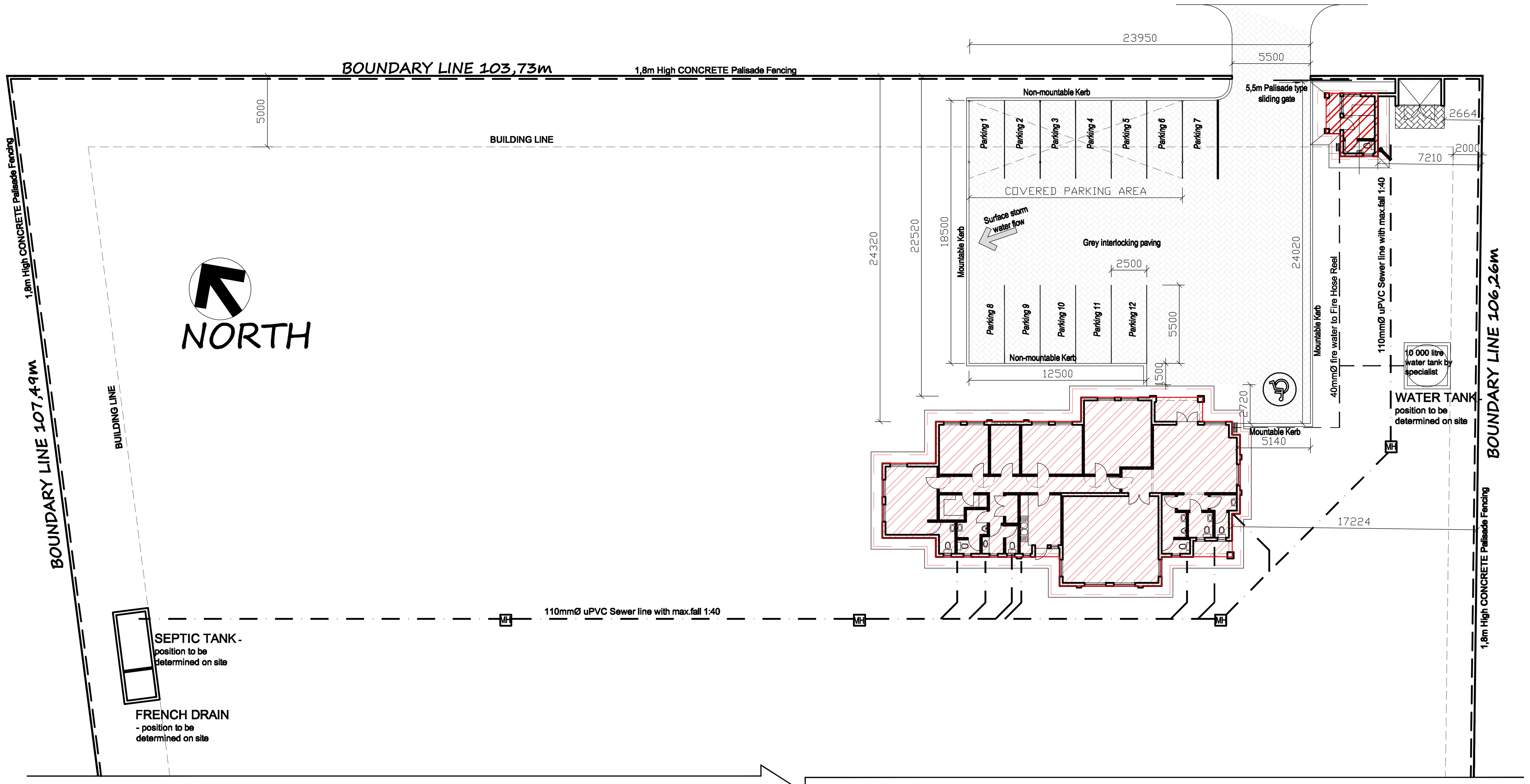
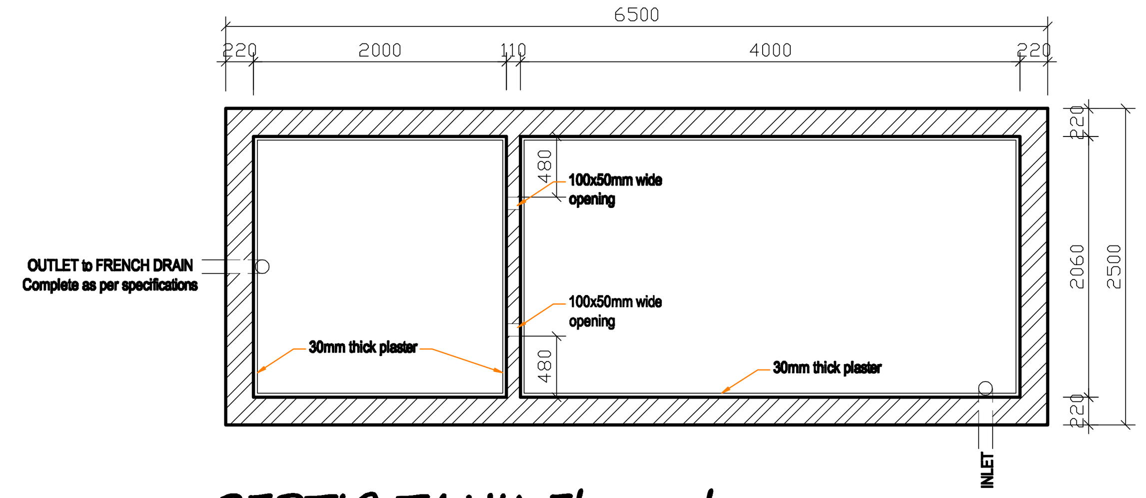
