

SITEPLAN
SCALE 1:200

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 : 2010 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area, and SANS 10400 Part O natural light area, min. 10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SANS 0137 & SANS 10400 Part N & side lights to have safety glass - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

DENNIS MOSS PARTNERSHIP

CLIENT:
DEVONMUST (PTY) LTD

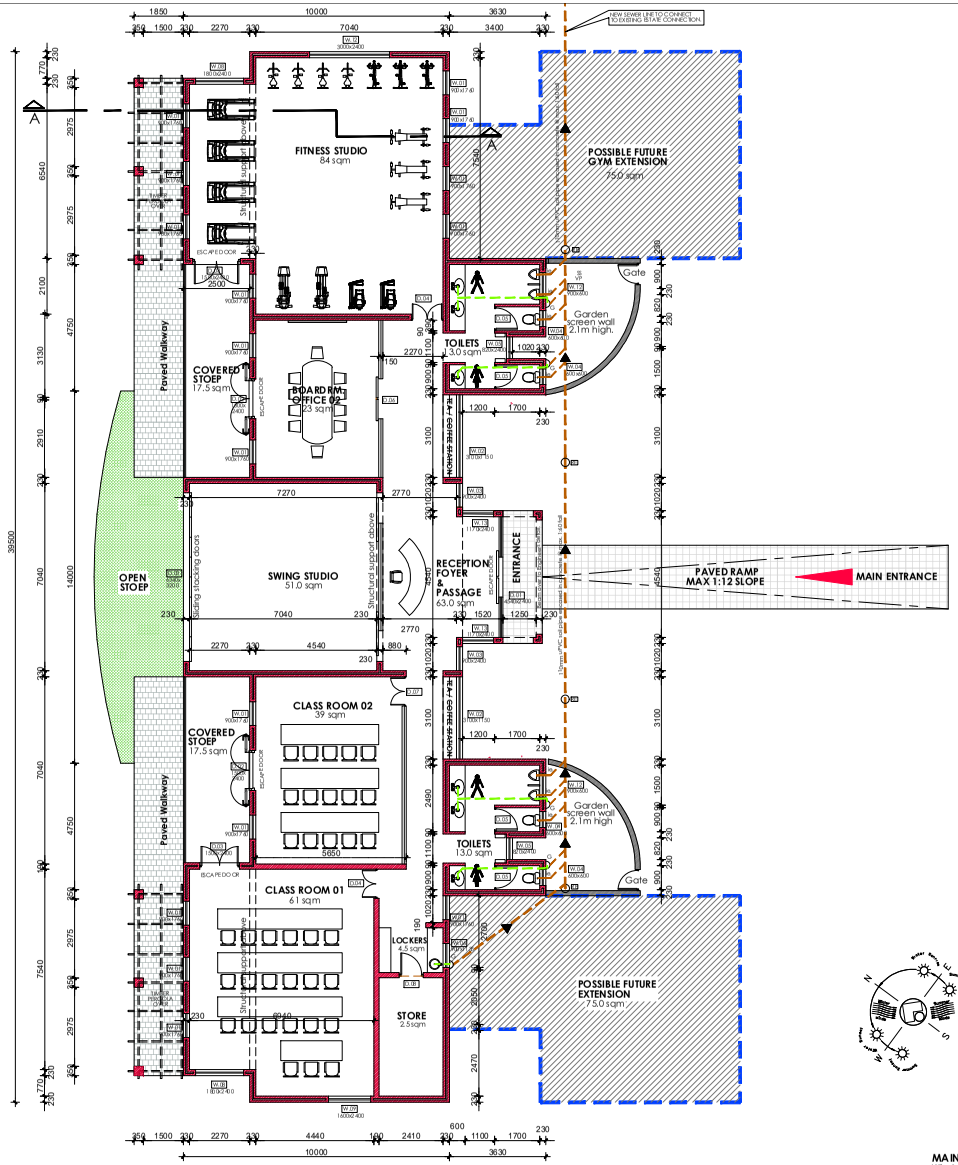
PROJECT TITLE:
PROPOSED NEW MCKENNA GOLF ACADEMY ON DEVONVALE GOLF & WINE ESTATE

DRAWING TITLE:
GOLF ACADEMY: SITE PLAN

PROJECT No.: V3819	SCALE: 1:200
DRAWING No.: V3819 -100	DATE: 2024/02/26
REV.: 0	DRAWN: / CHECKED:

