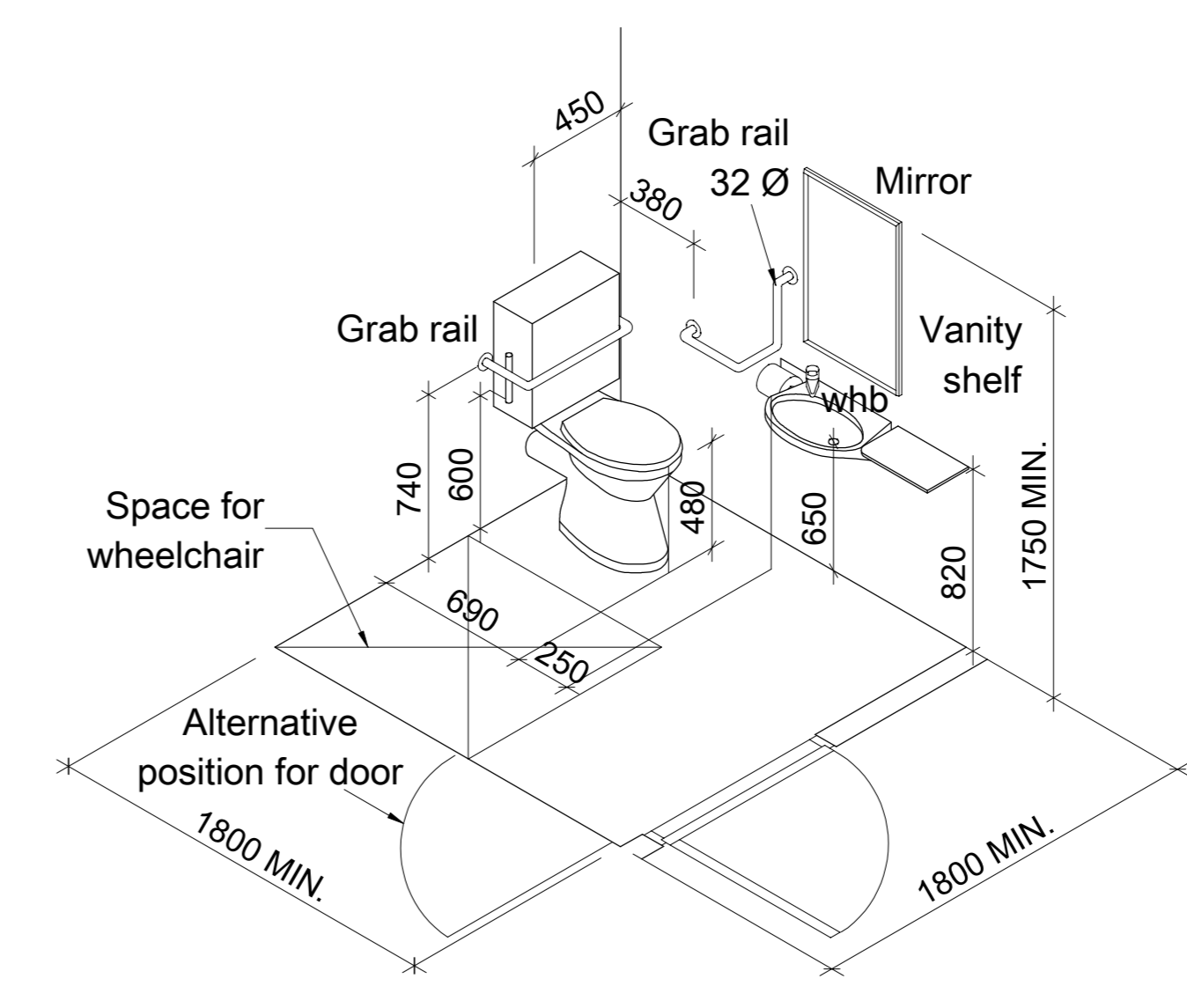


**SANS 10400 Part S: Facilities for persons with disabilities**

FACILITIES FOR PERSONS WITH DISABILITIES TO COMPLY WITH SANS 10400 PART S. COMPETENT PERSON TO PREPARE A RATIONAL DESIGN OR PERFORM A RATIONAL ASSESSMENT (OR BOTH)

