



1 **21-01 North West Elevation**
1 : 100



2 **21-02 North East Elevation**
1 : 100



3 **21-03 South East Elevation**
1 : 100



4 **21-04 South West Elevation**
1 : 100

GENERAL NOTES

- SANS 10400 PART A - GENERAL PRINCIPAL AND REQUIREMENTS:**
- Copyright of this drawing and all info thereon, is hereby reserved by Origin Architects Pty Ltd. No unauthorized reproduction of whatever nature is permitted.
 - Wherever the terms "approved" or "approved" are used, this shall be deemed to be the approval of O/A the principal agent or the client's appointed agent.
 - Any unusual, unclear, ambiguous or contradictory construction methodologies or dimensions indicated on this drawing must be brought to the attention of the principal agent for clarification, before commencing with the construction thereof.
 - This drawing must be read in conjunction with any other specification or consultant's drawings being referred to herein.
 - In the event of this drawing being issued in conjunction with any specification and/or engineer's / consultants drawings, the latter will have priority over these drawings and must be taken as correct and prevailing.

- SANS 10400 PART B - STRUCTURAL:**
- All structural work shall comply with SANS 10400 Part B
 - All structural concrete shall comply with SANS 10100
 - All structural steel shall comply with SANS 10162
 - All structural masonry work shall comply with SANS 10164

- SANS 10400 PART C - DIMENSIONS (AND LEVELS):**
- Where items that are arranged in an obvious repetitive pattern, manner or fashion are dimensioned once, it must be assumed that undimensioned items of the similar type shall be placed at the same levels and dimensions as the typical items.
 - Scaling of this document will not be considered to be an acceptable manner of extracting info, unless so indicated in certain cases by the agent.
 - All levels given are to be taken as unfinished levels.
 - All structural and brick wall dimensions are core dimensions, excluding any finishes.
 - All dimensions on final revisions are for information only and must be physically verified by way of a separate survey.

- SANS 10400 PART D - PUBLIC SAFETY:**
- All changes in levels, ramps, public entrances and swimming pools, shall comply with SANS 10400 Part D

- SANS 10400 PART E - DEMOLITION WORK:**
- All demolition work shall comply with SANS 10400 Part E
 - All demolition work shall be carried out in accordance with the OSH act no 85 of 1993, and related construction regulations.

- SANS 10400 PART F - SITE OPERATIONS:**
- All site operations shall comply with SANS 10400 Part F

- SANS 10400 PART G - EXCAVATIONS:**
- All excavations shall comply with SANS Part G

- SANS 10400 PART H - FOUNDATIONS:**
- All foundations shall comply with SANS Part H

- SANS 10400 PART J - FLOORS:**
- All floors shall comply with SANS Part J

- SANS 10400 PART K - WALLS:**
- All walls shall comply with SANS Part K
 - Partitions and suspended ceilings shall be rodent proof in accordance with govt. Rodent proofing section b of SASS method 419 for class B 1/2 rodent proofing.

- SANS 10400 PART L - ROOFS:**
- All roof shall comply with SANS Part L

- SANS 10400 PART M - STAIRWAYS:**
- All stairways and balconies, shall comply with SANS 10400 Part M

- SANS 10400 PART N - GLAZING NOTES:**
- All glazing to comply with SANS 10400 Part N
 - All glazing installations shall comply with SANS 10137
 - All external and facade glazing wind loads shall comply with SANS 10160, Part 3
 - All safety glazing shall comply with SANS 1263-1

- SANS 10400 PART O - LIGHTING AND VENTILATION NOTES:**
- All habitable rooms without any windows will be artificially lit in compliance with SANS 10400 Part O
 - Minimum artificial interior lighting levels shall comply with SANS 10114-1.
 - All habitable rooms without any operable section windows will be mechanically ventilated in compliance with SANS 10400 Parts O & T
 - All duct work shall comply with SANS 10173

- SANS 10400 PART P - PLUMBING & DRAINAGE:**
- All plumbing and drainage work and installation of sanitary fittings shall comply with SANS 10400 Part P
 - Water supply installations shall comply with SANS 10252-1
 - Sewer and drainage installation shall comply with SANS 10252-2
 - Hot water supplies shall comply with SANS 204
 - Geyser installations shall comply with SANS 10254
 - All solar water heating systems shall comply with SANS 1207, 10106, SANS 6211-1 and 6211-2
 - Provide E's to all bends and junctions with suitable markers at ground level.
 - All traps shall comply with SANS 226
 - Minimum fall to all drain pipes to be 1:60
 - Provide resin traps to all waste fittings.
 - Provide AEs to foot of all soil stacks.
 - IE's to waste pipes to be fully accessible at all times.
 - All drain pipes passing under building or footings to be adequately protected against any loads imposed thereon.
 - RES to be provided at all changes of drain direction. No changes of direction may be enclosed under the structure.
 - All stack bottoms to have long radius bends
 - All wash hand basins with waste runs in excess of 6m to be fitted with 110mm pvc waste pipes & anti-c traps.

