



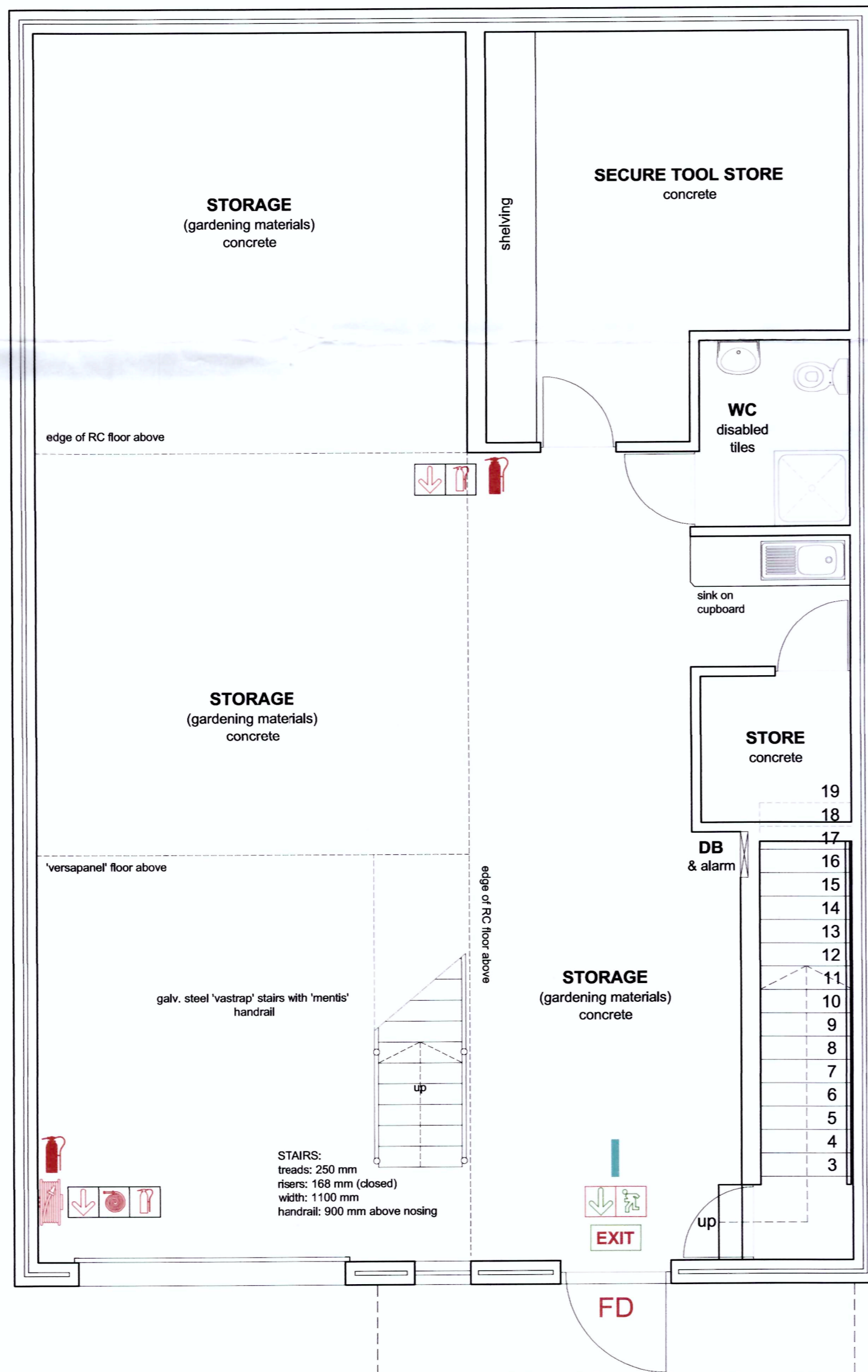