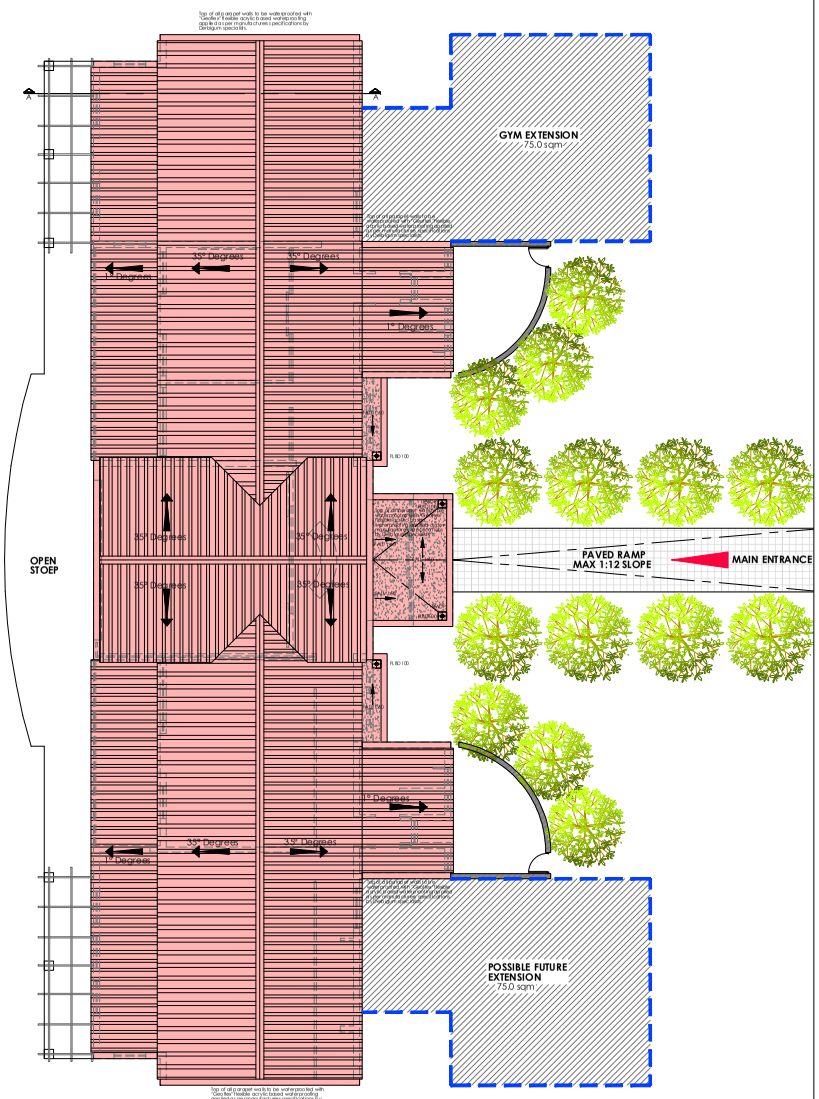
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GROUND FLOOR PLAN

SCALE 1:100



ROOF PLAN

SCALE 1:100

GENERAL NOTES:
All building work shall comply with the requirements of the Local Authority and the NHBRC and be carried out strictly in accordance with the National Building Regulations (SANS 10400, excluding Part XA), the Building Standards Act No, 103 of 1977, Model Preambles of Trades (2008 edition) and the approved building plans and specifications. All building materials used shall be SABS & NHBRC approved. All drawings and specifications subject to final adjustments by architects. Contractor and sub-contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the architect immediately. Any discrepancies between structural drawings and architectural drawings to be reported to architect prior to construction. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.

WALL CONSTRUCTION:
External walls 230mm maxi bricks with 50 mm cavity, manufactured in accordance with SANS 227:2007, laid in stretcherbond course and bedded and jointed in 10mm thick mortar joints. Provide galvanised steel butterfly wall ties reinforcement at 4 ties per 1sqm spacing ratio. All walls to be finished with 15mm thick smooth wood trowelled plaster as indicated and paint as per finishing schedule. Internal walls 90mm maxi clay bricks, manufactured in accordance with SANS 227:2007, laid in stretcherbond course and bedded and 10mm thick mortar joints. All walls to be finished with 15mm thick smooth wood trowelled plaster as per indicated. All walls to be finished with 15mm thick smooth wood trowelled plaster as indicated and paint as per finishing schedule.

PLASTER FINISH
ALL PLASTER TO BE 1 COAT COMPO PLASTER MIXED BY VOLUME
CEMENT: LIME : SAND
EXTERNALLY : 1 : 2 : 8
INTERNALLY : 1 : 2 : 10
USE ONLY LIME & SAND FOR PLASTER MIX & ADD CEMENT IMMEDIATELY BEFORE USE.

WEEPHOLES:
Weepholes at 2 brick intervals at all floor slab levels and over all windows and ext. doors. Stepped dpc as indicated.

GROUND FLOOR CONSTRUCTION:
100mm 15mpa mesh reinforced concrete surface bed cast in 200 x 200 x 4mm welded steel mesh , placed near the top surface, covered with a 25mm screed and floor finish on 0.375mm black embossed polyolefin d.p.m with 50mm sandblinding on compacted hardcore filling @ max. 150 layers at 90% mod aashto to structural engineers specifications and detailing. DPM to overlap min 150mm with DPC in walls.

PARAPET WALLS
top of all parapet walls to be applied with "geoflex" flexible acrylic based waterproofing as per derbigum specialist. non-carosive metal flashing and cover flashing to all lean-too roofs at parapet walls.

DOORS - ALUMINIUM
all doors as per schedule to be powder coated aluminium and open as indicate on plan.
all door sizes to structural openings
all ironmongery as per schedule.
safety glazing to all doors where glazing required to conform to sans 1263 part 1 and in accordance with sans 10400, part n of the nbr and sans 10137 code of practice.

PAINTING
All plastered areas will received a primer coat, polyfiller skimmed coat and 2 coats acrylic PVA to manufacturers specification, commercial grade (colour to architect specification)
Ceilings will rece ived 2 coats white acrylic .
All internal doors will be painted with non -drip enamel to manufacturer's specification

PLUMBING
Hot water generation system comprises of solar panel and in roof geyser (200lt geyser)

MAIN ROOF CONSTRUCTION:
Klip lok 0,58mm thick (406mm cover) zincalume steel roof sheets @ 35 deg. on 75 x 50mm treated sa pine purlins at max 1200mm c/c spacing on sisalation 410 thermal insulation and fixed to 150x50mm gangnailed sa pine roof trusses as per manufacturer's engineer's design at 1000mm c/c spacing. Roof construction to be secured to 114x38mm sa pine wallplate with g.m.s. hoop irons and secured into wall for min. 600mm. Roof pitch 35° as shown on sections Chromadek colour : Charcoal.

