FIRE NOTES

1. All fire doors will be SABS approved Class B automatic closing and fitted with emergency locks in accordance with TT19
2. Fire Plan attached in accordance with A9
3. Stability of structural elements will comply with TT7
4. Internal walls and partitions will comply with TT9
5. All ceilings will comply with TT13
6. All floor coverings will comply with TT14
7. Escape routes will comply with TT16
8. Handrails to stairs will comply with TT23
9. Signage will comply with TT29 and TT32
10. Emergency lighting will comply with TT30
11. Hose reels will be 30m long and SABS approved as TT34
12. Hydrants will comply with TT35
13. Portable fire extinguishers will comply with TT37
14. Void above ceilings will be divided into areas not exceeding 300m2 and distance between fire stops will not exceed 30m in accordance with TT12.5
15. Fire stopping of inaccessible concealed spaces will comply with TT39
16. Water reticulation for fire fighting will comply with TT33
17. Provision for smoke control will comply with TT42
18. Toilets and Tea Kitchens will be ventilated in accordance with TT42
19. Smoke Ventilation will be a product of rational design by Fire Consultant and approved by Fire Department
20. Protection in service shafts will comply with TT40
21. Services in structural or separating elements will be as TT41
22. A/C and ventilation systems will comply with TT43
23. Mechanical ventilation to the Basement to be supplied with fresh air at a rate of 7,5l/sec uniformly distributed throughout
24. Smoke detection system to comply with TT31
25. Fire detection and alarm system will be provided in accordance with TT31
26. Stand-by generator will be supplied for emergency lighting and ventilation.

1) FOOD PREPARATION AREA TO BE IN ACCORDANCE WITH THE LOCAL ATTORITY FOOD BYLAWS.
2) ARTIFICIAL LIGHTING TO BE IN ACCORDANCE WITH THE NAT. BUILDING REGULATIONS.
3) AIR MOVEMENT TO BE EVEN & UNIFORM THROUGHOUT. MINIMUM AIR MOVEMENT TO BE 0,2 m/SEC AND MAX. 0.5 m/SEC.
4) REFUSE AREA TO BE FITTED WITH A STAND TAP AND AREA GRADED TO GULLEY TO SEWER SYSTEM.

6/10/99.

