



Steel Frame Warehouse
Lightweight Steel Frame Building Solutions

www.steelframewarehouse.co.za

Affordable Housing Market

Thermal Panel Construction

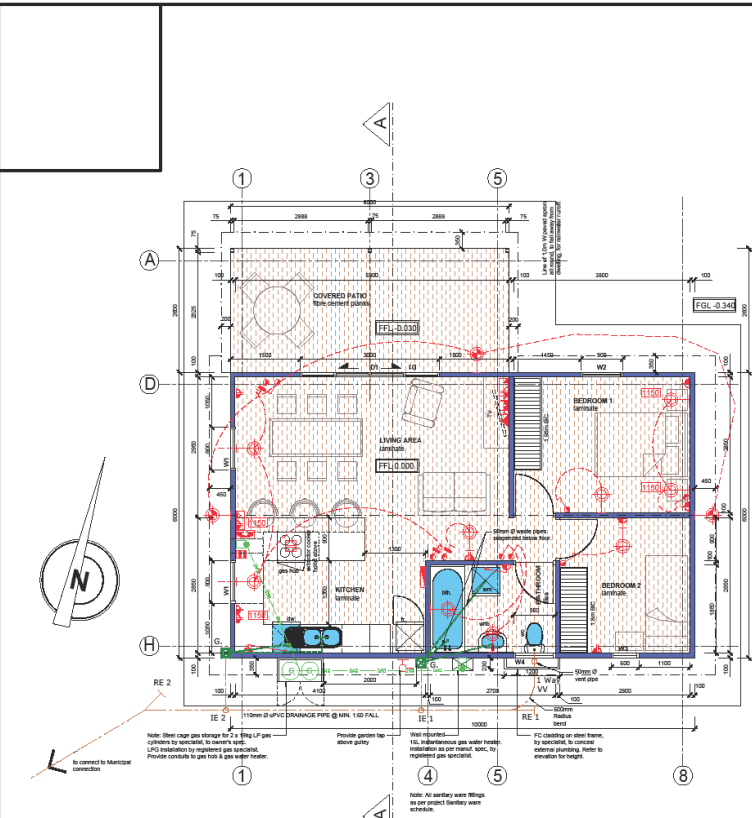


Alternative Building Technologies

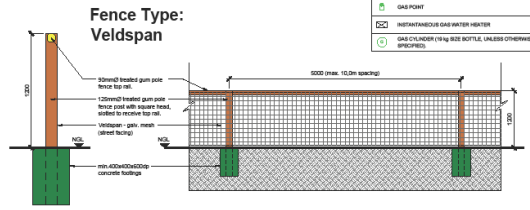
- Thermal Panel Construction
- Lightweight Steel Frame Construction
- MGO Panel Construction
- Solid Wall Construction



60m2 House Unit
2 Bedrooms | One Bathroom
Open Plan Lounge Dining Room Kitchen
Opening to a Patio Deck Area



FOUNDATION PLAN
scale 1:100



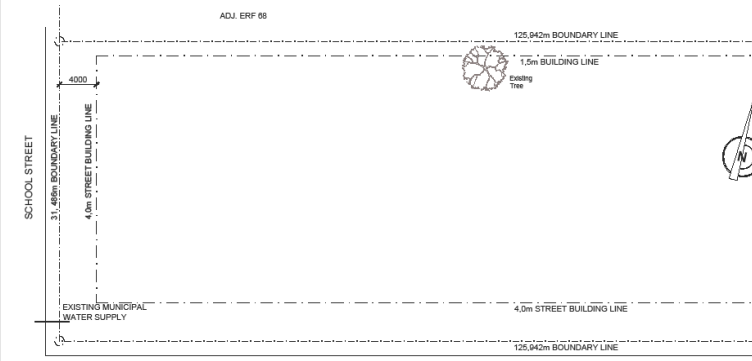
Fence Type: Veldspan
TYPICAL SECTION scale 1:25
TYPICAL ELEVATION scale 1:100

