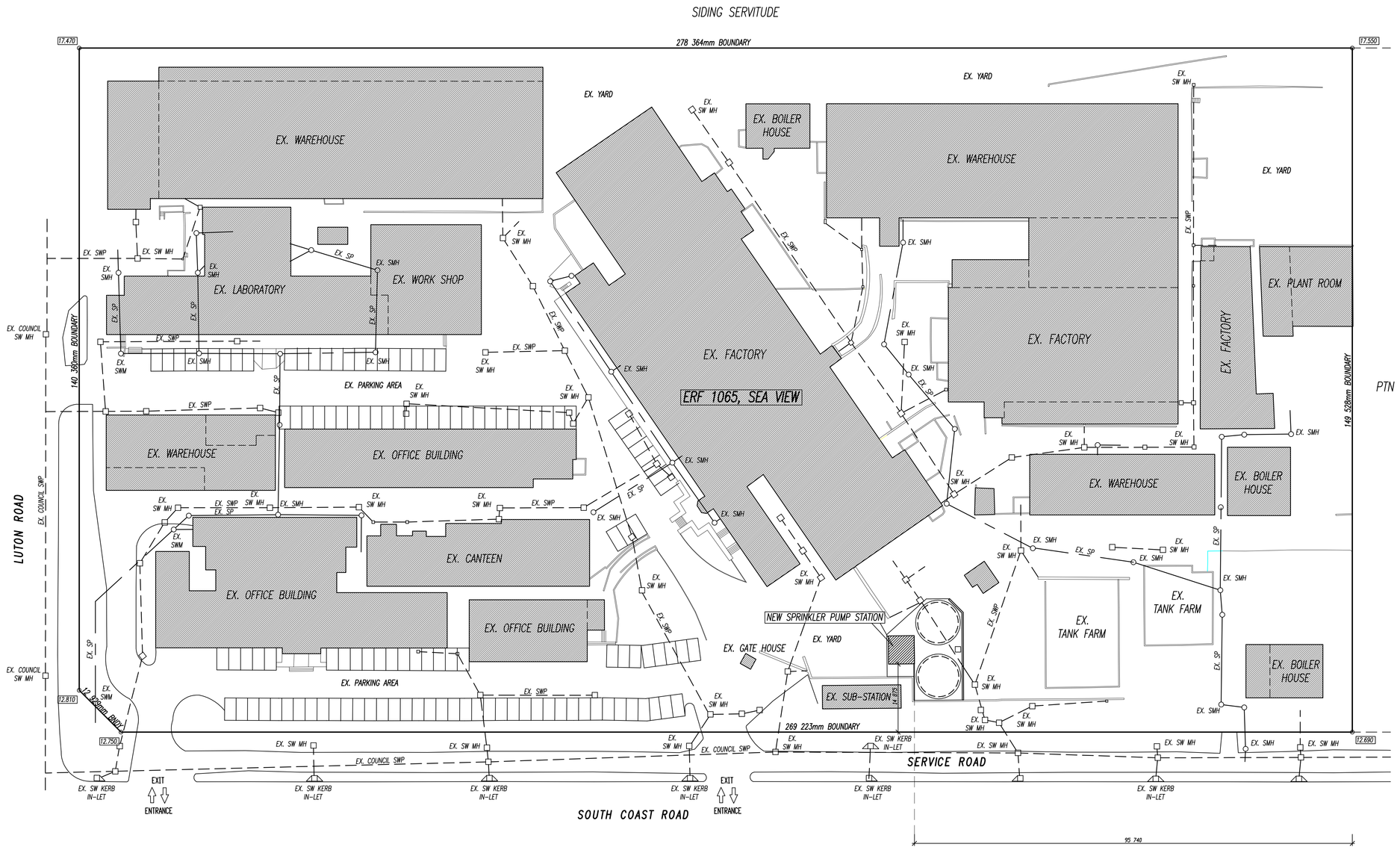


SITE PLAN
SCALE 1:500

SCHEDULE OF AREAS	
ERF 1065	41 575 sq m
TOWN PLANING AREAS	
PERMITTED FAR	N/A
PERMITTED COV.	N/A
EXISTING FAR	28 264 sq m
DEMOLISHED FAR	0 sq m
PROPOSED FAR	34 sq m
NEW TOTAL FAR	(0.68) 28 298 sq m
EXISTING COV.	17 636 sq m
DEMOLISHED COV.	0 sq m
PROPOSED COV.	34 sq m
NEW TOTAL COV.	(42%) 17 670 sq m
PARKING REQUIREMENTS	
NO ADDITIONAL PARKING REQUIRED.	

