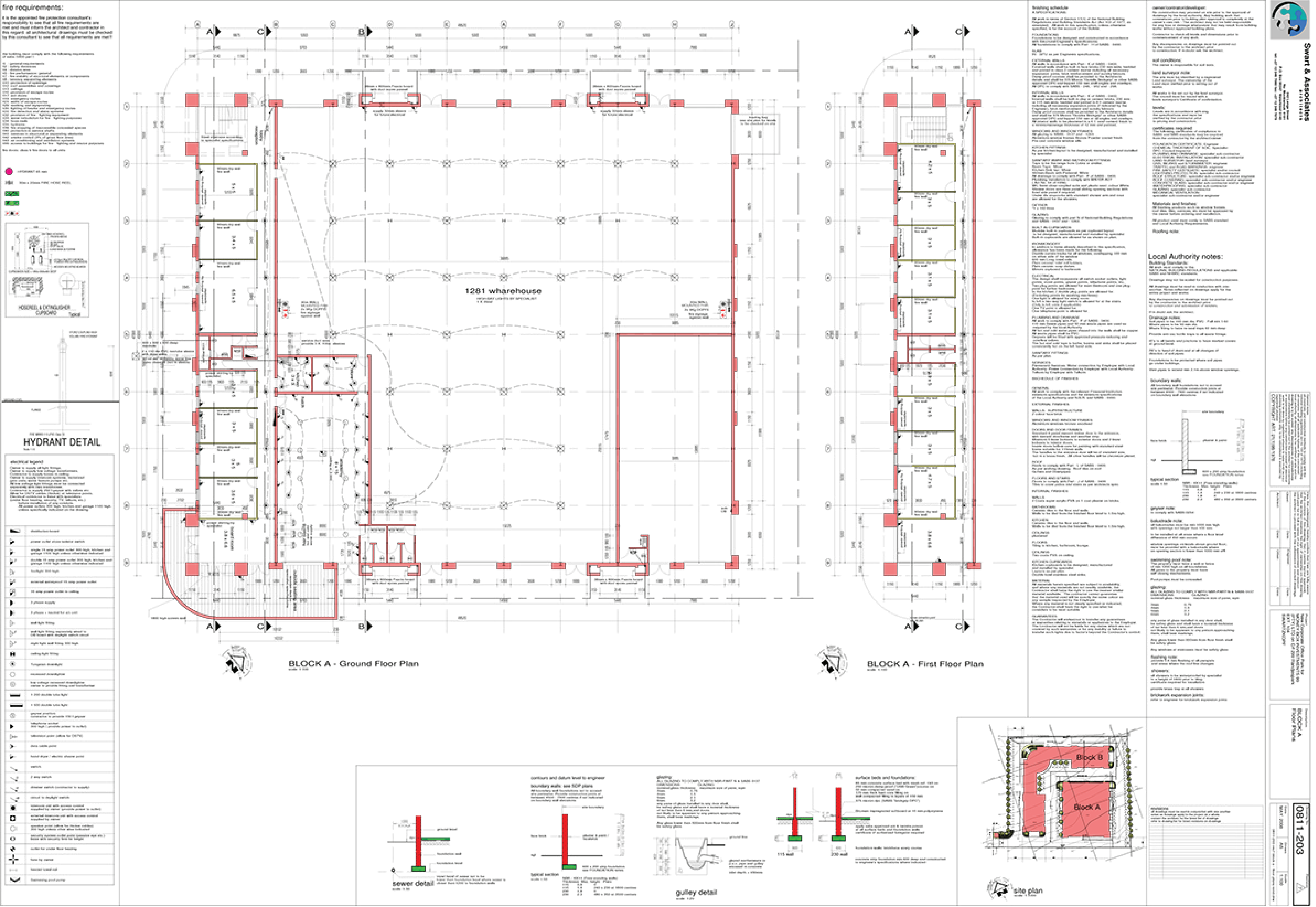

fire requirements:
It is the appointed fire protection consultant's responsibility to see that all fire requirements are met and must inform the architect and contractor in this regard: all architectural drawings must be checked by this consultant to see that all requirements are met!
HYDRANT DETAIL
electrical legend
HOSEREEL & EXTINGUISHER CUPBOARD
Typical
1281 wharehouse
BLOCK A - Ground Floor Plan
BLOCK A - First Floor Plan
finishing schedule
owner/contractor/developer:
soil conditions:
land surveyor note:
levels:
certificates required:
Materials and finishes:
Roofing note:
Local Authority notes:
Building Standards:
Drainage notes:
boundary walls:
typical section
geyser note:
balustrade note:
swimming pool note:
glazing:
flashing note:
showers:
brickwork expansion joints:
contours and datum level to engineer
boundary walls: see SDP plans
surface beds and foundations:
115 wall
230 wall
sewer detail
gulley detail
site plan
Block B
Block A
Swart & Associates
BLOCK A Floor Plans
0811-203

fire requirements:

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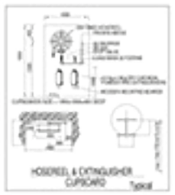
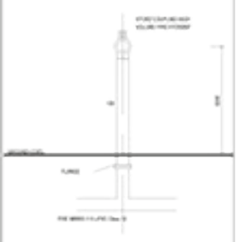
the building must comply with the following requirements of sabs 0400 part f:

- f1 general requirements
- f2 safety distances
- f3 escape ways
- f4 fire performance general
- f5 fire stability of structural elements or components
- f6 sensing/warning devices
- f7 protection of openings
- f8 wall assemblies and coverings
- f9 roof coverings
- f10 provision of escape routes
- f11 exit doors
- f12 compartmentation
- f13 width of escape routes
- f14 marking and signposting
- f15 lighting of routes and emergency routes
- f16 fire detection and alarm systems
- f17 provisions of fire fighting equipment
- f18 access and protection for fire fighting purposes
- f19 hose reels
- f20 facilities
- f21 fire stopping of inaccessible concealed spaces
- f22 protection of service shafts
- f23 cavities in structural or separating elements
- f24 smoke control (4% of gross floor area)
- f25 air conditioning and ventilation systems
- f26 access to buildings for fire fighting and rescue purposes