LOT 2474 PINETOWN

22/10/99

EXISTING BUILDING

EXISTING DRIVEWAY

60.350

BUILDING LINE

BIN AREA

LOT 2475 PINETOWN

NO 1 CROMPTON STREET
PINETOWN

RAILWAY STREET

IMPERIAL LANE

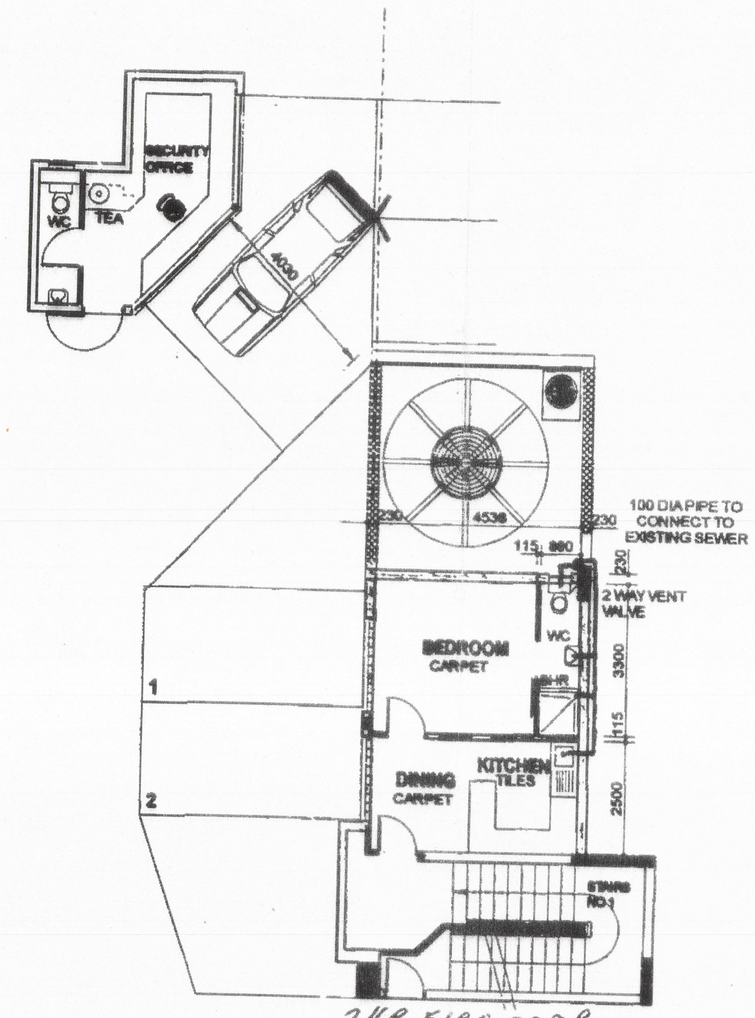
LINE OF EXISTING CANOPY

CROMPTON STREET

NOTE
CHROMADEK FINISH ROOFSHEETING TO 2 DEG FALL TO DRAIN ONTO EXISTING CANOPY TO EXISTING FULLBORE OUTLETS ON CANOPY
STORMWATER ON WEST ELEVATION TO DRAIN INTO A BOX GUTTER CONNECTED TO EXISTING STORMWATER
ROOF STRUCTURE TO ENGINEER'S DETAILED DRAWINGS

22/10/99

SITE PLAN & ROOF PLAN
1: 200



22/10/99.

CARETAKER'S FLAT
1 :100

22/10/99

AREAS

SITE AREA	2225.6 m2	
PERMITTED FAR	5564 m²	55 EXISTING PARKING BAYS
EXISTING FAR	3734 m²	EXISTING
PROPOSED FAR	31 m²	LOWER FLOOR LEVEL 1907.5m2
TOTAL USE FAR	3765 m²	GROUND FLOOR LEVEL 1828.4m2
		NEW COVERED PARKING 1805 m2
PERMITTED COV	2003 m²	NEW CARETAKER'S FLAT 31 m2
EXISTING COV	1907.6 m²	TOTAL NEW 1836 m2
PROPOSED COV	0.0 m²	
TOTAL COV	1907.6 m²	

Building Plan No. 99/1254

BUILDING PLAN APPROVED
EXECUTIVE DIRECTOR PLANNING & DEVELOPMENT
23.12.99
DATE

All Electricity and Post Office Cables and Water Mains in the area must be approved before entrances are constructed. Applications for an electrical supply must be made to the City Electrical Engineer when the building is commenced to avoid delays

Owners / Builders are warned that building materials or other articles may not remain on any street or footpath for a longer time than forty eight hours for loading and unloading

IMPORTANT
ELECTRICITY SERVICES

As the Durban Corporation Electricity Undertaking is responsible for electricity supplies in the area, their Office should be contacted to establish all details of the electricity services that may be affected by the proposed building operations. BEFORE ANY SUCH WORK IS COMMENCED.

OCCUPATION NOT PERMISSIBLE UNTIL OCCUPATION CERTIFICATE HAS BEEN ISSUED

THE EXECUTIVE DIRECTOR PLANNING & DEVELOPMENT TO BE NOTIFIED TO COMMENCEMENT OF BUILDING OPERATIONS

Existing Septic Tank to be emptied and backfilled to the satisfaction of the Executive Director Planning & Development

PROPOSED UPGRADING OF EXISTING PREMISES AT LOT 2475 PINETOWN

A roof truss certificate to be provided by I.T.C. approved Engineer, before completion certificate will be issued.

Electrical certificate is required, before completion certificate can be issued.

NORTH

Sewer connection point to be exposed, before commencement of drainage work.

ROCKET RIDGE INVESTMENTS 51 (PTY) LTD
OWNER
A.N. RIDL - DIRECTOR

SITE PLAN

ERNEST FORD ARCHITECT
2A DEVONSHIRE ST. WOODSTOCK 7925
CAPE TOWN
TEL. 021-474180 FAX 021-477267

PROJECT No.	DRAWING No.
ACAD FILE NAME: FLEXCLUB-S	001
DATE 1/6/99	DRAWN WBL
CHECKED	SCALE 1:100