

GENERAL NOTES

- all dimensions and levels to be checked on site prior to work commencing.
- all building methods and materials to comply with the national building regulations and SABS.
- the works to be set out from approved local authority plans only.
- drawings are not to be scaled (figured dimensions to be read in preference to scaling.)
- all reinforced concrete work to pr. engineers specification.
- all foundations, slabs, beams and columns to pr. engineer's specifications.
- all balustrading to be 1m high and to comply with n.b.r. MM3.
- flashing to be provided as per part L.L.5.2 of S.A.B.S. 10400-2010
- all glazing to comply with part N of N.B.R
- all fire equipment to comply with part TT of the N.B.R.

CONSTRUCTION NOTES

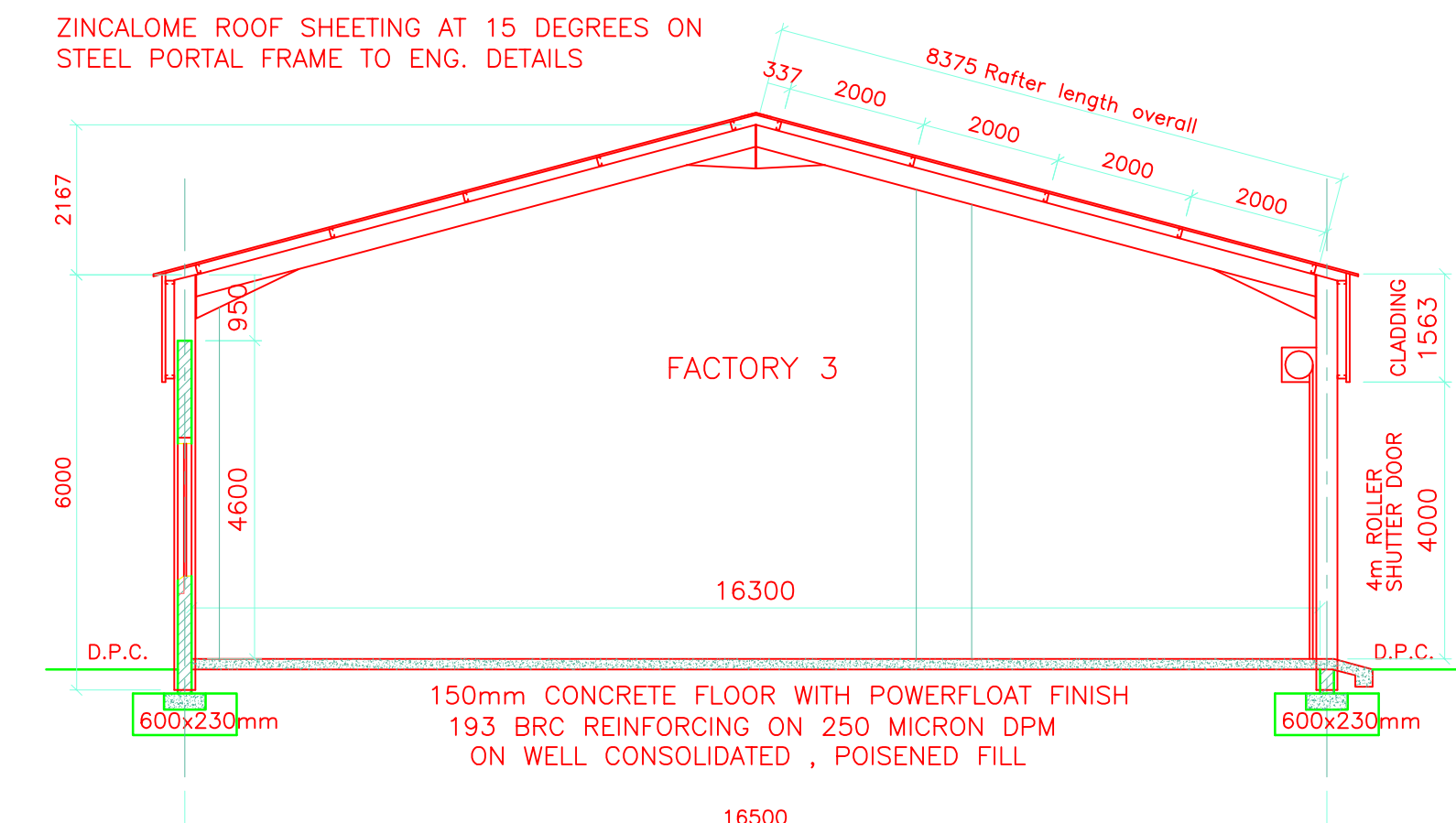
- WALLS**
- all brickwork to be SABS approved conc brick. Inner skin to be cement bag washed & butimised. Outer skin to be plaster & paint.
 - all plasterwork to be rendered smooth.
 - colour and paint spec. to architects approval.
 - two courses brickwork to be provided at slab, cill and wall plate level.
 - p.c. lintols to be provided above all openings.
 - stepped dpc's to all cills and above all openings.
 - dressed 'dry packed' stonework by 'cobblefield', to be used for external cladded walls and fixed according to specialist detail.

