

GENERAL NOTES

1. ALL STRUCTURAL, ELECTRICAL, CIVIL AND LANDSCAPING QUERIES ARE TO BE REFERRED TO THE RELEVANT CONSULTANTS DRAWINGS, SPECIFICATIONS AND DETAILS.
2. ALL PLUMBING QUERIES ARE TO BE REFERRED TO THE RELEVANT SPECIALIST CONSULTANTS DRAWINGS, SPECIFICATIONS AND DETAILS.
3. ALL CONCRETE, COLUMNS AND STRUCTURAL QUERIES ARE TO BE REFERRED TO PR. STRUCTURAL ENGINEER'S DRAWINGS, SPECIFICATIONS AND DETAILS.
4. ALL EXTERNAL / INTERNAL WALLS REQUIRING BRACING / STIFFENING ARE TO BE CONSTRUCTED IN ACCORDANCE WITH PR. STRUCTURAL ENGINEER'S DRAWINGS, SPECIFICATIONS AND DETAILS.
5. ALL SPECIFICATIONS WITH REGARD TO FIRE REGULATIONS, TO BE REFERRED TO CONSULTANTS DRAWINGS, SPECIFICATIONS AND DETAILS.
6. ALL DESIGN AND CONSTRUCTION TO COMPLY WITH THE RELEVANT SANS REGULATIONS.
7. ANY DISCREPANCY IN THE DRAWINGS, DIMENSIONS & SPECIFICATIONS TO BE BROUGHT TO THE ATTENTION OF THE CONSULTANT AND ARCHITECT PRIOR TO ANY WORK BEING PUT IN HAND.
8. ONLY FIGURED DIMENSIONS TO BE FOLLOWED - SCALED DIMENSIONS OF DRAWINGS WILL NOT BE PERMITTED.
9. THE DESIGN AND CONTENT OF THIS DRAWING IS THE PROPERTY OF OSMOND LANGE ARCHITECTS AND THE COPYRIGHT THEREOF IS RESERVED BY THEM.

SANS 10400:2011 REGULATIONS

ALL DEMOLITIONS, BUILDING WORK AND MATERIALS ARE TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS AND ARE TO BE IN ACCORDANCE WITH SANS 10400:2011 REGULATIONS.

ELECTRICAL:
ALL INTERNAL AND EXTERNAL ELECTRICAL WORKS TO ELECTRICAL ENGINEER'S DETAILS AND TO COMPLY WITH NATIONAL BUILDING REGULATIONS, SANS 10400:2011 PART "G" AND SANS 10142:2012.

MECHANICAL VENTILATION:
MECHANICAL VENTILATION TO BE DESIGNED BY MECHANICAL ENGINEER AND TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400:2011 PART "O".

STORMWATER:
STORMWATER LAYOUT TO BUILDING AND SITE TO BE DESIGNED BY CIVIL ENGINEER AND TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400:2011 PART "F".

DRAINAGE - SITE:
DRAINAGE TO BE DESIGNED BY CIVIL ENGINEER AND TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400:2011 PART "P".

DRAINAGE - BUILDING:
DRAINAGE TO BE DESIGNED BY WET'S ENGINEER AND TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400:2011 PART "P".

STRUCTURAL:
ALL CONCRETE FLOORS, WALLS, COLUMNS, BEAMS, FOUNDATIONS AND STEELWORK TO BE DESIGNED BY STRUCTURAL ENGINEER AND TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400:2011 PART "B,J,K & L".

FIRE:
FIRE TO BE DESIGNED BY FIRE ENGINEER AND TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400:2011 PART "I".

GLAZING:
ALL GLAZING TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400:2011 PART "N".

STAIRS AND BALUSTRADES:
STAIRS, HANDRAILS AND BALUSTRADES TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400:2011 PART "D, M & S".

STAIRCASES FORMING PART OF AN ESCAPE ROUTE ARE TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400:2011 PART "M".



SITE PLAN

1 : 500

PROPOSED NEW DATA CENTRE FOR EAST LONDON INDUSTRIAL DEVELOPMENT ZONE

CLIENT INFORMATION	
EAST LONDON INDUSTRIAL DEVELOPMENT ZONE	
SITE INFORMATION	
ADDRESS:	ELUD ZONE 1A (ASF 2)
CLIMATIC ZONE	5
ERF NUMBER	60917
ERF SIZE	23330m ²
BUILDING HEIGHT	XXmm
OCCUPANCY CLASSIFICATION	B3 - LOW RISK COMMERCIAL
D4 - PLANT ROOM	G1 - OFFICES
ZONING CLASSIFICATION	
INDUSTRIAL ZONE 1	
SANS VIA APPLICATION:	
OCCUPANCY - G1 OFFICES	
BUILDING LINES	
STREET - 15000mm / REAR + SIDE 4000mm	
PARKING	
1 BAY / 100m ²	
SERVITUDES	
N/A	
DEPARTURES	
N/A	
BUILDING INFORMATION	
GATHOUSE	11 m ²
GROUND STOREY	2276 m ²
REFUSE AREA	25 m ²
FIRST STOREY	409 m ²
GRAND TOTAL	2722 m ²
TOTAL BUILDINGS FOOTPRINT	2323m ²
COVERAGE	9.95%
SANITARE INFORMATION	
SANITARY FITTINGS	WC UR WTB SH S/H WT S/NK
SANITARY NOS - MALE	3 - 3 - - - - -
SANITARY NOS - FEMALE	2 - 2 - - - - -
SANITARY NOS - DISABILITY	1 - 1 - - - - -
SANITARY NOS - OTHER	- - - - 1 - 2
SANITARE INFORMATION	
WATER CONNECTION	NEW CONNECTION INTO EXISTING
SEWER CONNECTION	NEW CONNECTION INTO EXISTING
ELECTRICAL CONNECTION	NEW CONNECTION INTO EXISTING
STORM WATER	NEW CONNECTION INTO EXISTING
PARKING INFORMATION	
PARKING BAYS	27 BAYS



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B	19-02-20	ISSUED FOR APPROVAL	PM
A	28-01-20	ISSUED FOR INFORMATION	PM
No	Date	Revision Description	By

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TENANT

NAME: TENANT APPROVAL:

DESIGNATION: DATE:

Project
PROPOSED DATA CENTRE ON ERF 60917

Drawing Title
SITE PLAN

Date	19/02/2020	Drawn	P MAY
Scale	As indicated	Checked	WM

Approved

Name: WM Reg No: PrArch5559
Signature: Date:
Practice: Osmond Lange Architects and Planners

Workstage
FOR APPROVAL

Drawing Number	Revision
E1439-DCX-AR-100	B