



PROVISION FOR DISABLED PERSONS (NBR Part S) :

- IT MUST BE NOTED THAT:
- THIS IS A MINOR ADDITION AND ALTERATION TO A BUILDING. RETROFITTING THIS BUILDING TO SUIT THE NEW STANDARDS WOULD CHANGE THE NATURE OF THIS APPLICATION TO MAJOR ADDITIONS & ALTERATIONS AND WOULD MAKE THESE: LACUNARY, OUTSIDE/OUTDOOR, UNDESIRABLE.
 - THAT WAS ORIGINALLY BUILT BETWEEN 1988 AND 2003. THE ORIGINALLY WAS MOST LIKELY PRIOR TO ACT 10/17/77, WHILE THE ADDITION (2010) WAS PRIOR TO THE CURRENT STANDARDS FOR PROVISION FOR DISABLED PERSONS (PART S & T OF SANS 10400).
 - THAT THE STANDARDS ARE NOT RETROSPECTIVE IN NATURE.
 - ANNEX B11 OF SANS 10400-4 (2016), WHICH IS STILL RELEVANT, IS CLEAR THAT THE OWNER & MUNICIPALITY MUST "all have to consider what they are trying to achieve with the Regulations and the user should be tempered by the knowledge of what is reasonable and practical to require of an existing building. THIS INCLUDES "It is obvious that a pragmatic and essentially practical approach is necessary. In terms of the functional regulations every attempt shall be made to ensure the safety and health of the occupants of the building, but this should be within the context of what might be practical and economically sound in an old building. If an owner or entrepreneur cannot offer a building to suit his purpose at a cost which will enable him to have a reasonable economic return, he will probably not alter the building at all. This could lead to the perpetuation of a situation which might be dangerous but one which is in compliance with old by-law and is thus perfectly legal. Such a situation could often be considerably improved by making certain changes that are practical and economically sound even though they would not provide the same standard as would be expected in a new building"
 - THE OCCUPANCY CLASSIFICATION OF THE SITE, WHILE NOT EXEMPT IN TERMS OF THE REGULATION PART S, REQUIRES THAT THE OWNER MUST DEMY ENTRY TO THE SITE IN TERMS OF HEALTH & SAFETY UNDER THE GENERAL SAFETY REGULATIONS (Admittance of persons 2(1) & (2)) FOR ACT 85 OF 1993 (occupational health & safety act). THIS SITE USAGE ALSO IS SUCH THAT A WHEELCHAIR BOUND PERSON COULD NOT ACCESS THE PLANT / FACTORY AREAS, WITHIN WHICH THE LABORATORY IS SITUATED AND IN FACT WOULD ENDANGER OTHER PERSONS (INCLUDING THE H & S OFFICERS) IN THE FACTORY.
- WITH THIS IN MIND THE MAIN OFFICE AREA, SITUATED OUTSIDE THE FACTORY AREA HAS PROVISION FOR DISABLED PERSONS. THIS WOULD ALLOW FOR:
- THE SAFETY OF PERSONS WORKING IN THE FACTORY (INCLUDING THE LABORATORY).
 - THE SAFETY OF ANY HEALTH & SAFETY OFFICERS PERFORMING THEIR LIFE SAVING DUTIES WITHIN THE FACTORY AREA AND
 - ALLOWING FOR ANY STAFF THAT BECOME DISABLED TO BE RELOCATED TO THE MAIN OFFICE TO CONTINUE WORKING FOR AECI.

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REFERENCE DRAWING

GENERAL NOTES :

- All work to comply with the National Building Regulations and the related SANS 10400 series of documents.
- Boundary markers to be located and exposed before work on site commences.
- Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the designer/owner.
- All within dimensions to be taken in preference to scaling.
- All reinforced concrete, slabs, foundations, columns, beams, stairs, structural steel work and retaining walls are to be built strictly in accordance with professional engineers detail and under his supervision.
- Contractor to ensure that no changes in levels are made over local authority furnished information has been given in writing by the local authority.
- Any discrepancies and omissions are to be brought to the designers/owners attention immediately.
- The contractor is to inspect the official approved copies of the drawings to ensure that all amendments / deviations have been taken into account.
- The attention of the owner is drawn to the fact that changes to the plan and/specification other official approval is likely to invalidate that approval.
- All N.B.R.L. & S.A.B.S. standards and specifications are to be adhered to on a minimum standard.
- All exposed roof timbers to be sealed.
- Profile metal roof sheeting to match existing on timber purlins and rafters in compliance with SANS 10400 K.
- All joints / overlaps of new & existing sheeting to be rendered waterproof.
- 3mm cement facia boards.
- P.v.c. rain water goods to be provided.
- 60mm thick polystyrene or polyisocyanurate board insulation, fixed below purlins between rafters to be finished as a ceiling.
- P.c. lintels above all openings.
- Brickwork to match existing.
- 2 course brickwork @ window sill level to be reinforced with bricks.
- Every course brickwork above lintels to be reinforced with bricks.
- Every third course of brickwork to be reinforced with bricks in solid cement mortar joints.
- 200mm brickforce in internal walls.
- 100mm brickforce in external walls.
- 375 mic. dpc to be provided to walls of slab level, under all cills and its parapets.
- Aluminium windows to be used.
- Cills to match existing.
- 65 thick conc. surface bed reinforced with B.R.C. mesh on D.P.M. on a clean sand bed.
- Sub floor ground to be poisoned.
- Depth of foundations to engineer's details.
- Provide 1:2 to all lands & intersections of sewer line.
- All sanitary fittings to be trapped in accordance with SANS 10400-P.
- All WC cisterns to have overflows that lead to the outside and in visible positions.
- As a minimum standard, splashback tiles to be provided above all hand basins, baths & sinks.
- All foundations, walls, columns, beams, stairs and structural aspects of the building to be to the engineer's design and detailing.
- Cladding to comply with SANS 10400-K.
- Artificial lighting by elect. eng.
- Ventilation & air-conditioning, including fresh air makeup and smoke control to mechanical engineer's detail.
- No provision for disabled persons are made in this addition & alteration. See detailed note & Existing Provision.