4.7 CHANGES IN LEVEL  
4.7.1 IN TRAFFICABLE AREAS FOR PUBLIC USE, ANY CHANGES IN LEVEL SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-D, AND WITH THE REQUIREMENTS GIVEN IN 4.7.2 AND 4.7.3  
4.7.2 A RAISED KERB, NOT LESS THAN 75MM HIGH, OR A SKIRTING RAIL NOT MORE THAN 300MM HIGH, MEASURED VERTICALLY ABOVE THE SURFACE, SHALL BE PROVIDED ON EXPOSED SIDES OF ANY RAMP, STAIRWAY, BALCONY OR ANY SIMILAR AREA WHERE A CHANGE IN LEVEL OCCURS.  
4.7.3 WHERE A CHANGE IN LEVEL OF MORE THAN 600MM OCCURS, A HANDRAIL SHALL ALSO BE PROVIDED.

4.8 RAMP  
NOTE: RAMP MIGHT BE REQUIRED FOR USE BY PERSONS WITHOUT DISABILITIES, FOR EXAMPLE, PERSONS PUSHING TROLLEYS WHO REQUIRE RAMP AS AN ALTERNATIVE TO STEPPED ACCESS. NOTE 2 RAMP SHOULD ONLY BE PROVIDED WHERE LEVEL ACCESS CANNOT BE ACHIEVED. WHERE A RAMP IS PROVIDED, STEPPED ACCESS SHOULD NORMALLY ACCOMPANY IT FOR PERSONS WITH AMBULANT DISABILITIES WHO FIND RAMP DIFFICULT TO USE.  
4.8.1 ANY RAMP OR SERIES OF RAMP SHALL PROVIDE A SAFE, COMFORTABLE AND CONVENIENT ROUTE FOR WHEELCHAIR USERS.  
4.8.2 ANY RAMP PROVIDED IN TERMS OF THIS PART OF SANS 10400 SHALL:  
A) HAVE A GRADIENT, MEASURED ALONG THE CENTRE LINE, THAT IS NOT STEEPER THAN 1:12  
B) HAVE A CLEAR, TRAFFICABLE SURFACE NOT LESS THAN 1.100 M WIDE;  
C) HAVE A SURFACE IN ACCORDANCE WITH 4.5;  
D) HAVE A LANDING AT THE TOP AND BOTTOM OF EACH RAMP OF NOT LESS THAN 1.2 M IN LENGTH (CLEAR OF ANY DOOR SWING) AND OF WIDTH NOT LESS THAN THAT OF THE RAMP;  
E) COMPLY WITH REQUIREMENTS BETWEEN LANDINGS AS GIVEN IN TABLE 2 AND FIGURE 11;  
F) HAVE A HANDRAIL ON BOTH SIDES OF THE RAMP OR, WHERE THE WIDTH IS GREATER THAN 2.4 M, A CENTRAL HANDRAIL IN ACCORDANCE WITH THE REQUIREMENTS OF 4.10 WHERE THE GRADIENT IS STEEPER THAN 1:15;  
G) WHERE RAMP IN THE SAME DIRECTION ARE USED FOR A VERTICAL RISE OF MORE THAN 600 MM, BE STAGGERED BY THE WIDTH OF THE RAMP, IN ORDER TO PREVENT A LONG STRAIGHT LINE OF RAMP (SEE ALSO 4.8.2(D)).  
NOTE: WHERE THE TOTAL RISE CONTEMPLATED FOR A SERIES OF RAMP IS GREATER THAN 2 M, CONSIDERATION SHOULD BE GIVEN TO ALTERNATIVE MEANS OF VERTICAL CIRCULATION.



