

**GENERAL**  
 All dimensions to be checked on site before any building work is started. All dimensions are in millimeters.  
 All building work to be done in accordance with SABS O400. This design is the property of Corrie de Swardt and all copies to be authorised by DE SWARDT ENTERPRISES.

**ROOF**  
 Chromadek IBR roof sheering on isolation on steel structure to engineer's drawings and specification.  
 Provide an 48F roof-ridge transverse-sheering-every-third-sheer. VENTAIR roof vents to be installed in roof as shown on PLAN.  
 All Flashing, gutters, bargeboards and bird proofing to be fixed as per manufacturer's specifications.  
 SUPACLAD IBR profile side cladding on steel structure to engineer's drawings and specifications.

**CEILING**  
 RHINO board ceiling fixed to 150x38mm SA Pine (V4) rafters @ 400mm c/c.

**FLOORS (D3 - light industrial)**  
 125 mm Powerfloated concrete slab (25 MPA) on 250 micron dpm on well compacted fill with machine cut joints @ maximum 3000x3000mm sections and finished with a max concrete hardness as per engineer's specification notes.

**FLOORS (Holets & office)**  
 100mm Concrete floor slab on 250 micron dpm on well compacted clean fill.

**WALLS**  
 All cavities to be kept clean at all times and cavities below floor level to be filled with concrete.  
 All internal walls to be 12mm smooth plaster and painted to owner's specifications.  
 All external walls to be finished as per NOTES.

**FOUNDATIONS & CONCRETE BASES**  
 All work to be done in strict accordance with engineer's drawings and specifications.

**RAINWATER GOODS**  
 Galvanised steel box gutters with round galvanised steel downpipes discharging in storm water trap system as shown on PLAN.  
 All reinforced column bases, stub columns and portal frames to be in accordance with engineer's detailed specifications.

**WINDOWS**  
 Refer to codes in Rutherford Joinery catalogue.  
 Glazing to WC windows to be obscured glass. All glazing to comply with SABS NN 1-3. Any glass panel greater than 1m<sup>2</sup> or less than 500mm above floor level to be safety glazed in accordance with National Building Regulations.

**DRAINAGE**  
 Final floor level of abutment facilities to be minimum 250mm above S.O.F. at sewer connection.

**LINTELS**  
 All precast & stress-crete lintels exceeding 900mm openings to be laid in accordance with the manufacturer's specification.

**STAIRS & FOOTINGS**  
 Reinforced concrete slab & stairs to engineer's details.  
 Treads = 15 x 250mm  
 Risers = 16 x 163mm  
 (See DETAIL X)  
 Offset footings not project beyond site boundaries.

**PARKING**  
 Parking bays to be 5000x2500mm in accordance with MUNICIPAL TOWN PLANNING REGULATIONS.  
 Parking areas to have 100mm thick concrete or tamped surface on 9B % A.S.S.H.O. compacted fill with surface laid to fall.  
 Parking bays to be marked with 100mm wide lines with approved traffic paint with VISITOR'S bays clearly demarcated.  
 All loading bays (7000x3000mm) in or outside factories to be clearly marked in 100mm wide yellow paint.  
 Provide 50x50x6mm angle edge protection at roller shutter doors with lugs @ 500mm c/c encased in concrete.

**HEALTH & FIRE SAFETY NOTES**  
 The wall behind who must be tiled to a height of minimum 300mm.  
 The working surfaces in the TEA KITCHEN must be of a smooth, hard & impervious material without any cracks, open seams or joints.  
 Fire ESCAPE doors to be fitted with panic bolts.  
 Provide SABS approved luminescent safety symbolic signs to all ESCAPE routes.  
 A contactable 24 hour EMERGENCY number shall be prominently displayed in the immediate vicinity of the entrance doors.  
 No change in floor level is permitted within 1500mm of the centre line of any doorway.  
 Premises are to be rendered rodent proof as per National Building Regulations dealing with Rodent Proofing.  
 All fire fighting equipment to be installed in accordance with T132 of SABS O400.  
 Water recalculation for fire fighting purposes to comply with SECTION WW51 of SABS O400.  
 Portable fire extinguishers of 4.5kg dry chemical powder type to be installed (2 per Factory UNIT).  
 Rolling eyes inside buildings to have screwed and sealed covers in accordance with SECTION PP 21(1a).  
 Internal TOILETS and KITCHENS to be fitted with extractor Fans (40 litres per second) connected to light switch and ducting discharging 1000mm above roof.  
 Polycarbonate sheering to be provided roof sheering (10 % of floor area) - evenly distributed.  
 Hot water to be provided to all basins & sinks.

