

UMGENI ROAD (24m wide)



**GENERAL FIRE NOTES**

OCCUPANCY CLASSIFICATION : H2 & F2

01. ALL DISTANCES BETWEEN ADJACENT BUILDINGS AND BETWEEN BUILDINGS ON ADJOINING SITES TO COMPLY WITH SANS 10400 PART T:4.2
02. ALL WORK AND MATERIALS TO COMPLY WITH SANS 10400 PART T:4.5
03. ALL STRUCTURAL ELEMENTS OR COMPONENTS TO BE OF A STRUCTURAL STABILITY IN COMPLIANCE WITH SANS 10400 PART T:4.7
04. SEPARATING ELEMENTS BETWEEN TENANCIES SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MINUTES IN COMPLIANCE WITH SANS 10400 PART T:4.8
05. PARTITION/FIREWALLS TO BE PROVIDED TO UNDERSIDE OF SLABS OR ROOF COVERINGS IN COMPLIANCE WITH SANS 10400 PART T:4.9
06. ALL PARTITIONS IN DRY WALL CONSTRUCTION TO BE NON-COMBUSTIBLE AND TO COMPLY WITH OF SANS 10400 PART T:4.9
07. ALL ROOF ASSEMBLIES AND COVERINGS, CEILINGS, FLOOR COVERINGS AND WALL FINISHES TO COMPLY WITH SANS 10400 PARTS T:4.12, T:4.13, T:4.14 AND T:4.15 RESPECTIVELY.
08. ANY ACCESS OR ESCAPE DOOR IN ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH A LOCKING DEVICE AS APPROVED BY THE LOCAL AUTHORITY IN COMPLIANCE WITH SANS 10400 PART T:4.19
09. MARKINGS AND SIGNAGE TO BE PHOTO LUMINESCENT AND TO COMPLY WITH SANS 10400 PART T:4.29 - PICTORIAL SIGNS INDICATING FIRE EQUIPMENT AND MEANS OF ESCAPE TO BE APPROVED IN COMPLIANCE WITH SANS 10400 PARTS T:4.32.2, T:4.55.4 AND T:4.55.5
10. LIGHTING OF FEEDER AND EMERGENCY ROUTES TO COMPLY WITH SANSS 10400 PART T:4.30
11. A FIRE DETECTION AND ALARM SYSTEM WITH AN EMERGENCY EVACUATION COMMUNICATION SYSTEM IS TO BE INSTALLED IN COMPLIANCE WITH SANS 10400 PART T:4.31
12. PROVISION OF FIRE FIGHTING EQUIPMENT TO COMPLY WITH SANS 10400 PART T:4.32
13. WATER RETICULATION FOR THE PURPOSE OF FIRE FIGHTING SHALL MAKE PROVISION FOR WATER TO BE SUPPLIED IN THE QUANTITY AND AT THE PRESSURE AND RATE OF FLOW IN ACCORDANCE WITH SANS 10400 T:4.33
14. BOOSTER CONNECTION AND PIPE SIZES TO COMPLY WITH SANS 10400 PART WW5.
15. 30M ROTARY FIRE HOSE REELS TO BE INSTALLED AT A RATE OF 1/500M<sup>2</sup> OR PART THEREOF IN COMPLIANCE WITH SANS 10400 PART T:4.34
16. 4.5KG CO2 PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED AT A RATE OF 1/200M<sup>2</sup> OR PART THEREOF. EXTINGUISHERS TO BE HUNG IN PURPOSE MADE CABINETS AND LOCATED IN SECURE POSITIONS IN COMPLIANCE WITH SANS 10400 PART T:4.37
17. ANY INACCESSIBLE CONCEALED SPACE WITHIN A DIMENSION GREATER THAN 5 METERS TO BE FIRE STOPPED IN ACCORDANCE SANS 10400 PART T:4.39
18. SERVICE PIPES, CONDUITS, SLEEVES ETC. TO COMPLY WITH SANS 10400 PART T:4.41
19. ACCESS TO BUILDINGS FOR FIRE FIGHTING AND RESCUE TO COMPLY WITH SANS 10400 T:4.55 - NOTIFICATION TO BE GIVEN TO THE FIRE DEPARTMENT OF THE MAXIMUM LOAD PERMISSIBLE FOR HEAVY DUTY VEHICLES AND EQUIPMENT.

ZONE: GENERAL BUSINESS OCCUPANCY CLASSIFICATION: H2 & F2

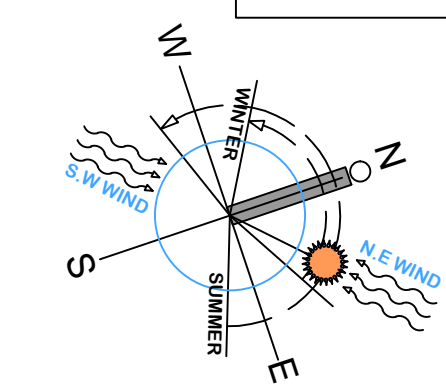
**GENERAL NOTES:**

1. Boundary beacons to be exposed and demarcated.
2. Soil poisoning in accordance with SANS 10124 required.
3. Do not scale drawings, use figured dimensions only.
4. All dimensions are, unless otherwise specified, measured in millimeters.
5. All dimensions, angles and levels to be checked on site and any discrepancies are to be verified with the architect prior to the commencement of work.
6. These drawings are to be read in conjunction with structural, civil and stormwater management plans and SANS XA Report
7. All building work is to comply with SANS 10400 and local municipal by-laws.

NOTE: certificate of stability to be issued on completion.

**DEVELOPMENT AREAS**

SITE AREA.....	2152.00m <sup>2</sup>
PERMITTED F.A.R.....	(8.0) 17216.00m <sup>2</sup>
PERMITTED COVERAGE.....	N/A
EXISTING F.A.R.....	(1.2) 2115m <sup>2</sup>
EXISTING COVERAGE.....	(98.2%) 2115m <sup>2</sup>
PROPOSED F.A.R.....	1 358.71m <sup>2</sup>
NEW COVERAGE.....	0.00m <sup>2</sup>
NEW F.A.R.....	(2.0) 3473.71m <sup>2</sup>



**SITE & GROUND STOREY PLAN**  
SCALE - 1:100

**LOCAL AUTHORITY STAMP**

ZONE: SPECIAL RESIDENTIAL 180  
OCCUPANCY CLASSIFICATION: H3

REV	REVISION	DATE

ARCHITECT



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PROJECT  
**PROPOSED ADDITIONS & ALTERATIONS**  
ON: ERF 1969 & 1970  
AT: 186/190 UMGENI ROAD, DURBAN

CLIENT  
S3A TRUST

DRAWING TITLE  
SITE PLAN  
GROUND STOREY

DATE 07/03/22  
DRAWN JF  
CHECKED CM

DRAWING SCALE

1:100

DRAWING NUMBER

2021\_038\_186/190 PROPOSEDUMGENIRD\_sheet 01