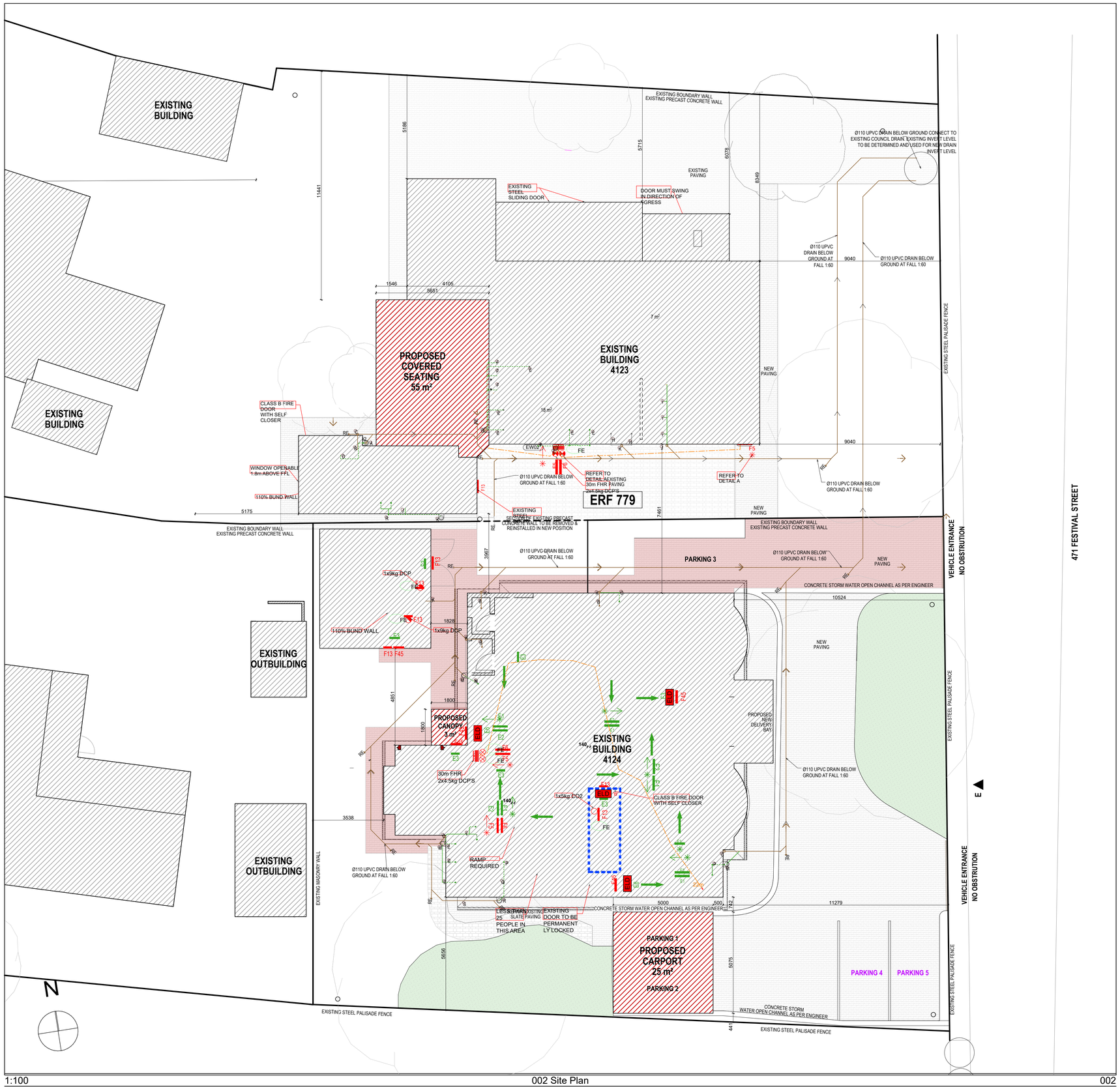

1:100 002 Site Plan 002

SANITARY FIXTURE SCHEDULE									
OCCUPANCY: A3- PLACES OF INSTRUCTION (Educational Institution: Classrooms & Lecture Rooms)									
POPULATION:									
PERSONNEL/ USERS: MALE = 44 PERSONS FEMALE = 22 PERSONS									
SANITARY FIXTURE REQUIREMENTS:									
FEMALE:					MALE:				
COUNT:	WC	WHB	SHOWER		COUNT:	WC	URINAL	WHB	SHOWER
≤ 30 PERSONS	3	2	2		≤ 60 PERSONS	2	3	2	2
SANITARY FIXTURE PROVISION:									
FEMALE:					MALE:				
	WC	WHB	SHOWER			WC	URINAL	WHB	SHOWER
	3	3	3			2	4	4	1

SCHEDULE OF RIGHTS ERF 779, HATFIELD				
SITE AREA:	53 989 m² (5.3989 Ha)			
USE ZONE:	EDUCATIONAL			
	PERMISSABLE/ REQUIRED		ACTUAL	
BUILDING LINES	5m STREET; 4.5m SIDE; 4.5m SOUTH			
COVERAGE				
FAR				
HEIGHT				
PARKING				
BUILDING AREAS				
BUILDING 4123:			**BUILDING 4124:**	
EXISTING BUILDINGS	= 214 m²		EXISTING BUILDINGS	= 258 m²
NEW ADDITIONS	= 50 m²		NEW ADDITIONS	= 28 m²
TOTAL BUILDINGS AREA	= 264 m²		TOTAL BUILDINGS AREA	= 286 m²

NOTES:

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(b) SANS 2001-BE1 Earthworks (General)
(c) SANS 2001-CC1 Concrete works (structural works): see structural engineer's drawings.
SANS 2001-CC2 Concrete works (minor works).
(d) SANS 2001-CM2 Strip footings, pad footings and slab-on-the-ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds)
(e) SANS 2001-CM1 Masonry walling
(f) SANS 2001-CT1 Structural timberwork - flooring
(g) SANS 2001-CT2 Structural timberwork - roofing
(h) SANS 2001-CS1 Structural steelwork: see structural engineer's drawings.
(i) Installation of glazing: SANS 2001-CG1
(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
3. Quality of materials and workmanship to comply with:
(a) SANS Codes
(b) the minimum standards of Standard Preliminaries (*IBCC*)
(c) the Model Preambles for Trades' (2008 edition - ASAQS)
(d) Project Specifications/Bill of Quantities.
4. This drawing is to be read in conjunction with other Project Drawings,Construction Documentation & Principal Building Agreement.
5. Contractors must view site & works & allow for everything necessary to complete the works.
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12. Provide 'MALTHOID' horizontal under all concrete slabs , and provide polystyrene vertical between wall and slab. Provide construction joint to masonry wall along all 'MALTHOID' joints between slab and masonry,internal and external
13. All timber construction, including decking to comply with Wood SANS 0163
14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082
COMBUSTIBLE MATERIALS.
21. PHOTO-LUMINESCENT AND TO COMPLY WITH SANS 4.29.
22. WALL COVERINGS TO C 4.15.
23. STRUCTURAL ELEMENT WITH TT4.7.
24. WATER SUPPLY TO THE COMPLY WITH SANS 10400-2 WATER BY-LAWS.
25. SMOKE VENTILATION O 500M².
26. WATER RETICULATION IN ACCORDANCE WITH SANS

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **001**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Justine Pieterse - Truter
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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: **TENDER**

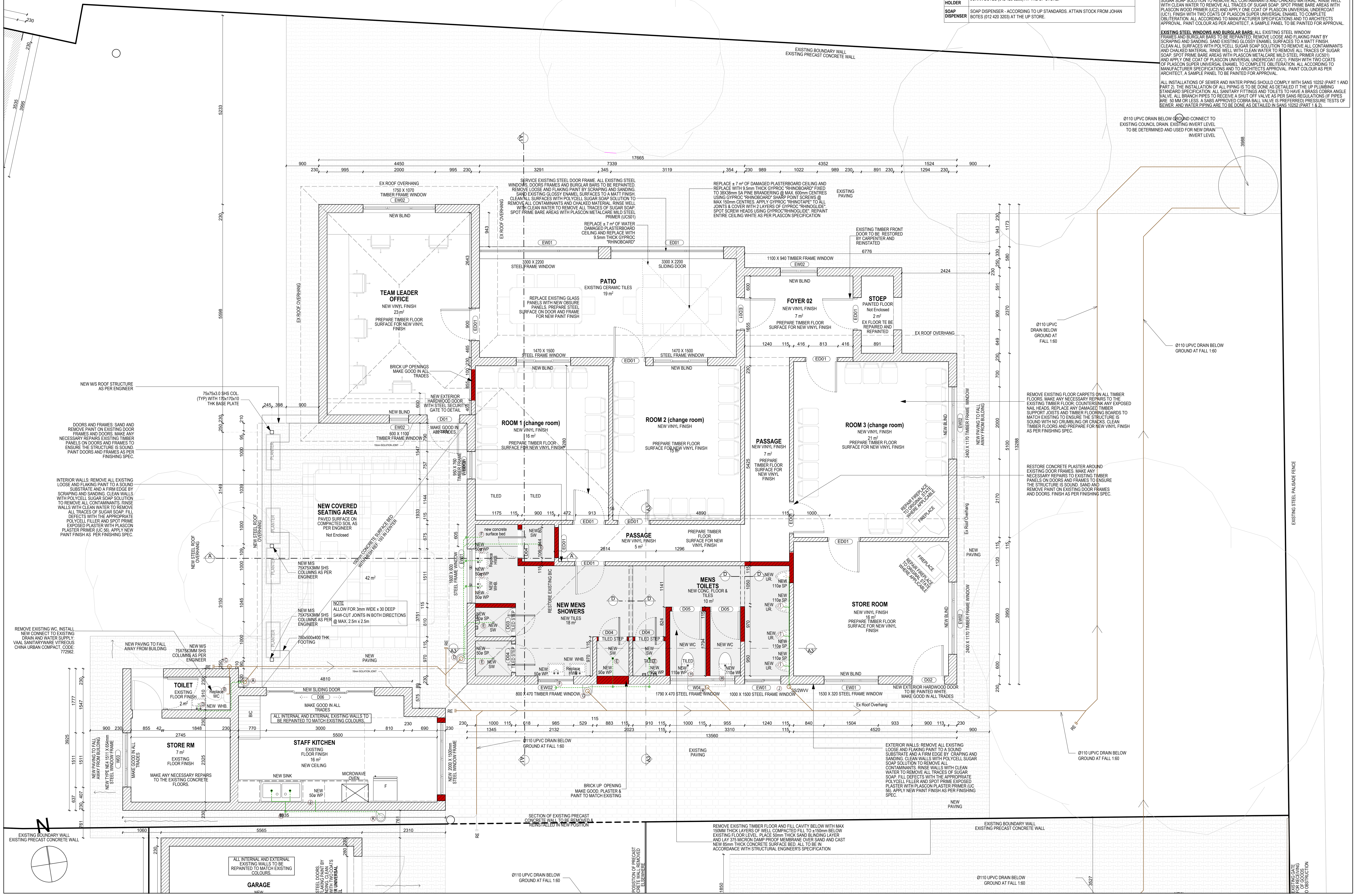
Drawing Names:
002 Site Plan, Ground Floor Plan - Heritage Building 4124

Project No.	Page Size:
#Project ID	A1

Drawn by:	Date:
NB/OTHER	Thursday, November 14,
Checked by:	2024
E. Theunissen	

Cad No.

Drawing no. **001**



1:50

Ground Floor - Building 4123

100_G

LEGEND	
WC	VAAL SANITARYWARE VITREOUS CHINA URBAN COMPACT CLOSE COUPLED 90° OUTLET CLOSED RIM WASH DOWN PAN AND MATCHING 6 LITRE TOP DUAL FLUSH CISTERN, CODE: 772562. COMPLETE WITH LID, FITMENTS, QUALITY THERMOSET SOFT-CLOSE SEAT AND FLOOR BRACKETS.
WHB	VAAL SANITARYWARE VITREOUS CHINA 450 X 350MM MIDI WEAVER RECTANGULAR BASIN WITH ONE TAPHOLE, CODE: 706601, BOLTED TO THE WALL USING TWO 10MM BOLTS, CODE: 8448Z0. WITH COBRA RE-SEAL 340 BOTTLE TRAP WITH TELESCOPIC BASIN CONNECTION PIPE. TAPS; COBRA PROTEA BASIN MIXER CODE: PA-851
SINK	FRANKE: SINK CASCADE CDX621-120 INSET SINK TAP; COBRA GALA KITCHEN MIXER CODE: GA-670
TOILET ROLL HOLDER	TOILET ROLL HOLDER - ACCORDING TO UP STANDARDS. ATTAIN STOCK FROM JOHAN BOTES (012 420 3203) AT THE UP STORE.
SOAP DISPENSER	SOAP DISPENSER - ACCORDING TO UP STANDARDS. ATTAIN STOCK FROM JOHAN BOTES (012 420 3203) AT THE UP STORE.

GENERAL NOTES:
ALL WORK TO BE DONE ACCORDING TO SANS 10400

ALL EXISTING INTERNAL WALLS: ALL EXISTING WALLS (PLASTERED BRICK & DRYWALL) AND FIBRE-CEMENT PANELS TO BE REPAINTED AS PER THE FOLLOWING SPECIFICATION:REMOVE ALL LOOSE AND FLAKING PAINT TO A SOUND SUBSTRATE AND A FIRM EDGE BY SCRAPING AND SANDING. CLEAN WALLS/PANELS WITH POLYCELL SUGAR SOAP SOLUTION TO REMOVE ALL CONTAMINANTS. RINSE WALLS/PANELS WITH CLEAN WATER TO REMOVE ALL TRACES OF SUGAR SOAP. FILL DEFECTS WITH THE APPROPRIATE POLYCELL FILLER AND SPOT PRIME EXPOSED PLASTER, CONCRETE, GYPSUM BOARDS & FIBRE-CEMENT PANELS WITH PLASCON PLASTER PRIMER (UC 56). APPLY TWO COATS PLASCON VELVAGLO. ALL ACCORDING TO MANUFACTURER SPECIFICATIONS AND TO ARCHITECTS APPROVAL. PAINT COLOUR AS PER ARCHITECT, A 1X1M SAMPLE PANEL TO BE PAINTED FOR APPROVAL.

EXISTING WOOD DOORS AND FRAMES: ALL EXISTING SEMI-SOLID WOODEN DOORS TO BE REPAINTED; REMOVE LOOSE AND FLAKING PAINT BY SCRAPING AND SANDING. SAND EXISTING GLOSSY ENAMEL SURFACES TO A MATT FINISH. CLEAN ALL SURFACES WITH POLYCELL SUGAR SOAP SOLUTION TO REMOVE ALL CONTAMINANTS AND CHALKED MATERIAL. RINSE WELL WITH CLEAN WATER TO REMOVE ALL TRACES OF SUGAR SOAP. SPOT PRIME BARE AREAS WITH PLASCON WOOD PRIMER (UC2) AND APPLY ONE COAT OF PLASCON UNIVERSAL UNDERCOAT (UC1). FINISH WITH TWO COATS OF PLASCON SUPER UNIVERSAL ENAMEL TO COMPLETE OBLITERATION. ALL ACCORDING TO MANUFACTURER SPECIFICATIONS AND TO ARCHITECTS APPROVAL. PAINT COLOUR AS PER ARCHITECT, A SAMPLE PANEL TO BE PAINTED FOR APPROVAL.

EXISTING STEEL WINDOWS AND BURGLAR BARS: ALL EXISTING STEEL WINDOW FRAMES AND BURGLAR BARS TO BE REPAINTED; REMOVE LOOSE AND FLAKING PAINT BY SCRAPING AND SANDING. SAND EXISTING GLOSSY ENAMEL SURFACES TO A MATT FINISH. CLEAN ALL SURFACES WITH POLYCELL SUGAR SOAP SOLUTION TO REMOVE ALL CONTAMINANTS AND CHALKED MATERIAL. RINSE WELL WITH CLEAN WATER TO REMOVE ALL TRACES OF SUGAR SOAP. SPOT PRIME BARE AREAS WITH PLASCON METALCARE MILD STEEL PRIMER (UC501) AND APPLY ONE COAT OF PLASCON UNIVERSAL UNDERCOAT (UC1). FINISH WITH TWO COATS OF PLASCON SUPER UNIVERSAL ENAMEL TO COMPLETE OBLITERATION. ALL ACCORDING TO MANUFACTURER SPECIFICATIONS AND TO ARCHITECTS APPROVAL. PAINT COLOUR AS PER ARCHITECT, A SAMPLE PANEL TO BE PAINTED FOR APPROVAL.

ALL INSTALLATIONS OF SEWER AND WATER PIPING SHOULD COMPLY WITH SANS 10252 (PART 1 AND PART 2). THE INSTALLATION OF ALL PIPING IS TO BE DONE AS DETAILED IT THE UP PLUMBING STANDARD SPECIFICATION. ALL SANITARY FITTINGS AND TOILETS TO HAVE A BRASS COBRA ANGLE VALVE. ALL BRANCH PIPES TO RECEIVE A SHUT OFF VALVE AS PER SANS REGULATIONS (IF PIPES ARE 50 MM OR LESS. A SABS APPROVED COBRA BALL VALVE IS PREFERRED) PRESSURE TESTS OF SEWER AND WATER PIPING ARE TO BE DONE AS DETAILED IN SANS 10252 (PART 1 & 2).

NOTES:

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SANS 2001-CC2 Concrete works (minor works)
(d) SANS 2001-CM2 Strip footings, pad footings and slab-on-the-ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds)
(e) SANS 2001-CM1 Masonry walling
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(g) SANS 2001-CT2 Structural timberwork - roofing
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(i) Installation of glazing: SANS 2001-CG1
(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
3. Quality of materials and workmanship to comply with:
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13. All timber construction, including decking to comply with Wood SANS 0163
14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **100**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

Erika Theunissen
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Justine Pieterse - Truter
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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: **TENDER**

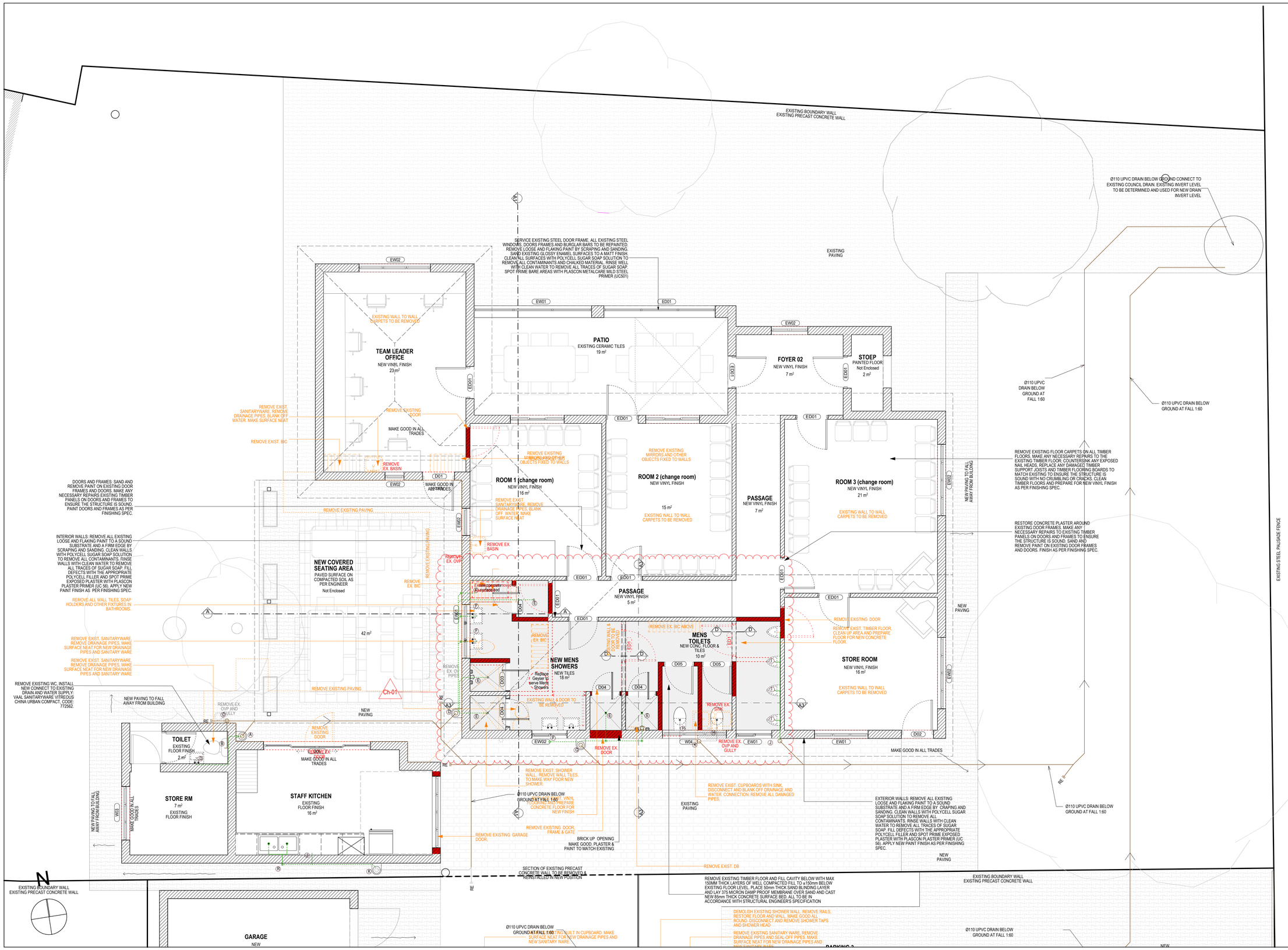
Drawing Names:
NOTES, Ground Floor - Building 4123

Project No.	Page Size:
#Project ID	A1

Drawn by: NB/OTHER
Checked by: E. Theunissen
Date: Thursday, November 14, 2024

Cad No.