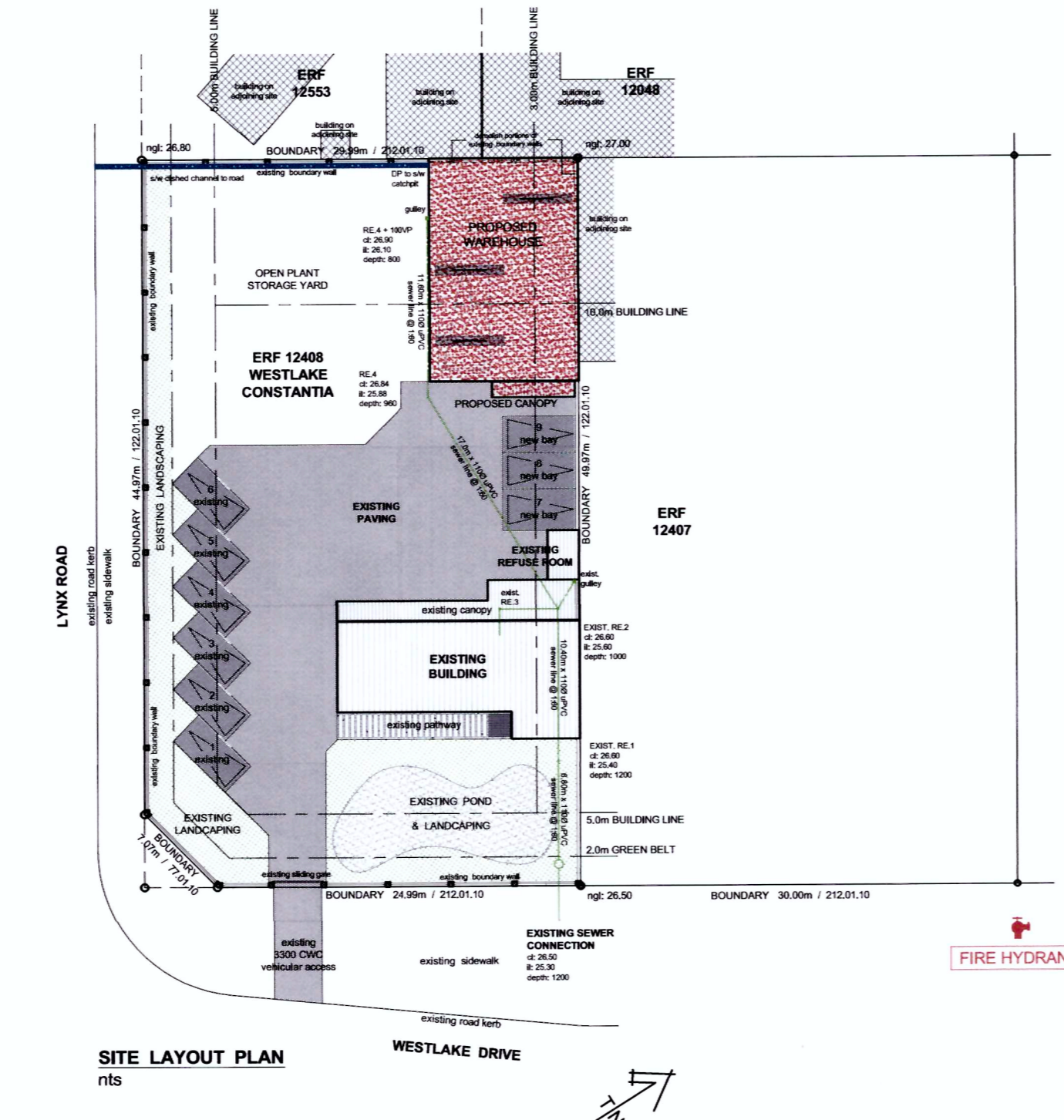
For Municipal Official Use Only