ALL NEW DRAINAGE TO COMPLY WITH SANS 10400-D

	RE 1	IE 1	IE 2	RE 2	
COVER LEVEL	-0.340	-0.340	-0.340	-0.340	-0.340
INVERT LEVEL	-0.689	-0.729	-0.799	-0.828	-1.090
DEPTH	349	389	459	488	750
DISTANCE	2 450	4 205	1 735	15 740	
FALL	1:60	1:60	1:60	1:60	

DRAINAGE SECTION scale 1:100

GROUND STOREY & DRAINAGE PLAN
scale 1:50



SITE PLAN
scale 1:250

- ELECTRICAL LEGEND**
- Light Switch at 1000mm APL
 - Two Way Light Switch at 1000mm APL
 - Dimmer Light Switch at 1000mm APL
 - Two Way Dimmer Light Switch at 1000mm APL
 - Wall Mounted Luminare (unless shown otherwise)
 - Wall Mounted Luminare with Motion Detector
 - Double Socket 15 Amp at 1000mm APL (unless shown otherwise)
 - Single Socket 15 Amp at 1000mm APL and Single Socket at 1000mm APL (Switch-never behind appliance)
 - Double Socket 15 Amp at 1000mm APL and Double Socket at 1000mm APL (Switch-never behind appliance)
 - Telephone Point at 1000mm APL (unless shown otherwise)
 - TV Point at 1000mm APL (unless shown otherwise)
 - Intercom at 1000mm APL
 - Data Point (Network or Internet)
 - 3 Pin Single Phase 15 Amp Power Outlet (evaluator at 1000mm APL & Outlet at 1000mm APL)
 - Ground Mounted Extractor Fan
 - Distribution Board at 1000mm APL
 - 2 Pin MCB & 15 Amp MCB Unit at 1000mm APL
 - 2 Pin MCB & 15 Amp MCB Unit

- PLUMBING LEGEND**
- Shower Tap at 1000mm APL (unless shown otherwise)
 - Hot Water Tap at 1000mm APL (unless shown otherwise)
 - Gas Tap at 1000mm APL (unless shown otherwise)
 - Gas Tap at 1000mm APL (unless shown otherwise)