Drawing no.
100



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(g) SANS 2001-CT2 Structural timberwork - roofing
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(l) Refer to project specifications for all other SANS standards
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3. Quality of materials and workmanship to comply with:
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14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE
NAME
ENGINEER SIGNATURE
NAME
PROPERTY OWNER SIGNATURE
NAME

DRAWING NO: **101**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Justine Pieterse - Truter
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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

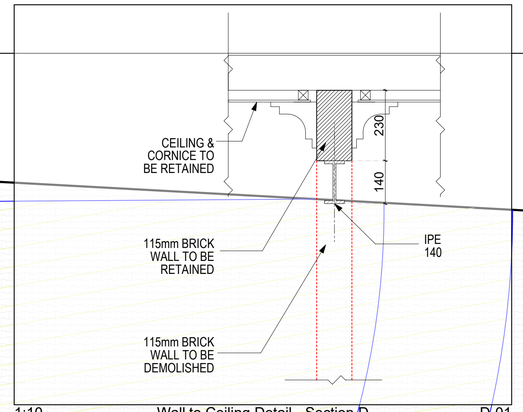
Project Status: TENDER

Drawing Names:
Demolition - Building 4123

Project No.	Page Size:
#Project ID	A1

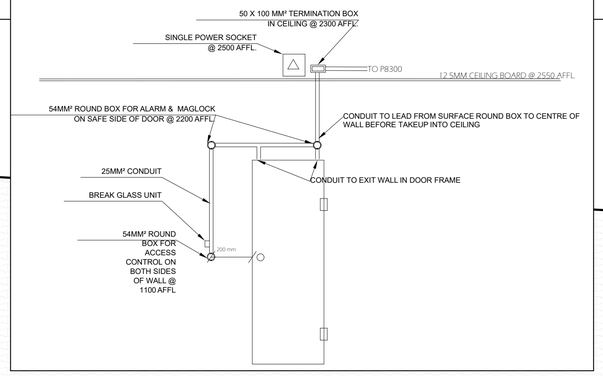
Drawn by:	Date:
NB/OTHER	Thursday, November 14, 2024
Checked by:	
E. Theunissen	

Cad No.	Drawing no.
	101



1:10 Wall to Ceiling Detail - Section D D-01

Access Control Detail



SCHEDULE		
CEILING		
CE01	Existing ceiling to be repaired where damaged and painted white	
CE02	New flush plaster gypsum ceiling witholeiling strips to match existing and a coved cornice to match existing. To be painted white with one coat Universal undercoat and 2 coats Plascon Kitchen and Bathroom paint. (Colour White).	
CE03	2 Hour fire rated ceiling with ceiling strips to match existing ceiling.	
BULKHEAD	Create Bulkhead between existing ceilings	

NOTES:

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New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE
NAME
ENGINEER SIGNATURE
NAME
PROPERTY OWNER SIGNATURE
NAME

DRAWING NO: **102**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: **TENDER**

Drawing Names:
Ceiling & Lighting Plan - Building 4123, 0. Ground Floor, HVAC Legend, Wall to Ceiling Detail - Section D

Project No.	Page Size:
#Project ID	A1

Drawn by:	Date:
NB/OTHER	Thursday, November 14, 2024
Checked by:	
E. Theunissen	

Cad No.

Drawing no. **102**

LEGEND	
WC	VAAL SANITARYWARE VITREOUS CHINA URBAN COMPACT CLOSE COUPLED 90° OUTLET CLOSED RIM WASH DOWN PAN AND MATCHING 6 LITRE TOP DUAL FLUSH CISTERN, CODE: 772562. COMPLETE WITH LID, FITMENTS, QUALITY THERMOSET SOFT-CLOSE SEAT AND FLOOR BRACKETS.
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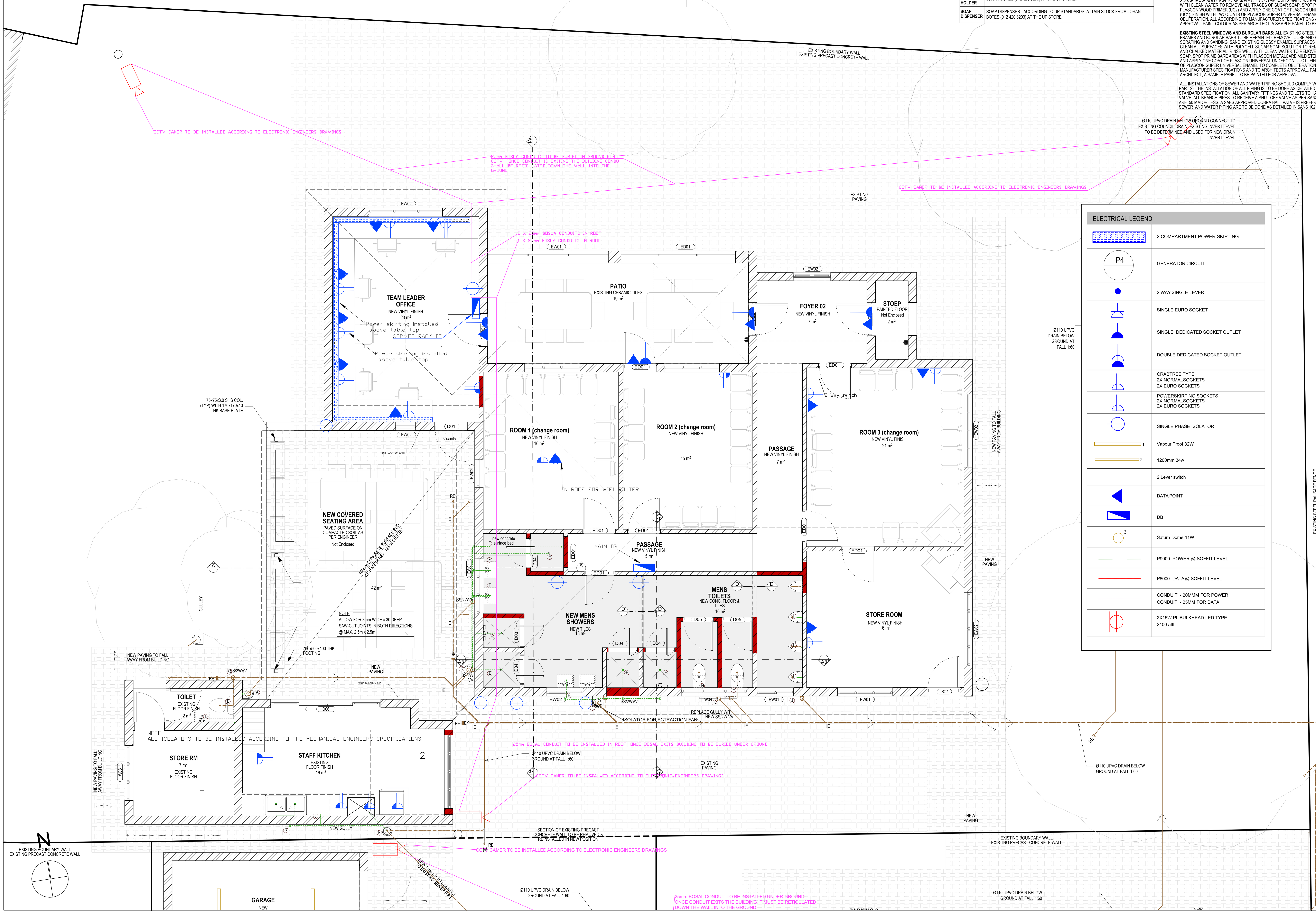
GENERAL NOTES:
ALL WORK TO BE DONE ACCORDING TO SANS 10400

ALL EXISTING INTERNAL WALLS: ALL EXISTING WALLS (PLASTERED BRICK & DRYWALL) AND FIBRE-CEMENT PANELS TO BE REPAINTED AS PER THE FOLLOWING SPECIFICATION:REMOVE ALL LOOSE AND FLAKING PAINT TO A SOUND SUBSTRATE AND A FIRM EDGE BY SCRAPING AND SANDING. CLEAN WALLS/PANELS WITH POLYCELL SUGAR SOAP SOLUTION TO REMOVE ALL CONTAMINANTS. RINSE WALLS/PANELS WITH CLEAN WATER TO REMOVE ALL TRACES OF SUGAR SOAP. FILL DEFECTS WITH THE APPROPRIATE POLYCELL FILLER AND SPOT PRIME EXPOSED PLASTER, CONCRETE, GYPSUM BOARDS & FIBRE-CEMENT PANELS WITH PLASCON PLASTER PRIMER (UC 56). APPLY TWO COATS PLASCON VELVAGLO. ALL ACCORDING TO MANUFACTURER SPECIFICATIONS AND TO ARCHITECTS APPROVAL. PAINT COLOUR AS PER ARCHITECT, A 1X1M SAMPLE PANEL TO BE PAINTED FOR APPROVAL.

EXISTING WOOD DOORS AND FRAMES: ALL EXISTING SEMI-SOLID WOODEN DOORS TO BE REPAINTED; REMOVE LOOSE AND FLAKING PAINT BY SCRAPING AND SANDING. SAND EXISTING GLOSSY ENAMEL SURFACES TO A MATT FINISH. CLEAN ALL SURFACES WITH POLYCELL SUGAR SOAP SOLUTION TO REMOVE ALL CONTAMINANTS AND CHALKED MATERIAL. RINSE WELL WITH CLEAN WATER TO REMOVE ALL TRACES OF SUGAR SOAP. SPOT PRIME BARE AREAS WITH PLASCON WOOD PRIMER (UC2) AND APPLY ONE COAT OF PLASCON UNIVERSAL UNDERCOAT (UC1). FINISH WITH TWO COATS OF PLASCON SUPER UNIVERSAL ENAMEL TO COMPLETE OBLITERATION. ALL ACCORDING TO MANUFACTURER SPECIFICATIONS AND TO ARCHITECTS APPROVAL. PAINT COLOUR AS PER ARCHITECT, A SAMPLE PANEL TO BE PAINTED FOR APPROVAL.

EXISTING STEEL WINDOWS AND BURGLAR BARS: ALL EXISTING STEEL WINDOW FRAMES AND BURGLAR BARS TO BE REPAINTED; REMOVE LOOSE AND FLAKING PAINT BY SCRAPING AND SANDING. SAND EXISTING GLOSSY ENAMEL SURFACES TO A MATT FINISH. CLEAN ALL SURFACES WITH POLYCELL SUGAR SOAP SOLUTION TO REMOVE ALL CONTAMINANTS AND CHALKED MATERIAL. RINSE WELL WITH CLEAN WATER TO REMOVE ALL TRACES OF SUGAR SOAP. SPOT PRIME BARE AREAS WITH PLASCON METALCARE MILD STEEL PRIMER (UC501) AND APPLY ONE COAT OF PLASCON UNIVERSAL UNDERCOAT (UC1). FINISH WITH TWO COATS OF PLASCON SUPER UNIVERSAL ENAMEL TO COMPLETE OBLITERATION. ALL ACCORDING TO MANUFACTURER SPECIFICATIONS AND TO ARCHITECTS APPROVAL. PAINT COLOUR AS PER ARCHITECT, A SAMPLE PANEL TO BE PAINTED FOR APPROVAL.

ALL INSTALLATIONS OF SEWER AND WATER PIPING SHOULD COMPLY WITH SANS 10252 (PART 1 AND PART 2). THE INSTALLATION OF ALL PIPING IS TO BE DONE AS DETAILED IT THE UP PLUMBING STANDARD SPECIFICATION. ALL SANITARY FITTINGS AND TOILETS TO HAVE A BRASS COBRA ANGLE VALVE. ALL BRANCH PIPES TO RECEIVE A SHUT OFF VALVE AS PER SANS REGULATIONS (IF PIPES ARE 50 MM OR LESS. A SABS APPROVED COBRA BALL VALVE IS PREFERRED) PRESSURE TESTS OF SEWER AND WATER PIPING ARE TO BE DONE AS DETAILED IN SANS 10252 (PART 1 & 2).



CCTV CAMER TO BE INSTALLED ACCORDING TO ELECTRONIC ENGINEERS DRAWINGS
25mm BOSLA CONDUITS TO BE BURIED IN GROUND FOR CCTV. ONCE CONDUIT IS EXITING THE BUILDING CONDUIT SHALL BE RETICULATED DOWN THE WALL INTO THE GROUND
EXISTING BOUNDARY WALL
EXISTING PRECAST CONCRETE WALL
Ø110 UPVC DRAIN BELOW GROUND CONNECT TO EXISTING COUNCIL DRAIN. EXISTING INVERT LEVEL TO BE DETERMINED AND USED FOR NEW DRAIN INVERT LEVEL
EXISTING PAVING
2 X 25mm BOSLA CONDUITS IN ROOF
TEAM LEADER OFFICE
NEW VINYL FINISH
23 m²
Power skirting installed above table top
SERVER RACK
PATIO
EXISTING CERAMIC TILES
19 m²
FOYER 02
NEW VINYL FINISH
7 m²
STOEP
PAINTED FLOOR
Not Enclosed
2 m²
ROOM 1 (change room)
NEW VINYL FINISH
16 m²
ROOM 2 (change room)
NEW VINYL FINISH
15 m²
PASSAGE
NEW VINYL FINISH
7 m²
ROOM 3 (change room)
NEW VINYL FINISH
21 m²
IN ROOF FOR WIFI ROUTER
2 Way switch
Ø110 UPVC DRAIN BELOW GROUND AT FALL 1:60
NEW PAVING TO FALL AWAY FROM BUILDING
EXISTING STEEL PALISADE FENCE
75x75x3.0 SHS COL (TYP) WITH 170x170x10 THK BASE PLATE
NEW COVERED SEATING AREA
PAVED SURFACE ON COMPACTED SOIL AS PER ENGINEER
Not Enclosed
42 m²
NOTE
ALLOW FOR 3mm WIDE x 30 DEEP SAW-CUT JOINTS IN BOTH DIRECTIONS @ MAX. 2.5m x 2.5m
750x500x400 THK FOOTING
MAIN DB
PASSAGE
NEW VINYL FINISH
5 m²
NEW MENS SHOWERS
NEW TILES
18 m²
MENS TOILETS
NEW CONC. FLOOR & TILES
10 m²
STORE ROOM
NEW VINYL FINISH
16 m²
NEW PAVING
GULLEY
TOILET
EXISTING FLOOR FINISH
2 m²
STORE RM
7 m²
EXISTING FLOOR FINISH
STAFF KITCHEN
EXISTING FLOOR FINISH
16 m²
NOTE:
ALL ISOLATORS TO BE INSTALLED ACCORDING TO THE MECHANICAL ENGINEERS SPECIFICATIONS.
REPLACE GULLY WITH NEW SS/2W VV
ISOLATOR FOR ECTRACTION FAN
25mm BOSAL CONDUIT TO BE INSTALLED IN ROOF, ONCE BOSAL EXITS BUILDING TO BE BURIED UNDER GROUND
CCTV CAMER TO BE INSTALLED ACCORDING TO ELECTRONIC ENGINEERS DRAWINGS
SECTION OF EXISTING PRECAST CONCRETE WALL TO BE REMOVED & REINSTALLED IN NEW POSITION
NEW GULLY
GARAGE
25mm BOSAL CONDUIT TO BE INSTALLED UNDER GROUND ONCE CONDUIT EXITS THE BUILDING IT MUST BE RETICULATED DOWN THE WALL INTO THE GROUND

ELECTRICAL LEGEND	
	2 COMPARTMENT POWER SKIRTING
P4	GENERATOR CIRCUIT
	2 WAY SINGLE LEVER
	SINGLE EURO SOCKET
	SINGLE DEDICATED SOCKET OUTLET
	DOUBLE DEDICATED SOCKET OUTLET
	CRABTREE TYPE 2X NORMALSOCKETS 2X EURO SOCKETS
	POWERSKIRTING SOCKETS 2X NORMALSOCKETS 2X EURO SOCKETS
	SINGLE PHASE ISOLATOR
1	Vapour Proof 32W
2	1200mm 34w
	2 Lever switch
	DATA POINT
	DB
3	Saturn Dome 11W
	P9000 POWER @ SOFFIT LEVEL
	P8000 DATA @ SOFFIT LEVEL
	CONDUIT - 20MMM FOR POWER CONDUIT - 25MM FOR DATA
	2X15W PL BULKHEAD LED TYPE 2400 afff

Electrical & CCTV - Building 4123

100_E

NOTES:

1.The design of this project complies with the requirements of SANS 10400 - The application of the National Building Regulations.
2.The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards (read with project specifications):
(a) SANS 2001-BS1 Site clearance
(b) SANS 2001-BE1 Earthworks (General)
(c) SANS 2001-CC1 Concrete works (structural works): see structural engineer's drawings.
SANS 2001-CC2 Concrete works (minor works)
(d) SANS 2001-CM2 Strip footings, pad footings and slab-on-the-ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds)
(e) SANS 2001-CM1 Masonry walling
(f) SANS 2001-CT1 Structural timberwork - flooring
(g) SANS 2001-CT2 Structural timberwork - roofing
(h) SANS 2001-CS1 Structural steelwork: see structural engineer's drawings.
(i) Installation of glazing: SANS 2001-CG1
(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
3. Quality of materials and workmanship to comply with:
(a) SANS Codes
(b) the minimum standards of Standard Preliminaries (JBCC)
(c) the Model Preambles for Trades' (2008 edition - ASAQS)
(d) Project Specifications/Bill of Quantities.
4. This drawing is to be read in conjunction with other Project Drawings,Construction Documentation & Principal Building Agreement.
5. Contractors must view site & works & allow for everything necessary to complete the works.
6. Contractors to check the details on this drawing for compliance with standards of good building practice with particular reference to requirements by local &/or site conditions & report any discrepancies to the Architects.
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8. Contractors to verify all levels, heights & dimensions on site & check the same against drawings BEFORE putting any work in hand.
9. Figure dimensions are to be used at all times & large scale details will take preference over small scale. This drawing is not to be scaled.
10. Only the latest construction drawings issued as Architects instruction "A1" as "Authorised for Construction" may be used for the construction of the Works. All superseded & other drawings must be removed from site.
11. Any errors, discrepancies or omissions as well as all queries are to be immediately reported to the Architects for clarification before any work is put in hand.
12. Provide 'MALTHOID' horizontal under all concrete slabs , and provide polystyrene vertical between wall and slab. Provide construction joint to masonry wall along all 'MALTHOID' joints between slab and masonry,internal and external
13. All timber construction, including decking to comply with Wood SANS 0163
14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **103**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: **TENDER**

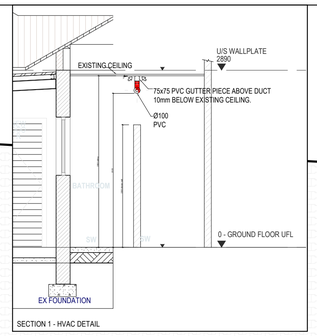
Drawing Names:
Electrical & CCTV - Building 4123, NOTES, Electrical Legend

Project No.	Page Size:
#Project ID	A1

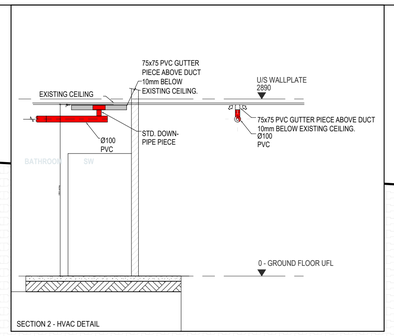
Drawn by: NB/OTHER
Checked by: E. Theunissen
Date: Thursday, November 14, 2024

Cad No.

