

NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977

NATIONAL BUILDING REGULATIONS: PART A2A – COMPLYING WITH THE REQUIREMENTS OF THE SOUTH AFRICAN NATIONAL BUILDING REGULATIONS

- THE REQUIREMENTS OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE COMPLIED WITH BY:
 - (a) ADHERING TO THE REQUIREMENTS OF ALL THE PRESCRIPTIVE REGULATIONS, AND
 - (b) SATISFYING ALL FUNCTIONAL REGULATIONS BY
- 1. ADOPTING BUILDING SOLUTIONS THAT COMPLY WITH THE REQUIREMENTS OF THE RELEVANT PART OF SANS 10400; OR
- 2. RELIABLY DEMONSTRATING, OR PREDICTING WITH CERTAINTY, TO THE SATISFACTION OF THE APPROPRIATE LOCAL AUTHORITY, THAT AN ADOPTED BUILDING SOLUTION HAS AN EQUIVALENT OR SUPERIOR PERFORMANCE TO A SOLUTION THAT COMPLIES WITH THE REQUIREMENTS OF THE RELEVANT PART OF SANS 10400.

SANS 10400 – PART A: GENERAL PRINCIPLES AND REQUIREMENTS

- THE REQUIREMENTS OF THE **NATIONAL BUILDING REGULATIONS** CONTAINED IN ANNEX A OF EACH PART OF SANS 10400 SHALL BE COMPLIED WITH BY
 - (a) ADHERING TO THE REQUIREMENTS OF ALL THE PRESCRIPTIVE REGULATIONS, AND
 - (b) SATISFYING ALL FUNCTIONAL REGULATIONS BY
- 1. ADOPTING BUILDING SOLUTIONS THAT COMPLY WITH THE REQUIREMENTS OF 4.2; OR
- 2. RELIABLY DEMONSTRATING, OR PREDICTING WITH CERTAINTY, TO THE SATISFACTION OF THE APPROPRIATE LOCAL AUTHORITY, THAT AN ADOPTED BUILDING SOLUTION HAS AN EQUIVALENT OR SUPERIOR PERFORMANCE TO A SOLUTION THAT COMPLIES WITH THE REQUIREMENTS OF 4.2

SANS 10400 – PART B: STRUCTURAL DESIGN

- THE FUNCTIONAL REGULATIONS PERTAINING TO STRUCTURAL DESIGN CONTAINED IN PART B OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE THE DIMENSIONS IN DOLOMITE LAND COMPLYING WITH THE REQUIREMENTS OF 4.4, WHERE THE STRUCTURAL SYSTEM OF THE BUILDING :
 - (a) COMPLIES WITH THE REQUIREMENTS OF PARTS H, J, K, L, M & N OF SANS 10400;
 - (b) IN THE CASE OF TIMBER BUILDINGS, WITH THE REQUIREMENTS OF SANS 10082;

- SANS 10400 – PART C: DIMENSIONS**
- THE FUNCTIONAL REGULATION CONTAINED IN PART C OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE THE DIMENSIONS OF ANY ROOM OR SPACE COMPLY WITH THE REQUIREMENTS OF 4.2, 4.3 & 4.4.

SANS 10400 – PART D: PUBLIC SAFETY

- THE FUNCTIONAL REGULATIONS CONTAINED IN PART D OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE:
 - A CHANGE IN LEVEL AND THE DESIGN OF RAMPS & DRIVEWAYS, OR ACCESS TO SWIMMING POOLS & SWIMMING BATHS COMPLY WITH THE REQUIREMENTS OF 4.2, 4.3 & 4.4 RESPECTIVELY.

NATIONAL BUILDING REGULATIONS – PART E: DEMOLITION WORK

- THE FUNCTIONAL REGULATIONS CONTAINED IN PART E OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE REGULATION E1, E2, E3 & E4 ARE COMPLIED WITH.

SANS 10400 – PART F: SITE OPERATIONS

- THE REQUIREMENTS OF THE FUNCTIONAL REGULATION **F1** CONTAINED IN PART F OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE THE PROVISION OF SANITARY FACILITIES COMPLIES WITH THE REQUIREMENTS OF 4.2 & THE MEANS OF PROTECTION AGAINST SUBTERRANEAN TERMITE ACTIVITY, WHERE REQUIRED, COMPLIES WITH THE REQUIREMENTS OF 4.3.

SANS 10400 – PART G: EXCAVATIONS

- THE FUNCTIONAL REGULATION **G1**(1) CONTAINED IN PART G OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE THE EXCAVATION RELATING TO A BUILDING IS LESS THAN 3,0m DEEP & COMPLIES WITH THE REQUIREMENTS OF 4.2.

SANS 10400 – PART H: FOUNDATIONS

- THE FUNCTIONAL REGULATION **H1**(1) CONTAINED IN PART H OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE A GEOTECHNICAL SITE INVESTIGATION HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, AND THE FOUNDATIONS OF A BUILDING ARE IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF :
 - (a) SANS 10400-B, AND SUCH FOUNDATIONS ARE DESIGNED TO SUIT SITE CONDITIONS BY TAKING INTO ACCOUNT
- 1. ALL THE INFORMATION CONTAINED IN THE GEOTECHNICAL SITE INVESTIGATIONS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2;
- 2. THE SHAPE, SIZE AND CONSTRUCTION OF THE BUILDINGS, AS WELL AS THE LAYOUT AND TOPOGRAPHY OF THE SITE;
- 3. THE EXISTING, PREVIOUS AND FUTURE VEGETATION;
- 4. DIFFERENTIAL MOVEMENTS;
- 5. THE LOCATION OF SERVICES; AND
- 6. EROSION

SANS 10400 – PART J: FLOORS

- THE FUNCTIONAL REGULATIONS CONTAINED IN PART J OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE:
 - (a) FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL COMPLY WITH THE REQUIREMENTS OF 4.2;
 - (b) SUSPENDED FLOORS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING:
 - SANS 10400 B & SANS 10400 T
 - SANS 10082.
 - (c) SLABS SUPPORTED ON THE GROUND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF
 - 1. SANS 10400 B,
 - 2. SANS 10400 H, OR
 - 3. 4.4; AND
 - (d) ALL TIMBER USED IN THE ERECTION OF A BUILDING SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH SANS 10005

SANS 10400 – PART K: WALLS

- THE FUNCTIONAL REGULATIONS **K1** TO **K4** CONTAINED IN PART K OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE:
 - (a) FACILITIES BOTH ON THE SITE & WITHIN THE BUILDING ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 B, SANS 10400 T & 4.4.

SANS 10400 – PART L: ROOFS

- THE FUNCTIONAL REGULATIONS PERTAINING TO ROOFS CONTAINED IN PART L OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE:
 - (a) ROOF COVERINGS & WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2
 - (b) THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400 C, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER
 - 1. 4.4, PROVIDED THAT THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400 K, OR
 - 2. SANS 10400 B, SUBJECT TO ANY NAIL PLATED CONNECTORS HAVING ENGINEERING PROPERTIES FOR APPLICATION WITH SFTWOOD DETERMINED BY AN ACCREDITED TESTING LABORATORY, AND CORROSION RESISTANCE AT LEAST EQUIVALENT TO THAT PROVIDED BY A GALVANIZING COATING OF 275g/m².
 - (d) GUTTERS AND DOWNPIPES, WHERE PROVIDED, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 R, AND
 - (e) THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 T OR 4.5

SANS 10400 – PART M: STAIRWAYS

- THE FUNCTIONAL REGULATIONS PERTAINING TO STAIRWAYS CONTAINED IN PART M OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE:
 - (a) THE STAIRWAY, INCLUDING ANY HANDRAIL TO SUCH STAIRWAY, IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2 & 4.3,
 - (b) THE STAIRWAY COMPLIES WITH THE REQUIREMENTS OF SANS 10400 B & SANS 10400 T,
 - (c) ANY WALL, SCREEN, RAILING OR BALUSTRADE TO SUCH STAIRWAY IS IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER SANS 10400 B OR SANS 10400 K & SANS 10400 T

SANS 10400 – PART N: GLAZING

- THE FUNCTIONAL REGULATION **N1**(1) CONTAINED IN PART N OF THE **NATIONAL BUILDING REGULATIONS** SHALL, PROVIDED THAT TRANSPARENT GLAZING IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.3 & GLAZING SYSTEMS EXPOSED TO THE NATURAL ELEMENTS COMPLY WITH ALL THE REQUIREMENTS OF SANS 613, BE DEEMED TO BE SATISFIED WHEN :
 - (a) GLAZING & ITS ASSOCIATED FRAMES & FIXINGS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 B, PROVIDED THAT
 - ANY PANES OF GLASS PANELS HAVE A NOMINAL THICKNESS NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, AND
 - THE REQUIREMENTS OF 4.2.2 & 4.2.5 ARE COMPLIED WITH; OR
 - (b) GLAZING IN EXTERNAL WALLS WITHIN 800mm OF THE FLOOR LEVEL ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, AND INSTALLED IN A FRAME IN ACCORDANCE WITH EITHER THE REQUIREMENTS OF SANS 2001-CG1 OR A SUITABLE METHOD DESCRIBED IN SANS 10137
- THE FUNCTIONAL REGULATION **N1**(2) CONTAINED IN PART N OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE GLAZING IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4
- FIRE RELATED REQUIREMENTS FOR GLAZING SHALL BE IN ACCORDANCE WITH SANS 10400 T
- ENERGY USAGE REQUIREMENTS FOR GLAZING SHALL BE IN ACCORDANCE WITH SANS 10400 XA

SANS 10400 – PART O: LIGHTING & VENTILATION

- THE FUNCTIONAL REGULATIONS PERTAINING TO LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM & ROOM CONTAINING A TOILET PAN, CONTAINED IN PART O OF THE **NATIONAL BUILDING REGULATIONS**, SHALL BE DEEMED TO BE SATISFIED WHERE THE LIGHTING IN SUCH ROOMS COMPLIES WITH THE REQUIREMENTS OF SANS 10400 T AND THE REQUIREMENTS OF 4.2
- THE FUNCTIONAL REGULATIONS PERTAINING TO VENTILATION CONTAINED IN PART O OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE VENTILATION COMPLIES WITH THE REQUIREMENTS OF SANS 10400 T AND COMPLIES WITH THE REQUIREMENTS OF 4.3.

SANS 10400 – PART P: DRAINAGE

- THE FUNCTIONAL REGULATION **P2** CONTAINED IN PART P OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE THE DRAINAGE INSTALLATION COMPLIES WITH THE REQUIREMENTS OF 4.2 TO 4.27.

SANS 10400 – PART Q: NON-WATER BORNE MEANS OF SANITARY DISPOSAL

- THE FUNCTIONAL REGULATION **Q3** CONTAINED IN PART Q OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE THE NON-WATER-BORNE SANITARY DISPOSAL SYSTEM HAS A CLOSET IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2 AND COMPLIES WITH THE REQUIREMENTS OF 4.3 OR 4.4.

SANS 10400 – PART R: STORMWATER DISPOSAL

- THE FUNCTIONAL REGULATIONS CONTAINED IN PART R OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE THE MEANS FOR THE CONTROL AND DISPOSAL OF STORMWATER IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, PROVIDED THAT THE STORMWATER SYSTEM IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2.2.

SANS 10400 – PART S: FACILITIES FOR PERSONS WITH DISABILITIES

- THE FUNCTIONAL REGULATION **S2** CONTAINED IN PART S OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE:
 - (a) FACILITIES BOTH ON THE SITE & WITHIN THE BUILDING ARE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THIS PART OF SANS 10400;

SANS 10400 – PART T: FIRE PROTECTION

- THE FUNCTIONAL REGULATION **T1** CONTAINED IN PART T OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE THE FIRE PROTECTION IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2 TO 4.56 (INCLUSIVE), 4.58 & 4.59.

NATIONAL BUILDING REGULATIONS – PART U: REFUSE DISPOSAL

- THE FUNCTIONAL REGULATIONS CONTAINED IN PART U OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE REGULATION **U1, U2, & U3** ARE COMPLIED WITH.
- REFUSE AREAS TO BE CONSTRUCTED SO AS TO BE RODENT PROOF & PROVIDED WITH HOSE, BIBTAP & SUMP.

SANS 10400 – PART W: FIRE INSTALLATION

- THE FUNCTIONAL REGULATION **W3** CONTAINED IN PART W OF THE **NATIONAL BUILDING REGULATIONS** SHALL BE DEEMED TO BE SATISFIED WHERE FIRE INSTALLATIONS COMPLY WITH THE REQUIREMENTS OF 4.2, 4.3, 4.4 & 4.5.

SANS 10400 – PART XA: ENERGY USAGE IN BUILDINGS

- THE REQUIREMENTS OF SUB-REGULATION **XA1** CONTAINED IN PART X OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHEN SUCH BUILDING IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENT:
 - HAS AN ORIENTATION, SHADING, SERVICES AND BUILDING ENVELOPE IN ACCORDANCE WITH SANS 10400 PART XA.

SANS 2001 - CONSTRUCTION WORKS - CM1 MASONRY WALLING

- ALL CONSTRUCTION OF MASONRY WALLING TO COMPLY WITH SANS 2001-CM1

SANS 2001 - CONSTRUCTION WORKS - EM1 CEMENT PLASTER

- ALL CEMENT PLASTER TO MASONRY AND CONCRETE SURFACES TO COMPLY WITH SANS 2001-EM1.

GENERAL NOTES

- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.**
- REPORT ANY DISCREPANCIES DIRECT TO THE ARCHITECT BEFORE COMMENCING WORK.**
- ALL STAIR HEIGHTS AND BALUSTRADE LENGTHS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.**
- THESE DRAWINGS ARE COPYRIGHT AND REMAINS WITH THE ARCHITECT**

TOBACCO LEGISLATION

- NO SMOKING PERMITTED WITHIN BUILDINGS.

GENERAL SERVICES NOTES

- ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER.
- POSITION OF METERS TO BE ACCESSIBLE TO COUNCIL AND TENANTS AT ALL TIMES.
- POSITION OF WATER METERS TO BE APPROVED BY ARCHITECT.
- WORKS TO COMPLY WITH ALL MUNICIPAL BY-LAWS.
- ALL ELECTRICAL RETICULATION TO ELECTRICAL ENGINEER'S DETAILS AND REQUIREMENTS.

WATERPROOFING NOTES

- WATERPROOFING OF BUILDINGS SHALL COMPLY WITH SANS 10021.
- PRODUCTS USED IN ROOF COVERINGS AND WATERPROOFING SYSTEMS SHALL PRESERVE THEIR PROPERTIES SATISFACTORILY WITH NORMAL MAINTENANCE SPECIFIED BY THE MANUFACTURER FOR AT LEAST THE FOLLOWING PERIODS :
 - IN SYSTEMS WHICH CAN BE READILY REPAIRED : 10 YEARS, AND
 - IN SYSTEMS THAT ARE DIFFICULT TO REPLACE : 20 YEARS.

WATER SUPPLY & DRAINAGE INSTALLATIONS FOR BUILDINGS

- EVERY INSTALLATION SHALL COMPLY WITH SANS 10252 (*WATER SUPPLY & DRAINAGE IN BUILDINGS*), AND SANS 10254 (*THE INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF FIXED ELECTRICAL STORAGE WATER HEATING SYSTEMS*).
- FIRE INSTALLATIONS IN BUILDINGS SHALL COMPLY WITH PART W OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977 (NBR).
- IF REQUIRED, APPROVAL SHALL BE OBTAINED FROM THE LOCAL AUTHORITY REGARDING THE USE OF SPECIFIC MATERIALS OR WORKMANSHIP IN THE AREA CONCERNED. MOST LOCAL AUTHORITY WATER BYLAWS REQUIRE THAT ALL COMPONENTS FOR USE IN THEIR AREAS OF JURISDICTION SHALL BE LISTED ON A SCHEDULE OF APPROVED PRODUCTS. THE SCHEDULE OF APPROVED PRODUCTS IS NORMALLY THE "JOINT ACCEPTANCE SCHEME FOR WATER INSTALLATION COMPONENTS" (JASWIC) ACCEPTANCE LIST.

PAVING NOTES

- GRADING OF JOINTING SAND AS PER CIVIL ENGINEER'S SPECIFICATIONS OR AS PER CONCRETE MANUFACTURER'S ASSOCIATION (CMA) SPECIFICATION.
- PAVING BLOCKS TO BE PROJECT SPECIFIC, LAID AS PER MANUFACTURER'S SPECIFICATIONS.
- GRADING, THICKNESS AND COMPACTION OF BEDDING SAND AS PER CIVIL ENGINEER'S SPECIFICATIONS OR AS PER CONCRETE MANUFACTURER'S ASSOCIATION (CMA) SPECIFICATIONS.
- COMPACTED SUB-BASE AS PER CIVIL ENGINEER'S SPECIFICATIONS.

CONCRETE FINISHES NOTES

- ALL CONCRETE WORK SHALL COMPLY WITH SANS 2001-CC1 AND SABS 1200-G AND STRUCTURAL ENGINEER'S SPECIFICATIONS.
- WHERE A WOOD-FLOATED, STEEL FLOATED, POWER-FLOATED FINISH, SCREED TOPPING OR GRANOLITHIC FINISH IS REQUIRED IN TERMS OF THE SCOPE OF WORK, THE CONCRETE SHALL, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS, DATA, BE FINISHED TO A *DEGREE OF ACCURACY III* IN ACCORDANCE WITH SANS 2001-CC1
- ACCURACY OF THE CONCRETE WORKS SHALL BE IN ACCORDANCE WITH TABLE II OF SANS 2001-CC1, FOR THE DEGREE OF ACCURACY SPECIFIED.
- FORMWORK SHALL BE SO CONSTRUCTED THAT THE PERMISSIBLE DEVIATIONS OF THE FINISHED FOUNDATIONS AND ELEMENTS OR COMPONENTS ABOVE FOUNDATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE II OF SANS 2001-CC1 AS RELEVANT.
- FORMWORK SHALL BE SUCH AS TO PRODUCE THE SURFACE CONDITIONS AND FINISHED CONCRETE TO THE RELEVANT SECTIONS OF THE WORK AS REQUIRED BY THE SCOPE OF THE WORK, (TABLE I OF SANS 2001-CC1), UNLESS OTHERWISE SPECIFIED IN THE SCOPE OF THE WORK, THE FORMED SURFACES OF SECTIONS OF THE WORKS SHALL BE AS FOLLOWS :
 - ROUGH:** ALL EXTERNAL SURFACES MORE THAN 150mm BELOW GROUND LEVEL OR CONCEALED AND INTERNAL SURFACES NOT EXPOSED TO VIEW (*DEGREE OF ACCURACY III*)
 - SMOOTH:** ALL SURFACES NOT DESCRIBED IN (a), THAT ARE TO BE CLAD OR ARE TO RECEIVE SURFACE COATINGS (*DEGREE OF ACCURACY II*). NO TREATMENT OF THE SURFACE OF THE CONCRETE IS REQUIRED AFTER STRIKING OF THE FORMWORK. IMPERFECTIONS SUCH AS SMALL FINS, BULGES, IRREGULARITIES, SURFACE HONEYCOMBING AND SLIGHT SURFACE DISCOLORATIONS SHALL BE MADE GOOD AND REPAIRED.
 - SMOOTH SPECIAL:** ALL SURFACES NOT DESCRIBED IN (a) OR (b) (*DEGREE OF ACCURACY II*). SURFACES FORMED AS FOR SMOOTH, BUT COMPLETELY RUBBED OR TREATED TO FORM A SMOOTH FINISH OF UNIFORM TEXTURE, APPEARANCE AND COLOUR.
 - SPECIAL OFF-FORM:** A SURFACE FINISH THAT IS SUCH THAT NO AFTER TREATMENT OTHER THAN THE TREATMENT OF BOLT-HOLES IS REQUIRED (*DEGREE OF ACCURACY II*). THE FORM USED IS UNBUSHED AND THE PANELS REGULAR. JOINTS ARE A FEATURE OF THE PATTERN AND ARE HANDLED WITH CARE.

TILING NOTES

- GENERAL :**
 - THE DESIGN AND INSTALLATION OF TILING SHALL BE IN ACCORDANCE WITH SANS 10107.
 - ALL CONTRACTOR'S MUST CHECK ON SITE ALL DIMENSIONS AND INFORMATION PROVIDED, ANY QUERIES AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT / DESIGNER BEFORE COMMENCING WORKING.
 - MOVEMENT JOINTS MUST BE PROVIDED IN BOTH DIRECTIONS AS PER TILE-MANUFACTURERS INSTRUCTIONS.

JOINTS :

- JOINTS BETWEEN CERAMIC TILES MUST BE A MINIMUM OF 5mm WIDE
- JOINTS BETWEEN PORCELAIN TILES MUST BE A MINIMUM OF 3mm WIDE
- MOVEMENT JOINTS MUST BE LOCATED AROUND THE PERIMETER OF ALL FLOORS, INCLUDING INTERFACES BETWEEN FLOOR TILING AND ALUMINIUM SHOPFRONTS / SLIDING DOOR TRACKS ETC.
- JOINTS MUST EXTEND THROUGH THE ADHESIVE AND TILE LAYER.
- JOINTING MUST TAKE COGNISANCE OF MOVEMENT / STRUCTURAL JOINTS AS DEPICTED ON THE STRUCTURAL ENGINEER'S LAYOUTS.

ROOF AND CLADDING NOTES

- ALL ROOFS SHALL COMPLY WITH **SANS 10400 PART L** AS A MINIMUM DEEMED-TO-SATISFY REQUIREMENT FOR COMPLIANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR).
- ALL ROOF AND SIDE CLADDING INSTALLATIONS SHALL COMPLY WITH **SANS 10237 : CODE OF PRACTICE - ROOF & SIDE CLADDING**.
- ALL ROOF AND SIDE CLADDING FASTENERS SHALL COMPLY WITH **SANS 1273 : FASTENERS FOR ROOFS AND WALL COVERINGS IN THE FORM OF SHEETING**. CLASS 4 FASTENERS MUST BE USED WITHIN 5KM OF THE COAST, RIVER AND CORROSIVE ENVIRONMENTS.
- ALL FLASHINGS, TRIMS AND ASSOCIATED COMPONENTS ARE TO BE PRODUCED FROM THE SAME MATERIAL AS THE ROOF SHEETING.
- PRODUCTS USED IN ROOF COVERINGS AND WATERPROOFING SYSTEMS SHALL PRESERVE THEIR PROPERTIES SATISFACTORILY WITH NORMAL MAINTENANCE SPECIFIED BY THE MANUFACTURER FOR AT LEAST THE FOLLOWING PERIODS :
 - IN SYSTEMS WHICH CAN BE READILY REPAIRED OR REPLACED : **10 YEARS WARRANTY, AND**
 - IN SYSTEMS THAT ARE DIFFICULT TO REPLACE : **20 YEARS WARRANTY.**
- ALL ROOFING AND CLADDING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- THE OCCUPANTS / OWNERS OF THE BUILDING SHALL ENSURE THAT THE NORMAL MAINTENANCE AS SPECIFIED BY THE STEEL SUPPLIER IS ADHERED TO.
- PROFILED POLYCARBONATE SHEETING SHALL BE UV STABILISED OFFERING A MINIMUM **10 YEARS WARRANTY** AFTER INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS / SPECIFICATIONS.
- ALL INSULATION, ROOF LINING OR WATERPROOF MEMBRANE SHALL COMPLY WITH **SANS 10177-5 AND SANS 428 : FIRE PERFORMANCE CLASSIFICATION OF THERMAL INSULATED BUILDING ENVELOPE SYSTEMS**.
- ALL SHEETED ROOFS SHALL HAVE VAPOUR BARRIERS INSTALLED IN ACCORDANCE WITH **SANS 10021 : THE WATERPROOFING OF BUILDINGS**.
- ROOFING AND CLADDING SHALL BE PROVIDED FOR APPROVAL BY THE ARCHITECT.
- THE DESIGN WORKING LIFE OF CLADDING, ROOFING MATERIALS, EXTERIOR TRIMS AND INTEGRATED COMPONENTS SHALL BE NOT LESS THAN **15 YEARS**.
- NOTE 1:** ALUMINIUM ZINC OR GALVANISED OR SIMILARLY COATED ROOF SHEETS SHOULD BE MADE OF STEEL WITH A MINIMUM THICKNESS OF 0.5MM.
 - NOTE 2:** THE STEEL SHOULD BE COATED WITH A MINIMUM COATING THICKNESS OF **AZ100 OR AZ200**.
- NOTE 3:** IN ADDITION, THE MATERIAL SPECIFIED IN NOTE 2 SHOULD BE COATED WITH AN APPROPRIATE PAINT COATING (E.G. BITUMINOUS ALUMINIUM PAINT, FACTORY PRE-PAINTED AND BAKED COATING, MODIFIED POLYESTER OR A SUITABLE ACRYLIC PAINT)
- NOTE 4:** ALL SHEETING PRODUCTS WITH THE AZ100 OR Z200 COATING, AS SPECIFIED IN NOTE 2(b) SHOULD BE CLEARLY MARKED AS **"NOT SUITABLE FOR COASTAL AND AGGRESSIVE ENVIRONMENTS"**.

CEILING NOTES

- ALL CEILING INSTALLATIONS SHALL COMPLY WITH SANS 10400 PART T.
- THE CEILING SYSTEM SHALL BE CONSTRUCTED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S/SUPPLIER'S RECOMMENDATIONS.
- ALL PLASTER BOARDS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS / SPECIFICATIONS.
- ALL WORK OF OTHER TRADES ABOVE THE CEILING SHALL BE COMPLETED PRIOR TO THE START OF THE CEILINGS. WHERE DUCTWORK IS SO EXTENSIVE AS TO MAKE IT IMPOSSIBLE TO INSTALL HANGERS IN AN AREA, THE MECHANICAL TRADES SHALL PROVIDE PROPER FRAMING OF ADEQUATE STRENGTH TO SUPPORT THE CEILING FROM THEIR FRAMING, OR BRIDGING SHALL BE ALLOWED BY THE CEILING CONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF ALL TRADES THAT INCORPORATE ANY SURFACE, RECESSED, OR UNITS SUSPENDED, INTO THE CEILING, TO DO THESE WITHOUT DISTORTION OR DAMAGE TO THE CEILING.
- MECHANICAL, ELECTRICAL AND OTHER TRADES SHALL MAKE AVAILABLE TO THE CEILING CONTRACTOR, PRIOR TO THE START OF THE CEILING INSTALLATION, ADEQUATE DESCRIPTIVE LITERATURE, SAMPLES AND SHOP DRAWINGS OF ANY ITEM THAT IS TO BE CARRIED BY OR FIXED TO THE CEILING.
- ALL WINDOWS AND EXTERIOR DOORS SHALL BE IN PLACE AND GLAZED AND THE ROOF SHALL BE WATERTIGHT PRIOR TO THE START OF THE CEILING INSTALLATION. IT IS ESSENTIAL THAT THE WORK OF **ALL WET TRADES** SHALL BE COMPLETED AND ADEQUATELY DRIED PRIOR TO THE INSTALLATION OF CEILING PRODUCTS. THIS INCLUDES, INTER ALIA, GRINDING OF TERRAZZO FLOORS, FLOOR SCREED, BRICKWORK AND PLASTERING.
- INSTALLATION OF THE CEILING MATERIALS SHOULD BE MADE ONLY WHEN THE TEMPERATURE AND HUMIDITY CONDITIONS APPROXIMATE THE INTERIOR CONDITIONS THAT WILL EXIST WHEN THE BUILDING IS OCCUPIED. IT SHOULD BE NOTED THAT NOT ALL MATERIALS ARE EQUALLY SENSITIVE TO HUMIDITY AND TEMPERATURE. REFERENCE SHOULD BE MADE TO THE MANUFACTURER OF THE SPECIFIC PRODUCT INVOLVED.

WARRANTY, GUARANTEE AND CERTIFICATION

- A WARRANTY IS TO BE PROVIDED BY THE SUPPLIER OF THE PROPRIETARY SUSPENDED CEILING SYSTEM THAT WARRANTS THE INTEGRITY OF THE SYSTEM FOR A PERIOD OF NOT LESS THAN **10 (TEN) YEARS**.
- CERTIFICATION BY THE SUPPLIER OF THE PROPRIETARY SUSPENDED CEILING SYSTEM, THAT THE INSTALLATION IS EXECUTED ACCORDING TO *"SOUTH AFRICAN BUILDING INTERIOR SYSTEMS ASSOCIATION"* (SABISA) GUIDELINES IS TO BE PROVIDED.

