



1.4 LOCATION PLAN - PODIUM LEVEL BLOCK B scale: 1:1000

GENERAL NOTES

GENERAL NB: All contractors to allow for the provision of site ablutions / sanitary

'Gypwall' plasterboard system on min. 63,5 thick metal stud system, all by Saint Only use good quality, non combustible rigid sound insulation to cavities.

Specification and installation of all partitions, including insulation to be in strict

accordance with Gyproc's details and specifications.

Allow for SoundSeal as per Manufacturers specification.

Use fire seal where required / specified by manufacturer.

Use standard 'gyproc' system for general areas.

Gobain or similar agreed.

receive tiling.

Refer to ceiling drawing.

Floor finishes by client.

pertaining to glass.

All glass in doors to be safety glass.

competent person (glazing engineer).

are not in Decam's scope of work or responsibility.

order to submit the planning submission pack.

are extra and payable by Tenant or Landlord.

be safety glass.

IMPORTANT NOTES:

Vertical application insulation only.

to be confirmed by fire consultant.

DRYWALI

CEILINGS:

FLOORS:

GLAZING (new):

Use 60min and 120 min fire rated board system for all fire rated applications, all Use moisture resistant board system for all wet areas, including all walls to

All gazing to conform to SANS 10400 Part N , SABS & any other regulations

Windows exceeding 1m² in area or less than 500mm from finished floor level to The glazing supplier / installer must supply certification that all new glazing installations comply with SANS 10400 or alternatively be certified by a

All safety glass panes must be marked as per SANS 10400 part N 4.4.1. All work is to strictly comply to local By Laws, SANS 10400 & all other associated SANS codes, Latest Preamble of Trades document. Make good, all trades.

Decam will be appointed to submit the planning submission drawings only. Fire and HVAC systems are to be confirmed by the consultants to all parties and Changes to fire systems and HVAC systems are the responsibility of the appointed contractors who are to liaise with Fire and HVAC consultants directly. Decam will require Fire and HVAC appointment letters, forms and drawings in

City of Cape Town may require changes to the tenant space once the City's building, mechanical and fire inspector's do their inspections - associated costs

duration of the construction period. All in accordance with the detailed requirements of SANS 10400-F. Existing office layout to be altered to suit new tenant. Artificial ventilation systems altered as per HVAC Consultant's design & details Fire systems (fire detection, fire evacuation, emergency PA and lighting etc.) requirements to be confirmed by Mechanical and Fire Consultants respectively. altered as per Fire Consultants design and details. Existing kitchens retained and plumbing points reused unless stated otherwise.

facilities (not building toilets) and the regular servicing thereof for the

Allow for min. 300 splash back tiles to kitchen sink and basin. Allow for 2100 high tiles to showers. If toilets are not show on the floor plates it is assumed that adequate ablutions, including paraplegic facilities, are provided in common areas. Natural lighting and ventilation to comply with Sans 10400 part O. Natural Light = min 10% of floor area. Natural Ventilation = min 5% of floor area. Existing elements affected by new work to be made good, all trades. Contractors are responsible for structural stability and integrity of all items affected

by the construction processes they are busy with. Specifications on this drawing (& all associated drawings) to be adhered to unless agreed to otherwise with Decam. If important, record agreement in writing, back to Decam before proceeding / installing. Install soft joints to all junctions between concrete/masonry and partition boards. All work to comply to relevant Local By-Laws and are to be carried out in accordance with the Latest "Model Preambles of trades", SANS 10400 & other relevant SANS codes. If construction commences or is completed before the City of Cape Town (CoCT) have given approval and done their inspections, they may require changes to the tenant space once the City's building, mechanical and fire inspector's do their inspections - associated costs are extra and payable by Tenant or Landlord. Areas calculated by Decam are approximate and are based on 3rd party supplied drawings. All information provided needs to be verified by the Landlord / their appointed registered surveyor or in the case of a dispute by a unbiased professional 3rd party. Areas given have been rounded off to the nearest square meter. No guarantees or warrantees of any nature, whether express or implied are made bv Decam. It is not uncommon for an area calculation made from plan to differ from areas measure on site. It is also not uncommon for an area calculation by one party (plan or site) to differ from the same area calculation taken by another party. In event of a dispute it is recommended that an unbiased professional 3rd party resolve the matter on the basis that all parties agree to abide by the re-measurement by the independent 3rd party.

