOUT PLAN

SCALE 1 : 50

A. SPECIFICATIONS

DRYWALLS:
To be built up as non-loadbearing, members to be galvanized steel framing consisting of 63.5x0.8mm studs with minimum 400mm or 600mm as maximum studs spacing together with top and bottom tracks, or as per manufacturer recommendation. Boards to be classed for a privacy layer, thus to be Higher density aerated gypsum core that is silicone impregnated and encased and firmly bonded with strong paper liners, these boards are to be "1 piece structured" and not layered by the contractor, contractor source this directly from the manufacturer. The board thickness to be 12.5mm or 15mm in thickness. These boards to be specified as non combustible. The contractor to ensure full boards are used to ensure noise transfer is minimal thus min 3000 and 3600mm height boards to be used. Bathrooms boards to be moist specified. Certain manufacturers provide a surface that only needs a primer and paint to finish, with prepped joints using joint tape, filler and fixing screws. Contractor to ensure smooth finish between joints as per manufacturer installation. Final drywall built up to be 12.5+63.5+12.5mm OR 15mm+63.5+15mm. Cavities to be filled with non-combustible self-supporting tested to SANS 10177 Glasswool cavity bat with thickness of 1200x600x63mm. Furthermore the glasswool cavity bat needs to ensure SANS 428 Fire classification – A/A1/1 and EN 13501 – A1-S1, D0 certified.

BRICKWORK:
Masonry walls to be as per SANS 10400-K and B, Where any cutting or demolishing to be carried out, Clear method statement and assessment to be provided for to ensure structural integrity and safety. Supporting floor elements are of cavity construction or have a nominal thickness of not less than 140 mm;the storey height measured from floor to soffit of the floor above does not exceed 3,3m and design to ensure lateral support is sufficient, in accordance with sans 10400-b, the imposed load in the following occupancy classes and zones as per section (d) d) offices for general use and offices with data-processing and similar equipment;does not exceed 3,0 kn/m2 and other. Lintels shall be provided above all window and door openings in accordance with the requirements of 4.2.9. Prior approval to be gained from Eskom and it's Engineers before any work commences. All mortar should be class ii that complies with the requirements of SANS 2001-CM1. The compliance to SANS is not limited to this specification only but to it as complete adherence to best practices and legislation.
GLAZING:Frameless glazing facades 2025mm in width x 2665mm height (floor to ceiling) Glazing to be minimum 8.38mm laminated sheets with clear PVB interlayer, all panels to be installed and to be manufactured to SANS.

BATHROOMS:Urinals to be Geberit Preda complete system urinals(waterless),between urinals privacy screens in ceramic WC & Seats to be Geberit Selnova complete wall hung With soft-closing mechanism, quickrelease hinges fixed to Geberit Monolith plus sanitary module cistern complete cistern with glass front complete with dual flush mount cistern push panel. Each bathroom to be fitted with 1x Dyson Air blade V handryer with isolator hidden detail with Stainless steel 27L wall bin. Female/disabled WC/ Cubicles to be fitted with Quartz sanitary bin – sensor operated. Quartz air freshener dispenser x 3 to be wall mounted Each cubicle to be fitted with deco toilet roll dispenser stainless steel. Faucets to be Grohe Euroeco infra-red electronic wall basin tap without mixing device x5. Bathrooms to be fitted with stone tops and floating style Invicta Arena Vanity± 1190 x 450 x 480mm (2 required) with round porcelain basins (5 required). The disbaled bathroom to be fitted with 650mm wide floating vanity with stone top with chair clearance of 600–700mm. Grab and support rails needed (3 required). All walls tiles to be Marvel Onyx Noir Lappato Porcelain 200 x 2780mm large format tiles

CEILINGS:
An allowance to be me made for the replacement of 10% of overall 600x600mm Ceiling tiles to match existing Lay-in textured style exposed grid suspended ceilings in commercial buildings.

Rooms; HOT Seating, Majoc Commander Office and Intelligence Operational Centre to recieve Acoustic gypsum board tiled Suspended Ceilings which have a special sound absorption tissue backing and four tapered edges, a Class C sound absorber (aw up to 0.70) with a 12%-18% perforated area Size to be 10mmx 600mmx 600mm to match existing sizing
Ablutions: to Recieve full Gypsym 9.4mm boards skimmed with shadowline 12.5mm minimum and maximum of 25mm x 25mmcornice as per below also known as plaster-trim

Grid: The appropriate main tee and cross tee suspended ceiling grid system to be selected that has an exposed designed "face" in white and that is according to Part T of SANS for this occupancy class. The system selected must work in union for areas specified for file lay in type of full boards as stated earlier. Fixing to soffit and or first premise is to use the existing hangers that are in place and to ensure structural integrity and safety are adhered to.

Cornice to be a shadow line style: 45mm x 3600mm x 32.5mm Sizing that works in unison with the suspended grid ceiling system and tiles.