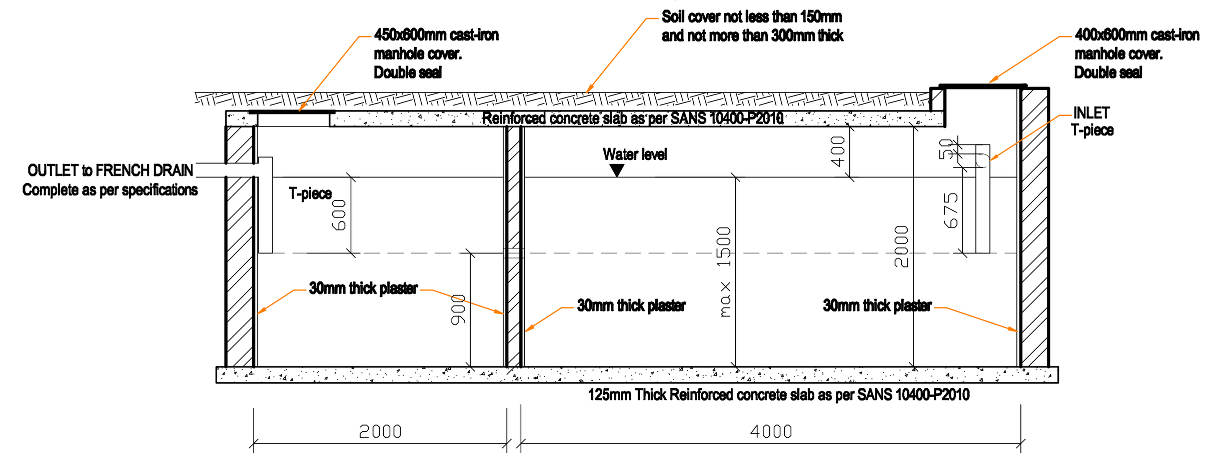