- GAS INSTALLATION LEGEND**
- Gas Point
 - Gas Point
 - Gas Point

- CONSTRUCTION SPECIFICATIONS TO BE IN ACCORDANCE WITH NDT & SANS 10400**
- LIGHT WEIGHT STEEL FRAME CONSTRUCTION ALL WORK TO COMPLY WITH SANS 10123:11 ALL PRODUCTS MANUFACTURED BY PHOLACON CONSTRUCTION PRODUCTS**
- A. FLOOR SYSTEM** (to comply with SANS 10400-K & SANS 157:2013)
- Substrate: 30mm Galvalume Deck (Cold Rolled Steel S355J230) 30mm Profile Board to engineer detail.
 - Reinforcement: 20mm reinforced concrete slabs with top reinforcement.
 - Slab: Floor Surface - Shutter ply sealed, ready to receive floor finish, with 10mm concrete screed and arching 20mm sand bed.
 - Fasteners: Floor finish as indicated on plan.
 - Floor: Floor finish as indicated on plan.
 - Floored floor levels of houses to be min. 220mm above NGL at sewer connection.
 - No clay filling permitted and all vegetable matter to be removed.
 - Structural and fire-rated floor finish to be checked by contractor before commencing any work and report any discrepancies immediately to the Project Manager.
- B. WALL SYSTEM** (to comply with SANS 10400-K & SANS 157:2013)
- Thermal Structural Insulated Panel 100mm thick.
 - 100mm EPS attached on both sides with 20mm thick painted galvanized panel anchored at 600mm intervals with Class 3 fastener - Panel is inserted into 20mm U floor channel and wall plate Channel fastened 100 clear Floor Plate at 600mm intervals with class 2 fastener.
 - As specified by A.A.M.A. and Panel Manufacturers Association - with attached building system.
 - Thermal Structure 2.5.
- C. ROOF SYSTEM** (to comply with SANS 10400-L & SANS 157:2013)
- Thermal Structural Insulated Panel 100mm thick based on Structural Lattice Beam, to engineer's detail. Loads on cable ends to steel frame and anchored on lattice beam and wall plate at 600mm intervals with class 3 fastener.
 - Roof Top: Steel frame @ 3' pitch. Supported by 75x75mm galv. ms posts (power coated unless otherwise specified).
 - Roof Covering: 30mm profiled aluminum sheeting anchored into structural insulated floor panel (see above) with Class 3 fastener and sealant.
 - Site: Seal wall & cover flashing by roof contractor, where required.
 - Roof overhang provided for gutters to be set one panel up from the away from eaves.
- D. WINDOWS & DOORS** (to comply with SANS 10400-L & SANS 157:2013)
- Aluminum framed exterior windows & doors, as per schedule.
 - Internal doors: Aluminum framed interior doors, as per schedule.
 - External & Internal as per Pholaccon wall system specification.
 - Safety glass where required as per SANS 10400-L & SANS 157:2013. At points in excess of 1m² and/or lower than 500mm from PFL to be safety glass.
 - Gazing 4mm float glass as per SANS 10400-L & SANS 157:2013.
 - All glazing in accordance with SANS 10400-L & SANS 157:2013.
 - 100mm PVC reveal around all windows and doors.
- E. LIGHTING & VENTILATION** (to comply with SANS 10400-D)
- Doors and windows to have glazing as per Municipal regulations.
 - Windows to have 10% light and 5% opening.
 - Provide mechanical ventilation as per SANS 10400-D.
 - Extraction to be min. 25 per second at 45 dB sound (noise) max.
 - Extraction to be air conditioned or drop-side traps fitted.
 - Return to be air conditioned or drop-side traps fitted.
 - All soil pipes to be 110mm PVC & waste pipes 50mm of PVC.
 - Down pipes to be 110mm PVC.
 - Head of drain and each branch line to be vented (min. 50mm vent pipe).
 - Drain line not to exceed 25m without provision of LC or RL E.
 - Hot & cold water piping systems to be 20mm dia with 20mm connections.
 - Depth of sewer to comply with the Engineer's Department requirements.
 - Invert level @ head of drain to be min. 600mm below NGL.
- F. HOT WATER CYLINDER** (to comply with SANS 10225-1)
- Provide 1 x 100L capacity hot water cylinder with hot water supply connections.
- G. LP GAS INSTALLATION** (to comply with SANS 10007-1)
- LP gas storage installation by a registered gas practitioner.
 - LP gas cylinders must be located:
 - a min. 1m away from any opening in a building i.e. window, door & airbrick.
 - a min. 2m away from any drain, pit or manhole.
 - a min. 3m away from property boundary, unless the boundary has a firewall that can be against the firewall, and where there are only 2 containers, the boundary distance can be reduced to 1m.
 - a min. 3m away from any opening directly above the containers, unless a non-combustible roof is installed between the containers and the opening.

COPYRIGHT RESERVED

THIS DRAWING AND ALL ASSOCIATED INFORMATION REMAINS THE PROPERTY OF MD PLANS & PHOLACON UNLESS OTHERWISE SPECIFIED.

NOTE
ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE SANS 10400 MINIMUM STANDARDS SPECIFICATIONS. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF DEMOLITION, CONSTRUCTION OR MANUFACTURING.

REVISIONS

NO	DATE	DESCRIPTION
1	2016-06-30	For Municipal submission

GENERAL NOTES:

- All work to comply with municipal bylaws & regulations and in accordance with NDT & SANS.
- Contractors MUST verify all dimensions and levels on site before commencing work.
- Discrepancies to be reported to the PROJECT MANAGER before work commences.
- Written dimensions to be used in preference to scaling of plans.
- No part of any building or foundation to project beyond boundary line.
- All levels shown are finished levels unless otherwise stated.
- The property owner & building contractor is to ensure that all provisions of the National Health and Safety Act as pertaining to the construction industry are complied with.