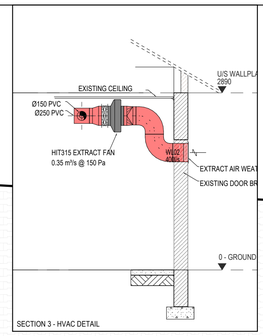
Drawing no. **103**



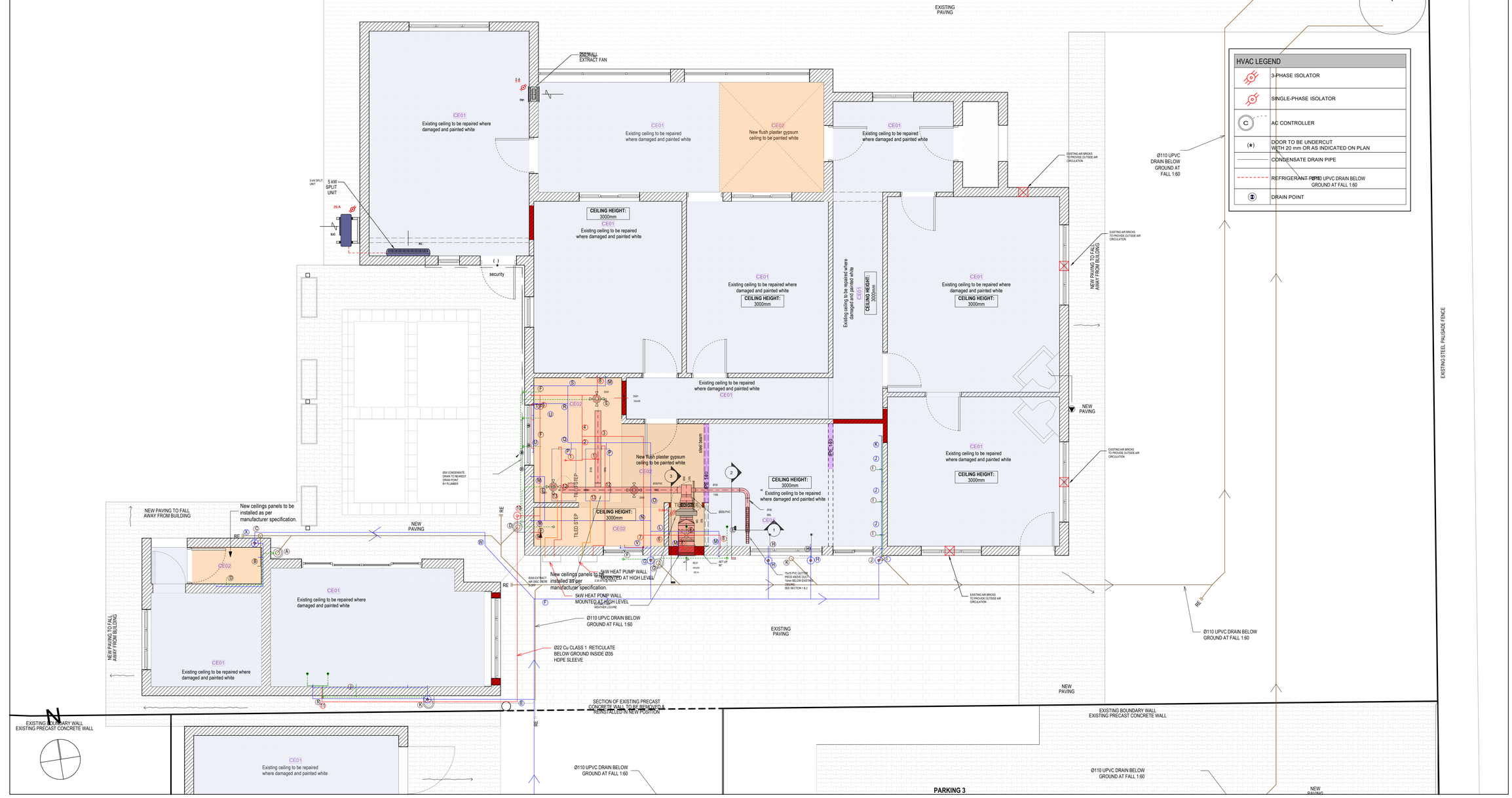
SECTION 1 - HVAC DETAIL



SECTION 2 - HVAC DETAIL



SECTION 3 - HVAC DETAIL



HVAC LEGEND

	3-PHASE ISOLATOR
	SINGLE-PHASE ISOLATOR
C	AC CONTROLLER
(★)	DOOR TO BE UNDERCUT WITH 20 mm OR AS INDICATED ON PLAN
	CONDENSATE DRAIN PIPE
	REFRIGERANT PIPE
	Ø110 UPVC DRAIN BELOW GROUND AT FALL 1:60
	DRAIN POINT

NOTES:

1.The design of this project complies with the requirements of SANS 10400 - The application of the National Building Regulations.
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SANS 2001-CC2 Concrete works (minor works).
(e) SANS 2001-CM2 Strip footings, pad footings and slab-on-the-ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds)
(f) SANS 2001-CM1 Masonry walling
(f) SANS 2001-CT1 Structural timberwork - flooring
(g) SANS 2001-CT2 Structural timberwork - roofing
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(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137. The installation of glazing materials in buildings
(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
3. Quality of materials and workmanship to comply with:
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12. Provide 'MALTHOID' horizontal under all concrete slabs , and provide polystyrene vertical between wall and slab. Provide construction joint to masonry wall along all 'MALTHOID' joints between slab and masonry,internal and external
13. All timber construction, including decking to comply with Wood SANS 0163
14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **104**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Justine Pieterse - Truter
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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

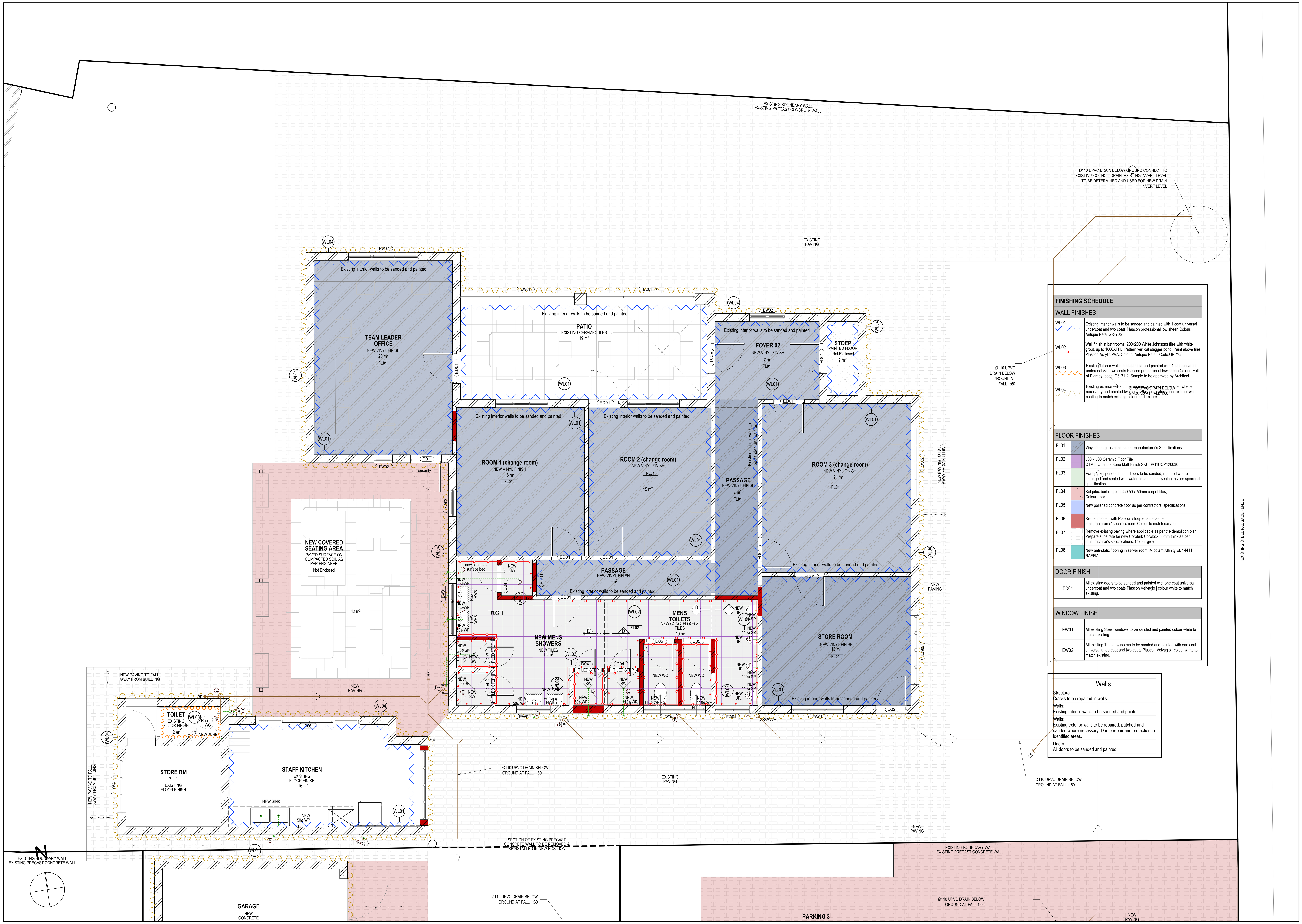
Project Status: TENDER

Drawing Names:
Ground Floor Plan - Heritage Building 4124, HVAC Legend (1)

Project No.	Page Size:
#Project ID	A1

Drawn by:	Date:
NB/OTHER	Thursday, November 14, 2024
Checked by:	
E. Theunissen	

Cad No.	Drawing no.
	104


EXISTING BOUNDARY WALL
EXISTING PRECAST CONCRETE WALL
EXISTING PAVING
Ø110 UPVC DRAIN BELOW GROUND CONNECT TO EXISTING COUNCIL DRAIN. EXISTING INVERT LEVEL TO BE DETERMINED AND USED FOR NEW DRAIN INVERT LEVEL
Ø110 UPVC DRAIN BELOW GROUND AT FALL 1:60
TEAM LEADER OFFICE
NEW VINYL FINISH
23 m²
FL01
Existing interior walls to be sanded and painted
PATIO
EXISTING CERAMIC TILES
19 m²
FOYER 02
NEW VINYL FINISH
7 m²
STOEP
PAINTED FLOOR
Not Enclosed
2 m²
ROOM 1 (change room)
NEW VINYL FINISH
16 m²
ROOM 2 (change room)
NEW VINYL FINISH
15 m²
PASSAGE
NEW VINYL FINISH
7 m²
ROOM 3 (change room)
NEW VINYL FINISH
21 m²
NEW COVERED SEATING AREA
PAVED SURFACE ON COMPACTED SOIL AS PER ENGINEER
Not Enclosed
42 m²
PASSAGE
NEW VINYL FINISH
5 m²
NEW MENS SHOWERS
NEW TILES
18 m²
MENS TOILETS
NEW CONC. FLOOR & TILES
10 m²
STORE ROOM
NEW VINYL FINISH
16 m²
TOILET
EXISTING FLOOR FINISH
2 m²
STORE RM
7 m²
EXISTING FLOOR FINISH
STAFF KITCHEN
EXISTING FLOOR FINISH
16 m²
NEW SINK
NEW PAVING
NEW PAVING TO FALL AWAY FROM BUILDING
SECTION OF EXISTING PRECAST CONCRETE WALL TO BE REMOVED & REINSTALLED IN NEW POSITION
EXISTING STEEL PALISADE FENCE
GARAGE
NEW CONCRETE
PARKING 3

Wall Finishes Plan - Building 4123

100_WF

NOTES:

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(g) SANS 2001-CT2 Structural timberwork - roofing
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(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
3. Quality of materials and workmanship to comply with:
(a) SANS Codes
(b) the minimum standards of Standard Preliminaries (JBCC)
(c) the Model Preambles for Trades' (2008 edition - ASAQS)
(d) Project Specifications/Bill of Quantities.
4. This drawing is to be read in conjunction with other Project Drawings,Construction Documentation & Principal Building Agreement.
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9. Figure dimensions are to be used at all times & large scale details will take preference over small scale. This drawing is not to be scaled.
10. Only the latest construction drawings issued as Architects instruction "A1" as "Authorised for Construction" may be used for the construction of the Works. All superseded & other drawings must be removed from site.
11. Any errors, discrepancies or omissions as well as all queries are to be immediately reported to the Architects for clarification before any work is put in hand.
12. Provide 'MALTHOID' horizontal under all concrete slabs , and provide polystyrene vertical between wall and slab. Provide construction joint to masonry wall along all 'MALTHOID' joints between slab and masonry,internal and external
13. All timber construction, including decking to comply with Wood SANS 0163
14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

FINISHING SCHEDULE

WALL FINISHES

WL01	Existing interior walls to be sanded and painted with 1 coat universal undercoat and two coats Plascon professional low sheen Colour: Antique Petal GR-Y05
WL02	Wall finish in bathrooms: 200x200 White Johnsons tiles with white grout, up to 1600AFFL. Pattern vertical stagger bond. Paint above tiles: Plascon Acrylic PVA. Colour: 'Antique Petal'. Code:GR-Y05
WL03	Existing interior walls to be sanded and painted with 1 coat universal undercoat and two coats Plascon professional low sheen Colour: Full of Blarney, code: G3-B1-2. Sample to be approved by Architect.
WL04	Existing exterior walls to be repaired, patched and sanded where necessary and painted two coats Plascon professional exterior wall coating to match existing colour and texture

FLOOR FINISHES

FL01	Vinyl flooring Installed as per manufacturer's Specifications
FL02	500 x 500 Ceramic Floor Tile CTM | Optimus Bone Matt Finish SKU: PG1UOP120030
FL03	Existing suspended timber floors to be sanded, repaired where damaged and sealed with water based timber sealant as per specialist specification
FL04	Belgotex berber point 650 50 x 50mm carpet tiles, Colour: rock
FL05	New polished concrete floor as per contractors' specifications
FL06	Re-paint stoep with Plascon stoep enamel as per manufactureres' specifications. Colour to match existing
FL07	Remove existing paving where applicable as per the demolition plan. Prepare substrate for new Corobrik Corolock 80mm thick as per manufacturer's specifications. Colour grey
FL08	New anti-static flooring in server room. Mipolam Affinity EL7 4411 RAFFIA.

DOOR FINISH

ED01	All existing doors to be sanded and painted with one coat universal undercoat and two coats Plascon Velvaglo | colour white to match existing.

WINDOW FINISH

EW01	All existing Steell windows to be sanded and painted colour white to match existing.
EW02	All existing Timber windows to be sanded and painted with one coat universal undercoat and two coats Plascon Velvaglo | colour white to match existing.

Walls:
Structural: Cracks to be repaired in walls.
Walls: Existing interior walls to be sanded and painted.
Walls: Existing exterior walls to be repaired, patched and sanded where necessary. Damp repair and protection in identified areas.
Doors: All doors to be sanded and painted

DRAWING NO: **105**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Justine Pieterse - Truter
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Project: RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client: UNIVERSITY OF PRETORIA

Project description: Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: TENDER

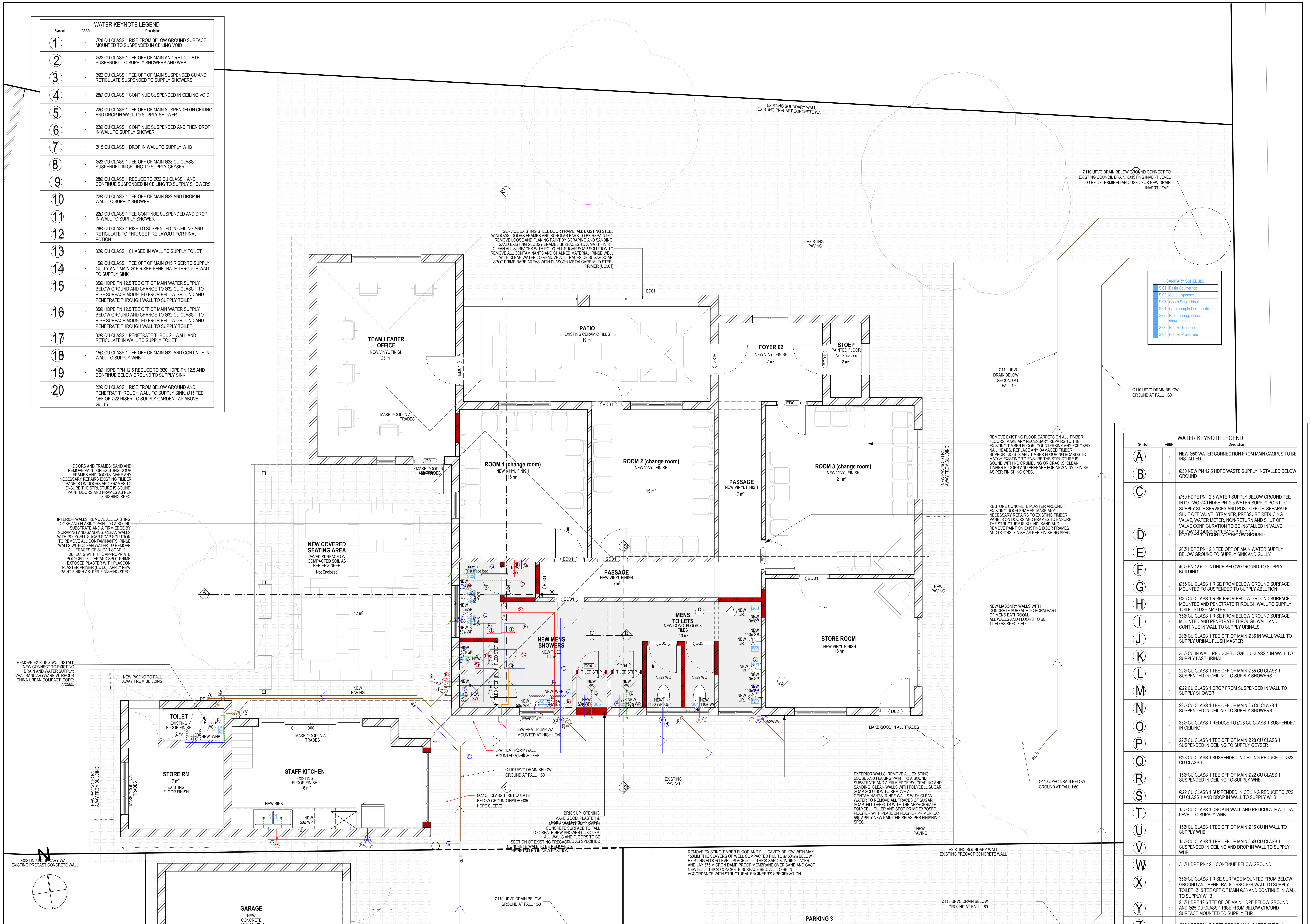
Drawing Names: Ground Floor Plan - Heritage Building 4124, Wall Finishes Plan - Building 4123

Project No. #Project ID | **Page Size:** A1

Drawn by: NB/OTHER
Checked by: E. Theunissen
Date: Thursday, November 14, 2024

Cad No.