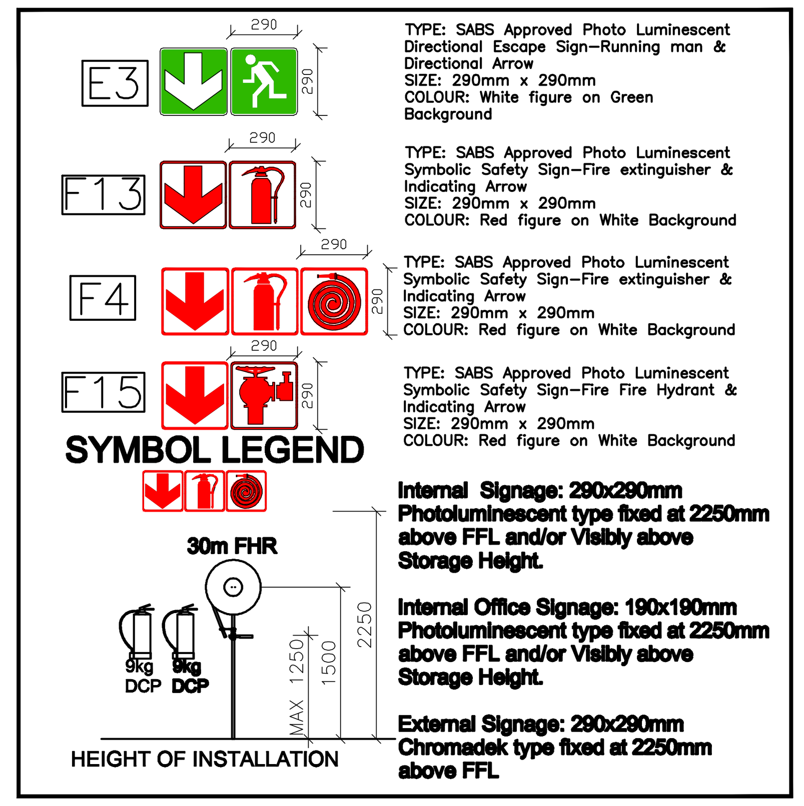
SITE DEVELOPMENT PLAN
SCALE 1:250



SEPTIC TANK Floor plan SCALE 1:50

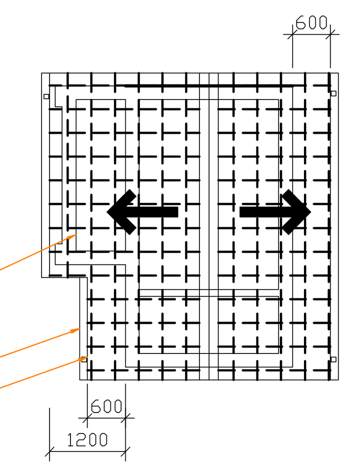


SEPTIC TANK Typical Section SCALE 1:50



FIRE NOTES IN ACCORDANCE TO SABS 10400-T:2011 edition 3

1. OCCUPATION CLASSIFICATION- J1 & G1
2. FLOOR COVERINGS TO COMPLY WITH 4.14
3. ENSURE TO INSTALL FIRE DOOR HANDLES AS PER REGULATIONS - NO KEY GLASS BLOCKS ALLOWED.
4. GALVANISED WATER SUPPLY TO FHR ABOVE GROUND LEVEL. CLASS 16 HP PIPE MIN 600mm BELOW PAVED LEVEL TO BE 75mmØ
5. DRY WALL PARTITIONING= 48db - 2 HOUR FIRE RATING. ALL PARTITIONING LAYOUTS TO BE APPROVED BY LOCAL FIRE DEPARTMENT BEFORE OCCUPATION. PARTITIONING CONSISTS OF 2x12,7mm X-RATED GYPSUM BOARDS WITH 0,6mm GALVANISED MILD STEEL SHEETING IN BETWEEN FROM FLOOR TO UNDERSIDE OF ROOF SHEETING.
6. INSOLATION MATERIAL USED IN THE ROOF, TO COMPLY WITH SANS 428 AND CERTIFICATES TO BE SUBMITTED.
7. ALL FIRE EXISTS MUST BE INDICATED WITH SANS 1186 APPROVED "EXIT" SIGNS AND SUCH SIGNS SHALL HAVE LETTERS NOT LESS THAN 150mm IN HEIGHT TO COMPLY WITH SANS 10400-T:2011 (4.29)
   ALL FIRE FIGHTING EQUIPMENT AS INDICATED ON PLAN MUST BE PROVIDED THROUGHOUT THE BUILDING WITH PHOTOLUMINESCENT TYPE AND COMPLY WITH 4.32 & SANS 1186 APPROVED SIGNAGE. - refer symbol legend
8. ADEQUATE MEANS OF ACCESS ONTO THE PREMISES FOR EMERGANCY VEHICLES TO BE PROVIDED. ENTRANCE MUST BE MIN. 4,5m WIDE WITH A 4,5m OVERHEAD CLEARANCE.
9. EXIT DOORS to Comply with 4.17
