

NOTES

- ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS SABS 0400 SANS 204 AND SANS 10400-XA
- ALL STRUCTURAL STEEL AND REINFORCED CONCRETE TO ENGINEERS DRAWINGS
- THE SITE SHALL BE TREATED WITH TERMITEPURFE SOIL POISONER
- FINISH FLOOR LEVEL TO BE MIN. 150MM ABOVE NATURAL GROUND
- TOP OF FOUNDATIONS TO BE MINIMUM 300 MM BELOW NATURAL GROUND LEVEL
- GREEN DAMP PROOF MEMBRANE ON SAND UNDER SURFACEBED
- BRICKWORK EVERY 5 COURSES AND EVERY 3 COURSES OVER OPENINGS
- ALL BENDS & JUNCTIONS IN DRAINS TO BE FITTED WITH I.E. & MARKED
- ALL WASTE FITTINGS & PIPES TO HAVE ACCESSIBLE RESEAL TRAPS
- ALL DRAIN PIPES UNDER BUILDING TO BE PROTECTED AGAINST ALL LOADS
- 4 PLY DPC UNDER WALLS & WINDOWS
- ALL GLAZING TO COMPLY WITH PART N OF THE N.B.R
- ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00 IF <80 DIA 1.50 IF >80 DIA
- A MINIMUM OF 50% OF HOT WATER HEATING PROVIDED BY OTHER MEANS THAN ELECTRICITY

FIRE NOTES OCCUPANCY D3-G1

- ALL WORK TO COMPLY WITH ACT 103 OF 1977 AND SABS 0400-1990
- 90 MM FIRE MAIN
BOOSTER CONNECTION WITH NON RETURN REFLEX VALVE TO FIRE HYDRANT SHOWN
- FIRE HOSE REEL WITH 30 M HOSE AND 2 X 9 KG DPC F.E.
- 9KG DPC FIRE EXTINGUISHERS POSITIONED TO BE HUNG ON PURPOSE MADE BOARDS AS INDICATED ON PLAN
- PHOTOLUMINESCENT ESCAPE AND PICTORIAL SIGNS TO BE PROVIDED AND TO COMPLY WITH SABS 1186
- ESCAPE DOORS MAY ONLY BE FITTED WITH APPROVED LOCKING DEVICES

AREAS

SITE AREA	8642.00 M2
FACTORY GR.FL	1510.00 M2
STORE GR. FL.	36.00 M2
OFFICES GR. FL.	72.00 M2
ABLUTIONS GR.FL.	46.00 M2
TOTAL GR. FL.	1664.00 M2
OFFICES FIRST FL.	72.00 M2
TOTAL BUILDING	1736.00 M2
COVERAGE	1664 M2 19.25 %
F.A.R	1736 M2 0.2