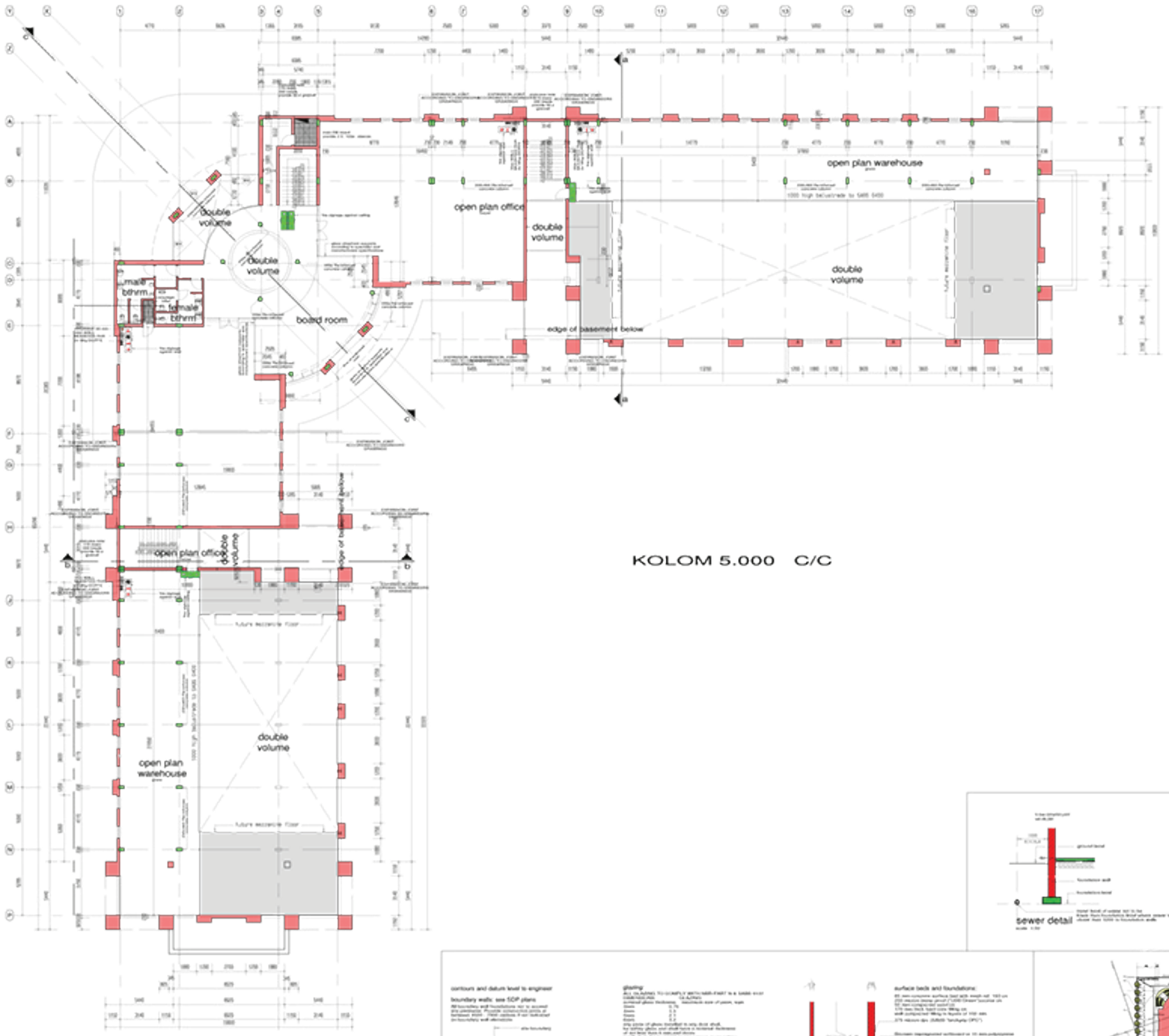
fire doors: doors to fire doors to all units

- HYDRANT 45 mm
- 30m x 20mm FIRE HOSE REEL
- [illegible]
- [illegible]
- [illegible]





HYDRANT DETAIL



BLOCK B - First Floor Plan

scale 1:100

sewer detail

scale 1:20

finishing schedule

A SPECIFICATION:

[illegible]

owner/contractor/developer:

[illegible]

soil conditions:

[illegible]

land surveyor note:

[illegible]

levels:

[illegible]

certificates required:

[illegible]

Materials and finishes:

[illegible]

Roofing note:

Local Authority notes:

Building Standards:

[illegible]

Drainage notes:

[illegible]

boundary walls:

[illegible]

typical section

scale 1:50

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

geyser note:

[illegible]

balustrade note:

[illegible]

swimming pool note:

[illegible]

glazing:

[illegible]

flashing note:

[illegible]

showers:

[illegible]

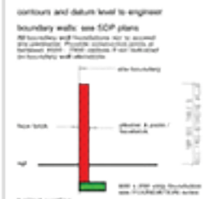
brickwork expansion joints:

[illegible]

contours and datum level to engineer

boundary walls: see SDP plans

[illegible]



typical section

scale 1:50

[illegible]	[illegible]	[illegible]
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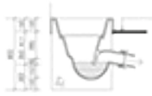
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

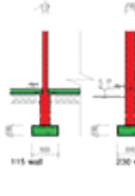
glazing

[illegible]



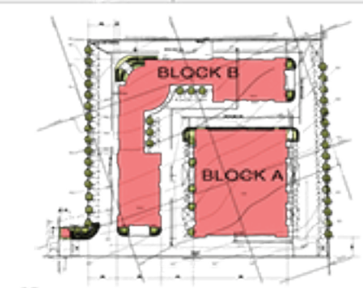
gulley detail

scale 1:25



surface beds and foundations:

[illegible]



site plan

scale 1:1000

revisions

[illegible]

Swart & Associates

architects

[illegible]

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These drawings Office Park for [illegible] on Erf [illegible]

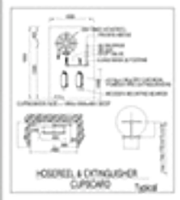
Construction: BLOCK B First Floor Plan

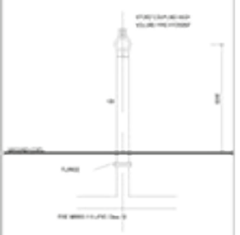
0811-202

MAY 2008 | A0 | 1:100

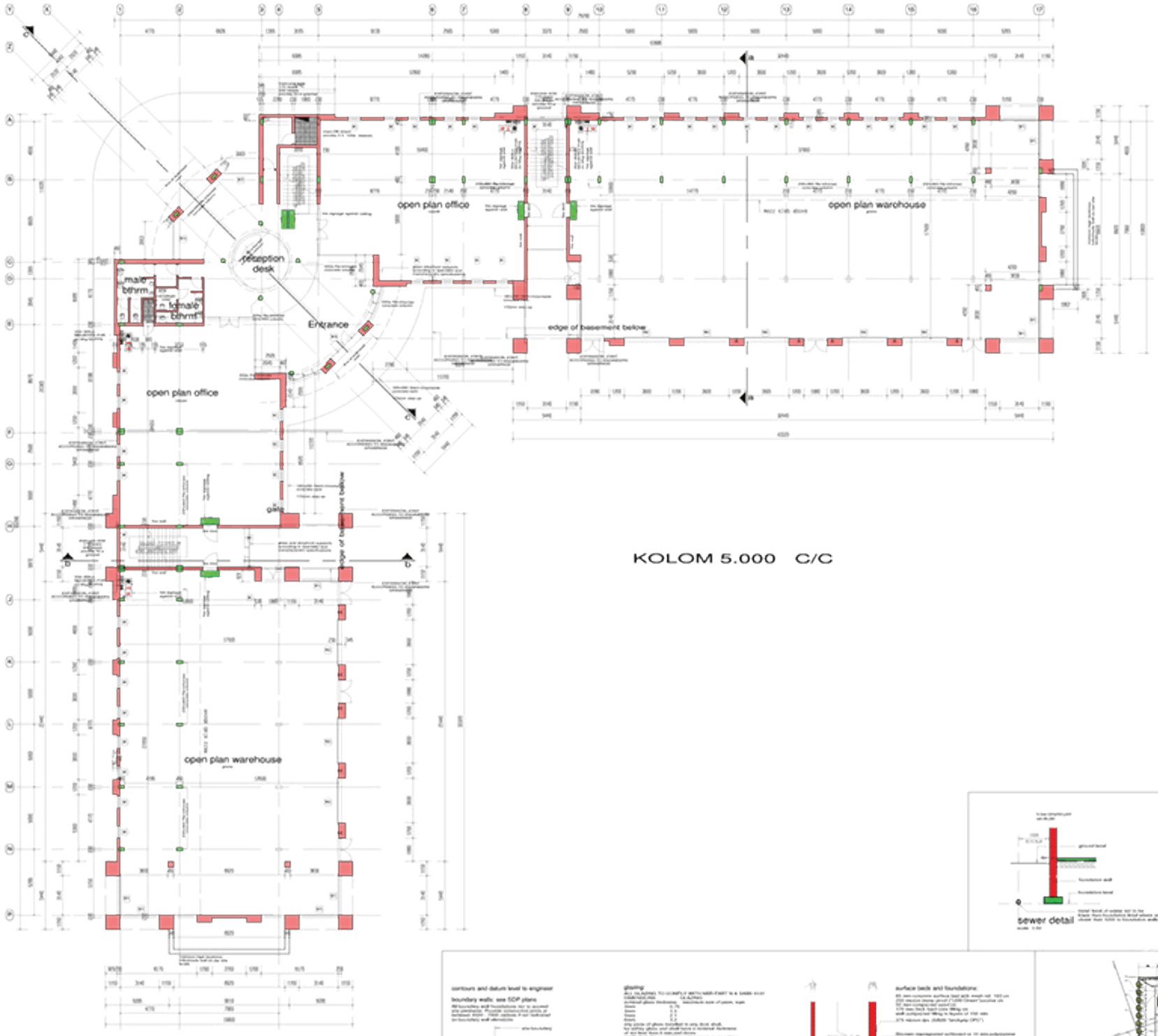
fire requirements:

it is the appointed fire protection consultant's responsibility to see that all fire requirements are met and must inform the architect and contractor in this regard. all architectural drawings must be checked by this consultant to see that all requirements are met!





HYDRANT DETAIL



finishing schedule

A SPECIFICATIONS

All work in terms of Section 17(1) of the National Building Regulations and Building Standards Act (Act 103 of 1977, as amended). All work in this specification, unless otherwise specified, is for the account of the Builder.

FOUNDATIONS
Foundations to be designed and constructed in accordance with Structural Engineer's Specifications.
All foundations to comply with Part 1 of SABS 0400.

SLAB
As per Engineers specifications.

EXTERNAL WALLS
All walls in accordance with Part 4 of SABS 0400. Cavity External walls shall be built in face bricks 230 mm wide, bedded and pointed to allow 2 colour joints during building all necessary expansion joints, brick reinforcement and suitably labours. Damp proof courses shall be provided to the Architect's details and shall be 375 Micron "Double Bitumen" or other SABS approved DPC material (in two strips and angles and corners). All DPC's to comply with SABS - 248, - 952 and - 248.