- FLOORS**
- ground floor: reinforced concrete raft on piles to be certified by an engineer, on approved damp proof membrane on well consolidated and poisoned soil. Poision to have 5% PCP in solution.
 - all suspended reinforced concrete slabs, columns and piling to pr. engineers detail.

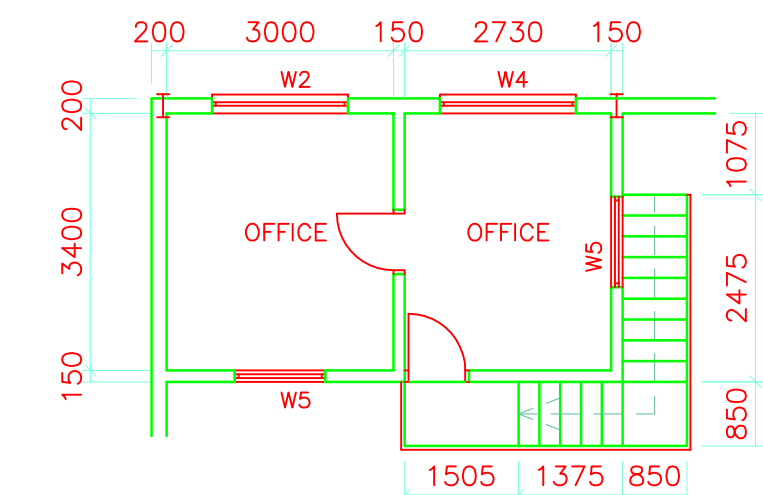
- FOUNDATIONS**
- all foundations to pr. engineers detail.

FIRE NOTES

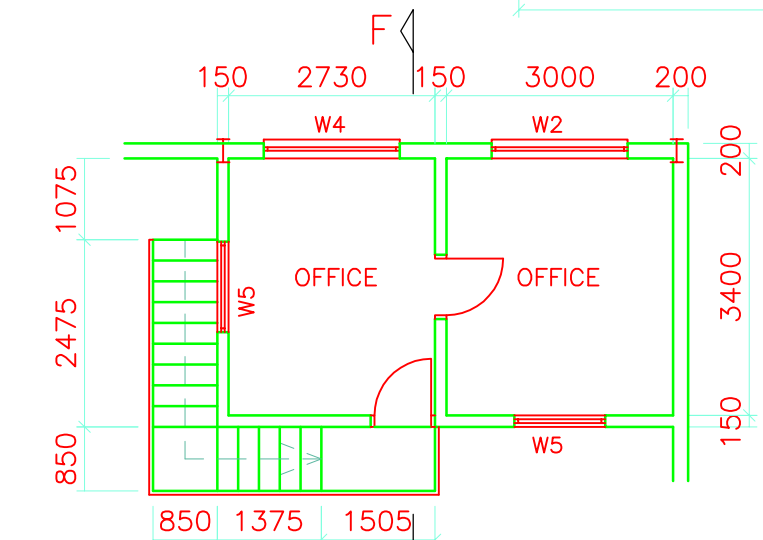
- BUILDING CLASSIFICATION: J3.D3.G1**
ALL THE FOLLOWING MATERIALS, FINISHES AND PROVISIONS TO BE IN COMPLIANCE WITH THE NOTED NBR REGULATIONS.
- NOTE:**
- all fire signage (as per sabs 1186) and portable fire extinguishers to f.s.o satisfaction. (1 per 200 sqm, 9kg DCP)
 - all dividing walls with different occupancies should have a min of 2 hour fire rating. all fire walls to be built up to the underside of roof sheeting with the insulation for the roof sheeting terminating at wall face.
 - 3% mechanical smoke ventilation to comply with n.br.
 - all fire doors to be 40mm solid timber core doors.
 - No insulation above Fire Walls.
 - fire plan attached in accordance with A9 stability of structural elements will comply with TT7
 - all ceilings will comply with TT13
 - all floor coverings will comply with TT14
 - escape routes will comply with TT16
 - handrails will comply with TT23
 - signage will comply with TT29 & TT32
 - hose reels will be 30m long & SABS approved as TT34
 - fire stopping of inaccessible concealed spaces will comply with TT39
 - water reticulation for fire fighting will comply with TT33
 - services in structural or separating elements will be as TT41
 - exposed steelwork to be coated to comply with 1 hour fire rating
 - all material to comply with TT5
 - service pipes, conduits and sleeves to comply with TT41
- FIRE HYDRANTS AS PER SITE PLAN. (ENGINEER'S DETAILS)
 - NO INSULATION ABOVE FIRE WALLS.



