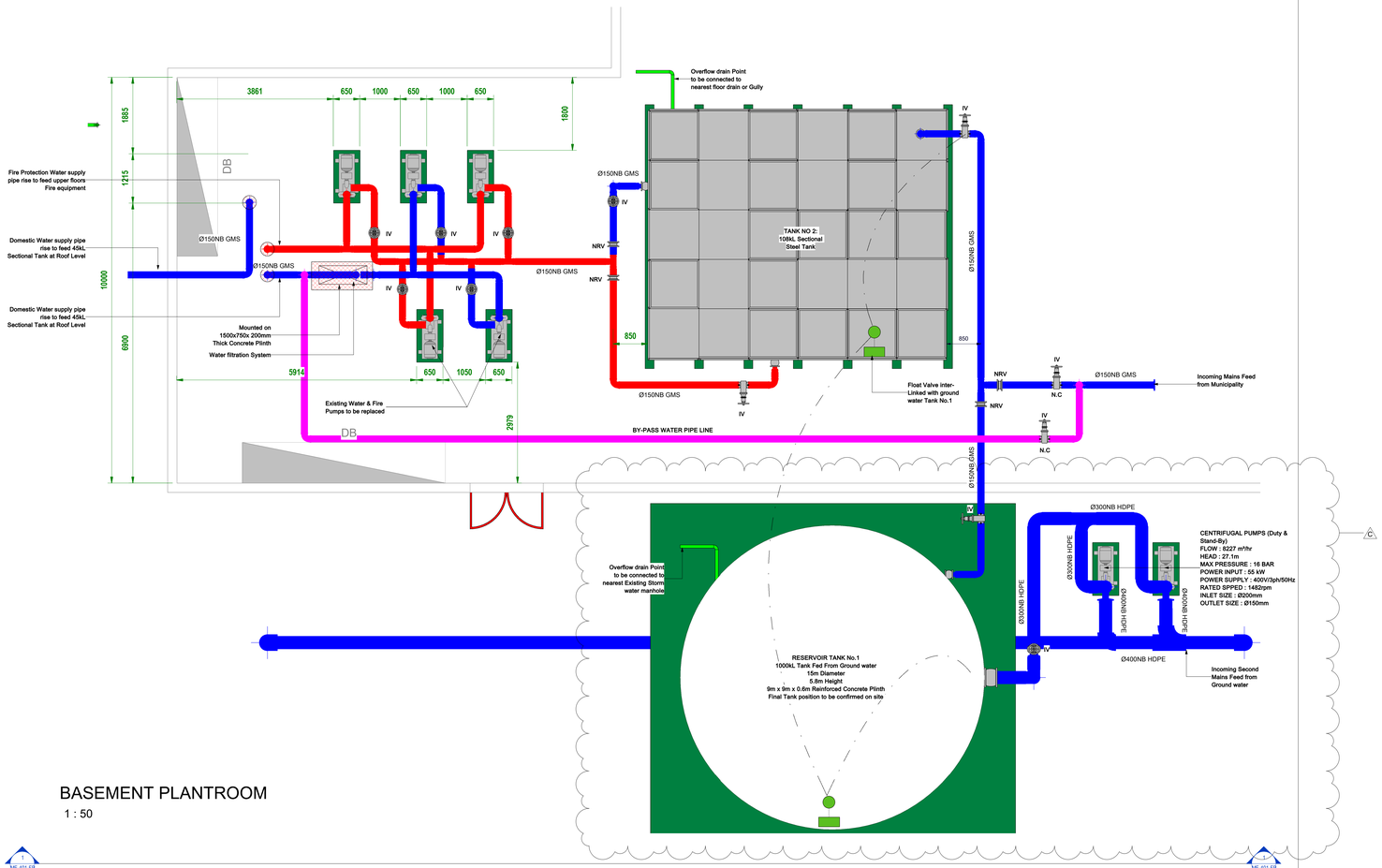
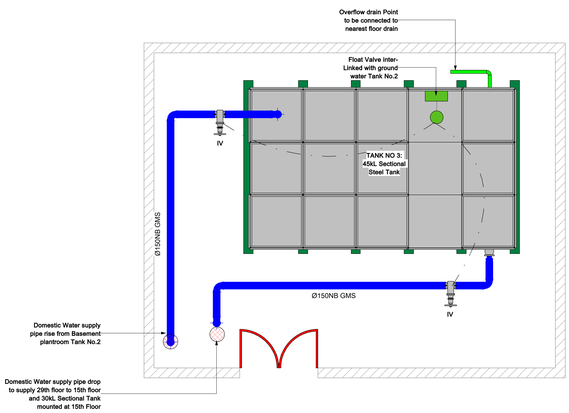


