

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 sheeting on insulation on steel structure to engineer's drawings and specification.
 Provide 48" roof ridge translucent sheeting every third sheet. 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 150x30mm 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 non-corrosive hardener 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 1m² or less than 300mm above floor level to be safety glazed in accordance with National Building Regulations.

DRAINAGE
 Final floor level of abutment facilities to be minimum 230mm above B.O.F. at sewer connection.

LINTELS
 All precast concrete lintels exceeding 900mm openings to be laid in accordance with the manufacturer's specification.

STAIRS & FOOTINGS
 Reinforced concrete slab & stairs to engineer's details.
 Trusses = 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 tarred surface on 75 x A.S.B.H.C. compacted fill with surface laid to fall.
 Parking bays to be marked out in 100mm wide lines with approved traffic paint with VISITOR'S bays clearly demarcated.
 All loading bays (7500x3500mm) in or outside factories to be clearly marked in 100mm wide yellow paint.
 Provide 200x300x6mm angle edge protection at roller shutter doors with lugs @ 500mm c/c encased in concrete.

HEALTH & FIRE SAFETY NOTES
 The wall behind whb must be filled to a height of minimum 200mm.
 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 TT32 of SABS O400.
 Where reticulation for fire fighting purposes to comply with SECTION WW51 of SABS O400.
 Provide fire extinguishers of 4.5kg dry chemical powder type to be installed (2 per factory UNIT).
 Spring eyes inside buildings to have screwed and sealed covers in accordance with SECTION PP 21.1(4).
 External TOILETS and KITCHENS to be fitted with extractor fans (200 litres per second) connected to light switch and ducting discharging 1000mm above roof.
 Polythene sheeting to be provided roof sheeting (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 FFL & 100mm c/c balustrading spacings apart.

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

NOTE: (visitor signs)
 Provide parking (visitor) signs 1,5m above ground level with 76mm lettering.

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 sleeves for protection & heavy duty manhole covers to be used in parking area.

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 No portion of building, foundation or roof to project over any building / boundary lines.

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