CEILING CONSTRUCTION
skimmed 6,4mm gypsum "rhinoboard" ceilings. , to be fixed between timber trusses on 50 x 38mm branders at 400mm cts max.
cornice – polystyrene cornice as per spec'sheet (except in garage) to all gypsum board ceilings - painted and fixed strictly in accordance with manufacturer specifications.
insulation –allow for 135mm "isotherm" or similar approved insulation to all areas.

DRAINAGE NOTES:
All levels to be checked on site and final adjustments to be made in accordance with specialist details. Inspection eyes on all corners and connections. All pipes in walls complete with cleaning and rodding eyes with inspection and repair access. Ventilation pipes 400mm above roof level. Sewer & Stormwater pipes below floor to be encased in min. 150mm concrete. Minimum fall of sewer pipes to be 1:60. Fit vent valve on all waste fittings. wcp -110mm dia. soil pipe whb -38mm dia. wastepipe stacks & ventpipes -110mm dia. , unless otherwise noted.

WINDOW SILLS
INTERNALLY : PLASTERED SILLS - 180° HORIZONTAL
EXTERNALLY : PLASTERED SILLS - 30°

LINTELS
PRE-STRESSED PRECAST RC. LINTELS OVER ALL WINDOWS, DOORS AND OTHER OPENINGS MIN. 3METERS WIDE.

BEAMS
ALL OPENINGS MAX. 3METERS WIDE TO BE RC. BEAMS AS PER STRUCTURAL ENGINEERS SPECIFICATIONS

EAVES AND RAINWATER GOODS:
Watertite Guttering domestic Ogee profile aluminium seamless gutter, overall size 125 x 85 x 0,6mm thick coated internally and externally with ColourTech G4 in colour Charcoal(splashplate text) including cut and mitred angles covered with a mitre strip externally, stop ends crimped and all sealed on the inside with Dow Corning 813 silicone sealer, secured to 150 x 12mm fibre cement fascia with 20 x 2,5mm internal hanger brackets at 600mm centres using aluminium peeled rivets, (leaf guard)with 75 x 50 x 0,6mm thick aluminium downpipe in colour Charcoal fixed to wall with straps at 1500mm centres using nail plugs, with downpipes riveted and silicone sealed to gutter outlets, including all necessary bends, elbows, shoes etc.
'WATERTITE GUTTERING', or similar approved. 150 x 125mm min. purpose made 1,6mm thick anodised internally and externally aluminium concealed box gutter, in standard lengths, butt strap joints riveted and silicone sealed, including cut and mitred angles, stop ends riveted and all sealed on the inside with dow corning 813 silicone sealer, secured to brickwork and rafters, with aluminium downpipes to gutter outlets, including all necessary hopper heads, bends, elbows, shoes etc.,

GLAZING:
All glass panes with areas more then 1m² to be safety glazing. All glazing to comply with SABS 01 37:10 comply with SANS 204 Fenestrations Conductance and Solar Heat Gain Requirements, Clear single glazed, Low E or similar approved glazing.

WINDOWS - ALUMINIUM
window areas to be a min.10% of the floor area with a min. of 5% openable all windows as per schedule to be powder coated aluminium and open as indicate on elevations.
all window sizes to structural openings.
all windows to receive dpc. all round to protrude a min. 20mm and pu foam applied to cavity.
all glazing in accordance with sans 10400 - 204, part n of the nbr and sans 10137 code of practice. all safety glazing to be installed @ 500mm from ffl. to conform to sans 1263 part 1 .
all glazing to bathroom / toilets to be pilkington pacific obscured glass
all ironmongery as per schedule.

General Notes:

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5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & side lights to have safety glass - access doors and skylights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
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AREA SUMMARY

FITNESS STUDIO	84.0 sqm
BOARDROOM / OFFICE	23.0 sqm
SWING STUDIO	51.0 sqm
CLASSROOM 01	66.0 sqm
CLASSROOM 02	39.0 sqm
RECEPTION / FOYER/ PASSAGE	63.0 sqm
TOILETS	26.0 sqm
LOCKERS	4.0 sqm
STORE	2.0 sqm
TOTAL LETTABLE AREA *(EXCL. STOEPS)*	**356.00 sqm**

FUTURE EXTENSIONS:	
GYM EXTENSION	75.0 sqm
POSSIBLE FUTURE EXT.	75.0 sqm
TOTAL AREA	**150.0 sqm**

COVERED AREAS:	
GROUND FLOOR	402.15 sqm
COVERED STOEPS	37.50 sqm
COVERED ENTRANCE	7.50 sqm
TOTAL AREA	**447.15 sqm**

UNCOVERED AREAS:	
PERGOLAS	26.00 sqm
TOTAL AREA	**26.00sqm**

CONSTRUCTION AREA
473.15 sqm

DENNIS MOSS PARTNERSHIP

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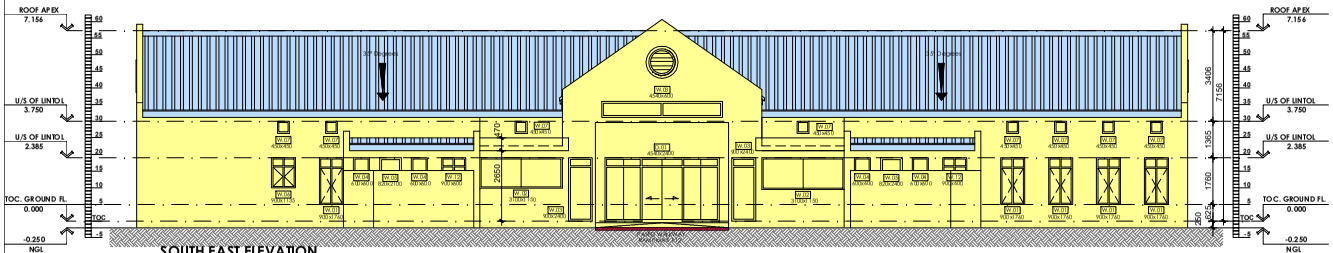
PROJECT TITLE:
PROPOSED NEW MCKENNA GOLF ACADEMY ON ERF 179 DEVONVALE GOLF & WINE ESTATE

