

8.4.6 Supports for water heaters - As per SANS 10252-1

Where a water heater or storage tank is supported by any platform, such platform shall be capable of safely sustaining any loads to which it is likely to be subjected and support the water heater in accordance with the instructions of the manufacturers of such water heaters, and shall comply with the requirements in SANS 10400-L. When a wooden platform is used to support a water heater of capacity not exceeding 2 kL, such wooden platform shall, unless otherwise required, be constructed as follows:

- the dimensions of the platform shall not be less than those of the water heater or any associated safety tray, plus an additional working space of at least 500 mm in width that extends over the full length of one side of the platform;
- the supports shall be constructed from structural timber that is:
 - at least 114 mm x 38 mm in cross-section;
 - placed on edge, and
 - spaced not further apart than 350 mm; and
- the platform decking shall be constructed of timber planks that are at least 75 mm wide and 25 mm deep, and such decking shall be placed at right angles to the supports, with a space that does not exceed 25 mm between them if the decking is to support a lightweight metal tank. A platform that supports a water heater shall, if applicable, be supported by at least two load-bearing walls or two suitably designed roof trusses.

Notes - Refuse Room

- Room to be adequately ventilated.
- Walls to be constructed of brick or similar material with the internal walls cement plastered to a smooth surface and oil painted in a light colour.
- Floor shall be of concrete, cement rendered to a smooth surface, rounded to a height of 75mm around the perimeter. There shall be no ledges at the junction of the floor and the walls.
- Floor shall be graded and drained to a 100mm floor trap discharging to a gully outside the building. Such a gully to be connected to a drain.
- The room shall be provided with a solid door which will be fitted with an efficient self closing device and shall have the lower 150mm protected by sheet metal on the outside.
- Door and vents referred to in paragraph 1 shall be at least 3m from any door or window of a habitable room.

TAKE NOTE
FINAL FINISHED FLOOR LEVELS TO BE DETERMINED AND CONFIRMED ON SITE BETWEEN PRINCIPLE AGENT AND OWNER. RETAINING WALLS NOT TO BE HIGHER THAN 1,0M ABOVE N.G.L.

TAKE NOTE
Openings greater than 3m wide to have reinforced concrete beam over as per engineers details and spec's. Wall lengths exceeding their allowable length to be designed by engineer as per SANS 10400: Part K

STRUCTURAL INTEGRITY OF BUILDING TO BE DESIGNED BY STRUCTURAL AND CIVIL ENGINEER

No TV antenna, satellite dishes and ac units to be visible from public domain

All reinforced concrete slabs, staircases, foundations and beams are to engineer's specifications and details

Floor Space		
Level	Name	Area
01 - Ground Storey	Ablutions	34 m ²
01 - Ground Storey	Entrance Lobbies	61 m ²
01 - Ground Storey	Fire Escape	15 m ²
01 - Ground Storey	Lift	6 m ²
01 - Ground Storey	Offices	384 m ²
01 - Ground Storey	Refuse Room	18 m ²
02 - First Storey	Ablutions	32 m ²
02 - First Storey	Landings	36 m ²
02 - First Storey	Offices	392 m ²
03 - Second Storey	Ablutions	460 m ²
03 - Second Storey	Landings	36 m ²
03 - Second Storey	Offices	392 m ²
04 - Third Storey	Ablutions	32 m ²
04 - Third Storey	Landings	36 m ²
04 - Third Storey	Offices	387 m ²
		455 m ²
Grand total		1893 m ²

Gross Leasing Areas		
Level	Name	Area
01 - Ground Storey	Offices	384 m ²
02 - First Storey	Offices	392 m ²
03 - Second Storey	Offices	392 m ²
04 - Third Storey	Offices	387 m ²
Grand total:		1556 m ²

Parking Schedule	
Description	Count
Parking Bays	61

Site Area = 2596m²

Coverage Area = 580m² / 2596 = 22.3%

Bulk Area Ratio = 2596 / 1893 = 1.37

Office Parking

Parking = (GLA) 1556m² x 0.04 = 62.24 bays

Total Parking Bays Required = 62 bays

Actual No. of Parking Bays = 61 bays

The design is copyright and remains the property of the designer. All dimensions & levels to be checked on site before any work commences. Only figured dimensions to be followed for the layout from drawings.

pierre malan architect
b.arch. b.arch. (sa) arch.(sa) Reg. No. 6225
IN ASSOCIATION WITH