10. ESCAPE ROUTES to Comply with 4.16
11. SAFETY DISTANCES to Comply with 4.2.
12. WALL FINISHES TO COMPLY WITH 4.15
13. FIRE FIGHTING EQUIPMENT TO COMPLY WITH 4.32 (300kPa@20l/s & duratopn of 4 hours)
14. SIGNAGE TO COMPLY WITH 4.29
15. PORTABLE EXTINGUISHERS TO COMPLY WITH 4.37 =
    OFFICES: 2No 4,5kg Dry Chemical Powder & 1No 9kg
    GATE HOUSE: 6No 9kg Dry Chemical Powder
16. FIRE HOSE REELS TO COMPLY WITH 4.34 = 2 Hydraulic hose reels with 30m of 25mmØ rubber hose & 5mm shut off nozzle & 50mm leading with pressure gauze.
17. FIRE HYDRANTS TO COMPLY WITH 4.35
18. WATER RETICULATION FOR FIRE FIGHTING TO COMPLY WITH 4.33 - Water supply to be sufficient ensuring flow rates and pressures as follows: FHR = 0,5litre/second @ 300kPa
19. ACCESS DOORS & ESCAPE DOORS IN ANY EMERGANCY ROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES AS APPROVED BY LOCAL AUTHORITY.
20. EMERGANCY LIGHTING TO BE INSTALLED AND COMPLY WITH 4.31
21. MANUALLY ACTIVATED AUDIBLE & VISIBLE ALARM TO BE PROVIDED AND COMPLY WITH 4.31
22. SMOKE VENTILATION CONTROL TO COMPLY WITH 4.42
23. SUSPENDED CEILING AND ITD SUPPORTING MEMBERS TO BE NON-COMBUSTIBLE OR TO COMPLY WITH 4.13.1 & 4.13.2
24. STRUCTURAL ELEMENTS AND COMPONENTS TO COMPLY WITH 4.7



Gate House ROOF LAYOUT
SCALE 1:100

USE	OFFICES
OCCUPATION CLASSIFICATION 1	G1 - Admin offices
BUILDING LINES	2m sides & 5m street
HEIGHT	Single Storey
SITE AREA	10 235,0m²
TOTAL GROSS BUILDING AREA	263,4m²
COVERAGE	2,5%