Drawing no. **105**


EXISTING BOUNDARY WALL
EXISTING PRECAST CONCRETE WALL
EXISTING PAVING
SERVICE EXISTING STEEL DOOR FRAME. ALL EXISTING STEEL WINDOWS, DOORS FRAMES AND BURGLAR BARS TO BE REPAINTED. REMOVE LOOSE AND FLAKING PAINT BY SCRAPING AND SANDING. SAND EXISTING GLOSSY ENAMEL SURFACES TO A MATT FINISH. CLEAN ALL SURFACES WITH POLYCELL SUGAR SOAP SOLUTION TO REMOVE ALL CONTAMINANTS AND CHALKED MATERIAL. RINSE WELL WITH CLEAN WATER TO REMOVE ALL TRACES OF SUGAR SOAP. SPOT PRIME BARE AREAS WITH PLASCON METALCARE MILD STEEL PRIMER (UC501)
Ø110 UPVC DRAIN BELOW GROUND CONNECT TO EXISTING COUNCIL DRAIN. EXISTING INVERT LEVEL TO BE DETERMINED AND USED FOR NEW DRAIN INVERT LEVEL
TEAM LEADER OFFICE
NEW VINYL FINISH
23 m²
MAKE GOOD IN ALL TRADES
PATIO
EXISTING CERAMIC TILES
19 m²
FOYER 02
NEW VINYL FINISH
7 m²
STOEP
PAINTED FLOOR
Not Enclosed
2 m²
Ø110 UPVC DRAIN BELOW GROUND AT FALL 1:60
Ø110 UPVC DRAIN BELOW GROUND AT FALL 1:60
ROOM 1 (change room)
NEW VINYL FINISH
16 m²
ROOM 2 (change room)
NEW VINYL FINISH
15 m²
PASSAGE
NEW VINYL FINISH
7 m²
ROOM 3 (change room)
NEW VINYL FINISH
21 m²
NEW PAVING TO FALL AWAY FROM BUILDING
REMOVE EXISTING FLOOR CARPETS ON ALL TIMBER FLOORS. MAKE ANY NECESSARY REPAIRS TO THE EXISTING TIMBER FLOOR; COUNTERSINK ANY EXPOSED NAIL HEADS, REPLACE ANY DAMAGED TIMBER SUPPORT JOISTS AND TIMBER FLOORING BOARDS TO MATCH EXISTING TO ENSURE THE STRUCTURE IS SOUND WITH NO CRUMBLING OR CRACKS. CLEAN TIMBER FLOORS AND PREPARE FOR NEW VINYL FINISH AS PER FINISHING SPEC.
RESTORE CONCRETE PLASTER AROUND EXISTING DOOR FRAMES. MAKE ANY NECESSARY REPAIRS TO EXISTING TIMBER PANELS ON DOORS AND FRAMES TO ENSURE THE STRUCTURE IS SOUND. SAND AND REMOVE PAINT ON EXISTING DOOR FRAMES AND DOORS. FINISH AS PER FINISHING SPEC.
DOORS AND FRAMES: SAND AND REMOVE PAINT ON EXISTING DOOR FRAMES AND DOORS. MAKE ANY NECESSARY REPAIRS EXISTING TIMBER PANELS ON DOORS AND FRAMES TO ENSURE THE STRUCTURE IS SOUND. PAINT DOORS AND FRAMES AS PER FINISHING SPEC.
INTERIOR WALLS: REMOVE ALL EXISTING LOOSE AND FLAKING PAINT TO A SOUND SUBSTRATE AND A FIRM EDGE BY SCRAPING AND SANDING. CLEAN WALLS WITH POLYCELL SUGAR SOAP SOLUTION TO REMOVE ALL CONTAMINANTS. RINSE WALLS WITH CLEAN WATER TO REMOVE ALL TRACES OF SUGAR SOAP. FILL DEFECTS WITH THE APPROPRIATE POLYCELL FILLER AND SPOT PRIME EXPOSED PLASTER WITH PLASCON PLASTER PRIMER (UC 56). APPLY NEW PAINT FINISH AS PER FINISHING SPEC.
NEW COVERED SEATING AREA
PAVED SURFACE ON COMPACTED SOIL AS PER ENGINEER
Not Enclosed
42 m²
PASSAGE
NEW VINYL FINISH
5 m²
NEW MENS SHOWERS
NEW TILES
18 m²
MENS TOILETS
NEW CONC. FLOOR & TILES
10 m²
STORE ROOM
NEW VINYL FINISH
16 m²
NEW PAVING
NEW MASONRY WALLS WITH CONCRETE SURFACE TO FORM PART OF MENS BATHROOM. ALL WALLS AND FLOORS TO BE TILED AS SPECIFIED
REMOVE EXISTING WC, INSTALL NEW CONNECT TO EXISTING DRAIN AND WATER SUPPLY: VAAL SANITARYWARE VITREOUS CHINA URBAN COMPACT, CODE: 772562.
NEW PAVING TO FALL AWAY FROM BUILDING
TOILET
EXISTING FLOOR FINISH
2 m²
Replace WC
NEW WHB.
MAKE GOOD IN ALL TRADES
STAFF KITCHEN
EXISTING FLOOR FINISH
16 m²
NEW SINK
NEW 50ø WP
STORE RM
7 m²
EXISTING FLOOR FINISH
5kW HEAT PUMP WALL MOUNTED AT HIGH LEVEL
5kW HEAT PUMP WALL MOUNTED AT HIGH LEVEL
Ø110 UPVC DRAIN BELOW GROUND AT FALL 1:60
Ø22 Cu CLASS 1 RETICULATE BELOW GROUND INSIDE Ø35 HDPE SLEEVE
BRICK UP OPENING MAKE GOOD. PLASTER & PAINT TO MATCH EXISTING
NEW MASONRY WALLS WITH CONCRETE SURFACE TO FALL TO CREATE NEW SHOWER CUBICLES. ALL WALLS AND FLOORS TO BE TILED AS SPECIFIED
SECTION OF EXISTING PRECAST CONCRETE WALL TO BE REMOVED & REINSTALLED IN NEW POSITION
EXTERIOR WALLS: REMOVE ALL EXISTING LOOSE AND FLAKING PAINT TO A SOUND SUBSTRATE AND A FIRM EDGE BY CRAPING AND SANDING. CLEAN WALLS WITH POLYCELL SUGAR SOAP SOLUTION TO REMOVE ALL CONTAMINANTS. RINSE WALLS WITH CLEAN WATER TO REMOVE ALL TRACES OF SUGAR SOAP. FILL DEFECTS WITH THE APPROPRIATE POLYCELL FILLER AND SPOT PRIME EXPOSED PLASTER WITH PLASCON PLASTER PRIMER (UC 56). APPLY NEW PAINT FINISH AS PER FINISHING SPEC.
MAKE GOOD IN ALL TRADES
REMOVE EXISTING TIMBER FLOOR AND FILL CAVITY BELOW WITH MAX 150MM THICK LAYERS OF WELL COMPACTED FILL TO ±150mm BELOW EXISTING FLOOR LEVEL. PLACE 50mm THICK SAND BLINDING LAYER AND LAY 375 MICRON DAMP PROOF MEMBRANE OVER SAND AND CAST NEW 85mm THICK CONCRETE SURFACE BED. ALL TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S SPECIFICATION
EXISTING PAVING
Ø110 UPVC DRAIN BELOW GROUND AT FALL 1:60
Ø110 UPVC DRAIN BELOW GROUND AT FALL 1:60
GARAGE
NEW CONCRETE FLOOR FINISH
PARKING 3
N

WATER KEYNOTE LEGEND

Symbol	ABBR	Description
1	·	Ø28 CU CLASS 1 RISE FROM BELOW GROUND SURFACE MOUNTED TO SUSPENDED IN CEILING VOID
2	·	Ø22 CU CLASS 1 TEE OFF OF MAIN AND RETICULATE SUSPENDED TO SUPPLY SHOWERS AND WHB
3	·	Ø22 CU CLASS 1 TEE OFF OF MAIN SUSPENDED CU AND RETICULATE SUSPENDED TO SUPPLY SHOWERS
4	·	28Ø CU CLASS 1 CONTINUE SUSPENDED IN CEILING VOID
5	·	22Ø CU CLASS 1 TEE OFF OF MAIN SUSPENDED IN CEILING AND DROP IN WALL TO SUPPLY SHOWER
6	·	22Ø CU CLASS 1 CONTINUE SUSPENDED AND THEN DROP IN WALL TO SUPPLY SHOWER
7	·	Ø15 CU CLASS 1 DROP IN WALL TO SUPPLY WHB
8	·	Ø22 CU CLASS 1 TEE OFF OF MAIN Ø28 CU CLASS 1 SUSPENDED IN CEILING TO SUPPLY GEYSER
9	·	28Ø CU CLASS 1 REDUCE TO Ø22 CU CLASS 1 AND CONTINUE SUSPENDED IN CEILING TO SUPPLY SHOWERS
10	·	22Ø CU CLASS 1 TEE OFF OF MAIN Ø22 AND DROP IN WALL TO SUPPLY SHOWER
11	·	22Ø CU CLASS 1 TEE CONTINUE SUSPENDED AND DROP IN WALL TO SUPPLY SHOWER
12	·	28Ø CU CLASS 1 RISE TO SUSPENDED IN CEILING AND RETICULATE TO FHR. SEE FIRE LAYOUT FOR FINAL POTION
13	·	32Ø CU CLASS 1 CHASED IN WALL TO SUPPLY TOILET
14	·	15Ø CU CLASS 1 TEE OFF OF MAIN Ø15 RISER TO SUPPLY GULLY AND MAIN Ø15 RISER PENETRATE THROUGH WALL TO SUPPLY SINK
15	·	35Ø HDPE PN 12.5 TEE OFF OF MAIN WATER SUPPLY BELOW GROUND AND CHANGE TO Ø32 CU CLASS 1 TO RISE SURFACE MOUNTED FROM BELOW GROUND AND PENETRATE THROUGH WALL TO SUPPLY TOILET
16	·	35Ø HDPE PN 12.5 TEE OFF OF MAIN WATER SUPPLY BELOW GROUND AND CHANGE TO Ø32 CU CLASS 1 TO RISE SURFACE MOUNTED FROM BELOW GROUND AND PENETRATE THROUGH WALL TO SUPPLY TOILET
17	·	32Ø CU CLASS 1 PENETRATE THROUGH WALL AND RETICULATE IN WALL TO SUPPLY TOILET
18	·	15Ø CU CLASS 1 TEE OFF OF MAIN Ø32 AND CONTINUE IN WALL TO SUPPLY WHB
19	·	40Ø HDPE PPN 12.5 REDUCE TO Ø20 HDPE PN 12.5 AND CONTINUE BELOW GROUND TO SUPPLY SINK
20	·	22Ø CU CLASS 1 RISE FROM BELOW GROUND AND PENETRAT THROUGH WALL TO SUPPLY SINK. Ø15 TEE OFF OF Ø22 RISER TO SUPPLY GARDEN TAP ABOVE GULLY

SANITARY SCHEDULE

🟦	S 01	Basin Counter top
🟦	S 02	Soap dispenser
🟦	S 03	Cobra Snug Urinal
🟦	S 04	Close coupled toilet suite
🟦	S 05	Prestex single-function shower head
🟦	S 06	Franke Trendline
🟦	S 07	Franke Projectline

WATER KEYNOTE LEGEND

Symbol	ABBR	Description
A	·	NEW Ø50 WATER CONNECTION FROM MAIN CAMPUS TO BE INSTALLED
B	·	Ø50 NEW PN 12.5 HDPE WASTE SUPPLY INSTALLED BELOW GROUND
C	·	Ø50 HDPE PN 12.5 WATER SUPPLY BELOW GROUND TEE INTO TWO Ø40 HDPE PN12.5 WATER SUPPLY POINT TO SUPPLY SITE SERVICES AND POST OFFICE. SEPARATE SHUT OFF VALVE, STRAINER, PRESSURE REDUCING VALVE, WATER METER, NON-RETURN AND SHUT OFF VALVE CONFIGURATION TO BE INSTALLED IN VALVE BELOW GROUND FOR EACH BUILDING
D	·	50Ø HDPE 12.5 CONTINUE BELOW GROUND
E	·	20Ø HDPE PN 12.5 TEE OFF OF MAIN WATER SUPPLY BELOW GROUND TO SUPPLY SINK AND GULLY
F	·	40Ø PN 12.5 CONTINUE BELOW GROUND TO SUPPLY BUILDING
G	·	Ø35 CU CLASS 1 RISE FROM BELOW GROUND SURFACE MOUNTED TO SUSPENDED TO SUPPLY ABLUTION
H	·	Ø35 CU CLASS 1 RISE FROM BELOW GROUND SURFACE MOUNTED AND PENETRATE THROUGH WALL TO SUPPLY TOILET FLUSH MASTER
I	·	35Ø CU CLASS 1 RISE FROM BELOW GROUND SURFACE MOUNTED AND PENETRATE THROUGH WALL AND CONTINUE IN WALL TO SUPPLY URINALS
J	·	28Ø CU CLASS 1 TEE OFF OF MAIN Ø35 IN WALL WALL TO SUPPLY URINAL FLUSH MASTER
K	·	35Ø CU IN WALL REDUCE TO Ø28 CU CLASS 1 IN WALL TO SUPPLY LAST URINAL
L	·	22Ø CU CLASS 1 TEE OFF OF MAIN Ø35 CU CLASS 1 SUSPENDED IN CEILING TO SUPPLY SHOWERS
M	·	Ø22 CU CLASS 1 DROP FROM SUSPENDED IN WALL TO SUPPLY SHOWER
N	·	22Ø CU CLASS 1 TEE OFF OF MAIN 35 CU CLASS 1 SUSPENDED IN CEILING TO SUPPLY SHOWERS
O	·	35Ø CU CLASS 1 REDUCE TO Ø28 CU CLASS 1 SUSPENDED IN CEILING
P	·	22Ø CU CLASS 1 TEE OFF OF MAIN Ø28 CU CLASS 1 SUSPENDED IN CEILING TO SUPPLY GEYSER
Q	·	Ø28 CU CLASS 1 SUSPENDED IN CEILING REDUCE TO Ø22 CU CLASS 1
R	·	15Ø CU CLASS 1 TEE OFF OF MAIN Ø22 CU CLASS 1 SUSPENDED IN CEILING TO SUPPLY WHB
S	·	Ø22 CU CLASS 1 SUSPENDED IN CEILING REDUCE TO Ø22 CU CLASS 1 AND DROP IN WALL TO SUPPLY WHB
T	·	15Ø CU CLASS 1 DROP IN WALL AND RETICULATE AT LOW LEVEL TO SUPPLY WHB
U	·	15Ø CU CLASS 1 TEE OFF OF MAIN Ø15 CU IN WALL TO SUPPLY WHB
V	·	15Ø CU CLASS 1 TEE OFF OF MAIN 35Ø CU CLASS 1 SUSPENDED IN CEILING AND DROP IN WALL TO SUPPLY WHB
W	·	35Ø HDPE PN 12.5 CONTINUE BELOW GROUND
X	·	35Ø CU CLASS 1 RISE SURFACE MOUNTED FROM BELOW GROUND AND PENETRATE THROUGH WALL TO SUPPLY TOILET. Ø15 TEE OFF OF MAIN Ø35 AND CONTINUE IN WALL TO SUPPLY WHB
Y	·	25Ø HDPE 12.5 TEE OF OF MAIN HDPE BELOW GROUND AND Ø25 CU CLASS 1 RISE FROM BELOW GROUND SURFACE MOUNTED TO SUPPLY FHR
Z	·	Ø35 HDPE PN 12.5 TEE OFF OF MAIN WATER SUPPLY BELOW GROUND AND Ø32 CU CLASS 1 RISE SURFACE MOUNTED AND PENETRATE THROUGH TO SUPPLY TOILET. Ø15 CU CLASS 1 TEE OFF OF MAIN Ø32 RISER TO SUPPLY GARDEN TAP

Water & Drainage - Building 4123

100_WD

NOTES:

1.The design of this project complies with the requirements of SANS 10400 - The application of the National Building Regulations.
2.The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards (read with project specifications):
(a) SANS 2001-BS1 Site clearance
(b) SANS 2001-BE1 Earthworks (General)
(c) SANS 2001-CC1 Concrete works (structural works): see structural engineer's drawings.
SANS 2001-CC2 Concrete works (minor works)
(d) SANS 2001-CM2 Strip footings, pad footings and slab-on-the-ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds)
(e) SANS 2001-CM1 Masonry walling
(f) SANS 2001-CT1 Structural timberwork - flooring
(g) SANS 2001-CT2 Structural timberwork - roofing
(h) SANS 2001-CS1 Structural steelwork: see structural engineer's drawings.
(i) Installation of glazing: SANS 2001-CG1
(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
3. Quality of materials and workmanship to comply with:
(a) SANS Codes
(b) the minimum standards of Standard Preliminaries (JBCC)
(c) the Model Preambles for Trades' (2008 edition - ASAQS)
(d) Project Specifications/Bill of Quantities.
4. This drawing is to be read in conjunction with other Project Drawings,Construction Documentation & Principal Building Agreement.
5. Contractors must view site & works & allow for everything necessary to complete the works.
6. Contractors to check the details on this drawing for compliance with standards of good building practice with particular reference to requirements by local &/or site conditions & report any discrepancies to the Architects.
7. No setting out is to commence before site boundary peg positions are verified & pointed out by the Employers Land Surveyor.Correct setting out including that from boundaries & building lines, & verification of services & existing work are the Contractors responsibility.
8. Contractors to verify all levels, heights & dimensions on site & check the same against drawings BEFORE putting any work in hand.
9. Figure dimensions are to be used at all times & large scale details will take preference over small scale. This drawing is not to be scaled.
10. Only the latest construction drawings issued as Architects instruction "A1" as "Authorised for Construction" may be used for the construction of the Works. All superseded & other drawings must be removed from site.
11. Any errors, discrepancies or omissions as well as all queries are to be immediately reported to the Architects for clarification before any work is put in hand.
12. Provide 'MALTHOID' horizontal under all concrete slabs , and provide polystyrene vertical between wall and slab. Provide construction joint to masonry wall along all 'MALTHOID' joints between slab and masonry,internal and external
13. All timber construction, including decking to comply with Wood SANS 0163
14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **106**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: **TENDER**

Drawing Names:
Water & Drainage - Building 4123, Ground Floor Plan - Heritage Building 4124

Project No. #Project ID
Page Size: A1

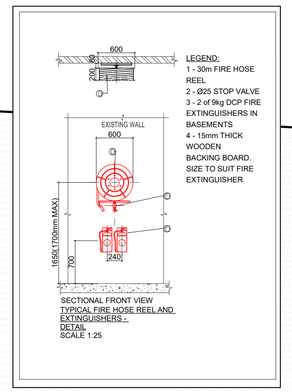
Drawn by: NB/OTHER
Checked by: E. Theunissen
Date: Thursday, November 14, 2024

