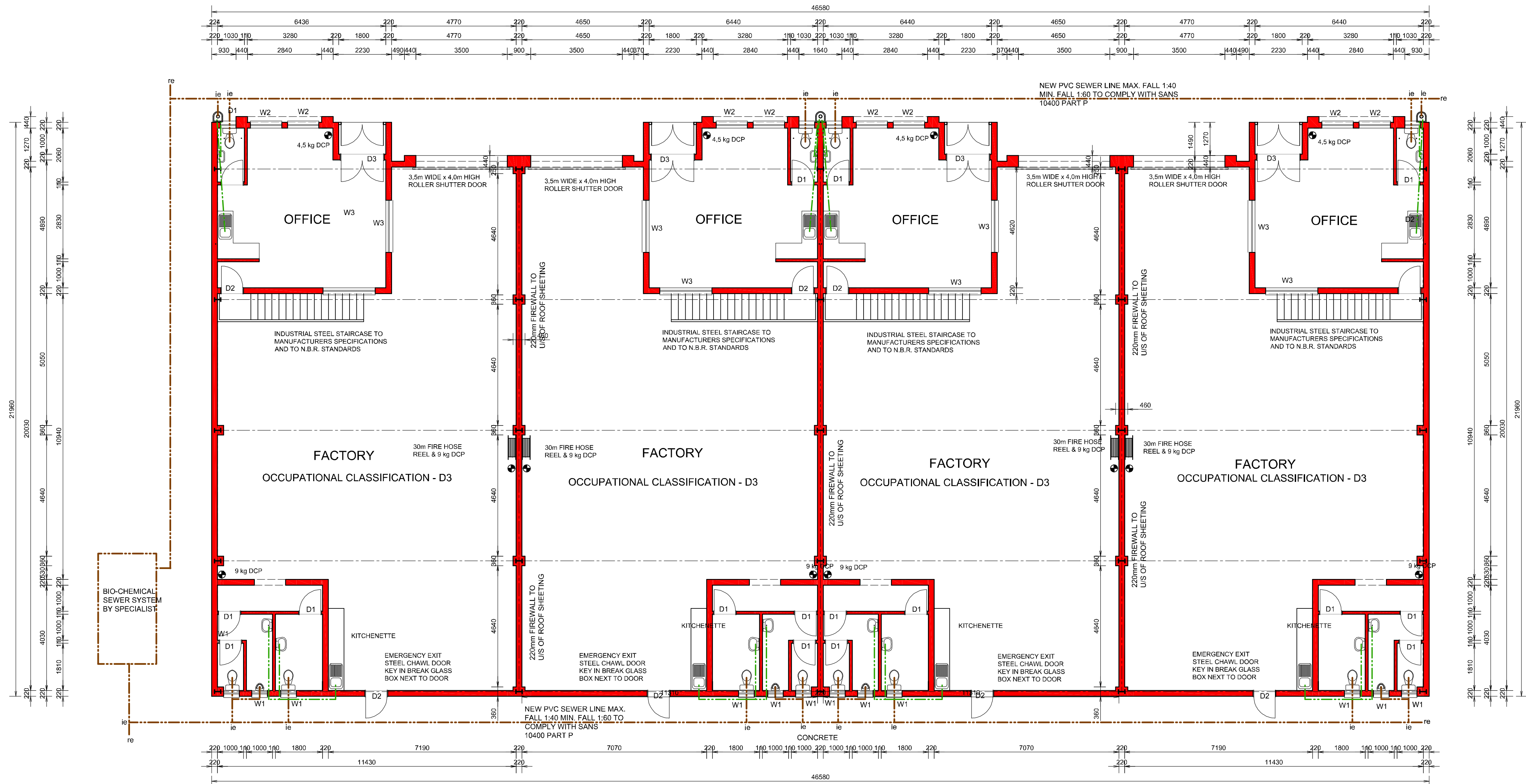




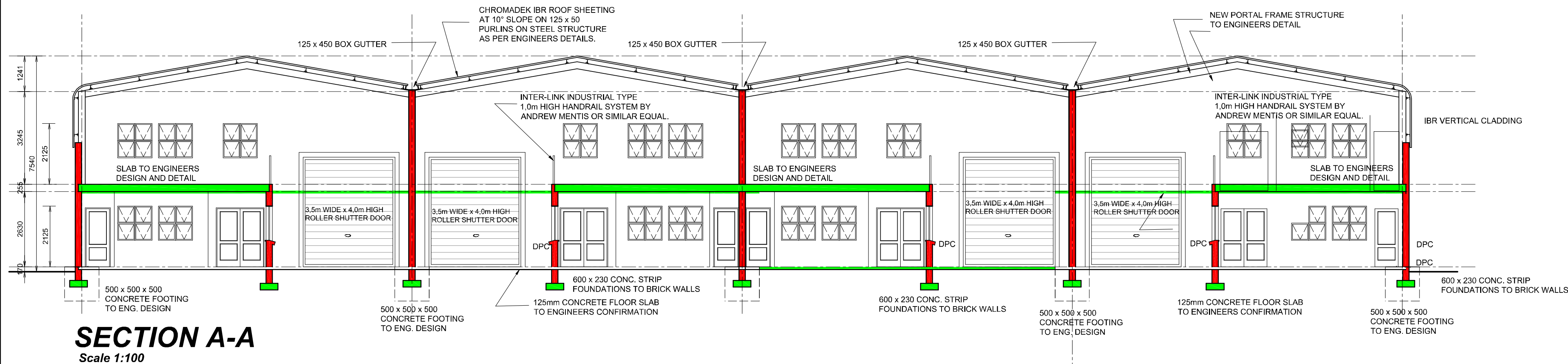
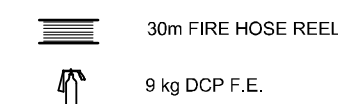
GROUND FLOOR PLAN

Scale 1:100

FIRE NOTES:

Endorsments on Plan.

- ALL WORK TO BE DONE IN ACCORDANCE WITH S.A.B.S. 0400 NATIONAL BUILDING REGULATIONS.
- OCCUPANCY CLASSIFICATION = G1 AND J2.
- SAFETY DISTANCES (TT2) = 1,00 m TO NEAREST BOUNDARY SMALL WINDOW OPENINGS TO THAT SIDE.
- ESCAPE DOORS (TT16) = 4 IN TOTAL. PLUS 3 VEHICLE ENTRANCES.
- MARKINGS AND SIGNAGE (TT29) = TO BE INSTALLED IN ACCORDANCE WITH REGULATIONS.
- PROVISION OF FIRE-FIGHTING EQUIPMENT:
 - FIRE HOSE REELS (TT34) = 2 x 30 METRE FHR's.
 - FIRE HYDRANTS (TT35) = 65mm FH AT GATE.
 - PORTABLE FIRE EXTINGUISHERS (TT37)
G1 - 1 / 200m². TOTAL = 2 x 4.5kg DCP
J2 - 1 / 100m². TOTAL = 2 x 9kg DCP
- FIRE VENTILATION / SMOKE CONTROLL (TT42) = SPECIALIST TO PROVIDE VENTILATORS TO 3% OF FLOOR AREA.
- ACCESS TO BUILDINGS AND PROPERTY FOR FIRE FIGHTING AND RESCUE PURPOSES (TT55):
1 x 6,0m WIDE MAIN ENTRANCE



SECTION A-A

Scale 1:100

GENERAL NOTES

- Drawing prepared on basis of surface examination only. All levels and dimensions, depths of excavations, number of steps, heights of plinths, to be checked on site prior to any work.
- Owner is responsible for all building work.
- All work in accordance with National Building Regulations & Local Authority by-laws.
- All glazing to be SABS approved & to comply with N.B.R. Section N.
- Read figured dimensions in preference to scaling.
- Air bricks above all fanless doors and windows. Two airbricks to kitchens & bathrooms.
- D.P.C. under all window sills & walls.
- All finishes to owners approval & specifications.
- 25 mm Thick screed on 75 mm conc. surf. bed on well compacted earth filling. Finished floor level to be 150 mm min. above Ground Level or else provide D.P.C.
- Any queries to be rectified by Architect or engineer.
- Brickforce built into walls 75 mm & 150 mm "BRICK FORCE" in the following positions:
 - 1 layer in every 5th course of foundation walls.
 - 1 course under window sills.
 - 2 courses over window & door openings above lintols.
 - 2 courses under wallplate.