INTERNAL WALLS
All walls in accordance with Part 4 of SABS 0400. Cavity Internal walls shall be built in clay or concrete bricks, 230 mm or 115 mm wide, bedded and pointed to 6:1 cement mortar, including all necessary expansion joints (if indicated by the Engineer), brick reinforcement and suitably labours. Damp proof courses shall be provided to the Architect's details and shall be 375 Micron "Double Bitumen" or other SABS approved DPC material (in two strips and angles and corners). All mortar walls to be plastered to a 6:1 sand cement finish to a smooth/sponge finishes of 10 mm and painted.

WINDOWS AND WINDOW FRAMES
All glazing to SABS 0137 and 1026.
Mechanically operated frames Bronze Powder coated finish Pre cast concrete window sills.

KITCHEN FITTINGS
As per kitchen layout to be designed, manufactured and installed by specialist.

SANITARY WARE AND MATCHING FITTINGS
Taps to be the range from Cobra or similar.
Basin Taps: Mixer
Kitchen Sink tap: Mixer
Kitchen Basin With Pedestal: Mixer
All drainage in accordance with Part 4 of SABS 0400.
Plumbing installation to comply with SABS 0400 Part 4 of SABS 0400.
All. Semi silver coated cycle and plastic seat cover White
Window doors are these panel sliding opening sections with front side panel if required.
Under the responsible with standard shower sets and cost are allowed for the showers.

CEILINGS
To comply with part 5 of National Building Regulations and SABS 0400 and 1243.

BUILT IN CUPBOARDS
Builder built in cupboards as per cupboard layout to be designed, manufactured and installed by specialist. Built in cupboards are allowed for as shown on plan.

IRONMONGERY
Apart from the items already described in this specification, allowance has been made for the following:
Double cylinder locks for all entrances, overlapping 100 mm on either side of the window and swing-swing metal rails.
Pass cabinet wall cupboards.
Pass cabinet soap dishes.
Mirror explained in bathroom.

ELECTRICAL
The design shall incorporate all switch socket outlets, light points, shower points, geyser points, telephone points, etc. Two plug points are allowed for each Bedroom and one plug point for further bedrooms.
In the kitchen 2 double plug points are allowed for (Excluding points for washing machines)
One light is allowed for each room.
In hall a two way light switch is allowed for at the stairs (Only in not more 2 storeys).
One TV point is allowed for.
One telephone point is allowed for.

PLUMBING AND DRAINAGE
All work to comply with Part 4 of SABS 0400.
All cold water pipes and all cold waste pipes are used as required by the local Authority.
All hot and cold water pipes placed into the walls shall be copper All waste pipes shall be PVC.
Geysers will be fitted with approved pressure reducing and overflow valves.
The hot and cold taps to baths, basins and sinks shall be placed consistently flat on the left hand side.

CABINET FITTINGS
As per plan.

SERVICES
Permanent Services. Water connection by Employer with Local Authority. Power connection by Employer with Local Authority. Telkom by Employer with Telkom.

BACKCHOLE OF FINISHES

GENERAL
All work to comply with the relevant Financial Institution minimum specifications and the minimum specifications of the Local Authority and NHBRC and SABS - 0400.

EXTERNAL FINISHES

WALLS - SUPERSTRUCTURE
Cement Sand finish

WINDOWS AND WINDOW FRAMES
Aluminium windows bronze anodised

DOORS AND DOOR FRAMES
Standard 4 panel square edged door to the entrance, with standard doorbracket and weather strip.
Hardwood door frames and doors to outside doors and these hardwood to interior doors.
Inside doors hollow core for painting with standard steel frame suitable for 115mm walls.
The handles to the entrance door will be of standard sets, but in a brass finish. All other handles will be chromium plated.

ROOF
Roofs to comply with Part 1 of SABS - 0400.
As per working drawing. Roof tiles on roof
Gutters and downpipes

FLOORS AND STAIRS
Floors to comply with Part 1 of SABS - 0400.
Tiles to cover patios and stairs as per architects spec.

INTERNAL FINISHES

WALLS
Plaster super smooth PVA on 1 coat plaster on bricks.

BATHROOMS
Ceramic tiles to the floor and walls.
Walls to be tiled from the finished floor level to 1.5m high.

KITCHEN
Ceramic tiles to the floor and walls.
Walls to be tiled from the finished floor level to 1.5m high.

CEILINGS
plasterboard

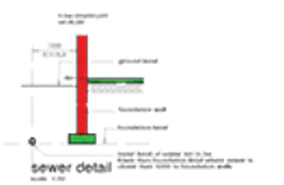
FLOORS
Tiling to kitchen, bathroom, lounge.

CEILINGS
Two coats PVA on ceiling.

KITCHEN CUPBOARDS
Kitchen cupboards to be designed, manufactured and installed by specialist.
Cabinets as per plan.
Double bowl stainless steel sinks.

MATERIALS
All materials herein specified are subject to availability and where any standards are not usually available, the Contractor shall have the right to use the nearest similar material available. The contractor cannot guarantee that the material used will be exactly the same colour as any sample required by the Employer.
Where any materials are specifically specified or indicated, the Contractor shall have the right to use when he considers to be most suitable.

WARRANTIES
The Contractor will endeavour to transfer any guarantees or warranties relating to materials or applications to the Employer. The Contractor will not be liable for any claims which are not covered by such warranties or for any liability or failure to transfer such rights due to factors beyond the Contractor's control.



sewer detail

owner/contractor/developer:

No construction may proceed on site prior to the approval of drawings by the local authority. Any building work that commences prior to building plan approval is completely at the owner's own risk. The architect may not be held responsible for any loss or damage associated thereto and must hold building works without approved building plans.

Contractor to check all levels and dimensions prior to commencement of any work.

Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction. (It is doubt ask the architect)

soil conditions:

The owner is responsible for soil tests.

land surveyor note:

The site must be marked out by a registered Land surveyor. The ownership of the Land must specify and be in setting out of works.