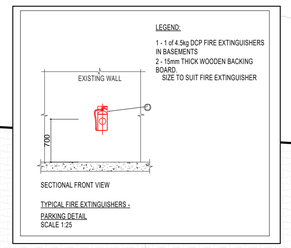
Cad No.
Drawing no. **106**

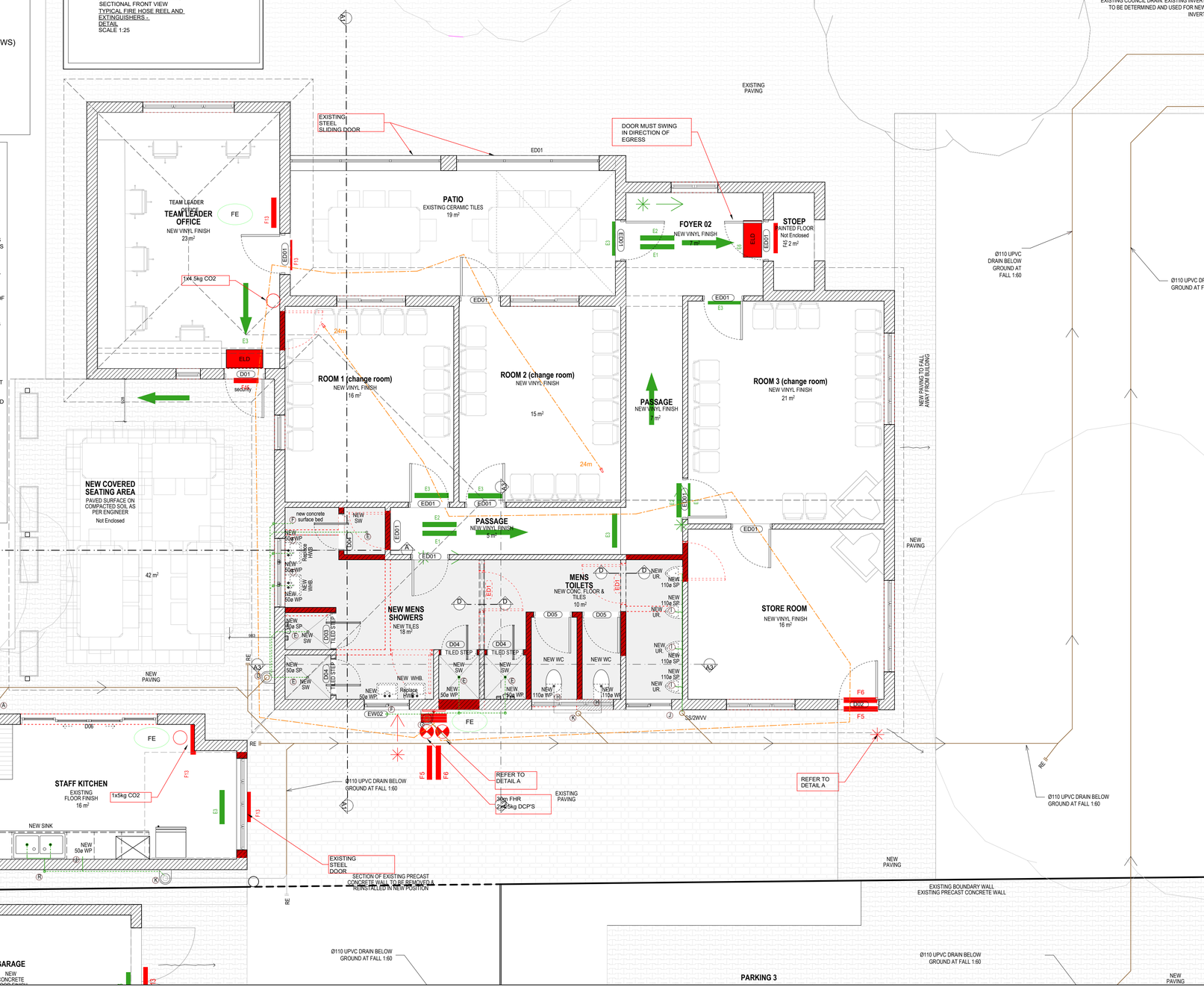
FLOOR:	GROUND FLOOR
GARDEN SERVICES	
TOTAL FLOOR AREA:	614m²
OCCUPANCY:	G1- OFFICES
MAX ESCAPE DISTANCE:	45m
EXITS:	3
SPRINKLER PROTECTION:	NO
SMOKE VENTILATION:	YES (BY OPENABLE WINDOWS)
SMOKE DETECTION:	YES (BY ELECTRICAL ENGINEER)
FIRE FIGHTING:	
30m FHR	: 1 OFF
FIRE HYDRANT	: 0 OFF
4.5kg DCP FIRE EXTINGUISHERS	: 3 OFF
5kg CO2 FIRE EXTINGUISHER	: 1 OFF
9kg DCP FIRE EXTINGUISHER	: 0 OFF
10kg CO2 FIRE EXTINGUISHER	: 1 OFF

FLOOR:	GROUND FLOOR POST
OFFICE	
TOTAL FLOOR AREA:	614m²
OCCUPANCY:	G1- OFFICES
MAX ESCAPE DISTANCE:	45m
EXITS:	3
SPRINKLER PROTECTION:	NO
SMOKE VENTILATION:	YES (BY OPENABLE WINDOWS)
SMOKE DETECTION:	YES (BY ELECTRONICS ENGINEER)
FIRE FIGHTING:	
30m FHR	: 1 OFF
FIRE HYDRANT	: 0 OFF
4.5kg DCP FIRE EXTINGUISHERS	: 2 OFF
5kg CO2 FIRE EXTINGUISHER	: 1 OFF
9kg DCP FIRE EXTINGUISHER	: 2 OFF

FIRE PROTECTION NOTES
1. ALL WORK TO COMPLY WITH LOCAL FIRE DEPARTMENTREQUIREMENTS & SANS 10400 -T 2020.
2. ALL WORK TO COMPLY WITH ACT 103 OF 1977 AND SANS10400 PART -T-2020.
3. ALL WORK TO COMPLY WITH LOCAL FIRE DEPARTMENTREQUIREMENTS AND:
-SANS 10089 PART 3: STORAGE TANKS (FLAMMABLELIQUIDS) (CARRIED OUT BY A SPECIALIST)
-SANS 10252 PART 1: WATER RETICULATION DESIGN
4. FIRE EQUIPMENT IN ACCORDANCE WITH SANS 10400 -T2020.
5. FIRE HOSE REELS PROVIDED AS PER SANS 10400-T:2020.
6. PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED INACCORDANCE WITH SANS 10105, HOSE REELS TO BEINSTALLED IN ACCORDANCE WITH SANS 10543, HYDRANTSTO BE INSTALLED IN ACCORDANCE WITH SANS 1128.
7. PORTABLE FIRE EXTINGUISHERS PROVIDED AS PERSANS 10400 -T-2020.
8. EXTINGUISHERS TO BE INSTALLED IN ACCORDANCEWITH SANS 10105
9. PORTABLE FIRE EXTINGUISHERS TO BE HUNG ONPURPOSE MADE BOARDS, AS INDICATED ON PLAN.
10. SUSPENDED CEILING & ITS SUPPORTING MEMBERS TOBE NON-COMBUSTIBLE.
11. NO COMBUSTIBLE CEILING WILL BE ALLOWED EXCEPT IFA CEILING IS TESTED IN ACCORDANCE TO SANS 10177-5 ANDIF IT IS USED IN ACCORDANCE WITH SANS 428.
12. FIRE WALLS WILL EXTEND TO THE UNDERSIDE OF THEROOF COVERING AND NO COMBUSTIBLE ROOF ELEMENTWILL PENETRATE SUCH WALL.
13. NO DANGEROUS GOODS WILL BE STORED IN EXCESS OFTHE EXEMPT QUANTITIES AS PER SANS 10263-0 ANNEX A.
14. ACCESS DOORS & ESCAPE DOORS IN ANY EMERGENCYROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES ASAPPROVED BY THE LOCAL AUTHORITY.
15. "B" CLASS FIRE DOORS 900MM WIDE TO COMPLY WITHSANS 1253 & TO BE FITTED WITH APPROVED SELF CLOSINGDEVICES.
16. DOORS IN FEEDER ROUTES SHALL BE DOUBLE SWINGTYPE AND SHALL NOT BE LOCKABLE.
17. THE EXIT WIDTH OF A DOOR SHALL BE NOT LESS THAN750MM.
18. WIDTH OF ESCAPE ROUTES SHALL BE MAINTAINED AT1.5mm MINIMUM AS PER SANS 10400 -T-2020.
19. EMERGENCY LIGHTING TO BE INSTALLED AND DESIGNEDIN ACCORDANCE WITH SANS 10400-PART T:2020 AND SANS10114-2 AND SANS 1464-22, AS PER CLAUSE 4.30.
20. MARKING AND SIGNAGE TO COMPLY WITH SABS 1186 PICTORIAL SIGNS INDICATING FIRE EQUIPMENT AND MEANSOF ESCAPE TO BE PROVIDED AND TO COMPLY WITH TT32.2,TT55-4, ALL SIGNAGE WILL BE PHOTO-LUMINESCENT ANDSUPPORTED WITHOUT THE USE OF ADHESIVE ORCOMBUSTIBLE MATERIALS.
21. PHOTO-LUMINESCENT ESCAPE SIGNS TO BE PROVIDEDAND TO COMPLY WITH SANS 1186 PART 1 AND 5, AS PER4.29.
22. WALL COVERINGS TO COMPLY WITH SANS 10400 PART T4.15.
23. STRUCTURAL ELEMENTS AND COMPONENTS TO COMPLYWITH TT4.7.
24. WATER SUPPLY TO THE FIRE FIGHTING EQUIPMENT TOCOMPLY WITH SANS 10400-2011 PART W AND WITH JHBWATER BY-LAWS.
25. SMOKE VENTILATION OR EXTRACTION TO AREAS ABOVE500M².
26. WATER RETICULATION TO BE DESIGNED AND INSTALLEDIN ACCORDANCE WITH SANS 10400 PART W
27. FUEL INSTALLATIONS TO COMPLY WITH SANS 10089 PART3:2010 & THE EMERGENCY SERVICES BY LAWS, 2003 (CARRIED OUT BY A SPECIALIST).
28. ALL PIPE WORK TO COMPLY WITH SANS 62 PART 1.
29. ALL LP GAS MANIFOLD INSTALLATIONS TO COMPLY WITHSANS 10087 PART 1 (CARRIED OUT BY A SPECIALIST).
30. ALL LP GAS STORAGE TO COMPLY WITH SANS 10087PART 7 (CARRIED OUT BY A SPECIALIST).
31. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED INACCORDANCE WITH SANS 10108 & PART 2.
32. NO FLAMMABLE LIQUID TO BE STORED UNLESS A VALIDREGISTRATION CERTIFICATE IS ISSUED IN ACCORDANCEWITH THE EMERGENCY SERVICES BY LAW: 2003.
33. ALL EXPOSED FIRE PIPES TO BE PAINTED RED







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(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137. The installation of glazing materials in buildings
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13. All timber construction, including decking to comply with Wood SANS 0163
14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE
NAME
ENGINEER SIGNATURE
NAME
PROPERTY OWNER SIGNATURE
NAME

DRAWING NO: **107**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Justine Pieterse - Truter
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+27 (0)83 209 1090 | justine@indigenarchitects.co.za

Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

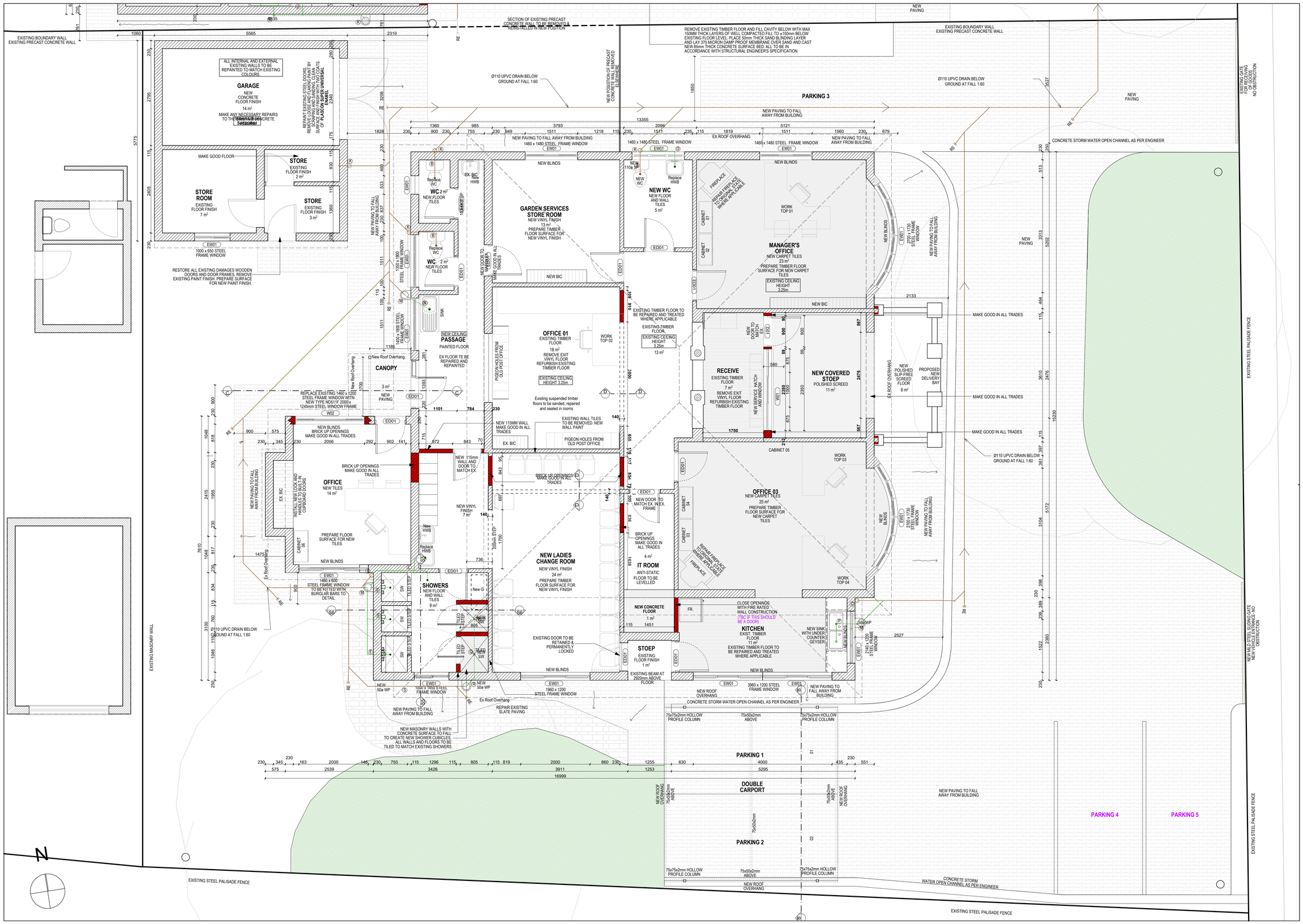
Project Status: TENDER

Drawing Names:
Fire Plan - Building 4123, Ground Floor Plan - Heritage Building 4124

Project No.	Page Size:
#Project ID	A1

Drawn by: NB/OTHER
Checked by: E. Theunissen
Date: Thursday, November 14, 2024
Cad No.
Drawing no. **107**

1:50 Fire Plan - Building 4123 100_F



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(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
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(b) the minimum standards of Standard Preliminaries (*SBCC*)
(c) the Model Preambles for Trades' (2008 edition - ASAQS)
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13. All timber construction, including decking to comply with Wood SANS 0163
14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **100**

REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: TENDER

Drawing Names:
Ground Floor Plan - Heritage Building 4124

Project No.	Page Size:
#Project ID	A1

Drawn by:	Date:
NB/OTHER	Thursday, November 14, 2024
Checked by:	
E. Theunissen	

Cad No.

Drawing no. **100**

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ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **101**

REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: TENDER

Drawing Names:
Ground Floor Plan - Heritage Building 4124

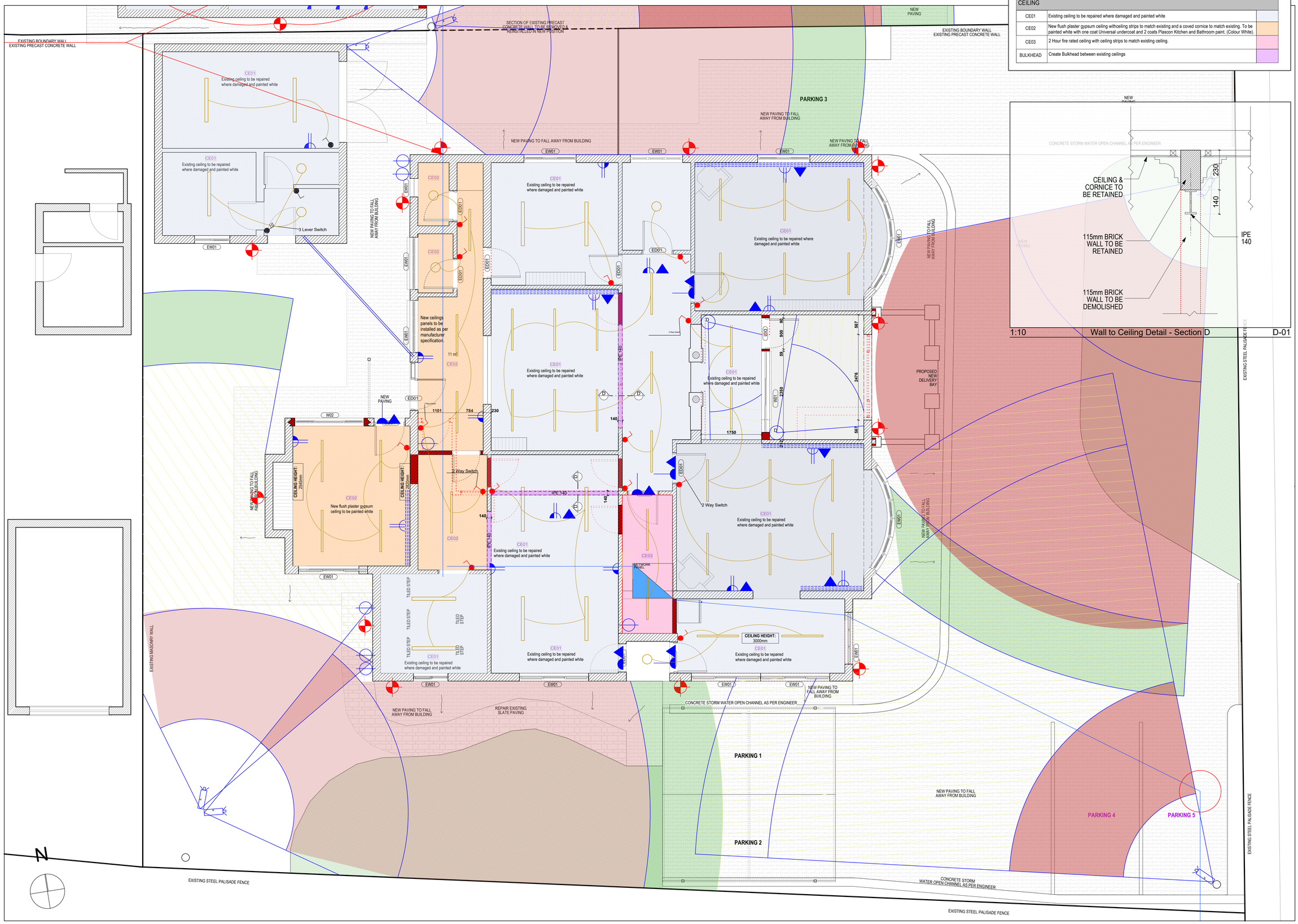
Project No.	Page Size:
#Project ID	A1

Drawn by: NB/OTHER	Date: Thursday, November 14, 2024
Checked by: E. Theunissen	

Cad No.

