

Fire Notes
Occupancy Classifications: F1 - Large shop over 250m².

Safety distances to comply with: T 4.2

Fire resistance of external walls to comply with T 4.2.2

Stability of structural elements to comply with T 4.7

Partition walls and partitions to comply with T 4.9

Roof assemblies and coverings to comply with T 4.12

Floor coverings to comply with T 4.14

Stairways to comply with T 4.23

Openings in floors to comply with T 4.26

Unprotected openings to comply with T 4.27.2

Markings and signposting to comply with T 4.29

Emergency lighting to comply with T 4.30

Water reticulation system to comply with T 4.33

Fire hose reels to comply with T 4.34

Fire Hydrants to comply with T 4.35

Ceilings to comply with T 4.13

Fire detection system to comply with T 4.31

Portable fire extinguishers to comply with TT 37

Service shafts to comply with T 4.4

Smoke control to comply with T 4.42

Air-conditioning to comply with T 4.43

Access to the building for fire-fighting to comply with T 4.54

Roof Spaces to be constructed in accordance with T 4.12.1.6

Escape routes and components thereof shall comply with T4.16 to T4.21 inclusive.

All locking devices fitted to fire doors, exit doors or doors in an emergency route must be approved by this Division as per T 4.16.9

Fire detection system shall comply with T4.31

Portable fire extinguishers shall comply with T4.37
 G1 - 1 per 200sqm (4,5kg DCP)
 J4 - 1 per 400sqm (9kg DCP)
 D4 - 1 per 400sqm (9kg DCP)

Service shafts shall comply with T4.40

Smoke control T4.42

Access for fire fighting purposes to comply with T4.54

Fire Sprinkler system in basement parking shall comply with T4.36

Air-conditioning shall comply with T4.43

Lift shafts shall comply with T4.44

Parking garages shall comply with T4.50

Access to the building for firefighting T4.54

SCHEDULE OF AREAS

SITE AREA	859 m ²
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GROUND FLOOR AREAS	AREA
Ground Floor Level	798.00 m ²

GROSS BUILDING AREA	789.00m²
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SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION		
ERF Description	Portion 3 (of 2) of Erf 2518	
Township	Pietermaritzburg	
Title Deed No.:	T1315/1856	

DEVELOPMENT CONTROL MEASURES		
Zoning	Allowable	Actual
	Core Mixed Use 1	Core Mixed Use 1
Coverage	100% (859.00m ²)	92% (798.00m ²)
Bulk Factor	4	2.00
Height Restriction	34m	2 Storeys
Building Line: Street	0.0 Metres	0.0 Metres
Sides/Rear	As per scheme	As per scheme

General Fire Notes

Safety distance shall comply with T4.2

Fire resistance of external walls shall comply with T4.5

Stability of structural elements shall comply with T4.7

Partition walls and partitions shall comply with T4.9

Roof assemblies and coverings shall comply with T4.12

Floor covering shall comply with T4.14

Stairways shall comply with T4.23

Openings in floors shall comply with T4.26

Markings and signposting shall comply with T4.29

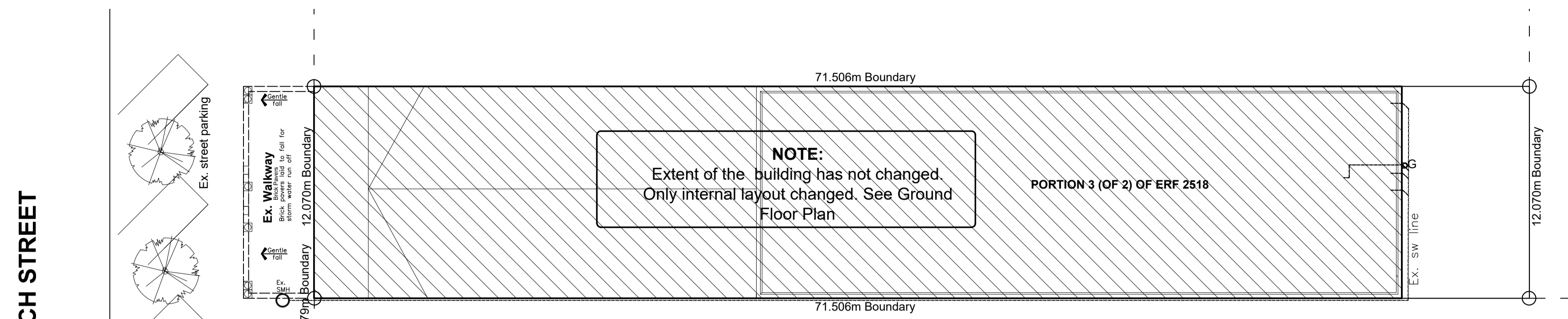
Emergency lighting shall comply with T4.30

