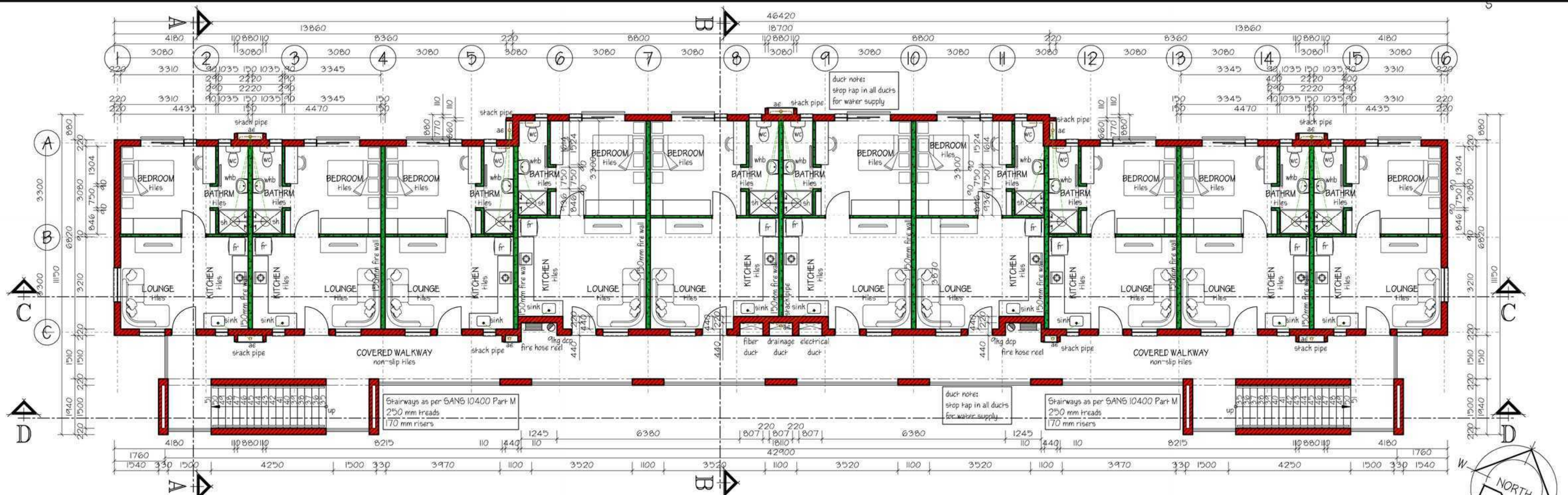




ce at max 25m distances
gutter installation
to SANS 10254
450 mm MIN INVERT LEVEL
all wastepipes 30 mm uPVC
except showers 50 mm uPVC
with cast irons on
first floor fittings
all drainage to comply with SANS 10400-P

Glass Note according to SANS 1037
f NBR Part IV

Area	Thickness
0 - 0,75 sqm	3mm
-1,5 sqm	4mm
-2,4 sqm	5mm
-3,2 sqm	6mm

Safety glass in all sliding doors
and other glass doors. All glass
panels in windows 500 mm & lower
above finished floor level, to be
SANS approved safety glass.

Visible markers at eye level on
all glass doors. Frosted/discarded
glass fitted in all bathrooms &
toilets.

Precast concrete lintels across
all openings 2100 mm and wider
and 2100 mm above floor finish.
All windows 2100 above FFL.

Safety glass by stairs below 1800mm.

Roof note:
Roof as per specialist.
Roof to comply with SANS 10163

Long span Klip-Lok / Chromadek
sheeting at 7 degree pitch,
on 76 x 38mm s.a. pine
roof purlins at 1200c/c on beams
(size and c/c as per engineer).
Grade 6, class c. All on 76 x 38mm s.a.
pine wallplates. Anchor roof musses with
4mm roof wire 600 mm deep in brickwork.

Standard gull, gutters and down pipes/
1000 mm paving around all structures.

Gutter and down pipes as per
SANS 10400-R, RR3.1 & RR3.2

Standard gypsum rindboard ceiling boards
on 38 x 38 sapine ceiling bracker
at 420 mm c/c strictly to manufacturer's
specification.

Floor finish on 30 mm screed on 75 mm
concrete surface bed, all on layers max.
150 mm thick well compacted soil filling.