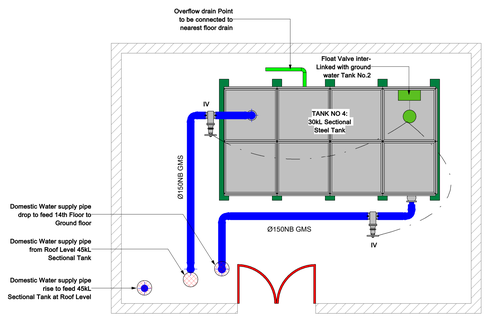
BASEMENT PLANTROOM

1 : 50



05 Roof Level

1 : 50



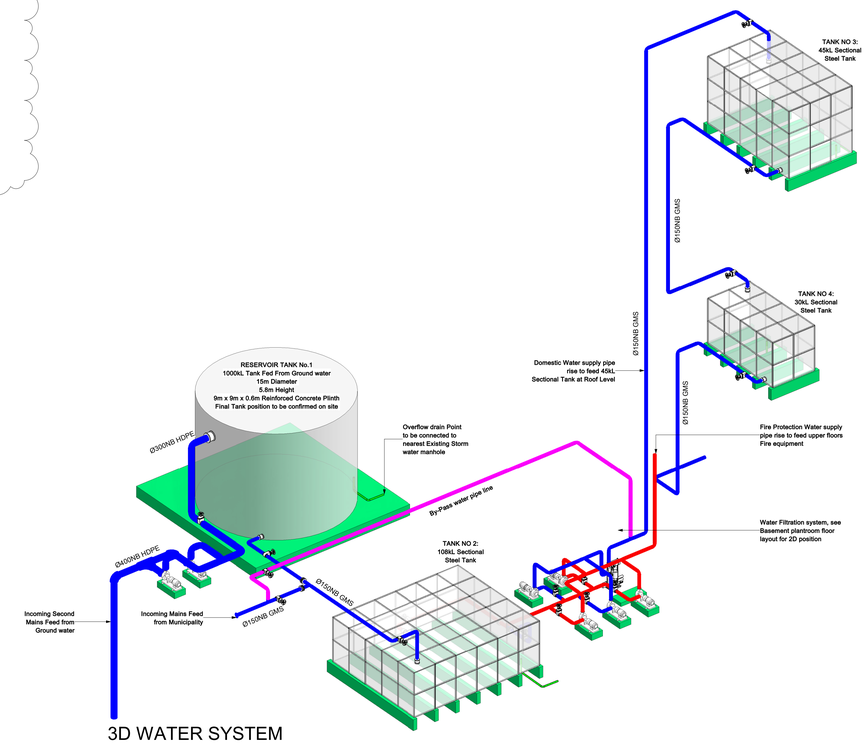
15th Floor

1 : 50

FIRE PROTECTION NOTES

1. All work to comply with the National Building Regulations and Building Standards Act 103 of 1977 and The application of the National Building Regulations. SANS 10400 Part T:2024 – Fire Protection.
2. The Primary Occupancy Classification for the development as per SANS 10400 Part A:2016 clause 20 is
   01 – Offices :
   a)
   i. 1 x 4.5kg DCP Portable Fire Extinguisher per 200 m² or part thereof, to be installed in the CDM Building in accordance with the requirements of clause 4.38 and Table 11 of SANS 10400-T:2024.
   ii. 1 x 9kg DCP Portable Fire Extinguisher to be installed in store rooms ≤100m² (assumed to be ≥2 – Moderate Risk Storage)