GENERAL NOTES

ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE.
ALL WRITTEN DIMENSIONS USED IN PREFERENCE TO SCALING.
ALL STRUCTURAL STEEL & REINF CONCRETE WORK TO ENG DTLS.
CONTRACTOR TO CHECK ALL RELEVANT CONSTRUCTION DETAILS ON SITE BEFORE COMMENCEMENT OF ANY NEW WORK.
DEMARCATION AND EXPOSURE OF ALL BOUNDARY BEACONS.
ALL SAFETY GLASS TO COMPLY WITH SANS 10400 PART N – 4.

STORM WATER NOTES

ALL JUNCTIONS TO BE BENCHED SIMILAR TO SOIL DRAINAGE TO FACILITATE UNINTERRUPTED FLOW OF WATER IN THE PIPES.
ALL STORM WATER MANHOLE COVERS TO BE HEAVY DUTY TYPE

FIRE NOTES

ALL FIRE EXTINGUISHERS TO COMPLY WITH SANS 10400 PART T–4.37
ALL FIRE HOSE REELS TO COMPLY WITH SANS 10400 PART T–4.54
ALL PIPE SIZES TO COMPLY WITH SANS 10400 PART W–0.1
ALL FIRE SIGNAGE TO COMPLY WITH SANS 10400 PART T–4.29
ALL PIPE WORK BELOW GROUND LEVEL TO BE CLASS HDPE OR EQUAL APPROVED & COPPER ABOVE GROUND.
STRUCTURAL STABILITY TO COMPLY WITH SANS 10400 PART T–4.2 & 4.7
ALL MATERIALS TO COMPLY WITH SANS 10400 PART T–4.7

3° PITCH
ROOF TO BE PAINTED ZINCALUME IBR PROFILE ROOF SHEETING ON GALVANIZED STEEL PURLINS BUILD INTO BRICK WORK WITH TENSION RODS, SAP TIMBER WALL PLATES TIED INTO NEW BRICK WORK AT ENDS. FIT FLASHINGS, RIDGE CLOSURES & FITTINGS TO MATCH NEW ROOF. ALL TO BE INSTALLED TO MANUF SPECIFICATIONS AND TO ENGINEERS DETAIL. FIT FACIA, BARGE BOARD, PVC GUTTERS & 75mmØ PVC RWP TO SUIT.

EXTERNAL LOAD BEARING WALL TO BE 230mm FACE BRICK WORK, WITH RULED MORTAR KEY JOINT AND WITH CONTINUOUS BRICK FORCE EVERY 3RD COURSE. 3 WALL TIES TO BE INSTALLED FOR EVERY sq m. OF WALL FACE AREA. DAMP–PROOF COURCE TO BASE OF NEW WALL. BRIXEAL WATERPROOFING OR SIMILAR APPROVED PRODUCT, APPLIED TO OUTER FACE OF INNER SKIN OF BRICK WORK. WALL TO BE BUILT ON SLAB WITH 10mm OVER HANG. ALL TO MATCH EX AND TO MANUFACTURERS SPECIFICATION AND TO ENG DETAIL

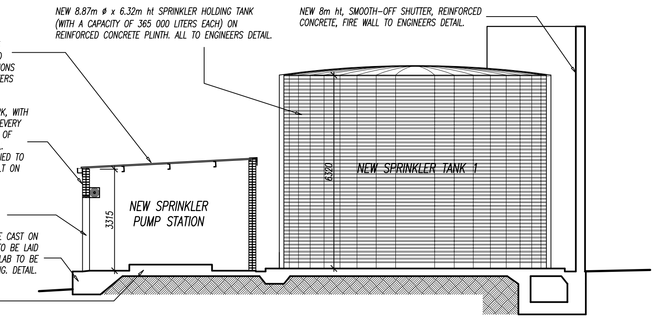
NEW 2.4m w X 2.1m ht, PERFORATED, GMS ROLLER SHUTTER.

POWER FLOATED CONC. FLOOR SLAB / RAFT FOUNDATION TO BE CAST ON WELL COMPACTED, POISONED SOIL. A DAMP PROOF MEMBRANE TO BE LAID BE FOR THE CAST OF THE SURFACE BED. EXPOSED FACE OF SLAB TO BE PAINTED WITH 2 COATS OF BRIXEAL WATERPROOFING. ALL TO ENG. DETAIL.