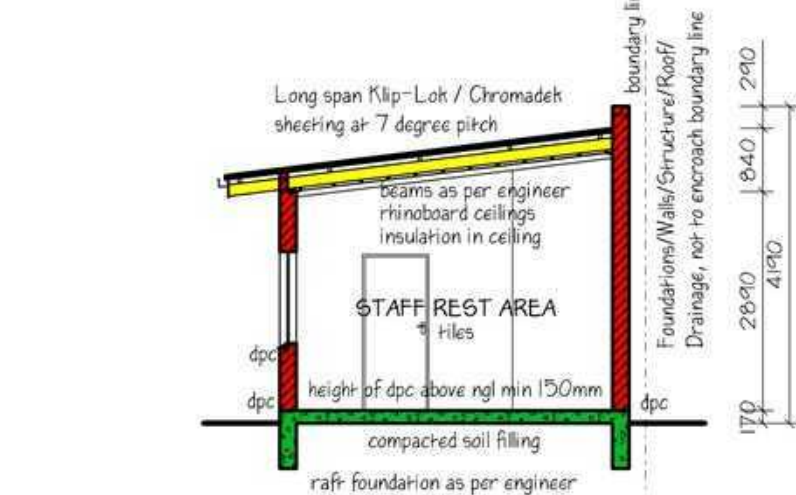
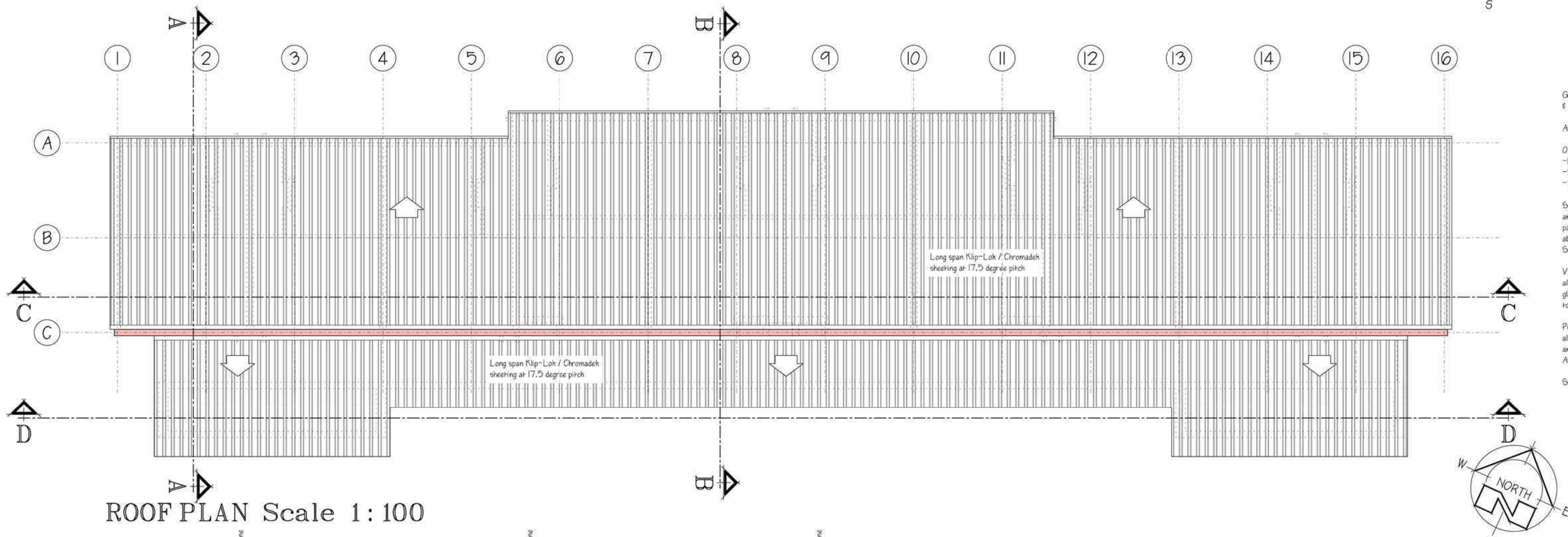
All vertical level changing with vertical
DPC & all foundation walls exceeding 1000mm
to be 330mm thick.

