



NEW STORAGE SILOS DO NOT INTERFERE WITH EXISTING UNDERGROUND STORMWATER AND SEWERS.
 NEW STORAGE SILOS TO BE CONSTRUCTED ADJACENT TO EXISTING SILOS.
 REINFORCED CONCRETE PILES AND FOUNDATIONS TO BE CAST INSITU.
 PREFABRICATED STRUCTURAL STEEL FRAME AND CLADDING TO BE INSTALLED ONTO RC FOUNDATION. NEW MECHANICAL GANTRIES TO LINK BETWEEN NEW AND EXISTING SILOS TO TRANSFER MATERIAL. NEW SILOS TO ENGINEER'S DESIGN AND DETAILS.

OCCUPANCY CLASS: D3 - LOW RISK INDUSTRIAL
 COMPLIANCE IN RESPECT OF THE SOUTH AFRICAN NATIONAL STANDARDS FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS AND STANDARDS ACT NO. 103 OF 1977

STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400-
 ALL STRUCTURAL WORK TO ENGINEER'S DETAIL TO COMPLY SANS 10400.
 COLUMNS- ALL STRUCTURAL COLUMNS BY ENGINEER

PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D-
 BALUSTRADING- BALUSTRADING ALL TO DETAIL. MIN 1000 HIGH TO COMPLY WITH SANS 10400 - B, SANS 10400 - T, SANS 10400 - K & SANS 10400.

SITE OPERATIONS TO COMPLY WITH SANS 10400 - F-
FOUNDATIONS TO COMPLY WITH SANS 10400 - H-
 REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.

FLOORS TO COMPLY WITH SANS 10400 - J-
 FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETE SURFACE BED.
 CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SOIL POISONING BY SPECIALIST TO LOCAL AUTHORITY'S REQUIREMENTS.
 DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC. DPC TO BE MIN 150mm ABOVE NGL.
 ALL SUSPENDED REINFORCED CONCRETE SLABS BY ENGINEER.

WALLS TO COMPLY WITH SANS 10400 - K-
 EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
 INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
 RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.
 BRICKWORK IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS.
 CONTINUOUS DPC AND AMT GUARD AT SLAB LEVEL AND AT WINDOW SILL AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.
 GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.

ROOF TO COMPLY WITH SANS 10400 - L-
 CEILING- 9.2mm GYPSUM PLASTERBOARD WITH 6mm CRETE STONE SKIM.
 SKIM SOFFITS TO RC SLABS.
 T&G BOARDING FIXED TO TOP OF RATTERS.
 ALL CEILING TO COMPLY WITH TT13

STAIRWAYS TO COMPLY WITH SANS 10400 - M-
 STAIRS TO COMPLY FULLY WITH SANS 10400

GLAZING TO COMPLY WITH SANS 10400 - N-
 WINDOWS- ALL NEW WINDOWS TO BE POWDER COATED ALUMINIUM SECTIONS.
 GLAZING TO COMPLY WITH PART N SANS 10400.
 CLEAR GLAZING THROUGHOUT.
 SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400

LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O.
 LIGHTING-
 ALL AREAS TO BE ARTIFICIALLY LIT.

TOILETS-
 ARTIFICIALLY LIT MINIMUM 160 LUX.
 MECHANICALLY VENTILATED EXTRACTION TO BE MINIMUM 20L/SEC/FITMENT

DRAINAGE TO COMPLY WITH SANS 10400 - P-
 ALL WASTE PIPES
 TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
 TO BE FITTED WITH A 64mm RE-SEAL TRAP.
 EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT.
 TO CONNECT TO STACK INDEPENDENTLY.
 ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
 INSPECTION EYES- TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL.
 ROOFING EYES- TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
 ALL SOIL PIPES TO BE MIN 100mmØ.
 ALL SOIL VENTILATION PIPES (SVP) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD, AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
 VENT STACKS TO COMPLY WITH SANS 10400.
 ALL VENT VALVES TO BE 2 WAY VENT VALVES.
 WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IE'S AT EACH END AT MINIMUM OF 600mm BEYOND THE BUILDING.
 WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
 WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SYPHON FITTED.
 ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING

STORMWATER TO COMPLY WITH SANS 10400 - R-
 RAINWATER GOODS, R.C. BALCONY SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mmØ RWDP'S

FIRE PROTECTION TO COMPLY WITH SANS 10400 - T-
 SAFETY DISTANCES TO COMPLY WITH TT2.
 ALL MATERIALS TO COMPLY WITH TT5.
 FIRE DOOR TO GARAGE TO BE SABS CLASS A 120MIN. FIRE RATED DOOR FITTED WITH LOCKS IN COMPLIANCE WITH TT18.9.
 ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH TT12.
 ALL CEILING TO COMPLY WITH TT13.
 ALL FLOOR COVERINGS TO COMPLY WITH TT14.
 ALL WALL FINISHES TO COMPLY WITH TT15.
 SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH TT41.