DRAINAGE NOTES

- Minimum fall 1:60 & Maximum fall 1:40.
- I.E's to all connections. R.E's at all junctions & change of gradients in drains with marked covers at ground level.
- Drain pipes exceeding 5 meters to junction to have own 100 mm ø O.V.P.
- All gullies to be in the open with no cover over.
- Reseal traps to all waste pipes.
- No change in direction under floor or covered area allowed.
- All drain pipes in accordance with N.B.R. & encased in 300 x 300 mm concrete where it runs under buildings, with I.E's on either side.
- Waste pipes to be 50 mm a PVC & Soil pipes be 110 mm ø PVC.
- All geyssers to be fitted with approved geyser tray with outlet.
- 50 mm Anti-syphon vent pipes to single stack system.
- Min. invert level of drain = 450 mm.
- Where fall of drain exceeds 1:10, back drops to be provided to ensure max. fall of 1:10.

GLAZING NOTES

- All glazing to be done in accordance with N.B.R. Part "N".
- Nominal thickness of pane of glass shall not be less than:
 - Nominal Glass Thickness, mm/Max. Size of Pane, m²
 - 3 mm / 0.75 m²
 - 4 mm / 1.50 m²
 - 5 mm / 2.10 m²
 - 6 mm / 3.20 m²
- Sliding doors & other doors to be fitted with 6.5 mm safety glass if larger than 1 m². Less than 1 m² pane to be fitted with 6 mm or more glass.

ROOF NOTES

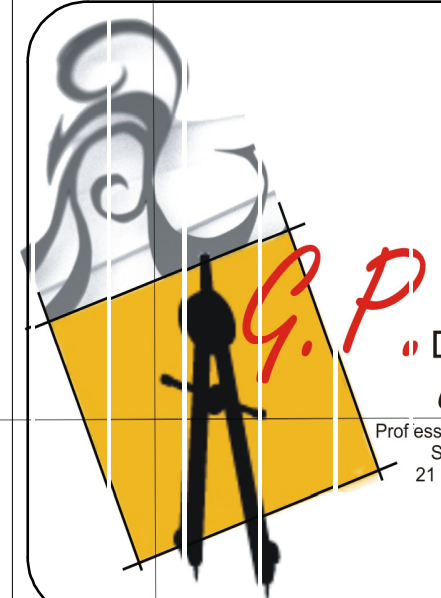
- Chromadek pre-painted galvanised steel roof sheeting @ 35° slope, colour Dove Grey.
- Roof sheeting on 50 x 76 mm battens on 152 x 38 mm rafters & 152 x 38 mm struts with 152 x 38 mm tie beams on 114 x 38 mm wall plates. Truss spacing to be 760 mm.
- Valleys to be close mitred with galv. sheet metal valley gutter underneath.
- Ridges and hips to comprise standard ridge tiles bedded in cement mortar.
- Fit waterproof underlay.
- All timber to grade S5, class 'B'.
- 3 mm Galv. wire ties built into wall 5 courses deep and tied around rafters.
- 4 mm Cladit ceiling to 38 x 38 mm branding at 450 mm c/c.
- Concrete roofs to engineers design and details complete with rainwater disposal and waterproofing details.
- Roof overhang 250 mm as indicated.
- 135 mm AEROLITE roof insulation to be installed on ceiling boards.

NATIONAL BUILDING REGULATIONS & BUILDING STANDARDS AMENDMENT ACT, 1995 Section 14 (2A)

As Owner/Authorised representative accept the following conditions:

The designer of the timber roof structure shall submit a certificate to council indicating that such system has been designed and erected in accordance with the application in respect of which approval was granted in terms of section 7. A clearance certificate will be submitted by the designer prior to the issue of an occupancy certificate.

Signed _____



Drawing Services cc.
GERT PRINSLOO
Professional Senior Architectural Technologist - No. ST08 993
S.A. Council for the Architectural Profession
21 Laurell Crescent, Meyersdal, Tel: 082 784 0601

Owner _____

Owner's Signature _____

PROJECT PROPOSED MINI-FACTORIES ON PTN. 28 OF ERF 347, Highbury, Midvaal

SCALE	AREA	REVISION	DATE
Indicated	1152,9 m ²	W.T	SEPT 2018
DESIGN	DRAWN	CHECK	SHEET #
G. Prinsloo	G. Prinsloo	G. Prinsloo	2 / 4