Drawing no. **101**

SCHEDULE		
CEILING		
CE01	Existing ceiling to be repaired where damaged and painted white	
CE02	New flush plaster gypsum ceiling withceiling strips to match existing and a coved cornice to match existing. To be painted white with one coat Universal undercoat and 2 coats Plascon Kitchen and Bathroom paint. (Colour White).	
CE03	2 Hour fire rated ceiling with ceiling strips to match existing ceiling.	
BULKHEAD	Create Bulkhead between existing ceilings	



1:10 Wall to Ceiling Detail - Section D D-01

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14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400: Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE
NAME
ENGINEER SIGNATURE
NAME
PROPERTY OWNER SIGNATURE
NAME

DRAWING NO: **102**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: **TENDER**

Drawing Names:
Ground Floor Plan - Heritage Building 4124, 0.
Ground Floor, Wall to Ceiling Detail - Section D

Project No.	Page Size:
#Project ID	A1

Drawn by: NB/DITHER
Checked by: E. Theunissen
Date: Thursday, November 14, 2024

Cad No.

Drawing no. **102**

NOTES:

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ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

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PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **103**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

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RENOVATION TO GARDEN SERVICE AND POST OFFICE

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UNIVERSITY OF PRETORIA

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Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: **TENDER**

Drawing Names:
Ground Floor Plan - Heritage Building 4124, Electrical Legend

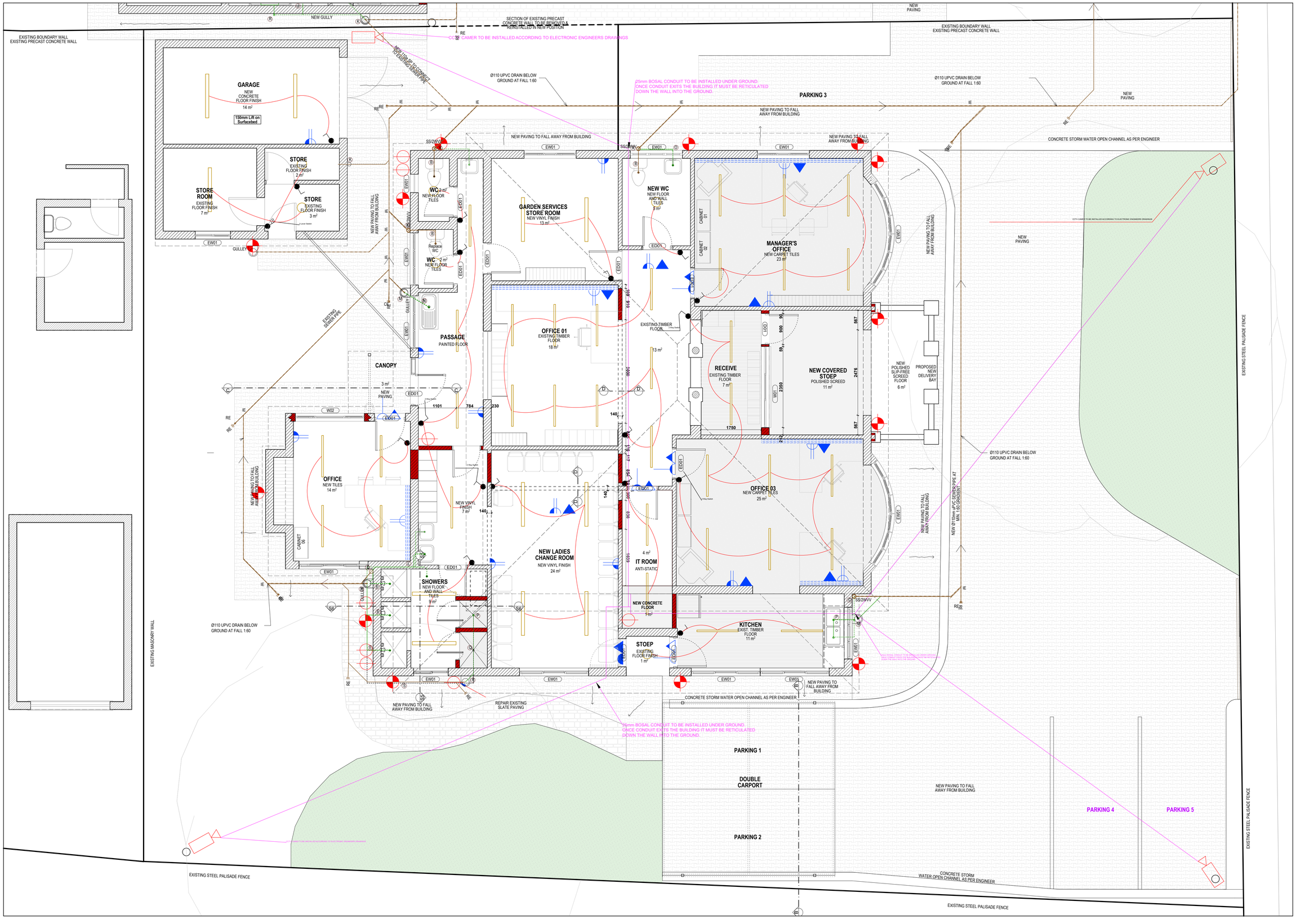
Project No.	Page Size:
#Project ID	A1

Drawn by:	Date:
NB/OTHER	Thursday, November 14, 2024
Checked by:	
E. Theunissen	

Cad No.	Drawing no.
	103

ELECTRICAL LEGEND

	2 COMPARTMENT POWER SKIRTING
P4	GENERATOR CIRCUIT
	2 WAY SINGLE LEVER
	SINGLE EURO SOCKET
	SINGLE DEDICATED SOCKET OUTLET
	DOUBLE DEDICATED SOCKET OUTLET
	CRABTREE TYPE 2X NORMALSOCKETS 2X EURO SOCKETS
	POWERSKIRTING SOCKETS 2X NORMALSOCKETS 2X EURO SOCKETS
	SINGLE PHASE ISOLATOR
1	Vapour Proof 32W
2	1200mm 34w
	2 Lever switch
	DATA POINT
	DB
3	Saturn Dome 11W
	P9000 POWER @ SOFFIT LEVEL
	P8000 DATA@ SOFFIT LEVEL
	CONDUIT - 20MMM FOR POWER CONDUIT - 25MM FOR DATA
	2X15W PL BULKHEAD LED TYPE 2400 affl



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ARCHITECT SIGNATURE

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ENGINEER SIGNATURE

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PROPERTY OWNER SIGNATURE

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DRAWING NO: **103**

REVISIONS UP TO Thursday, November 14, 2024

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Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: TENDER

Drawing Names:
Electrical Lighting & CCTV - Building 4124

Project No.	Page Size:
#Project ID	A1

Drawn by: NB/OTHER
Checked by: E. Theunissen
Date: Thursday, November 14, 2024

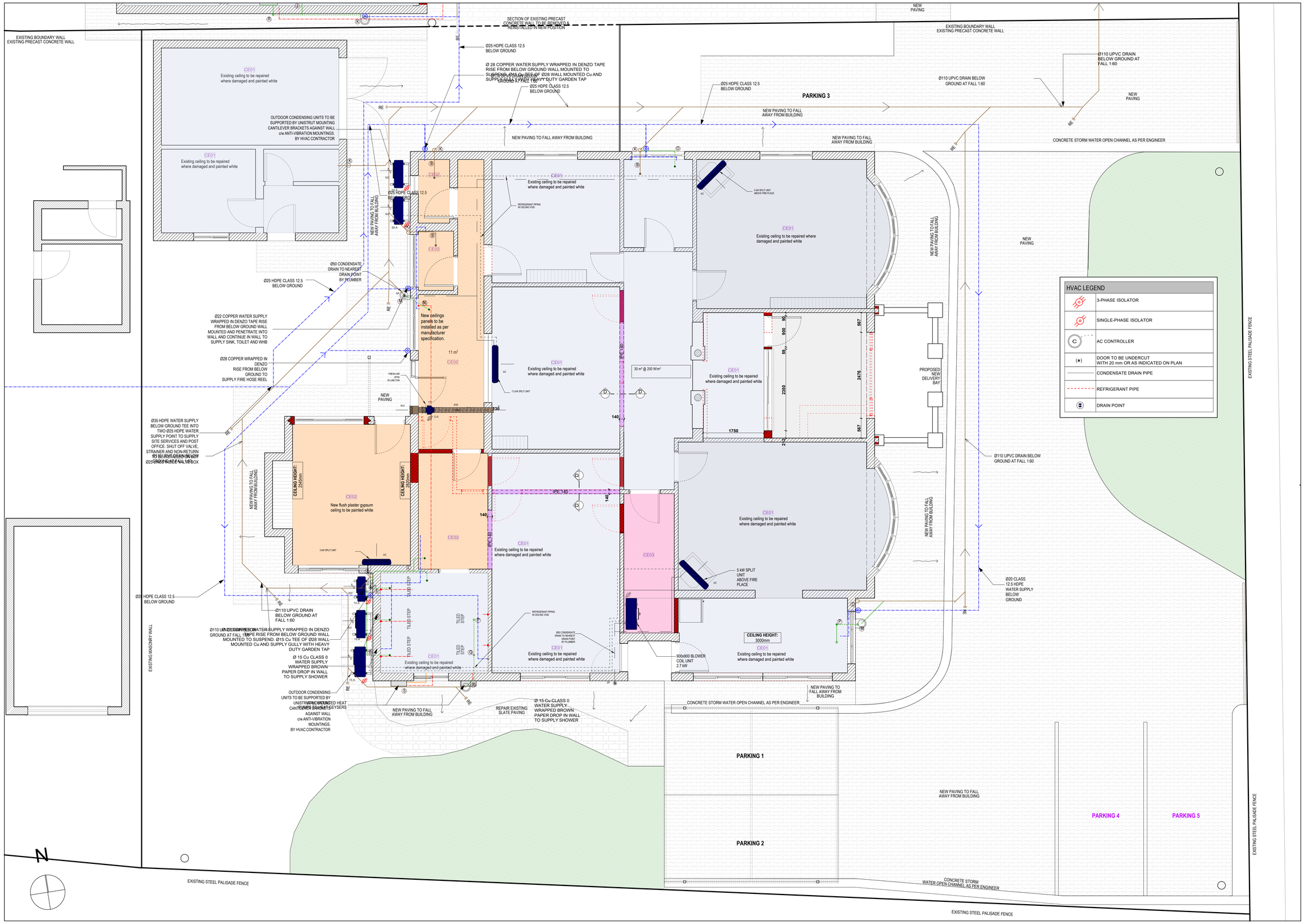
Cad No.

Drawing no. **103**

1:50

Electrical Lighting & CCTV - Building 4124

100_E



HVAC LEGEND

	3-PHASE ISOLATOR
	SINGLE-PHASE ISOLATOR
C	AC CONTROLLER
(*)	DOOR TO BE UNDERCUT WITH 20 mm OR AS INDICATED ON PLAN
	CONDENSATE DRAIN PIPE
	REFRIGERANT PIPE
	DRAIN POINT

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14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE
NAME
ENGINEER SIGNATURE
NAME
PROPERTY OWNER SIGNATURE
NAME

DRAWING NO: **104**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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+27 (0)76 371 6681 | erika@indigenarchitects.co.za

Justine Pieterse - Truter
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+27 (0)83 209 1090 | justine@indigenarchitects.co.za

Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: TENDER

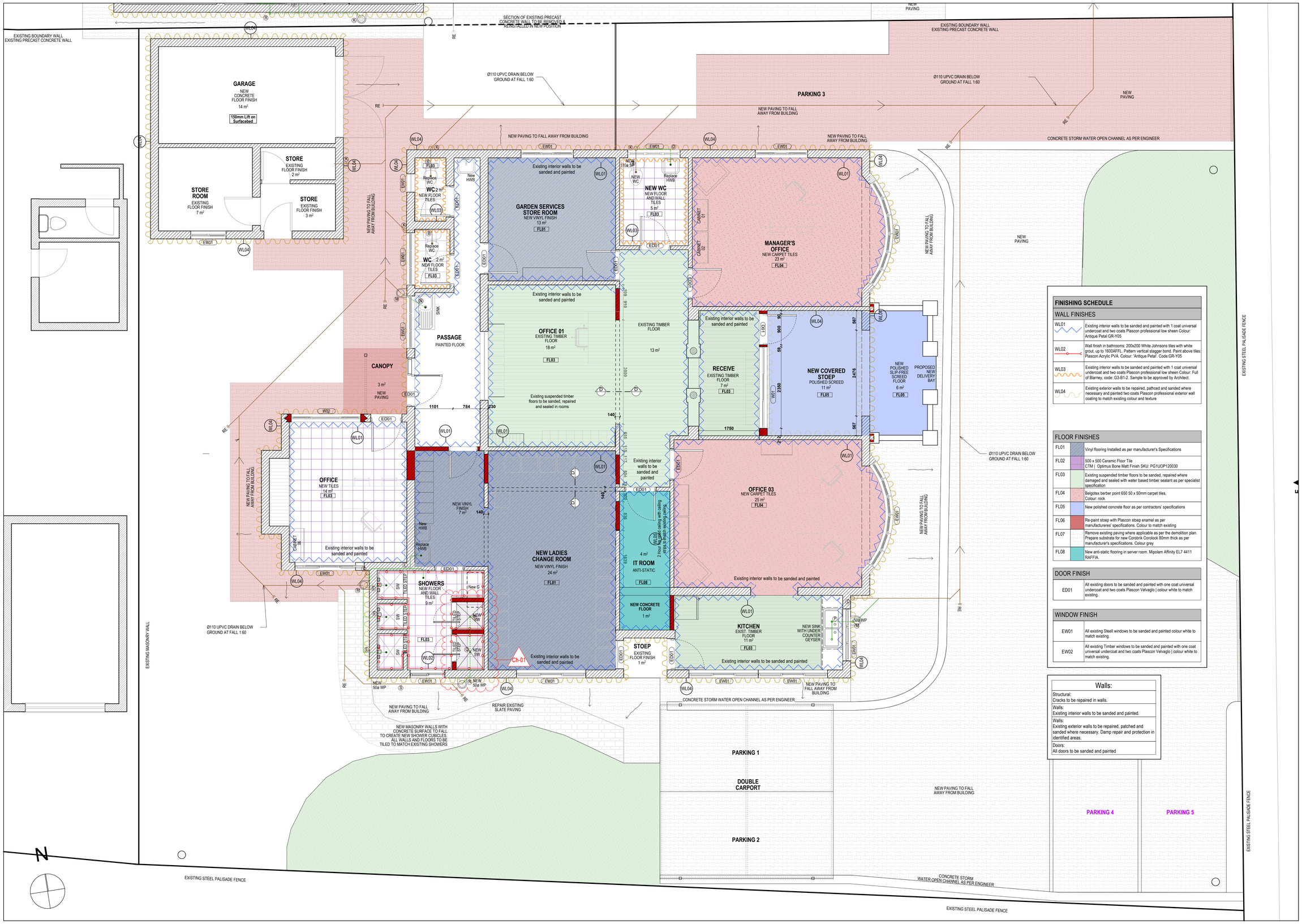
Drawing Names:
Ground Floor Plan - Heritage Building 4124, HVAC Legend (1)

Project No.	Page Size:
#Project ID	A1

Drawn by:	Date:
NB/OTHER	Thursday, November 14, 2024
Checked by:	
E. Theunissen	

Cad No.

Drawing no.
104



NOTES:

1. The design of this project complies with the requirements of SANS 10400 - The application of the National Building Regulations.
2. The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards (read with project specifications):
(a) SANS 2001-BS1 Site clearance
(b) SANS 2001-BE1 Earthworks (General)
(c) SANS 2001-CC1 Concrete works (structural works): see structural engineer's drawings.
SANS 2001-CC2 Concrete works (minor works).
(d) SANS 2001-CM2 Strip footings, pad footings and slab-on-the-ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds)
(e) SANS 2001-CM1 Masonry walling
(f) SANS 2001-CT1 Structural timberwork - flooring
(g) SANS 2001-CT2 Structural timberwork - roofing
(h) SANS 2001-CS1 Structural steelwork: see structural engineer's drawings.
(i) Installation of glazing: SANS 2001-CG1
(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
3. Quality of materials and workmanship to comply with:
(a) SANS Codes
(b) the minimum standards of Standard Preliminaries (*IBCC*)
(c) the Model Preambles for Trades' (2008 edition - ASAQS)
(d) Project Specifications/Bill of Quantities.
4. This drawing is to be read in conjunction with other Project Drawings,Construction Documentation & Principal Building Agreement.
5. Contractors must view site & works & allow for everything necessary to complete the works.
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13. All timber construction, including decking to comply with Wood SANS 0163
14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

FINISHING SCHEDULE

WALL FINISHES

WL01	Existing interior walls to be sanded and painted with 1 coat universal undercoat and two coats Plascon professional low sheen Colour: Antique Petal GR-Y05
WL02	Wall finish in bathrooms: 200x200 White Johnsons tiles with white grout, up to 1600AFFL. Pattern vertical stagger bond. Paint above tiles: Plascon Acrylic PVA. Colour: "Antique Petal". Code:GR-Y05
WL03	Existing interior walls to be sanded and painted with 1 coat universal undercoat and two coats Plascon professional low sheen Colour: Full of Blarney, code: G3-B1-2. Sample to be approved by Architect.
WL04	Existing exterior walls to be repaired, pathced and sanded where necessary and painted two coats Plascon professional exterior wall coating to match existing colour and texture

FLOOR FINISHES

FL01	Vinyl flooring Installed as per manufacturer's Specifications
FL02	500 x 500 Ceramic Floor Tile CTM | Optimus Bone Matt Finish SKU: PG1UOP120030
FL03	Existing suspended timber floors to be sanded, repaired where damaged and sealed with water based timber sealant as per specialist specification
FL04	Belgotex berber point 650 50 x 50mm carpet tiles, Colour: rock
FL05	New polished concrete floor as per contractors' specifications
FL06	Re-paint stoep with Plascon stoep enamel as per manufactureres' specifications. Colour to match existing
FL07	Remove existing paving where applicable as per the demolition plan. Prepare substrate for new Corobrik Corolock 80mm thick as per manufacturer's specifications. Colour grey
FL08	New anti-static flooring in server room. Mipolam Affinity EL7 4411 RAFFIA.

DOOR FINISH

ED01	All existing doors to be sanded and painted with one coat universal undercoat and two coats Plascon Velvaglo | colour white to match existing.

WINDOW FINISH

EW01	All existing Steell windows to be sanded and painted colour white to match existing.
EW02	All existing Timber windows to be sanded and painted with one coat universal undercoat and two coats Plascon Velvaglo | colour white to match existing.