Flashing as per SANS were needed.

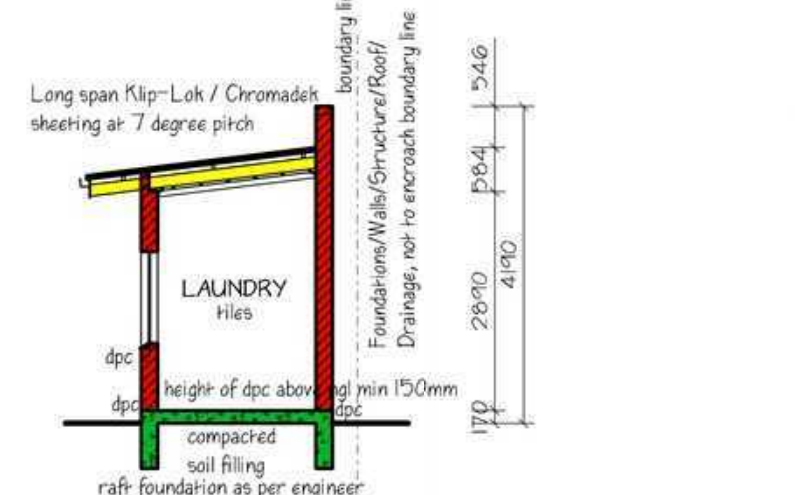
FIRE NOTES AS PER SANS 10400
PART IV

Occupations: H3
Area: 1722,2m²
Populations: Maximum four (4) persons per unit.