OCCUPATION CLASSIFICATION: G1

FIRE HYDRANT REQUIRED: 1/1000m²
FIRE HYDRANT PROVIDED: 0

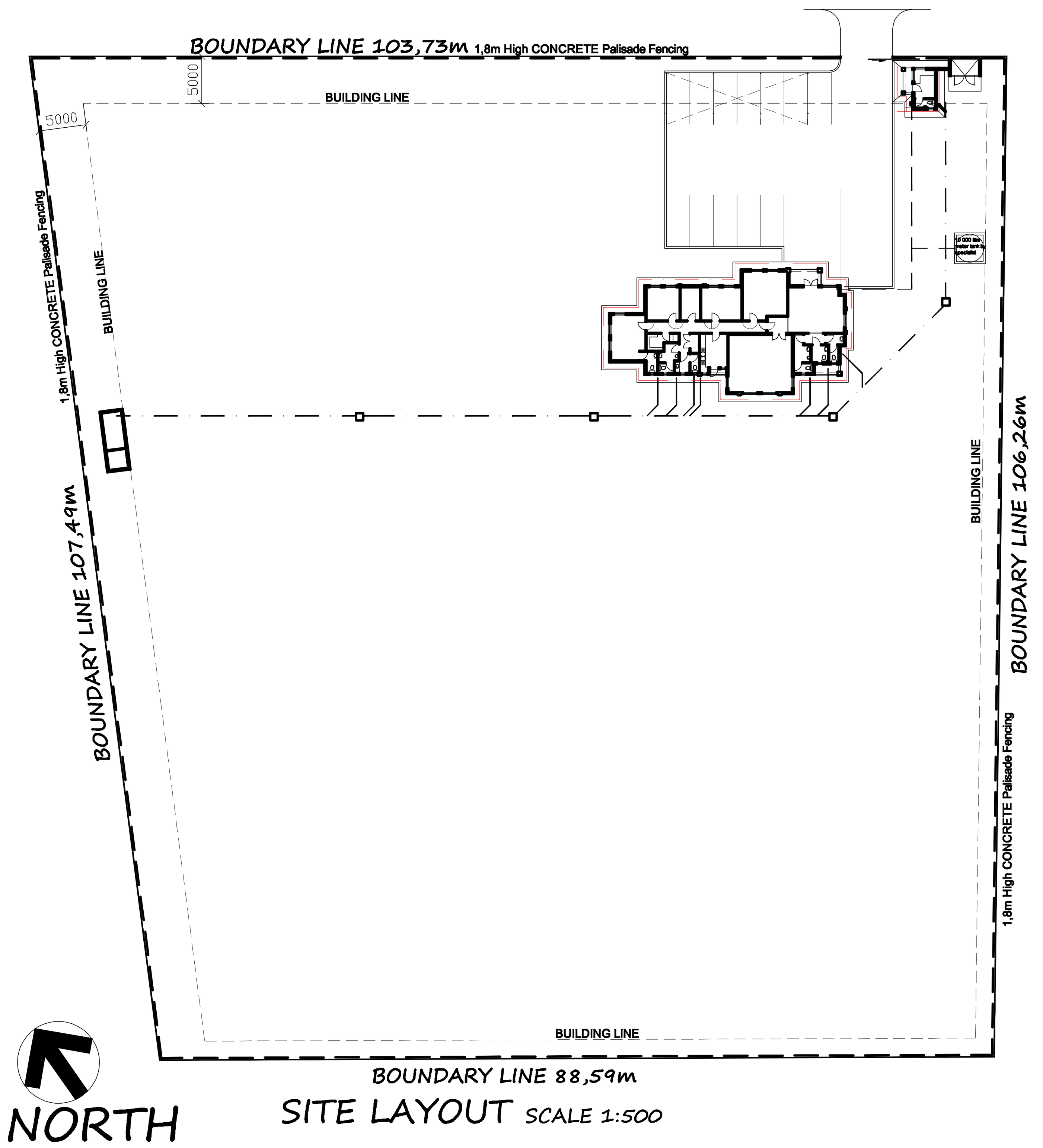
FIRE HOSE REEL REQUIRED: 1/500m²
FIRE HOSE REEL PROVIDED: 2