ERP 2 ZONING: RESIDENTIAL ZONE 1: LOW DENSITY

TOTAL COVERAGE AREA:	95.8m ²
SITE AREA:	356m ²
COVERAGE:	9.23%

FLOOR SPACE: 60.5m²
PATIO: 15.8m²
STORAGE SHED (SHIPPING CONTAINER): 14.8m²
TOTAL FLOOR SPACE: 91.1m²

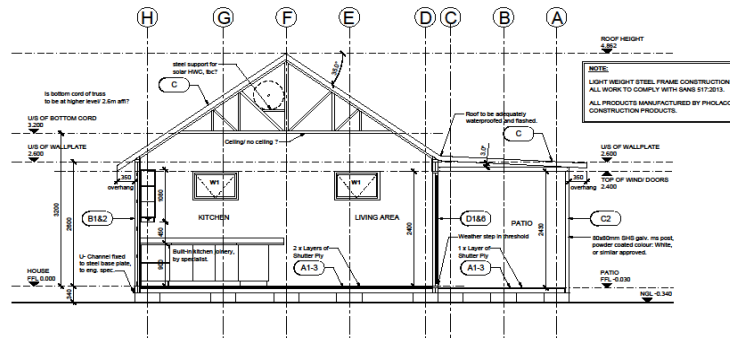
MD PLANS
Tel: 078 510 7720
4 Le Seur Str., O'Kaptainsbaai@Mellbosstrand 7441
themollymd@gmail.com

STEEL FRAME WAREHOUSE SOLUTIONS
SFW
LIGHTWEIGHT STEEL FRAME BUILDING SOLUTIONS

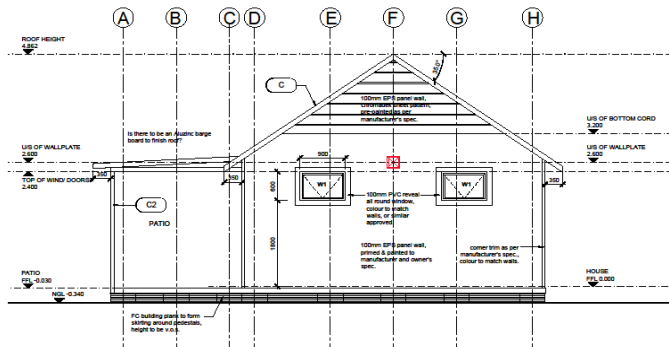
PROJECT: PROPOSED STEEL FRAME BUILDING ON ERF 2, C/O SCHOOL STREET & FRAHAMS AVENUE, KALBASKRAAL, DIVISION OF MALMESBURY, SWARTLAND MUNICIPALITY

DRAWING TITLE: AS SHOWN
date: 2016-06-30

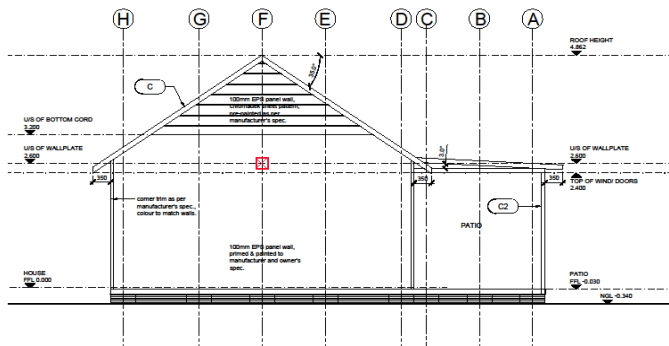
GROUND STOREY & FOUNDATION PLAN; SITE PLAN & DRAINAGE SECTION
project no: P16-06-003
drawing no: LAD1_101
drawn: MD
revision: 1