FLOORING:
Floor surface integrity to be assessed, some areas are crumbling and provision to be made for removal of loose substrate, surface prepped and filled with appropriate filling admixture, bonding agent followed by self leveling screed that includes a surface hardener where necessary. Contractor to provide a surface free tripping hazards and to allow for any uneven surface to be smoothed and flattened to allow for appropriate laying of commercial grade flooring and adhesive.

Flooring finish to match existing carpet tiles or in lack of, Contractor to provide 500x500mm with thickness of ±_7 to 8.5mm, classed as: heavy commercial carpet tiles, to be made from stain-proof miracle fibre (polypropylene) with Resinbac/Nexbac backing with a Fire index 2 and 3 as per SANS 10177-4 respectively. Tiles to be laid in accordance with SANS 10186 fitting code of practice. To be installed in tessellated format. Carpet tiles to be manufactured in South Africa, with 5year guarantee and 10year warranty to have a Green Tag level; A Gold rated certification. Tiles to be laid with adhesives as that, that are in accordance of the manufacturers recommendations

Rooms; Hot Seating, Majoc commander Office And Intelligence Operational Centre to recieve new carpet tiles
Bathrooms:Large format 1200x600 Cement Grey Matt Vitrified tile to be laid in accordance with a) ceramic wall and floor tiles: sans 1449 b) porcelain tiles, fully vitrified: sans 13006, all to be laid in accordance to SANS 10107

B. MISC. LEGEND

Symbol	Description	Amount Required	TBC	Placement	Above Door/Before
	Fire Escape Sign: Running pictograms to be radioluminescent/ phosphorescent composite				

Symbol	Description	Amount Required	N/A	Placement	Ceiling
	HVAC: Existing inlet/outlet transfer positions *Rooms to be assessed and ammended if needed to comply				

Symbol	Description	Amount Required	Units	TBC
FIRE	Fire Detection: to be assessed and ammended if needed Fire Protection: to be assessed and ammended if needed			

Symbol	Description	Amount Required	As Per End User Requirement
	All Offices, Collaboration, Touch down, Meeting Spaces to have power provided for as per SANS 10142-1: The wiring of premises		

Symbol	Description	Amount Required	As Per End User Requirement
	All Offices, Collaboration, Touch down, Meeting Spaces to have WiFi Coverage and/or LAN points		

Symbol	Description	Amount Required	As Per End User Requirement
	Controlled Biometric Access Point/s		

Symbol	Description	Amount Required	As Per End User Requirement
	CCTV Points/ Positions		

Symbol	Description	Amount Required	TBC
	New Glazing as per SANS and later specification		

Symbol	Description	Amount Required	TBC
	New Glazing as per SANS and later specification		

Symbol	Description	Amount Required	TBC
	Existing Structure		

Symbol	Description	Amount Required	N/A
	New Drywalling as per later detail specification		

Symbol	Description	Amount Required	TBC Meters
600	New Drywalling as per later detail specification		

Symbol	Description	Amount Required	TBC Meters
	New Brickwork		

REV	REVISION DESCRIPTION	BY	CHKD	AUTH	DATE	PROJECT NO.
7	REMOVAL VIDEO WALL INTELLIGENCE OPS CENTRE, HOT DESK DIMS	BHW			25/07/2025	
7	AMMEND SPACES TO MULLIONS/BMS COMPONENTS/ADDITIONAL INFO	BHW			22/07/2025	
6	INCREASE & AMMEND ABLUTIONS FACILITY	BHW			16/05/2025	
5	CHANGED DETECTIVE ROOM, DESK SIZE FOR FUSION CONTROL R'M	BHW			07/04/2025	
4	INCREASE VIDEO WALLS, INCREASE CONTROL ROOMS & SIZE'S	BHW			07/04/2025	
3	SECURITY, REMOVE BOARDROOM, CLOSE OFFICES, ADD VIDEO WALLS	BHW			02/04/2025	
2	SECURITY, REMOVE BOARDROOM, CLOSE OFFICES, ADD VIDEO WALLS	BHW			27/03/2025	
1	OFFICE 2 CHANGE ENTRY, FENCE OFF PARKING, ADJUST COLAB	BHW	SW	AM	18/12/2023	
0	FIRST ISSUE	BHW	SW	AM	04/12/2023	

Eskom

AUTH: AMOGELANG MOKGOKO
DATE: 18/12/2023
CHKD: SHERENE WILKINSEN
DATE: 18/12/2023
DRAWN: BURTON WITBOOI
DATE: 17/11/2023

SCALE 1 : 150

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MEGAWATT PARK
NSCC
ESKOM REAL ESTATE-SPACE PLANNING
INTERIOR DESIGN-OFFICE & FURNITURE, OTHER

PRELIM

SET	SHEET	REVISION
01	1	8

A0L