All works to be set out by the land surveyor. This should then be stated with a block surveyor certificate of confirmation.

levels:

Levels are in accordance with any the specifications and must be verified by the contractor prior to pricing and construction.

certificates required:

The following certificates of compliance to SABS and NHBRC standards may be required from the contractor by the architect/client:

FOUNDATION CERTIFICATE: Engineer
GENERAL TREATMENT OF SOIL: Specialist
DPC: Council Inspector
DRAINAGE: Council Inspector, specialist sub contractor
PLUMBING: Council Inspector, specialist sub contractor
LABOUR BUILDING: local surveyor
LOAD BEARING WALLS: Engineer
CONCRETE: specialist engineer
REINFORCEMENT: engineer
FIRE SAFETY EQUIPMENT: specialist electro council
LIGHTNING PROTECTION: specialist sub contractor
ELEC CIRCUITS: specialist sub contractor and/or engineer
ELEC CONDUITS: specialist sub contractor and/or engineer
ELEC WIRING: specialist sub contractor and/or engineer
ELEC FITTINGS: specialist sub contractor
MECHANICAL WORK: contractor
specialist sub contractor and/or engineer

Materials and finishes:

All finishing products such as paints, floors, roof tiles, cartons, etc must be approved by the owner before ordering and installation.

All product used must comply to SABS standard and Local Authority Requirements.

Roofing note:

Local Authority notes:

Building Standards:

All work must comply to the NATIONAL BUILDING REGULATIONS and applicable SABS and NHBRC standards.

Drawings may not be scaled for construction purposes.

All drawings must be read in conjunction with one another. Notes referred on drawings apply for the entire project and works.

Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction and subsequent execution of deviations.

(In doubt ask the architect)

Drainage notes:

Soil pipes to be min 100 dia. PVC. Fall are 1:40
Waste pipes to be 50 min dia.
Waste fitting below to be min traps 40 min deep

Provide anti-vac bottle traps to all waste fittings.

(It's is all beds and junctions to have inspect covers at ground level)

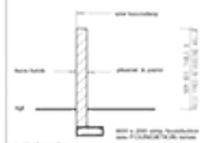
(It's is bend of pipes and at all changes of direction of underpipes.

Foundations to be protected where soil pipes go under buildings.

Stack pipes to extend min 2.1m above window openings.

boundary walls:

All boundary wall foundations not to exceed site protection. Provide construction joints at bottom floor. (Not various if not indicated on boundary wall elevations



typical section
scale 1:20

NBR - 0511 (Free standing walls)			
Thickness	Max. height	Plan	
110	0.9	2	
110	1.8	2	240 x 240 at 1800 centres
230	1.8	2	
230	3.6	2	480 x 350 at 3600 centres

gruyer note:

to comply with SABS code

balustrade note:

all balustrades must be 900 1000 mm high with openings not larger than 100 mm.

to be installed at all areas where a floor level difference of 400 mm occurs

window openings on levels above ground floor, must be provided with a balustrade where an opening exists is lower than 1000 mm off.

swimming pool note:

The property must have a wall or fence of min 1000 high on all boundaries.
All gates to the property must have self closing mechanisms.

Pool pumps must be concealed.

glazing:

ALL GLAZING TO COMPLY WITH SABS PART 5 & SABS 0137 CONDITIONS
GLAZING
Nominal glass thickness - maximum size of panes, sqm

3mm	0.75
4mm	1.0
5mm	1.5
6mm	2.0
8mm	3.0
10mm	4.0

any pane of glass installed in any door shall, be safety glass and shall have a nominal thickness of not less than 6 mm and shall not, not likely to be approach to any person approaching them, shall have markings.

Any glass lower than 500mm from floor finish shall be safety glass.

Any windows or staircases must be safety glass

flashing note:

provide T.V. type flashing at all parapets and areas where the roof line changes

showers:

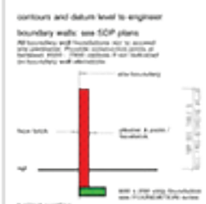
all showers to be waterproofed by specialist to a height of 1800 prior to tiling certificate required for installation

provide brass trap at all showers

brickwork expansion joints:

refer to engineer to brickwork expansion joints

BLOCK B - Ground Floor Plan
scale 1:125



typical section
scale 1:20

NBR - 0511 (Free standing walls)			
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230	1.8	2	
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glazing

ALL GLAZING TO COMPLY WITH SABS PART 5 & SABS 0137 CONDITIONS
GLAZING
Nominal glass thickness - maximum size of panes, sqm

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8mm	3.0
10mm	4.0

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Any glass lower than 500mm from floor finish shall be safety glass.

Any windows or staircases must be safety glass

contours and datum level to engineer

boundary walls: see SOP plans

All boundary wall foundations not to exceed site protection. Provide construction joints at bottom floor. (Not various if not indicated on boundary wall elevations

gulley detail
scale 1:25

surface beds and foundations:

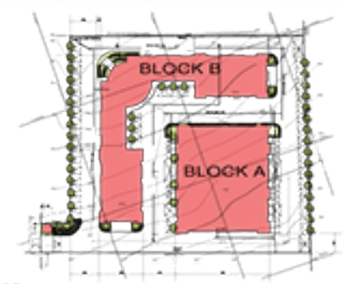
All non concrete surface bed slab mesh ref. 193 on 250 micron damp proof ("1000 Gauge") barrier on 50 mm compacted sand (c.c.)
175 mm thick hard core filling on well compacted filling in layers of 150 mm.
275 micron dpc (SABS "landpak DPC")

Structural reinforcement reinforced on 10 mm polypropylene

Apply anti termite treatment and & termite protection of all surface beds and foundation walls certificate of authorised fumigator required

Foundation walls: Melaflume away course

Concrete strip foundation min 600 deep and constructed to engineer's specifications where indicated



site plan
scale 1:2000

revisions

all drawings must be read in conjunction with one another and dimensions apply to the project as a whole. Contact the architect for the latest list of drawings prior to drawing/tender issue/ revisions to drawings