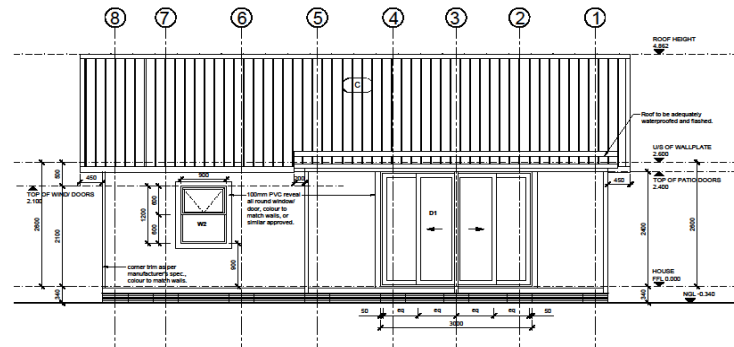
SECTION A-A scale 1:50



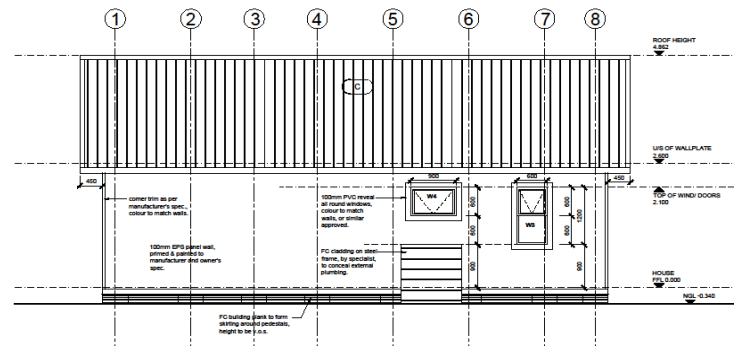
NORTH WEST ELEVATION scale 1:50



SOUTH EAST ELEVATION scale 1:50



NORTH EAST ELEVATION scale 1:50



SOUTH WEST ELEVATION scale 1:50

FOR MUNICIPAL APPROVAL

COPYRIGHT RESERVED

THIS DRAWING AND ALL ASSOCIATED INFORMATION REMAINS THE PROPERTY OF BOWLER ARCHITECTS UNLESS OTHERWISE SPECIFIED.

NOTE
ALL WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND THE SANS 10400 MINIMUM STANDARDS SPECIFICATIONS. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTS PRIOR TO THE COMMENCEMENT OF DEMOLITION, CONSTRUCTION OR MANUFACTURING.

REVISIONS

suffix	date	description
1	2016-08-09	- For information



MD PLANS
Tel: 078 510 7720
4 Le Seur Str., O'Kaptainsbaai@Melkbosstrand 7441
themollymd@gmail.com

M.M. DIEDERICKS
SACAP Reg. # PAD24724768

purchaser signature

town & to

eng

M

S

S

S

S

S

S

S

S

S

DRAWING TITLE	scale	date
SECTION & ELEVATIONS; SCHEMATIC WATER RETICULATION DIAGRAM	AS SHOWN	2016-06-09
	project no	drawing no
	P16-06-003	LA01_102
	drawn	revision
MD		1







Renosterveld Project

Renosterveld Project
Banks of The Breede River 2016

2 Bedroom with MES Unit- Open Plan- Lounge- Dining Room- Kitchen
Mixed Build Light Weight Steel Frame and Thermal Panels
20m x 6m 120m²







Hybridisation Thermal Panels and Lightweight Steel Frame Construction

















Single Room Self Catering Unit California
Can Be Changed into Muti Bedroomed Modular Small House



Steel Frame Warehouse

Lightweight Steel Frame Building Solutions



Construction Off Site | On Site



Andre Schlunz

Mobile +27(0)726472533

andre@steelframewarehouse.co.za

www.steelframewarehouse.co.za



Aluminium + Glass Solutions



Flomack
Steel Frame Building Projects