DCP REQUIRED: 1/200m²
DCP PROVIDED: 3

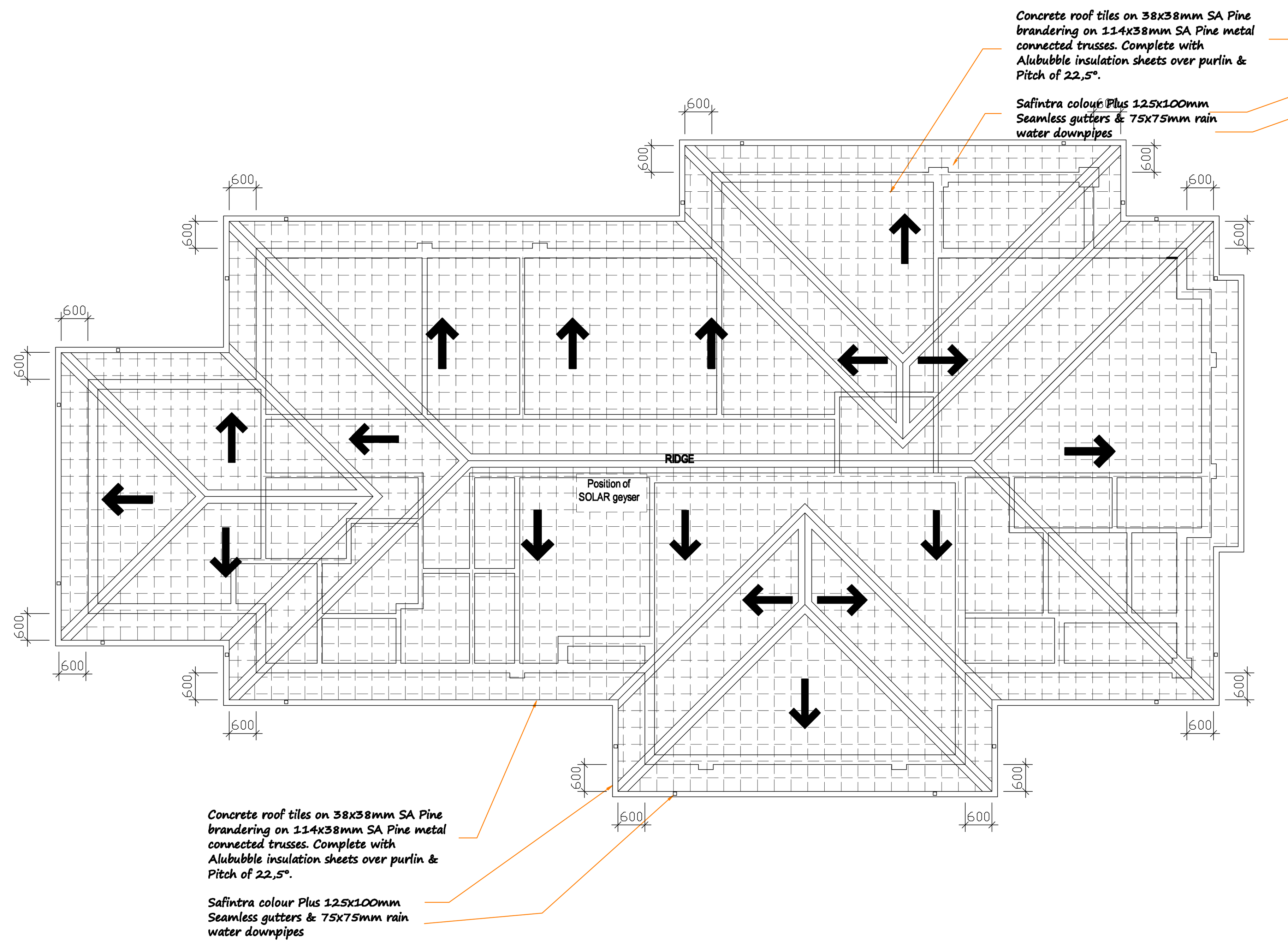
PARKING REQUIRED: 1/200m²
PARKING PROVIDED: 11 + 1 parpalegic

AREA NOTES:

GROUND FLOOR	=	243,3m²
GATE HOUSE	=	11,7m²
Sub-TOTAL	=	254,0m²
Veranda's	=	9,4m²
TOTAL	=	263,4m²



