

**Fire notes:**

- Building Classification = J3
- Fire protection and installation to comply with SANS 10400:2011 Part 1.
- The provision of escape routes to comply with SANS 10400:2011 Part 14.16.
- 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 14.16.1.
- The fire door shall comply with the requirements of SANS 10400 Part 1. 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 safely from the fire reticulation water supply pipe. FHR water supply to comply with SANS 10400:2011 Part 14.33 and SANS 10400:2011-V.
- Contractor & Owner to make sure that all new fire hose reels that are installed, shall comply with the requirements in SANS S43, shall be installed in accordance with SANS 1005-1 and SANS 10400:2011-V, and shall be maintained in accordance with the requirements in SANS 10400:2011-V.
- Fire extinguishers to be installed to comply with SANS 10400:2011 Part 14.37. 1 x 9kg for every 40m².
- Fire signage (escapes & the lighting equipment) to be installed and maintained by the owner in accordance with SANS 10400:2011 Part 14.29.
- Handrails to comply with SANS 10400:2011 Part 1. 4.23

**GENERAL NOTES:**

1. All work to comply with SANS 10400 and Local Municipal By-Laws.
2. Boundary beacons to be exposed and checked prior to the commencement of work.
3. All dimensions, angles and levels to be checked on site before work is put to hand. Architrave to be notified of discrepancies prior to the underlying work.
4. Drawings are not to be scaled; figured dimensions to be used only. All dimensions to be checked on site.
5. Drawings are to be read in conjunction with Structural Civil drawings.
6. All piping to comply with NBR SANS 10400-N 2010 SRD Edition.
7. All safety glazing in accordance with SANS 10400-N.
8. All balustrading 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. Soil Pile-driving to be in accordance with SABS 0124.

**STRUCTURAL NOTES:**

1. Soil Excavation and Filling.
  - Foundations, RC Floor Slabs, Beams and Columns.
  - Note: Certificates of Stability to be issued on completion.
  2. Note: Foundations are not to encroach Servitudes and/or Boundaries.
  3. pc linings to all non beam openings
  4. off struts conc. to be cleaned and lubed down
- HEALTH NOTES:**
- Artificial Lighting & Ventilation to comply with SANS 10400-O where not ventilated directly to open air, to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s artificial lighting to be minimum 350 lux.
- Diet and noise mitigation measures to be implemented during construction phase.
  - All construction waste generated during construction to be disposed to an approved landfill site.

**DRAINAGE**

all sanitary fittings to be trapped in accordance with local authority by-laws inspection eyes to be provided at all bends, junctions and change in direction all gully surrounds and manhole covers to be 75mm above gnd. and/or blocks to be provided where gradient exceeds 1:5

1000 upvc stormwater pipe in excess of any section passes over sewer line being protected from any loads imposed on the drain

0 100 PVC SEWER PIPE @ MIN 1:50 FALL

0 100 PVC STORMWATER PIPE @ MIN 1:50 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:**