**Fire Hose Reel with 30m Hose**

**TYPICAL FIRE EXTINGUISHER INSTALLATION**

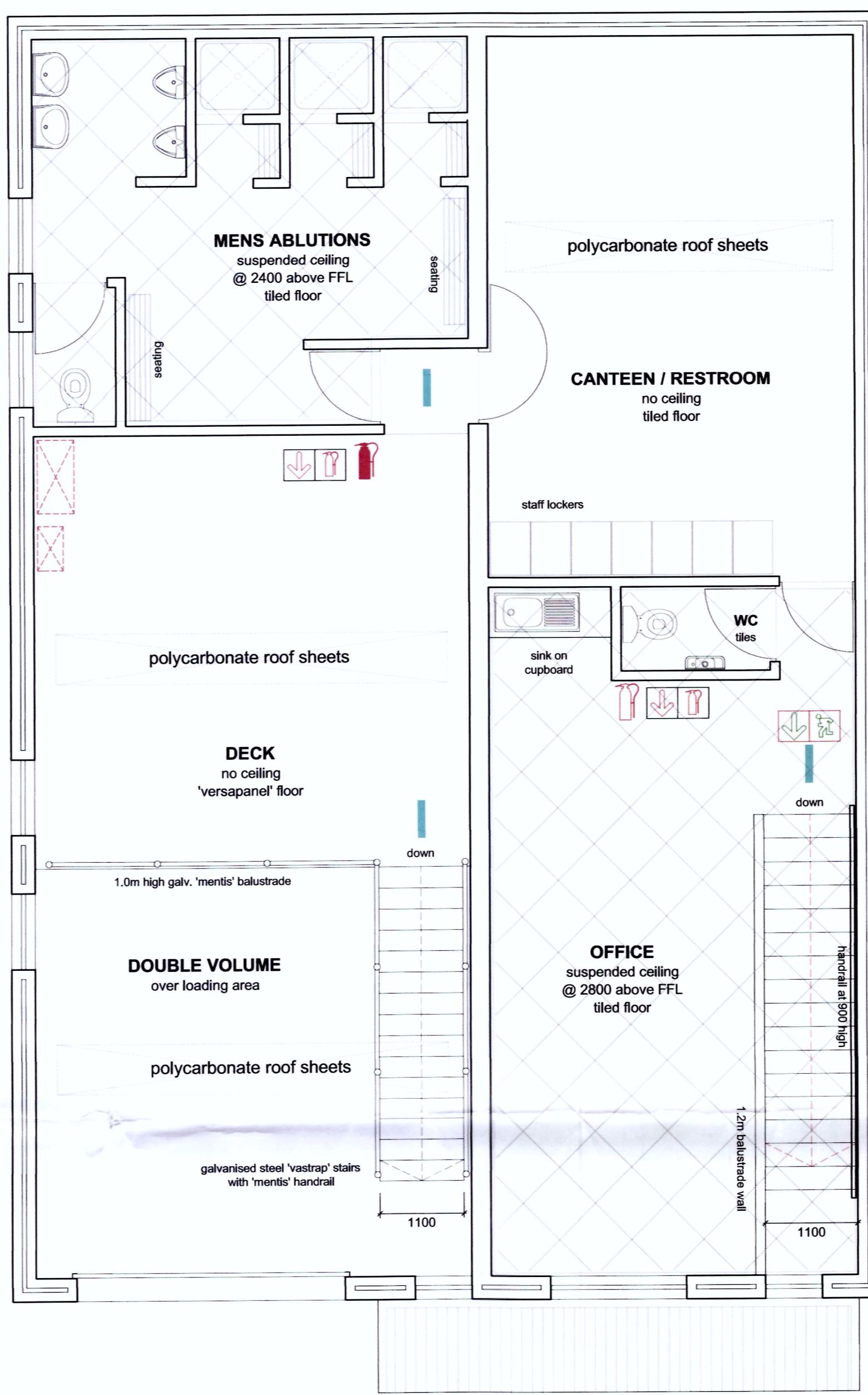
**FIRE LEGEND**

	30m FIRE HOSE REEL
	4.5kg FIRE EXTINGUISHER DCP
	9kg FIRE EXTINGUISHER DCP
	DIRECTIONAL ARROW
	EMERGENCY LIGHTING
	EXIT SIGN (ILLUMINATED)
	PUSH BAR DOOR



**FIRST STOREY PLAN**  
1:50

HWC & 'heat exchanger' unit, wall mounted @ ±1800 above Loading Deck



**SECOND STOREY PLAN**  
1:50

**OCCUPANCY CLASSIFICATION - J.2**

**STORAGE OF LANDSCAPING TOOLS & MATERIALS.**

**MAXIMUM STACKING HEIGHT: 3.0m.**

**POPULATION: ± 15 PERSONS.**

**WORKERS ABLUTIONS, RESTROOM & OFFICE ANCILLARY TO MAIN USE.**

Approved by Westlake Business Park's Bell Crescent Property Owners Association  
Date: 2014.08.27  
Signature: *timhughes*  
timhughesarchitect

**PENNY EAST**  
02 OCT 2014  
COUNCILLOR WARD 71

**NO OBJECTION**  
16 SEP 2014  
FOR S.L.I.

**HEALTH REQUIREMENTS**

**NATURAL LIGHTING & VENTILATION:**

ALL AREAS MUST BE ADEQUATELY LIGHTED AS WELL AS THROUGH AND CROSS VENTILATED TO THE EXTERNAL AIR.

INTERNAL HABITABLE ROOMS TO BE PROVIDED WITH A MINIMUM FRESH AIR RATE OF 7.5litres/SECOND/PERSON PER MECHANICAL VENTILATION DETAILS.