- SANS 10400 PART S - FACILITIES FOR PERSONS WITH DISABILITIES:**
- All work shall comply with SANS Part S

- SANS 10400 PART X - ENVIRONMENTAL SUSTAINABILITY:**

- PART XA - ENERGY USAGE IN BUILDINGS**
- All work shall comply with the requirements of SANS 204
 - All fenestration air infiltration shall be in accordance with SANS 613

- COMPLIANCE WITH OTHER RELEVANT SANS 10400 REGULATIONS**
- All storm water disposal shall comply with SANS Part V
 - All space heating shall comply with SANS Part V

- EXPANSION JOINTS ON FLOORS**
- Floor tiles on surface beds shall be laid into an approved expansion strip grid not exceeding 4x4m. Expansion strips shall be laid corresponding exactly with structural or saw cut joints in concrete floors and surface beds and tiles shall be cut to the nearest expansion strip and to equal widths on either side of the expansion strip, to fit within the grid.
- The same shall apply to floor tiles on suspended floor slabs, with the exception of the grid not exceeding 5x5m.

- SANS 10400 PART T - FIRE PROTECTION**
- ALL WORKING TO BE IN ACCORDANCE WITH SANS 10400 FIRE PROTECTION REGULATION PART T AS PROMULGATED IN THE NBR AND BUILDING STANDARD ACT 103 OF 1977.
 - INTERNAL PARTITIONS TO COMPLY WITH T 4.9
 - Ceiling voids to be divided by means of 90 Minute fire rated barriers, into areas not exceeding 250 m² unless otherwise specified.
 - Floor and wall coverings to comply with T4.14 and T4.15
 - All fire fighting equipment and evacuation routes must be indicated with a minimum of 150 x 150mm photoluminescent type signs and must comply with SABS 1186 - 1, 3 & 5 and SANS 1464-02 and must be installed in accordance with SANS 10400 - Part T 4.23
 - Fire hose reel installations shall comply with the requirements in SANS 543 and shall be installed in accordance with SANS 10105-1.
 - Portable fire extinguishers installed in a building shall comply with T4.37 and with the requirements in SANS 1910, and shall be installed by competent persons in accordance with SANS 1475-1 and SANS 10105-1.
 - HVAC installation shall comply with T4.43.
 - All thermal insulation products shall comply with SANS 10177-5 and tested in accordance with SANS 429.
 - ALL EMERGENCY LIGHTING SHALL COMPLY WITH SANS 10114-2
 - ALL FIRE DETECTION AND ALARM SYSTEMS SHALL COMPLY WITH SANS 10139
 - FIRE DETECTION INSTALLATIONS SPECIFICALLY IN HOSPITALS, SHALL COMPLY WITH SANS 922

- SANS 10400 PART W - FIRE INSTALLATION**
- ALL FIRE INSTALLATIONS AND WATER SUPPLIES TO FIRE FIGHTING EQUIPMENT, SHALL COMPLY WITH PART W.

SIGNATURE ARCHITECT SIGNATURE CLIENT

SIGNATURE ENGINEER

COVERAGE	FLOOR AREA RATIO	SITE AREA	TOTAL BUILDING AREA
		27232 m ²	7475

Rev No	Revision Description	Date



IDEATE DESIGN PARTNERSHIP

Will@ideatedesigns.co.za | Renate@ideatedesigns.co.za | 012 003 6588
 Ideate Designs (Pty)Ltd | Byits Bridge Office Park | Building 14, Block B | Orr Olivenhoutbosch Rd & Jean Ave | Centurion, 0157

INFORMATION ONLY

PROJECT Proposed Additions and Alterations to Existing Psychiatric Hospital
 CLIENT Healing Hills Hospital

SITE Portion 264 (of 6) of the farm Drift number 906,
 PROJECT NO 22.032 DRAWING NO 21-01-01

DRAWING NAME GENERAL ELEVATION

DATE	SCALE	PAPER SIZE	DRAWN BY	CHECKED BY	PAGE
2023/05/18 14:19:21	1:100	A1	JH	WW	42