NEW 200mm ht. REINFORCED CONCRETE PLINTH WITH FOUNDATION BOLTS. ALL TO ENG. DETAIL.

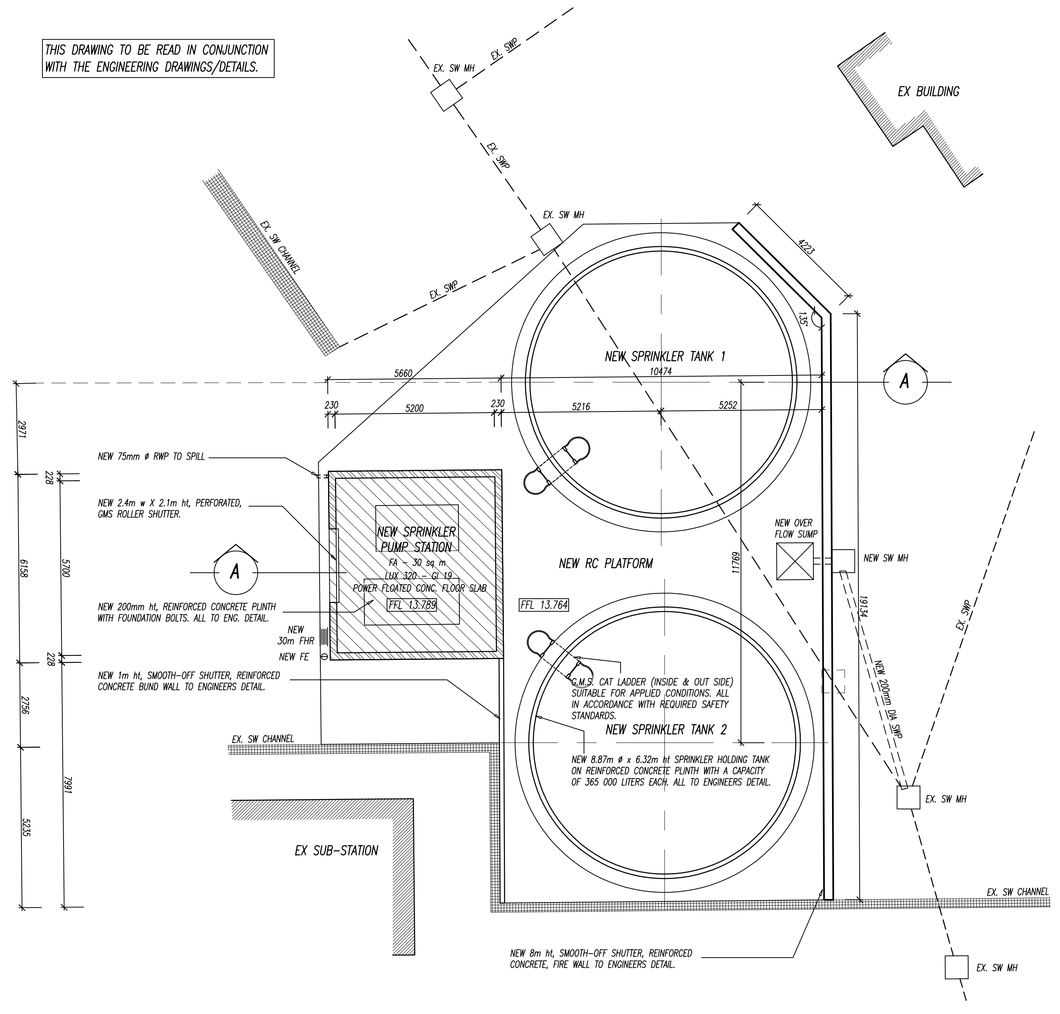
NEW 8.87m Ø x 6.32m ht SPRINKLER HOLDING TANK (WITH A CAPACITY OF 365 000 LITERS EACH) ON REINFORCED CONCRETE PLINTH. ALL TO ENGINEERS DETAIL.

NEW 8m ht. SMOOTH–OFF SHUTTER, REINFORCED CONCRETE, FIRE WALL TO ENGINEERS DETAIL.