Swart & Associates
architects
Tel: 011 476 1234
Fax: 086 - 000 - 0000
Cell: 083 - 000 - 0000
P.O. Box 000
Sandton
2000
Reg. No. 000/000/00
VAT No. 4000000000

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These drawings (Office Park for MONEY BOX INVESTMENTS 90 (PTY) LTD on Erf 000 Hartlepark ext. 104)

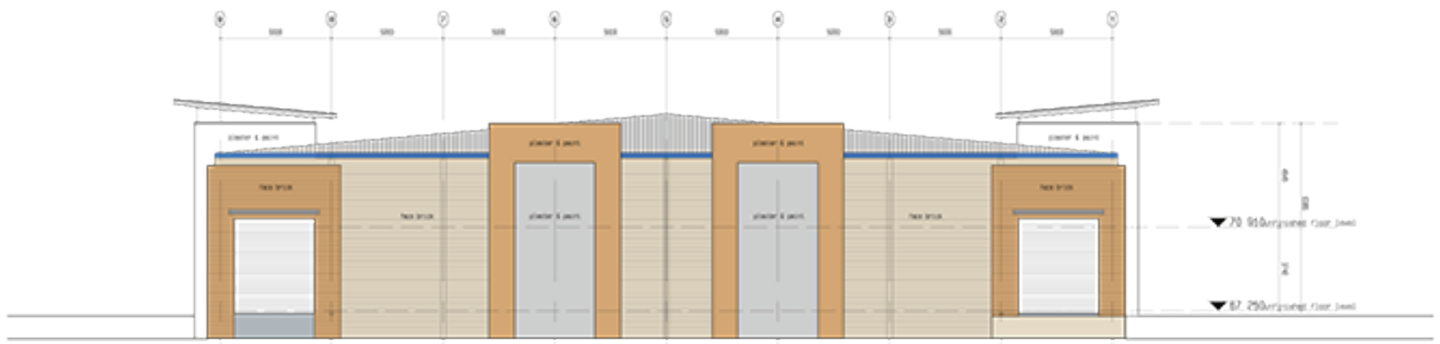
Description
BLOCK B
Ground Floor Plan

0811-201

MAY - 2008 | AJ | 1:125

BLOCK A - South Elevation

BLOCK A - East Elevation



BLOCK A - North Elevation

BLOCK A - West Elevation

Swart & Associates
ARCHITECTS

Name Industrial Development for
stand 47
Swartkopjd

Description
BLOCK A
Elevations

0811-401A

DATE
MAY 2008

A3/A0

1:100

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fire requirements:

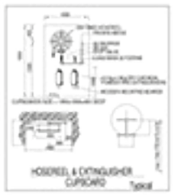
it is the appointed fire protection consultant's responsibility to see that all fire requirements are met and must inform the architect and contractor in this regard. all architectural drawings must be checked by this consultant to see that all requirements are met!

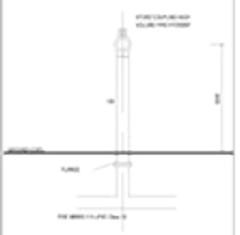
the building must comply with the following requirements of sabs 0400 part 1:

- 1 general requirements
- 1/2 safety distances
- 1/3 closure area
- 1/4 fire performance general
- 1/5 fire stability of structural elements or components
- 1/6 smoking separating elements
- 1/7 protection of openings
- 1/8 wall assemblies and coverings
- 1/9 roofs
- 1/10 provision of escape routes
- 1/11 exit doors
- 1/12 compartmentation
- 1/13 width of escape routes
- 1/14 signposting and signposting
- 1/15 lighting of routes and emergency routes
- 1/16 fire detection and alarm systems
- 1/17 provisions of fire fighting equipment
- 1/18 access and protection for fire fighting purposes
- 1/19 hose reels
- 1/20 hydrants
- 1/21 fire stopping of inaccessible concealed spaces
- 1/22 pressurised stairwell shafts
- 1/23 resistance to structural separating elements
- 1/24 smoke control (4% of gross floor area)
- 1/25 air conditioning and ventilation systems
- 1/26 access to buildings for fire fighting and rescue purposes