**DISABLED PERSONS TOILET FACILITIES:**

ANY COMPARTMENT CONTAINING A WATER CLOSET PAN FOR THE USE OF DISABLED PERSONS SHALL HAVE A MINIMUM AREA OF 2.9m² AND A MINIMUM PLAN DIMENSION OF 1.8m.

PROVIDE AN OUTWARD OPENING DOOR, WITH LOCK BEING OPENABLE FROM THE OUTSIDE WITH A SUITABLE DEVICE.

THE WATER CLOSET MUST NOT BE LESS THAN 450mm AND NOT MORE THAN 500mm BETWEEN THE CENTRE LINE AND NEAREST WALL. THE FRONT EDGE OF THE PAN MUST BE NOT LESS THAN 600mm FROM THE REAR WALL. THE TOP SURFACE OF THE SEAT MUST NOT BE LESS THAN 460mm AND NOT MORE THAN 480mm ABOVE FLOOR LEVEL.

APPROVED HANDGRABS TO BE PROVIDED TO THE NEARER WALL AND REAR WALL OF THE COMPARTMENT.

THE FLUSHING CONTROL AND TOILET PAPER-HOLDER TO BE EASILY ACCESSIBLE AND THE LID AND SEAT TO REMAIN IN THE UPRIGHT POSITION WHEN RAISED.

THE WASH HAND BASIN MUST BE SITUATED NOT MORE THAN 830mm FROM THE FLOOR AND HAVE A VERTICAL CLEARANCE OF 680mm UNDERNEATH AT A POINT NOT LESS THAN 160mm FROM THE FRONT OF THE BASIN.

THE BOWL OF A VANITY SLAB MUST NOT BE MORE THAN 80mm FROM THE FRONT OF THE SLAB AND MUST HAVE A CLEARANCE OF 680mm MEASURED FROM THE FLOOR TO THE UNDERSIDE OF THE FASCIA.

WATER TAPS TO BE OPERATED BY LEVER HANDLES AND THE COLD TAP MUST BE IN EASY REACH OF ANY PERSON SITTING ON THE WATER CLOSET PAN.

APPROVED SIGNS MUST BE PROVIDED TO INDICATE THE FACILITIES FOR DISABLED PERSONS.

**ABLUTION AND TOILET FACILITIES:**

A CONSTANT SUPPLY OF HOT AND COLD WATER MUST BE LAID ON TO ALL SINKS & WASH HAND BASINS.

THE WALL AREAS BEHIND ALL SINKS & WASH HAND BASINS MUST BE TILED TO A HEIGHT OF AT LEAST 300mm.

**VENTILATION:**

THE PARTITION WALL TO THE WATER CLOSET IN THE TOILET MUST NOT EXCEED DOOR HEIGHT SO AS TO PROVIDE ADEQUATE NATURAL LIGHTING AND VENTILATION.

THE STOREROOM/STRONGROOM/FILING ROOM/ WAREHOUSE/OFFICES/TEA KITCHEN/TOILETS AND ALL THE DISCONNECTING LOBBIES TO THE WATER CLOSET COMPARTMENTS MUST BE ADEQUATELY AND INDEPENDENTLY LIGHTED AS WELL AS THROUGH AND CROSS VENTILATED TO THE EXTERNAL AIR.

AIR MUST BE EXTRACTED FROM THE WATER CLOSET COMPARTMENTS AT A RATE OF AT LEAST 25 LITRES/SECONDS PER WASTE OR SOIL FITTING. THE POWER SUPPLY TO SERVE THE FANS MUST BE ON SEPARATE SWITCH.

TEA KITCHENS MUST HAVE AN EXTRACT SYSTEM CAPABLE OF EXTRACTING AT LEAST 50 L/SEC OF AIR EACH AND SHOULD BE INDEPENDENT OF TOILET AND SIMILAR AIR SYSTEMS.

