

NOTES:  
 1. DO NOT SCALE THIS DRAWING  
 2. WORK IN FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ON THIS DRAWING TO BE BROUGHT TO THE ARCHITECTS/ENGINEERS ATTENTION PRIOR TO IMPLEMENTATION OF ANY WORK.

**FIRE NOTES**

- OCCUPANCY CLASSIFICATION: F1, J2
- FIRE HYDRANTS: 3 OFF REQUIRED [1 PER 100m<sup>2</sup> OF TOTAL AREA AND NOT LESS THAN ONE PER STOREY] ALL TO COMPLY WITH T133 & W.1.5
- HYDRANT POSITION: TO BE NOTED ON PLAN
- FIRE HOSE REEL: 30M REELS REQUIRED TO AFFORD TOTAL COVERAGE OF THE ENTIRE BUILDING. MINIMUM 1 PER 500m<sup>2</sup> OR PART THERE OF.
- FIRE WATER REGULATION: MUST COMPLY WITH T133 & W.1.5
- WATER SPRINKLERS: TO BE SUPPLIED IF TOTAL FLOOR AREA EXCEEDS 2500m<sup>2</sup> ALL TO COMPLY WITH A.S.I.B. REQUIREMENTS OF THIS NATION OR DIVISION AREAS TO COMPLY WITH T14
- WATER SPRINKLERS: TO BE SUPPLIED IF TOTAL FLOOR AREA EXCEEDS 2500m<sup>2</sup> ALL TO COMPLY WITH A.S.I.B. REQUIREMENTS OF THIS NATION OR DIVISION AREAS TO COMPLY WITH T14
- WATER SPRINKLERS: TO BE SUPPLIED IF TOTAL FLOOR AREA EXCEEDS 2500m<sup>2</sup> ALL TO COMPLY WITH A.S.I.B. REQUIREMENTS OF THIS NATION OR DIVISION AREAS TO COMPLY WITH T14
- STORAGE HEIGHT: IF GOODS ARE STORED IN EXCESS OF 3 M THAN A FIXED INSTALLATION OF AUTOMATIC FIRE EXTINGUISHMENT IS REQUIRED.
- FIRE EXTINGUISHERS: PROVIDE 1 X 45KG DCP (ABC) TYPE FIRE EXTINGUISHER PER 200m<sup>2</sup> FOR F1 AREAS. ALL TO COMPLY WITH T137.
- PROVIDE 1 X 45KG DCP (ABC) TYPE FIRE EXTINGUISHER PER 100m<sup>2</sup> FOR J2 AREAS. ALL TO COMPLY WITH T137.
- SIGNAGE MARKING & SIGNPOSTING OF EMERGENCY ROUTES, EXISTS & FIRE EQUIPMENT MUST COMPLY WITH T129 & T132.2
- ACCESS INTO BUILDING FOR FIRE FIGHTING & RESCUE PURPOSES MUST COMPLY WITH T135
- SUSPENDED CEILING: TO COMPLY WITH REQUIREMENTS OF T113
- ROOF SPACE: TO BE CONSTRUCTED IN ACCORDANCE WITH T12.5
- FITTED FLOOR COVERING: MUST COMPLY WITH T14 AND COMBUSTIBLE WALL LININGS AND DECORATIVE FINISHES MUST COMPLY WITH T15
- FIRE ESCAPE DOORS: MUST OPEN OUTWARDS AND HAVE A MIN. WIDTH OF 1.1M TO COMPLY WITH T1215
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- FIRE ALARM: BUILDING TO BE EQUIPPED WITH A FIRE DETECTION SYSTEM AND AN EMERGENCY EVACUATION COMMUNICATION SYSTEM COMPLYING WITH SABS 0139, T131
- SMOKE VENTILATION: NATURAL OR MECHANICAL FIRE-SMOKE VENTILATION MUST BE PROVIDED AND TO COMPLY WITH T142. NOTED ON PLAN.
- AIR-CONDITIONING & VENTILATION: TO COMPLY WITH T143
- DIVISION AREAS TO COMPLY WITH T14



The approval of this Building Plan does not constitute any conditions of title, and it is the responsibility of the applicant to ensure that no such conditions are attached.

Owner's signature: *P. O. Act 1973*  
 Architect's signature: *P. O. Act 1973*

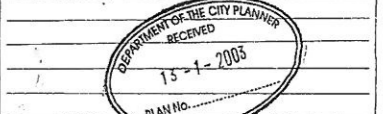
**H ARCHITECTS**  
 2  
 88 Palm Rd, Durban 4001 Tel: 031 272 24 Fax: 031 272 43 Email: info@harchitects.com

Client: Barmsmith Properties (Pty) Ltd.  
 Project: Alterations & additions to existing liquor store  
 Title: Site Plan

Drawn by: Vol no: Rev Code:

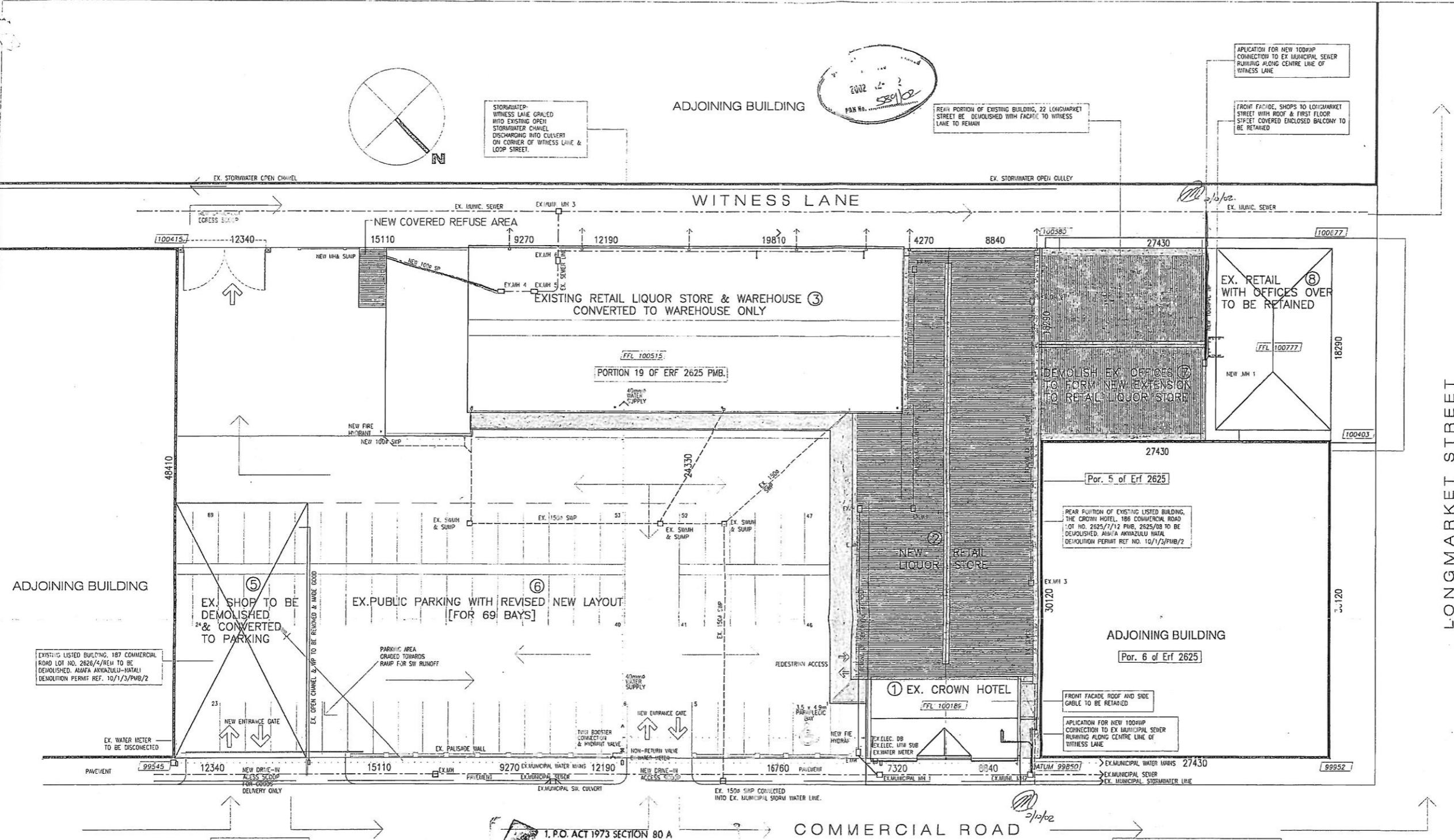
Address: 186 Commercial Road Pietermaritzburg

Site: Portion 19 of ERF 2625, PMB



Date: 14/11/2002 Scale: 1:200

2023 Sub-01 A



ROADS DEPT. NOTE:  
 NEW DRIVEWAY ENTRANCE TO BE CONSTRUCTED IN ACCORD WITH DRWG. 7743/75/2. HEAVY DUTY CHANNEL CROSSING

1. P.O. ACT 1973 SECTION 80 A  
 CONDUIT PIPES OR OTHER FACILITIES FOR TELECOMMUNICATION SERVICES IN BUILDINGS ARE TO COMPLY WITH REQUIREMENTS OF POSTMASTER GENERAL. ENQUIRES: PLEASE CONTACT TEL 423836 Fax 944112 FOR ATTENTION: BRANCH MANAGER  
 DRIVEWAYS: PRIOR TO DRIVEWAY CONSTRUCTION PLEASE CONTACT ABOVE

**SITE PLAN**  
 SCALE: 1:200

AREA ZONED AS : CITY CENTRE ZONE

**SCHEDULE OF AREAS**

STREET ADDRESS	LOT NO.	SITE AREAS	CONSTRUCTION AREA	COVERAGE	EX. AREA	DEMOLISHED COV	DEMOLISHED FL. AREA	NEW AREA	FAR	COVERAGE %
186 COMMERCIAL ROAD	PORTION 19 OF ERF 2625	4917 m <sup>2</sup>	EXISTING BUILDINGS EX. LIQUOR STORE EX. CROWN HOTEL & OUT BLD. 192 COMMERCIAL RD 250 LONGMARKET ST.	772 m <sup>2</sup> 546 m <sup>2</sup> 297 m <sup>2</sup> 625 m <sup>2</sup>	1400 m <sup>2</sup> 1091 m <sup>2</sup> 297 m <sup>2</sup> 929 m <sup>2</sup>	INTERNAL 439 m <sup>2</sup> 297 m <sup>2</sup> 247 m <sup>2</sup>	369 m <sup>2</sup> 877 m <sup>2</sup> 297 m <sup>2</sup> 289 m <sup>2</sup>	1031 m <sup>2</sup> 214 m <sup>2</sup> 640 m <sup>2</sup>		
TOTALS				2240 m <sup>2</sup>	4427 m <sup>2</sup>	1832 m <sup>2</sup>	1832 m <sup>2</sup>		1.90	45.6%
PROPOSED ADDITIONS & NEW WORK NEW RETAIL LIQUOR STORE ALT & ADD. 250 LONGMARKET STREET				670 m <sup>2</sup> 378 m <sup>2</sup>	670 m <sup>2</sup> 378 m <sup>2</sup>			670 m <sup>2</sup> 378 m <sup>2</sup>		
TOTALS				1048 m <sup>2</sup>	1048 m <sup>2</sup>					
OVERALL COVERAGE AREAS & FAR				1758 m <sup>2</sup>	4353 m <sup>2</sup>			2933 m <sup>2</sup>	C89	35.8%

**SITE CLASSIFICATION**

CLASS	ITEM	OCCUPANCY	INTERNAL AREAS	POPULATION
F1	①	EX. CROWN HOTEL CONVERTED AS PART OF RETAIL STORE	1030m	103 PERSONS
F1	②	NEW RETAIL LIQUOR STORE	PART OF ABOVE	
F1	⑦	NEW EXTENSION TO RETAIL LIQUOR STORE	PART OF ABOVE	
J2	③	EX. RETAIL & LIQUOR STORE CONVERTED TO WAREHOUSE ONLY	1179m	24 PERSONS
J2	⑧	NEW WAREHOUSE EXTENSION	PART OF ABOVE	24 PERSONS
F2	⑥	EXISTING GROUND FLOOR RETAIL	158m	16 PERSONS
G1	⑤	EXISTING FIRST FLOOR OFFICES	158m	11 PERSONS
G1	①	EX. CROWN HOTEL CONVERTED INTO ADMIN OFFICES ON FIRST FL.	91m	6 PERSONS