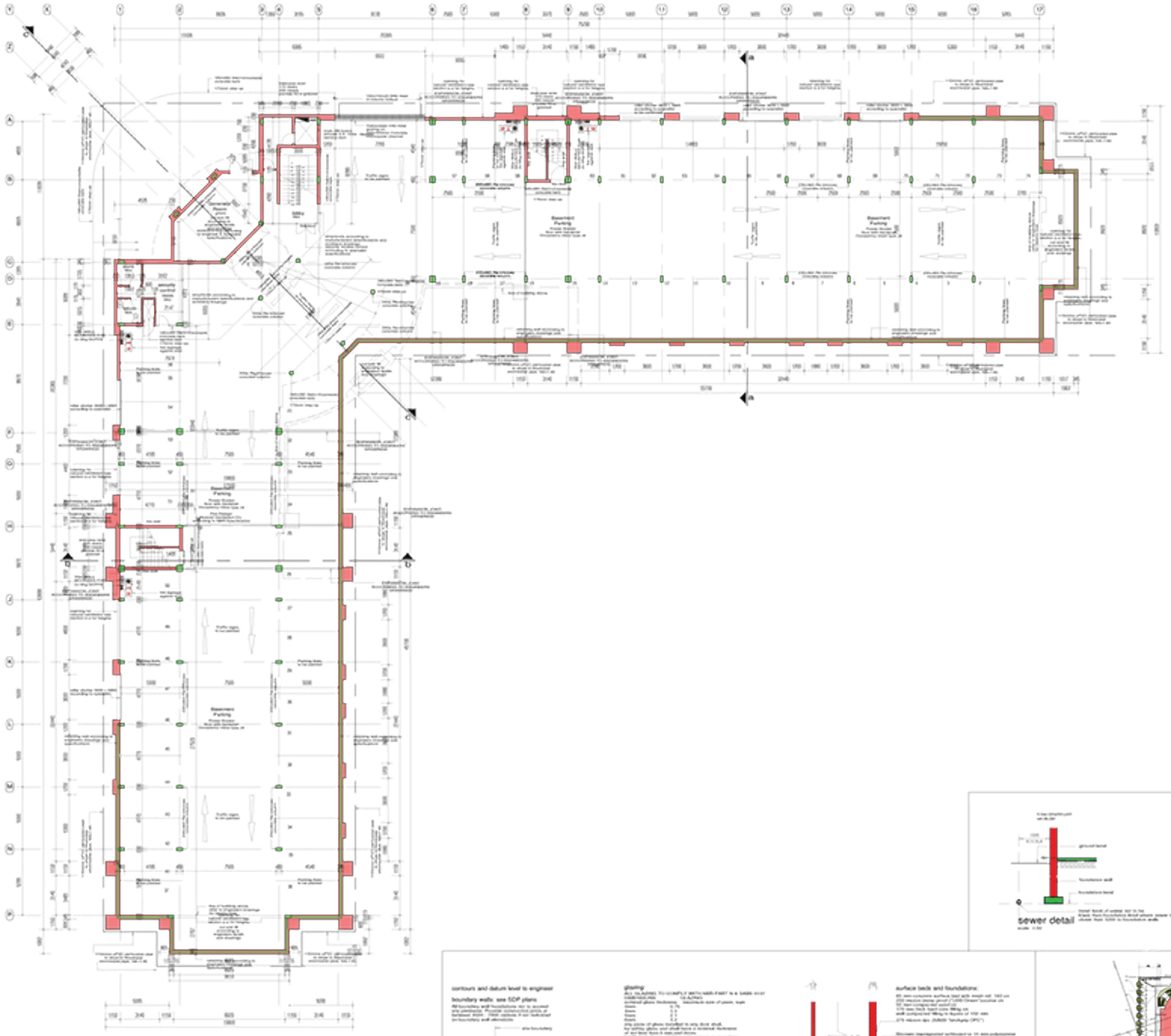
fire doors: doors to fire doors to all units

- HYDRANT 45 mm
- 30m x 20mm FIRE HOSE REEL
- 2kg
- 4kg
- 9kg
- 9kg





HYDRANT DETAIL


Basement Parking
Security Control Room
Generator Room
Basement Parking
Basement Parking
Basement Parking
Parking Bays to be painted
Traffic signs to be painted
Parking Bays to be painted
Traffic signs to be painted
Parking Bays to be painted
Parking Bays to be painted
Parking Bays

ERF 298

1800 mm high face brick wall with electric fence above

BLOCK B

OCCUPANCY TYPE: G1 & D3

ERF 299

BLOCK A

OCCUPANCY TYPE: G1 & D3

67.250

OLD PRETORIA MAIN ROAD

new guard house

Manhole

existing palisade fence

ERF 434

site development plan

scale 1:250

Landscaping legend

	Planter on embankment
	Karee tree
	dietes grandiflora
	vittatus 4 x per m2
	nandina pygmae 4x per m2
	flood plain

fire requirements:

it is the appointed fire protection consultant's responsibility to see that all fire requirements are met and must inform the architect and contractor in this regard. all architectural drawings must be checked by this consultant to see that all requirements are met!!

HYDRANT 65 mm

30m x 20mm FIRE HOSE REEL

the building must comply with the following requirements of sabs: 0400 part 1

f1 : general requirements
f2 : safety distances
f4 : division area
f5 : fire performance: general
f7 : fire stability of structural elements or components
f8 : tenancy separating elements
f10: protection of openings
f12: roof assemblies and coverings
f13: ceilings
f18: provision of escape routes
f17: exit doors
f19: emergency routes
f21: width of escape routes
f29: marking and signposting
f30: lighting of feeder and emergency routes
f31: fire detection and alarm systems
f32: provision of fire - fighting equipment
f33: water reticulation for fire - fighting purposes
f34: hose reels
f35: hydrants
f36: fire stopping of inaccessible concealed spaces
f40: protection in service shafts
f41: services in structural or separating elements
f42: smoke control (3% of gross floor area)
f43: air conditioning and ventilation systems
f55: access to buildings for fire - fighting and rescue purposes

fire doors: class b fire doors to all units

HOSEREEL & EXTINGUISHER CUPBOARD

Typical

lettable area diagram

scale 1:1000

fsr diagram

scale 1:1000

HYDRANT DETAIL

Scale 1:10

		ACTUAL		PERMISSABLE
Zoning		Industrial		Industrial
Site area *		10 491 m2		10 491 m2
Height Zone		2 Storeys + basement (12.75 m)		2 Storeys (14 m)
Density Zone		n/a		n/a
Building Lines	Street	16 m from Main Road		16 m from Main Road
	Side Boundaries	7.5 m		sdp
Parking Required		79 basement 98 open 171 total provided		4/100 office 20% x 4797 = 959 = 38 bays 2/100 industrial 80 % 5065 = 4052 = 81 bays Total = 114 bays
Coverage		3805 m2	36.26 %	40 %
Floor Space Ratio		5065 m2	0.48	0.5
Lettable area		4797m2		n/a

development data

Swart & Associates architects

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Rev Kitchener Street
P.O. Box 80347 Wonderboompoort 0165
tel: +27 12 346 7006 fax: +27 12 346 7079

General notes: copyright reserved. drawings to be read in conjunction with the relevant building regulations (sabs 0400 of 1990) including national amendments and all other relevant specifications. the contractor is to be satisfied that all dimensions to be verified on site and that the drawings are in accordance with the requirements of the local authority. all dimensions to be verified on site and any discrepancies to be reported to the architect before any construction commences. drawings not to be scaled. only for the purpose for which it was intended. drawings not to be used for any other purpose or on any other site. no part of these drawings may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording or by any information storage and retrieval system, without the prior written permission of swart & associates architects.