**VENTILATION: ARTIFICIAL**  
*(i.e. IN ABSENCE OF NATURAL VENTILATION):*  
MECHANICAL VENTILATION TO COMPLY WITH SANS 10400-2:2011 AND BE PER ENGINEERS DETAILS.  
AIR MUST BE EXTRACTED FROM THE WATER CLOSET COMPARTMENTS AT A RATE OF AT LEAST 25 LITRES PER WASTE OR SOIL FITTING AND MAX. NOISE LEVEL OF 50db.  
W.C. DOORS TO BE UNDERCUT BY 20mm.  
THE POWER SUPPLY TO SERVE THE FANS MUST BE COUPLED TO THE LIGHT SWITCH SERVING THE WATER CLOSET CUBICLES.  
TEA KITCHENS MUST HAVE AN EXTRACT SYSTEM CAPABLE OF EXTRACTING AT LEAST 50 LITRES OF AIR EACH AND SHOULD BE INDEPENDENT OF TOILET AND SIMILAR AIR SYSTEMS.  
INTERNAL OFFICES / UTILITY AREAS TO BE PROVIDED WITH A MINIMUM FRESH AIR RATE OF 7.5litres/person.

**ENERGY EFFICIENCY NOTES Ito**  
**SANS 10400-XA:2011 & SANS 204:2011**

**HOT WATER SUPPLY:**

PROVIDE HEAT PUMP SYSTEM IN CONJUNCTION WITH HOT WATER GEYSER TO PROVIDE MINIMUM OF 50% MINIMUM BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT.

ALL EXPOSED HOT WATER SERVICE PIPES TO BE INSULATED WITH INSULATION MATERIAL WITH A MINIMUM R-value OF 1.  
INSTALL RIGID NON-COMBUSTIBLE LIGHTWEIGHT 'ISOVER' GEYSER PIPE INSULATION' GLASSWOOL INSULATION WITH A WALL THICKNESS OF 35 mm.  
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS DETAIL AND SPECIFICATION.

HOT WATER GEYSER TO BE INSULATED WITH INSULATION MATERIAL WITH A MINIMUM R-value OF 2.

THERMAL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

ALL SOLAR WATER HEATING SYSTEMS TO COMPLY WITH SANS.1307; SANS.10106; SANS10254 AND SANS10252-1.

**FENESTRATION:**

MAXIMUM PERMISSIBLE AIR LEAKAGE (AL) FOR OPENABLE GLAZING ELEMENTS SHALL BE 2.0L/m²/m² WITH A PRESSURE DIFFERENCE OF 75Pa WHEN TESTED IN ACCORDANCE WITH SANS 613.  
**NOTE: SUPPLIERS MUST PROVIDE COMPLIANCE CERTIFICATION.**

**FENESTRATION TO FLOOR AREA RATIO:**

NETT FLOOR AREA (OFFICE): 35.6 m²  
WINDOW AREA: 3.1 m² + 1.3 m² = 4.4 m² (12.4%)

**CONCLUSION:**  
**FENESTRATION IS LESS THAN XA THRESHOLD AND THEREFORE NO ADDITIONAL AND/OR SPECIAL MEASURES ARE REQUIRED.**

**LIGHTING:**

LOW ENERGY LIGHTING TO BE INSTALLED.

**ROOF INSULATION:**

PROVIDE 160mm FLEXIBLE POLYESTER BLANKET (e.g. Isotherm) OVER CEILING OF 2nd STOREY OFFICE. ONLY PER MANUFACTURERS SPECIFICATIONS.

ANY DOWNLIGHTERS AND/OR RECESSED LIGHT FITTINGS TO BE ISOLATED PER INSULATION MATERIAL MANUFACTURERS SPECIFICATIONS.

**FLOOR / WALL INSULATION:**

INSTALL RIGID EXPANDED POLYSTYRENE INSULATION, WITH R-VALUE OF NOT LESS THAN 1.0, AROUND THE VERTICAL EDGE OF THE EXTERNAL PERIMETER WALLS CONTIGUOUS FROM THE ADJACENT FINISHED GROUND LEVEL TO A DEPTH OF NOT LESS THAN 300mm OR FOR THE FULL DEPTH OF THE VERTICAL EDGE OF THE CONCRETE SLAB-ON-GROUND.

**NOTES**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTS & OTHER SPECIALISTS DRAWINGS.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THIS DRAWING.

THE CONTRACTOR IS TO CHECK ALL LEVELS & DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES.

ANY DISCREPANCIES IN LEVELS, DIMENSIONS OR DETAILS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

SET OUT FROM MUNICIPAL APPROVED PLANS ONLY.

ALL DIMENSIONS TO BE READ AS IS, & NOT SCALED OFF THIS DRAWING.

ALL BUILDING WORK TO COMPLY WITH NBR.