DEVELOPMENT SCHEDULE

SITE AREA		9 012, 46 m ²
PROPOSED COVERAGE	11, 25%	1 014, 43 m ²
PROPOSED GROSS BUILDING AREA		1 217, 41 m ²

PROPOSED GROSS BUILDING AREA SCHEDULE

BUILDING 1 - LARGE STALL, SLEEPING & ABLUTIONS - GROUND FLOOR LEVEL	148, 20 m ²
BUILDING 1 - LARGE STALL, SLEEPING & ABLUTIONS - FIRST FLOOR LEVEL	33, 83 m ²
BUILDING 2 - LARGE STALL, SLEEPING & STORAGE - GROUND FLOOR LEVEL	148, 20 m ²
BUILDING 2 - LARGE STALL, SLEEPING & STORAGE - FIRST FLOOR LEVEL	33, 83 m ²
BUILDING 3 - LARGE STALL, STORAGE & CHILDCARE - GROUND FLOOR LEVEL	148, 20 m ²
BUILDING 3 - LARGE STALL, STORAGE & CHILDCARE - FIRST FLOOR LEVEL	33, 83 m ²
BUILDING 4 - LARGE STALL, KITCHEN & STORAGE - GROUND FLOOR LEVEL	148, 20 m ²
BUILDING 4 - LARGE STALL, KITCHEN & STORAGE - FIRST FLOOR LEVEL	33, 83 m ²
BUILDING 5 - LARGE STALL, OFFICE UTILITY & STORAGE - GROUND FLOOR LEVEL	148, 20 m ²
BUILDING 5 - LARGE STALL, OFFICE UTILITY & STORAGE - FIRST FLOOR LEVEL	33, 83 m ²
BUILDING 6 - LARGE STALL, STORAGE & STORAGE - GROUND FLOOR LEVEL	148, 20 m ²
BUILDING 6 - LARGE STALL, STORAGE & STORAGE - FIRST FLOOR LEVEL	33, 83 m ²
BUILDING 7 - ABLUTIONS	59, 84 m ²
BUILDING 8 - TRADER STALL	16, 35 m ²
BUILDING 9 - TRADER STALL	16, 35 m ²
BUILDING 10 - COOKING HUT	7, 57 m ²
BUILDING 11 - COOKING HUT	7, 57 m ²
BUILDING 12 - SOLID WASTE STRUCTURE	17, 55 m ²
TOTAL	1 217, 41 m²

DRAWING SHEETS LIST

NUMBER	SHEET NAME
1000	PROJECT NOTES
1001	SITE OVERALL PLAN
1002	SITE LANDSCAPING PLAN
1003	SITE FIRE PLAN
1004	3D PERSPECTIVE VIEWS
2101	BUILDING 1 - LARGE STALL, SLEEPING & ABLUTIONS - GROUND FLOOR PLAN & ELEVATIONS
2102	BUILDING 1 - LARGE STALL, SLEEPING & ABLUTIONS - SECTIONS
2201	BUILDING 2 - LARGE STALL, SLEEPING & STORAGE - GROUND FLOOR PLAN & ELEVATIONS
2202	BUILDING 2 - LARGE STALL, SLEEPING & STORAGE - SECTIONS
2301	BUILDING 3 - LARGE STALL, STORAGE & CHILDCARE - GROUND FLOOR PLAN & ELEVATIONS
2302	BUILDING 3 - LARGE STALL, STORAGE & CHILDCARE - SECTIONS
2401	BUILDING 4 - LARGE STALL, KITCHEN & STORAGE - GROUND FLOOR PLAN & ELEVATIONS
2402	BUILDING 4 - LARGE STALL, KITCHEN & STORAGES - SECTIONS
2501	BUILDING 5 - LARGE STALL, OFFICE UTILITY & STORAGE - GROUND FLOOR PLAN & ELEVATIONS
2502	BUILDING 5 - LARGE STALL, OFFICE UTILITY & STORAGE - SECTIONS
2601	BUILDING 6 - LARGE STALL, STORAGE & STORAGE - GROUND FLOOR PLAN & ELEVATIONS
2602	BUILDING 6 - LARGE STALL, STORAGE & STORAGE - SECTIONS
3101	BUILDING 7 - ABLUTIONS - PLANS & SECTIONS
3102	BUILDING 7 - ABLUTIONS - ELEVATIONS
3103	BUILDING 7 - ABLUTIONS - DETAIL LAYOUT
3104	BUILDING 7 - ABLUTIONS - DETAILED SECTIONAL ELEVATIONS
4101	BUILDINGS 8 & 9 - TRADER STALLS - PLANS & ELEVATIONS
4102	BUILDINGS 8 & 9 - TRADER STALLS - SECTIONS & DETAILS
5101	BUILDING 10 & 11 - COOKING HUTS
6101	BUILDING 12 - SOLID WASTE - PLANS & SECTIONS
6102	BUILDING 12 - SOLID WASTE - ELEVATIONS
7101	GENERAL DETAILING - STALL SHELVES
7102	GENERAL DETAILING - SOLAR PANEL FIXING
7103	THERMAL CHIMNEY DETAILING
7104	WINDOW, DOOR & LOUVER SCHEDULES
7105	FENCING DETAILING
C-100	ROAD PLAN
C-200	SITE EARTHWORKS PLAN

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Site Overall Plan

Project no.	REQ-ZIM 2021-117
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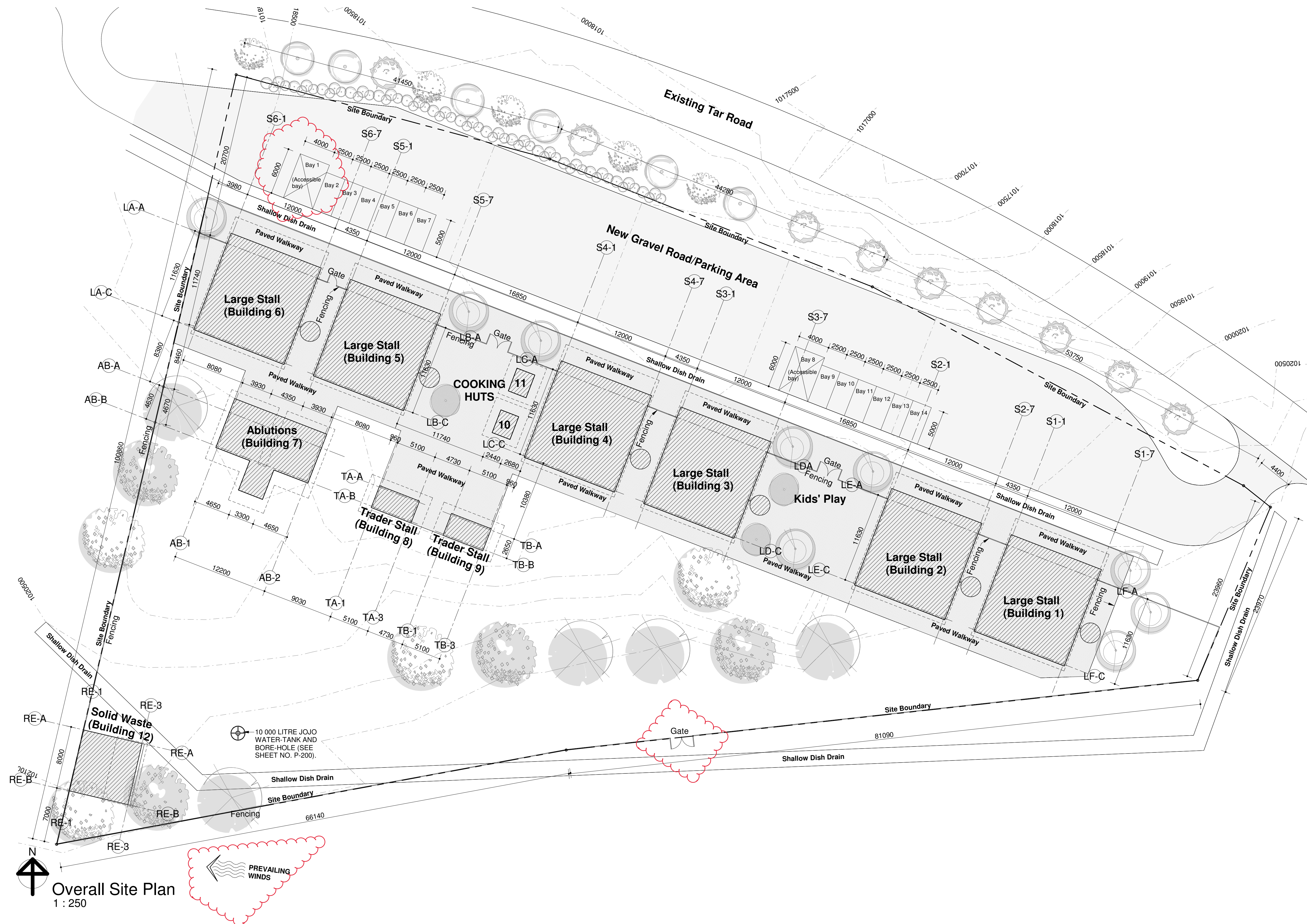
Date	15-12-2021
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Drawn by PM

Checked by	PM
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1001

Scale	As indicated
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Overall Site Plan

1 : 250

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Site Landscaping Plan

Project no.	REQ-ZIM 2021-117
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Date	15-12-2021
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Drawn by	PM
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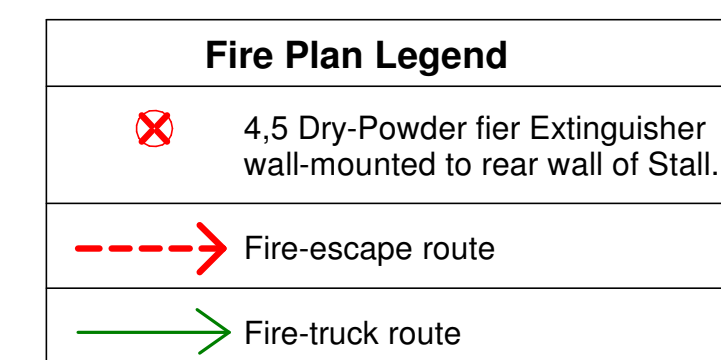
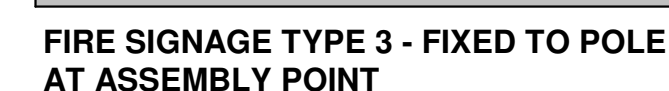
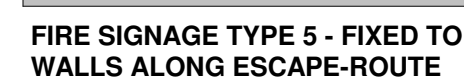
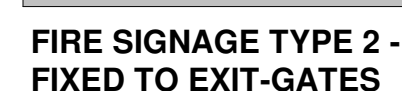
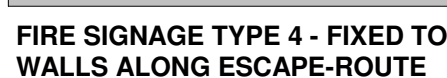
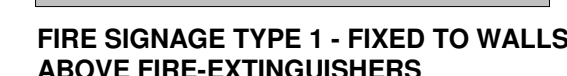
Checked by	PM
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1002

Scale	1 : 250
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LANDSCAPING LEGEND	Native Trees		
	Podocarpus Latifolius (Yellow Wood Tree)	Vachella Xanthopfiloea (Fever Tree)	Portulacaria Capensis (Spekboom Tree)
			
LANDSCAPING LEGEND	Ekabergia Capensis (Cape Ash Tree)	Warburgia salutaris (Pepper Tree)	Olea Eropaea Subsp Africana (Wild Olive)
			
LANDSCAPING LEGEND	Kigelia Africana (Sausage Tree)	Happerphyllum Caffrum (Wild Plum Tree)	Walburgia Capensis (Wild Olive)
			



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Zimbabwe Idai Recovery
Project

Jopa Women's Market

Site Fire Plan

Project no. REQ-ZIM 2021-117

Date	15-12-2021
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Drawn by	PM
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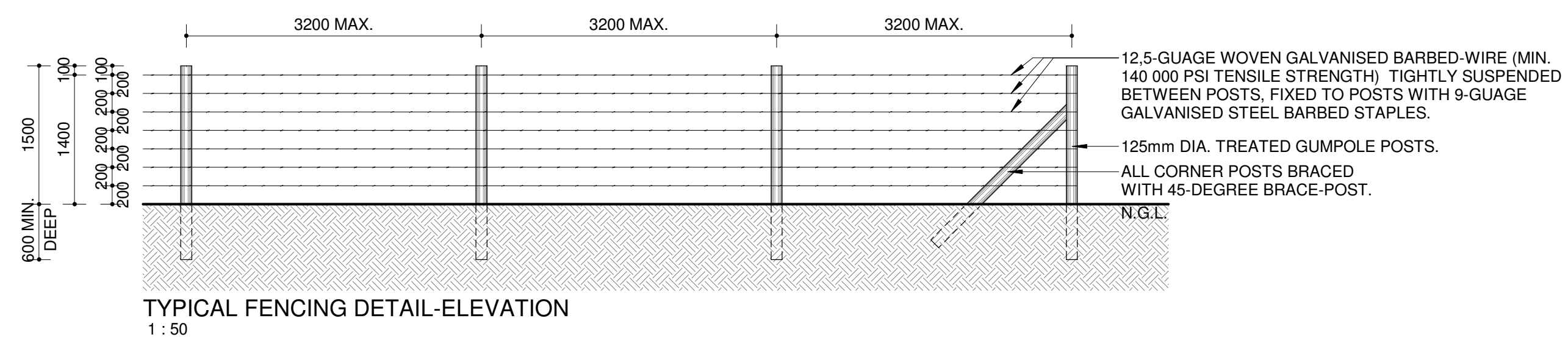
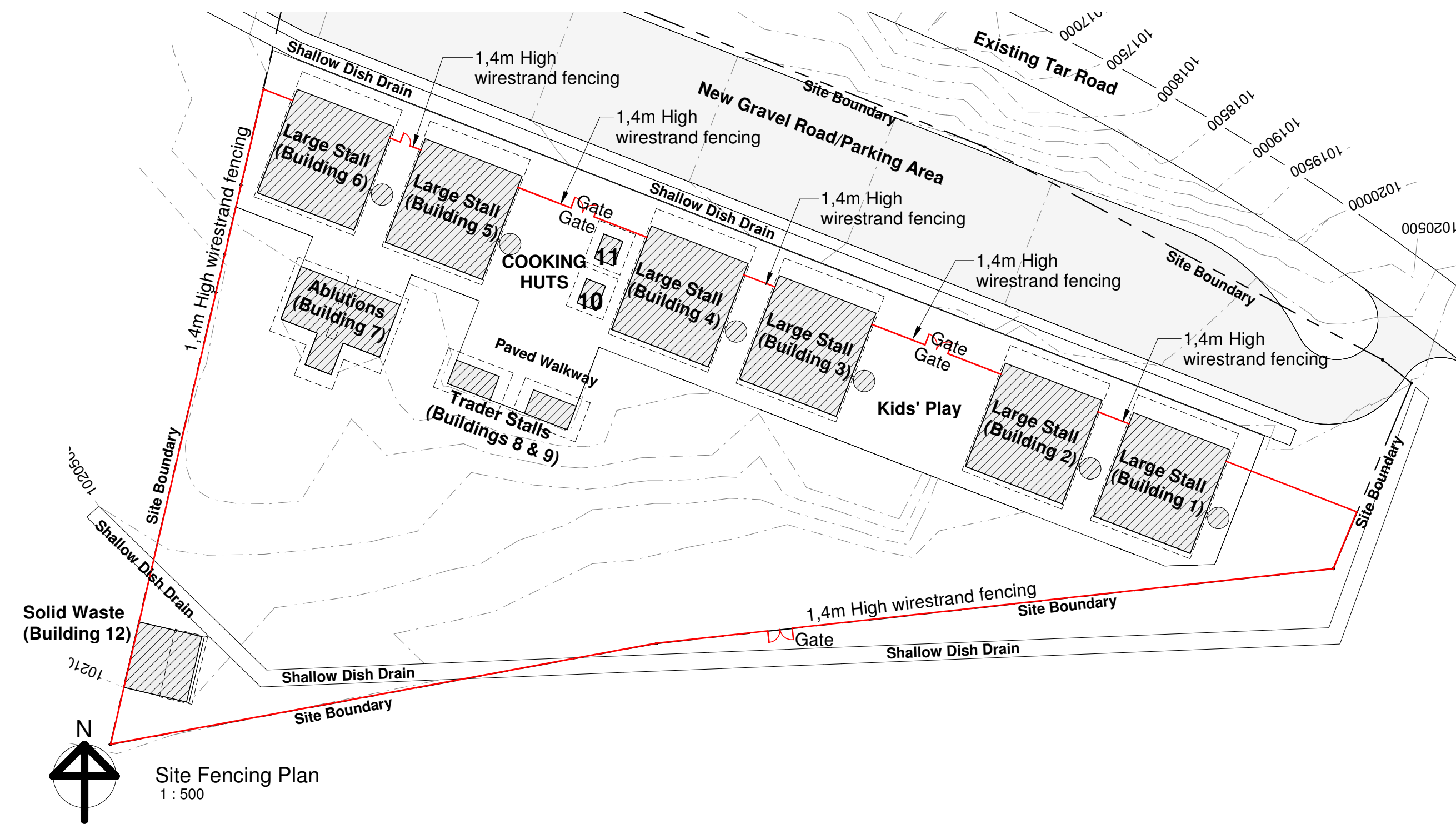
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1003

Scale	As indicated
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[illegible]

Jopa Women's Market

Fencing Detailing

Project no. REQ-ZIM 2021-117

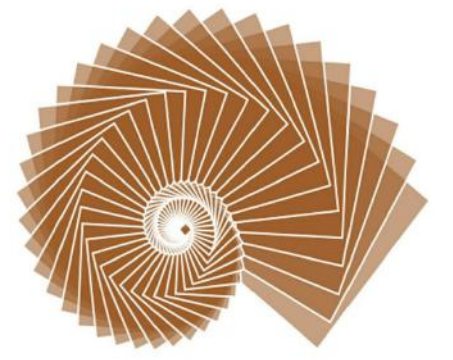
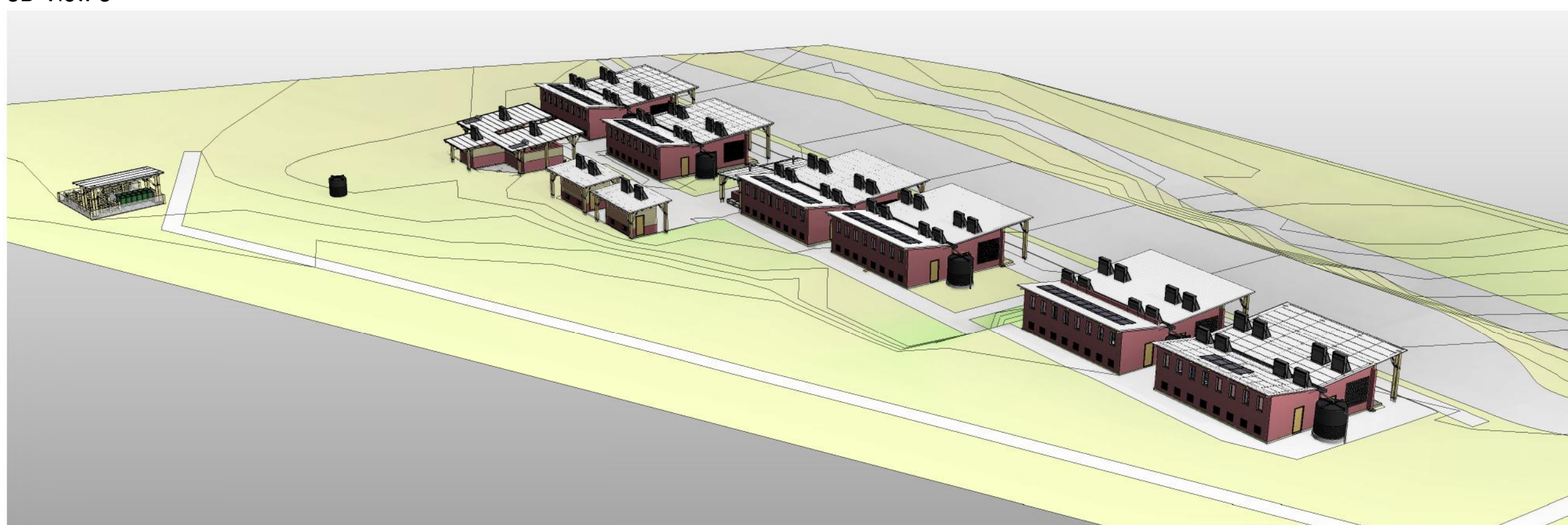
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Drawn by	PM
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Checked by	PM
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7105

Scale	As indicated
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[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

3D Perspective Views

Project no.	REQ-ZIM 2021-117
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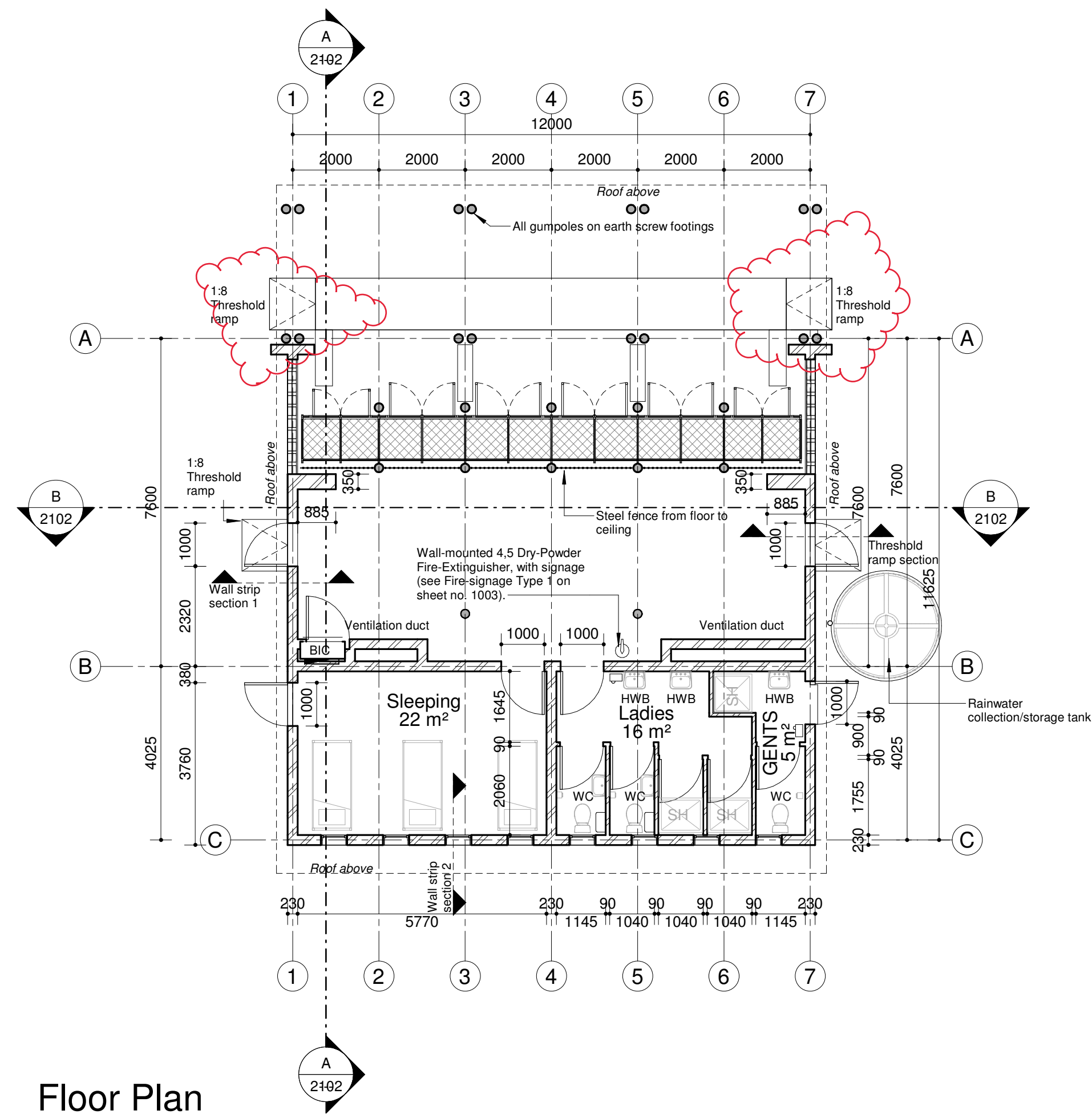
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Checked by	PM
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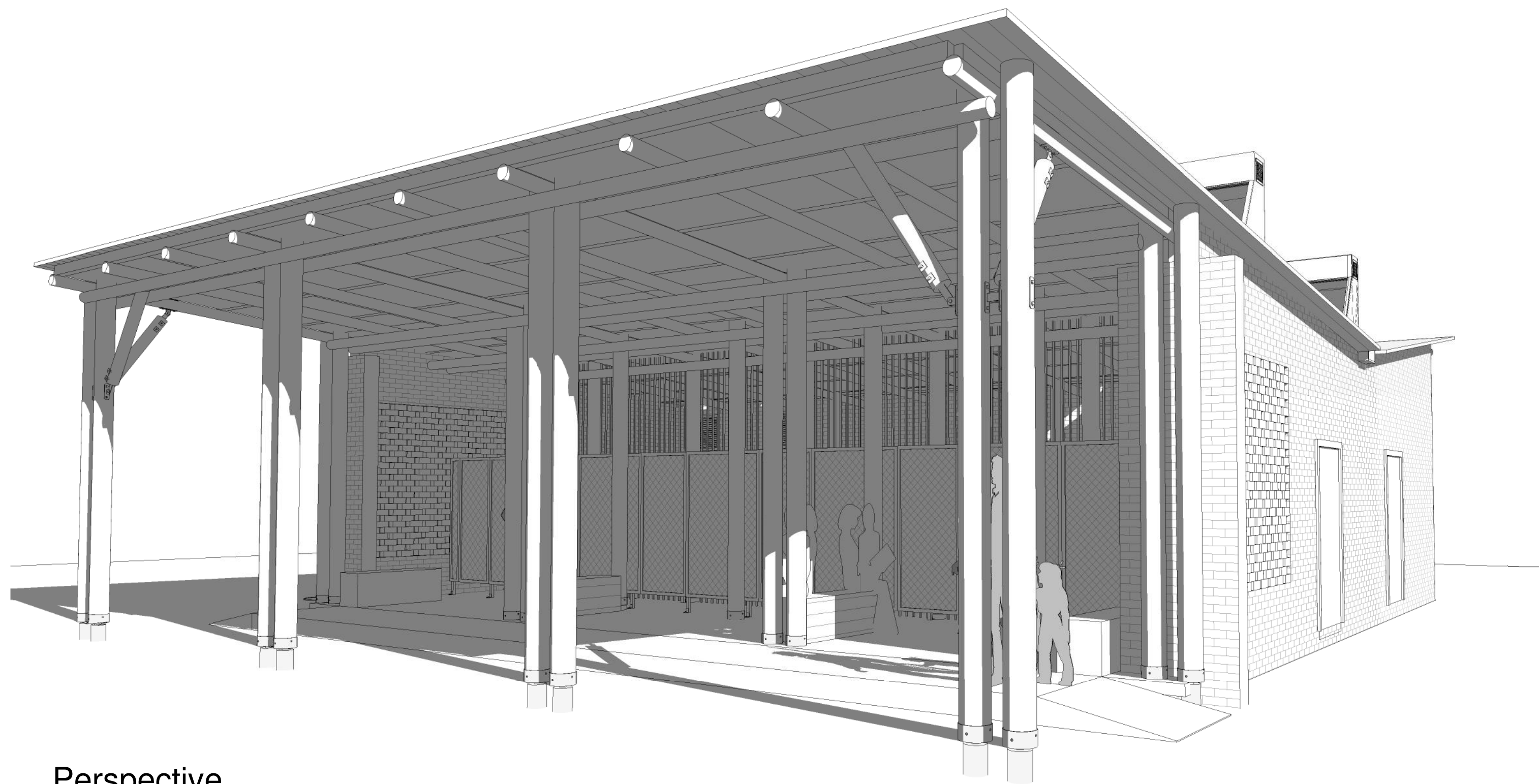
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Scale

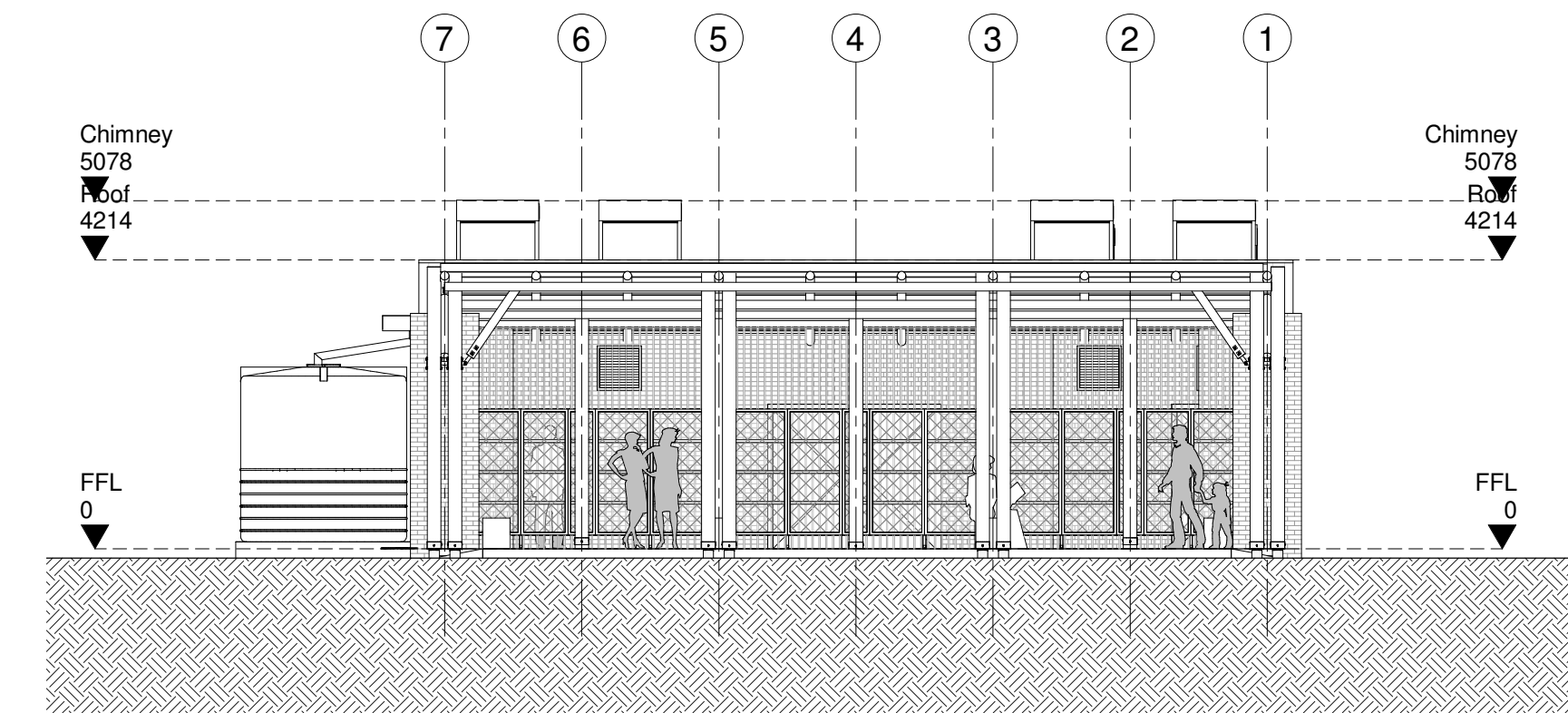


Floor Plan

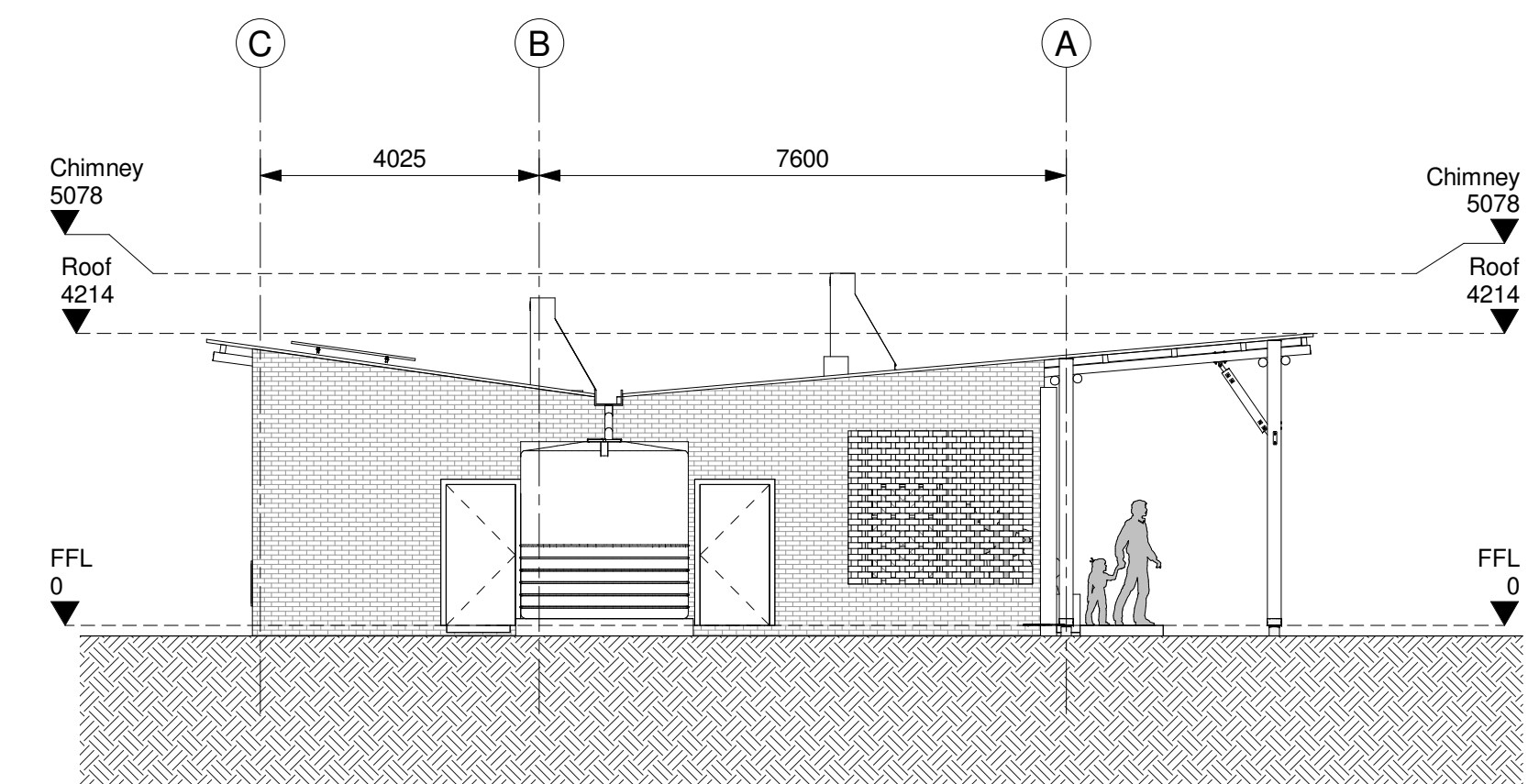
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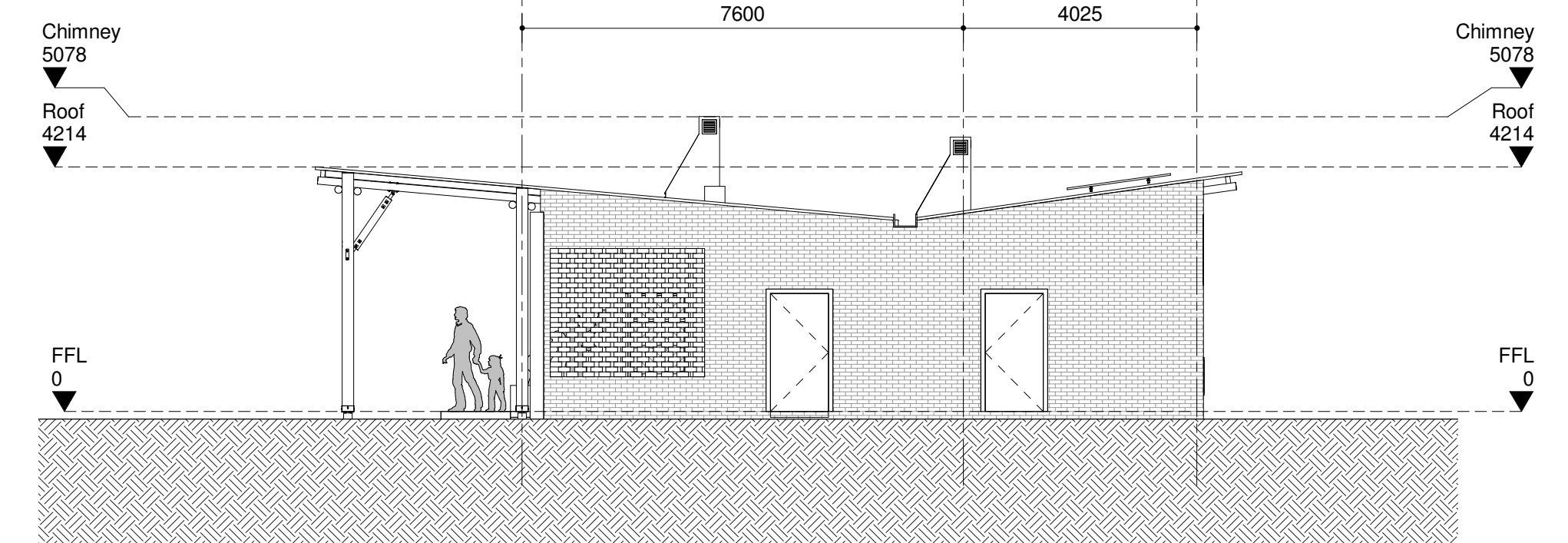
Perspective