DRAWING TITLE:
GOLF ACADEMY: GROUND FLOOR- ROOF PLAN & SECTION

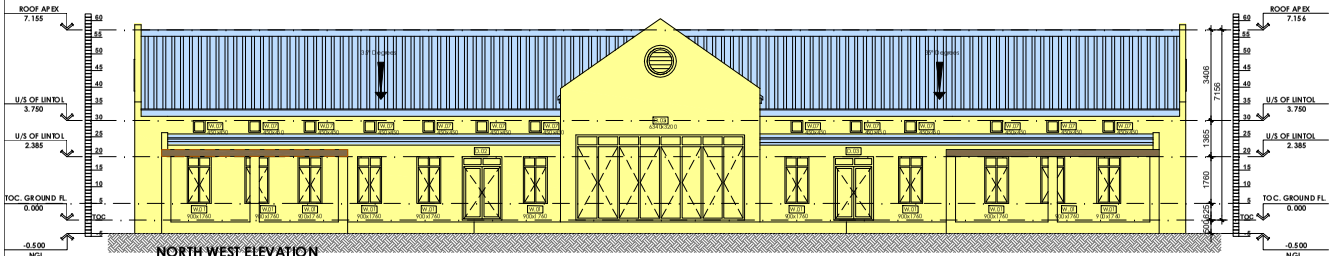
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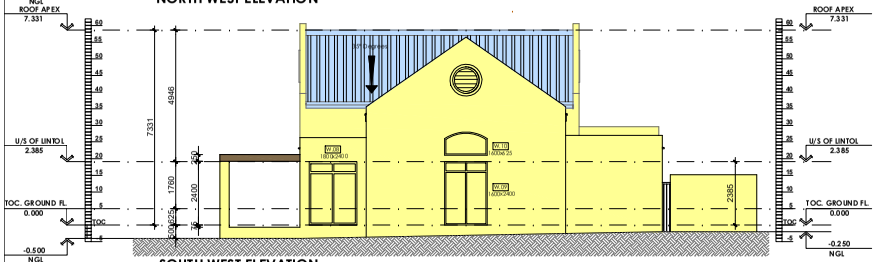
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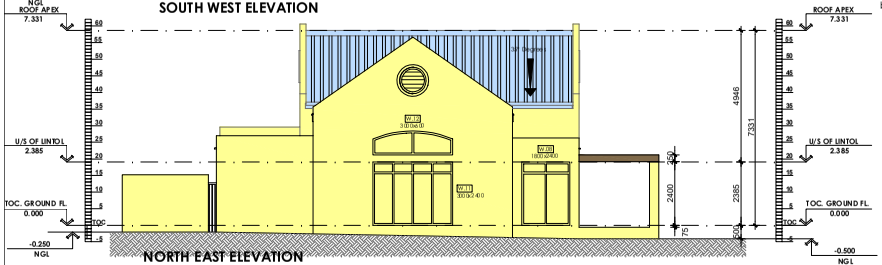
SOUTH EAST ELEVATION



NORTH WEST ELEVATION



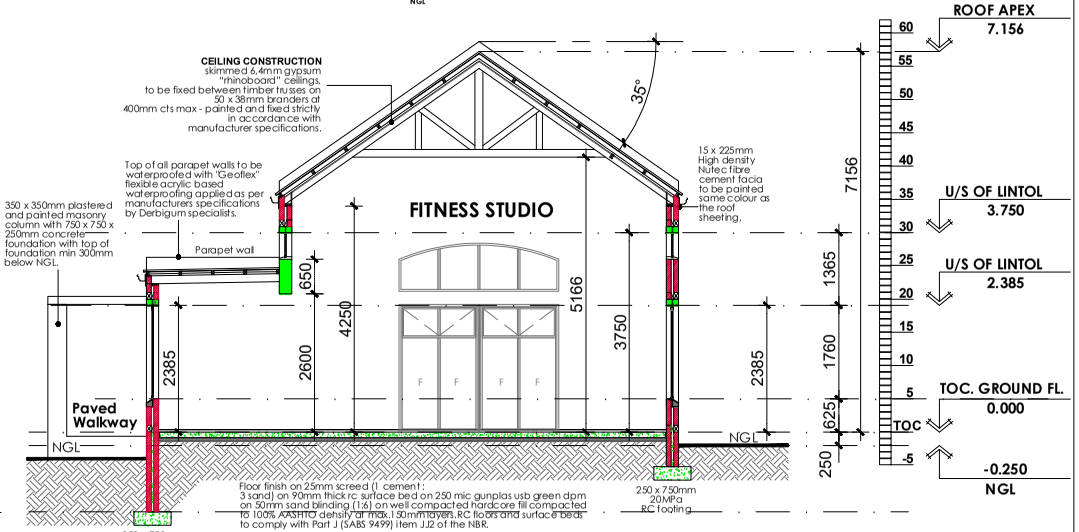
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