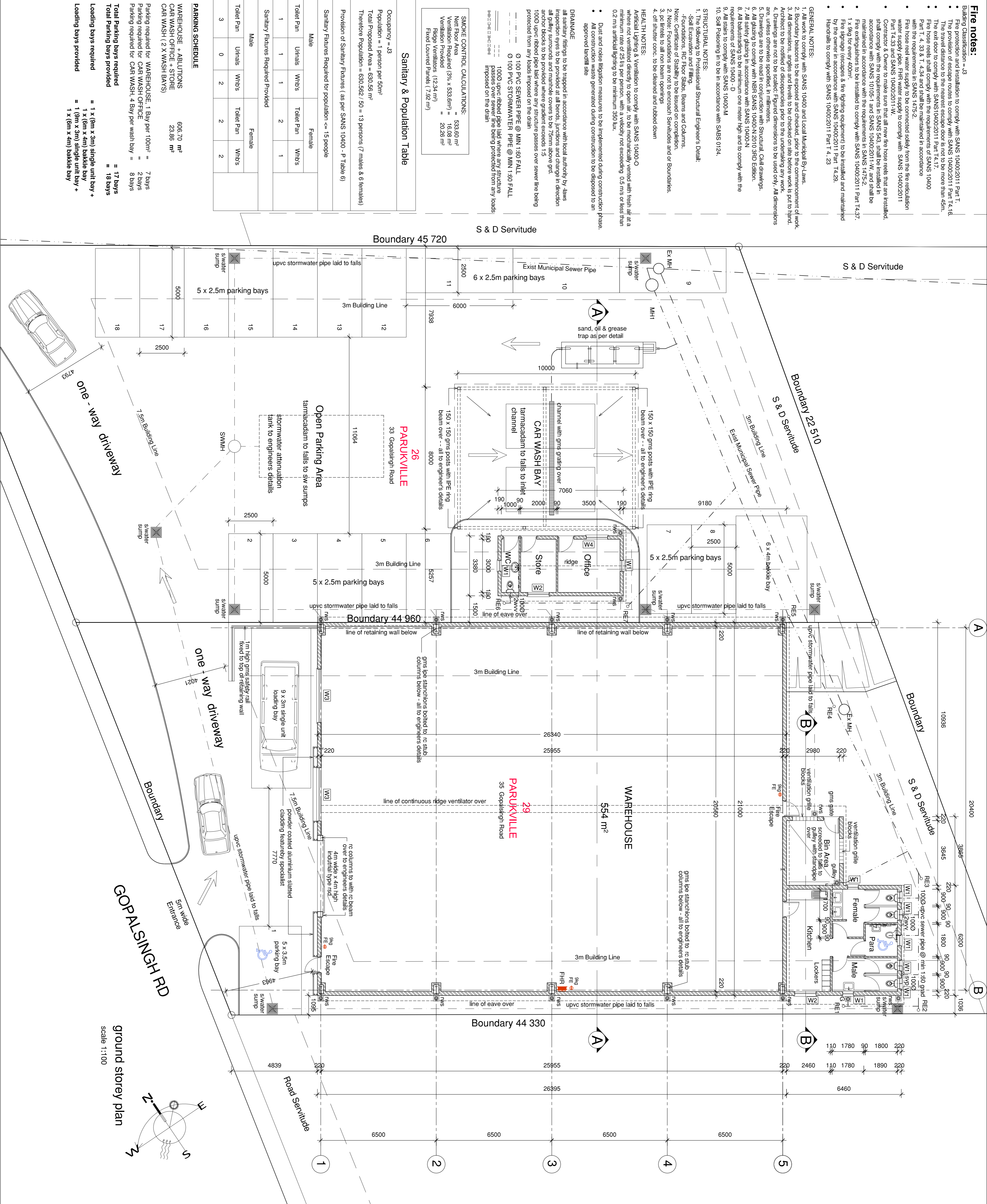
Smoke Volume	539.60 m³
Smoke Density	16.08 m³
Ventilation Required (3% x 539.6m³)	16.08 m³
Ventilation Provided	20.26 m³
Ridge Ventilators (12.24 m²)	
Fixed Louvered Panels (7.92 m²)	

**Sanitary & Population Table**

Occupancy	= 13		
Population	= 1 person per 50m²		
Total Proposed Area	= 630.56 m²		
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	Urinals	Toilet Pan	Urinals
1	1	2	1
Sanitary Fixtures Required Provided			
Male		Female	
Toilet Pan	Urinals	Toilet Pan	Urinals
3	0	2	2

**PARKING SCHEDULE**

WAREHOUSE + ABUTTONS	606.70 m²	7 bays
CAR WASH OFFICE + STORE	23.86 m²	2 bays
CAR WASH (2 X WASH BAYS)		8 bays
Parking required for WAREHOUSE, 1 Bay per 100m² =		7 bays
Parking required for CAR WASH OFFICE =		2 bays
Parking required for CAR WASH, 4 Bay per wash bay =		8 bays
<b>Total Parking bays required</b>		<b>= 17 bays</b>
<b>Total Parking bays provided</b>		<b>= 18 bays</b>
<b>Loading bays required</b>		<b>= 1 x (9m x 3m) single unit bay + 1 x (9m x 3m) bakkie bay</b>
<b>Loading bays provided</b>		<b>= 1 x (9m x 3m) single unit bay + 1 x (9m x 3m) bakkie bay</b>



Occupancy : J3

**HYA**  
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**CLIENT / OWNER DETAILS**  
Southville Trust

**CLIENT'S OWNERS SIGNATURE:**

**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)	REVISION:	DRAWN BY:
DWG NO.:	19_046_02	ISSUED DATE:	22-03-2019