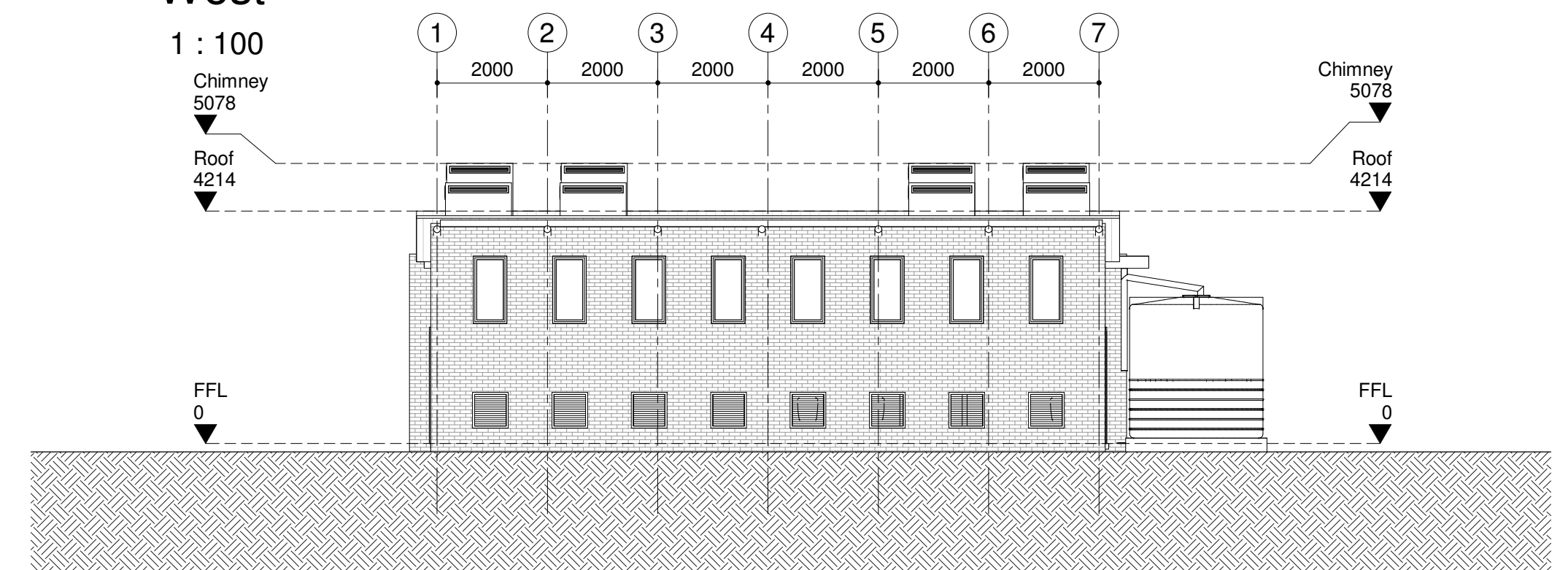
North
1 : 100



East
1 : 100



West



South
1 : 100

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 1 - Ground Floor Plan and Elevations

Project no. REQ-ZIM 2021-117

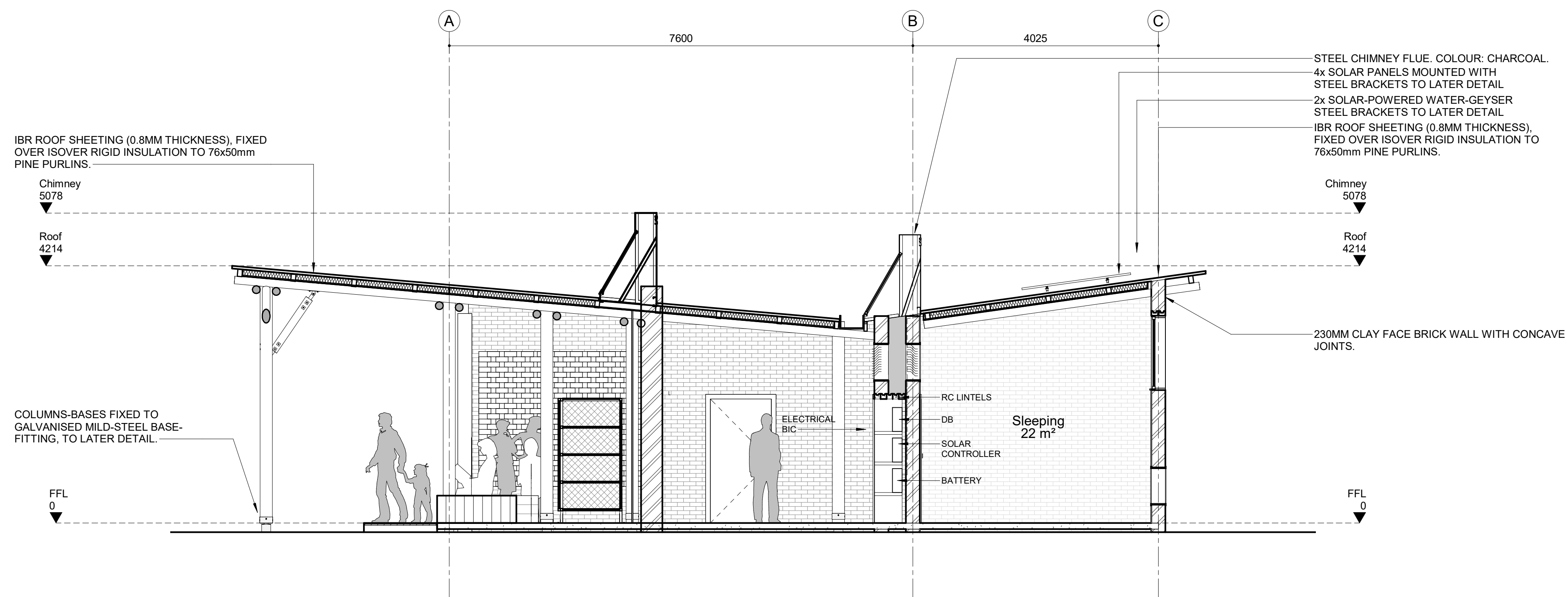
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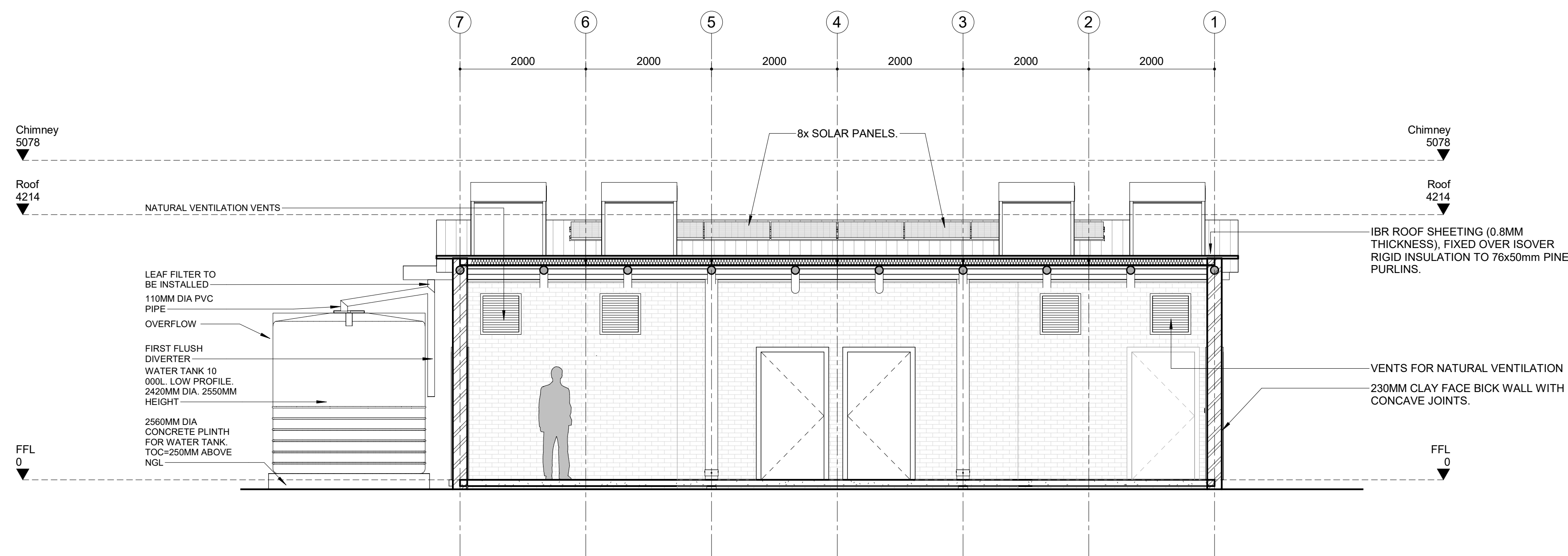
Checked by	PM
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2101

Scale 1 : 100



Longitudinal Section A-A
1 : 50



Cross Section B-B
1 : 50

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 1 - Sections

Project no.	REQ-ZIM 2021-117
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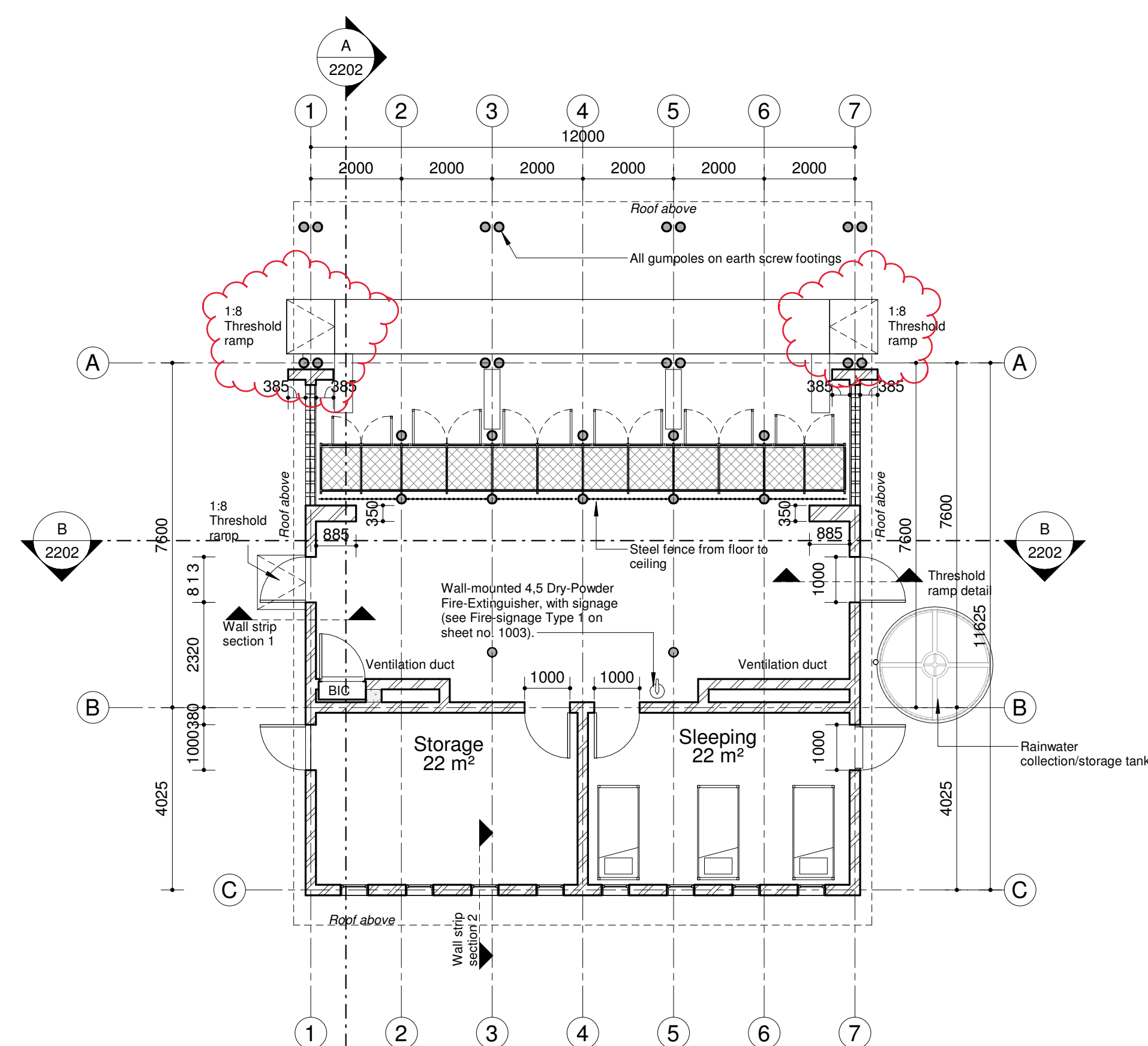
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Drawn by JD

Checked by	PM
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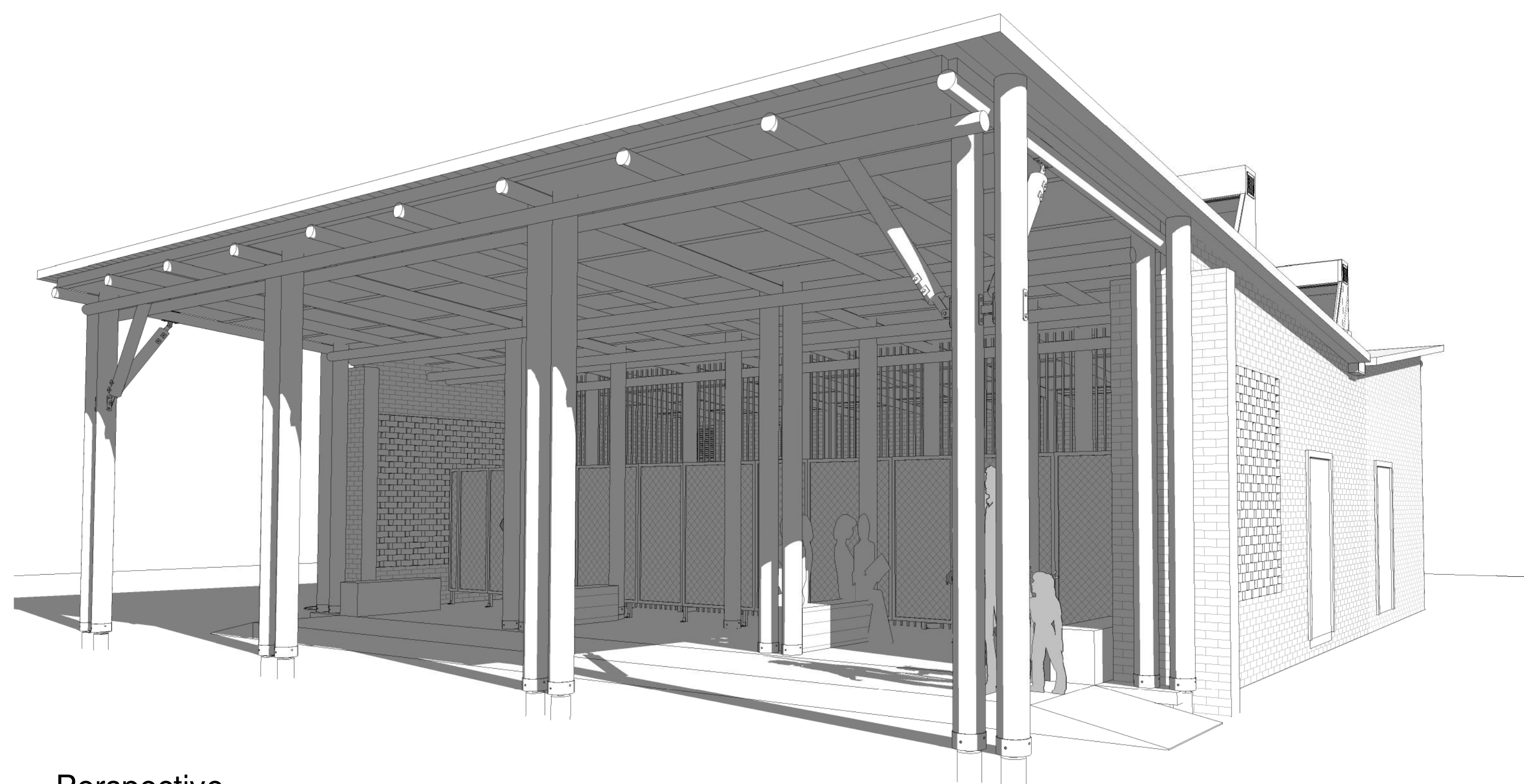
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Scale 1 : 50

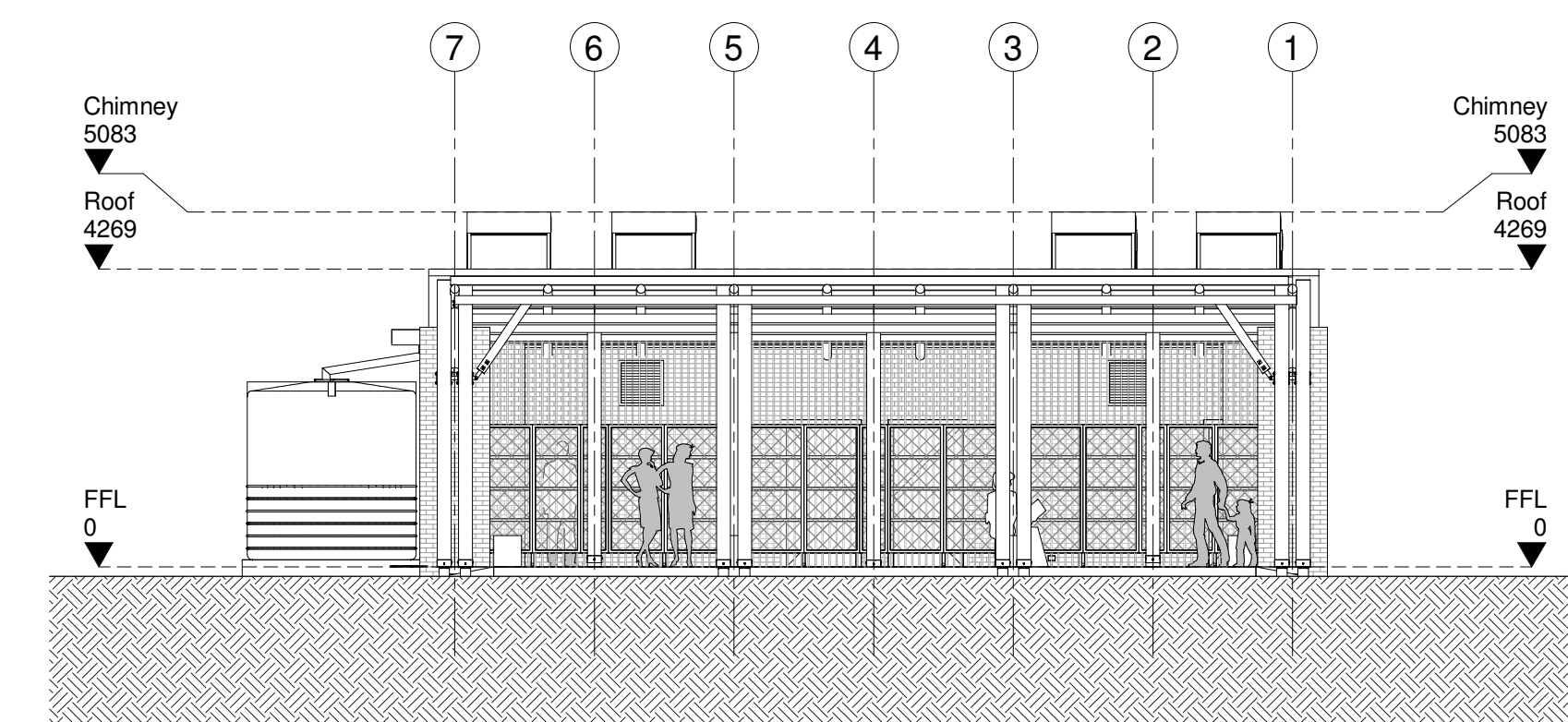


Floor Plan

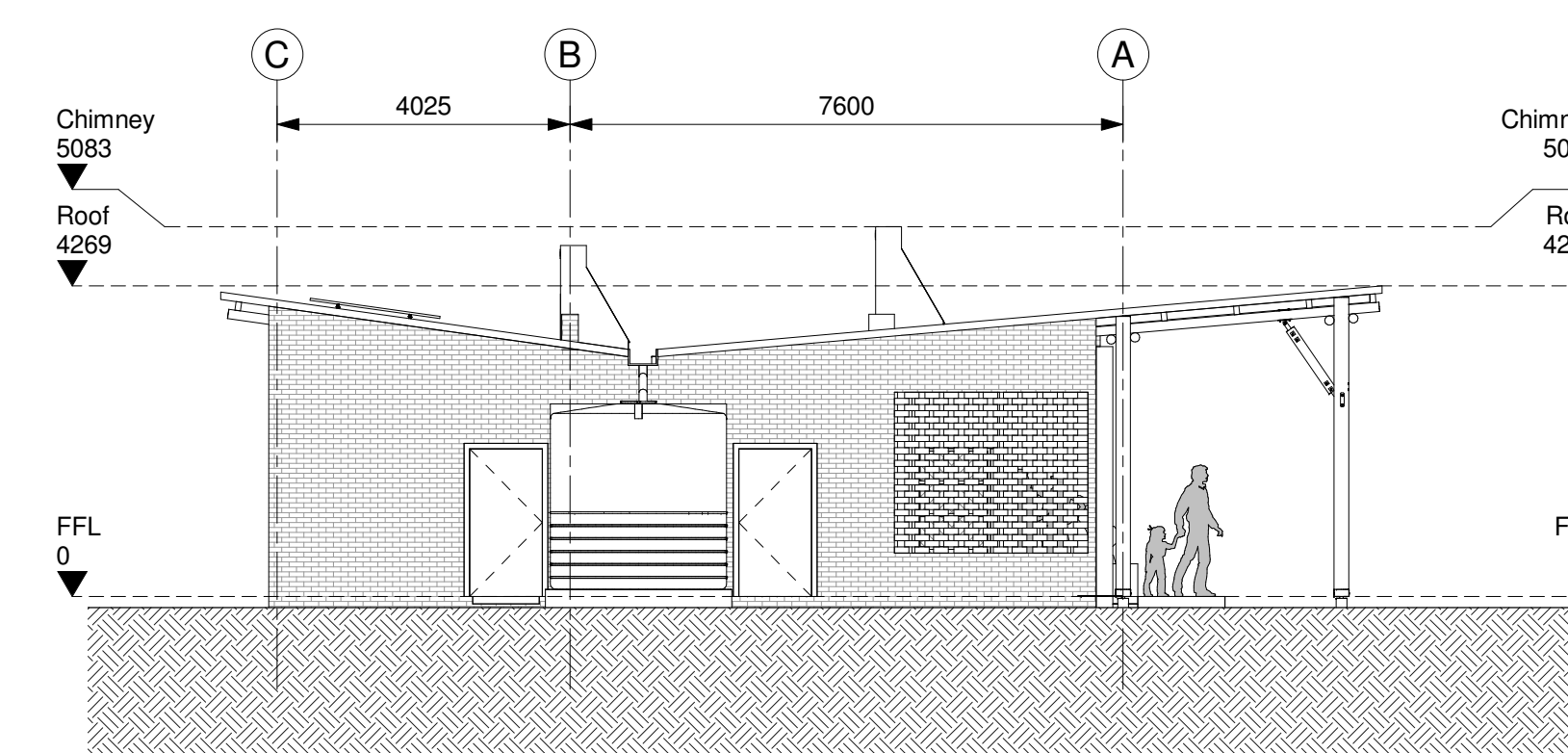
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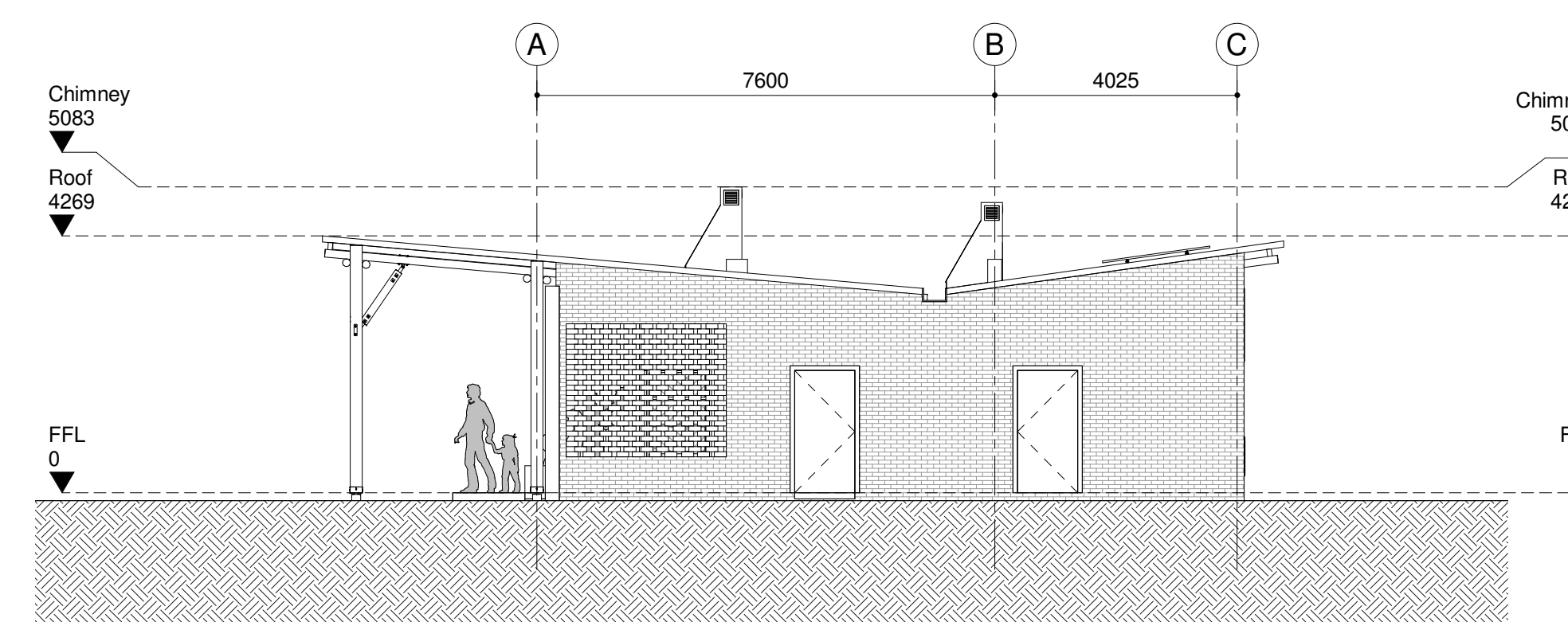
Perspective



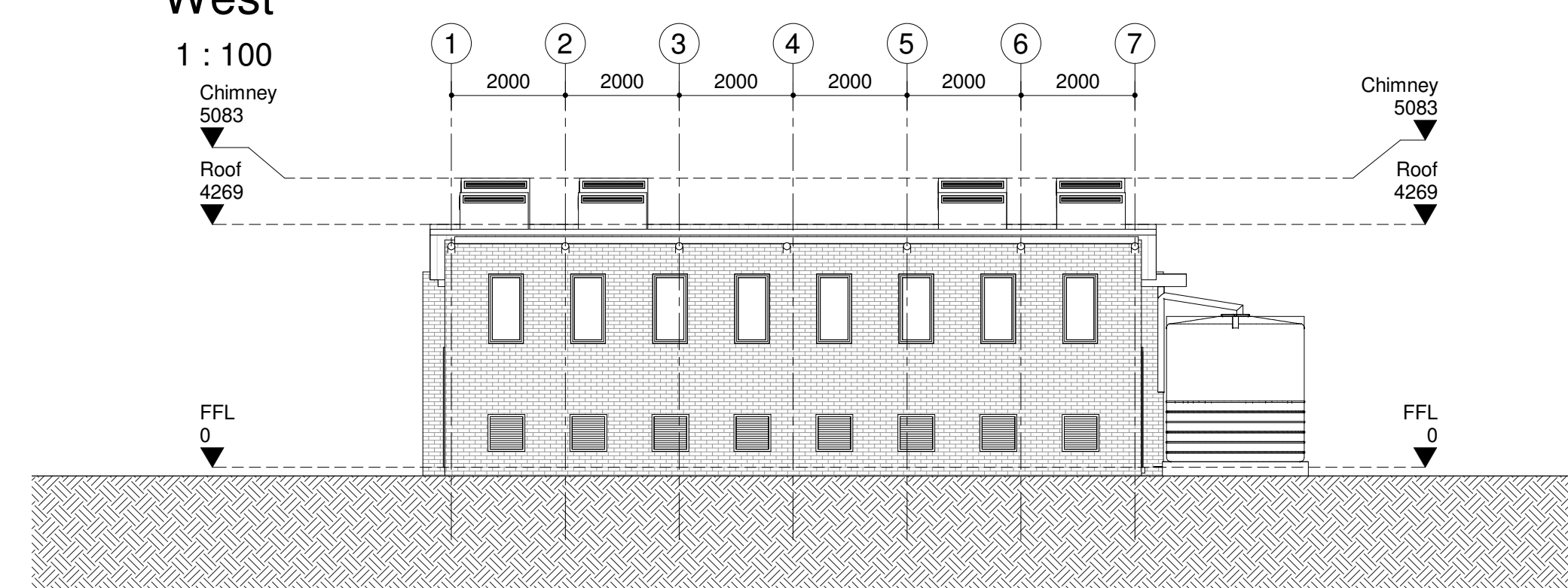
North
1 : 100



East
1 : 100



West
1 : 100



South
1 : 100

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 2 - Ground Floor Plan and Elevations