PLAN SHOWING ENVELOP IN TERMS OF NBR-XA STOREY 1 & 2 (1:250)

GLAZING SCHEDULE: ALL GLAZING TO COMPLY TO SANS 10400-N:2010. ALL GLAZING ARE TO BE SUPPORTED ON ALL SIDES, SAFETY GLAZING TO COMPLY WITH THE REQUIREMENTS OF SANS 1263-1

TYPE	DOUBLE DOOR - D1	SINGLE DOOR - D	W1	W2	W3	W4
NUMBER OF	1	1	1	1	1	1
SIZE	1700 x 2100 (3.57m ²)	900 x 2100 (1.89m ²)	600 x 850 (0.51m ²)	2620 x 1100 (2.88m ²)	1100 x 900 (0.99m ²)	600 x 1800 (0.96m ²)
GLAZING MATERIAL	4mm TOUGHENED SAFETY GLASS	4mm TOUGHENED SAFETY GLASS	3mm MONOLITHIC ANNEALED	3mm MONOLITHIC ANNEALED	3mm MONOLITHIC ANNEALED	3mm MONOLITHIC ANNEALED
GLASS FINISH	CLEAR	CLEAR	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM
FRAME FINISH	ALUMINUM ANODIZED	ALUMINUM ANODIZED	ALUMINUM ANODIZED	ALUMINUM ANODIZED	ALUMINUM ANODIZED	ALUMINUM ANODIZED
BROWNING	AS SUPPLIED	AS SUPPLIED	AS SUPPLIED	AS SUPPLIED	AS SUPPLIED	AS SUPPLIED

SCHEDULE OF AREAS

LAND USE MANAGEMENT CONTROLS	GENERAL INDUSTRY
FUNCTION	2850 & 7.5
WHEELWHEEL LINE	2850
SITE & REAR SPACE	2850
HEIGHT	7.5
PERMISSIBLE COVERAGE	NOT APPLICABLE
PERMISSIBLE FLOOR AREA RATIO	NOT APPLICABLE
AREAS	
SITE AREA	21814.00m ²
EXISTING LABORATORY STOREY 1	193.66m ²
EXISTING LABORATORY STOREY 2	584.14m ²
TOTAL EXISTING AREA, LABORATORY	377.79m ²
PROPOSED STOREY 1 ADDITIONS TO LABORATORY	26.11m ²
PROPOSED STOREY 2 ADDITIONS TO LABORATORY	35.64m ²
PROPOSED EXTERNAL STAIR TO LABORATORY	14.00m ²
TOTAL ADDITION AREA TO LABORATORY	75.75m ²
STOREY 1 EXIST. + PROPOSED	219.77m ²
STOREY 2 EXIST. + PROPOSED	619.78m ²
TOTAL LABORATORY AREA (exist + prop. include stair)	839.55m ²
PARKING	
REQUIREMENT FOR 7m ²	1
NEW PARKING PROVIDED	1

IT MUST BE NOTED THAT THE LABORATORY IS PART OF THE MAIN FUNCTION OF THE PROPERTY, WHICH IS A FACTORY (MANUFACTURING). WE THEREFORE USE THE PARKING REQUIREMENTS FOR MANUFACTURING, WHICH REQUIRES 1 BAY PER 100m².

REV.	DESCRIPTION	DR.	APP.	DATE
A3	NEW GROUND FLOOR WINDOWS ADDED	VB	CVB	22/11/2022
A2	FINISHES ADDED	VB	CVB	15/11/2022
A1	ISSUED FOR MUNICIPAL APPLICATION	VB	CVB	25/10/2022

DESIGNED	INITIALS	SIGN	DATE
DESIGNED	VB		
DRAWN	VB		
PROJECT ENG.	AK		
APPROVED	CVB		

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CLIENT: AECI SPECIALITY CHEMICALS

PROJECT DESCRIPTION & ADDRESS: ADDITIONS & ALTERATION TO LABORATORY BUILDING AT 323 CHAMBERLAIN ROAD.

DWG TITLE: BUILDING DETAILS

SCALE: 1:250

REV: A3

DRAWING NO: 20545-4801

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