LOCALITY PLAN
1 : 2000

N

OLD MILL ROAD

Site Boundary = 229114mm

8m Street Line Setback

Line of ex. fence

EXISTING PARKING
Ex. Tarred surface

Main vehicular entrance/ exit

ERF 24179 - RE
13086m²

GENERAL BUSINESS ZONE 2 (GB 2)

EX. CONCRETE ROOF

EX. CANOPY

EX. SINGLE STOREY MOBILE UNIT

EX. CARPORT

EX. STRUCTURE

EX. LOADING ZONE
Ex. Tarred surface

EXISTING PARKING
Ex. Tarred surface

Ex. Tarred surface

EXISTING PARKING
Ex. Tarred surface

EX. CANOPY BELOW

EX. CONCRETE ROOF BELOW

Donor Division Manager 21 m² | Call Centre 69 m² | Secretary 10 m² | Promotions 1 10 m² | Promotions 2 8 m² | Promotions 3 11 m² | Promotions Manager 14 m² | Promotions 4 9 m² | Promotions 5 11 m² | Promotions 6 5 m² | Graphic Design & Maintenance 6 m² | Store Room 9 m² | Male WC 13 m² | Public Relations 2 9 m² | Public Relations 1 9 m² | Education 9 m² | Promotions 7 12 m² | Female WC 11 m² | Donor Clerks 51 m² | Quality Assurance 12 m² | PR/ Education Store 10 m² | Donor Records Office 12 m² | Clinic Administrator 15 m² | Clinic Co-ordinator 23 m² | Mobile Clinic Office 25 m² | Meeting room 12 m² | Cabeling 7 m² | Statistician's office 12 m² | Cryogenic Samples 15 m² | Store 7 m² | Cryogenic Samples 11 m² | Freezer room 5 m² | Cold Room 17 m² | Female wc 10 m² | Male wc 9 m² | Technical Manager Office 19 m² | Auxiliary room 9 m² | Admin Store 5 m² | Store 4 m² | Goods Lift 4 m² | Stairwell 3 | Ex. Landing

Data Analyst 19 m² | Marketing office 11 m² | Financial Manager 19 m² | Debtors 44 m² | CFO 31 m² | Executive assistant 24 m² | Corperate Services Director 23 m² | HR Manager 19 m² | HR Office 1 15 m² | HR Office 2 15 m² | HR Office 3 18 m² | Boardroom 38 m² | Printer Room 3 m² | IT Manager 14 m² | IT Programming 10 m² | IT Technicians 17 m² | IT Projects 42 m² | IT Operator 10 m² | Server Room 13 m² | Safe 12 m² | Staff Kitchen 11 m² | Print 4 m² | Data Processing 42 m² | Creditors 33 m² | Accountant 15 m² | Female WC 9 m² | Male WC 8 m² | Stairwell 1 10 m² | Stairwell 2 12 m² | Payroll Admin 25 m² | Continuous improvement manager 13 m² | Purchasing Office 1 13 m² | Purchasing Office 2 13 m² | Purchasing Office 3 12 m² | Materials Manager 17 m² | File Store 19 m² | Store 13 m² | Male wc 9 m² | Female wc 11 m² | Ex. Landing

Virology Store Room 18 m² | Staff Room 20 m² | DNA Amplification 8 m² | DNA Extraction 9 m² | Lean Room 9 m² | Wash Room 18 m² | Virology Office 14 m² | Reference Lab Office 11 m² | Reference Laboratory 36 m² | Virology Laboratory 101 m² | Blood Grouping 108 m² | Lab Supervisor 8 m²

Stop Valve - 15.32 | Stop Valve - 15.53 | Stop Valve - 15.44

Fall 3.00° | Fall 5.00° | Fall 10.00°

Line of ex. concrete roof below

Lamp Post - 17.32

Ex. Grass | Ex. Trees | Ex. Tree

1 Building A (Main Building) - First Floor Plan
1 : 100

N

LOCALITY PLAN

ARCHITECT'S NOTES

GENERAL NOTES:
1. All building work to comply with SANS 10400.
2. All dimensions to be taken from figured except fo lines.
3. No dimensions to be scaled or scanned.
4. All dimensions to be checked before any work is put in hand.
5. Where applicable the contractor and his sub-contractor must check all relevant details, levels and dimensions before commencing work on site, or manufacturing any components.
6. Any discrepancies must be reported to the architect immediately.
7. The use of trade names on this drawing simply serves to indicate a standard acceptable.
8. Any other brand may be used prior written approval of the project leader.
9. Do not scale from drawings - use figured dimensions only.
10. All drawings to be read in conjunction with details, schedules, drainage drawings, internal elevations, engineers and other specialist's drawings.
11. All demolition to be carried out as indicated on drawings.
12. This Site is referenced from the land surveyor's information that was available.