Walls:

Structural: Cracks to be repaired in walls.
Walls: Existing interior walls to be sanded and painted.
Walls: Existing exterior walls to be repaired, patched and sanded where necessary. Damp repair and protection in identified areas.
Doors: All doors to be sanded and painted

DRAWING NO: **103**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

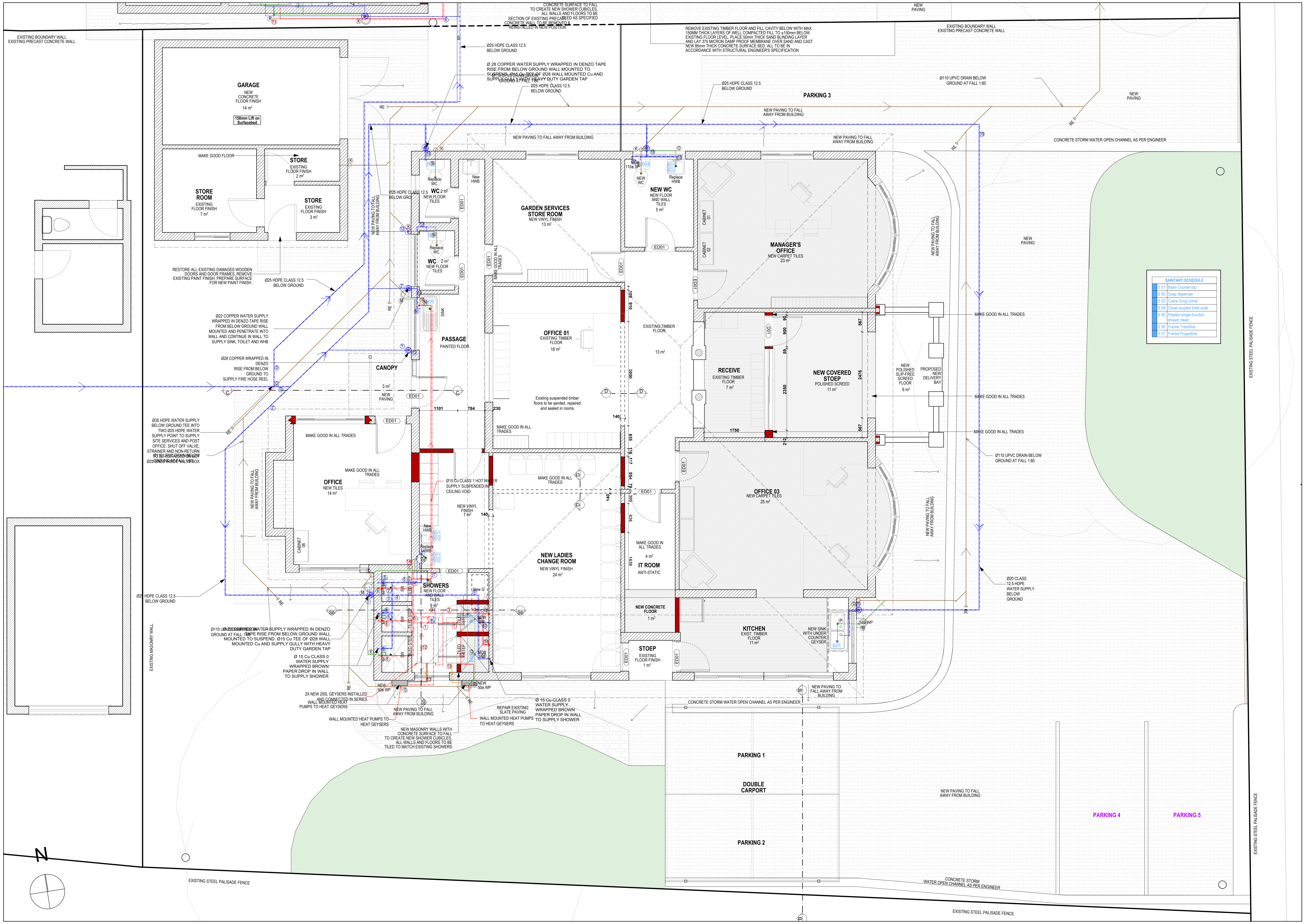
Project Status: TENDER

Drawing Names:
Ground Floor Plan - Heritage Building 4124

Project No.	Page Size:
#Project ID	A1

Drawn by:	Date:
NB/OTHER	Thursday, November 14, 2024
Checked by:	
E. Theunissen	

Cad No.	Drawing no.
	103



SANITARY SCHEDULE

S 01	Basin Counter top
S 02	Soap dispenser
S 03	Cobra Snug Urinal
S 04	Close coupled toilet suite
S 05	Prestex single-function shower head
S 06	Franke Trendline
S 07	Franke Projectline

1:50

100_WD Water & Drainage - Building 4124

100_WD

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(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
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14. All new pools:
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15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **105**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13
E	INFORMATION	2024/08/20

INDIGEN Architects

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Project: RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client: UNIVERSITY OF PRETORIA

Project description: Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: TENDER

Drawing Names: Ground Floor Plan - Heritage Building 4124, 100_WD Water & Drainage - Building 4124

Project No. #Project ID | **Page Size:** A1

Drawn by: NB/OTHER | **Date:** Thursday, November 14, 2024
Checked by: E. Theunissen

Cad No.

Drawing no. **105**

NOTES:

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15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **106**

REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

INDIGEN Architects

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

Project Status: **TENDER**

Drawing Names:
Ground Floor Plan - Heritage Building 4124

Project No.	Page Size:
#Project ID	A1

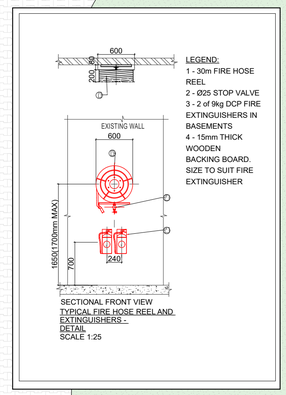
Drawn by:	Date:
NB/OTHER	Thursday, November 14, 2024
Checked by:	
E. Theunissen	

Cad No.

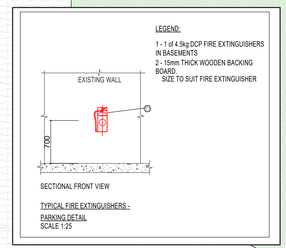
Drawing no. **106**

FLOOR:	GROUND FLOOR
GARDEN SERVICES	
TOTAL FLOOR AREA:	614m²
OCCUPANCY:	G1- OFFICES
MAX ESCAPE DISTANCE:	45m
EXITS:	3
SPRINKLER PROTECTION:	NO
SMOKE VENTILATION:	YES (BY OPENABLE WINDOWS)
SMOKE DETECTION:	YES (BY ELECTRICAL ENGINEER)
FIRE FIGHTING:	
30m FHR	: 1 OFF
FIRE HYDRANT	: 0 OFF
4.5kg DCP FIRE EXTINGUISHERS	: 3 OFF
5kg CO2 FIRE EXTINGUISHER	: 1 OFF
9kg DCP FIRE EXTINGUISHER	: 0 OFF
10kg CO2 FIRE EXTINGUISHER	: 1 OFF

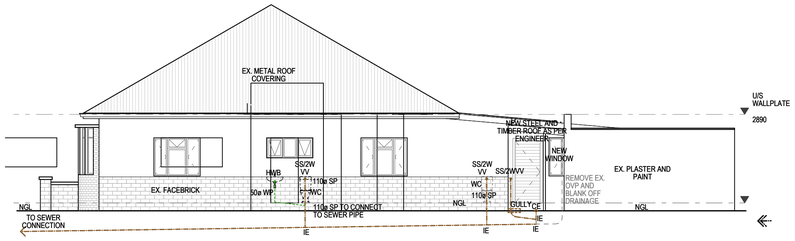
FLOOR:	GROUND FLOOR POST
OFFICE	
TOTAL FLOOR AREA:	614m²
OCCUPANCY:	G1- OFFICES
MAX ESCAPE DISTANCE:	45m
EXITS:	3
SPRINKLER PROTECTION:	NO
SMOKE VENTILATION:	YES (BY OPENABLE WINDOWS)
SMOKE DETECTION:	YES (BY ELECTRONICS ENGINEER)
FIRE FIGHTING:	
30m FHR	: 1 OFF
FIRE HYDRANT	: 0 OFF
4.5kg DCP FIRE EXTINGUISHERS	: 2 OFF
5kg CO2 FIRE EXTINGUISHER	: 1 OFF
9kg DCP FIRE EXTINGUISHER	: 2 OFF



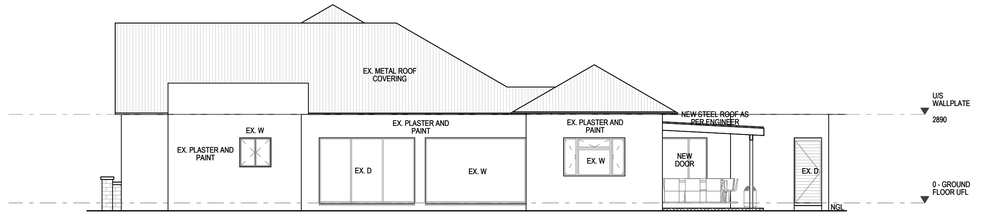
SECTIONAL FRONT VIEW
TYPICAL FIRE HOSE REEL AND EXTINGUISHERS - DETAIL
SCALE 1:25



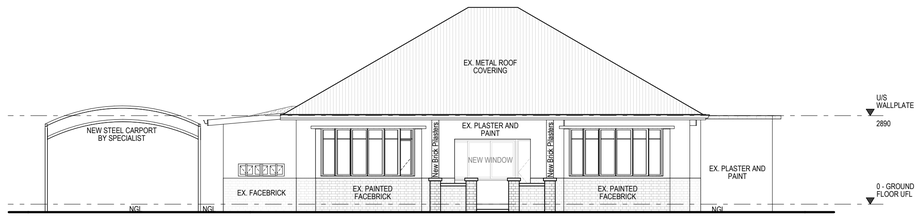
SECTIONAL FRONT VIEW
TYPICAL FIRE EXTINGUISHERS - PARKING DETAIL
SCALE 1:25



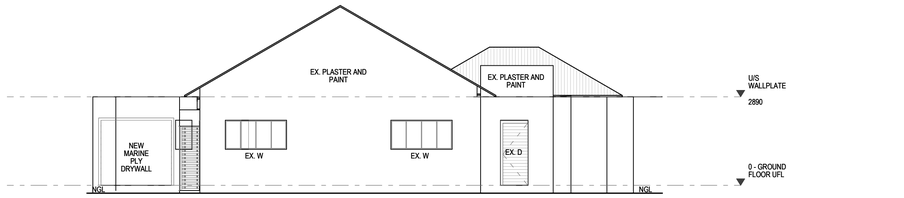
NE/4124 North Elevation 1:100



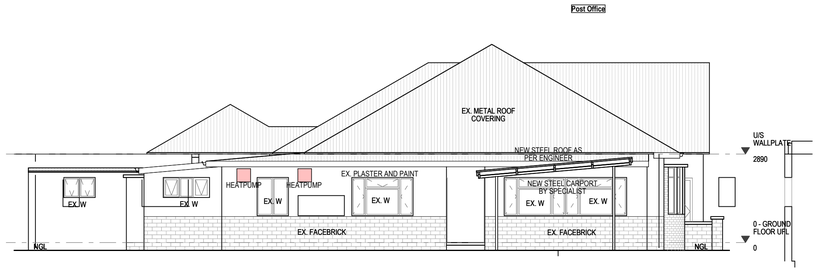
NE/4123 North Elevation 1:100



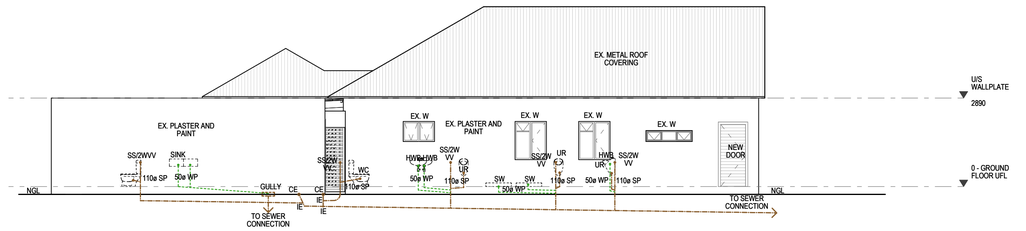
1:100 East Elevation



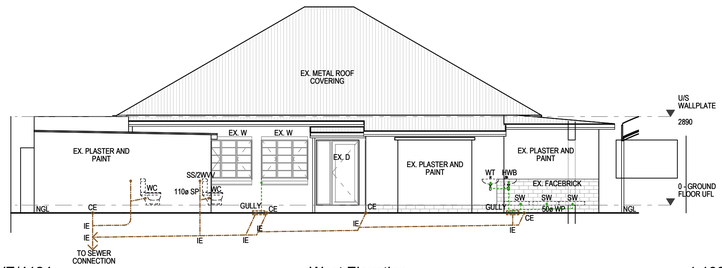
EE/4123 East Elevation 1:100



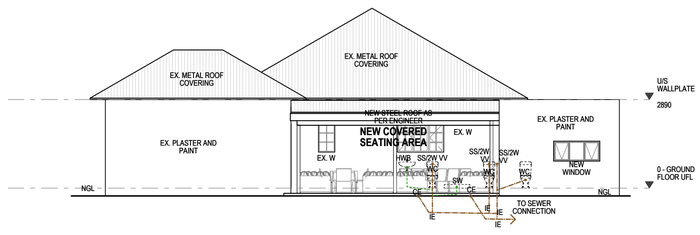
SE/4124 South Elevation 1:100



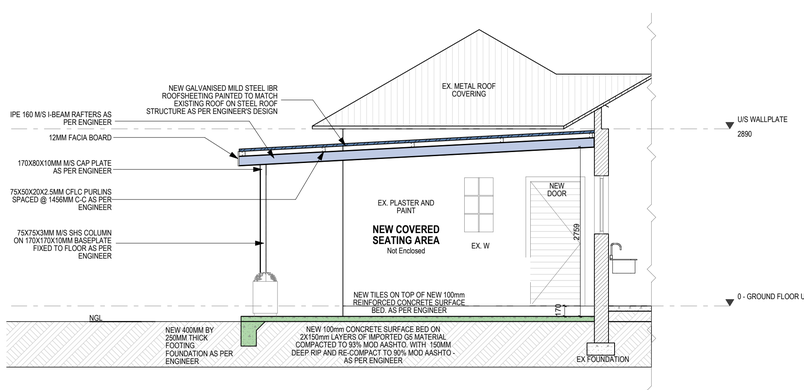
SE/4123 South Elevation 1:100



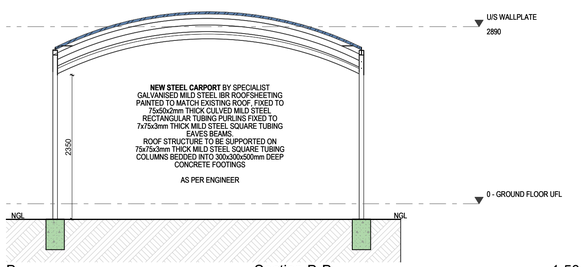
WE/4124 West Elevation 1:100



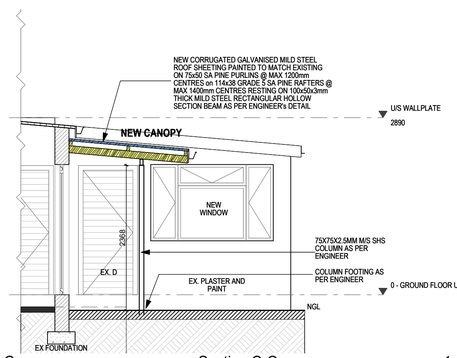
WE/4123 West Elevation 1:100



A Section A-A 1:50



B Section B-B 1:50



C Section C-C 1:50

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14. All new pools:
New pool by specialist to comply with SANS 1390 and SANS 10400 ,Part D
15. All drywall to comply with SANS 10082

ARCHITECT SIGNATURE

NAME

ENGINEER SIGNATURE

NAME

PROPERTY OWNER SIGNATURE

NAME

DRAWING NO: **300**

REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	PRINT DATE
TD	TENDER DRAWING	2024/11/13

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
UNIVERSITY OF PRETORIA

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Street Address: 491 and 495 Festival Street

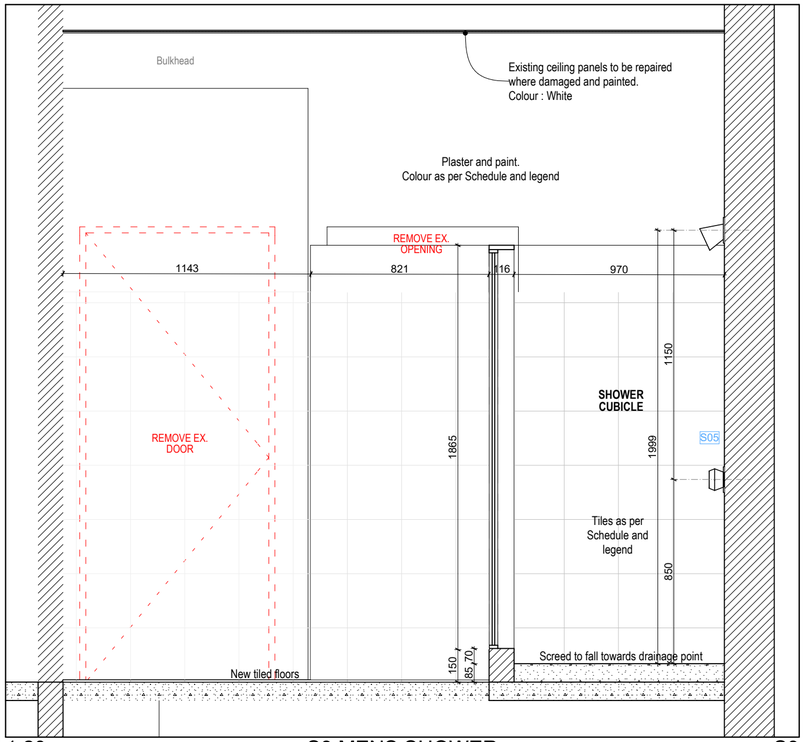
Project Status: **TENDER**

Drawing Names:
North Elevation, West Elevation, South Elevation, East Elevation, Section A-A, Section C-C, Section B-B