Layout Of A Typical Facility With A Close-coupled Toilet System  
SCALE 1 : 50

**WINDOW & DOOR SCHEDULE**  
SCALE 1:100 - EXG. MANOR HOUSE -

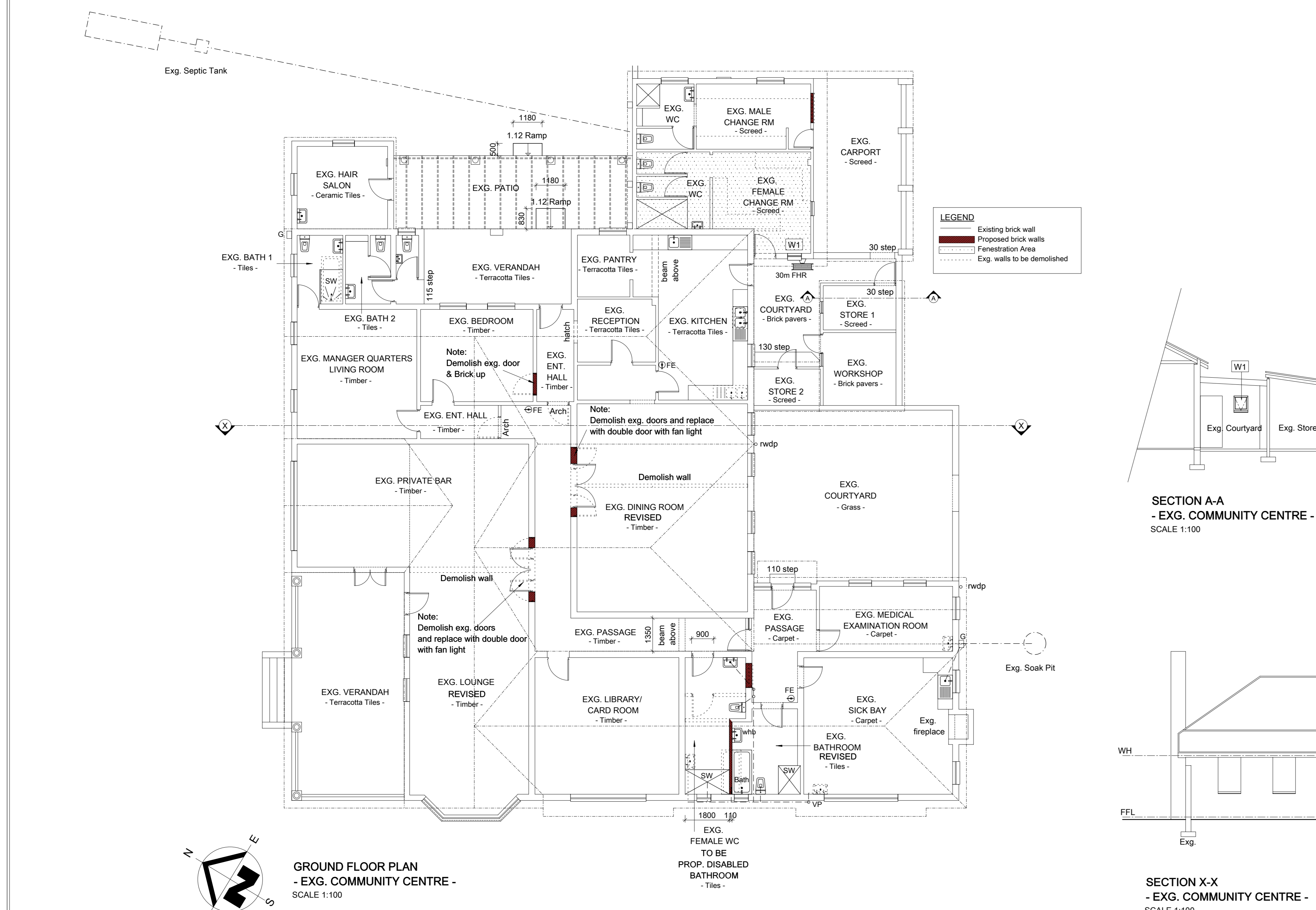
Window No.	W1
Description	Top hung
Frame Material	Timber frame
Total area	0.34 sq.m
Glazing area	0.34 sq.m - per pane
Glazing thickness	4mm S.C.M.A.G
No. required	1 of each
Location	Exg. Female Change Room
Single Clear Monolithic Annealed Glazing - S.C.M.A.G.	
Each individual pane of safety glazing material must be marked by the installer of the glazing material. Unmarked glazing material shall be regarded as non safety glazing material.	