EARTHWORKS:
1. Trenches for foundations etc. shall be excavated to the lengths, depths and widths as directed by the engineer to ensure good foundation.
2. Cut and fill on slope to be carried out as per levels indicated on drawings to engineer's specifications.

FOUNDATIONS:
1. All RC pad foundations and RC ground beams; strip footing and piling to engineer's specification.
2 NO FOOTINGS TO PROJECT BEYOND SITE BOUNDARY

FLOORS:
1. Floor finishes as indicated on plan on min. 75mm concrete surface bed on dpm on clean sand blinding on hardcore fill compacted in layers all to engineer's specification and detail.
2. Floor finishes as indicated on plan or to tenant's spec, if not indicated.
3. Brick paving & tiles laid on conc. slabs to fall on external walkways.

WALLS:
1. All walls as indicated on plan.
2. External walls to be 230mm thick, brick, slotcheckered construction unless otherwise stated.
3. DPC's at slab level and right ground all openings, weepholes every 4th perpendicular and.
4. All walls to be plastered and painted unless otherwise stated.
5. All dry walls to be approx. 100mm with gyn studding @ min. 600mm C/C with 12mm gypsum board
6. Installation of drywalls to manufacturer's specification and detail

ROOFS:
1. Refer to roof layout for new/covered areas.
2. Roof Structure to engineer's specification and detail.

STRUCTURE:
1. All reinforced concrete columns, foundations, beams and lintels to engineers design and specification.
2. All reinforced retaining walls where applicable to structural engineer's design and specification.
3. All steelwork to be painted with 2 coats of red oxide primer and 2 coats of enamel paint unless specified.
4. All masonry walls to be constructed in standard size clay bricks, SPC's, vertical and horizontal, to all openings, to conform with SANS 10400.
5. 280mm external boundary walls and internal load-bering walls where applicable.
6. 110mm internal walls where applicable.

WATERPROOFING:
1. All waterproofing to be laid in accordance with manufacturer's specification and detail.
2. Stepped horizontal DPC below all cills and above all slabs, openings and other bridges to cavity walls and vertical DPC to sides of all openings.
3. 250 micron DPM under all floor slabs on ground.
4. 250 micron DPM sheet underlay below roof covering to all pitched roofs.
5. Counter flashing to all slab edges, upstands, copings & parapets.

PLUMBING & DRAINAGE:
1. All drainage and plumbing fixtures to comply with SANS 10400.
2. Soil pipes to be min. 110 dia. uPVC, unless otherwise stated.
3. Waste pipes to be min. 40mm dia. uPVC unless otherwise stated.
4. Overflow pipes to be 50mm dia. uPVC unless otherwise stated.
5. Open vent pipe to be 50mm dia. uPVC unless otherwise stated.
6. 75mm deep seal traps to all fittings unless otherwise stated.
7. Rainwater Down Pipe to be min. 80mm dia uPVC.

DOORS:
1. All Timber finishes to Architect's sample and approval.
2. All Aluminium works to be in accordance with AAMAS/A standards.
3. Samples for all ironmongery to be submitted to Architect for approval.

GLAZING:
1. All Aluminium works to be in accordance with AAMAS/A standards.
2. Safety glazing shall be executed strictly in accordance with the glass manufacturer's specifications.
3. Samples for all glazing to be submitted to Architect.
4. Shop drawings of all windows to be submitted to Architect for approval.

FIRE PROTECTION:
1. All fire equipment, positioning and work to be in accordance with SANS 10400.
2. Extinguishers to be installed in accordance with SANS 10400.
3. Portable extinguishers to be hung in secure positions on purpose made boards as indicated, to comply National Building Regulations.
4. Access and escape doors on any emergency route may only be fitted with locking devices approved by local authority.
5.Structural elements and components to comply with National Building Regulations.

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REVISION

No.	Description	Issued by	Date

DOCUMENT STATUS

AS-BUILT

ALL AS-BUILT LAYOUTS ARE VALID FOR ONLY 12 MONTHS FROM THE DATE OF ISSUE. UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED.

ARCHITECTURAL CONSULTANTS

ARCHI.lab CAPE TOWN
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PROJECT LEADER	DATE	SIGN
ARCHITECTURAL SERVICES	DATE	SIGN
C & S ENGINEER SERVICES	DATE	SIGN
ELECTRICAL ENGINEER SERVICES	DATE	SIGN

PROJECT INFORMATION

WPBTS - PINELANDS HQ
ERF 24179-RE, Old Mill Road, Pinelands, 7405
P.O. Box 79, Howard Place, 7450

DRAWING TITLE

Building A (Main Building) - First Floor Plan

DATE	DRAWN	SCALE	CHECKED
2018/11/21 04:16:46 PM	MM	As indicated	RKP

PROJECT FILE NO.
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DRAWING NO. 102_AL WPBTS - PINELANDS HQ
Building A (Main Building) - First Floor Plan

REV.NO