3D PERSPECTIVE



SECTION A-A

SCALE 1:50

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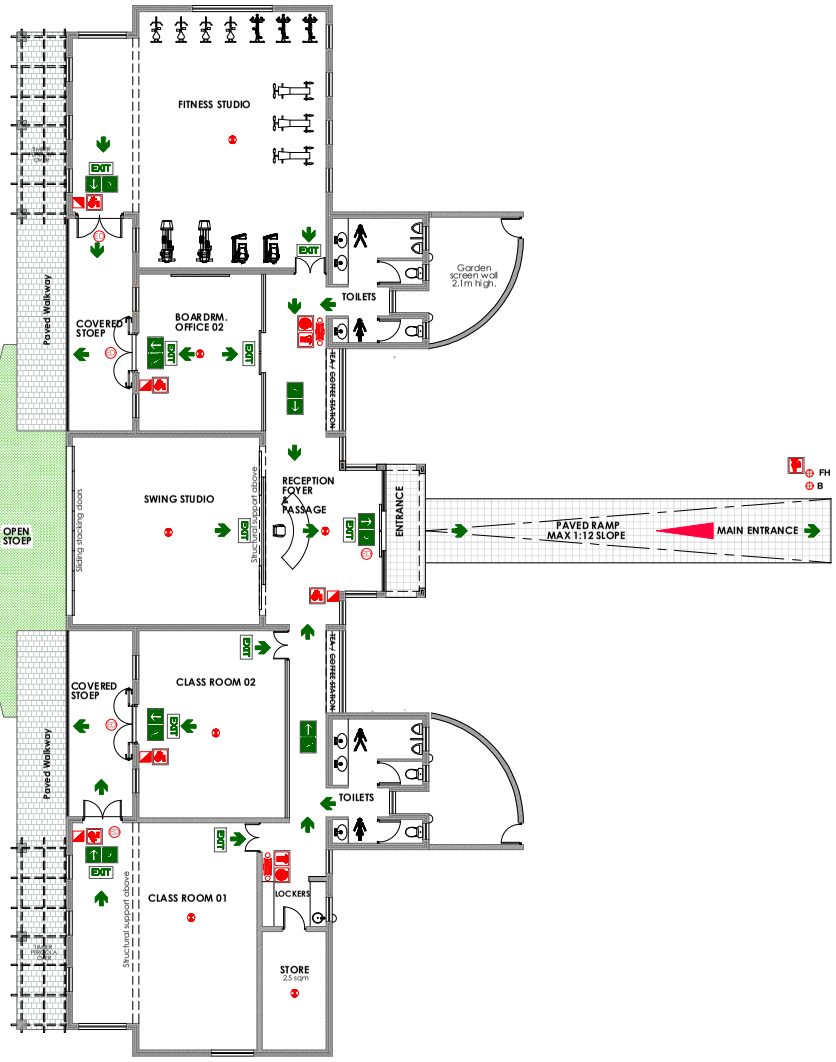
PROJECT TITLE:
PROPOSED NEW MCKENNA GOLF ACADEMY ON ERF 179 DEVONVALE GOLF & WINE ESTATE

DRAWING TITLE:
GOLF ACADEMY: ELEVATIONS & SECTION

PROJECT No.: V3819	SCALE: 1:100 & 1:50
DRAWING No.: V3819 - 102	DATE: 2024/02/26
REV.: 01	DRAWN: / CHECKED:

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FIRE PLAN
SCALE 1:100

FIRE STOPPING CRITERIA:

THE FIRE RATING OF FIRE STOPS IS RELATED TO THE STRUCTURAL STABILITY OF A BUILDING. THE FIRE STOPPING CRITERIA IS DETAILED IN SANS 10400:2011 PART T, TABLE 7. THE TABLE REFLECTS 60 OR 120 MINUTE FIRE STOPPING WITH CLASS A (60MIN) OR CLASS B(120MIN) ACCESS FIRE DOORS TO SERVICE DUCTS/SHAFTS.

FIRE STOPPING MAY BE APPLIED IN EITHER THE VERTICAL PLANE BY VIRTUE OF INSTALLING FIRE RATED ACCESS DOORS TO SERVICE DUCTS/SHAFTS OR IN THE HORIZONTAL PLANE BY SEALING OFF FLOOR TO FLOOR AT SLAB LEVEL BY CAULKING WITH CEMENT/MORTAR MIX OR BY SPECIALIST APPLICATION AS BELOW WITH SUBSEQUENT SANS CERTIFICATION.

PRODUCTS SUITABLE VIA PYROCOTE (LINK: HTTP://PYROCOTE.CO.ZA/) OR SIMILAR:

- **ELECTRICAL CABLE TREATMENT - K85 COATING OR PYROSAFE WB**
- **PENETRATION/SHAFTS - ANY K85® CERTIFIED PRODUCT OR PYROSAFE PANEL SEAL**
- **STRUCTURAL - TEKROK S OR C/PYROSAFE**

CEILING/ROOF SPACE:

- WHERE ROOF SPACE IS FORMED BETWEEN A CEILING AND A ROOF COVERING, SUCH SPACE SHALL BE DIVIDED INTO AREAS OF NOT MORE THAN 500M² BY MEANS OF NON-COMBUSTIBLE FIRE STOPS WITH A STABILITY AND INTEGRITY RATING OF AT LEAST 2 0MIN. THE DISTANCE BETWEEN SUCH FIRE STOPS SHALL BE NOT MORE THAN 30M, PROVIDED THAT THIS REQUIREMENT SHALL NOT APPLY WHERE SUCH ROOF SPACE AND THE ROOM BELOW ARE PROTECTED BY A FIXED AUTOMATIC FIRE-FIGHTING SYSTEM AND AN AUTOMATIC SMOKE CONTROL SYSTEM (OR BOTH).
- IF ANY COMBUSTIBLE PRODUCTS ARE INSTALLED IN SUCH ROOF SPACE, FOR EXAMPLE COMBUSTIBLE INSULATION, THEN THE AREA FOR NON-COMBUSTIBLE FIRE STOPS SHALL NOT BE MORE THAN 250M² AND THE DISTANCE BETWEEN SUCH FIRE STOPS SHALL NOT BE MORE THAN 20M.