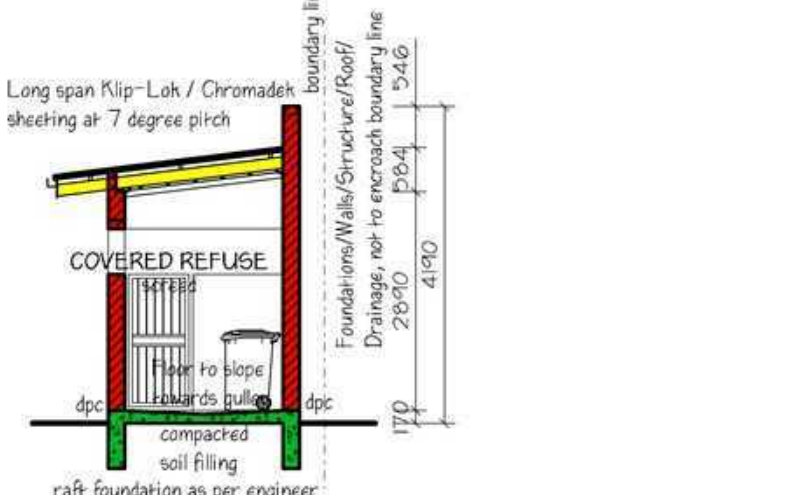
4.1. GENERAL
Symbols on fire protection plan as per signage legend.
4.2. SAFETY DISTANCES
This development complies with the prescribed safety distances.
4.4. DIVISION AREA
No area exceeds 2500m
4.5. FIRE PERFORMANCE: GENERAL
The fire stability of structural elements complies with this rule and will be 60 minutes.
4.6. FIRE RESISTANCE OF OCCUPANCY AND
DISTINGUISHING SEPARATING ELEMENTS
The fire resistance of separating elements complies with this rule and will be 60 minutes.
4.7. FIRE STABILITY OF STRUCTURAL ELEMENTS OR
COMPONENTS
The fire stability of structural elements complies with this rule and will be 60 minutes.
4.8. TENANCY SEPARATING ELEMENTS
The building complies as indicated on plan with 60-minute firewalls built to underside of ceiling and roof level on
the upper stories.
4.9. PARTITION WALLS AND PARTITIONS
It shall have a nominal fire resistance of 30 minutes and be non-combustible or shall not contribute a fire load of
more than 5kg/m² of floor area in a division.
4.10. PROTECTION OF OPENINGS
This development complies with this rule as indicated on plan.
4.12. ROOF ASSEMBLIES AND COVERINGS
This development complies with this rule and no combustible material will penetrate any fire wall. Any insulation
not used as a ceiling must be installed in accordance with the requirements of SANS 428.
4.13. CEILING
The ceilings in this development complies with this rule.
4.14. FLOOR COVERING
Floor coverings in escape routes to be non-combustible.
4.15. INTERNAL FINISHES
Internal finishes in escape routes to be non-combustible.
4.16. PROVISION OF ESCAPE ROUTES
This development complies with this rule as indicated on plan.
4.2.7. EXTERNAL STAIRWAYS AND PASSAGES
The stairs will comply with this rule and SANS 10400 Part M and will be fitted with handrails.
4.2.8. MARKINGS AND SIGNPOSTING
All safety signs will be photo luminescent and comply with the requirements of SANS 1186 1-5 and SANS
1464-22.
4.3.0. PROVISION OF EMERGENCY LIGHTING
Escape routes will be provided with artificial lighting and shall have minimum illuminance of 50lux on a horizontal
plane 100mm above the floor in compliance with SANS 1014-2 and SANS 1464-22. Be independent of the
main power supply. Be capable of providing light for at least 60 minutes.
4.3.2. PROVISION AND MAINTENANCE OF FIRE
FIGHTING EQUIPMENT, INSTALLATIONS AND FIRE
PROTECTION SYSTEMS.
The position of the fire equipment will correlate as depicted on the fire plans. All firefighting equipment,
installations and fire protection systems in this development must be so installed and maintained as to be clearly
visible, readily accessible at all times.
4.3.3. WATER RETICULATION FOR FIRE FIGHTING
PURPOSES
The water for fire fighting purposes will be supplied by council through a 40mm connection and will comply with
SANS 10400 Part W.
PF = PM - (HF + HC) - PL
Where:
PM is the static pressure head, in meters.
HF is the elevation of the hydrant and hose reel.
HC is the elevation of the communication pipe at the
junction with the service pipe in meters.
PL is the sum of all the products of the length of service pipe and the friction factor in meters. 32mm Service
pipe to fire hose reel
PF = 3m
PM = 45m
HF = 4,5m
HC = 1m
PL = 45m - (4,5 - 1) - (45 x 0,8)
= 33,4m
4.3.4. HOSE REELS
This building will comply with this rule and fire hose reels will be installed as indicated on plan in compliance with the
requirements contained in SANS 543.
4.3.5. HYDRANTS
The hydrants will be installed at this development as the total area of the buildings does not exceed 1000m². The
nearest municipal hydrant is located 85m from the entrance to the premises.
4.3.7. PORTABLE FIRE EXTINGUISHERS
4,5kg DCP fire extinguishers will be installed at a rate of 1/1400m² in compliance with SANS 0105.
4.4.0. PROTECTION IN SERVICE SHAFTS
The service shafts will be sealed off on the top floor to prevent the distribution of products of combustion to the
ceiling void in the event of a fire.
4.5.2. INSTALLATION OF LIQUID FUEL DISPENSING
PUMPS AND TANKS
Comprehensive details of any installation of liquid petroleum gas will be submitted separately.
4.5.4. ACCESS FOR FIRE FIGHTING AND RESCUE
This development complies with this rule as indicated on plan all entrances will be minimum 4,5m wide and 4,5m
high with no obstructions.
4.5.5. PRESUMED FIRE RESISTANCE OF BUILDING
MATERIALS AND COMPONENTS
The building materials comply with the performance requirements of 60 minutes under fire conditions as per
SANS 10400 Part 2. 4.5.6.2 Non-combustible building materials. The materials described on plan and used in
the construction of this building will comply with the requirements for non-combustibility as prescribed in SANS
10177-5.