Project no. REQ-ZIM 2021-117

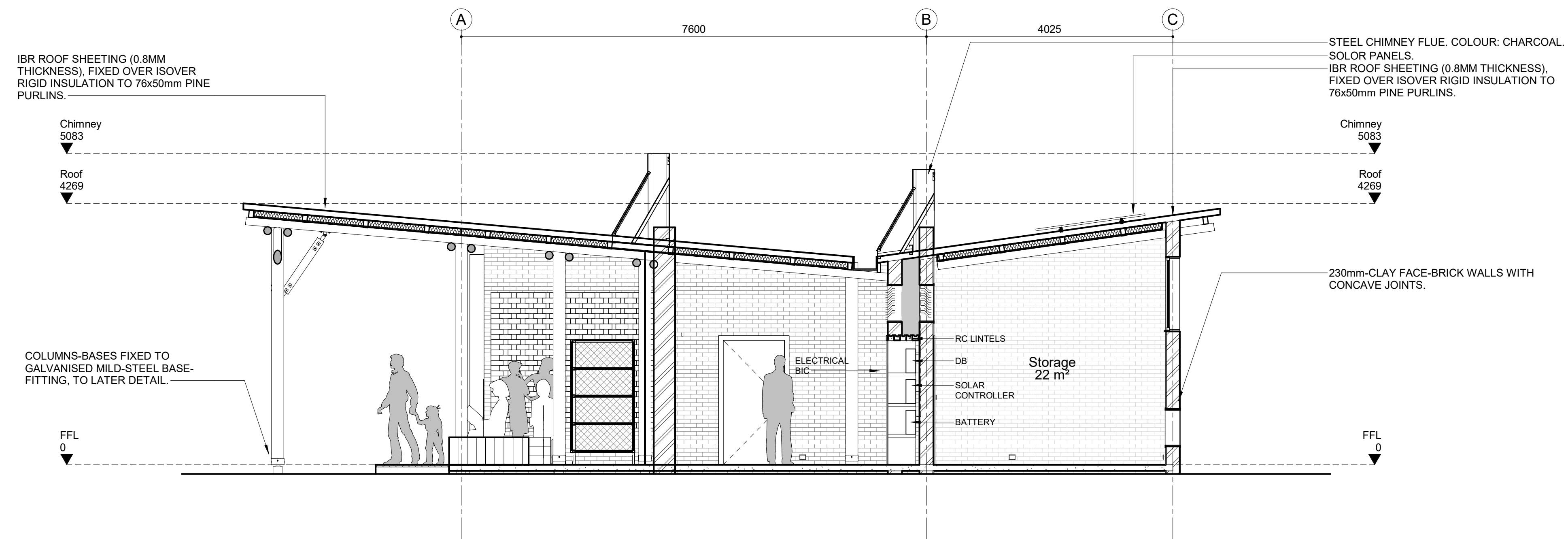
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Drawn by	JD
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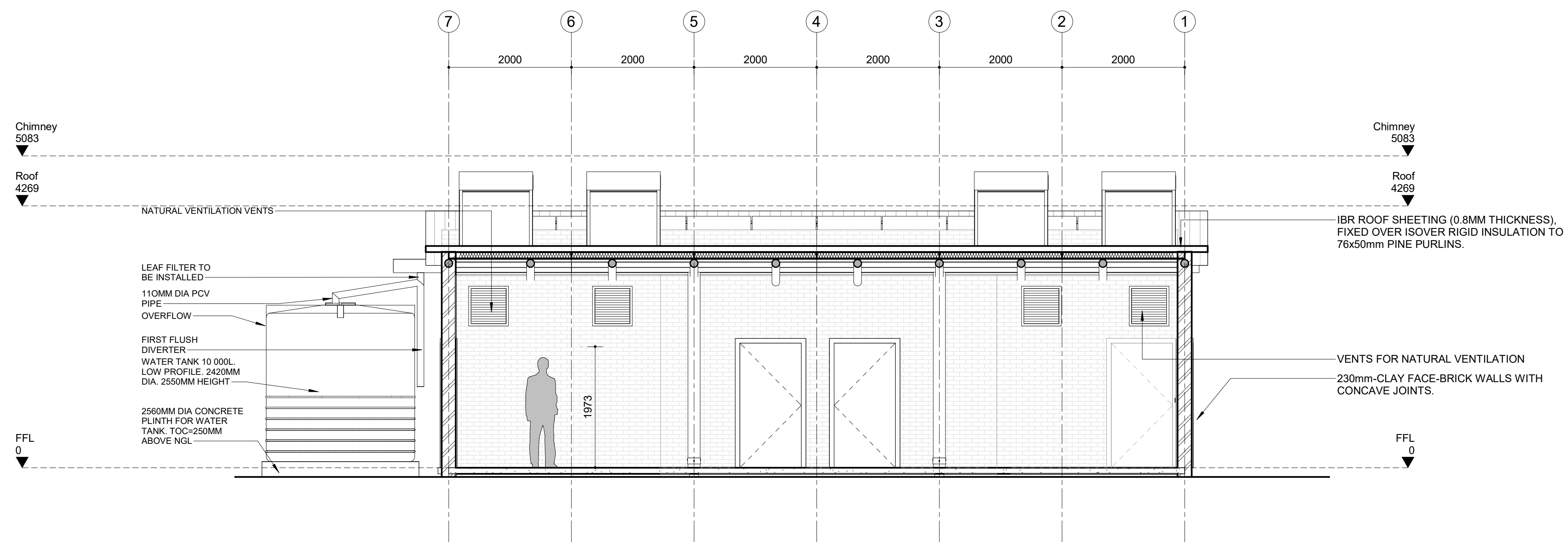
Checked by	PM
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2201

Scale	1 : 100
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Longitudinal Section A-A
1 : 50



Cross Section B-B
1 : 50

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 2 - Sections

Project no.	REQ-ZIM 2021-117
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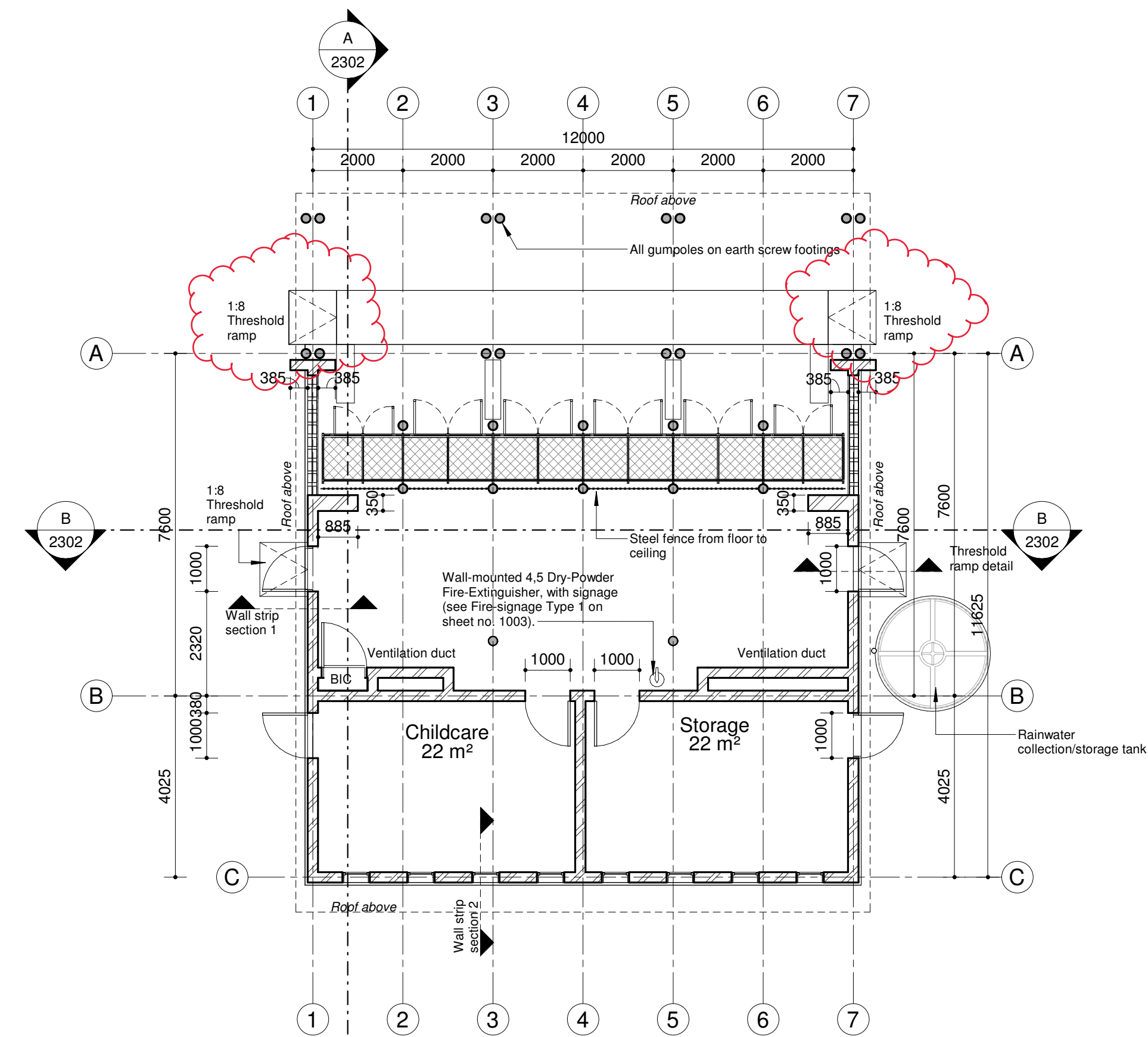
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Drawn by JD

Checked by	PM
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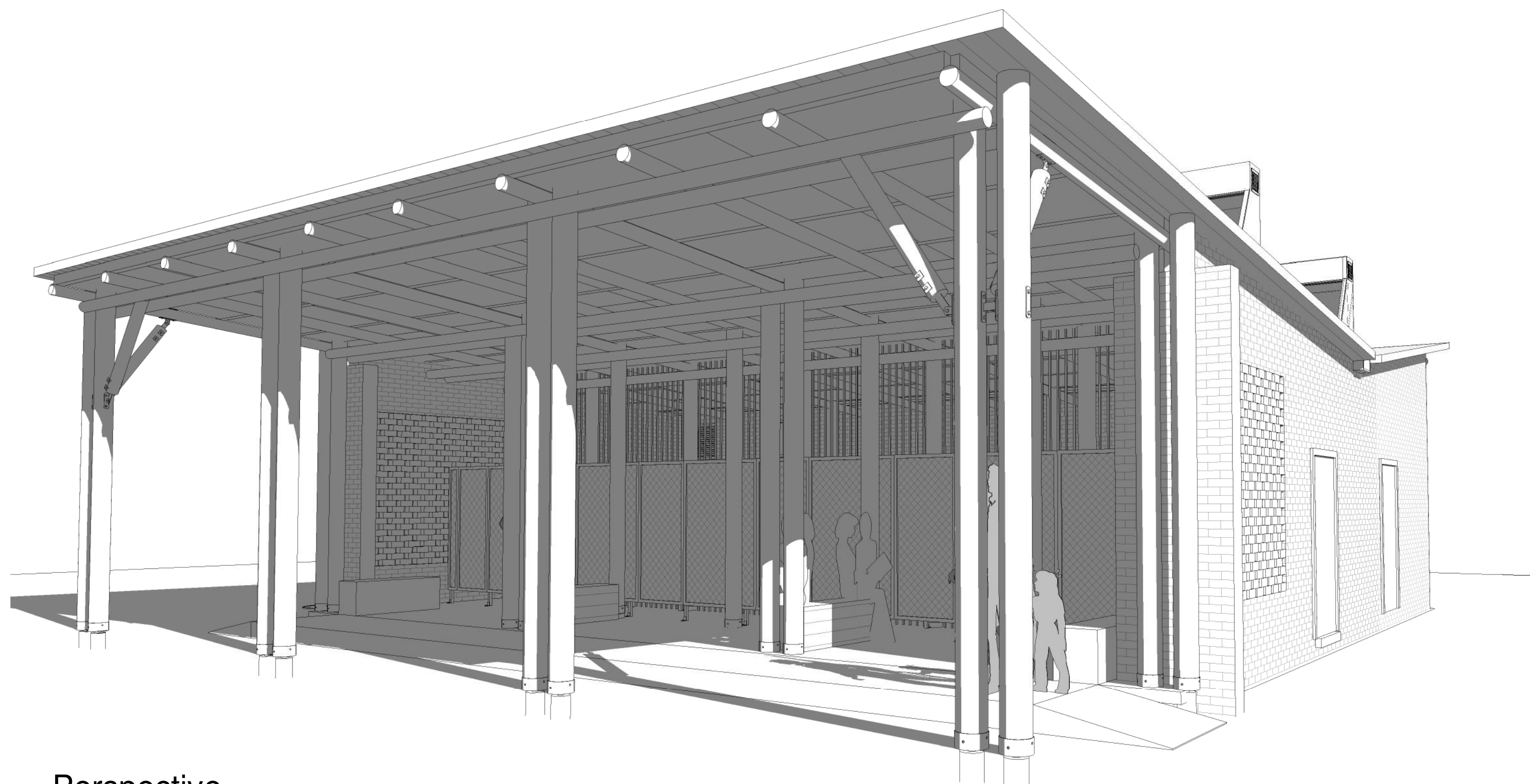
2202

Scale 1 : 50

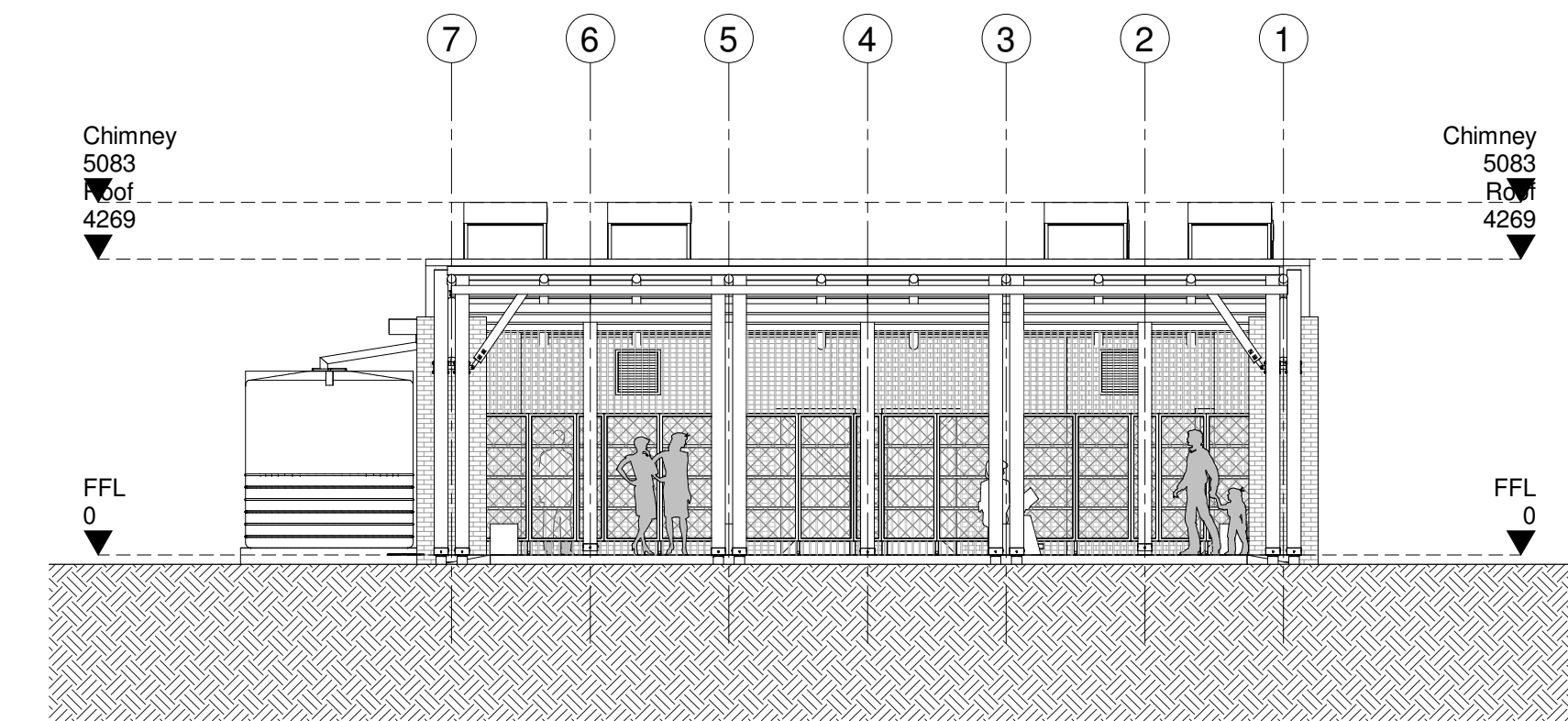


Floor Plan

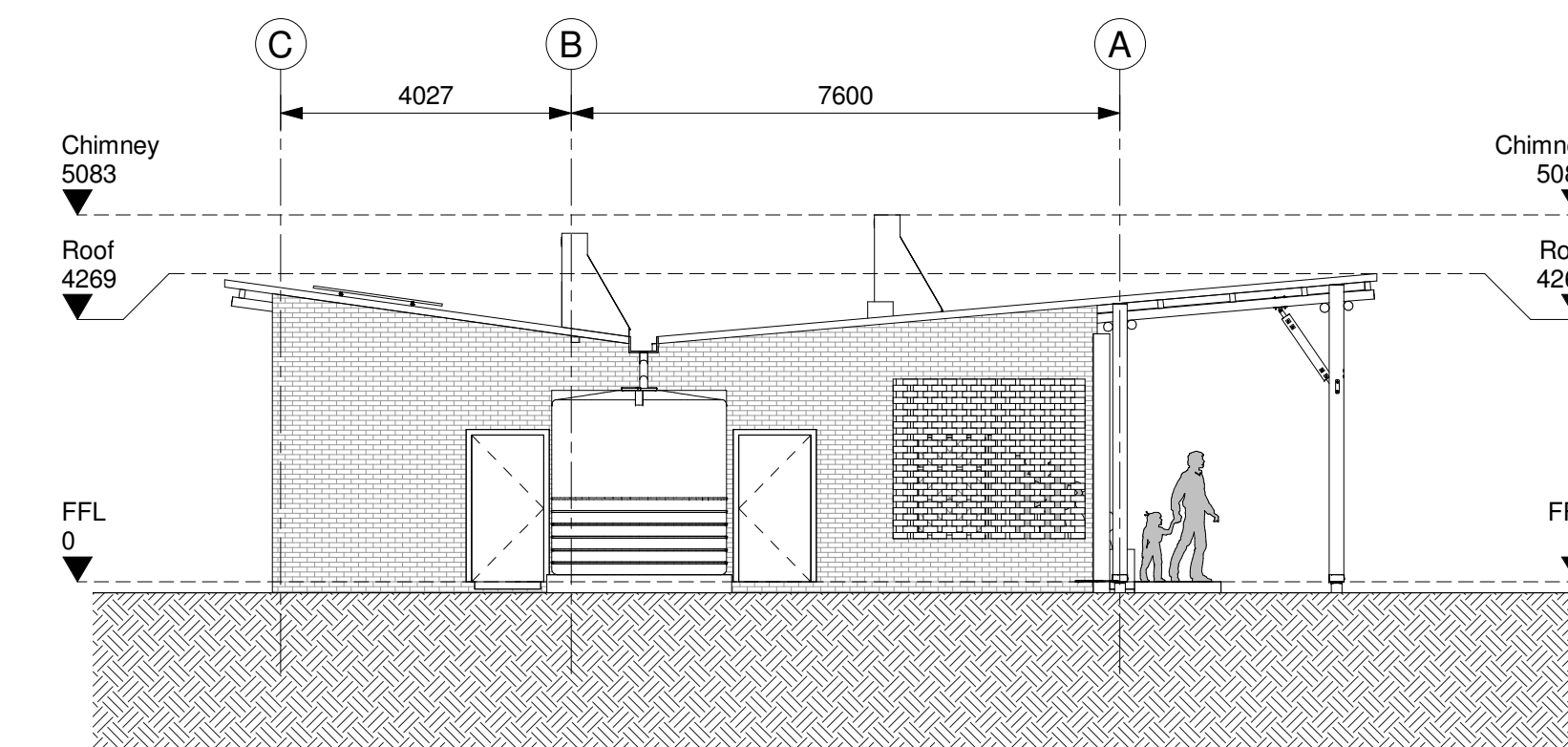
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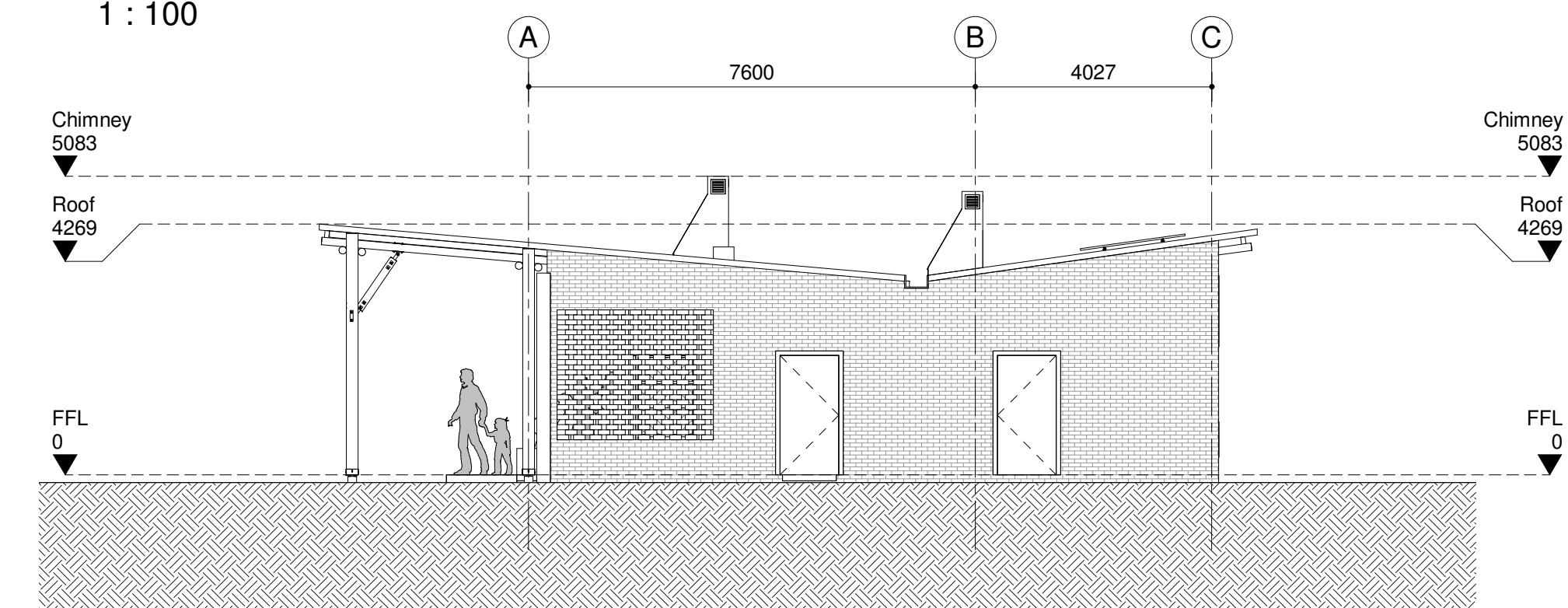
Perspective



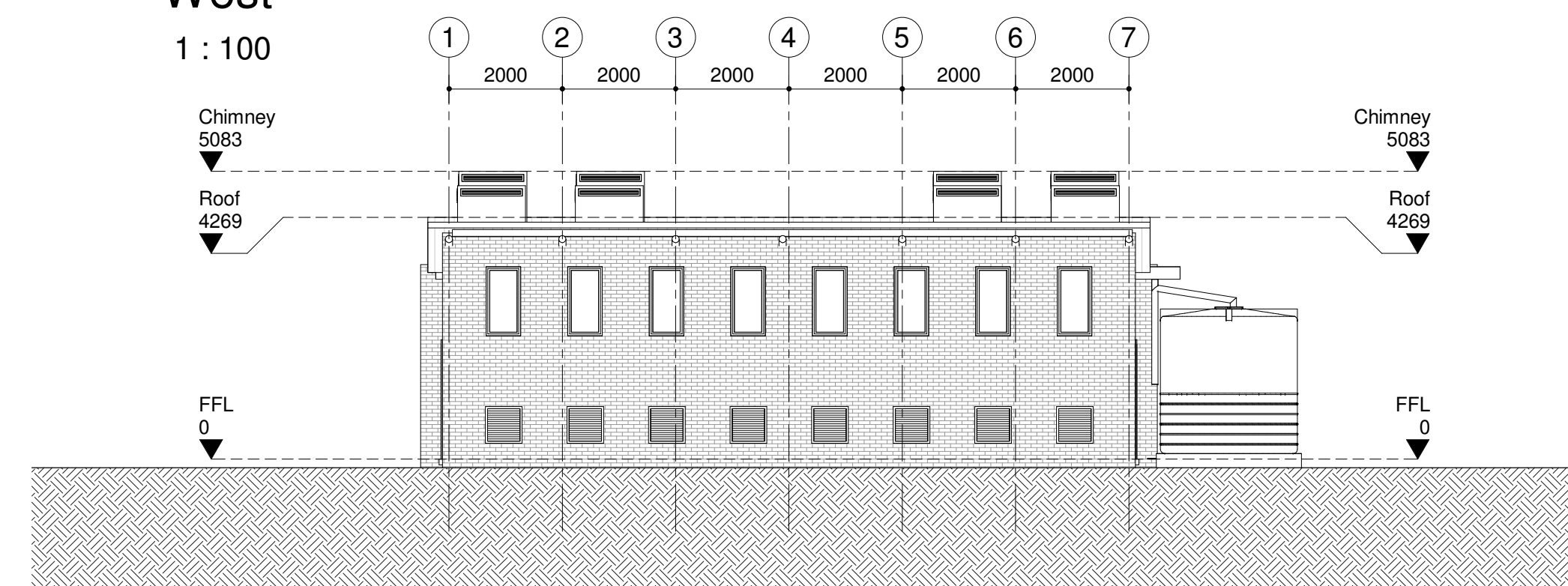
North
1 : 100



East
1 : 100



West
1 : 100



South
1 : 100

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 3 - Ground Floor Plan and Elevations

Project no.	REQ-ZIM 2021-117
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Date	09/04/2022
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Drawn by	JD
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Checked by	PM
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2301

Scale 1 : 100



Longitudinal Section A-A
1 : 50

Cross Section B-B
1 : 50

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 3 - Sections

Project no.	REQ-ZIM 2021-117
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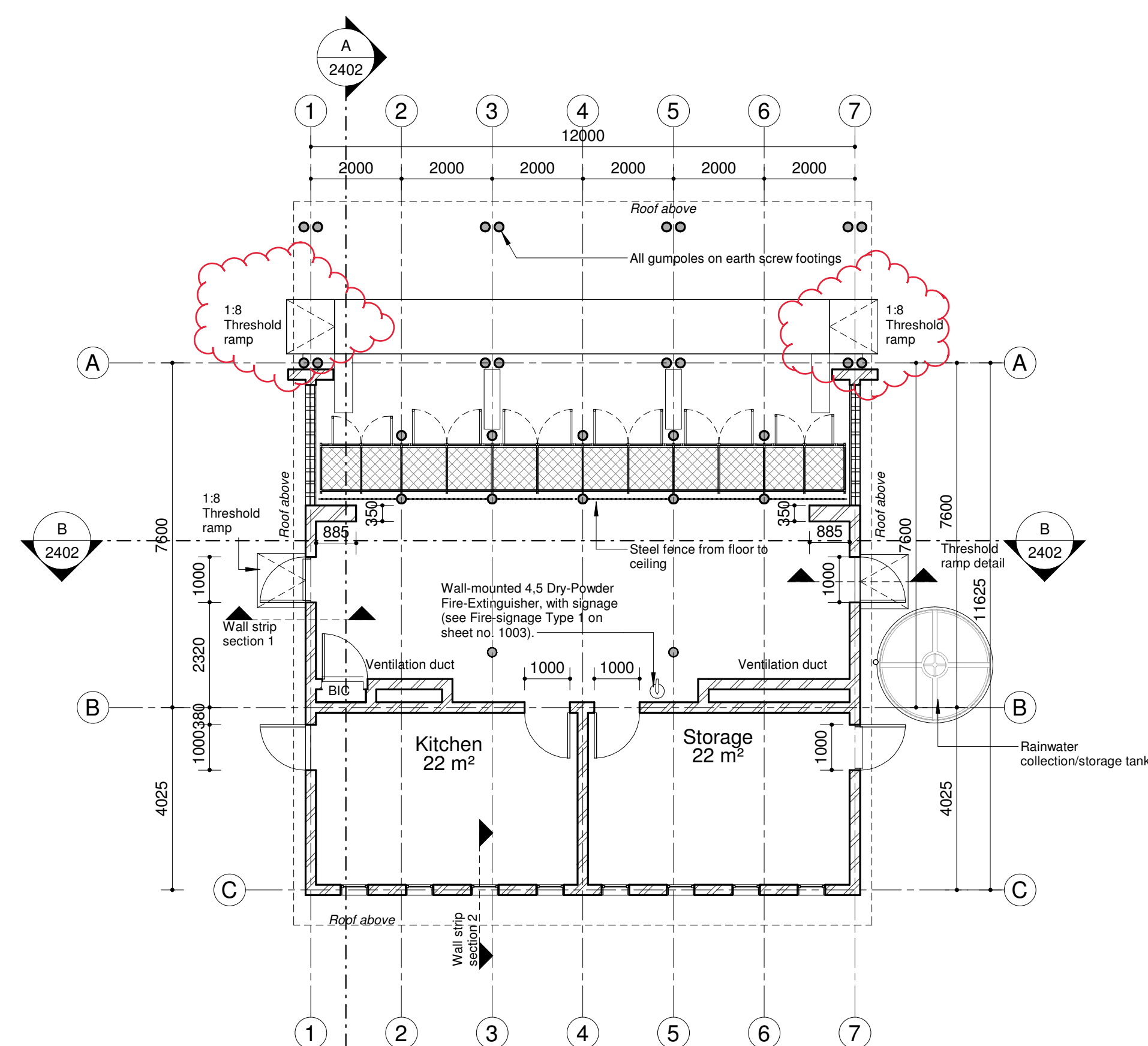
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Drawn by	JD
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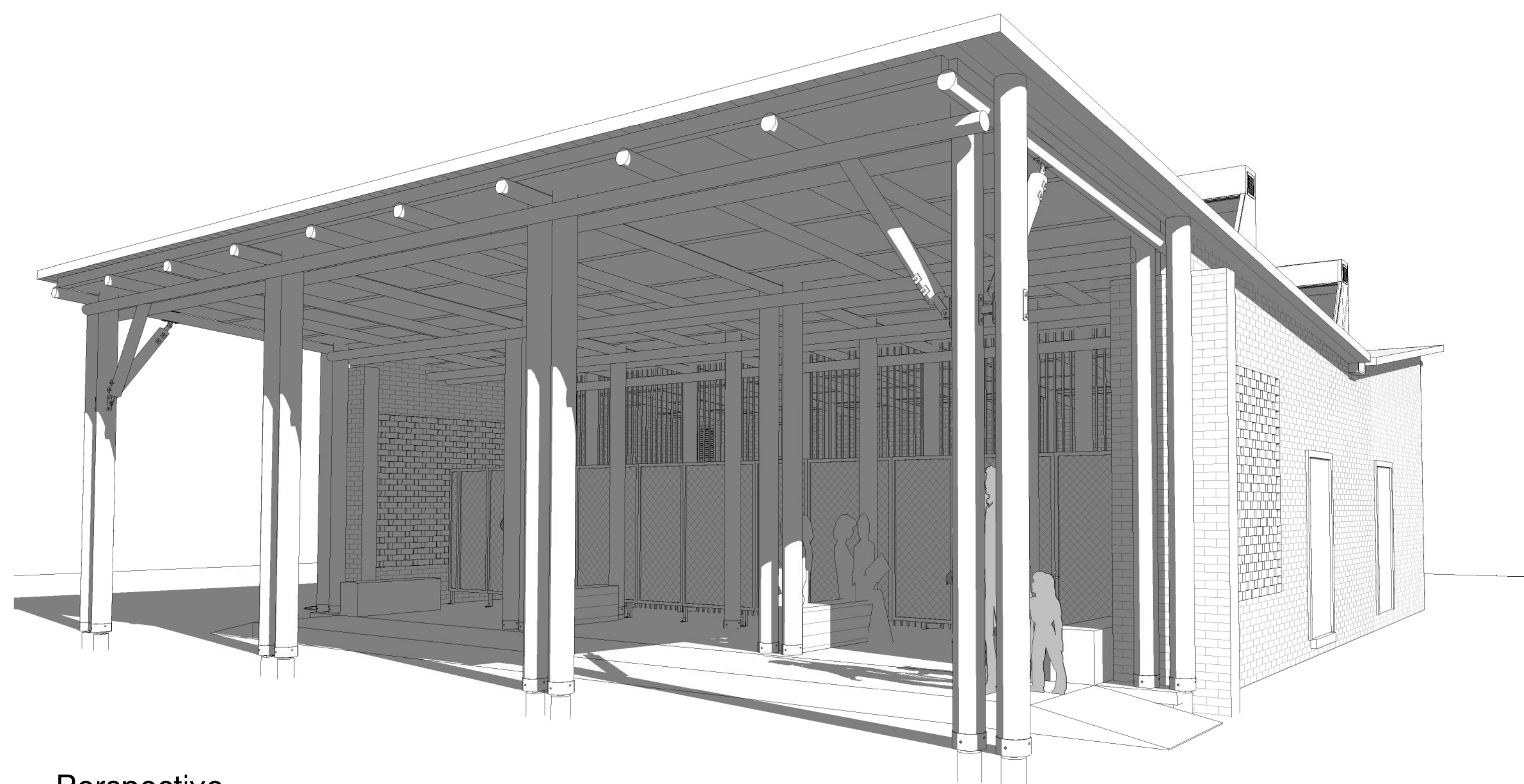
Checked by	PM
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2302