IMPORTANT TO NOTE: If Decam are appointed to submit costing and / or planning submission drawings only then the following applies: Fire and HVAC changes are to be confirmed by the appointed consultants, to all parties, and will not form part of Decam's scope of work or responsibility. Changes to Fire (Life Safety) and HVAC Systems are the responsibility of the appointed contractors who are to liaise with the appointed Fire and HVAC consultants directly. Decam will require the Fire and HVAC Consultant's appointment letters, forms and drawings in order to submit the planning submission pack to the CoCT. CoCT may require changes to the tenant space & adjacent common areas once the City's building, mechanical and fire inspector's do their inspections - associated costs are extra and payable by Tenant or Landlord.

PLUMBING AND DRAINAGE (NEW / CHANGES TO EXISTING): Work to be done by a registered plumber & certified by said plumber. New drainage to comply to SANS10400 Part P and local authority By-Laws. New installation to use HDPE piping unless otherwise specified. Ventilate the head of each new drainage run. Vent pipes to have a minimum fall of 1:100 back to the discharge pipe or drain to which it is connected. Termination of stack vents to comply with SABS 0400 PP20.4. New drainage to connect into existing building drainage system. Stub stacks to have a normal diameter of at least 100mm, a full diameter cleaning

eve positioned above the highest branch or fixture discharge pipe connection. Any stub stack that requires ventilation shall be ventilated with a ventilation pipe that has a normal diameter of at least 60mm and to be fitted as an off shoot to the stub stack (in order to facilitate easy cleaning / maintenance). Drainage fixtures to be anti-siphon or deep sealed traps (min. 75mm water seal). All waste fittings to have anti vacuum traps. Inspection elbows, cleaning eyes etc. to be installed in areas where future maintenance could be required (as per SABS 0400 PP26). All discharge and venting pipes to be tested as per SABS 0400 PP27. Access must be allowed to all shafts for maintenance of drainage runs. All bends to be 600mm radius slow bends. All new pipe work to be closed in walls unless agreed otherwise. Only use SABS approved products for all plumbing and sanitary ware. New urinals to be of approved material, fitted with a flushing system without step up to facilitate cleaning.

DISABLED PERSONS: New Toilet facilities requirements in SANS10400 Part S. If no toilet is shown in tenancy the paraplegic toilet should be provided in a common area, elsewhere in the building. SERVICES (COMPLIANCE WITH SANS10400 PART XA):

Existing hot water vessel (HWC) reused unless stated otherwise. New water installations to be in accordance with SANS 10252-1 & SANS 10254 if / where applicable. New hot water service pipes to be insulated with min 40mm closed cell foam insulation, Armaflex or equivalent, providing a minimum R-value of 1.00 if <80Ø. DRYWALL

All partitions, including insulation to be in strict accordance with Saint Gobain's Gyproc details, installation instructions and specifications. 'Gypwall' plasterboard system on min. 63,5 thick metal stud system by Saint Gobain is recommended. if alternative is used this specification to be fit for purpose and to comply to the relevant building codes (Manufacturers recommendations to apply). Only use good quality, non combustible rigid insulation to cavities. Vertical application insulation only. It is recommended to install SoundSeal as per Saint Gobain's specification. Use standard 'Gyproc' system for general areas. Use 30, 60 and 120 minute fire rated board systems, for all fire rated applications, were required - Fire Consultant to confirm Fire Design. Use appropriately rated fire sealing material where required. Installer to provide certification once installed. Use moisture resistant board for all wet areas, including all walls to receive tiling. CEILINGS:

Refer to ceiling drawing. Make existing good were affected by alterations, all trades.

FLOORS: Floor finishes indicated on plan. Make existing good were affected by alterations, all trades.