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Client	Date	Engineer	Date
Architect	Date	Other	Date

Project: New Corporate Office Park for MONEY BOX INVESTMENTS 99 (PTY) LTD on Erf 299 Randjespark, EXT. 104

Description: Site Development Plans

Drawing No: 0811-101

Revision: 0

Date: May - 2008

Drawn: AS

Scale: as shown

GB1.1-101 site & site plan.dwg

fire requirements:

it is the appointed fire protection consultant's responsibility to see that all fire requirements are met and must inform the architect and contractor in this regard. all architectural drawings must be checked by this consultant to see that all requirements are met!

this building must comply with the following requirements of sabs 0400 part t

- t1 general requirements
- t2 safety distances
- t3 division walls
- t4 fire performance general
- t5 fire stability of structural elements or components
- t6 isolating separating elements
- t7 protection of openings
- t8 wall assemblies and coverings
- t9 roof coverings
- t10 provision of escape routes
- t11 exit doors
- t12 emergency routes
- t13 width of escape routes
- t14 travel distance and separating
- t15 lighting of routes and emergency routes
- t16 fire detection and alarm systems
- t17 provision of fire fighting equipment
- t18 water supplies for fire fighting purposes
- t19 hose reels
- t20 hydrants
- t21 fire stopping of inaccessible concealed spaces
- t22 protection of service shafts
- t23 resistance to structural separating elements
- t24 smoke control (ifn of gases from fires)
- t25 air conditioning and ventilation systems
- t26 access to buildings for fire fighting and rescue purposes

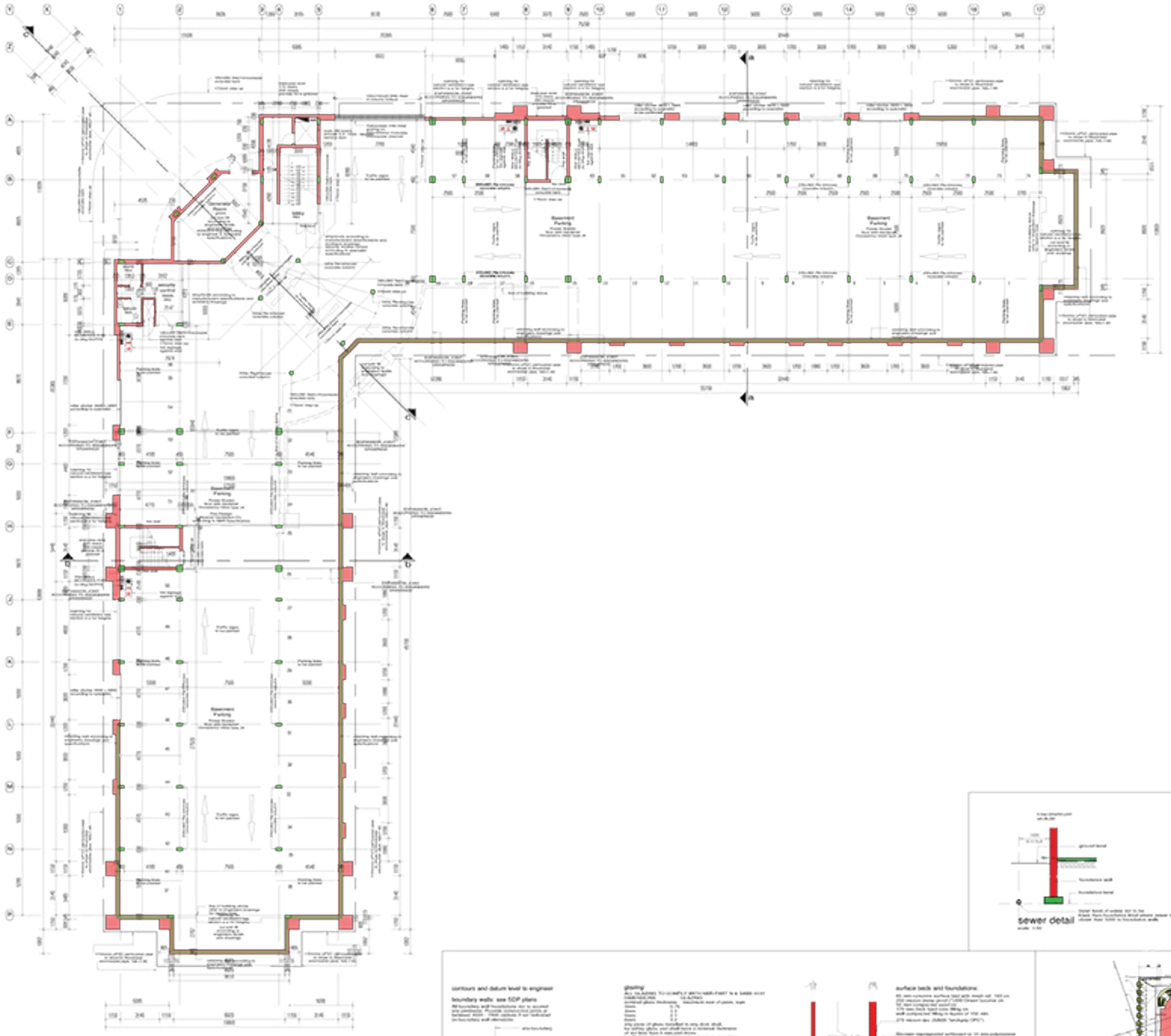
fire doors: doors to fire doors to all units

HYDRANT 45 mm

25m x 20mm FIRE HOSE REEL

HOSEREEL & EXTINGUISHER CUPBOARD Typical

HYDRANT DETAIL


Basement Parking
Basement Parking
Basement Parking
security control room
Generator Room
Pump Room
Fire Pump Room
Fire Hydrant
Fire Hydrant
Fire Hydrant