Donovan Young Architecture
SACAP 10469
10 Friesland Street
Buckingham Village
Durbanville
7550
Tel: 082 424 6314
Fax: 0867 43108
Email: dmarchi1996@gmail.com
Web: www.donovanyoung.co.za

CROSSFIRE PROPERTIES
Proposed Office's
Erf 19525, Paardevlei, Somerset West

Council Submission
Ground Storey

2015/19525 - 01

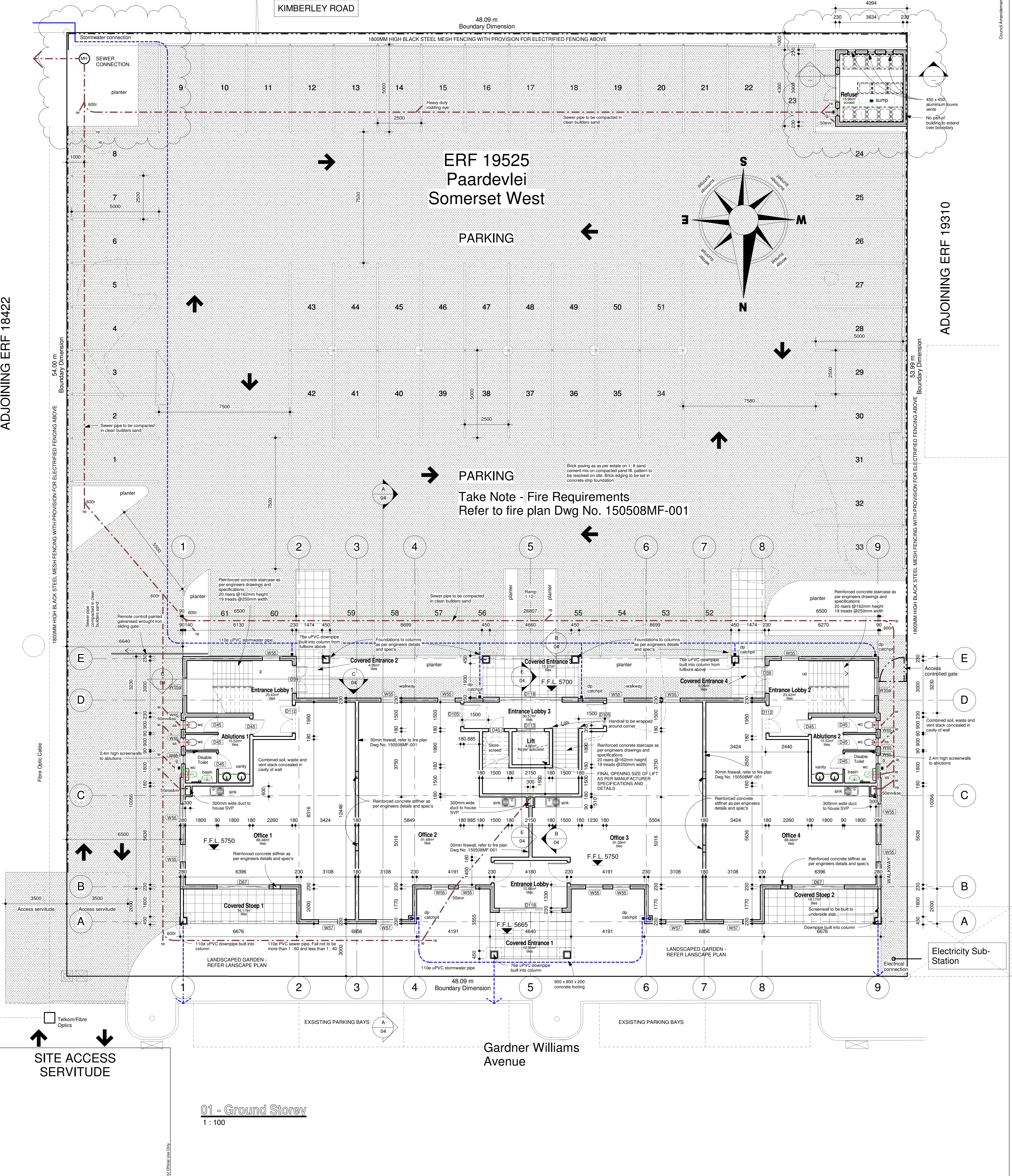
Revision
A

Date
June 2016

Date Printed
08/07/2016 11:37:13

Scale
1 : 100

SITE COPY



01 - Ground Storey
1 : 100