GLAZING (new): All gazing to conform to SANS 10400 Part N , SABS & any other regulations pertaining to glass. Windows exceeding 1m² in area or less than 500mm from finished floor level to be safety glass. All glass in doors to be safety glass. All safety glass panes must be marked as per SANS 10400 part N 4.4.1. The Glazing Contractor to supply, at his cost, a suitable glazing certificate to Decam,

certifying that all new glazing installations comply with SANS 10400.

Existing office layout to be altered to suit new tenant. Existing ducts, lift lobby and escape stairs not changed. Paraplegic toilet and additional Male and Female public toilets available in building, if not shown on this floor. All artificial ventilation systems altered as per to mechanical engineer's design & All fire requirements as per fire consultants design and details. Existing drywalls demolished as per layout. New drywalls as per layout. Existing kitchens retained and plumbing points reused unless stated otherwise.

Allow for min. 300 splash back tiles to kitchen sink and basin. Allow for 2100 high tiles to showers. Natural lighting and ventilation to comply with Sans 10400 part O. Natural Light area: min 10% of floor area. Natural Ventilation: min 5% of floor area.

All existing elements affected by new work to be made good, all trades. All Specifications to be adhered to, or similar approved. Install soft joints to all junctions between concrete/masonry and partition boards. All work to be carried out in strict accordance with the Model Preambles of trades (latest edition). All work to be carried out in strict accordance with the national building

regulations SANS 10400 and relevant local by-laws. The areas calculated by Decam are approximate and are based on 3rd party supplied drawings. All information provided needs to be verified on site by the Landlord / their appointed registered surveyor or in the case of a dispute by a unbiased professional third party. Areas given have been rounded off to the nearest square meter. No guarantees or warrantees of any nature, whether express or implied are made by Decam. It is not uncommon for an area calculation made from plan to differ from areas

measure on site. It is also not uncommon for an area calculation by one party (plan or site) to differ from the same area calculation taken by another party. In event of a dispute it is recommended that an unbiased professional 3rd party resolve the matter on the basis that all parties agree to abide by the re-measurement by the independent 3rd party. IMPORTANT NOTES:

All work is to strictly comply to local By Laws, SANS 10400 & all other associated SANS codes, Latest Preamble of Trades document. Make good, all trades. Decam will be appointed to submit the planning submission drawings only. Fire and HVAC systems are to be confirmed by the consultants to all parties and are not in Decam's scope of work or responsibility. Changes to fire systems and HVAC systems are the responsibility of the appointed contractors who are to liaise with Fire and HVAC consultants directly Decam will require Fire and HVAC appointment letters, forms and drawings in order to submit the planning submission pack. City of Cape Town may require changes to the tenant space once the City's building, mechanical and fire inspector's do their inspections - associated costs are extra and payable by Tenant or Landlord.

PLUMBING AND DRAINAGE (NEW AND CHANGES TO EXISTING):

Work to be done by a registered plumber & certified by said plumber. All drainage to comply to SANS10400 Part P and local authority bye-laws, where applicable. All pipes to be HDPE unless otherwise specified. Ventilate the head of each new drainage run. All vent pipes to have a minimum fall of 1:100 back to the discharge pipe or

drain to which it is connected. All termination of stack vents to comply with SABS 0400 PP20.4. Drainage to connect into existing building drainage system. All stub stacks to have a normal diameter of at least 100mm, a full diameter cleaning eye positioned above the highest branch or fixture discharge pipe connection Any stub stack that requires ventilation shall be ventilated with a ventilation pipe

that has a normal diameter of at least 56mm and that is fitted as an off shoot to the stub stack, in order to facilitate easy cleaning / maintenance. Drainage fixtures to be anti-syphoned or deep sealed traps - minimum 75mm water seal. All waste fittings to have anti vacuum traps. Inspection elbows, cleaning eyes etc. to be installed in areas where future

maintenance could be required (as per SABS 0400 PP26). All discharge and venting pipes to be tested as per SABS 0400 PP27. Access must be allowed to all shafts for maintenance of drainage runs. All bends to be 600mm radius slow bends.