FIRE INSTALLATION TO COMPLY WITH SANS 10400 - W-

ALL DETAILING AND SPECIFICATIONS OF THE ADDITIONAL SILOS AND SERVICES PROVIDED TO SUPPORT THE FUNCTIONALITY OF THE INSTALLMENTS ARE AS PER SUPPLIERS SPECIFICATIONS : SYMAGA MODULAR STORAGE SILO, THE SILO DRAWINGS P2109-105-201 AND Q13392-200-01 OF TECHMACH TECHNOLOGY AND STRUCTURAL DRAWINGS J2021_07-03/04/05/06/07/09/10/11/12 OF V STRUCT ENGINEERING - GRAEME VERMEULEN

- Fire 031 361 0000
- Police 10111
- Poison Centre 082911
- Ambulance 10177/082911
- Exit Route
- Alternative Exit Route
- Exit Door
- Fire Extinguisher
- Fire Hose Reel
- Hydrant

PARKING REQUIREMENTS	
OCCUPATION CLASSIFICATION	D3
MUNICIPAL REQUIREMENTS	
1 BAY per 100sqm PFA + 2 BAYS per 100sqm Office Area	
Total Area of Admin Offices	: 682sqm = 14 bays
Total Area of Warehouse Space	: 13 604,14sqm = 136 bays
Total Bays Required on Site	: 150 bays

AREA SCHEDULE	
OCCUPATION CLASSIFICATION	D3
Site Area	33 252.510sqm.
Site Area Comprising of Consolidated Sites Listed Below:	
ERF 10022, LOT 8205, SYDNEY Rd, CONGELLA	24 192.000sqm.
REM of 8204, SYDNEY Rd, CONGELLA	9 060.510sqm.
Allowable FAR	33 252.510sqm.
Existing FAR	13 605.200sqm.
Proposed New Buildings / 3 x New Storage Silos	680,940sqm.
TOTAL FAR	14 286.14sqm.

GENERAL NOTES:
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SANS 10400.

- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/SUBCONTRACTOR PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF.
- ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY.
- DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL RETAINING WALLS, PILES, FOOTINGS, SLABS, BEAMS, COLUMNS AND AGRICULTURAL DRAINS TO ENGINEER'S DETAILS.
- DPC TO ALL HORIZONTAL & VERTICAL OPENINGS & ROOF.
- FOUNDATIONS TO BE MINIMUM 300mm BELOW NGL. PARAPET WALLS TO BE TIED BACK TO TRUSSES WITH HOOP IRON STRAPS AT 600mm CENTRES.
- SUPPLY ADEQUATE FLASHING TO ALL PARAPET WALLS.
- GLAZING EXCEEDING 1m² OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED.
- INTERNAL WALLS - PLASTERED AND PAINTED TO CLIENT'S SPECIFICATIONS.
- EXTERNAL WALL - PLASTERED AND PAINTED TO H.O.A. SPECIFICATIONS.
- ALL DUCTS TO HAVE ACCESS PANELS TO DETAIL.
- ALLOW FOR THE INSTALLATION OF 3 STANDPIPES - POSITIONS AS SHOWN ON PLAN.

ROOF SHEETING NOTES:
 CONCEALED FIXED SHEETING - EXTERNAL CLOSE TO SEA PROXIMITY COATING, ON DAMP PROOF MEMBRANE FIXED TO GALVANIZED OR TREATED TIMBER PURLINS AT CENTRES AS PER MANUFACTURERS SPECIFICATIONS. INSULATION TO UNDERSIDE AS SPECIFIED BY XA CONSULTANT. SHEETING ENDS TO HAVE STOP ENDS FOLDED WITH POLY CLOSERS UNDER FLASHING FIXINGS AS PER MANUFACTURERS SPECIFICATIONS. NO CUTTING OF SHEETS ON SITE. ANY EXPOSED EDGES TO HAVE SUPPLIER COATING TOUCH UPS AS REQUIRED. SUPPLIERS TO INSPECT AND SIGN OFF ALL INSTALLATIONS.
INSTALLER / SUPPLIER TO PROVIDE GUARANTEE FOR PROXIMITY TO THE SEA.

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.
 SUPPLY 200 WATER CONNECTION.
 SUPPLY 250 CONDUIT WITH DRAW WIRE FROM DWELLING TO FRONT BOUNDARY IN POSITION AS REQUIRED BY TELKOM.
 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.

SIGNAGE NOTE
 GENERAL
 ALL SIGNAGE UNDER SEPARATE APPLICATION.

Revision Schedule		
Rev #	Date	Description

CLIENT SIGNATURE: _____
 ARCHITECT SIGNATURE: _____
 PR ARCH NO: PR 26658862 DATE: _____

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Project
PREMIER FOODS SITE UPGRADE
 ERF 10033, LOT 8205 & REM OF 8204
 FOR G AND C SHELF 115 PTY LTD
 341 & 403 SYDNEY ROAD, CONGELLA

APPROVAL	CONSTRUCTION	DATE	2022/05/17
	INFORMATION	ISSUE	

Date: 2022/05/17 Scale: 1:500
 Drawn: CEH Checked: PA

Drawing Description
**MASTER SITE PLAN :
 ADDITIONS & ALTERATIONS
 - NEW SILOS**

ARKUS 2022-12PRM ASP-100 Rev A