SITE LAYOUT SCALE 1:500



ROOF LAYOUT SCALE 1:100

GENERAL NOTES:

ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE AND ANY DISCREPANCIES TO BE REFERED TO ARCHITECT IN ACCORDANCE WITH STANDARD CONDITIONS OF CONTRACT PRIOR TO CONSTRUCTION.
ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND ANY OTHER LOCAL AUTHORITY BY-LAWS.
THIS DRAWING AND THE DESIGN REMAINS THE PROPERTY OF DBM DESIGN CC. AND COPYRIGHT IS RESERVED.
FIGURED DIMENSIONS TO BE USED IN PREFERANCE TO SCALING AND LARGE SCALE DETAILS IN PREFERANCE TO SMALLER SCALE DRAWINGS.
FIRE FIGHTING EQUIPMENT AND EMERGENCY EXITS MUST BE INDICATED WITH S.A.B.S. APPROVED SYMBOLIC SIGNS
SPECIALIST COMPANY DESIGNS FOR DESIGN AND INSTALLATION OF SMOKE AND FIRE VENTILLATION AND/OR FIRE DETECTORS AND EMERGENCY EVACUATION SYSTEMS MUST SUBMIT PLANS FOR APPROVAL TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION

* All levels and dimensions to be checked on site.
* Any discrepancies to be reported to the Architects immediately and prior to any work being put in hand.
* Figured dimensions to be taken in preference to scaling.
* Contractor is to visit the site and acquaint himself with all site conditions, to allow for all contingencies as no claims for extras will be entertained resulting from this failure to do so.
* All floor levels shown are finished floor levels.
* Damp proof courses to be provided under all walls, at changes in floor levels, under sills, parapet walls and any other openings in external walls specifically stated or not.
* All building work to comply with National Building Regulations and Building Standards Act of 1977 and amendments thereto.
* Artificial lighting and ventilation to comply with Part O of SABS 0400.
* Cleaning eyes to be provided to all bends and junctions in waste pipes.
Bends and junctions in soil pipes to have easily accesible inspection eyes clearly marked at ground level.
* All soil pipes passing under buildings to be protected from loads.
* 40mmø waste pipes from basins.
* 50mmø waste pipes from showers, sinks and baths.
* All waste fittings on one pipe system to be fitted with anti-vac bottle traps.
* All waste fittings on two-pipe systems to have re-seal traps not more than 100mm deep.
* Branch drains in excess of 0,6m to be ventilated.
* Drains with drop in excess of 1,2m to be protected with anti-syphon vent pipes.
* Rodding eyes to be provided at changes in direction of drain exceeding 45 degrees and at max. of 25m along length of drain.
* Minimum depth of treads to stairs - 250mm.
* Maximum height of risers to stairs - 250mm.
* Handrails to be min. 1,0m high measured vertically above nosing.
* Structural steel to be prime coated and finished with 2 coats matt oil paint.

DATE DATUM	NO. NR.	DESCRIPTION BESKRYWING
REVISIONS		WYSIGINGS

DATE DATUM	NO. NR.	DESCRIPTION BESKRYWING
REVISIONS		WYSIGINGS

XIKWEMBU XANGA ARCHITECTURE
Draughtsman: William Hatlane
ADDRESS: Palm Center Block No.3, Suite 08 POLOKWANE

Proposed 2

CLIENT / KLIeNT: Molemole Municipality

PROJECT / PROJEK: Proposed NEW Office Block on Remainder of farm LANARK No.199 LS, MOLETJI

DRAWING / TEKENING: SITE Development Plan, Septic Tank, Roof Layout

SCALE/SKAAL	DRAWN/GETEKEN
SHOWN	PvA

DATE/DATUM: August 2018

PROJECT NO/PROJEK NO	DWG.NO/TEK.NO.
P18.08	3.01

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