All new pipe work to be closed in walls unless agreed otherwise. Only use SABS approved products for all plumbing and sanitary ware. New urinals to be of approved material, fitted with a flushing system without step up to facilitate cleaning. All bends to be 600mm radius slow bends. DISABLED PERSONS:

New Toilet facilities for persons with disabilities to be in accordance with the requirements in SANS10400 Part S. If no toilet is shown in tenancy the paraplegic toilet should provided elsewhere in the building. SERVICES (COMPLIANCE WITH SANS10400 PART XA):

Existing hot water vessel (HWC) reused unless stated otherwise. New water installations to be in accordance with SANS 10252-1 & SANS 10254 if applicable. New hot water service pipes to be insulated with min 40mm closed cell foam insulation, Armaflex or equivalent, providing a minimum R-value of 1.00 if <80Ø.

NOTES Areas calculated are approximate and are based on 3rd party supplied drawings. All information provided needs to be verified by the Landlord / their appointed registered surveyor or in the case of a dispute by a unbiased professional 3rd party. Areas have been rounded to the nearest m². No guarantees or warrantees, of any nature, whether express or implied are made by Decam. It is not uncommon for area calculations made from plan to differ from site measurements. It is not uncommon for area calculations by one party to differ from the same area calculations taken by another party. In event of a dispute it is recommended that an unbiased professional 3rd party resolve the matter on the basis that all parties agree to abide by the re-measurement by the independent 3rd party. APPOINTMENT: It is recommended to appoint Decam on a "full service" appointment. If Decam are appointed on a partial service (i.e. produce costing &/or planning submission pack only) then the following applies: Client is responsible to ensure that his appointed Contractors undertake all works in accordance with SANS Codes, Local By- Laws & OHS Act. Fire and HVAC changes are the responsibility of Client's Appointed Consultants. Consultant's to liaise directly with the Fire & HVAC Contractors to ensure all works are undertaking to code. Decam will require the Fire and HVAC Consultant's appointment letters, forms & drawings in order to submit the planning submission pack to the CoCT CoCT may require changes to the tenant space & adjacent common areas once the City's building, mechanical and fire inspector's do their inspections associated costs are extra and payable by Client / their Landlord. CONTRACTORS: Contractors are to comply to the OHS Act. All levels and dimensions to be checked before commencing with works. Discrepancies to be brought to Decam's attention immediately. ontractors are responsible for all setting out on site. Decam accept no responsibility for misinterpretation of this drawing. Figured dimensions to be used, do not scale off this drawing. Works to be carried out in strict accordance with Local By-Laws, the Latest "Model Preambles of trades", SANS 10400 and other relevant SANS codes. All building materials used to be SABS approved. Contractors are to locate / identify existing services on site, and are to protect these from damage throughout the duration of work. Contractors to ensure the structural stability, of all components, of their work and check that the main building structure is capable of supporting all loads applied thereto - comply to SANS and Local Authority's prescribed standards. Contractors are to ensure that their work, on site during construction, is adequately protected at all times. Responsibility for any damages incurred lies with the contractor until final hand over. Contractors are to check that all components, glazing panels, shopfitted items etc. will fit through all doorways, stairwells and lifts before fabricating. Where specific materials are specified, contractors are to adhere to the Manufacturer's recommended method of installation & detailing. This Drawing is to be read in conjunction with Engineer's / Consultant's drawings, where applicable. COPYRIGHT Copyright & right of reproduction of this drawing is reserved by DECAM PROJECTS. REVISIONS REV DATE DESCRIPTION 0 17-10-2022 Issued for approval 1 20-10-2022 Amendments issued for approval 2 21-10-2022 Amendments issued for approval DECAM PROJECTS / INTERIOR ARCHITECTU 1st FLOOR, COLLINGWOOD BLDG, FIR ROAD, BLACKRIVER PARK, OBSERVATORY, CAPE TOWN PO BOX 13562, MOWBRAY, 7705, CAPE TOWN TEL: +27 21 448 1455 WWW.DECAM.CO.ZA MEMBER ORGANISATION MICT SETA THE BOULEVARD SEARLE STREET

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PODIUM LEVEL

GENERAL LAYOUT

BLOCK B