INACCESSIBLE CONCEALED SPACES:

- WHERE THERE IS AN INACCESSIBLE CONCEALED SPACE WITH A MAXIMUM DIMENSION OF MORE THAN 5M IN ANY BUILDING, SUCH SPACE SHALL:
- BE FIRE-STOPPED WHETHER IT CONTAINS COMBUSTIBLE MATERIAL OR NOT
- WHERE IT IS WITHIN ANY NON-COMBUSTIBLE BUILDING ELEMENT, BE FIRE-STOPPED NOT LESS THAN EVERY 5M MEASURED HORIZONTALLY OR VERTICALLY, PROVIDED THAT THIS REQUIREMENT SHALL NOT APPLY TO THE CAVITY OF A MASONRY CAVITY WALL, AND
- WHERE IT IS WITHIN A COMBUSTIBLE ELEMENT, BE FIRE-STOPPED NOT LESS THAN EVERY 3M MEASURED IN BOTH DIRECTIONS

SERVICE SHAFTS:

- NOT CONTAINING ANY COMBUSTIBLE MATERIAL SHALL BE FIRE STOPPED AT THE LEVEL OF EVERY SECOND STOREY ABOVE THE BOTTOM OF SUCH SHAFT
- CONTAINING ANY COMBUSTIBLE MATERIAL SHALL BE FIRE STOPPED AT THE LEVEL OF EVERY STOREY ABOVE THE BOTTOM OF SUCH SHAFT
- WHERE A VERTICAL SERVICE SHAFT IS USED FOR VENTILATION OR CONTAINS NON-COMBUSTIBLE PLUMBING OR DRAINAGE SERVICES OR IS A NON-COMBUSTIBLE RUBBISH CHUTE, NO FIRE STOP SHALL BE REQUIRED WITHIN SUCH SHAFT AND THE DOORS TO SUCH SHAFTS SHALL BE SELF-CLOSING 12 0MIN FIRE DOORS
- WHERE A SERVICE PENETRATES A SEPARATING ELEMENT, SUCH SEPARATING ELEMENT SHALL BE FIRE STOPPED WITH A SUITABLE SYSTEM OF THE SAME RATING OF THE ELEMENT IT PASSES THROUGH

SERVICES IN STRUCTURAL OR SEPARATING ELEMENTS:

- A SERVICE PIPE, CONDUIT, DUCT, SLEEVE, CABLE OR OTHER EQUIPMENT RECESSED INTO ANY STRUCTURAL OR SEPARATING ELEMENT WHICH IS REQUIRED TO HAVE A FIRE RESISTANCE, SHALL BE SET INTO SUCH ELEMENT IN SUCH A MANNER THAT SUCH FIRE RESISTANCE IS NOT REDUCED TO BELOW THE REQUIRED FIRE RESISTANCE
- A SERVICE THAT PENETRATES THROUGH ANY WALL OR FLOOR WHERE SUCH WALL OR FLOOR IS REQUIRED TO HAVE A FIRE RESISTANCE, SHALL BE SEALED IN SUCH A MANNER THAT FIRE SHALL NOT PENETRATE SUCH WALL OR FLOOR

OCCUPANCY CLASSIFICATION: A3
AREA: 402.15 m²
DESIGN POPULATION: 1 PERSON PER 5m²

SMOKE CONTROL/FIRE VENTILATION:
NATURALLY VENTILATED TO MIN 3% ON EXTERNAL FACADES BY FIXED VENTILATION LOUVRES

EMERGENCY LIGHTING:
PROVIDE EMERGENCY LIGHTING ON BACKUP POWER FOR 60 MIN TO ALL ESCAPE ROUTES / STAIRS PER SANS PART T 4.30

DETECTION/ALARM:
LOCALIZED CATEGORY L4/M BY SAQCC SPECIALIST TO SANS 10139 - TO BE INTERPHASED WITH FIRE SYSTEMS /GROUNDING OF LIFTS ETC.

FIRE NOTES:

NOTE: THIS PLAN SUBMISSION IS DEEMED TO BE A CODE COMPLIANT DESIGN IN TERMS OF SANS 10400: 2010 PART S, T & W - AS AMENDED.

THE SCOPE OF WORK INCLUDES A GOLF ACADEMY FOR LEARNING BUILDING ON GROUND FLOOR.

FIRE RATIONAL - PRIMARY FOCUS IS LIFE SAFETY AND ADEQUATE FIRE SUPPRESSION METHODOLOGY TO ENSURE BUSINESS CONTINUITY.

ALL REFERENCES MADE ARE IN TERMS OF SANS 10400:2010 PART S, T & W AND THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, UNLESS OTHERWISE STATED.

1. **OCCUPANCY CLASSIFICATION:**
1.1. PRIMARY: A3 - PLACE OF INSTRUCTION
1.2. AREA: GROUND FLOOR 402.15 SQM
1.3. DESIGN POPULATION AS PER SANS 10400: PART A21, TABLE 2 OR AS STIPULATED 1 PERSON PER 5 SQM.