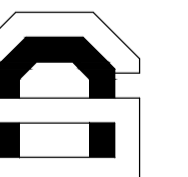
OWNERS SIGNATURE

PROJECT

AS BUILT DRAWING OF EXISTING FACTORY ON ERF PTN 282 (A PTN OF PTN 1 IN DRIEFONTEIN No. 87-IR

ENGINEER SIGNATURE

ARCHITECTURAL DESIGN BY

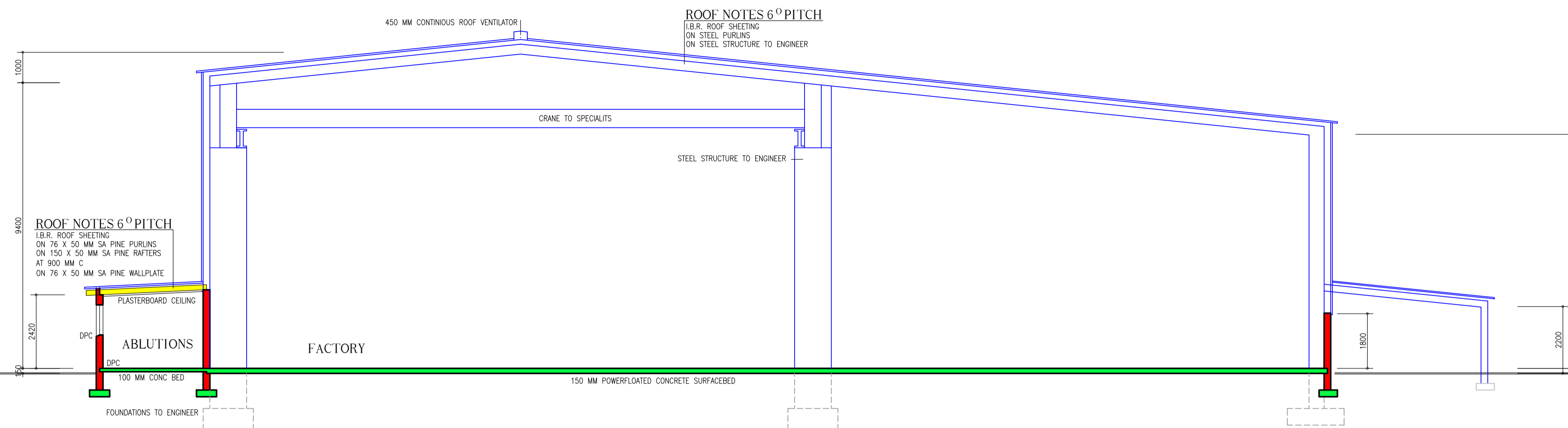


ARMAND SALUTT

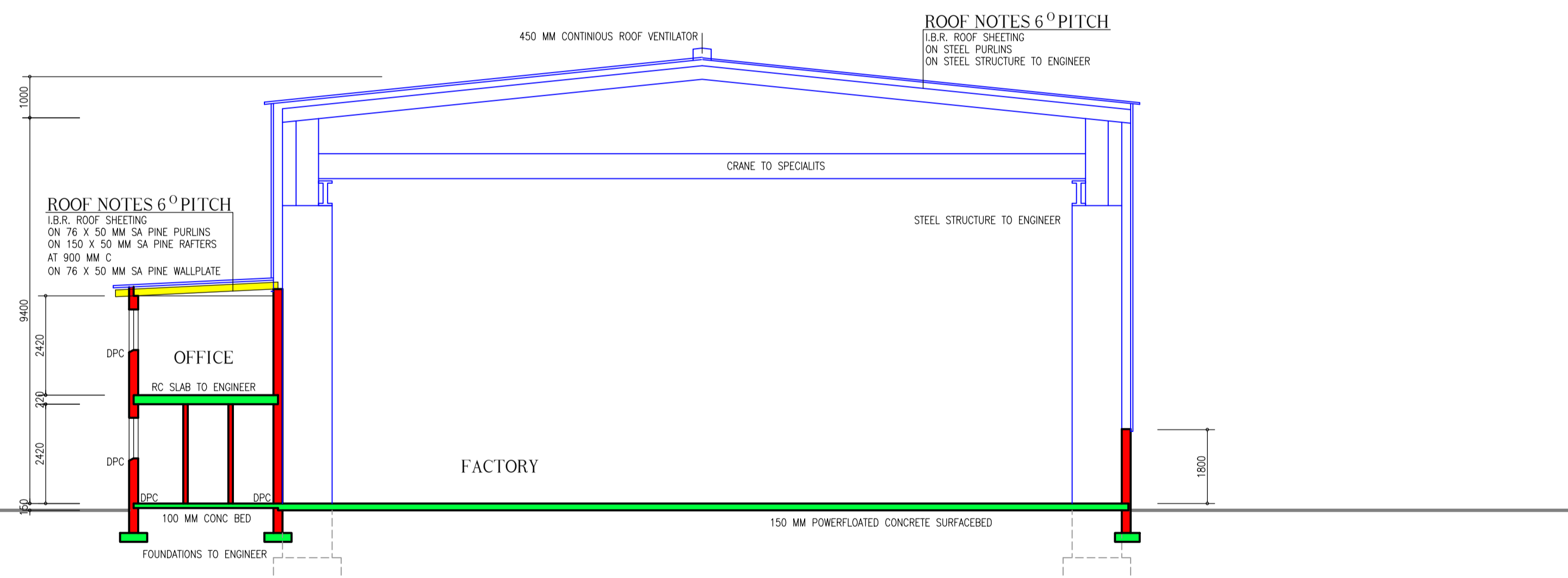
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REVISIONS

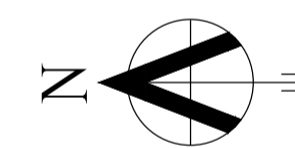
SCALE	1-100
DATE	2016 09 7
DRAWING NO.	646 2



SECTION B - B



SECTION A - A



TOWN PLANNING INFORMATION

	ALLOWED	ACTUAL
STAND AREA	8642 M2	
ZONING	INDUSTRIAL 2	
COVERAGE	70 %	19.25 %
F.A.R.	1.2	0.2
HEIGHT	2 STOREYS	2 STOREYS
TOTAL FACTORY AREA		1592 M2
OFFICE AREA GROUND FLOOR		72 M2
OFFICE AREA FIRST FLOOR		72 M2
TOTAL OFFICE AREA		144 M2
FACTORY PARKING	1 BAY PER 100 M2	16 BAYS
OFFICE PARKING	2 BAYS PER 100 M2	4 BAYS
TOTAL PARKING		20 BAYS

EXTERNAL WALL CALCULATION R - VALUE REQUIRED 0.35

	THICKNESS MM	CONDUCTIVITY (W/m.K)	R - VALUE
EXTERNAL PLASTER	15	0.6	0.04
BRICKWALL	220	0.7	0.28
INTERNAL PLASTER	15	0.6	0.04
TOTAL	260	1.9	0.36