**COMPLIANCE WITH SANS 10400-XA:2021 Ed 2**

**BUILDING INFORMATION:**

Building Classification: A1 - Entertainment & Public assembly  
Design Population: 1 Persons per room, Occupancy 24/7  
Climate Zone: Zone SH  
Building Envelope: Single Storey Outbuilding  
Building Orientation: South East Sector  
Net Floor Area: 24.51m<sup>2</sup> - as per 5.3  
Total Penetration Area: 0.87m<sup>2</sup> / 24.51m<sup>2</sup> = 0.035  
Therefore, Penetration = 3.55%  
= + 20% - Max. U-Value: Any Solution  
- Max. SHGC: Any Solution

Glazing Solution:



GROUND FLOOR PLAN - EXG. COMMUNITY CENTRE -  
SCALE 1:100

SECTION A-A - EXG. COMMUNITY CENTRE -  
SCALE 1:100

SECTION X-X - EXG. COMMUNITY CENTRE -  
SCALE 1:100

Areas m <sup>2</sup>	
Zoning - Retirement Village	
Permitted FAR: 0.35	
Permitted COV: 35%	
Designated Areas	Existing
Ground Storey	462.71
Exg. Manor House	60.40
Exg. Verandah	48.23
Exg. WC/Change Rooms	
Total	571.34
Gross Site Area	45 785.91m <sup>2</sup>
Site Area	42 558.26m <sup>2</sup>
Ex. FAR	510.94m <sup>2</sup> 0.012
Total FAR	510.94m <sup>2</sup> 0.012
Ex. COV	571.34m <sup>2</sup> 1.34%
Total COV	571.34m <sup>2</sup> 1.34%

**GENERAL NOTES**

- CONTRACTOR TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS BEFORE COMMENCING (AUTHOR TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY)
- ALL CONSTRUCTION WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE N. B. R.
- DO NOT SCALE ANY DIMENSIONS OFF PLAN.
- ALL WORK TO COMPLY WITH MUNICIPAL-BY LAWS.
- CONTRACTOR TO EXPOSE SEWER CONNECTION PRIOR TO ANY WORK COMMENCING.
- THIS DRAWING SHALL IN NO WAY BE USED AS A BASIS FOR ANY CLAIM WHATSOEVER.
- THE CONTRACTOR IS TO ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE TO THE SANS 10400 NBR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LOCAL AUTHORITY NOTICES AND CONNECTIONS.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY CONNECTIONS TO SERVICES.
- THE CONTRACTOR IS TO INSPECT THE OFFICIAL APPROVED COPY OF THE DRAWING TO ENSURE THAT HE IS AWARE OF THE FULL SCOPE OF WORK AND LOCAL AUTHORITY REQUIREMENTS.
- THE AUTHOR IS TO BE NOTIFIED, IN WRITING, BY THE REG. OWNER OF ANY INTENDED DEVIATION TO APPROVED PLAN.

**STORMWATER:**  
STORMWATER DISPOSAL TO COMPLY WITH SANS 10400 PART R

- ALL STORMWATER FROM ROOFS TO DISCHARGE DIRECTLY INTO STORMWATER SYSTEM VIA DOWNPIPES.
- ALL STORMWATER PIPES TO BE 100mm DIA. uPVC CLASS S1 U/D.
- ALL PIPES TO BE LAID AT MIN. FALL OF 1:80.
- STORMWATER SOAKAWAYS WITH 1 m<sup>3</sup> VOLUME PER 40 m<sup>2</sup> ROOF AREA.
- STORMWATER SOAKAWAYS TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER.

**DRAINAGE:**

- ALL DRAINAGE TO COMPLY WITH SANS 10400 PART P AND MUNICIPAL STANDARDS.
- PROVIDE IE'S AT ALL BENDS AND JUNCTIONS, WITH SUITABLE MARKERS AT GROUND LEVEL.
- PROVIDE APPROVED RESEAL TRAPS TO ALL WASTE FITTINGS & IE'S TO FOOT OF ALL SOIL STACKS.
- ALL GILLEY SURROUNDS TO BE MIN 150mm ABOVE GROUND LEVEL & 50mm ABOVE PAVING.
- ALL SOIL PIPES TO BE 100mm Ø uPVC UNLESS OTHERWISE SPECIFIED.
- ALL WASTE PIPES MIN 20mm Ø uPVC UNLESS OTHERWISE SPECIFIED.
- RAIN WATER TO BE COLLECTED IN SOAKAWAY PITS VIA 110mm Ø UNDERGROUND PIPES.
- ALL FRENCH DRAINS RECEIVING EFFLUENT SHALL BE NOT LESS THAN 3M AWAY FROM ANY STRUCTURE OR BOUNDARY.
- ALL SEPTIC TANKS SHALL NOT BE LESS THAN 3M AWAY FROM ANY STRUCTURE OR BOUNDARY AND SHALL DISCHARGE INTO A FRENCH DRAIN.
- ENGINEER TO INSPECT, & CERTIFY THAT SEWERAGE SYSTEM HAS BEEN INSTALLED & CONSTRUCTED TO HISHER APPROVAL, PRIOR TO BACK FILLING.