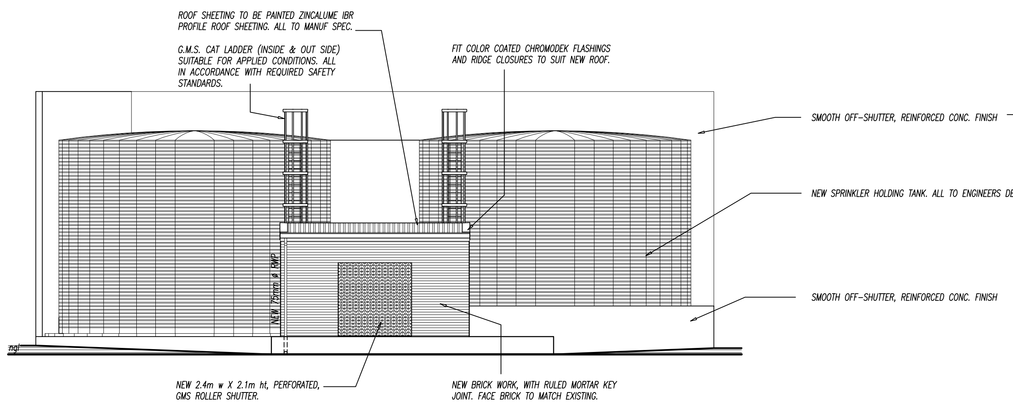


SECTION A – A

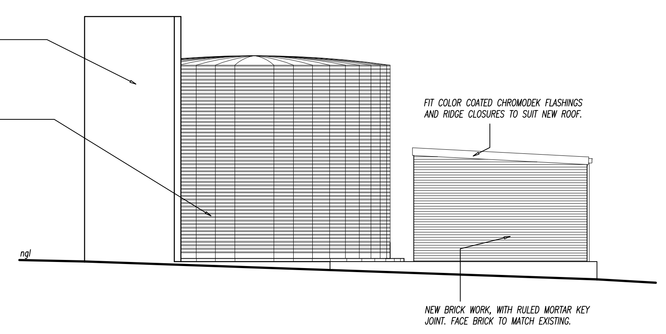
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS/DETAILS.



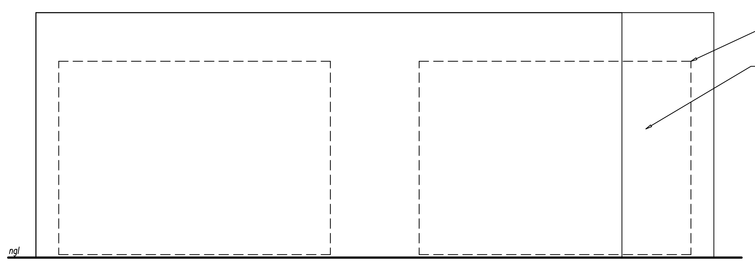
FLOOR PLAN



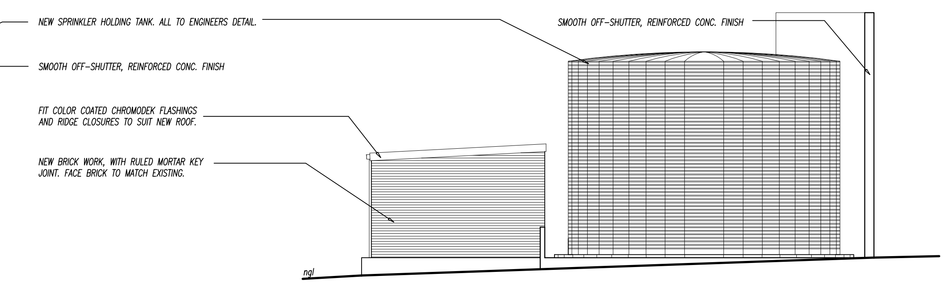
SOUTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

NOTES

REV	DATE	DISCRIPTION	INITIAL
A	5/12/2013	# PROPOSAL RELOCATED # PROPOSAL REDESIGNED	CLIENT

PROJECT TITLE
NEW SPRINKLER PUMP STATION
ON ERF 1065, SEA VIEW
AT 1236 SOUTH COAST ROAD FOR
PLASCON PROPERTY HOLDINGS (PTY) LTD.

DRAWING TITLE
WORKING DRAWING – PLAN, SITE PLAN, ELEVATIONS & SECTION

OWNERS TEL NO. | OWNERS SIGNATURE

ARCDESIGN RMA cc
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PR-ARCH REG NO 3650
REG NO. CK93/24861/23

PROJECT No /PROJEKT No	DRAWING No / TEKENING No.
2465	01 rev A
	REV. A
SCALE/SKAAL 1500 1100	DATE/DATUM 02/05/2013
	DRAWN/GETEKEN G. V.D. BERG