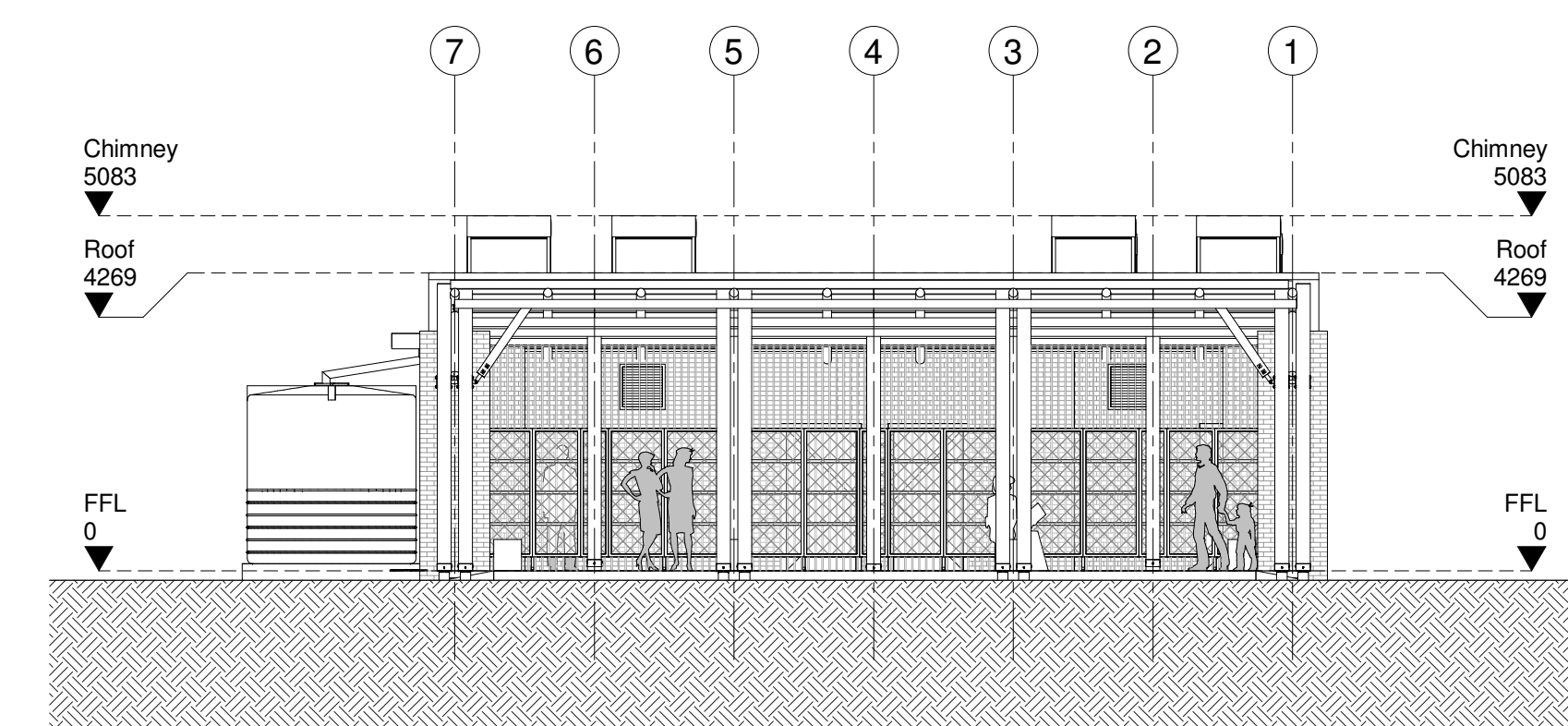
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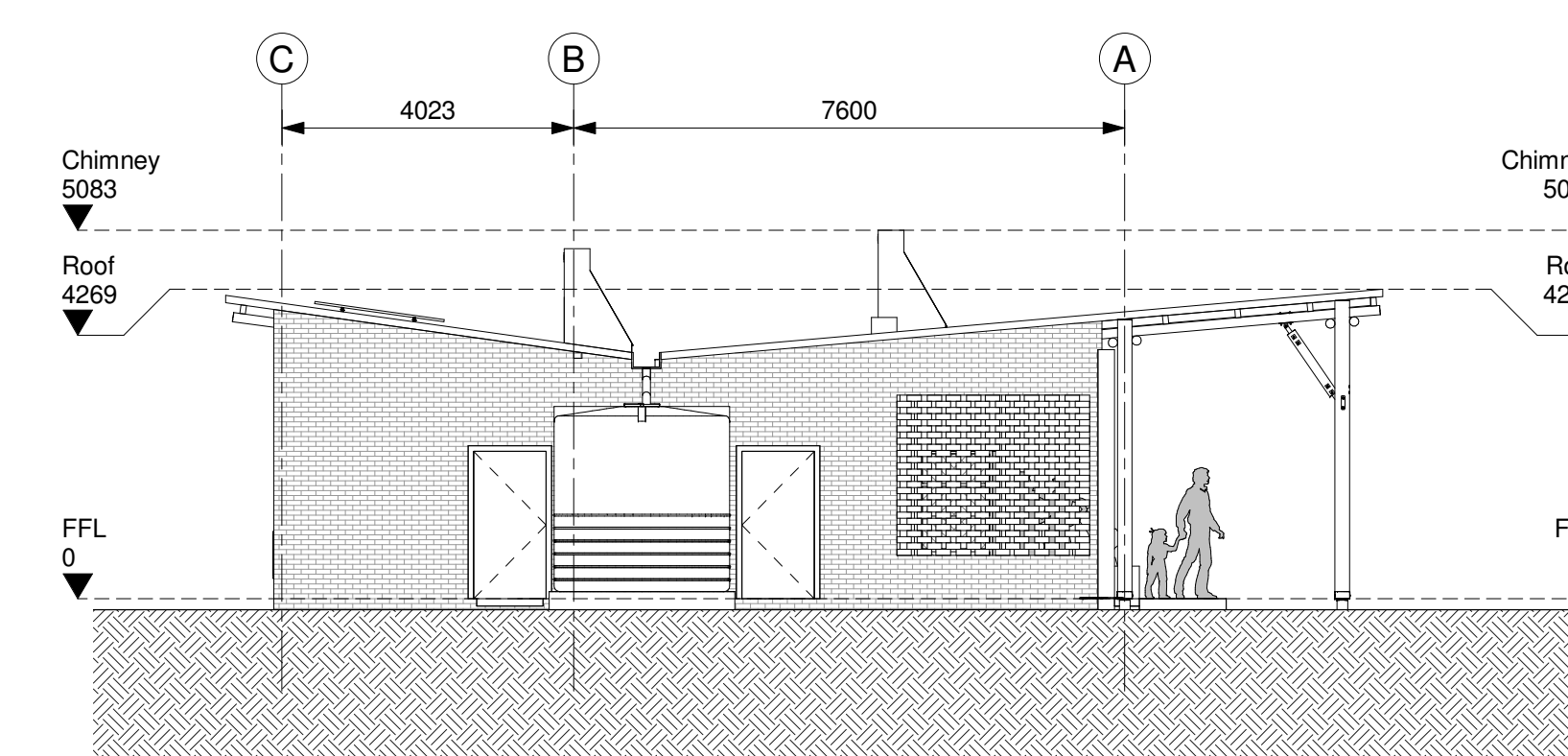
Floor Plan
1 : 100



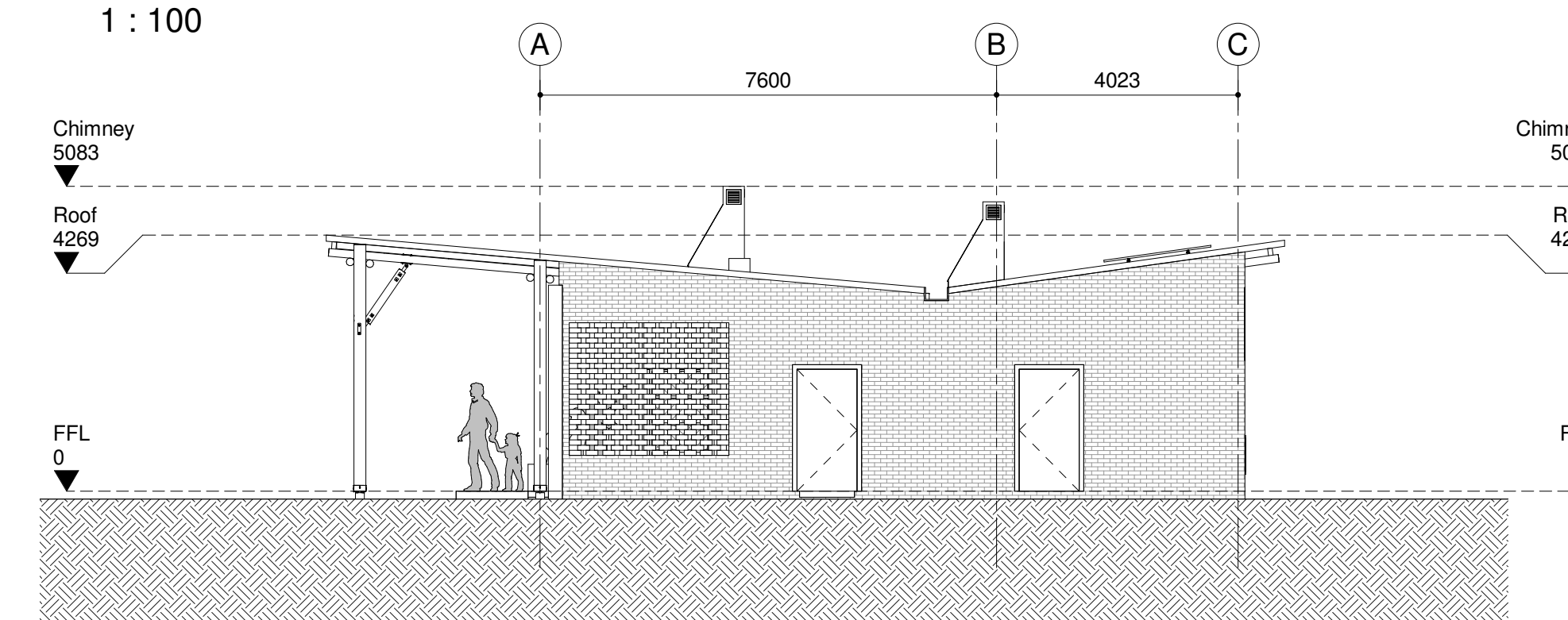
Perspective



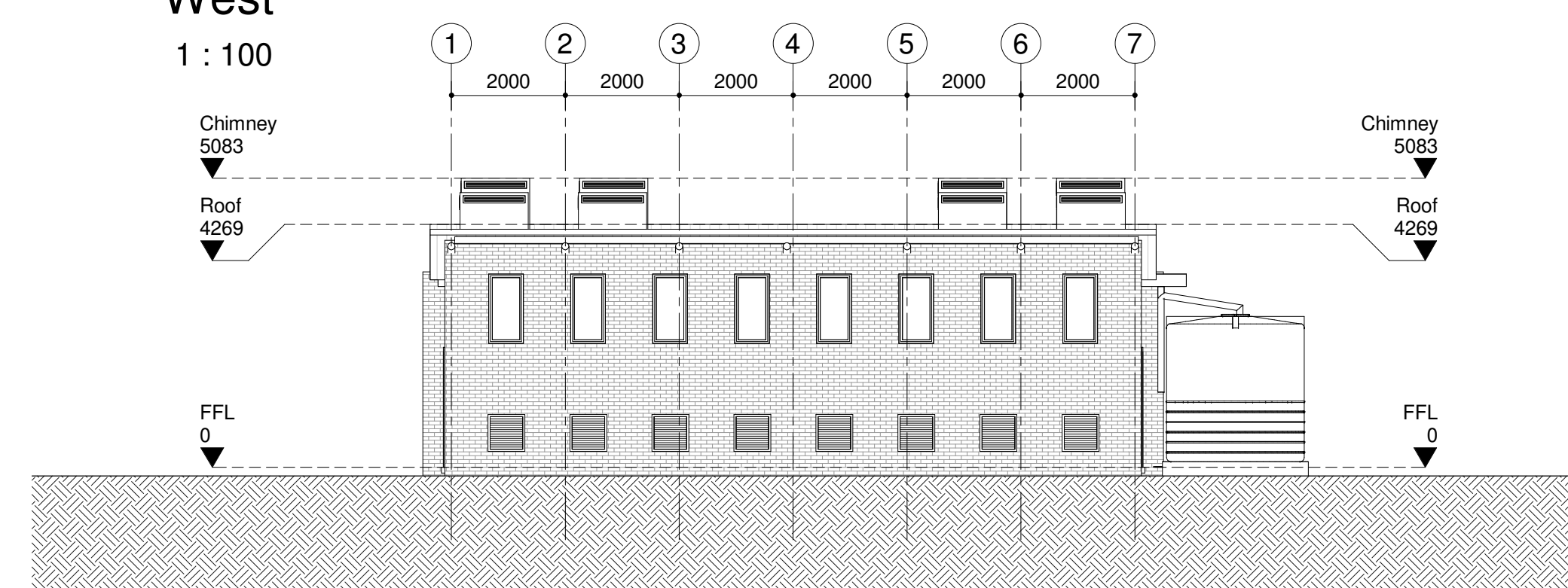
North
1 : 100



East
1 : 100



West
1 : 100



South
1 : 100

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 4 - Ground Floor Plan and Elevations

Project no. REQ-ZIM 2021-117

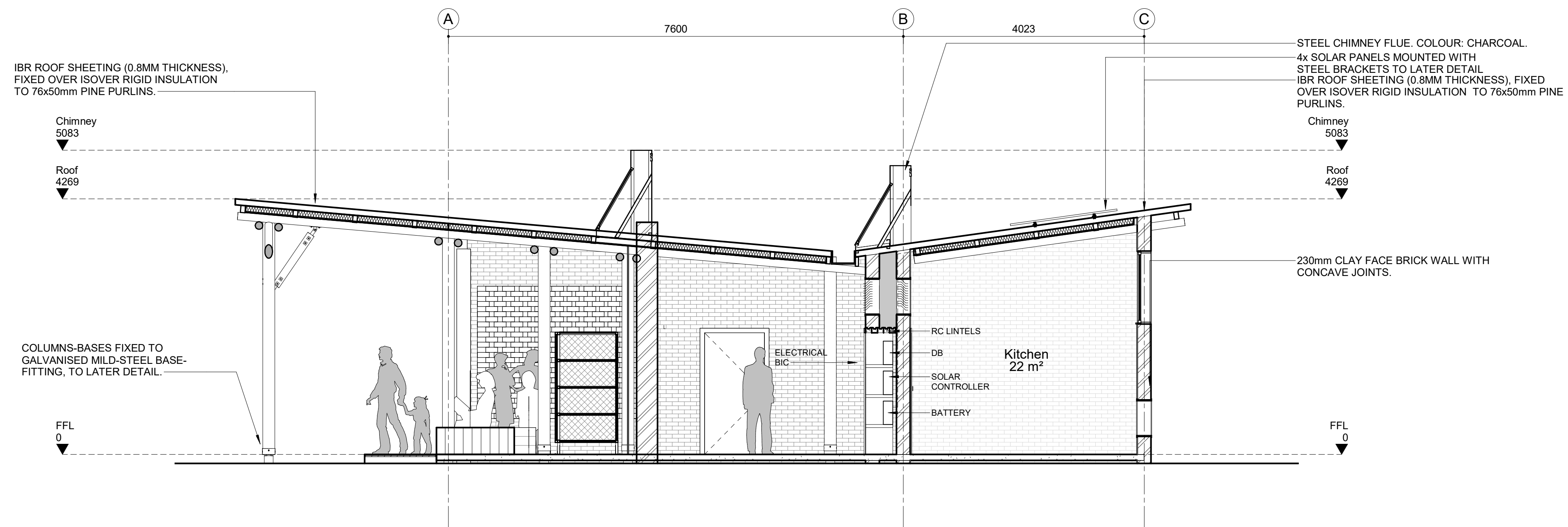
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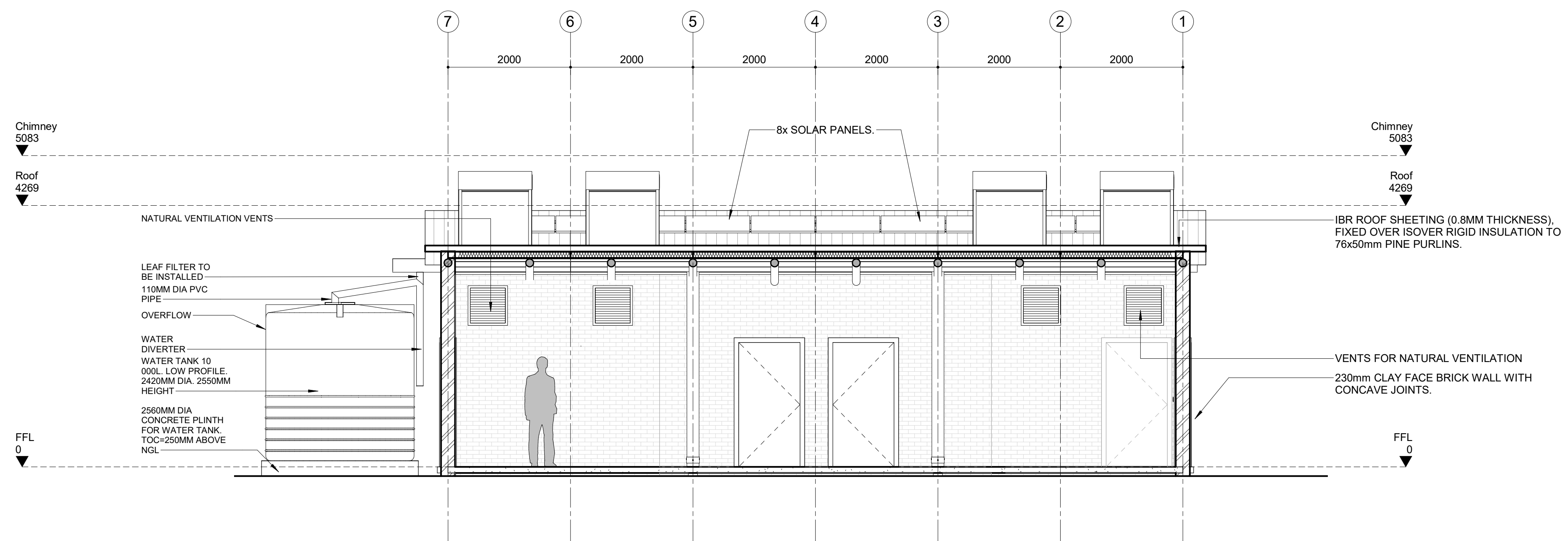
Checked by	PM
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2401

Scale	1 : 100
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Longitudinal Section A-A
1 : 50



Cross Section B-B
1 : 50

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 4 - Sections

Project no.	REQ-ZIM 2021-117
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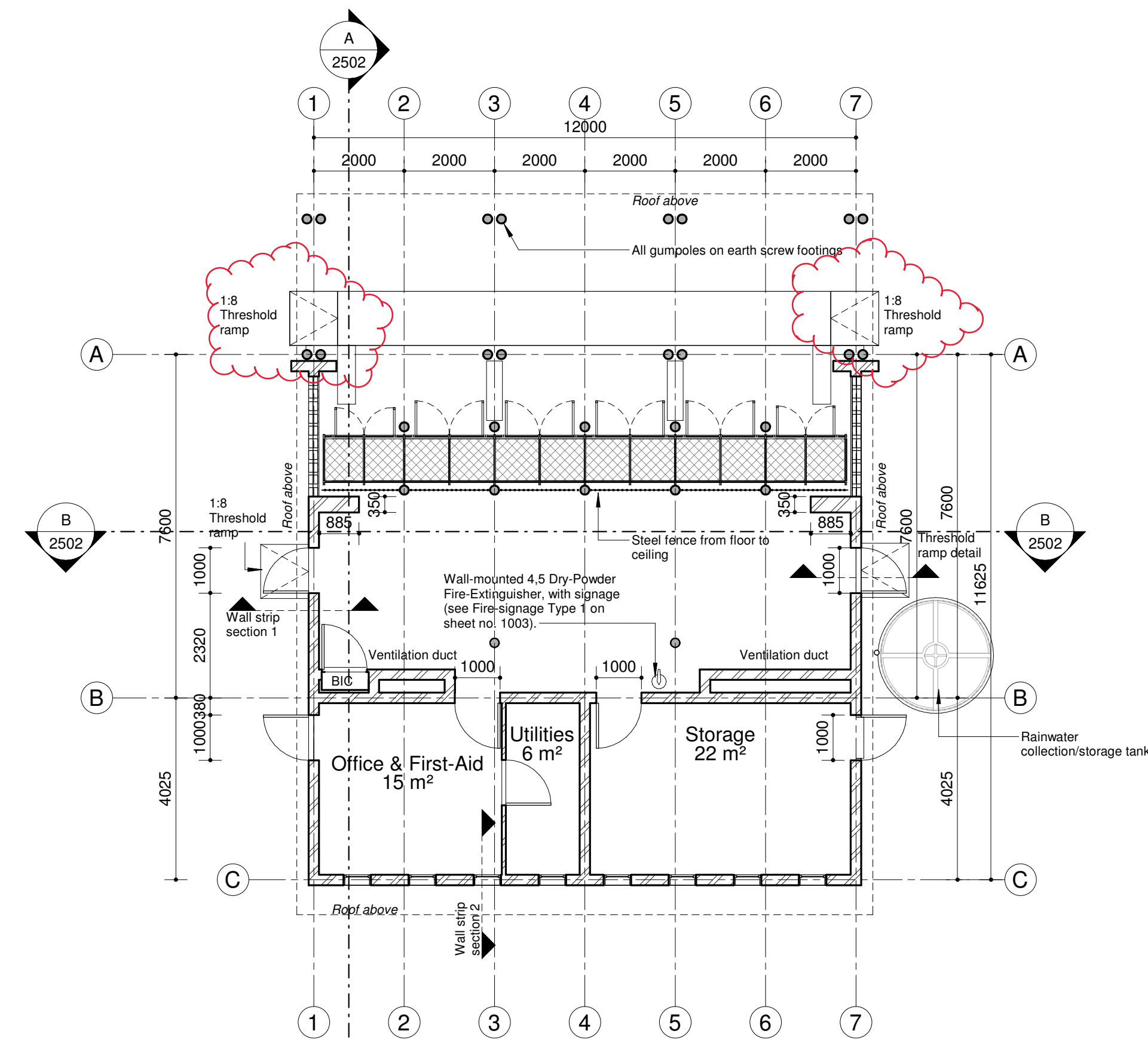
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Checked by	PM
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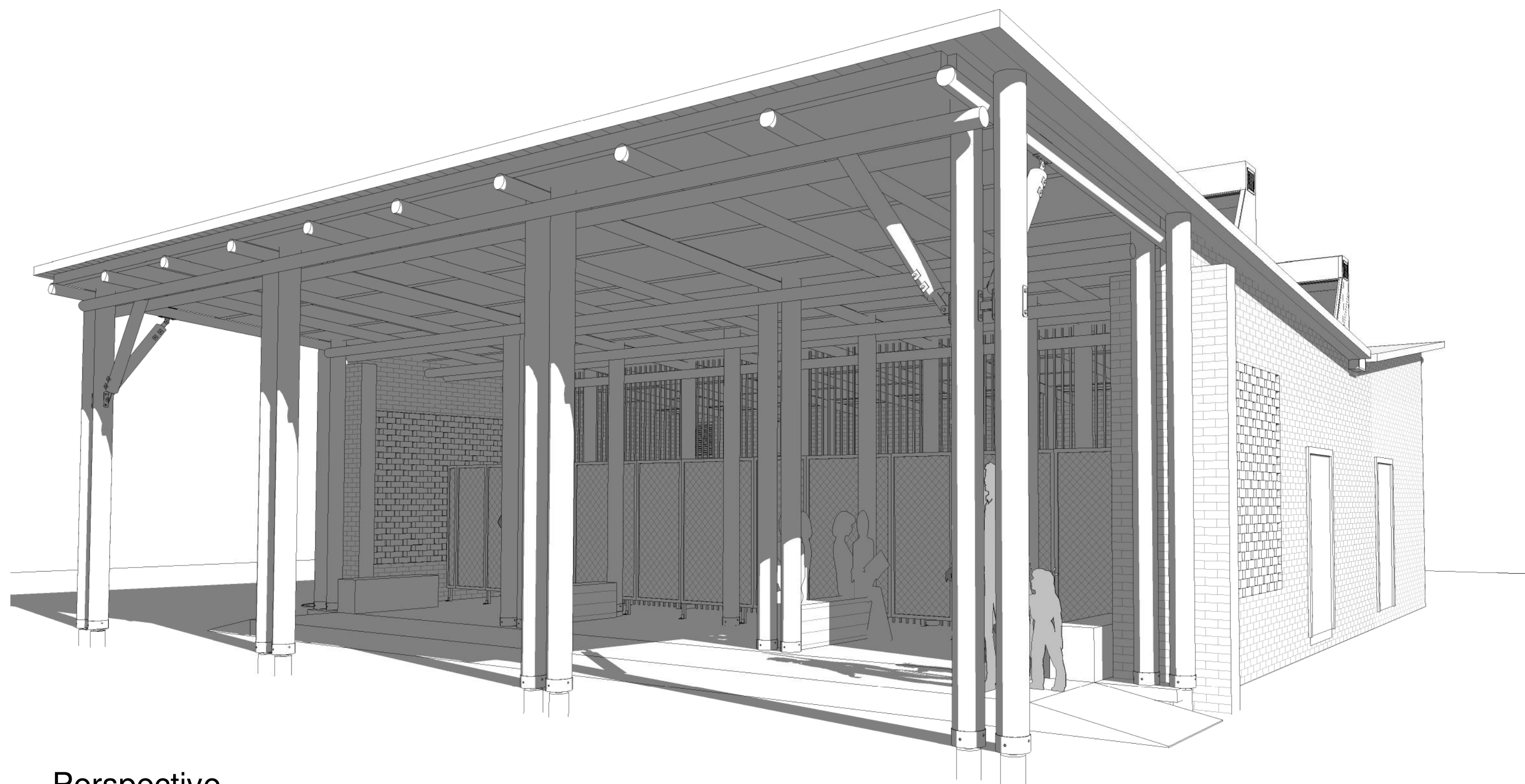
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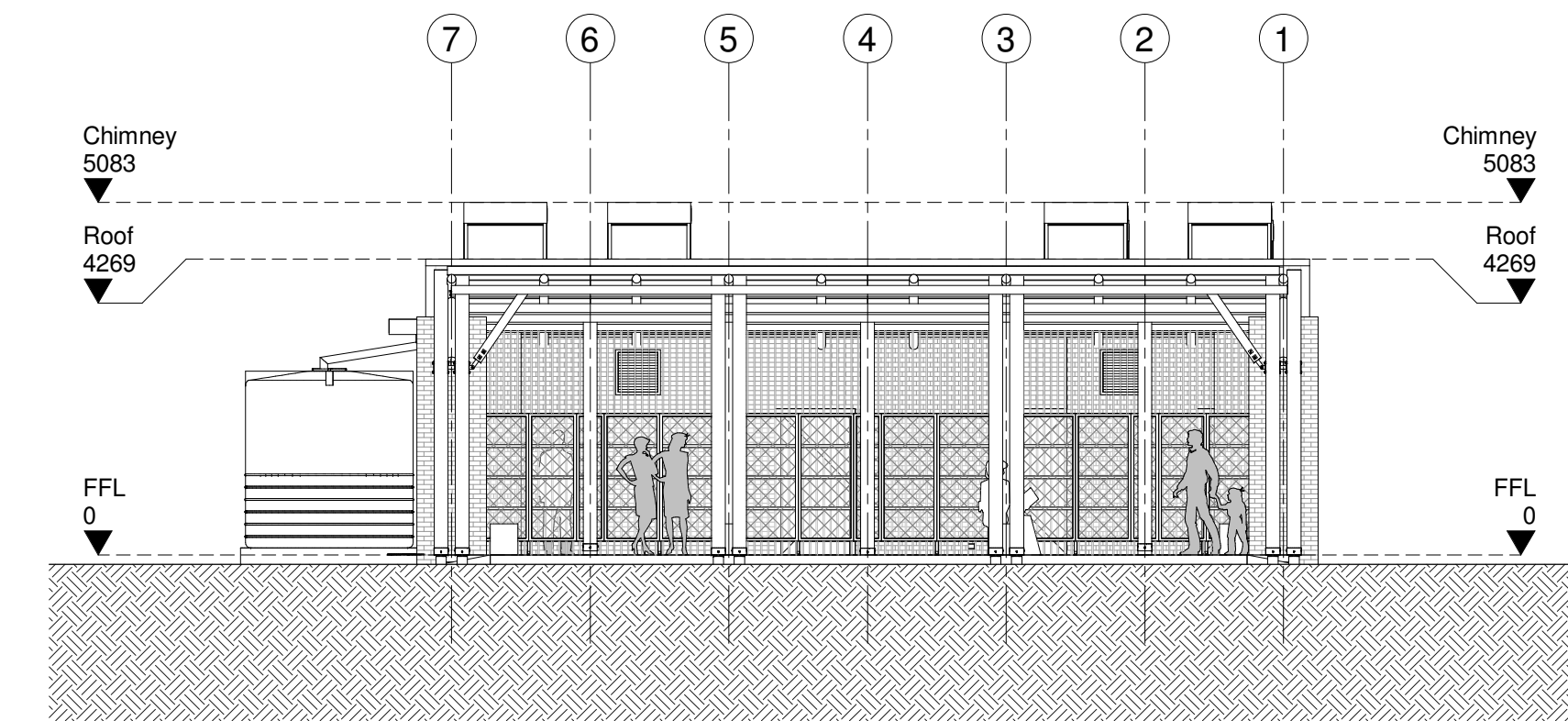


