

GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS, NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE
- THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SANS 0400 and SANS 10400.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/SUBCONTRACTOR PRIOR TO CONSTRUCTION
- ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF
- ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY
- DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

OCCUPANCY CLASS: G1 - OFFICES

SANS 10400 PART A - ADMINISTRATION:

- PART A** - TO BE COMPLIED WITH FULLY

SANS 0400 PART B - STRUCTURAL DESIGN:

- ALL STRUCTURAL WORK RELATED TO **PART B** WILL BE DESIGNED AND INSPECTED BY A COMPETENT PERSON (STRUCTURAL)

SANS 10400 PART C - DIMENSIONS:

- DIMENSIONS OF ALL ROOMS AND SPACES HAVE BEEN DESIGNED TO COMPLY FULLY WITH **PART C**

SANS 10400 PART D - PUBLIC SAFETY:

- ALL CHANGES IN LEVEL, RAMPS AND DRIVEWAYS HAVE BEEN DESIGNED IN ACCORDANCE WITH **PART D**
- BALLUSTRADING ALL TO DETAIL: MIN 1m HIGH WITH AT LEAST A HANDRAIL AND ONE OTHER RAIL IN ACCORDANCE WITH **SANS 10400 PART D:4.2**

SANS 0400 PART E - DEMOLITION WORK:

- PART E** - NOT APPLICABLE

SANS 10400 PART F - SITE OPERATIONS:

- SITE OPERATIONS TO COMPLY FULLY WITH **PART F**
- PROVISION OF SANITARY FACILITIES TO BE AS PER **SANS 10400 PART F:4.2**
- APPLICATION OF SOIL INSECTICIDES IN ACCORDANCE WITH THE REQUIREMENTS OF **SANS 10124**

SANS 10400 PART G - EXCAVATIONS:

- ALL DESIGN OF ALL WORK RELATED TO **PART G** WILL BE THE SUBJECT OF RATIONAL DESIGN AND INSPECTED BY A COMPETENT PERSON (CIVIL ENGINEER)

SANS 0400 PART H - FOUNDATIONS:

- ALL STRUCTURAL WORK RELATED TO **PART H** WILL BE DESIGNED AND INSPECTED BY A COMPETENT PERSON (STRUCTURAL)

SANS 10400 PART J - FLOORS:

- ALL FLOORS IN BATHROOMS AND TOILETS TO BE WATER-RESISTANT AS PER **PART J**
- ALL SUSPENDED FLOORS HAVE BEEN DESIGNED IN ACCORDANCE WITH **PART B** and **PART T**
- ALL SLABS SUPPORTED ON THE GROUND HAVE BEEN DESIGNED IN ACCORDANCE WITH **PART B**

SANS 0400 PART K - WALLS:

- THE STRUCTURAL STRENGTH AND STABILITY OF WALLS IS TO BE IN ACCORDANCE WITH **PART B** and **PART T**
- EXTERNAL WALLS and EXTERNAL WALLS - IMPERIAL BRICK
- BRICKWORK IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS
- CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW CILLS
- GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY

B

- THE FIXING OF WALLS TO ROOF IS TO BE IN ACCORDANCE WITH **PART B**
- THE WATER PENETRATION THROUGH A WALL IS TO BE IN ACCORDANCE WITH **PART K**

SANS 0400 PART L - ROOFS:

- ROOF - REINFORCED CONCRETE SLAB, DESIGNED AND INSPECTED BY COMPETENT PERSON (STRUCTURAL) AS A RATIONAL DESIGN. TO BE LAID WITH A FALL OF NOT LESS THAN 1:100 - WITH WATERPROOFING AND A 25mm COVERING OF GRAVEL ON TOP. ALL PROJECTIONS THROUGH THE ROOF AND EDGES MUST BE PROTECTED WITH SUITABLE FLASHINGS.

SANS 0400 PART M - STAIRWAYS:

- STAIRWAYS TO COMPLY FULLY WITH **PART M**
- WALLS, SCREENS, RAILINGS AND BALLUSTRADES TO STAIRWAYS DESIGNED TO COMPLY FULLY WITH **PART M**, **PART B** and **PART T**

SANS 10400 PART N - GLAZING:

- ALL GLAZING ELEMENTS BASED ON MAXIMUM WIND LOAD OF 1.5kPA AS DETERMINED BY COMPETENT PERSON (STRUCTURE) IN ACCORDANCE WITH **PART B**
- GLAZING EXCEEDING 1m² OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED IN ACCORDANCE WITH **PART N:4.4.2**

SANS 10400 PART O - LIGHTING and VENTILATION:

TOILETS:-

- ARTIFICIALLY LIT MINIMUM 160 LUX
- MECHANICALLY VENTILATED EXTRACTION TO BE MINIMUM 20L/SEC/FITMENT
- INTERNAL TOILETS TO BE MECHANICALLY VENTILATED BY EXTRACTION TO THE EXTERIOR AT A RATE OF 20 L/S/FITMENT.

OFFICES AND ALL HABITABLE :-

- ALL AREAS TO BE ARTIFICIALLY LIT
- MINIMUM LUX LEVEL OF 300 LUX
- REFER TO VENTILATION TABLE ATTACHED HEREWITH
- FRESH AIR TO BE SUPPLIED AT THE RATE OF 7.5 L/S/SP
- FRESH AIR MUST BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL THE HABITABLE AREAS.
- AIR VELOCITY NOT TO EXCEED 0.5 M/S - TO ALL OFFICES AND SHOPS.
- LIGHTING AND VENTILATION TO COMPLY WITH LA AND NBR REQUIREMENTS.

