

**SITE BUILD**





**A cost effective permanent space alternative to traditional brick buildings. Built on-site structures can be designed to meet any floor plan. Erected on a concrete foundation slab, Waco Modular buildings are solid and pleasing to the eye.**

Waco Modular provide panelised buildings that are designed and erected on site on a reinforced concrete raft foundation slab. The floor plan is totally flexible and can be tailored to the customer's exact needs.

The walls, roof and fittings are manufactured in a ISO 9001 and OHSAS 18001 certified factory. Built to withstand harsh climatic conditions, the buildings are fully insulated to deliver a high level of comfort. The roofs are sloped to ensure that water runs off and there are no leaks. These building require less maintenance than a painted brick structure.

All of these features result in a 'solid' feel with the aesthetics of a permanent building. Whilst the slowest erection speed of Waco Modular' offerings (+- 12 m/2 per team per day), site builds are still faster and less expensive than traditional bricks and mortar.

As the build is a permanent structure, it is not relocatable and is provided as a sale option only. Optional Rational Design Certification is available.

## Top 5 Reasons to Use a Site Build Option



High erection speed



Design to any floor plan



Permanent look & feel



Low maintenance



Less expensive than bricks & mortar



## Specifications

Chassis / Foundation	The building is erected on a reinforced concrete raft foundation slab.
Internal Floor	Welded vinyl sheets. Ceramic tiles, vinyl tiles and carpet tiles optional.
Internal Walls	Interlocking sandwich panel with 40mm Polystyrene (or 40mm Polyurethane) core with 0.5mm White Chromadeck on both sides. Flush weather-proof insulated joints. Core material is fire retardant. Deem to satisfy insulation of up to 75mm is optional.
Roof & Ceiling	Pitched roof (15°) light frame steel trusses. Galvanised or Chromadeck IBR roof sheeting (0.5mm) with flat ridge capping. Suspended ceiling fitted with mineral wool insulation (50mm). Deem to satisfy insulation of up to 145mm is optional.
Rain Water Management	Chromadeck or PVC gutters and downpipes fitted.
Windows	Aluminium top hung windows. Obscure glass in ablution areas. Burglar bars optional.
Doors	Exterior – Aluminium or Chromadeck frame with Chromadeck panel infill, fitted 3-lever lock. Exterior – Aluminium with laminated glass panes, fitted with cylinder lock. Interior – Aluminium or Chromadeck frame with Chromadeck panel infill, fitted 3-lever lock.
Electrical Installation	Building is wired up to an external junction box ready for service connection. All components are SABS approved and are surface or flush mounted. Electrical compliance certificates (COC) supplied with each building.
Air Conditioning	Available on request. Wall mounted or split units available.
Fittings and Plumbing	Can be provided to customer's requirements. Kitchens and bathrooms are all possible.
Trims	Interior: White Exterior: Traffic green, black or grey.
Floor Layout	Various standard floor layouts available. Bespoke designs on request.
Siting	Not applicable
Positioning	Not applicable



# Waco Modular Footprint

## Cape Town

Plot 15, 16, 22 & 23  
Industrial Park  
Cape Town Ostrich Ranch  
Van Schoorsdrif Rd  
Philadelphia, Cape Town  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 60 996 5877

## Kathu

N14, 7km from Kathu on  
Kuruman Road, Shosholoza  
Plant Hire Yard, Kathu  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 79 886 9535

## Botswana - Gaborone

Plot 12365, Tlokweng,  
Gaborone, Botswana  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 72 225 2481

## Zambia - Lusaka

Plot 397A/3/B, Kafue Road,  
Makeni, Lusaka, Zambia  
Tel: +26 (0) 968 491 061  
Cell: +26 (0) 968 192 627  
Tel: +27 (0) 11 397 8150

## Durban

7 Gourlay Drive, Ballito  
Service Park, Ballito  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 79 433 1622

## Rustenburg

12 Coetzer Street, Industrial  
Area, Rustenburg  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 82 464 7743

## Mozambique - Palma

EN 247, Destrito de Palma,  
Bairro de Ncalanga, Palma,  
Mozambique  
Tel: +27 (0) 11 397 8150  
Cell: +258 84 310 7606

## Johannesburg

No 2, New Gold Street,  
Boksburg  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 71 360 0721

## Pomona (Head Office)

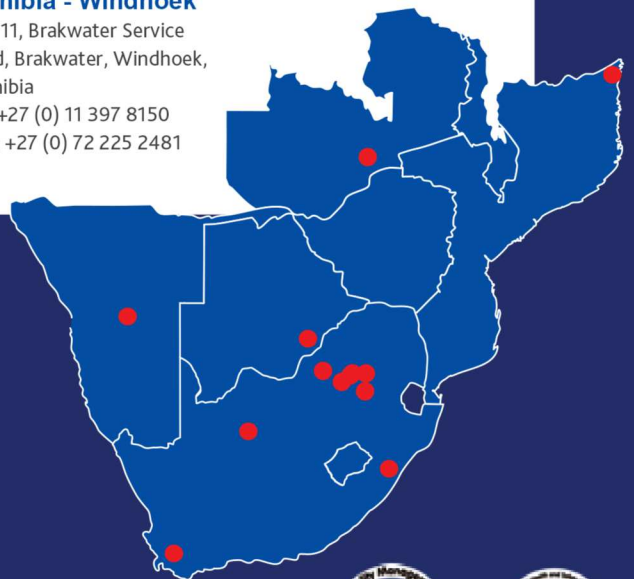
160 Main Street, Pomona  
AH, Kempton Park  
Tel: +27 (0) 11 397 8150

## Secunda

Greenfields Contractors  
Area, Greenfields Road,  
Secunda  
Tel: +27 (0) 17 004 0087  
Cell: +27 (0) 72 558 6092

## Namibia - Windhoek

Plot 11, Brakwater Service  
Road, Brakwater, Windhoek,  
Namibia  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 72 225 2481



We are  
**WACO**

Waco Modular | A division of Waco International

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