2. **SUPPRESSION EQUIPMENT:**
2.1. NEW 30M FIRE HOSE REELS AS PER PLAN IN ACCORDANCE WITH SANS 543 TO DISCHARGE 0, 5 K/S @ 300KPA
2.2. NEW 4.5KG & 9.0KG DCP PORTABLE FIRE EXTINGUISHERS AS PER PLAN IN ACCORDANCE WITH SANS 0105
2.3. NEW FIRE HYDRANT AS PER PLAN TO DISCHARGE 20L/S @ 300K PA
2.4. NEW TWIN PUMPING BOOSTER CONNECTION AS PER PLAN

3. **SIGNAGE:**
3.1. TO BE SAFETY SYMBOLIC PHOTOLUMINESCENT SIGNS MINIMUM SIZE 190MM X 190MM IN ACCORDANCE WITH SANS 1186
3.2. TO BE CLEARLY VISIBLE AND UNOBSTRUCTED
3.3. INTERIOR/LIT LUMINAIRES TO SANS 1464-22 AS AMENDED WHERE APPLICABLE

4. **EGRESS / ESCAPE:**
4.1. EGRESS / ESCAPE VIA 5 X ESCAPE DOORS AT GROUND LEVEL FITTED WITH APPROVED PANIC HARDWARE AS INDICATED ON PLAN
4.2. ESCAPE DOORS MAY NOT BE LOCKED DURING HOURS OF TRADING
4.3. ESCAPE ROUTES TO BE CLEARLY SIGNPOSTED TO INDICATE DIRECTION OF EGRESS AND KEPT UNOBSTRUCTED
4.4. ANY CHANGE IN FLOOR LEVEL VIA STEPS SHALL BE PROVIDED WITH A REFUGE AREA OR BE PROVIDED WITH A RAMP OF MAX SLOPE 1:12
4.5. SECURITY GATES WHERE APPLICABLE SHALL REMAIN LOCKED IN THE OPEN POSITION DURING HOURS OF TRADING
4.6. ALL DOORS BEING A COMPONENT OF THE ESCAPE ROUTE I.E. ELECTRONIC DOORS / LOCKING MECHANISMS / ELECTRONIC SLIDING DOORS OR ANY ELECTRONIC LOCKING DEVICE SHALL IN THE EVENT OF MAINS POWER FAILURE AND/OR ALARM ACTIVATION VIA BGU / DETECTOR, AUTOMATICALLY UNLOCK AND SUCH DOORS SHALL OPEN AUTOMATICALLY AND REMAIN IN THE OPEN POSITION
4.7. PROVIDE EMERGENCY LIGHTING TO ESCAPE ROUTES FOR A PERIOD OF 60 MINUTES IN THE EVENT OF NORMAL MAINS FAILURE IN ACCORDANCE WITH PART T, 4.30

5. **FIRE DETECTION / ALARM:**
5.1. LOCALIZED CATEGORY L4/M INTERPHASED WITH THE FIRE SYSTEM
5.2. THE DETECTION SYSTEM SHALL BE BY SAQCC REGISTERED SPECIALIST IN ACCORDANCE WITH SANS 10139
5.3. STROBES AND SOUNDERS TO BE STRATEGICALLY POSITIONED THROUGHOUT TO BE CLEARLY VISIBLE/HEARD FROM ANY POINT WITHIN THE AREA SERVED
5.4. DETECTOR ADDRESS NUMBER IS TO BE CLEARLY DISPLAYED ON BOTH THE BASE & DETECTOR UNIT
5.5. ***NOTE: THE FIRE PLAN MAY NOT BE USED OR REFERENCED AS A DESIGN LAYOUT FOR THE DETECTION/ALARM/BGU'S OR STROBE/SOUNDERS - THE FIRE PLAN ONLY GENERALIZES THAT DETECTION/ALARM WILL BE PROVIDED. THE DESIGN/INSTALLATION & CATEGORY SHALL BE VIA S.A.Q.C.C REGISTERED SPECIALIST WHO UPON COMPLETION OF SUCH INSTALLATION SHALL BE REQUIRED TO ISSUE THE RELEVANT MODEL CERTIFICATION: G.1 TO G.7

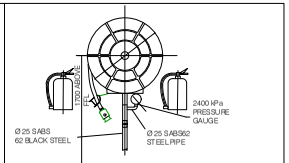
6. **SMOKE CONTROL/ FIRE VENTILATION:**
6.1. LOWER GROUND PARKING LEVEL IS NATURALLY VENTILATED TO MIN 3% VIA PERMANENTLY OPEN LOUVRES ON THE BUILDING FACADE.
6.2. NO SMOKE CONTROL TO APARTMENTS OR SMALL SHOPS AS NO AREA > 500M²
6.3. ALL AUTOMATED FIRE SYSTEMS TO BE INTERPHASED WITH THE LOCALIZED DETECTION SYSTEM FOR ACTUATION

7. **HAZARDOUS SUBSTANCES:**
7.1. NO STORAGE OF HAZARDOUS SUBSTANCES / FLAMMABLE LIQUIDS OTHER THAN IN AN APPROVED FLAMMABLE SUBSTANCE STORE
7.2. LPG / FUEL INSTALLATIONS (WHERE APPLICABLE) SHALL BE BY APPROVED SPECIALIST AND SEPARATE PLAN SUBMISSION PROCESS

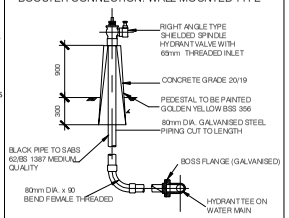
8. **FIRE SPREAD/TENANCY/OCCUPANCY/DIVISION SEPARATION:**
8.1. NO COMBUSTIBLE ROOF MEMBERS/CONSTRUCTION MAY PASS THROUGH ANY FIRE RATED ELEMENT
8.2. PROVIDE 60MIN FIRE RATED TENANCY SEPARATING ELEMENTS BETWEEN INDIVIDUAL UNITS
8.3. PROVIDE A MINIMUM 1000MM FLAME PATH TRAVEL IN BOTH THE VERTICAL & HORIZONTAL PLANE BETWEEN WINDOWS/OPENINGS OF INDIVIDUAL UNITS
8.4. WHERE A ROOF OF ANY PART OF A BUILDING MEETS ANY WALL OF A HIGHER PART OF SUCH BUILDING AND SUCH WALL HAS ANY OPENING IN A DIFFERENT DIVISION, OCCUPANCY OR TENANCY TO THAT OF THE ROOF IN QUESTION AND SUCH OPENING IS IN ANY POSITION WITHIN 10M ABOVE AND 5M TO EITHER SIDE OF SUCH ROOF, SUCH ROOF SHALL, FOR A DISTANCE OF NOT LESS THAN 5M FROM SUCH WALL, HAVE A FIRE RESISTANCE REQUIRED FOR A DIVISION-SEPARATING WALL FOR THE OCCUPANCY IN QUESTION - 4.12.1.1
8.5. ANY SERVICE DUCTING/SHAFTS SHALL BE FITTED WITH AUTOMATIC FIRE DAMPERS AND/OR ADEQUATELY FIRE STOPPED - REFER TO FIRE STOPPING GUIDE ON PLAN
8.6. FLOOR COVERINGS AND INTERNAL FINISHES SHALL COMPLY WITH PART T, 4.14 AND 4.15, TABLES 8 & 9 RESPECTIVELY