Floor Plan

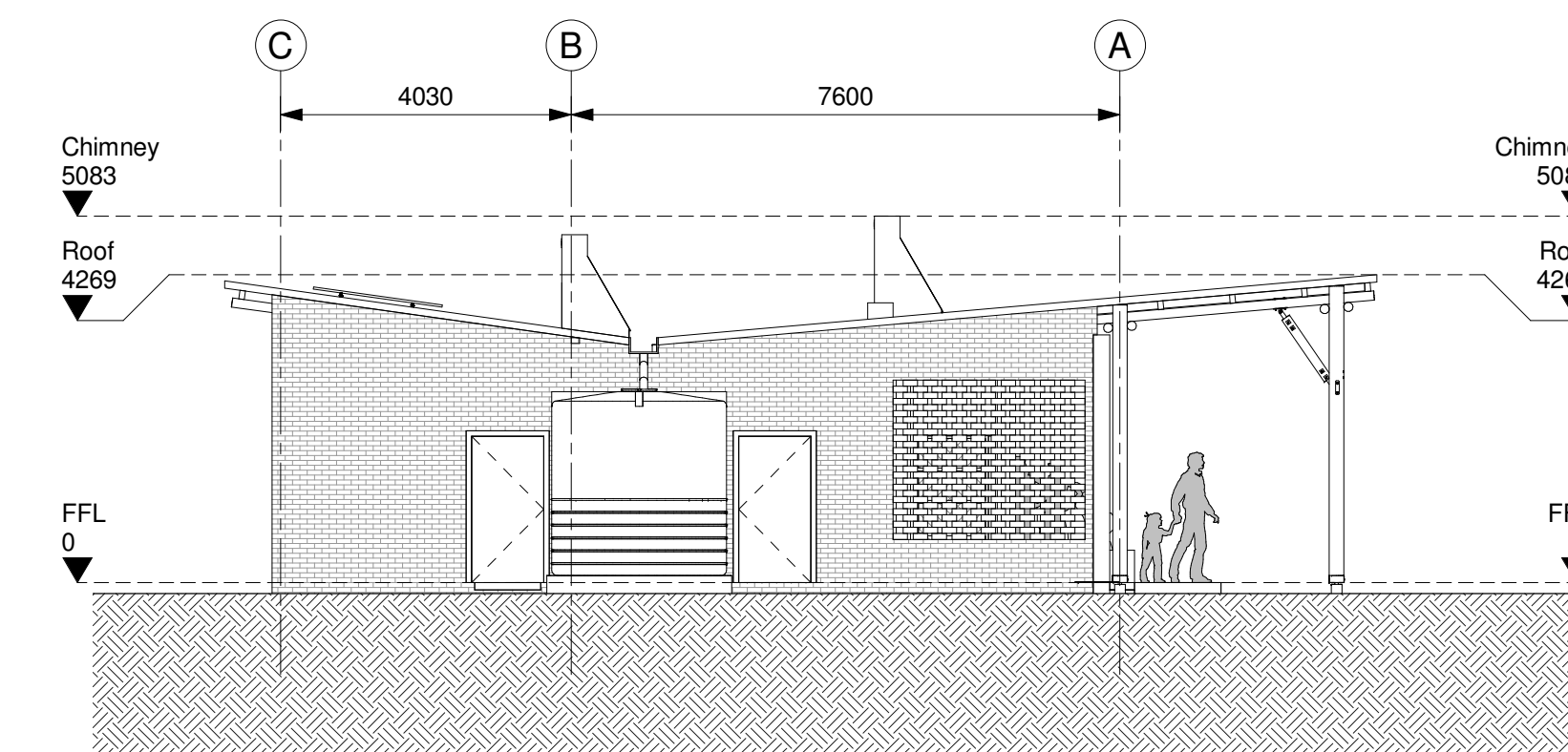
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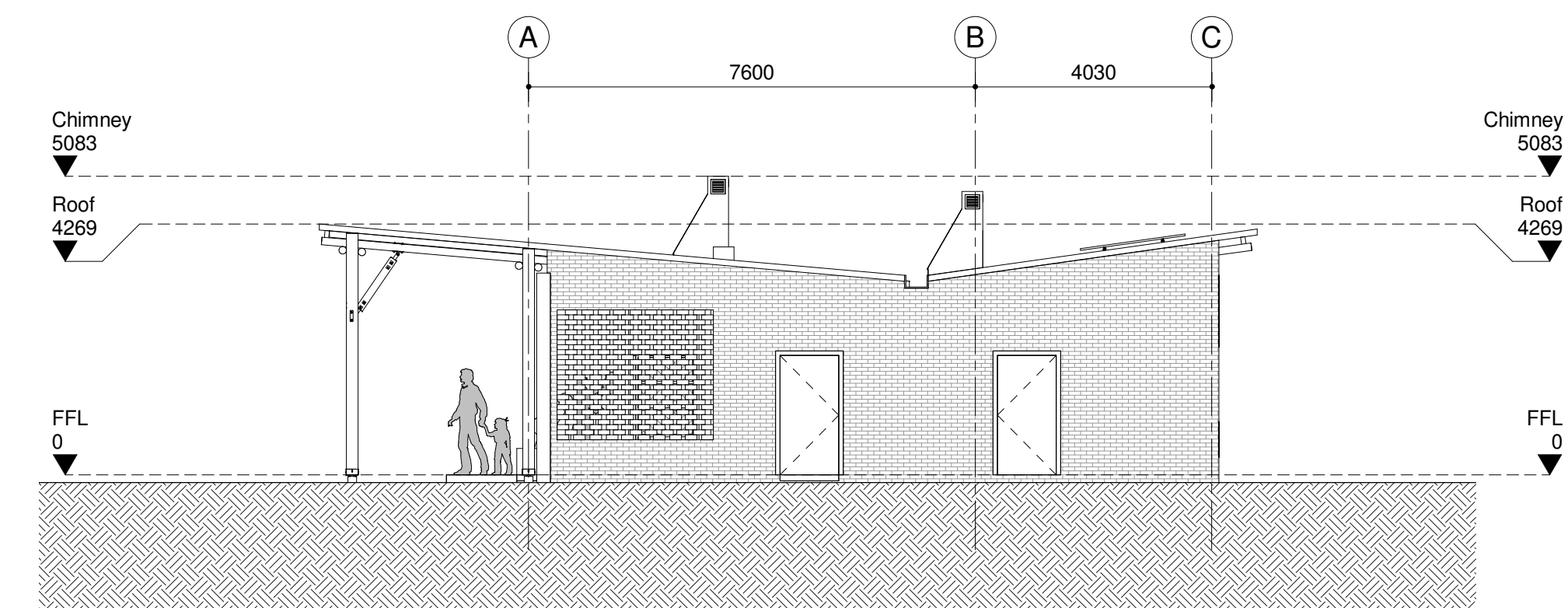
Perspective



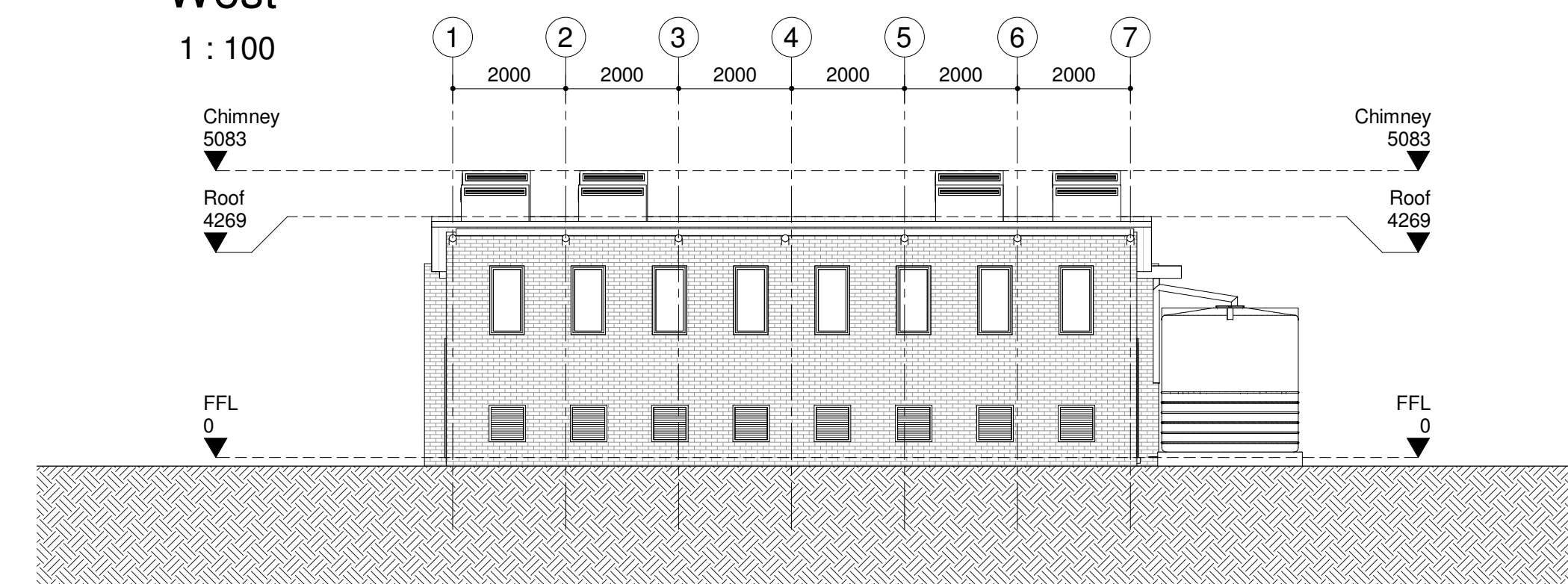
North
1 : 100



East
1 : 100



West
1 : 100



South
1 : 100

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 5 - Ground Floor Plan and Elevations

Project no. REQ-ZIM 2021-117

Date	14/03/2022
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Drawn by JD

Checked by	PM
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2501

Scale 1 : 100



Longitudinal Section A-A
1 : 50

Cross Section B-B
1 : 50

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 5 - Sections

Project no. REQ-ZIM 2021-117

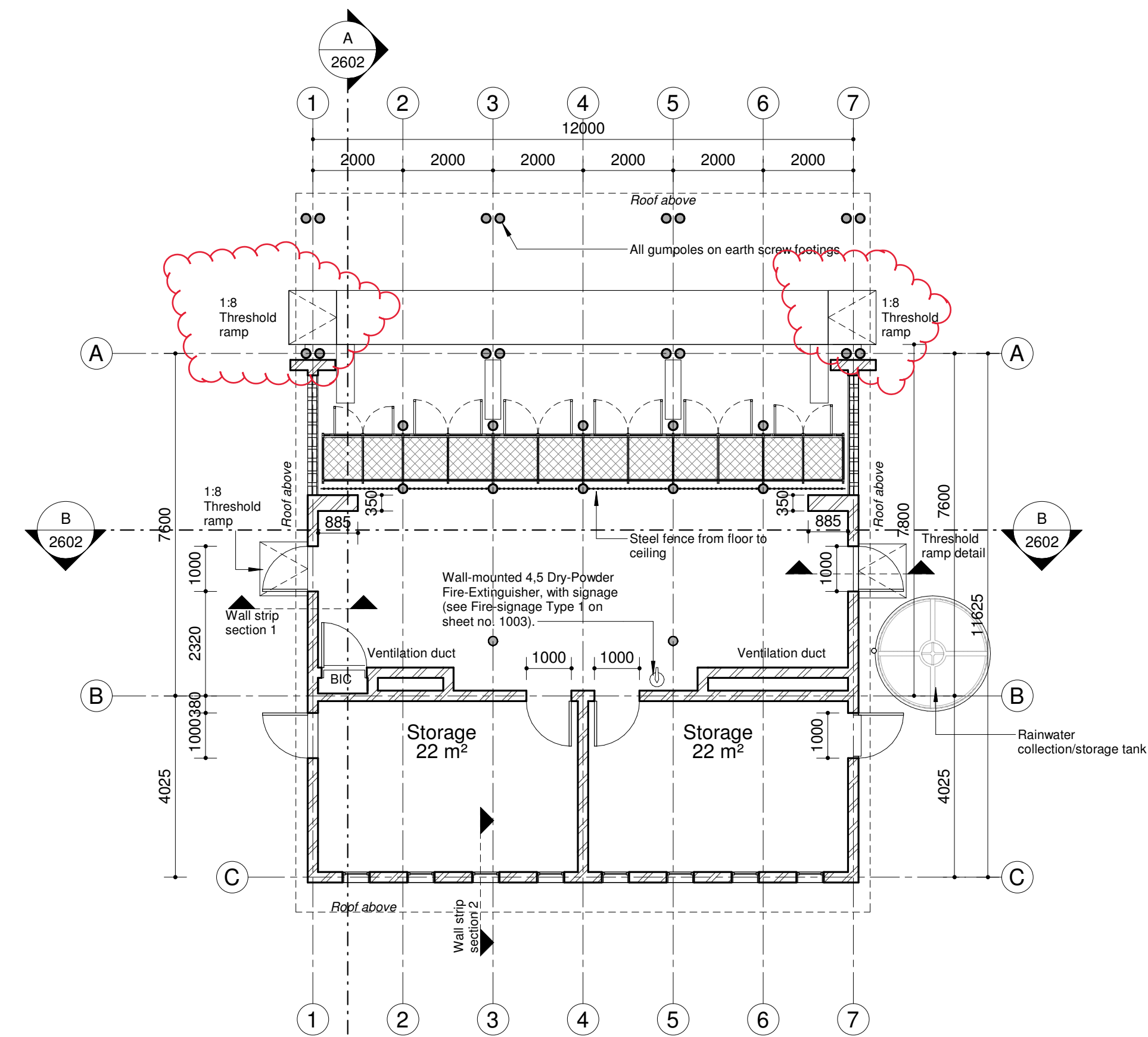
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Drawn by	JD
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Checked by	PM
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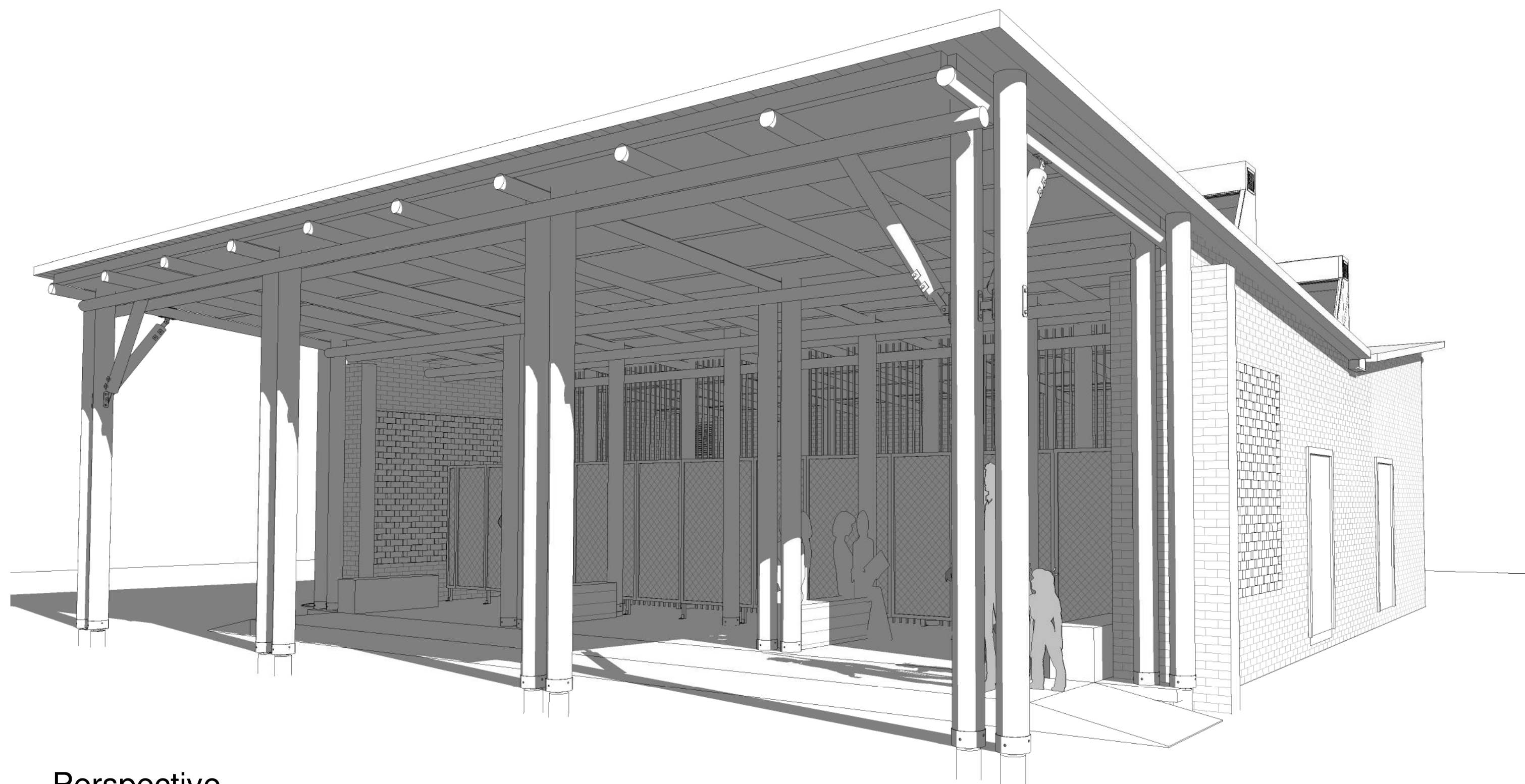
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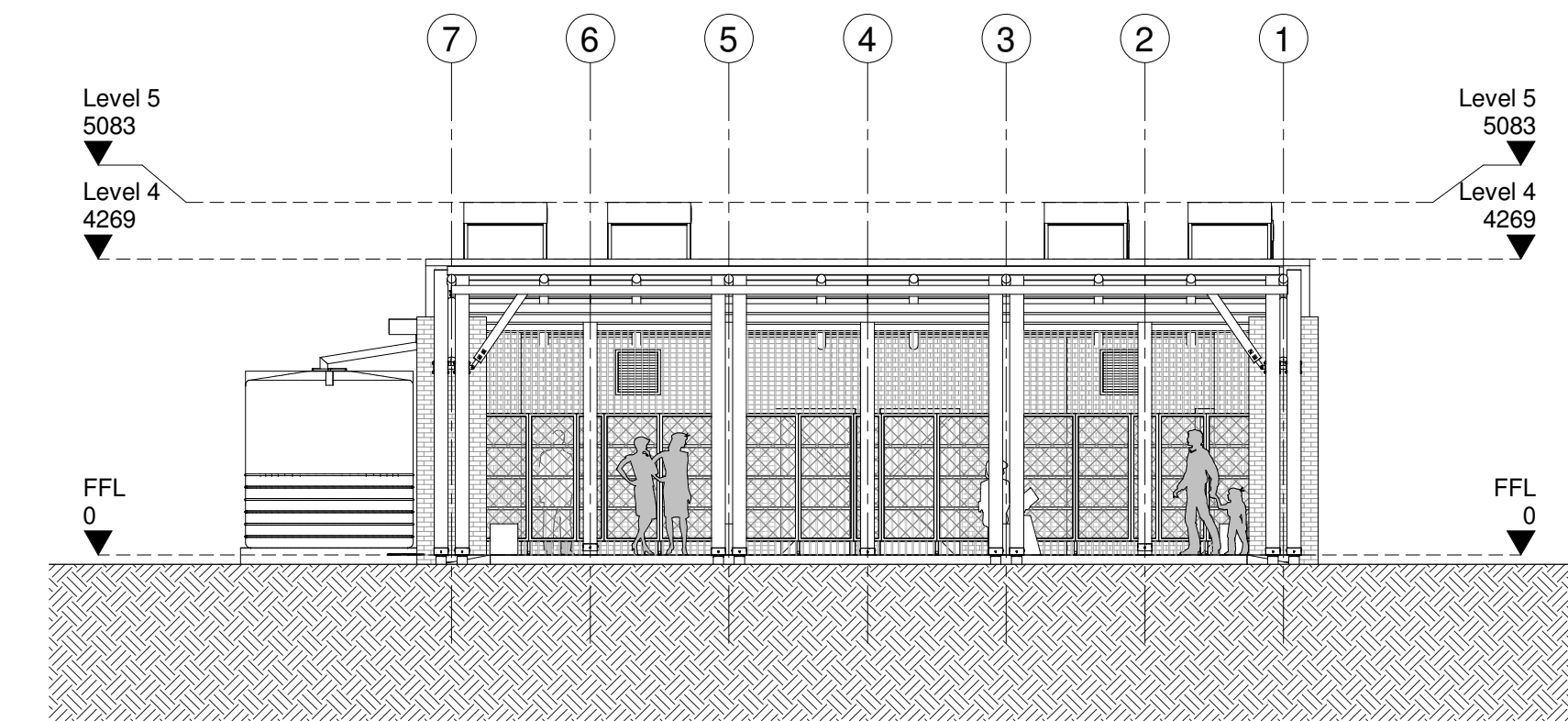


Floor Plan

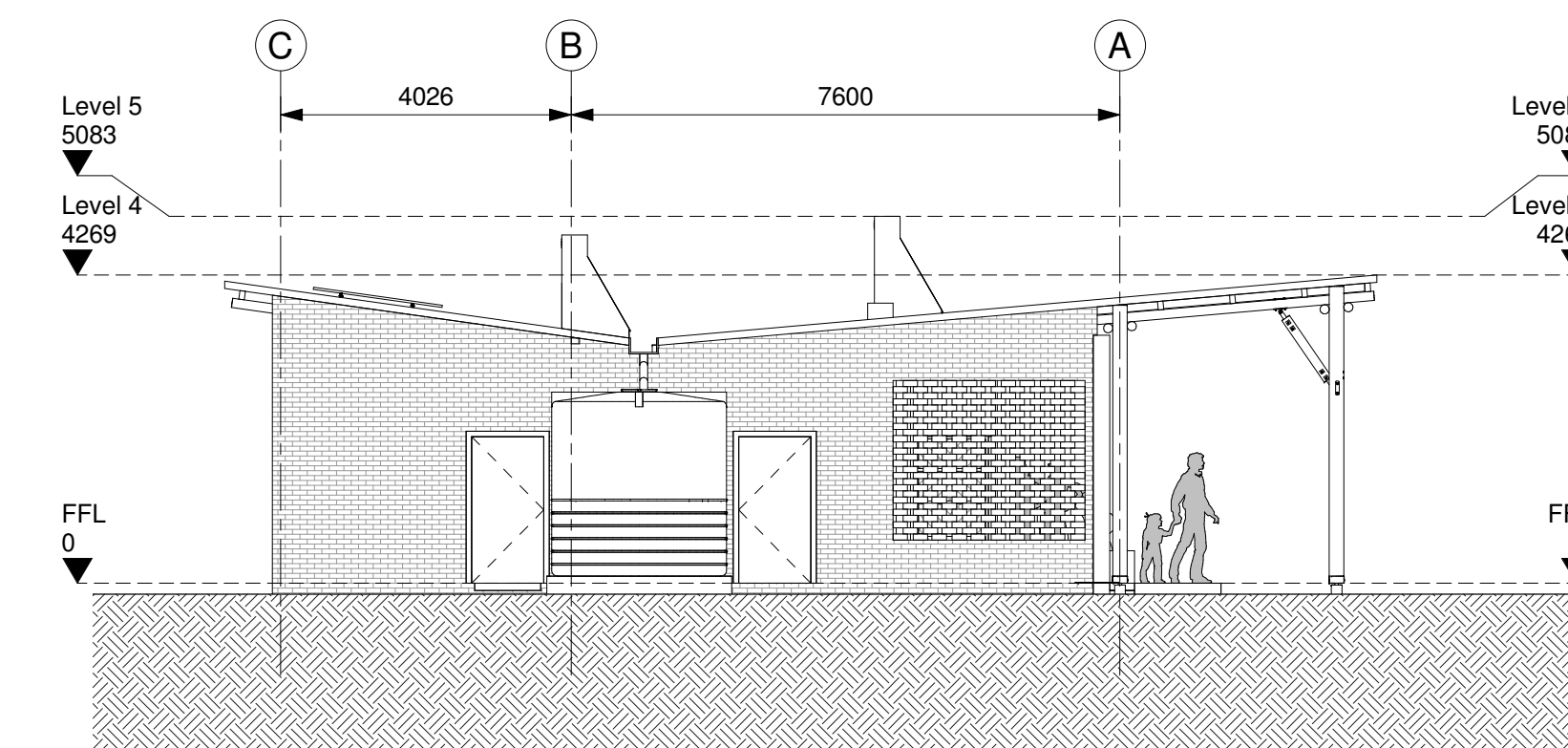
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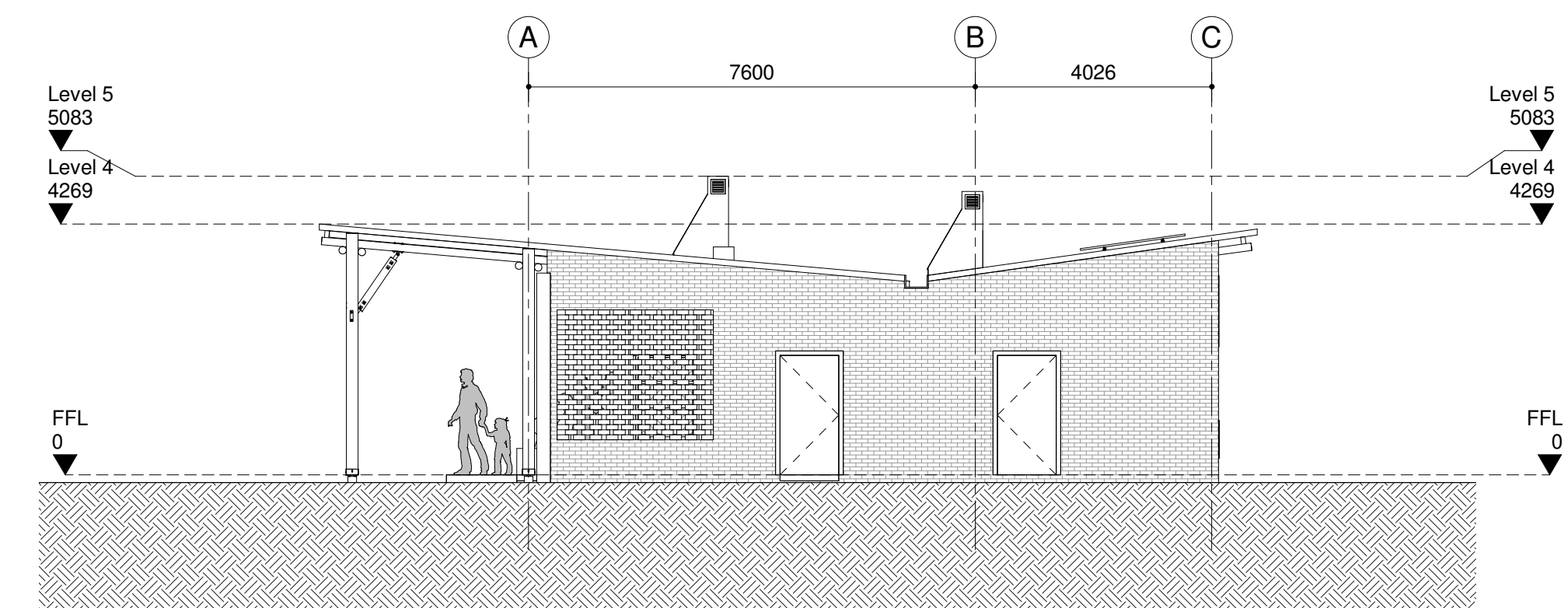
Perspective



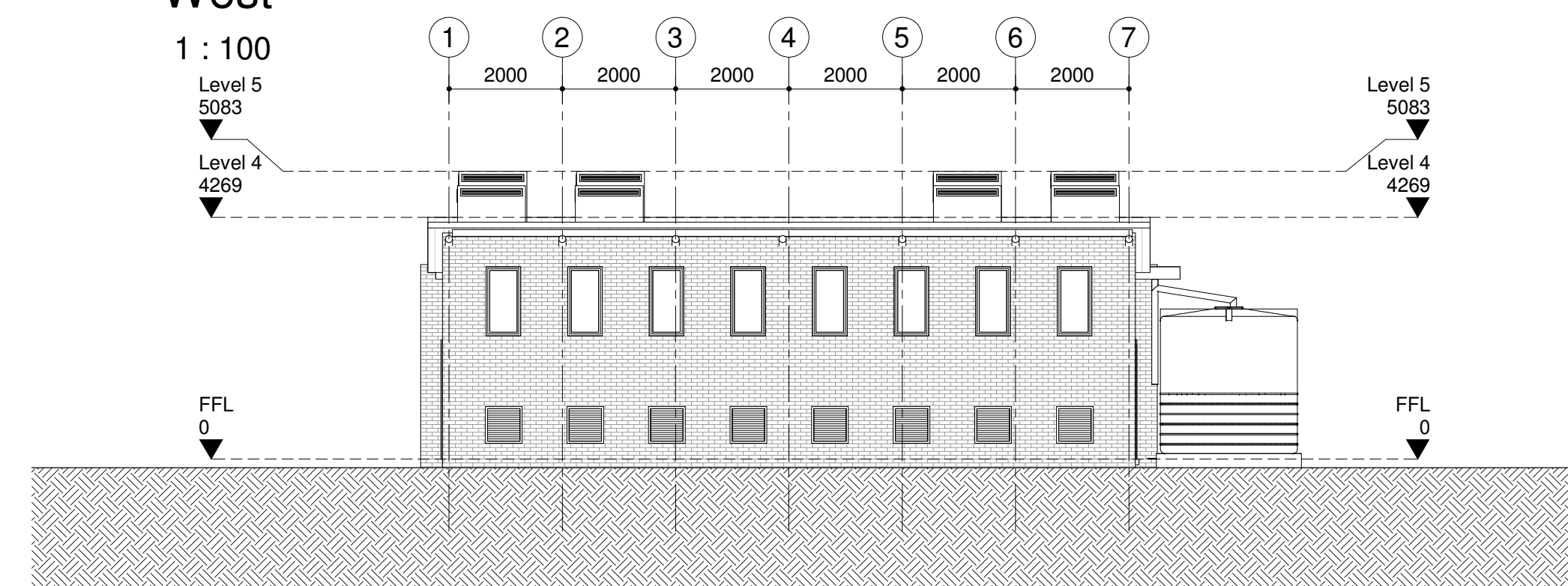
North
1 : 100



East
1 : 100



West
1 : 100



South
1 : 100

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 6 - Ground Floor Plan and Elevations

Project no. REQ-ZIM 2021-117

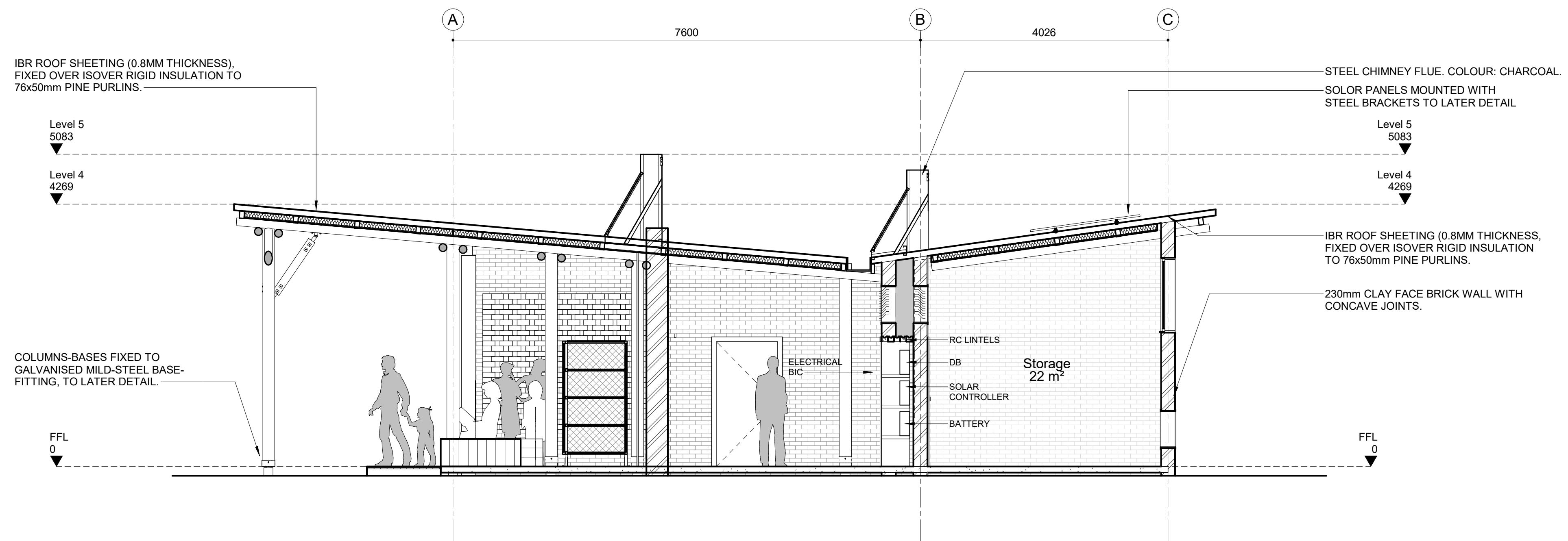
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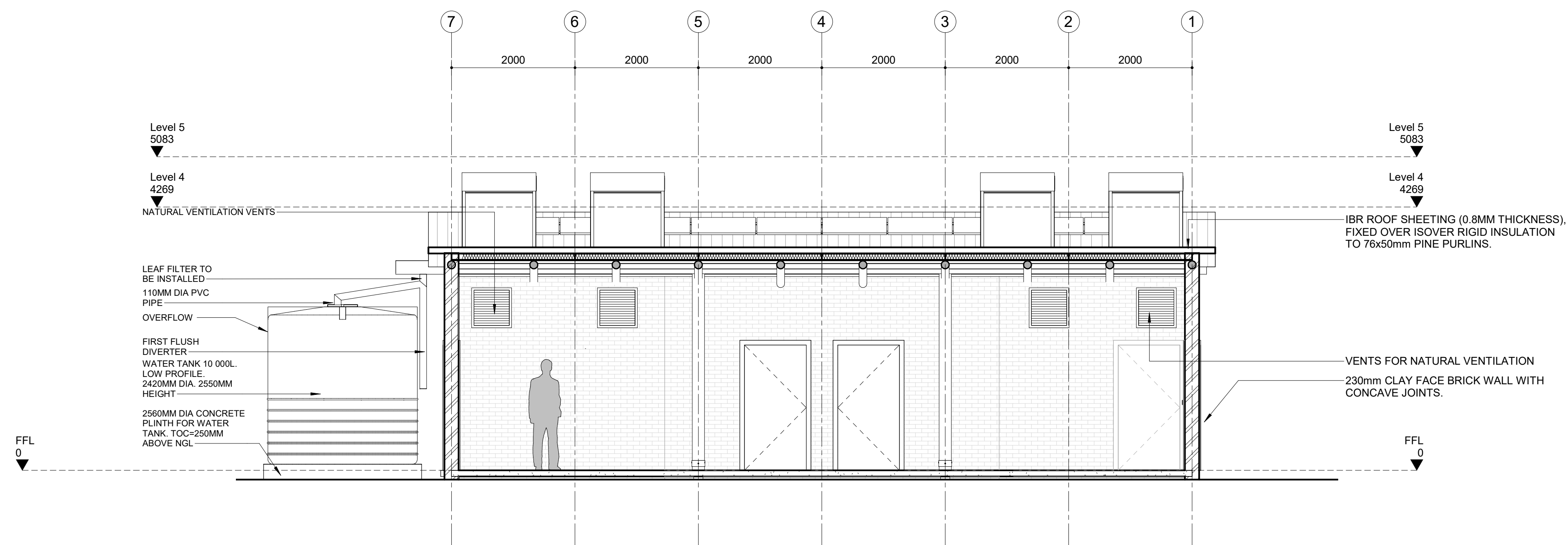
Checked by	PM
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2601