   iii. 1 x 1 x 9kg DCP Portable Fire Extinguisher per 400 m² or remaining part thereof in the 24-car parking areas at ground floor where more than 10 cars are parked in accordance with SANS 10400-T:2024 clause 4.38.
   b) 1 x 30 m Hose reels complying with SANS 543, per 500m² or part thereof, to be installed in accordance with the requirements of SANS 10400T:2024 clause 4.34.
   c) 80mm x 65mm raised fire hydrants shall be installed around the site and inside the Admin Building, at a rate of 1 per 1000m² of floor area in accordance with the requirements of SANS 10400-T:2024 clause 4.35.
3. Water supply for fire-fighting purposes to comply with SANS 10400 – 2011 Part W and with Local Municipal Water By-Laws.
4. Portable fire extinguishers to be hung on purpose made boards, in positions as indicated on the fire plan layout drawings.
5. Doors in escape routes may only be fitted with approved locking devices and shall comply with clause 4.16, 4.17, 4.19.
6. A door in the path of travel along any feeder route shall be of the double swing type and such door shall not be provided with any means of locking.
7. The minimum emergency lighting levels on escape routes and the emergency lighting design shall comply with the relevant requirements of SANS 10114-2 and SANS 1464-22.
8. Any escape route shall be provided with artificial lighting and, at any time when the building containing such route is occupied, there shall be a minimum average illuminance of 50 lux on a horizontal plane 100 mm above the floor. Such lighting shall also be provided above the exit door where such door leads to outside the building.
9. The light sources contemplated above shall be connected to an emergency power supply that is, independent of the mains supply, and capable, in the event of any failure of the lighting specified in 8 above and providing power supply to such emergency light sources for not less than the periods 60 minutes.
7. Floor coverings to be Class 4 or better as per clause 4.14 Table 7.
11. Internal finishes (wall coverings etc.) to be Class 4 or better as per clause 4.15 Table 8.
12. Internal finishes in emergency routes to be Class 1 or better as per clause 4.15 Table 8
13. Photoluminescent escape signs to be provided and to comply with SANS 1186 Parts 1 and 5, as per 4.29.
14. Photoluminescent symbolic signs of the 290mm x 290mm modular size indicating fire equipment, to be provided and to comply with SANS 1186 Part 1 and 5 as per 4.32.
15. A Fire Detection (P2/M) and Voice Alarm system complying with the requirements of SANS 10139:2021 shall be installed in accordance with the requirement as set out in Table 10 of SANS 10400 Part T: 2024.
16. Structural elements and components shall have a minimum stability rating of 60 minutes for the building.
17. The nominal fire service pipe feeding hydrants and hose reels to be Ø110mm and the minimum branch pipe feeding a hydrant is 75mm and 25mm for fire hose reels.
18. Fire walls will extend to the underside of the roof coverings and no combustible roof element will penetrate such wall.
19. Should Fire Doors be required, they shall fully comply with the requirements of SANS 1253:2016S and be fitted with self-closing devices of the same fire rating as the door assembly.
20. Any division with a floor area greater than 500m² shall be provided with a system of mechanical or natural smoke ventilation in accordance with the relevant part of EN 12101 in accordance with clause 4.42 (a).
21. Should any ramps be required, they shall fully comply with the requirements of SANS 10400 Part S: 2011 and to have an inclination no greater than 1:12.
22. Insulation material to comply with SANS 428: 2012 as per the TIPSASA Fire Register of February 2021 and to be not lower than B/S1/D/ H Only for the CDM Building.
23. Stacking heights in any room to comply with clause 4.4.b of SANS 10400- Part T: 2024 read in conjunction with SANS 10287.
24. No dangerous goods will be stored more than the exempt quantities as per SANS 10263-0:2017 Annex A.



3D WATER SYSTEM

Rev	Date	by	Description
D	2024.05.27	EM	ISSUED FOR APPROVAL, SECTION VIEW ADDED
C	2024.05.10	EM	ISSUED FOR APPROVAL, RESEVOIR ADDED AND GROUND WATER PUMPS
B	2024.04.30	EM	WATER FILTRATION SYSTEM POSITION REVISED, ISSUED FOR INFORMATION
A	2023.10.19	EM	ISSUED FOR INFORMATION

Revision Schedule

DRAWING ISSUED FOR

INFORMATION

COPY RIGHT RESERVED

CLIENT

SABC

CONSULTANT

MUTEO CONSULTING
UNIT A3, CENTURION CLOSE
119 GERHARD STREET
CENTURION
0157
GAUTENG, SOUTH AFRICA
Reg no: 2003/066655/23
TEL: 012 664 6577
FAX: 012 664 4875
Email: mail@muteo.co.za
Website: www.muteo.co.za

APPROVED BY	AN
DESIGNED BY	MM
DRAWN BY	EM
DATE	2023.10.19
ECSA NUMBER	
SIGNATURE	

Project

SABC AUCKLAND PARK

SCALE	1 : 50	SHEET SIZE	A0

DRAWING NUMBER

PR00455/ ME-400-FP

Descipline

WET SERVICES

Description

FIRE AND DOMESTIC WATER CIRCULATION LAYOUT