9. **FIREMANS LIFT/PASSENGER LIFTS/STRETCHER LIFT:**
9.1. NOT APPLICABLE

10. **GENERAL:**
10.1. THE BUILDING SHALL COMPLY WITH THE RELEVANT LEGISLATION AND APPLICABLE CITY COUNCIL BY-LAWS
10.2. ALL FIRE RELATED SYSTEMS SHALL BE PROVIDED WITH EMERGENCY BACK UP POWER SUPPLY FOR A MINIMUM PERIOD OF 60 MINUTES IN THE EVENT OF NORMAL MAINS FAILURE
10.3. FIRE RATED DOOR ASSEMBLIES WHERE INSTALLED NEED TO HAVE THEIR MANUFACTURER ID TAG PLATES AFFIXED TO BOTH THE DOOR LEAF & DOOR FRAME AND MAY NOT BE PAINTED OVER



TYPICAL FIRE HOSE REEL INSTALLATION



BOOSTER CONNECTION: WALL MOUNTED TYPE

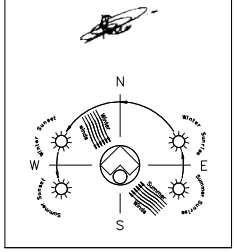
TYPICAL PEDESTAL TYPE FIRE HYDRANT

FIRE LEGEND:

- FIRE HOSE REEL C/W 30 m HOSE
- 4.5 kg DCP / 5kg CO_2 TYPE FIRE EXTINGUISHER
- 9 kg DCP TYPE FIRE EXTINGUISHER
- B — TWIN BOOSTER CONNECTION FITTED WITH A PRESSURE GAUGE CALIBRATED TO 2500kPa AND ADEQUATELY SIGN POSTED
- INTERNAL FIRE HYDRANT
- FH — PILLAR-TYPE FIRE HYDRANT
- SPRINKLER HEAD
- DIRECTION OF ESCAPE
- FIRE SIGNAGE
- ESCAPE DOOR ADEQUATELY SIGNPOSTED AND FITTED WITH APPROVED HARDWARE
- CLASS E 30 MINUTE FIRE RATED DOOR ASSEMBLY ON SELF CLOSER
- CLASS A 60 MINUTE FIRE RATED DOOR ASSEMBLY ON SELF CLOSER
- CLASS B 120 MINUTE FIRE RATED DOOR ASSEMBLY ON SELF CLOSER
- CLASS D 120 MINUTE FIRE DOOR ASSEMBLY TO FLAMMABLE STORE
- INTERNALLY FITTED 30 MINUTE AUTOMATIC FIRE SHUTTER ON FUSIBLE LINK TO SANS 1253
- BREAK GLASS UNIT
- 1400x900 30MINUTE FIRE RATED REFUGE AREA WITH AUDIBLE VISUAL NOTIFICATION
- SS — SPRINKLER SYSTEM TO SANS 10287
- FD — FIRE DETECTION
- 30 MINUTE INTERNAL AUTOMATIC FIRE SHUTTER PER SANS 1253 OR FIXED (NON OPENABLE) PYRAN S (BOROSILICATE) GLAZING IN STEEL FRAME OR SIMILAR BY SPECIALIST WITH SANS CERTIFICATION TO VERIFY COMPLIANCE.
- 30 MINUTE FIRE RATED TENANCY SEPARATING CONSTRUCTION TO UNDERSIDE OF FINISHED ROOF CLADDING & ADEQUATELY FIRE STOPPED
- 60 MINUTE FIRE RATED CONSTRUCTION
- 120 MINUTE FIRE RATED CONSTRUCTION
- 240 MINUTE FIRE RATED CONSTRUCTION
- EXIT — INTERIORLY ILLUMINATED SANS APPROVED SELF CONTAINED LUMINAIRE TO PROVIDE 120MIN EMERGENCY LIGHTING IN THE EVENT OF NORMAL MAINS FAILURE
- STROBE/ SOUNDER

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 : 2010 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area, and SANS 10400 Part O natural light area; min. 10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & side lights to have safety glass - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor levels to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers' specifications.



DENNIS MOSS PARTNERSHIP
ESTABLISHED 1984 PRETORIA (SOUTH AFRICA)
ARCHITECTS • Urban & Regional Planners • Landscape Architects
Environmental Planners • Interior Designers

CLIENT:
DEVONMUST (PTY) LTD

PROJECT TITLE:
DEVONVALE GOLF & WINE ESTATE

DRAWING TITLE:
GOLF ACADEMY: FIRE PLAN

PROJECT No.: V3819	SCALE: 1:500	
DRAWING No.: V3819 -103	DATE: 26/02/2024	
REV: 01	DRAWN:	CHECKED:

FOR MUNICIPAL SUBMISSION

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