Scale 1 : 100



Longitudinal Section A-A
1 : 50



Cross Section B-B
1 : 50

[illegible]

Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 6 - Sections

Project no.	REQ-ZIM 2021-117
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Date	09/04/2022
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Drawn by JD

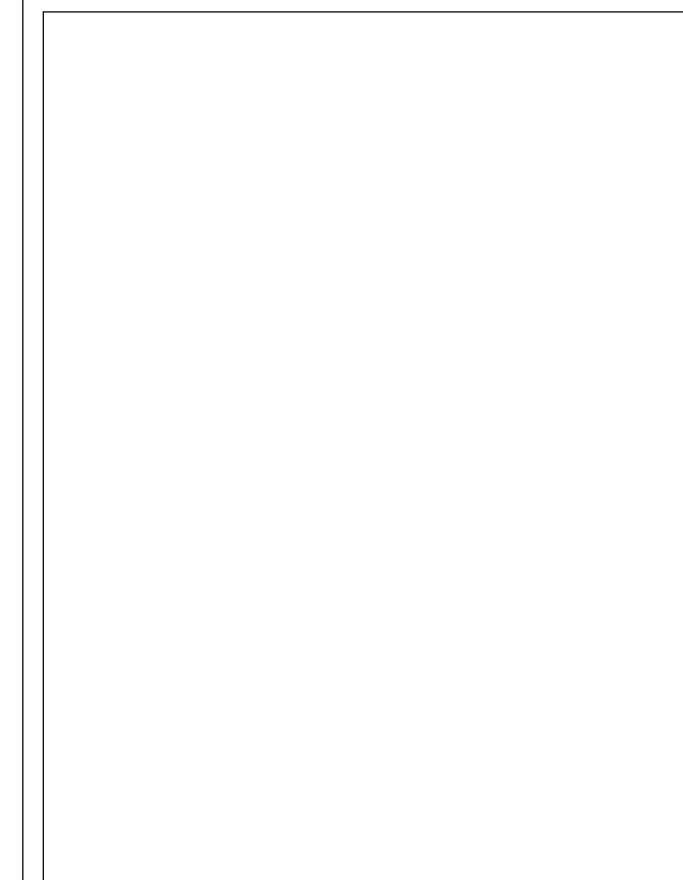
Checked by	PM
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2602

Scale 1 : 50



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[illegible]

Zimbabwe Idai Recovery
Project
Jopa Women's Market

ABLUTIONS - PLANS & SECTIONS

Project no. REQ-ZIM 2021-117

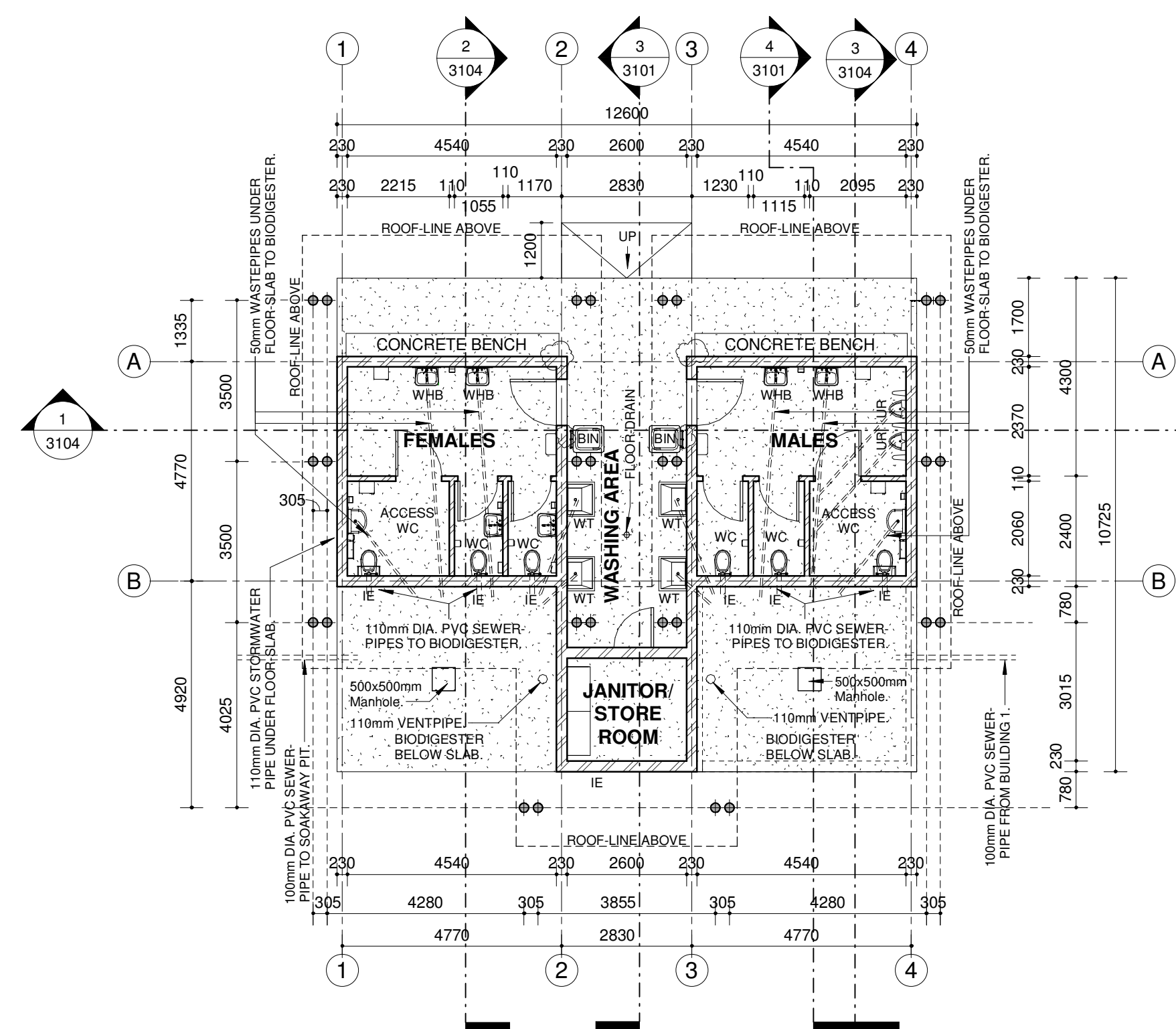
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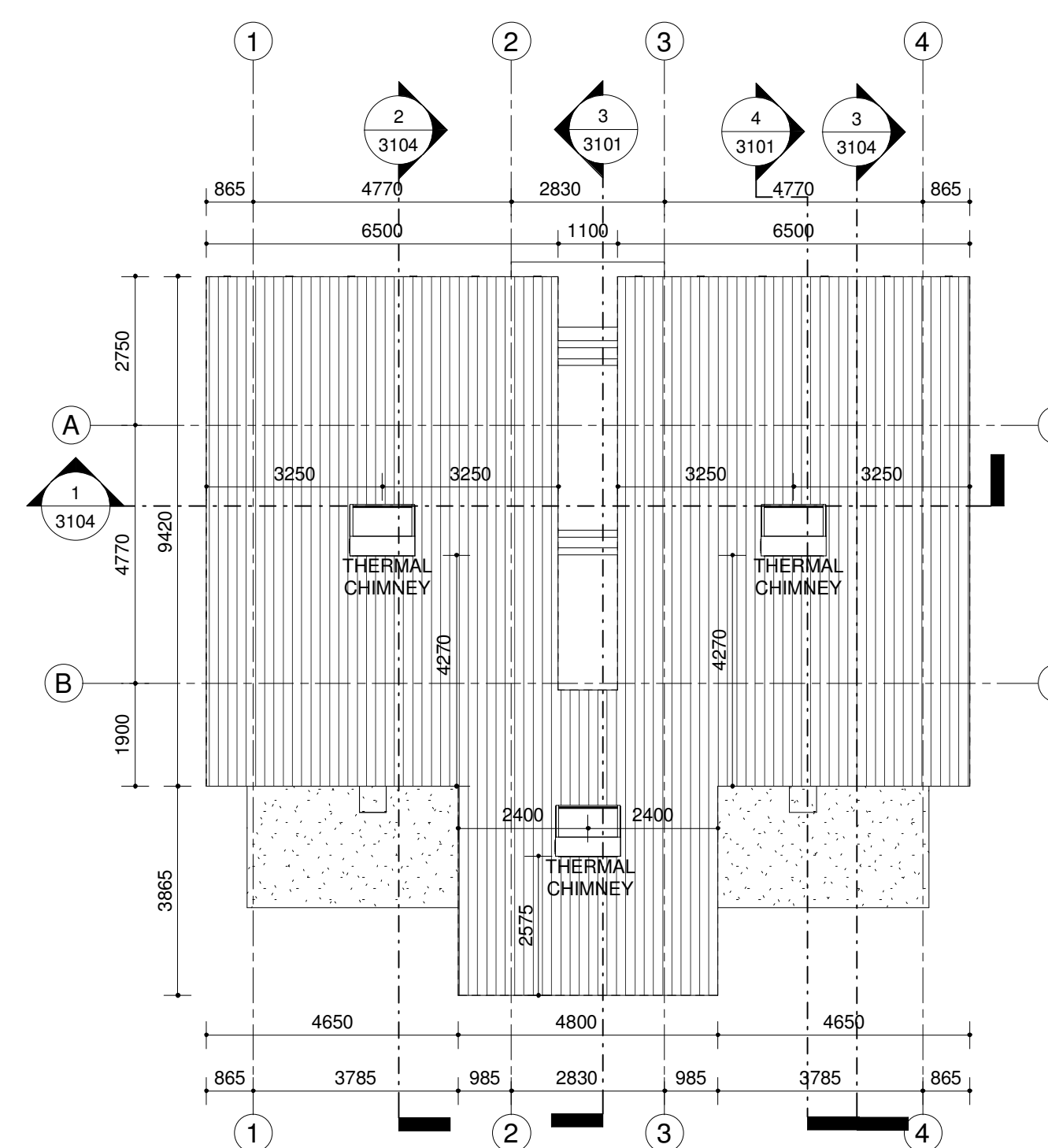
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3101

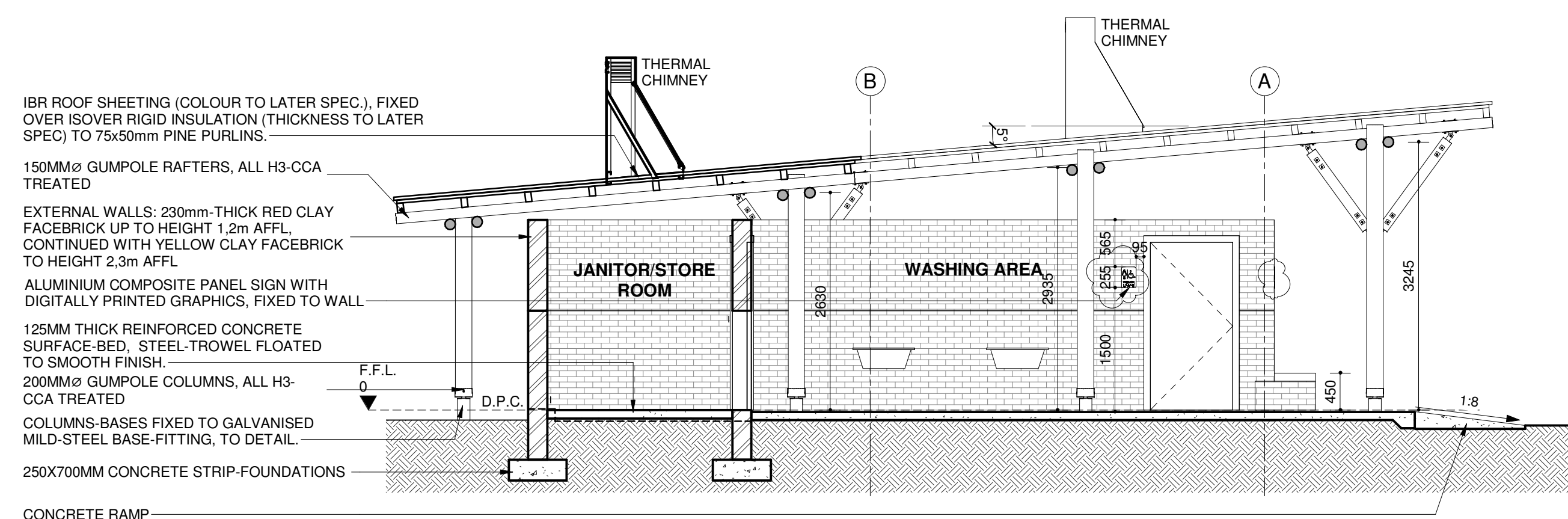
Scale	As indicated
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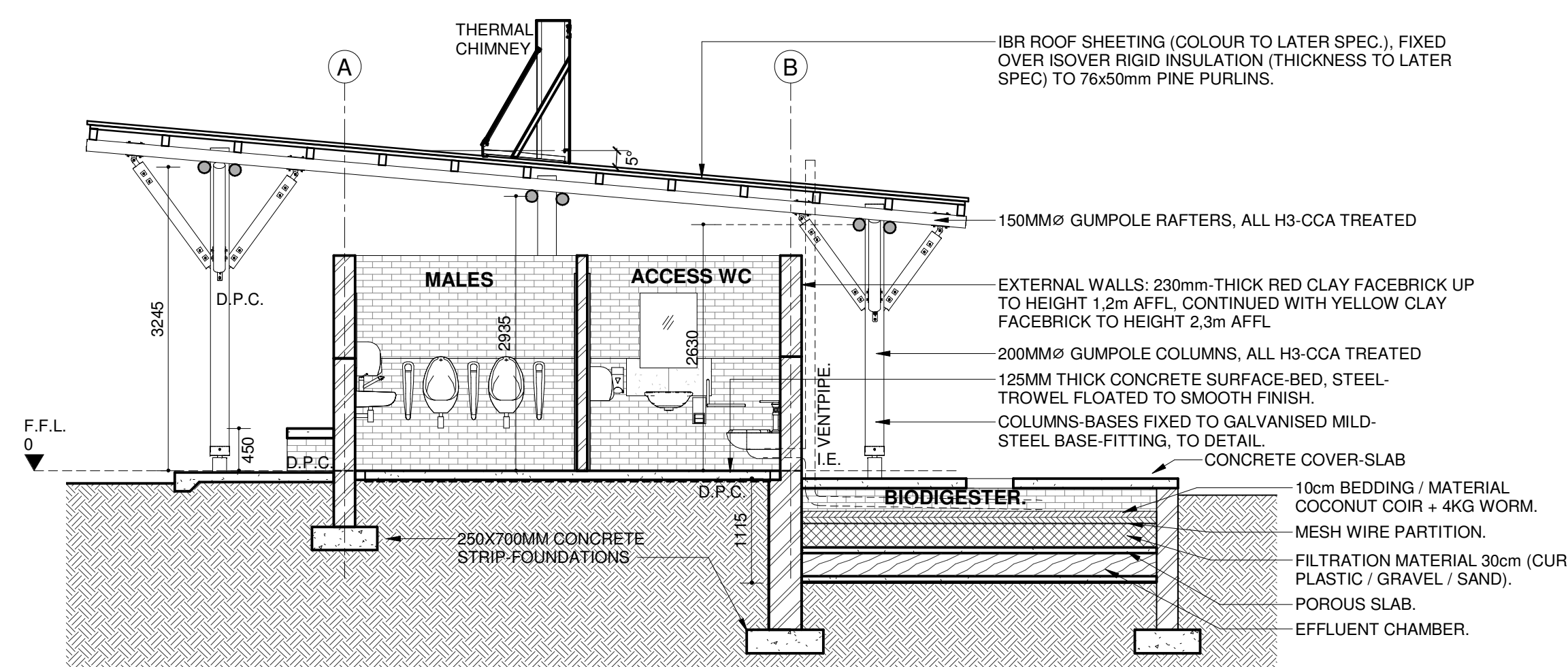
Ablutions - Level 0
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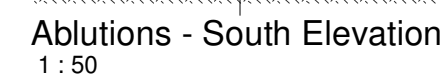
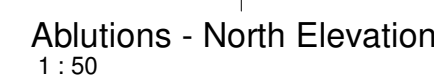
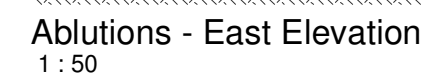
Ablutions - Roof Plan
1 : 100



Ablutions - Section 1
1 : 50



Ablutions - Section 2
1 : 50



Zimbabwe Idai Recovery
Project

Jopa Women's Market

Scale	1 : 50
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Zimbabwe Idai Recovery
Project

Jopa Women's Market

ABLUTIONS - DETAILED LAYOUT

Project no.	REQ-ZIM 2021-117
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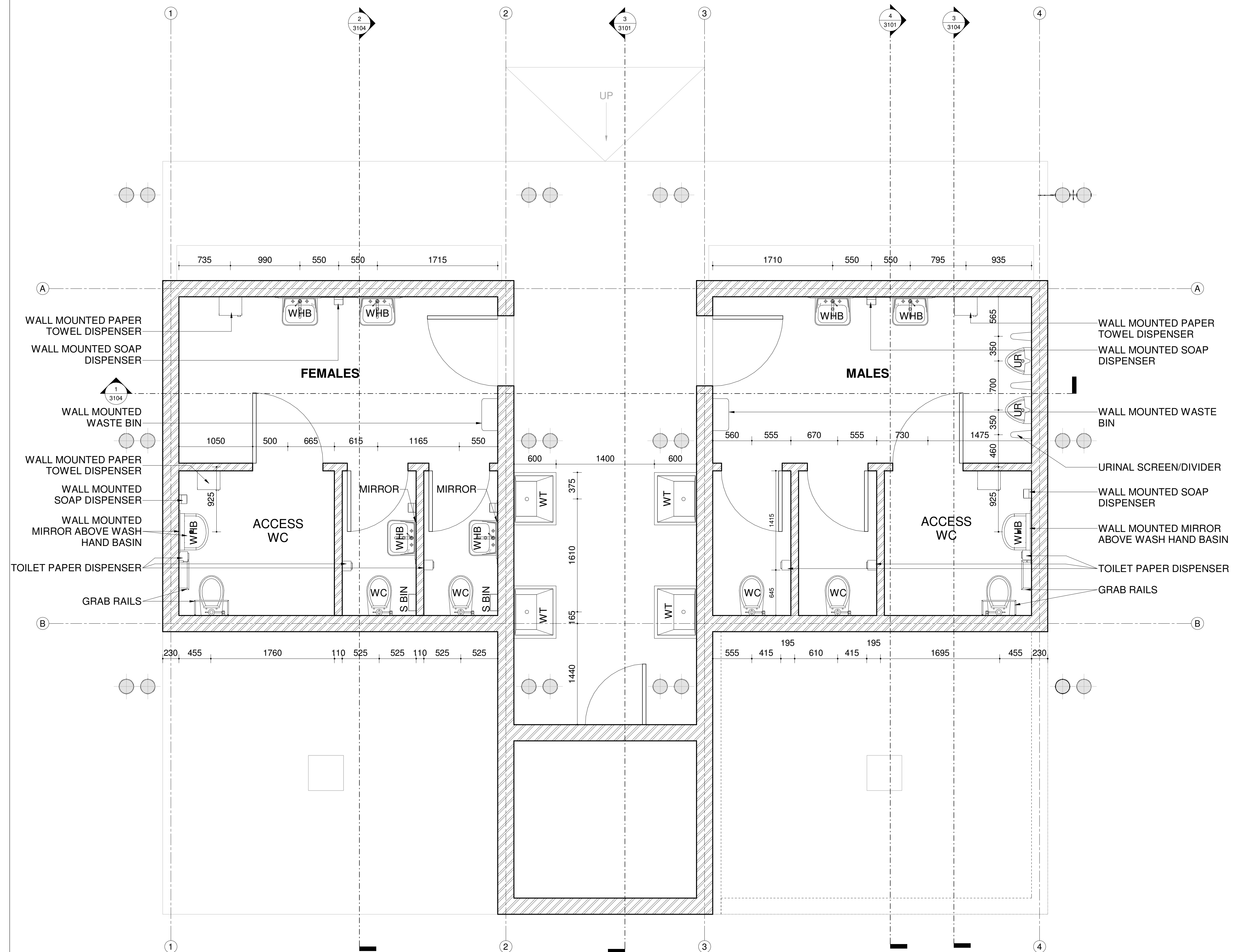
Date	14/11/2021
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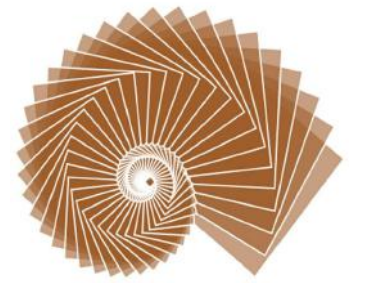
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3103

Scale	1 : 25
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Zimbabwe Idai Recovery
Project
Jopa Women's Market

ABLUTIONS - DETAILED
SECTIONAL ELEVATIONS

Project no. REQ-ZIM 2021-117

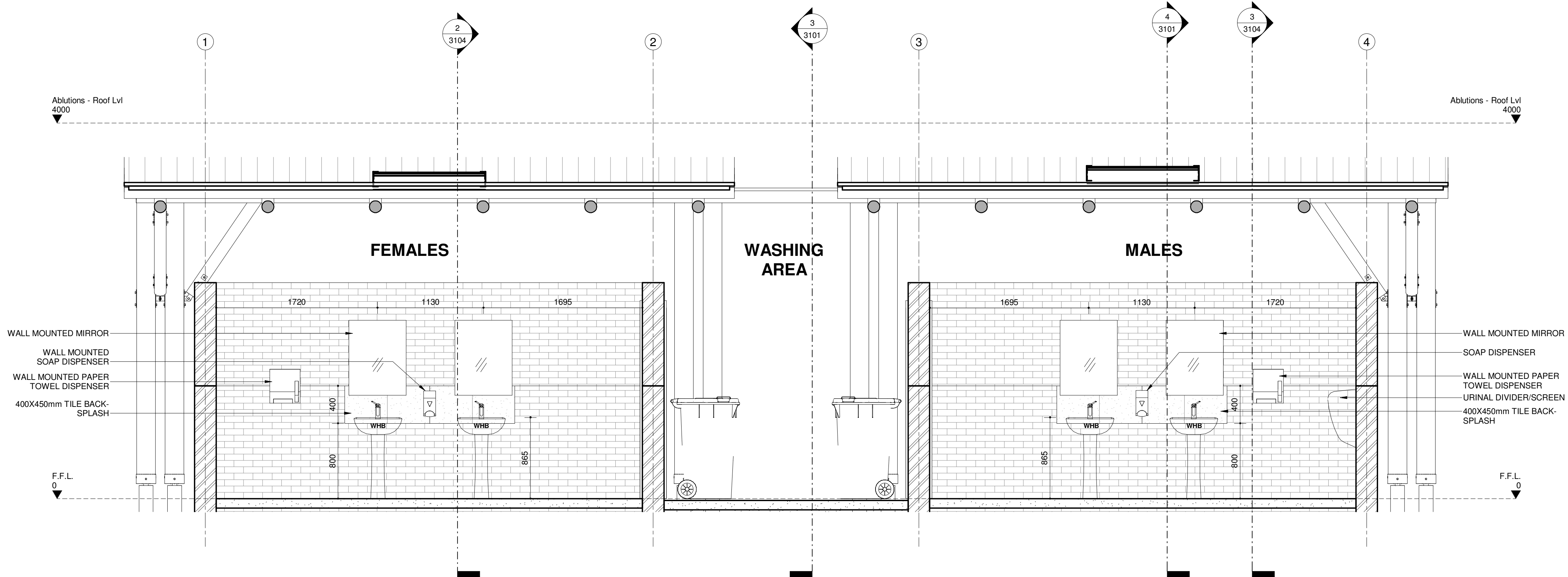
Date 14/11/2021

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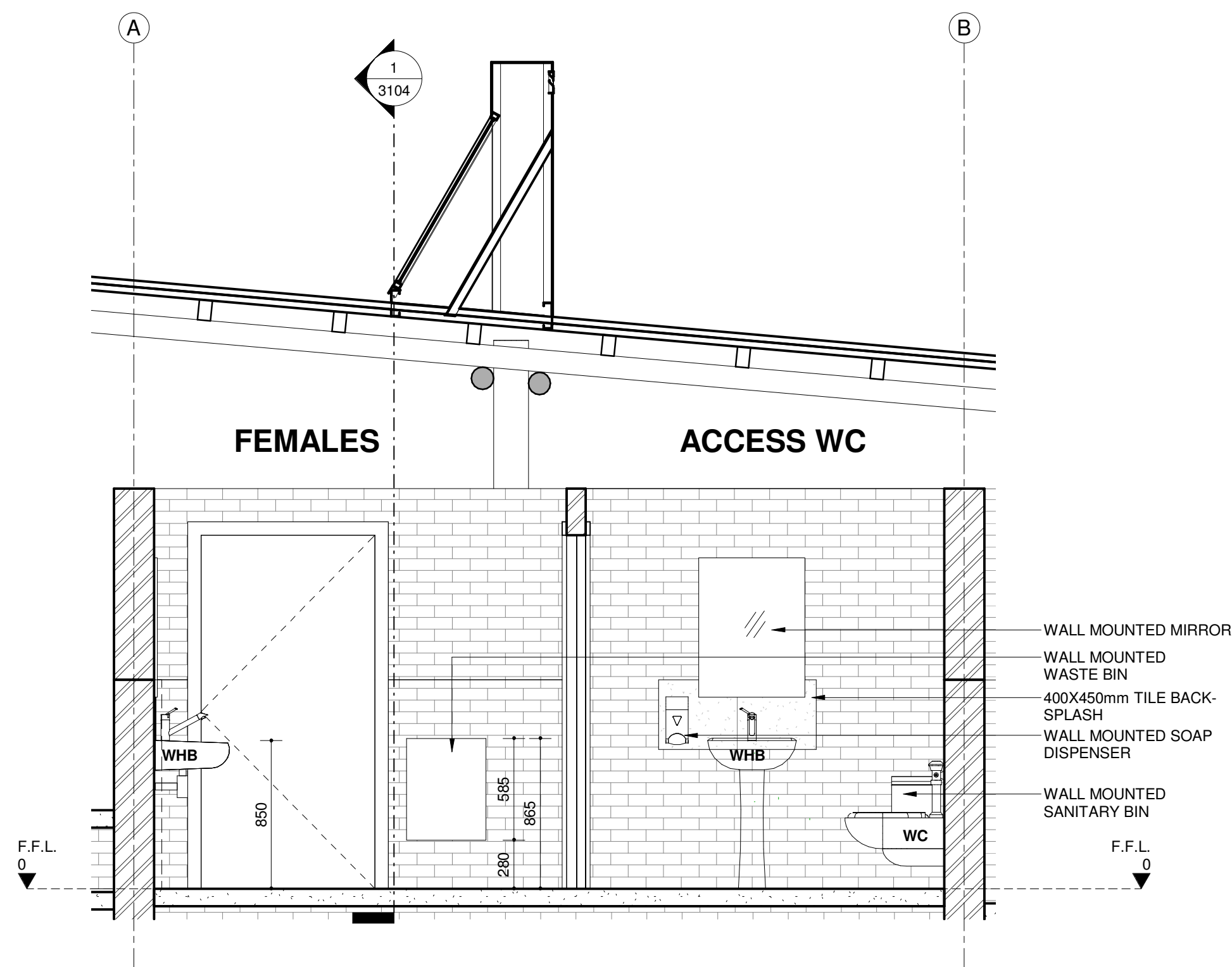
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3104