Water reticulation system shall comply with T4.33 & W

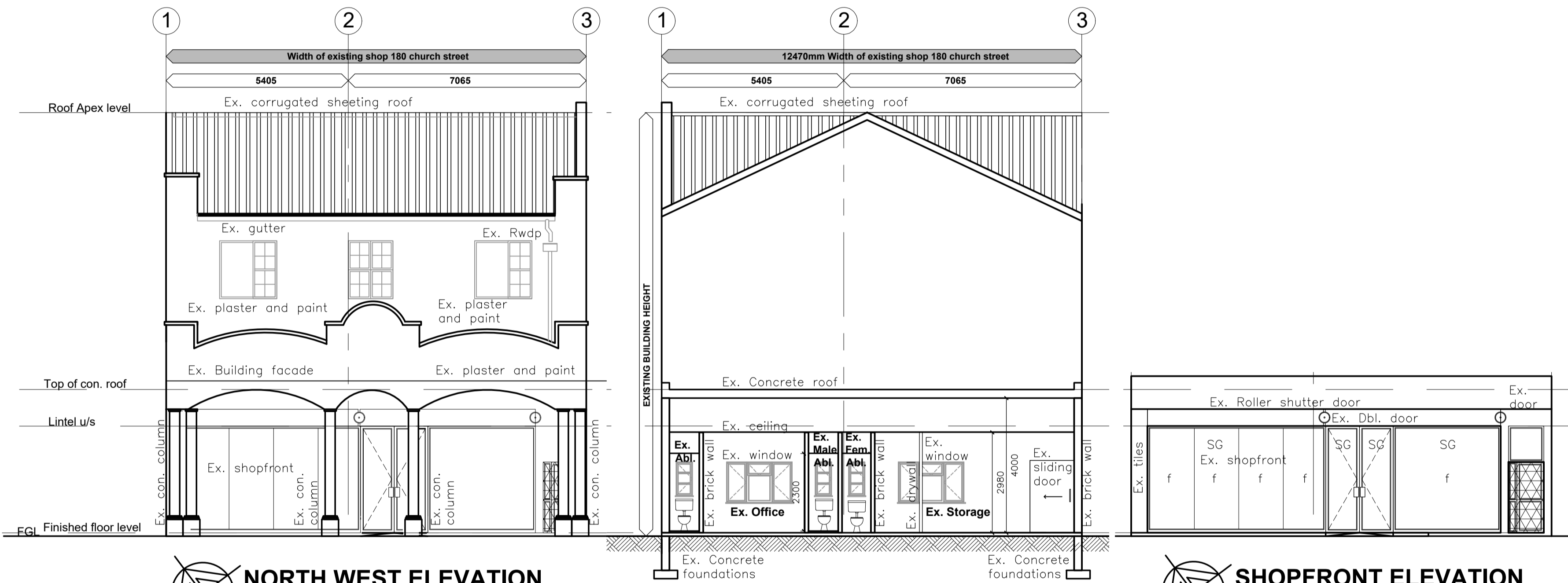
Fire hose reels shall comply with T4.34

Hydrants shall comply with T4.35

Ceiling shall comply with T4.13



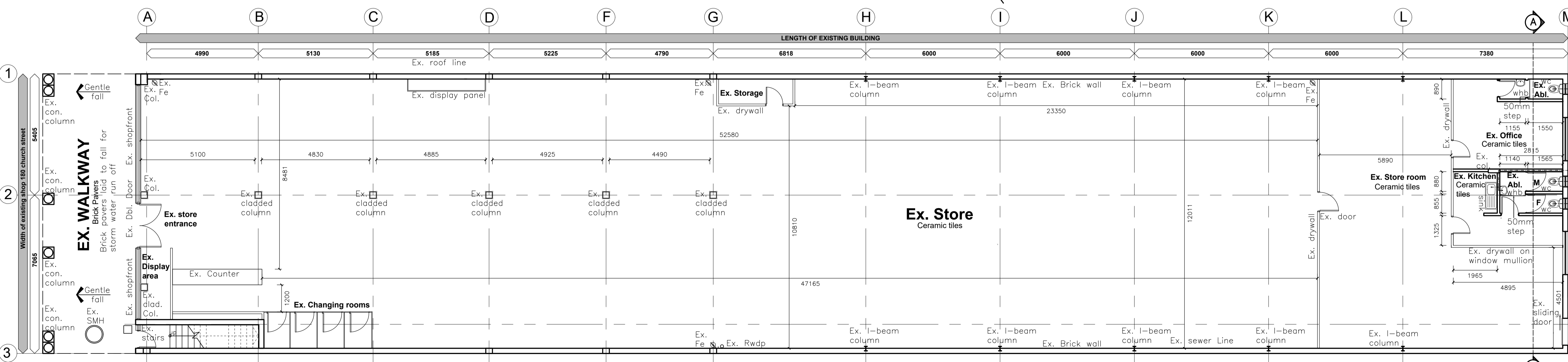
SITE PLAN
 Scale 1 : 200



NORTH WEST ELEVATION
 Scale 1 : 100

SECTION A-A
 Scale 1 : 100

SHOPFRONT ELEVATION
 Scale 1 : 100



SOUTH WEST ELEVATION
 Scale 1 : 100

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- CONTRACTOR AND SUBCONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ANY WORK BEING PUT IN HAND.
- ALL WORK ON SITE IS TO CONFORM TO GOOD BUILDING PRACTICE AND ALL RELEVANT NATIONAL BUILDING CODES AND STANDARDS.

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PROJECT No.	DRAWING No.	STATUS	REVISION
3861-27	001	S	00

DRAWING TITLE

EXISTING BUILDING
 SITE PLAN, ROOF PLAN,
 FLOOR PLAN,

DATE	BY	CHK	APP
AS SHOWN	07.07.2020	SM	

PROJECT TITLE

EXISTING BUILDING ON
 ERF 8 180 CHURCH STREET