

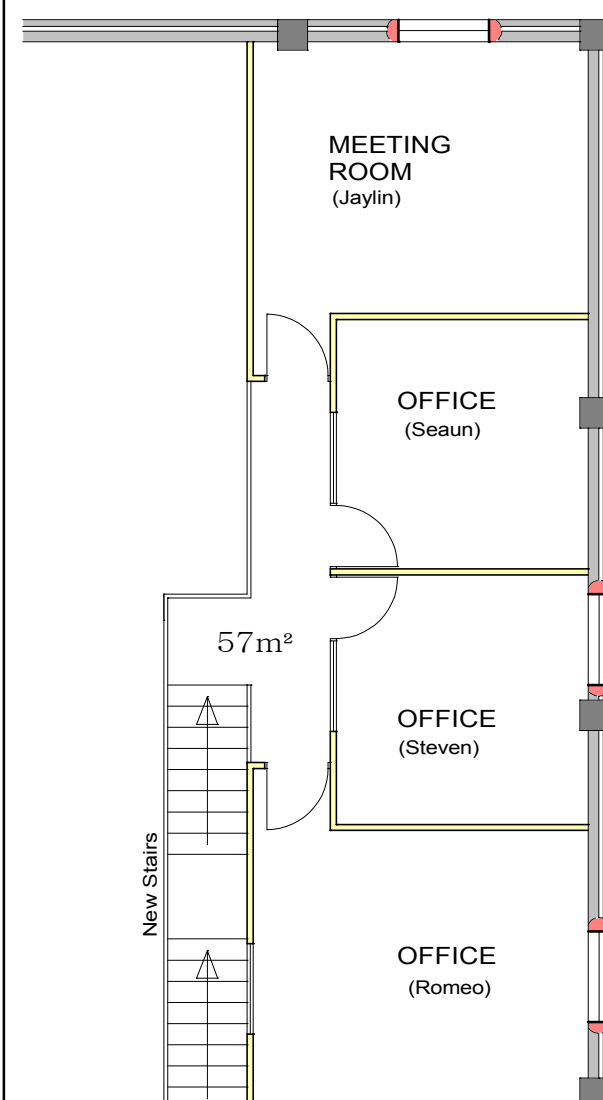


Visitors
Parking

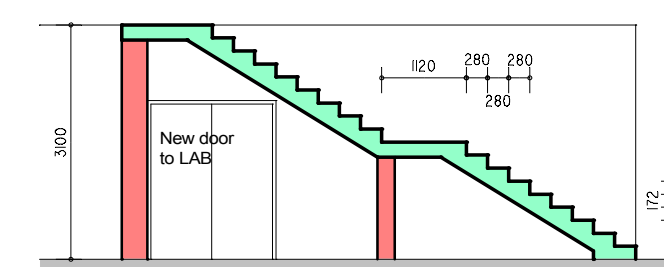
TOTAL AREA 4,277m²

ENTRANCE 1

BOLT AVENUE



FIRST STOREY
PLAN 1:100



SECTION THROUGH NEW STAIRS 1:100

GROUND FLOOR AND SITE LAYOUT PLAN 1:100

5

Provide Fire Extinguishers with photo luminescent signage at high (visible) points as indicated

Fire exit doors to receive push bars on inside

Provide 9kg Portable Fire Extinguishers at a rate of 1/100m² for J2 Classification and 1/200m² for G1 Classification

Provide 1 30m Hose Reel per 500m² or part thereof per floor bigger than 250m²

General Notes

- * INSTALL 2.5 WALL TIES PER sqm.
- * OF WALL FACE FOR ALL EXTERNAL WALLS
- * All Foundations, Slabs, Retaining Structures and Structural Elements not deemed to satisfy to Eng. Specs

PRE CAST LINTOLS

- * ALL PC LINTOLS OVER OPENINGS NOT EXCEEDING 3000mm TO RECEIVE 4 COURSES OF BRICKWORK ABOVE IN EVERY COURSE
- * CONCRETE BLOCK WALLS : PC LINTOL PLUS 2 COURSES OF NEW 190mm BLOCKWORK WITH BRICKS IN EVERY COURSE OVER ALL OPENINGS NOT EXCEEDING 3000mm

- PREFAB ENG DESIGNED TRUSSES WITH APPROVED NAIL PLATE CONNECTORS, ERRECTED AND BRACED AS PER MANUF. SPECS
- 114 x 38 DIAGONAL END BRACING (45 DEGREES) NAILED TO UNDERSIDE OF RAFTERS AT EACH END OF THE ROOF IN BOTH PLANES
- RAFTERS AND TRUSSES TIED DOWN TO WALLS WITH 1 2mm x 30mm GALV HOOP IRON STRAPS OR 2 STRANDS OF 4mm DIA WIRE EMBEDDED AS FOLLOWS:
 TILED ROOF 300mm
 GABLE AND WALLS TIED BACK TO ROOF STRUCTURE WITH GALV HOOP IRON STRAPS 3mm THICK x 30mm WIDE AT 600mm OC EMBEDDED 300mm IN WALL, BENT OVER AND

STRUCTURAL TIMBER
* STRUCTURAL TIMBER TO BE GRADE 4 UNLESS SHOWN OTHERWISE

DIMENSIONING
* CHECK ALL DIMENSIONS ON SITE

GLAZING
* ALL GLAZING LOWER THAN 500mm ABOVE FF OR BIGGER THAN 1 m sq TO BE CLEAR SAFETY GLASS AND TO SANS 10400 Part N VENTILATION

* All Bathrooms Without Adequate Natural Ventilation to Receive Artificial Ventilation @ 25l/s per WC

PLA & COMPLIANCE OF FLS

Water heating - 50% of hot water to be from non-electrical means

Hot water pipes to be insulated as per Part XA

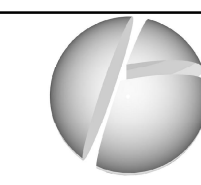
[illegible]

T	Describe
---	----------

1.9

[illegible]

Project	Proposed New Building for Zest Polyurethanes (Pty) Ltd at 9 Bolt Avenue, Montague Gardens
Erf Number:	ERF 4912 Montague Gardens



carl breytenbach
architects

22 fleur de lis
kleinbron park
brackenfell
7560

POLYURETHANES

ZEST

D Zest
S SHOW
B
B
= CONCEPT
= SUBMISSION
TENDER

OWN
DESIGN
IN PLANS

	Item
	Date
	Drop
	C
	R

C = CONSTANT
P = PRELIMINARY
RD = RECORDED

Sketch
24 Aug
Drawing No:
CB20/Ze
Rev 6
INSTRUCTION
PRIMARY
ORD DRAWING

5	
2020	
est/01	
3	C