SECTION E-E 1:100

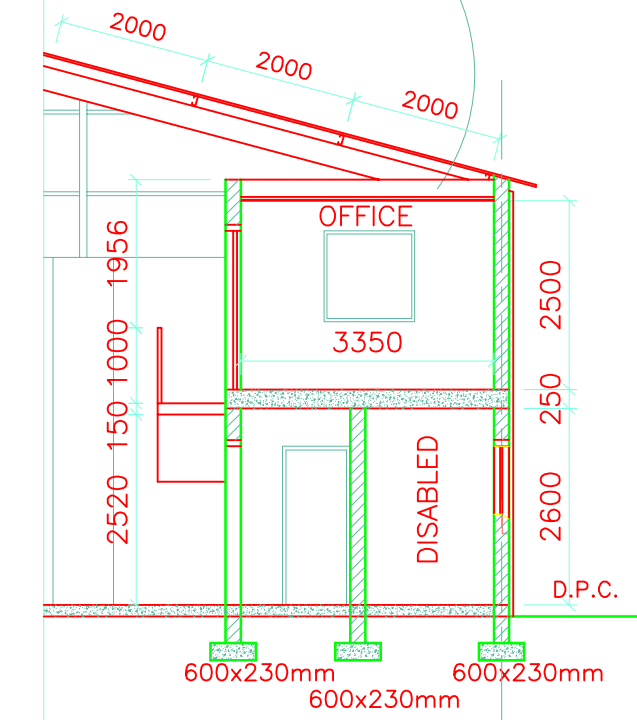


FIRST STOREY PLAN
 AREA = 23.36 sqm



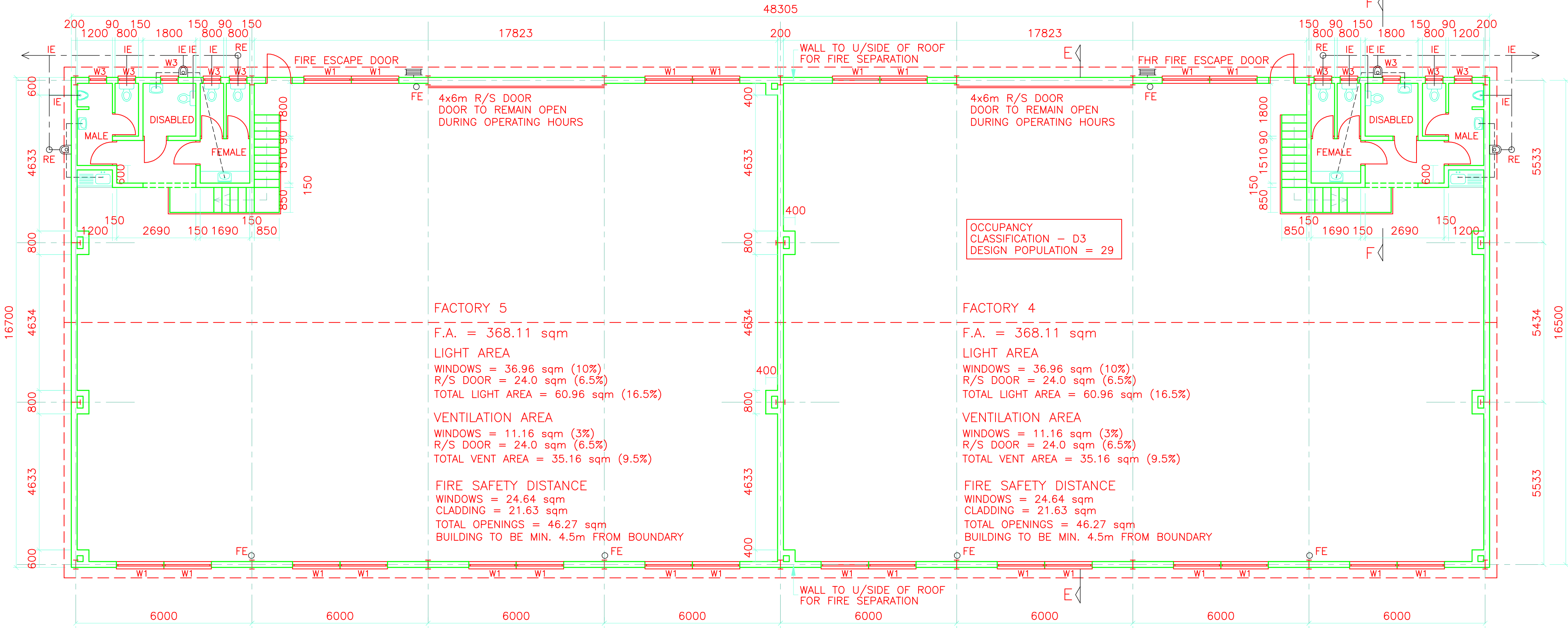
FIRST STOREY PLAN
 AREA = 23.36 sqm

10mm PLASTER BOARD CEILING FIXED TO 38x38mm BATTENS FIXED TO 38x228mm TIMBER CEILING JOISTS AT 350mm CENTRES MAX.



SECTION F-F 1:100

150mm CONCRETE FLOOR WITH POWERFLOAT FINISH
 193 BRC REINFORCING ON 250 MICRON DPM ON WELL CONSOLIDATED, POISONED FILL



GROUND STOREY PLAN (BUILDING 14)
 AREA = 606.29 sqm

OCCUPANCY CLASSIFICATION - D3
 DESIGN POPULATION = 29

FACTORY 5
 F.A. = 368.11 sqm
LIGHT AREA
 WINDOWS = 36.96 sqm (10%)
 R/S DOOR = 24.0 sqm (6.5%)
 TOTAL LIGHT AREA = 60.96 sqm (16.5%)
VENTILATION AREA
 WINDOWS = 11.16 sqm (3%)
 R/S DOOR = 24.0 sqm (6.5%)
 TOTAL VENT AREA = 35.16 sqm (9.5%)
FIRE SAFETY DISTANCE
 WINDOWS = 24.64 sqm
 CLADDING = 21.63 sqm