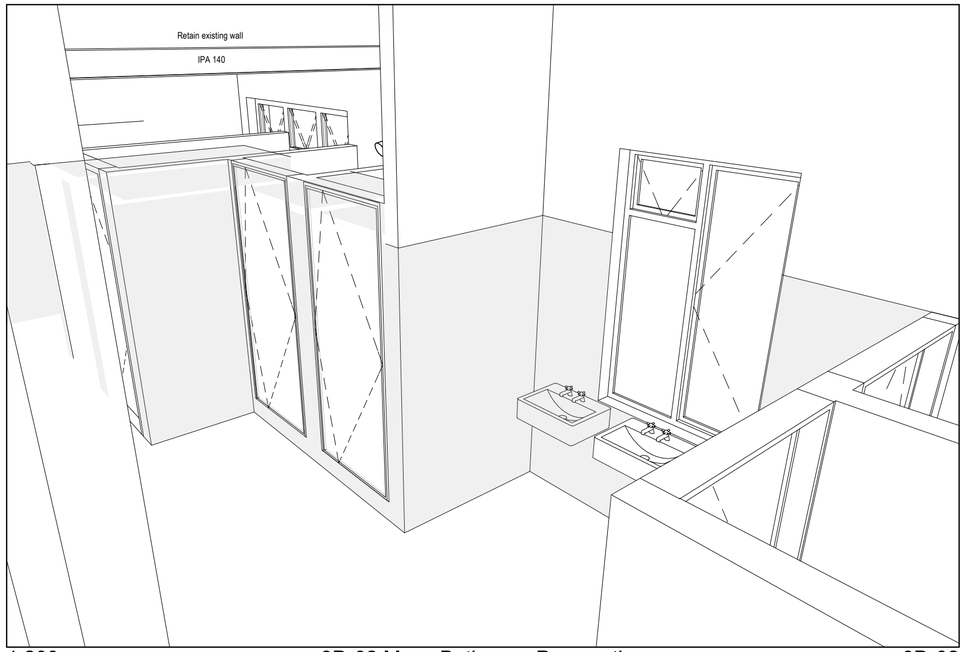
Project No. #Project ID
Page Size: A1

Drawn by: NB/OTHER
Checked by: E. Theunissen
Date: Thursday, November 14, 2024

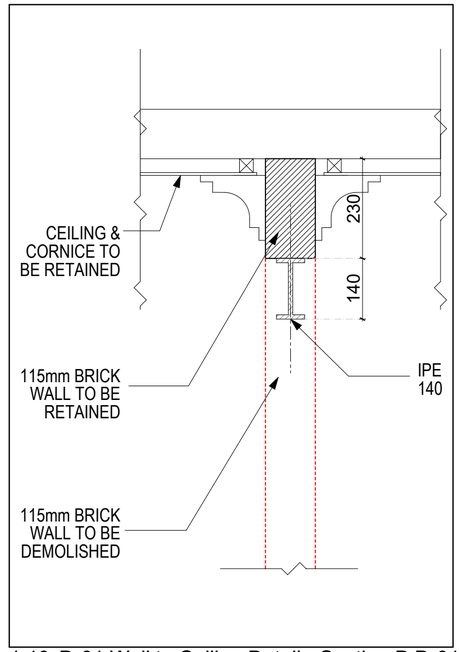
Cad No.
Drawing no. 300



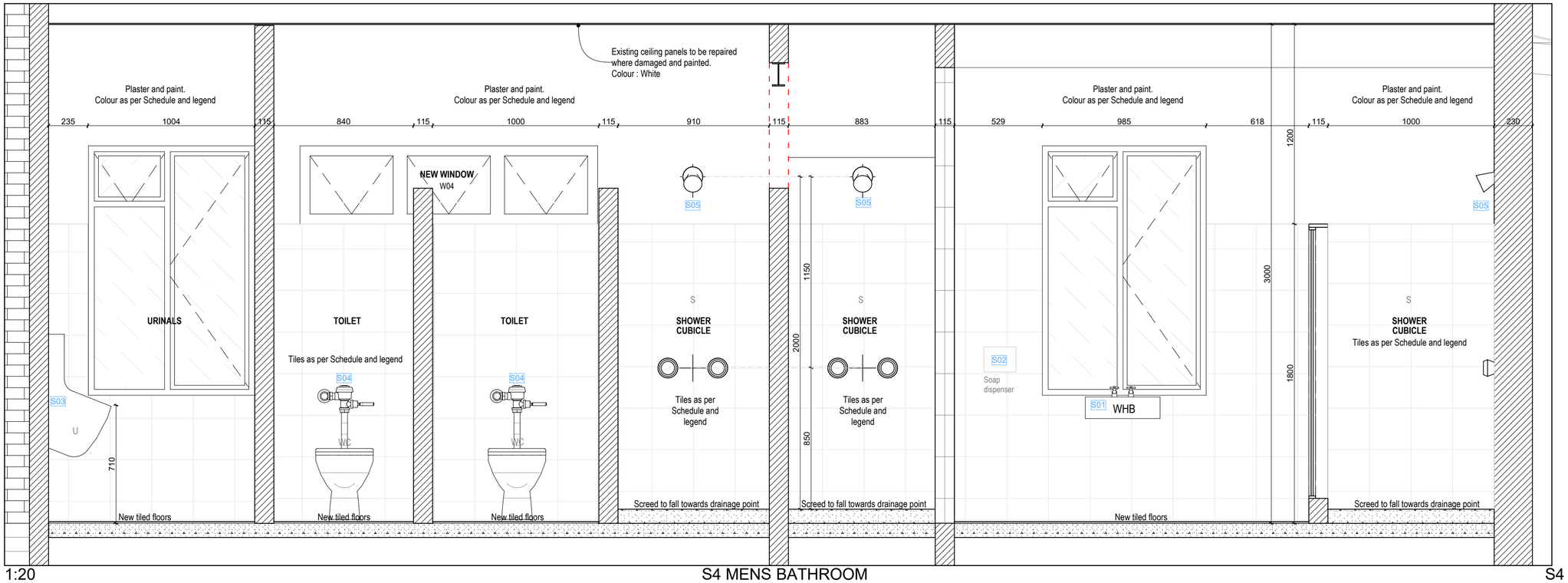
1:20 S3 MENS SHOWER S3



1:200 3D-02 Mens Bathroom Perspective 3D-02



1:10 D-01 Wall to Ceiling Detail - Section D D-01



1:20 S4 MENS BATHROOM S4

NOTES:

1.The design of this project complies with the requirements of SANS 10400 - The application of the National Building Regulations.
2.The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards (read with project specifications):
(a) SANS 2001-BS1 Site clearance
(b) SANS 2001-BE1 Earthworks (General)
(c) SANS 2001-CC1 Concrete works (structural works): see structural engineer's drawings.
SANS 2001-CC2 Concrete works (minor works)
(d) SANS 2001-CM2 Strip footings, pad footings and slab-on-the-ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds)
(e) SANS 2001-CM1 Masonry walling
(f) SANS 2001-CT1 Structural timberwork - flooring
(g) SANS 2001-CT2 Structural timberwork - roofing
(h) SANS 2001-CS1 Structural steelwork: see structural engineer's drawings.
(i) Installation of glazing: SANS 2001-CG1
(j) SANS 2001-EM1 Cement plaster
(k) Installation of glazing: SANS 2001-Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
(l) Refer to project specifications for all other SANS standards
(m) SANS 204: Energy efficiency in buildings
(n) CSIR - "Technical Guide to a Good House Construction" (residential work) & NHBRC
3. Quality of materials and workmanship to comply with:
(a) SANS Codes
(b) the minimum standards of Standard Preliminaries (JBCC)
(c) the Model Preambles for Trades' (2008 edition - ASAQS)
(d) Project Specifications/Bill of Quantities.
4. This drawing is to be read in conjunction with other Project Drawings,Construction Documentation & Principal Building Agreement.
5. Contractors must view site & works & allow for everything necessary to complete the works.
6. Contractors to check the details on this drawing for compliance with standards of good building practice with particular reference to requirements by local &/or site conditions & report any discrepancies to the Architects.
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15. All drywall to comply with SANS 10082

DRAWING NO: **201**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	DATE ISSUED
TD	TENDER	2024/11/14

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
#Client Company

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Drawing Names:
Ground Floor Plan - Heritage Building 4124, S3 MENS SHOWER, S4 MENS BATHROOM, 3D-02 Mens Bathroom Perspective, D-01 Wall to Ceiling Detail Section D

Project No.	Paper Size
2048.08	A2

Drawn by:	Date
NB/OTHER	Thursday, November 14, 2024

Checked by:
E. Theunissen

Cad No.
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Drawing no. **201**

1:200 Existing walls 1

1:200 Walls to be demolished 3D-10

NOTES:

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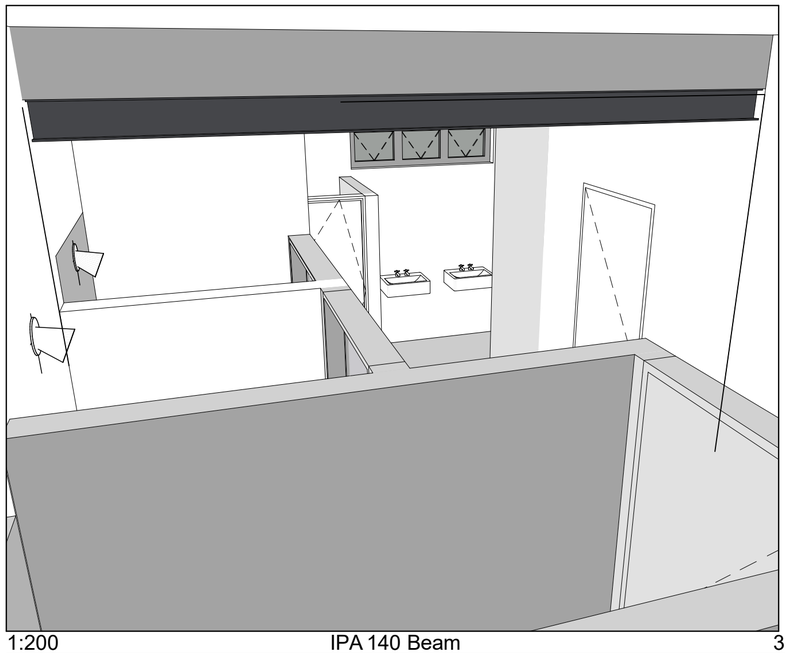
New pool by specialist to comply with SANS 1390 and SANS 10400, Part D
15. All drywall to comply with SANS 10082

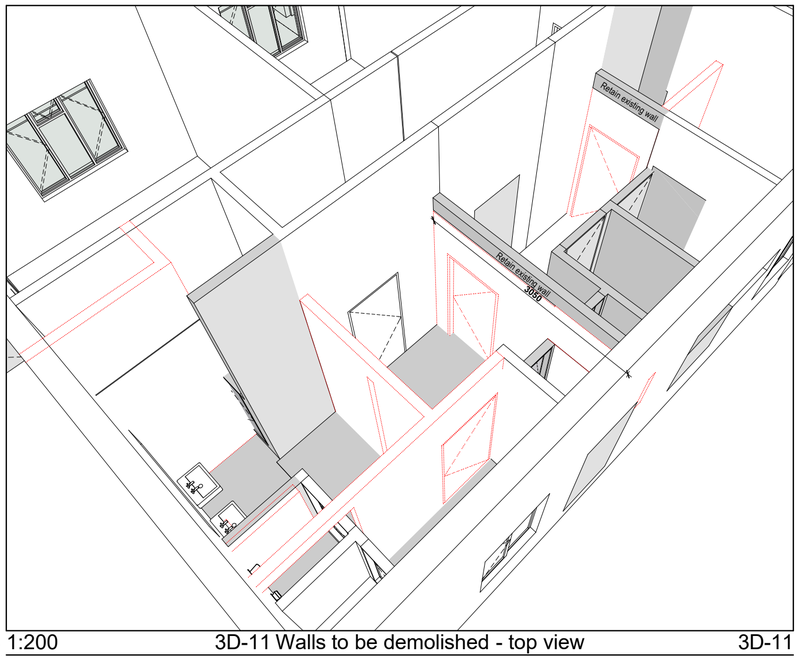
DRAWING NO: **201**
REVISIONS UP TO Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	DATE ISSUED
TD	TENDER	2024/11/14

1:200 Mens Shower Bulkhead view from toilet 3D-08



1:200 IPA 140 Beam 3



1:200 3D-11 Walls to be demolished - top view 3D-11

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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE

Client:
#Client Company

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

Drawing Names:
Existing walls, Mens Shower Bulkhead view from toilet, IPA 140 Beam, 3D-11 Walls to be demolished - top view, Walls to be demolished

Project No: 2018-08 **Paper Size:** A2

Drawn by: NB/OTHER
Date Thursday, November 14, 2024
Checked by: E. Theunissen

Cad No.
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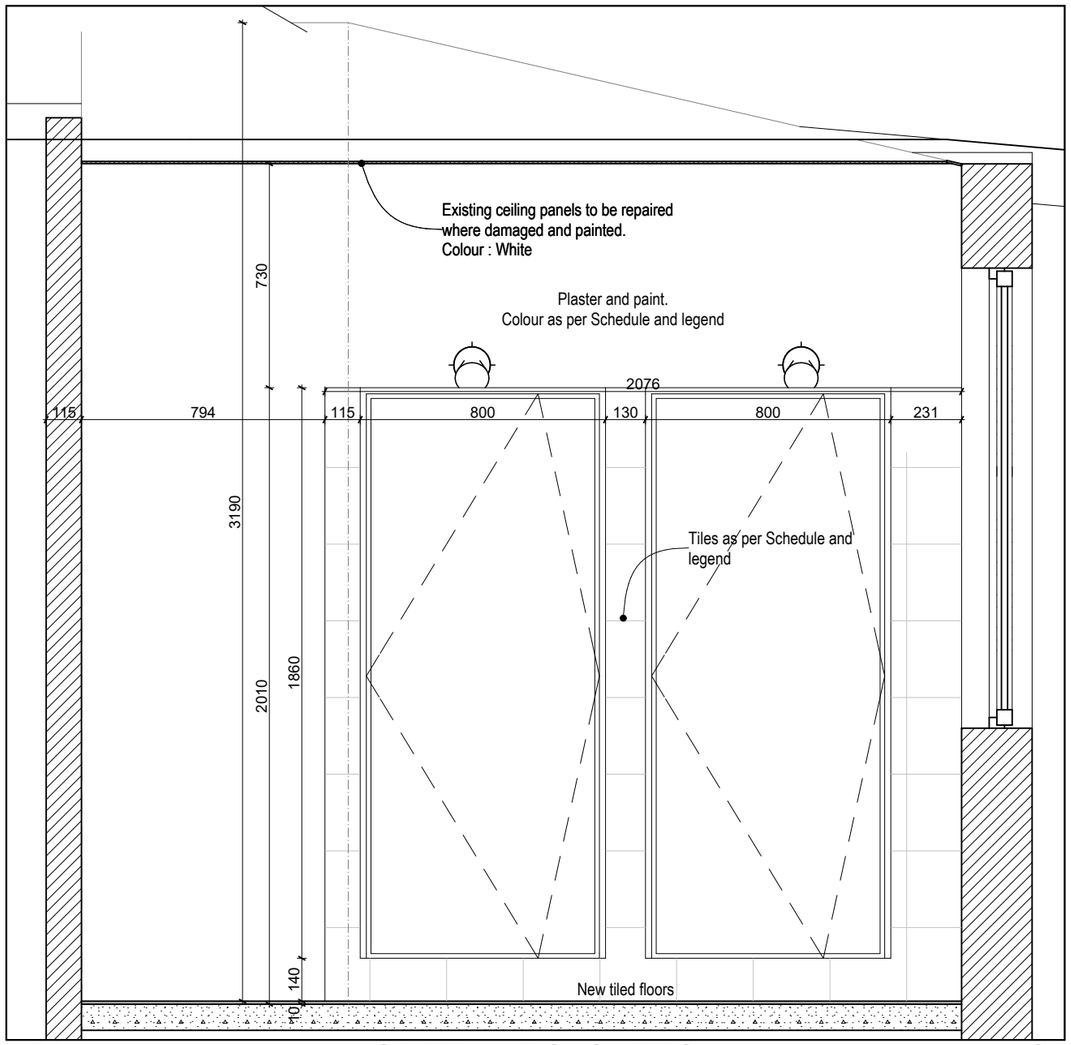
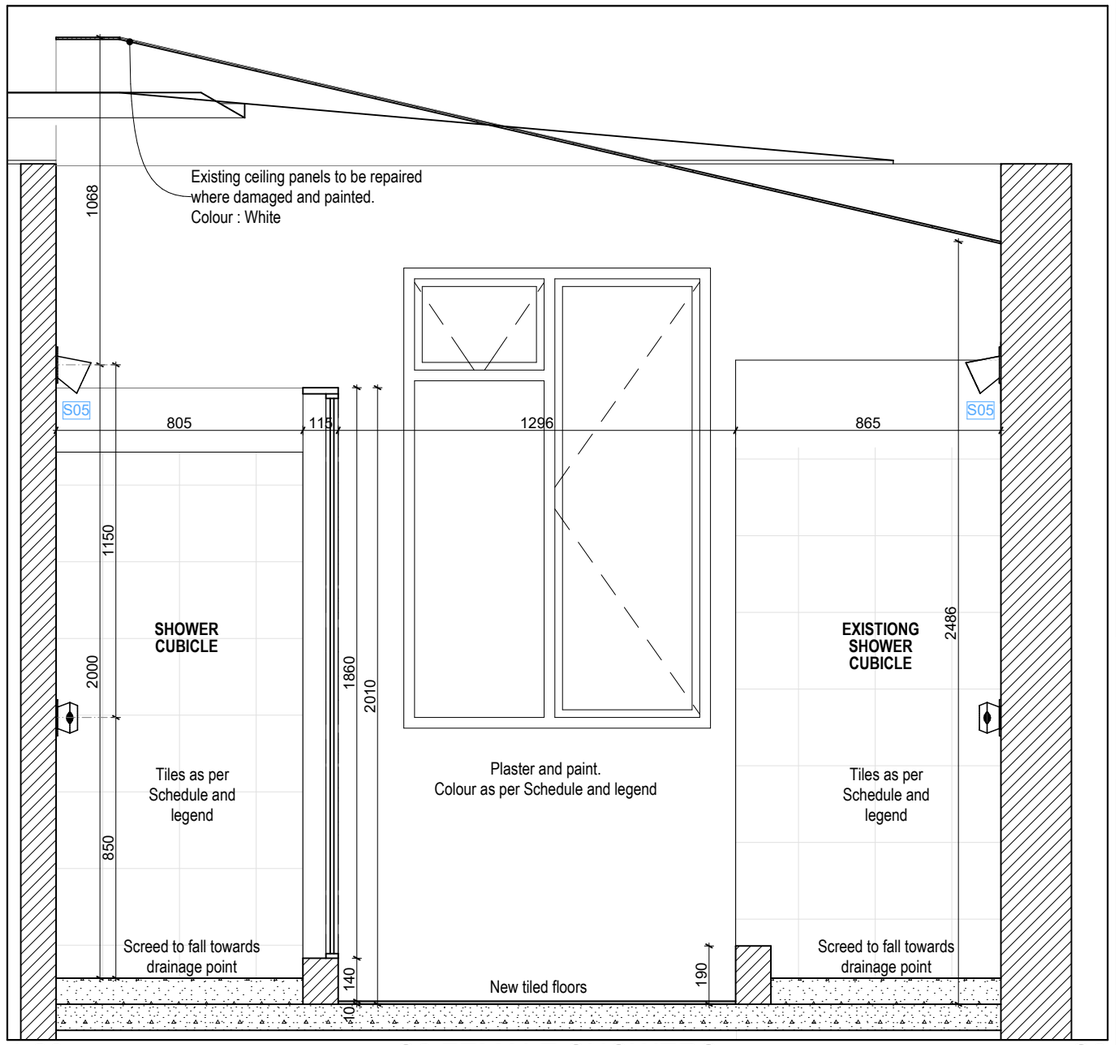
Drawing no. **201**

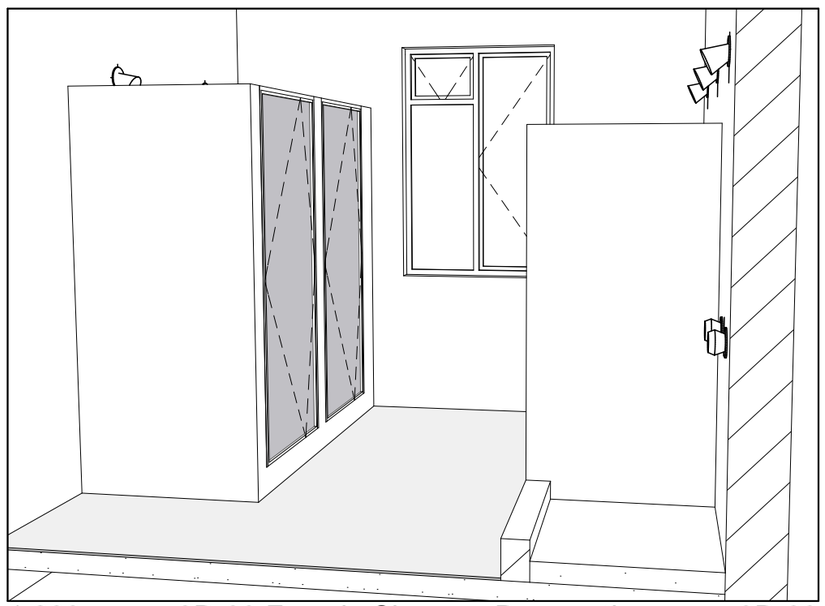


1:20 S5 FEMALE SHOWERS S5



1:20 S6 FEMALE SHOWERS S6

SANITARY SCHEDULE	
S 01	Basin Counter top
S 02	Soap dispenser
S 03	Cobra Snug Urinal
S 04	Close coupled toilet suite
S 05	Prestex single-function shower head
S 06	Franke Trendline
S 07	Franke Projectline



1:200 3D-03 Female Showers Perspective 3D-03

NOTES:

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2.The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards (read with project specifications):
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Project:
RENOVATION TO GARDEN SERVICE AND POST OFFICE
#Client Company

Project description:
Lot 779 of the Town Hatfield - POST OFFICE & GARDEN SERVICE/ HATFIELD CAMPUS

COSTING PURPOSES

Layout Name:
Sanitary Elevations - Building 4124

Project No.	Page Size:	Scale:
#Pln	A3	as shown

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Drawn by: E Theunissen
Checked by: E Theunissen
Date: Thursday, November 14, 2024

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DRAWING NO: **202**
REVISIONS UP TO
Thursday, November 14, 2024

REV. NO.	PROJECT STAGE	DATE
TD	TENDER	2024/11/14

NOTE: ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE