

Fire notes:

- Building Classification = J3
- Fire protection and installation to comply with SANS 10400:2011 Part T.
- 75% of the escape route to be protected with SANS 10400:2011 Part T4.16.
- The travel distance to the nearest escape door is not to be more than 45m.
- The exit door to comply with SANS 10400:2011 Part T4.17.
- The hose reels shall comply with the requirements of SANS 10400 Part T, 4.33 & T, 4.34 and shall be maintained in accordance with the requirements in SANS 1475-2.
- Fire hose reel water supply to be connected solely from the recirculation water supply pipe. HTR water supply to comply with SANS 10400:2011 Part T4.33 and SANS 10400:2011 T4.34.
- All new fire hose reels that are installed in accordance with SANS 10105-1 and SANS 10400:2011 T4.34, and still be maintained in accordance with SANS 1475-2.
- Fire extinguishers to be installed to comply with SANS 10400:2011 Part T4.37.
- 1 x 8kg for every 400m².
- Fire signage (escapes & fire fighting equipment) to be installed and maintained by the owner in accordance with SANS 10400:2011 Part T4.29.
- Handrails to comply with SANS 10400:2011 Part T, 4.23

GENERAL NOTES:

1. All work to comply with SANS 10400 and Local Municipal By-Laws.
2. Boundary conditions to be exposed and checked prior to the commencement of work.
3. All drawings are to be checked and approved by the relevant authorities prior to construction.
4. Drawings are not to be scaled. Figured dimensions to be used only. All dimensions are, unless otherwise specified, in millimeters.
5. Drawings are to be read in conjunction with Structural, Civil drawings.
6. All glazing to comply with NBR SANS 10400-N-2010 3RD Edition.
7. All safety glazing in accordance with SANS 10400-N.
8. All bundstrading to be minimum one meter high and to comply with the requirements of SANS 10400-D.
9. All stairs to comply with SANS 10400-M.
10. Sill Protectors to be in accordance with SABS 0174.

STRUCTURAL NOTES:

1. The following to Professional Structural Engineer's Detail:
 - Soil Excavation and Filling.
 - Foundations, RC Floor Slabs, Beams and Columns.
 - Note: Foundations are not to encroach Servitudes and/or Boundaries.
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4. All construction waste generated during construction to be disposed to an approved landfill site.

HEALTH NOTES:

- Artificial Lighting & Ventilation to comply with SANS 10400-O.
- Where not ventilated directly to open air, to be mechanically ventilated with fresh air at a rate of 100% per person, with a supply not exceeding 0.2 m/s or less than 0.2 m/s artificial lighting to be minimum 350 lux.
- Dust and noise mitigation measures to be implemented during construction to an approved landfill site.

DRAINAGE

- All sanitary fittings to be trapped in accordance with local authority by-laws.
- All drainage systems to be provided with traps. Traps are to be installed in the direction of flow and to be provided with a 75mm diameter and a 100mm depth.
- 1000 upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain.
- 100 PNC SINKER PIPE @ MIN 150 FALL
- 1000 upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain.

SMOKE CONTROL CALCULATIONS:

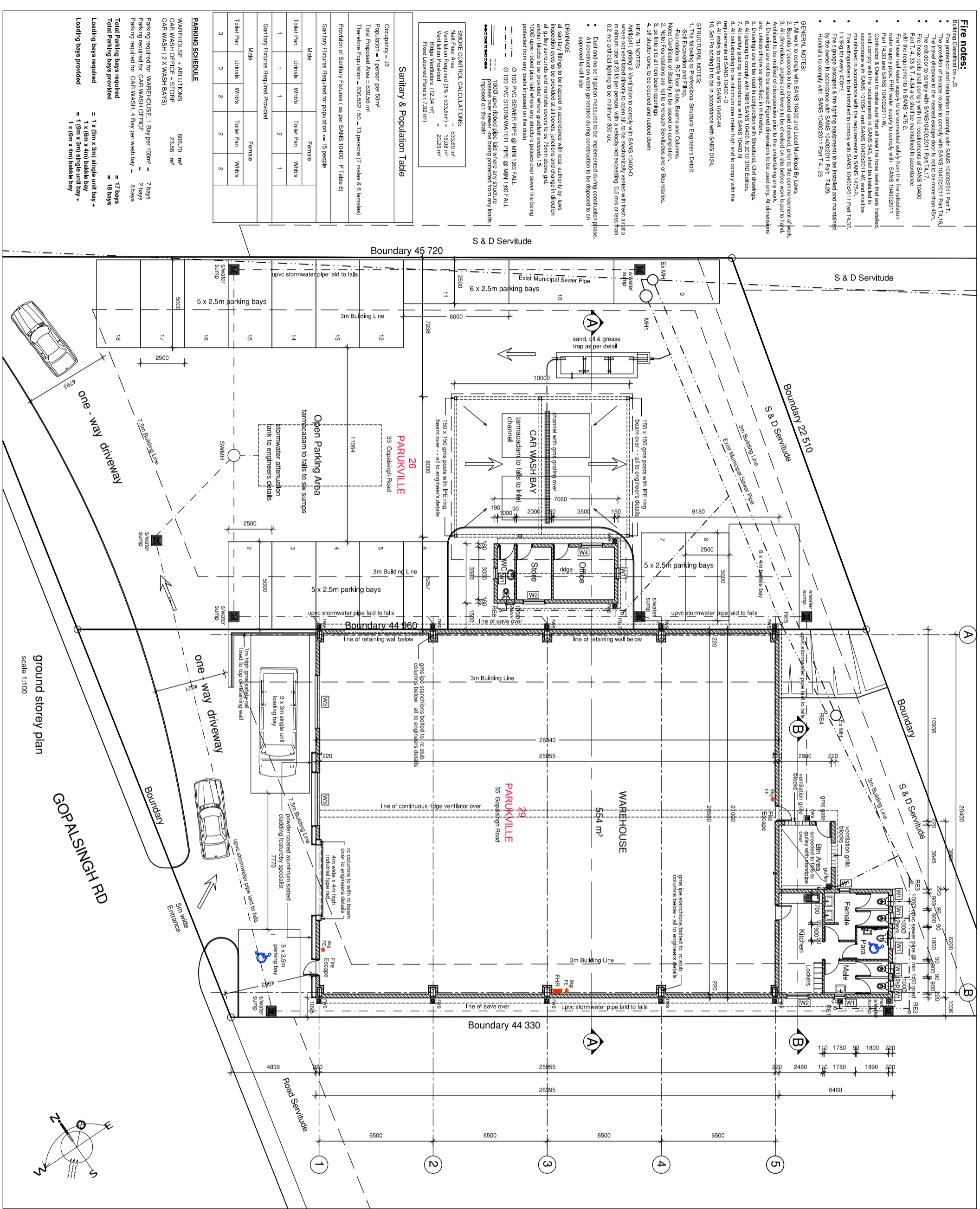
Net Floor Area	= 533,60 m ²
Ventilation Provided (3% x 533,6m ²)	= 16,008 m ²
Ridge Ventilators (1234 m ²)	= 20,256 m ²
Fixed Louvered Panels (7292 m ²)	

Sanitary & Population Table

Occupancy = J3	
Population = 1 person per 50m ²	
Total Proposed Area = 630,56 m ²	
Therefore Population = 630,562 / 50 = 13 persons (7 males & 6 females)	
Provision of Sanitary Fixtures (as per SANS 10400 - P Table 6)	
Sanitary Fixtures Required for population = 15 people	
Male	Female
Toilet Pan	Toilet Pan
Urinals	Urinals
1	2
1	1
Sanitary Fixtures Required Provided	
Male	Female
Toilet Pan	Toilet Pan
Urinals	Urinals
3	2
0	2

PARKING SCHEDULE

WAREHOUSE + ABUTTIONS	606,70 m ²
CAR WASH OFFICE + STORE	23,86 m ²
CAR WASH (2 X WASH BAYS)	
Parking required for WAREHOUSE: 1 Bay per 100m ² =	7 bays
Parking required for CAR WASH OFFICE =	2 bays
Parking required for CAR WASH: 4 Bay per wash bay =	8 bays
Total Parking bays required	= 17 bays
Total Parking bays provided	= 18 bays
Loading bays required	= 1 x (9m x 3m) single unit bay +
	= 1 x (9m x 4m) single unit bay +
	= 1 x (9m x 3m) single unit bay +
	= 1 x (9m x 4m) double bay



CLIENT OWNER DETAILS:	
Southville Trust	
CLIENTS / OWNERS SIGNATURE:	
	
CONTRACTOR:	
	
studio : 81 nas station street s n a i a c t o r s haroon k a g e e r l i n d e n e : 031 4098249 e m a i l : h a r o o n k a g e e r @ m a i l . c o m a c h i t e c t s s a n d o n : n s a c o n 1 s i 0 1 3 2 7	
PROJECT TITLE:	
Proposed New Warehouse, Car Wash & Offices at 33 & 35 Gopalsingh Road on Lots 26 & 29 Parukville	
DRAWING TITLE:	
Submission Drawing	
DRAWING DESCRIPTION:	
Floor Plan	
SCALE:	1:100 (A1)
PROJECT NO.:	19_013
REVISION:	HK
DESIGNED BY:	HK
RECORDED DATE:	22-03-2019

Occupancy : J3

ground storey plan
Scale 1:100