**NOTE: (extract fan to KITCHEN)**  
 Provide extract fans to all rooms without windows for ventilation, connected to light switch (20 litre/s) ventilated to outside to specialist details.

**NOTE: (handrail)**  
 Provide steel handrail to staircases @ 1000mm from PFL & 100mm c/c balustrading spacings apart.

**NOTE: (head of drain)**  
 Head of drain to be vented including branch lines not exceeding 6m.

**NOTE: (sewer protection)**  
 All sewer pipes in driveway to be encased in 300x300mm concrete for protection & heavy duty manhole covers to be used in parking area.

**NOTE: (sanitary fixtures)**  
 Provide anti-siphoned sanitary fixtures or deep seal traps (where applicable).

**NOTE: (boundary lines)**  
 No portion of building, foundation or roof to project over any building / boundary lines.

**NOTE: (visitor signs)**  
 Provide parking (visitor) signs 1.8m above ground level with 76mm lettering.

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ERF 105697 71330  
 ERF 105698  
 ERF 105699

**FIRST FLOOR PLAN ,**  
 (units 4, 5 & 6)  
 SCALE 1:100

UNIT	GROUND (Fac.)	FIRST (mezz)	TOTAL
UNIT 4	430 m <sup>2</sup>	130 m <sup>2</sup>	560 m <sup>2</sup> (7) bays
UNIT 5	430 m <sup>2</sup>	130 m <sup>2</sup>	560 m <sup>2</sup> (7) bays
UNIT 6	430 m <sup>2</sup>	130 m <sup>2</sup>	560 m <sup>2</sup> (7) bays
<b>TOTAL</b>	<b>1290 m<sup>2</sup></b>	<b>390 m<sup>2</sup></b>	<b>1680 m<sup>2</sup></b>

**APPROVED**

**BLAUWBERG**  
 MUNICIPALITY - MUNICIPALITEIT - MUNICIPAALITEIT  
 2006-01-25  
 FIRE / REBUCUE/BRAND & P  
 (MUNICIPAALITEIT) UKHULANGA

**APPROVED**

**PROJECT TITLE**  
 Proposed factories for :  
**FANTASTIC investments 261 cc**  
**ERF 34635**  
**PRINTER'S WAY**  
**PRIME PARK**  
**MARCONI BEAM**

**FIRST FLOOR PLAN**  
 (units 4, 5 & 6)

**DRAWING NUMBER**  
**2510/700/WI - 04**

SCALE	DRAWN	DATE
AS SHOWN	C. DE SWARDT	JAN 2006

corrie de swordt  
 28 JW THERON STREET  
 PANORAMA  
 TEL 021 552509 PB  
 076 717 8844 (C)

Signature of owner  
 Signature of designer

**BLAUWBERG**  
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**APPROVED**

AREA CALCULATIONS	Unit area	Combined
ERF 34635 (Total Area)	2527m <sup>2</sup>	
UNIT 1 (Ground Floor)	227m <sup>2</sup>	
UNIT 1 (First Floor)	42m <sup>2</sup>	
UNIT 1 (Mezzanine)	42m <sup>2</sup>	350m <sup>2</sup>
UNIT 2 + 3 (Ground Floor)	227m <sup>2</sup>	
UNIT 2 + 3 (First Floor)	95m <sup>2</sup>	
UNIT 2 + 3 (Mezzanine)	95m <sup>2</sup>	245m <sup>2</sup>
UNIT 4, 5 & 6 (Ground Floor)	430m <sup>2</sup>	
UNIT 4, 5 & 6 (First Floor)	130m <sup>2</sup>	
UNIT 4, 5 & 6 (Mezzanine)	130m <sup>2</sup>	800m <sup>2</sup>
<b>TOTAL COVERED UNIT AREA</b>		<b>3072m<sup>2</sup></b>
<b>TOTAL parking required</b>		<b>40 bays</b>

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