SECTION E/E
Scale 1:100



SECTION F/F
Scale 1:100



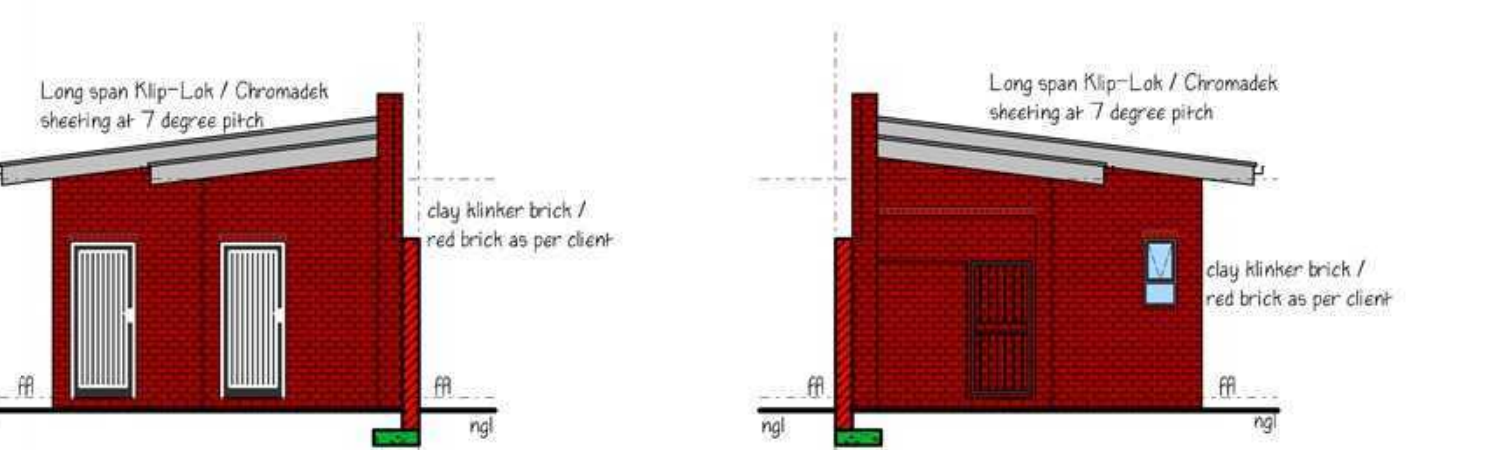
SECTION G/G
Scale 1:100



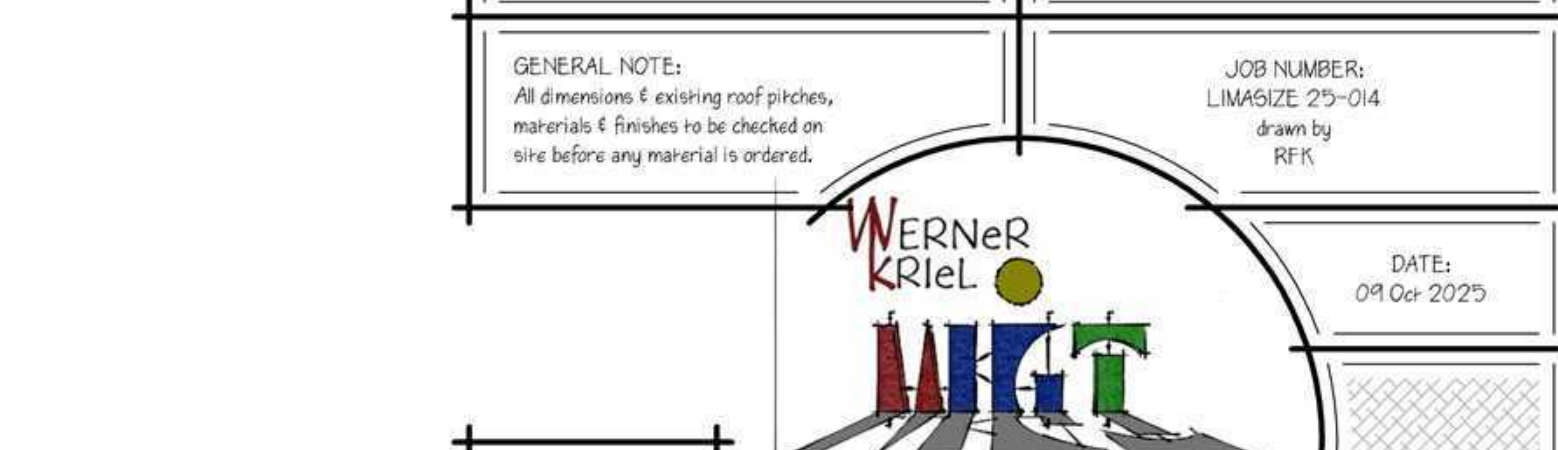
SOUTH ELEVATION Scale 1:100



NORTH ELEVATION Scale 1:100



WEST ELEVATION Scale 1:100



EAST ELEVATION Scale 1:100