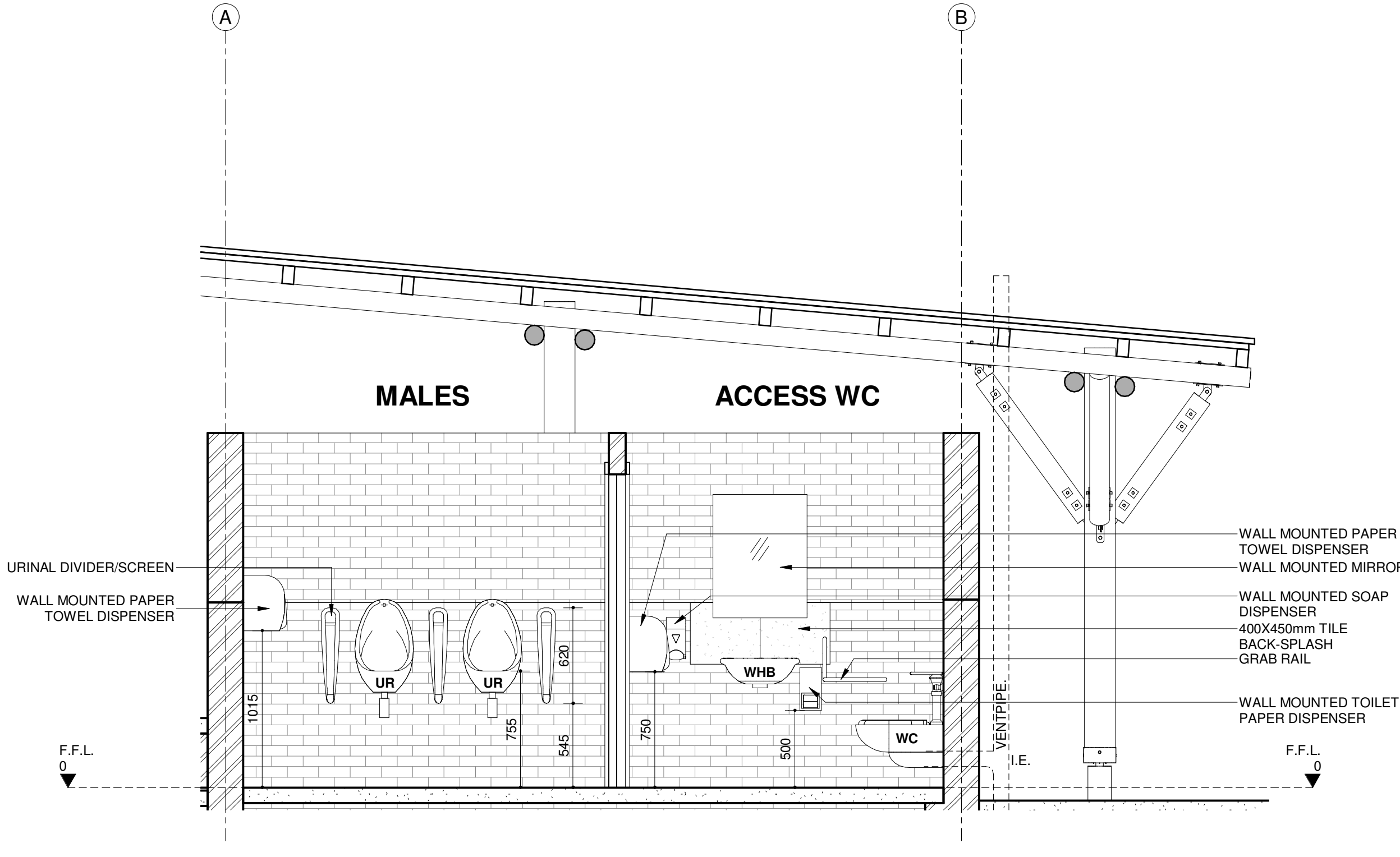
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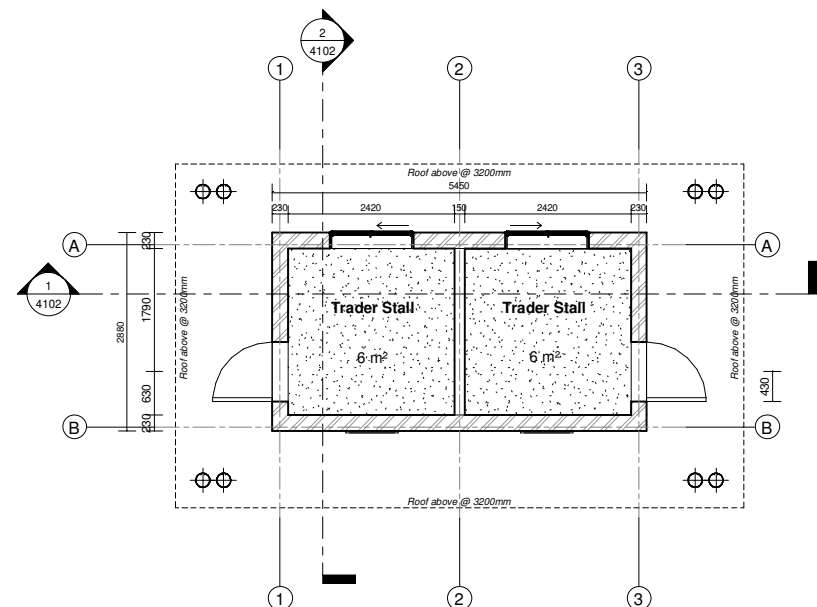
Ablutions - Detailed Section 1
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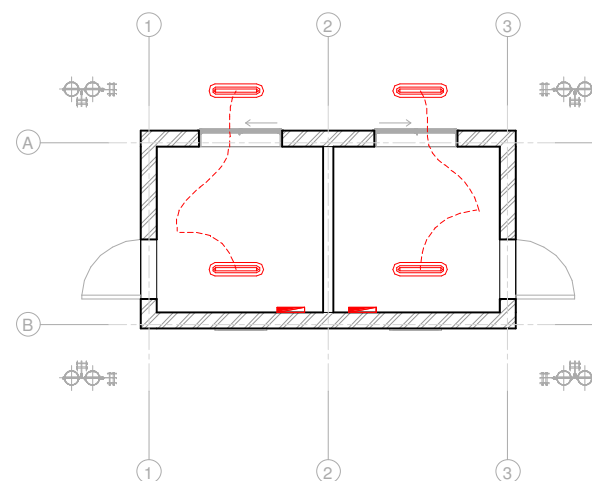
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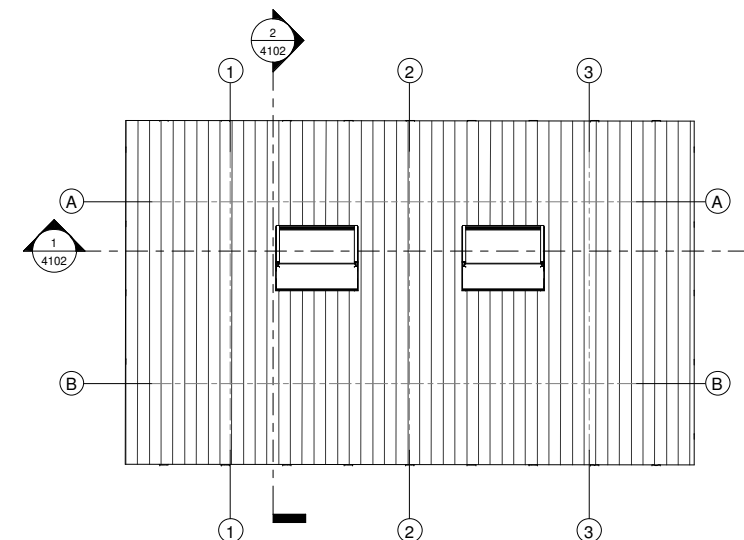
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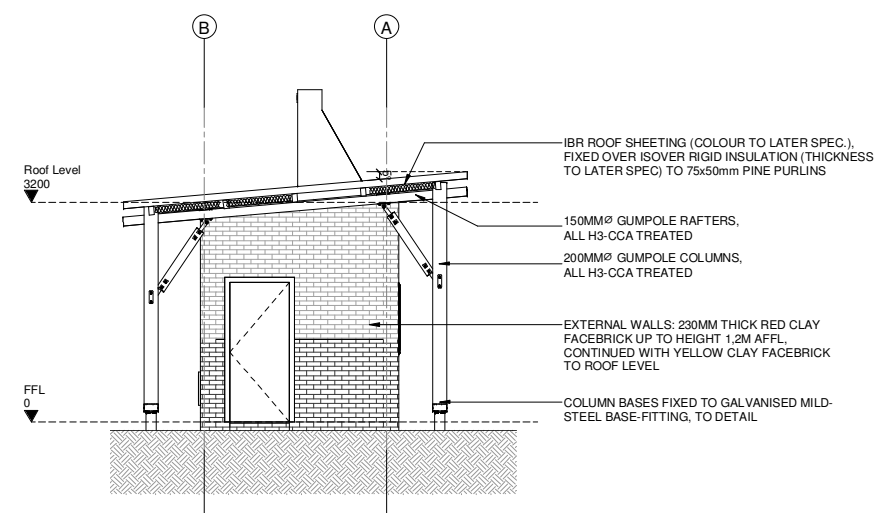
① Trader Stalls - FFL
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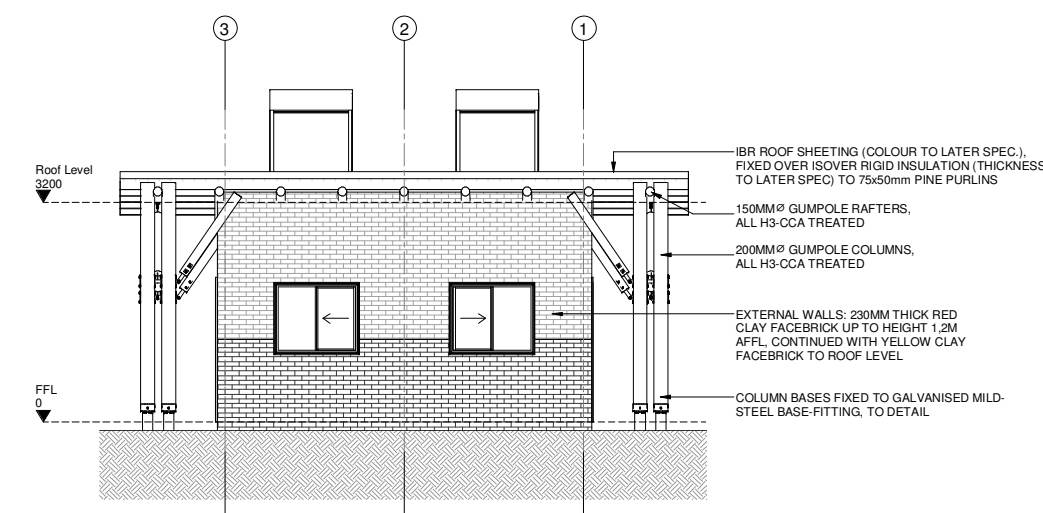
② Trader Stalls - Lighting & Electrical
1 : 50



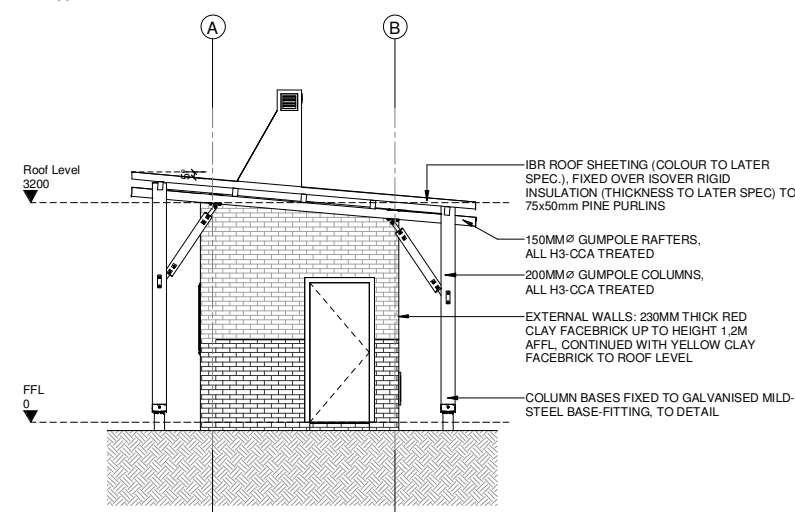
③ Trader Stalls - Roof Level
1 : 50



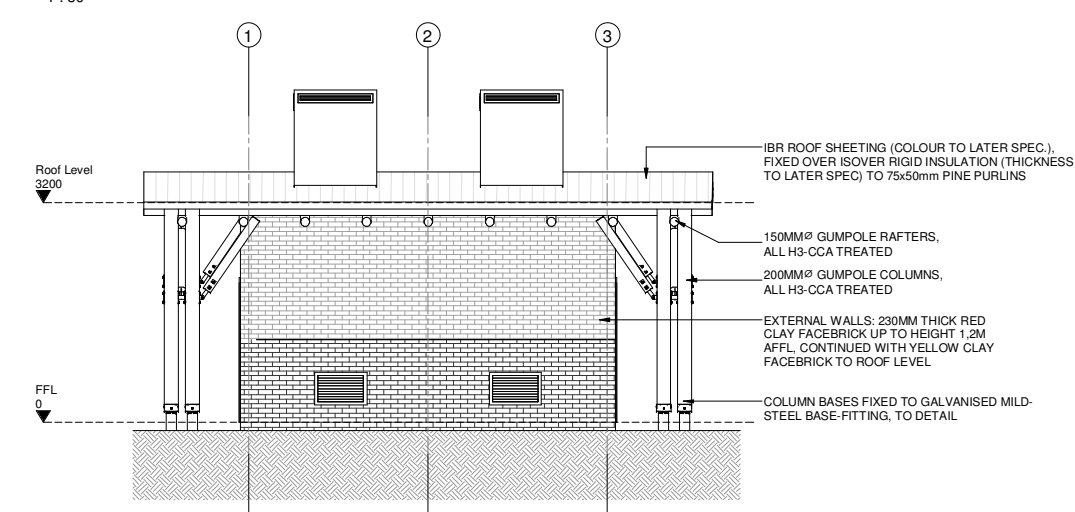
④ Trader Stalls - East Elevation
1 : 50



5 Trader Stalls - North Elevation
1 : 50



⑦ Trader Stalls - West Elevation
1 : 50



6 Trader Stalls - South Elevation
1 : 50

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Zimbabwe Idai Recovery
Project
Jopa Women's market

Buildings 8 & 9 - Trader
Stalls - Plans & Elevations

Project no. REQ-ZIM 2021-117

Date	14/11/2021
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Scale 1 : 50



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Zimbabwe Idai Recovery
Project
Jopa Women's market

Buildings 8 & 9 - Trader
Stalls - Sections & Details

Project no. REQ-ZIM 2021-117

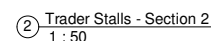
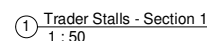
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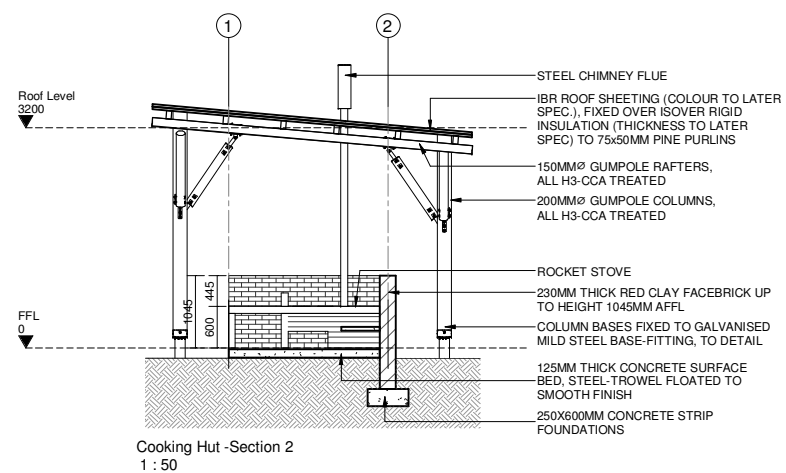
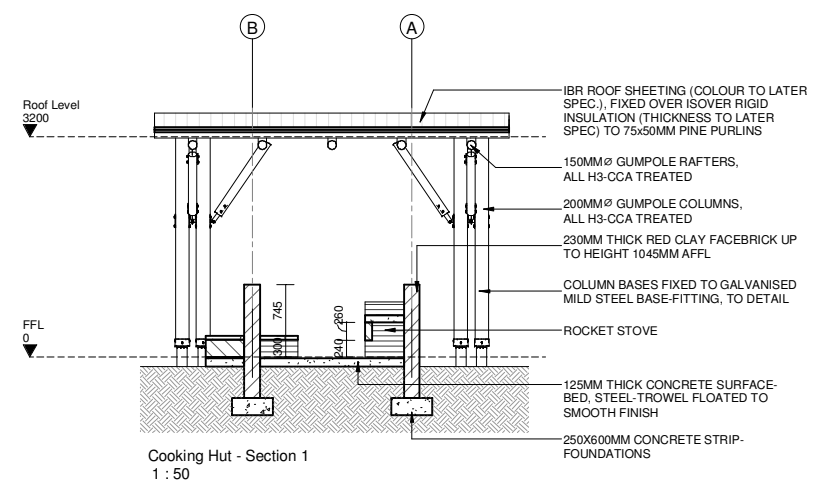
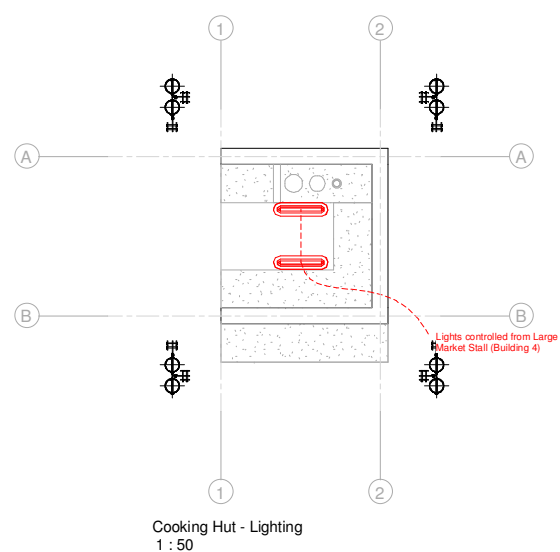
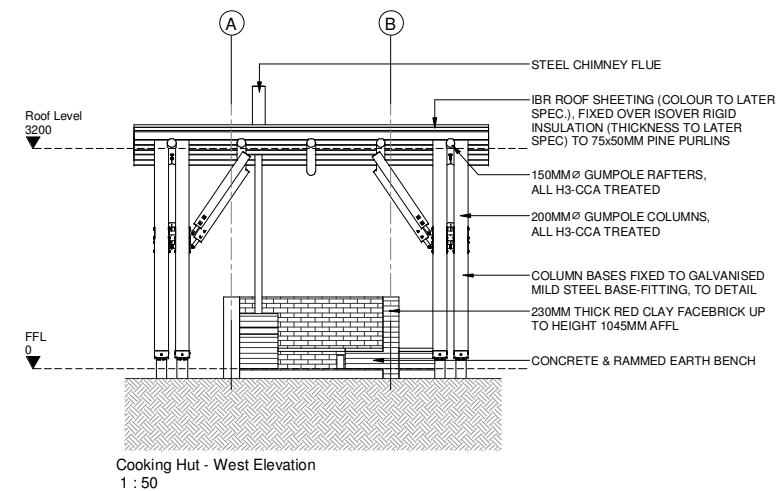
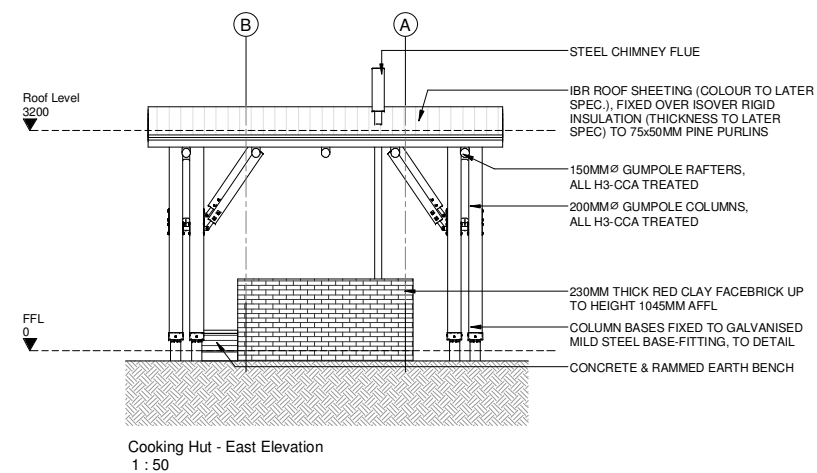
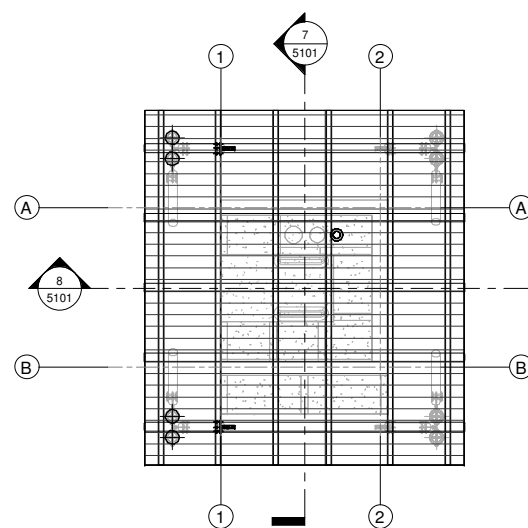
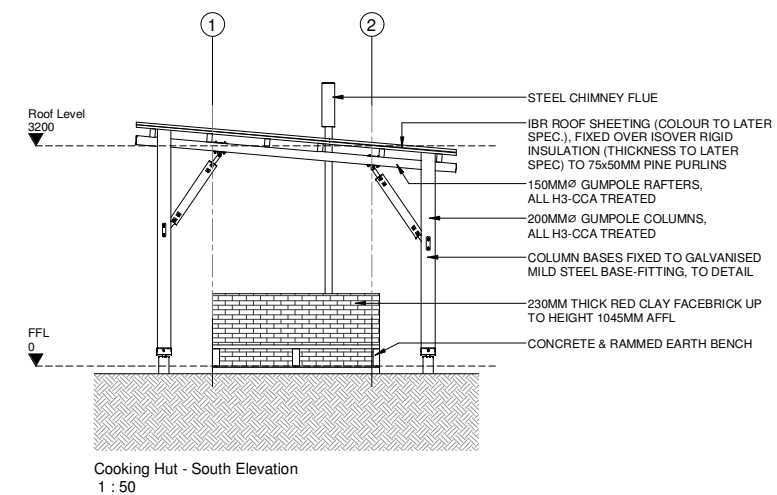
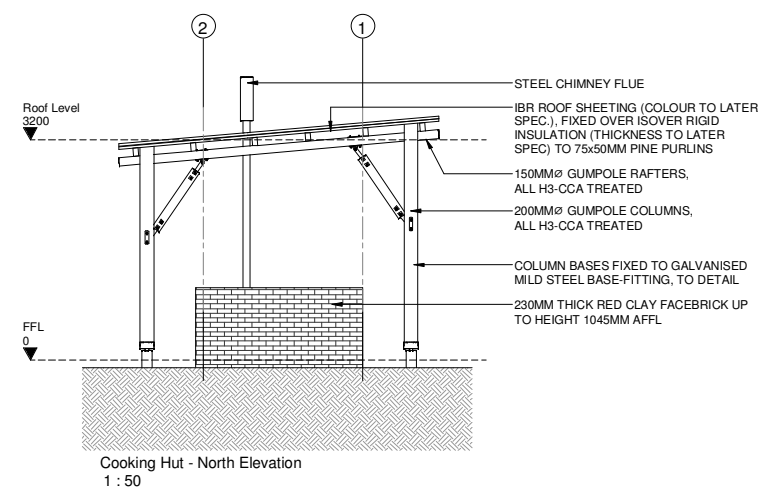
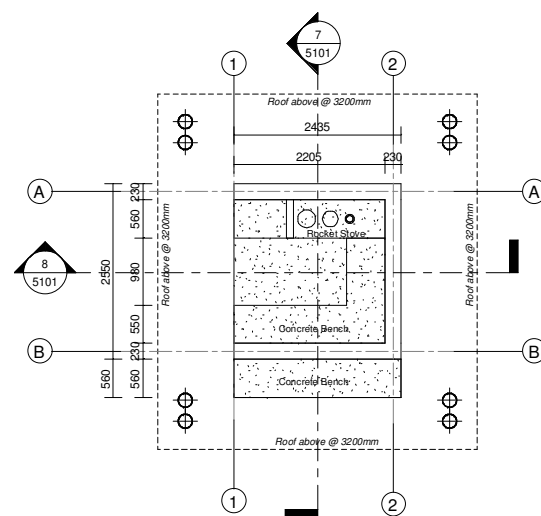
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4102

Scale	As indicated
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Zimbabwe Idai Recovery
Project

Jopa Women's market

Buildings 10 & 11 - Plans,
Sections & Elevations

Project no. REQ-ZIM 2021-117

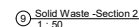
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Scale	1 : 50
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Scale 1 : 50



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Zimbabwe Idai Recovery
Project

Jopa Women's Market

Building 12 - Solid Waste - Elevations

Project no. REQ-ZIM 2021-117

Date	14/11/2021
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Drawn by	Author
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Checked by	Checker
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6102

Scale	1 : 50
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DT A	Required:	61
<p>1000</p> <p>2032</p> <p>TOP OF DOOR 2032mm</p> <p>DOOR HANDLE OR PADLATCH 900mm</p> <p>FINISHED FLOOR LEVEL 0mm</p> <p>EXTERIOR ELEVATION SCALE 1:20</p>		
DESCRIPTION:	Pressed metal door frame and pressed metal ribbed leaf by Radar Metal Industries or similar approved. Single rebate	
PERFORMANCE CLASS:	Heavy Duty	
EXPOSURE:	Exterior	
FRAME FINISH AND COLOUR:	Standard colours provided by manufacturers. Charcoal grey or closest	
DOOR FINSH AND COLOUR:	Standard colours provided by manufacturers (to be approved by architect prior to manufacturing)	
IRONMONGERY:	See ironmongery schedule.	
SIGNAGE:	To be determined on site	

LT A	Required:	100
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TOP OF LOUVRE
900mm

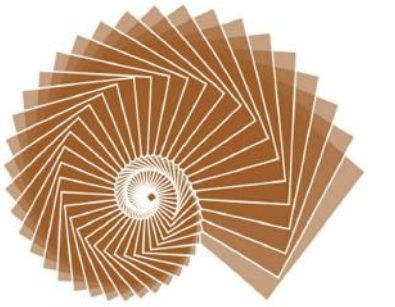
FINISHED FLOOR LEVEL
0mm

EXTERIOR ELEVATION
SCALE 1:20

DESCRIPTION:	Z-profile flanges frame
PERFORMANCE CLASS:	Weather resistant louvre profile
EXPOSURE:	Exterior
FRAME FINISH AND COLOUR:	Standard Colours provided by manufacturer. Charcoal grey or closest
IRONMONGERY:	N/A
SIGNAGE:	N/A
Fixing:	Z-flange frame fixed to timber frame inside structural opening.

<p><u>LARGE MARKET STALLS</u> (BUILDINGS 1 - 6): EASTERN EXTERNAL DOORS.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY "2X28PB" 60mm NICKEL-PLATED EURO DOUBLE-CYLINDER LOCK, COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY "CZ682-05CH" GOWER HANDLE, EURO-CUT, NICKEL-PLATED, TO BOTH SIDES OF DOOR - OR SIMILAR APPROVED.</p>
<p><u>LARGE MARKET STALLS</u> (BUILDINGS 1 - 6): WESTERN EXTERNAL DOORS.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY PANIC-EXIT HARDWARE - "881T" PUSH BAR", COMPLETE WITH LOCK, STRIKER-PLATE - OR SIMILAR APPROVED.</p>
<p><u>LARGE MARKET STALLS</u> (BUILDINGS 1 - 6): EXTERNAL DOORS TO SLEEPING, STORAGE, CHILDCARE, KITCHEN & OFFICE UTILITY ROOMS.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY "2X28PB" 60mm NICKEL-PLATED EURO DOUBLE-CYLINDER LOCK, COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY "CZ682-05CH" GOWER HANDLE, EURO-CUT, NICKEL-PLATED, TO BOTH SIDES OF DOOR - OR SIMILAR APPROVED.</p>
<p><u>LARGE MARKET STALLS</u> (BUILDINGS 1 - 6): EXTERNAL DOORS TO GENTS ABLUTIONS.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY "2X28PB" 60mm NICKEL-PLATED EURO DOUBLE-CYLINDER LOCK, COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY "CZ682-05CH" GOWER HANDLE, EURO-CUT, NICKEL-PLATED, TO BOTH SIDES OF DOOR - OR SIMILAR APPROVED.</p>
<p><u>LARGE MARKET STALLS</u> (BUILDINGS 1 - 6): INTERNAL DOORS TO SLEEPING, STORAGE, CHILDCARE, KITCHEN & OFFICE UTILITY ROOMS.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY "2X28PB" 60mm NICKEL-PLATED EURO DOUBLE-CYLINDER LOCK, COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY "CZ682-05CH" GOWER HANDLE, EURO-CUT, NICKEL-PLATED, TO BOTH SIDES OF DOOR - OR SIMILAR APPROVED.</p>
<p><u>LARGE MARKET STALLS</u> (BUILDINGS 1 - 6): INTERNAL DOORS TO LADIES ABLUTIONS.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY "2X28PB" 60mm NICKEL-PLATED EURO DOUBLE-CYLINDER LOCK, COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY "CZ682-05CH" GOWER HANDLE, EURO-CUT, NICKEL-PLATED, TO BOTH SIDES OF DOOR - OR SIMILAR APPROVED.</p>
<p><u>LARGE MARKET STALLS</u> (BUILDINGS 1 - 6): INTERNAL DOORS TO B.I.C's.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY "2X20SC" 32mm NICKEL-PLATED EURO HALF-CYLINDER LOCK, COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY "CZ682-05CH" GOWER HANDLE, EURO-CUT, NICKEL-PLATED, TO EXTERNAL SIDE OF DOOR ONLY - OR SIMILAR APPROVED.</p>
<p><u>LARGE MARKET STALLS</u> (BUILDINGS 1 - 6): INTERNAL DOORS TO LADIES & GENTS WC-CUBICLES.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY BATHROOM MORTICE LOCK "22314-76/5PL", COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY WC-INDICATOR "CZ682TR-73SC" FOR RIGHT-HANDED DOORS, "CZ682TR-73SC" FOR LEFT-HANDED DOORS, GOWER HANDLE, EURO-CUT, SATIN-CHROME - OR SIMILAR APPROVED.</p>
<p><u>ABLUTIONS</u> (BUILDING 7): EXTERNAL DOORS TO LADIES & GENTS.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY "2X28PB" 60mm NICKEL-PLATED EURO DOUBLE-CYLINDER LOCK, COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY "CZ682-05CH" GOWER HANDLE, EURO-CUT, NICKEL-PLATED, TO BOTH SIDES OF DOOR - OR SIMILAR APPROVED.</p>
<p><u>ABLUTIONS</u> (BUILDING 7): INTERNAL DOORS TO LADIES & GENTS WC-CUBICLES.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY BATHROOM MORTICE LOCK "22314-76/5PL", COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY WC-INDICATOR "CZ682TR-73SC" FOR RIGHT-HANDED DOORS, "CZ682TR-73SC" FOR LEFT-HANDED DOORS, GOWER HANDLE, EURO-CUT, SATIN-CHROME - OR SIMILAR APPROVED.</p>
<p><u>ABLUTIONS</u> (BUILDING 7): EXTERNAL DOOR TO STORE.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY "2X28PB" 60mm NICKEL-PLATED EURO DOUBLE-CYLINDER LOCK, COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY "CZ682-05CH" GOWER HANDLE, EURO-CUT, NICKEL-PLATED, TO BOTH SIDES OF DOOR - OR SIMILAR APPROVED.</p>
<p><u>TRADER STALLS</u> (BUILDING 8 & 9): EXTERNAL DOORS.</p>	<p><u>HINGES:</u> UNION - ASSA ABLOY "DBB-SS-009" 75x102mm STAINLESS STEEL - SATIN FINISH - (GRADE 201SS) FIRE-RATED DOOR DOUBLE-BALLED BUTT HINGES (x3 PER DOOR-LEAF) - OR SIMILAR APPROVED. <u>LOCKS:</u> UNION - ASSA ABLOY "2X28PB" 60mm NICKEL-PLATED EURO DOUBLE-CYLINDER LOCK, COMPLETE WITH STRIKER-PLATE - OR SIMILAR APPROVED. <u>HANDLES:</u> UNION - ASSA ABLOY "CZ682-05CH" GOWER HANDLE, EURO-CUT, NICKEL-PLATED, TO BOTH SIDES OF DOOR - OR SIMILAR APPROVED.</p>

WT A		Required:	48	WT B		Required:	4
<p>EXTERIOR ELEVATION SCALE 1:20</p>				<p>EXTERIOR ELEVATION SCALE 1:20</p>			
DESCRIPTION:	Pressed metal frame with fixed glass panel			DESCRIPTION:	Pressed metal frame with fixed glass panel and top hung sliding panel		
PERFORMANCE CLASS:	Heavy Duty			PERFORMANCE CLASS:	Heavy Duty		
EXPOSURE:	Class 1 Exterior			EXPOSURE:	Class 1 Exterior		
FRAME FINISH AND COLOUR:	Standard colours provided by manufacturers. Charcoal grey or closest.			FRAME FINISH AND COLOUR:	Standard colours provided by manufacturers. Charcoal grey or closest.		
GLAZING PERFORMANCE:	4mm clear safety glass. Performance certificated as per suppliers' certification			GLAZING PERFORMANCE:	4mm clear safety glass. Performance certificated as per suppliers' certification		
IRONMONGERY:	N/A			IRONMONGERY:	N/A		
GLAZING:	4mm clear safety glass as regulated by the relevant statutory requirements			GLAZING:	4mm clear safety glass as regulated by the relevant statutory requirements		



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Zimbabwe Idai Recovery
Project

Jopa Women's Market

Window-,Door- and Louvre Schedule

Project no. REQ-ZIM 2021-117

Date	09/04/2022
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Drawn by JD

Checked by	PM
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Scale	1 : 20
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