**WALLS:**

- WALLS TO COMPLY WITH SANS 10400 PART K
- AND FREE STANDING BOUNDARY, GARDEN OR RETAINING WALL TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER
- ALL LOAD BEARING WALLS ARE TO BE MIN 220mm THK.
- NON-LOAD BEARING WALLS ARE TO BE MIN 100mm THK.
- CLAY BRICK OR CONCRETE COMMONS OR SIMILAR APPROVED.
- BRICK FORCE EVERY SECOND COURSE AS WELL AS AT LINTEL AND CILL HEIGHT.
- DPC AT THE FOOT OF ALL WALLS, AS WELL AS CILLS.
- PRECAST PRESTRESSED CONCRETE LINTELS ABOVE ALL OPENINGS, WINDOWS & DOORS TO ENGINEERS DESIGN, INSPECT AND CERTIFY.

FINISH ON WALLS AS SPECIFIED:

- EXTERIOR BRICKWORK TO BE FACEBRICK PLINTH AND PLASTER & PAINT, TO MATCH EXISTING
- INTERIOR BRICKWORK IS TO BE PLASTERED AND PAINTED TO MATCH EXISTING

**FLOORS:**

- FLOORS TO COMPLY WITH SANS 10400 PART J
- ANY FLOOR OF A LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN SHALL BE WATER RESISTANT.
- ANY SUSPENDED TIMBER FLOOR IN A BUILDING SHALL BE PROVIDED WITH ADEQUATE UNDER-FLOOR VENTILATION.
- WHERE ANY CONCRETE FLOOR SLAB IS SUPPORTED ON GROUND OR FILLING, SUCH FLOOR SHALL BE SO CONSTRUCTED THAT ANY MOISTURE IN SUCH GROUND OR FILLING IS PREVENTED FROM PENETRATING SUCH CONCRETE FLOOR SLAB.

REINFORCED CONCRETE SLAB AND SUSPENDED SLABS, HAVING A COMPRESSIVE STRENGTH OF NOT LESS 15 MPa AT 28 DAYS AND MIN. 75mm THICKNESS ON A POLYOLEFIN UNDER FLOOR MEMBRANE MIN 200 Microns ON 50mm RIVER SAND BLINDING LAYER ON 50mm MECHANICALLY COMPACTED AND POSIONED FILL. ALL FILLS EXCEEDING 400mm TO ENGINEERS DESIGN, INSPECT AND CERTIFY.

ALL TIMBER FLOORS TO BE SILIGRA, IF OREGON IS NOT AVAILABLE AS PER APPROVED PLAN, AND TO BE STAINED TO MATCH EXISTING.

**WINDOWS & DOORS:**

ALL EXISTING WINDOW AND DOORS TO BE REPLACED WITH SAME SIZE AS PER ORIGINAL APPROVED PLAN AND BE TIMBER HARDWOOD, IF AVAILABILITY OF PREVIOUSLY APPROVED MATERIAL IS UNAVAILABLE.

ALL WINDOWS AND DOORS TO MATCH EXISTING STYLE.

V. PARNELL

**DO NOT SCALE**

Body corporate signature:

Name: Dave Brooks (Chairman)  
Tel.:

Structural engineer  
Name: Jeanna Dray  
Tel no.: 083 414 4388

Geotech engineer  
Name:  
Tel no.:

Building classification - H3  
Site class designation - Retirement Village  
Proposed Additions and Alterations for Existing Community Centre  
For 18 Garden Road, Graceland Estate Hillcrest  
For Sub 77 (of 6) of the farm Albinia 957  
For The Body Corporate of Graceland - SS 438/92  
Cell no.: 082 491 2290

36 Inanda Road Hillcrest 3610		
Tel: 031 765 8974 Cell: 082 498 2192 Email: Vpi@VPD.co.za www.VPDESIGNS.co.za		

Scale: As Shown  
Date: 22/08/2022  
Drawn: V. Parnell  
Reg. No.: 5186

Owners signature:   
Author's signature:   
Deon Smith (Pr/Arch 5186)

Drawing No.: V.P. 4745  
Sheet 1 of 1

**AO**