ALL WORK PERFORMED, OR MACHINERY AND PLANT USED ON SITE TO BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT (ACT NO. 85 OF 1989)

**FIRE NOTES**

**OCCUPANCY CLASSIFICATION - J.2**

**FIRE CRITERIA TO COMPLY WITH SABS 10400 AND CITY BY-LAWS.**

**FIRE PROTECTION:**

FHR's 1/500m² OR 30m COVERAGE.

FE OFFICES 4.5kg DCP @ 1200m².  
FE STORAGE 9kg DCP @ 1100m².

FIRE EXTINGUISHERS SHALL COMPLY WITH SABS 810 UNLESS OTHERWISE STATED.

FIRE EXTINGUISHERS SHALL BE INSTALLED SUCH THAT THE HEAD IS 1.4m ABOVE FINISHED FLOOR LEVEL.

**ESCAPE ROUTES:**

DIRECTION OF ESCAPE INDICATED VIA SABS 1186 APPROVED SAFETY PHOTOLUMINESCENT SYMBOLIC SIGNAGE AS PER PLAN.

**ESCAPE DOORS:**

ALL FIRE ESCAPE DOORS WILL BE FITTED WITH APPROVED LOCKING DEVICES ONLY (PANIC BAR).  
ESCAPE DOORS TO BE MINIMUM 900 WIDE.

**HAZARDOUS SUBSTANCES:**

NO ON-SITE STORAGE OF HAZARDOUS SUBSTANCES OTHER THAN IN AN APPROVED HAZARDOUS SUBSTANCE STORE VIA SEPARATE PLAN SUBMISSION BY SPECIALIST.

**CEILING:**

THE WAREHOUSE AREA WILL NOT BE PROVIDED WITH A CEILING. CEILING WILL ONLY BE PROVIDED ABOVE THE OFFICE AREA. ONLY MATERIAL THAT HAS BEEN FAVORABLY EVALUATED BY THE SABS / CSIR WILL BE USED IN ANY CEILING.

**NEON LIGHTS:**

ALL NEON SIGNS TO THE UNITS WILL BE CONTROLLED BY AN EXTERNAL FIREMAN SWITCH AT THE INDIVIDUAL ENTRANCES.

**SYMBOLIC SIGNS:**

ALL STATUTORY SAFETY SIGNAGE, FIRE EQUIPMENT, ESCAPE ROUTES AND EXIT DOORS WILL BE FITTED WITH SABS 1186 APPROVED PHOTOLUMINESCENT TYPE SIGNS.  
ALL SIGNS SUSPENDED FROM CEILING TO BE 150mm HIGH.  
ALL WALL FIXED SIGNS TO BE 190mm HIGH.  
SIGNS WILL BE MECHANICALLY FITTED.  
NO TAPE OR SILICONE.

**SMOKE CONTROL:**

N/A AS ALL UNITS ARE LESS THAN 500m².

**CONDITIONS OF APPROVAL:**

1. THE DEPARTMENT APPROVES THIS APPLICATION IF NOT ACTED UPON WITHIN A PERIOD OF TWO YEARS FROM THE DATE OF APPROVAL.

2. THE APPROVAL SHALL BE VALID TO COVER ONLY THE EXACTED AREA AND SHALL NOT BE TRANSFERRED AS A CONDITION TO DEPART FROM THE APPROVAL REQUIREMENTS. ANY DEVIATION THEREFROM SHALL BE SUBJECT TO A SEPARATE APPLICATION.

**REVISIONS**

REV.#	DATE	DESCRIPTION

**Approved by:** Gavin Ter Morshuizen  
professional senior architectural technologist  
082.894.6930

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**PROJECT DETAILS**

PROPOSED WAREHOUSE FOR HEIMO WATSON PROPERTIES, ERF 12408, 33 WESTLAKE DRIVE, WESTLAKE.

**DRAWING DESCRIPTION**

**FIRE PLAN & NOTES**

DESIGN BY G. R. TER MORSHUIZEN	DRAWING SCALE 1:50 @ A.1
DRAWN BY G. R. TER MORSHUIZEN	REVISION NO. 0
DATE 02 AUGUST 2014	COMP. FILE -
ARCHITECT'S SIGNATURE <i>G. R. Ter Morshuizen</i>	CLIENT'S SIGNATURE <i>[Signature]</i>
G. R. TER MORSHUIZEN: S.A.C.A.P. - Reg.No. ST 0658 - Pr.S.Arch.7 Cape Institute for Architecture - Reg.No.M.1008	DRAWING NO. <b>14:54:MP101</b>