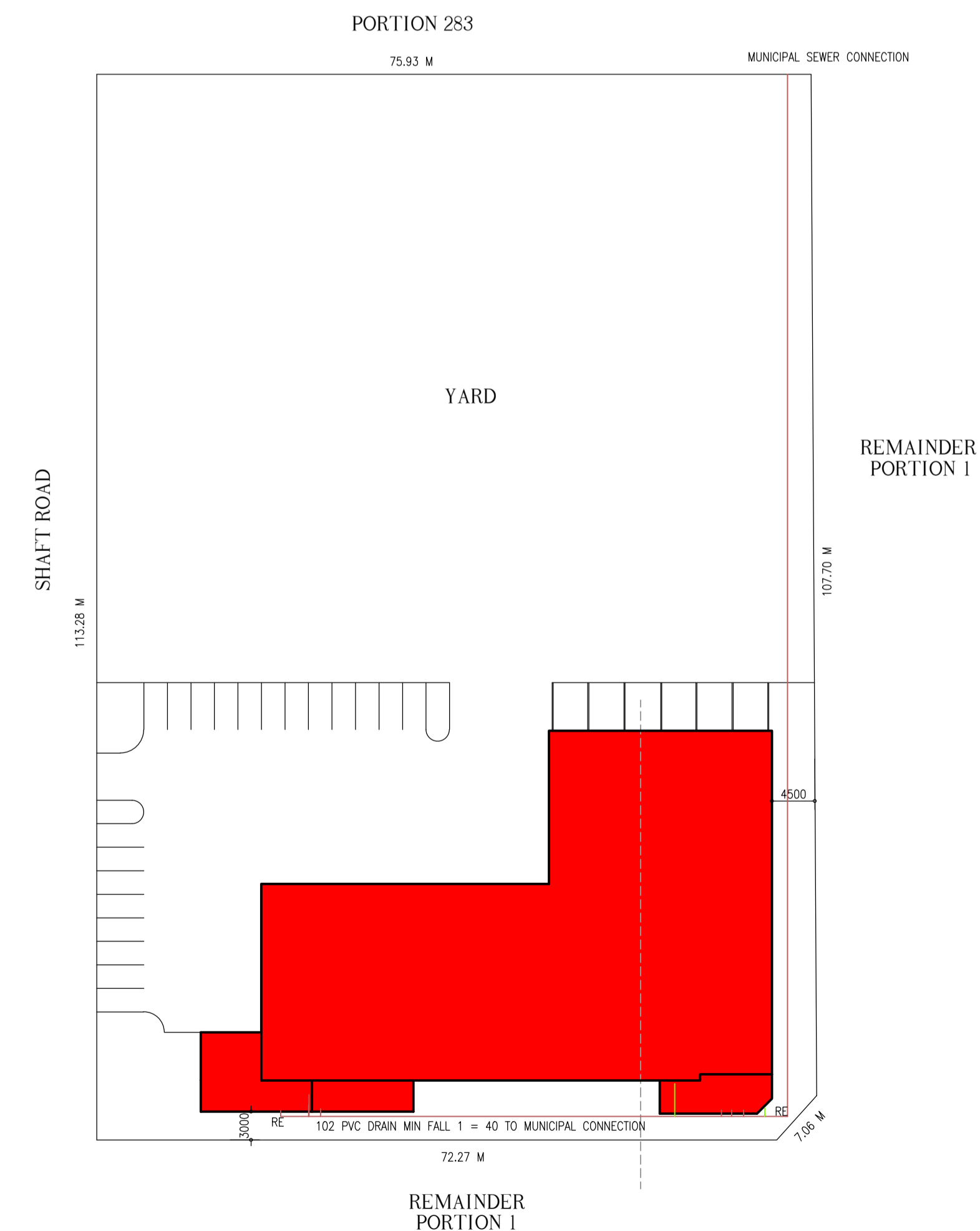
CONCLUSION : THE DESIGN COMPLIES WITH SANS 10400-XA-2011

ROOF ASSEMBLY CALCULATION R - VALUE REQUIRED 3.7

DIRECTION OF HEAT FLOW	THICKNESS MM	CONDUCTIVITY (W/m.K)	R - VALUE
UP			
MOVING AIR			0.03
I.B.R. SHEETING			0.01
AIRSPACE VENTILATED			0.47
PINK AEROGELITE GLASSWOOL	135		3.38
PLASTERBOARD CEILING	6		0.06
TOTAL			3.96

CONCLUSION : THE DESIGN COMPLIES WITH SANS 10400-XA-2011 AND SANS 204

THE WINDOW AREA IS 11 % OF TOTAL FLOOR AREA AND THEREFORE COMPLIES WITH SANS 10400-XA-2011 AND SANS 204



SITE PLAN SCALE 1 = 500