 TOTAL OPENINGS = 46.27 sqm
 BUILDING TO BE MIN. 4.5m FROM BOUNDARY

FACTORY 4
 F.A. = 368.11 sqm
LIGHT AREA
 WINDOWS = 36.96 sqm (10%)
 R/S DOOR = 24.0 sqm (6.5%)
 TOTAL LIGHT AREA = 60.96 sqm (16.5%)
VENTILATION AREA
 WINDOWS = 11.16 sqm (3%)
 R/S DOOR = 24.0 sqm (6.5%)
 TOTAL VENT AREA = 35.16 sqm (9.5%)
FIRE SAFETY DISTANCE
 WINDOWS = 24.64 sqm
 CLADDING = 21.63 sqm
 TOTAL OPENINGS = 46.27 sqm
 BUILDING TO BE MIN. 4.5m FROM BOUNDARY

AREAS
 GROUND STOREY = 806.69 sqm
 FIRST STOREY = 46.72 sqm
 TOTAL AREA BUILDING 14 = 853.41 sqm

DRAWING
 PROPOSED NEW BUILDING 14 FOR
 CREAM MAGENTA 239 (PTY) LTD
 PROPERTY DESCRIPTION
 PORTION 414 OF THE FARM UITKOMST
 AND DOORNRUG NO. 852
 BEING OFF DISTRICT ROAD D157



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SCALES : 1: 500
 DATE : MAY 2012
 DRAWING NO.

SIGNATURE
 OWNER'S SIGNATURE

1567/04