NON-HABITABLE:-

- ALL AREAS TO BE ARTIFICIALLY LIT
- ARTIFICIAL VENTILATION TO PARKING GARAGES TO COMPLY WITH **PART O:4.3.2.6**
- REFER TO NATURAL VENTILATION TABLE ATTACHED HEREWITH

SANS 10400 PART P - DRAINAGE:

- ABLUCTIONS DETERMINED AS PER CLAUSE: A21, PART P:4.11 and SSS
- ALL WASTE PIPES:
 - TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
 - TO BE FITTED WITH A 64mm RE-SEAL TRAP EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT
 - TO CONNECT TO STACK INDEPENDENTLY
- ALL SOIL PIPES TO BE MIN 100mmØ
- ALL SOIL VENTILATION PIPES (SVV) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
- VENT STACKS TO COMPLY WITH **PART P:4.13** and **PART P:4.18.6**
- ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS
- INSPECTION EYES - TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL
- RODDING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
- WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE E's AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
- WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND
- WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SIPHON FITTED
- ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING

SANS 0400 PART Q - NON-WATER BORNE MEANS OF SANITARY DISPOSAL:

- PART Q** - NOT APPLICABLE

SANS 0400 PART R - STORMWATER DISPOSAL:

- RAINWATER GOODS:- R.C. ROOF SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO MIN 100mmØ

SANS 0400 PART S - FACILITIES for DISABLED PERSONS:

- RAMPS TO COMPLY WITH **SS2**, **D:4.3** and **TT23**
- LIFTS TO COMPLY WITH **SS3**
- DOORS TO COMPLY WITH **SS4**
- TOILET FACILITIES TO BE PROVIDED IN ACCORDANCE WITH **SS5**
- RESTRICTIONS IN PATH OF TRAVEL TO COMPLY WITH **SS7**
- PARKING TO COMPLY WITH **SS8**
- SIGNAGE TO COMPLY WITH **SS9**

SANS 0400 PART T - FIRE PROTECTION:

- SAFETY DISTANCES TO COMPLY WITH **TT2**
- ALL MATERIALS TO COMPLY WITH **TT5**
- PARTITIONING TO COMPLY WITH **TT9**
- ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120MIN. FIRE RATED DOORS FITTED WITH SELF CLOSERS IN COMPLIANCE WITH **TT10.4** AND LOCKS IN COMPLIANCE WITH **TT19.9**
- DOORS BETWEEN INTERIOR OF BUILDING AND SMOKE LOBBIES TO BE FITTED WITH SELF CLOSERS
- ALL FIRE DOORS ARE CLASS B FIRE DOORS - TWO HOUR FIRE RATING AND ARE SELF CLOSING.
- ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH **TT12**
- ALL CEILINGS TO COMPLY WITH **TT13**
- CEILING & PLUMBING TO COMPLY WITH **TT13.3** NON-COMBUSTIBLE FIRE STOPS TO BE PLACED AT INTERVALS NOT EXCEEDING 300m² AND AT DISTANCE OF NOT MORE THAN 30m
- ALL FLOOR COVERINGS TO COMPLY WITH **TT14**
- ALL WALL FINISHES TO COMPLY WITH **TT15**
- ESCAPE ROUTES TO COMPLY WITH **TT16**
- ESCAPE / EMERGENCY ROUTES TO COMPLY WITH **PARTS TT17 to TT20**
- FEEDER ROUTES TO COMPLY WITH **TT18**
- VENTILATION TO STAIRS TO COMPLY WITH **TT24**
- SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH **TT29**, **TT32**, **TT55.4** and **TT55.5**

EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH TT30

- FIRE DETECTION AND ALARM SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH **TT31**
- FIRE RETICULATION TO COMPLY WITH **TT33**
- FIRE HOSE REELS TO COMPLY WITH **TT34**
- HYDRANTS TO COMPLY WITH **TT35**
- SPRINKLERS TO COMPLY WITH **TT36**
- PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH **TT37** ANY INACCESSIBLE CONCEALED SPACE WITH A DIMENSION GREATER THAN 5m TO BE STOPPED IN ACCORDANCE WITH **TT39**
- SERVICE SHAFTS TO BE FIRE STOPPED IN ACCORDANCE WITH **TT40.5**
- SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH **TT41**
- ALL FLOORS TO HAVE PROVISION FOR SMOKE VENTILATION IN ACCORDANCE WITH **TT42**
- BASEMENT VENTILATION IN ACCORDANCE WITH **TT42** - REFER TO TABLE ATTACHED HEREWITH.
- AIR CONDITIONING SYSTEM TO COMPLY WITH **TT43**
- LIFT SHAFT TO COMPLY WITH **TT45** 1-HOUR STRUCTURAL STABILITY EQUIPMENT
- LIFT LOBBY, LIFT AND DOORS TO COMPLY WITH **TT45** AND **TT46** DOORS TO BE CLASS B
- MATERIALS USED TO COMPLY WITH **TT56** AND **TT57**
- GENERATOR TO BE HOUSED IN OWN ROOM WITH ALL ENCLOSING ELEMENTS (DOORS, WINDOWS AND VENTILATION GRILLS ETC) HAVING A 2-HOUR FIRE RATING
- GENERATOR TO STAND ON OWN RAISED PLATFORM, TO HAVE A 2-HOUR FIRE RATING
- THE LIQUID FUEL (PETROL) FOR THE GENERATOR STORED ON SITE NOT EXCEED TO 400L. STORAGE TANKS TO TO COMPLY WITH **TT54**
- FIRE PROTECTION EQUIPMENT TO BE LOCATED OUTSIDE OF ROOM IN THE FORM OF PORTABLE FIRE EXTINGUISHERS OF 9KG FOAM TYPE.
- BUILDING IS NOT REQUIRED.

SANS 0400 PART U - REFUSE DISPOSAL:

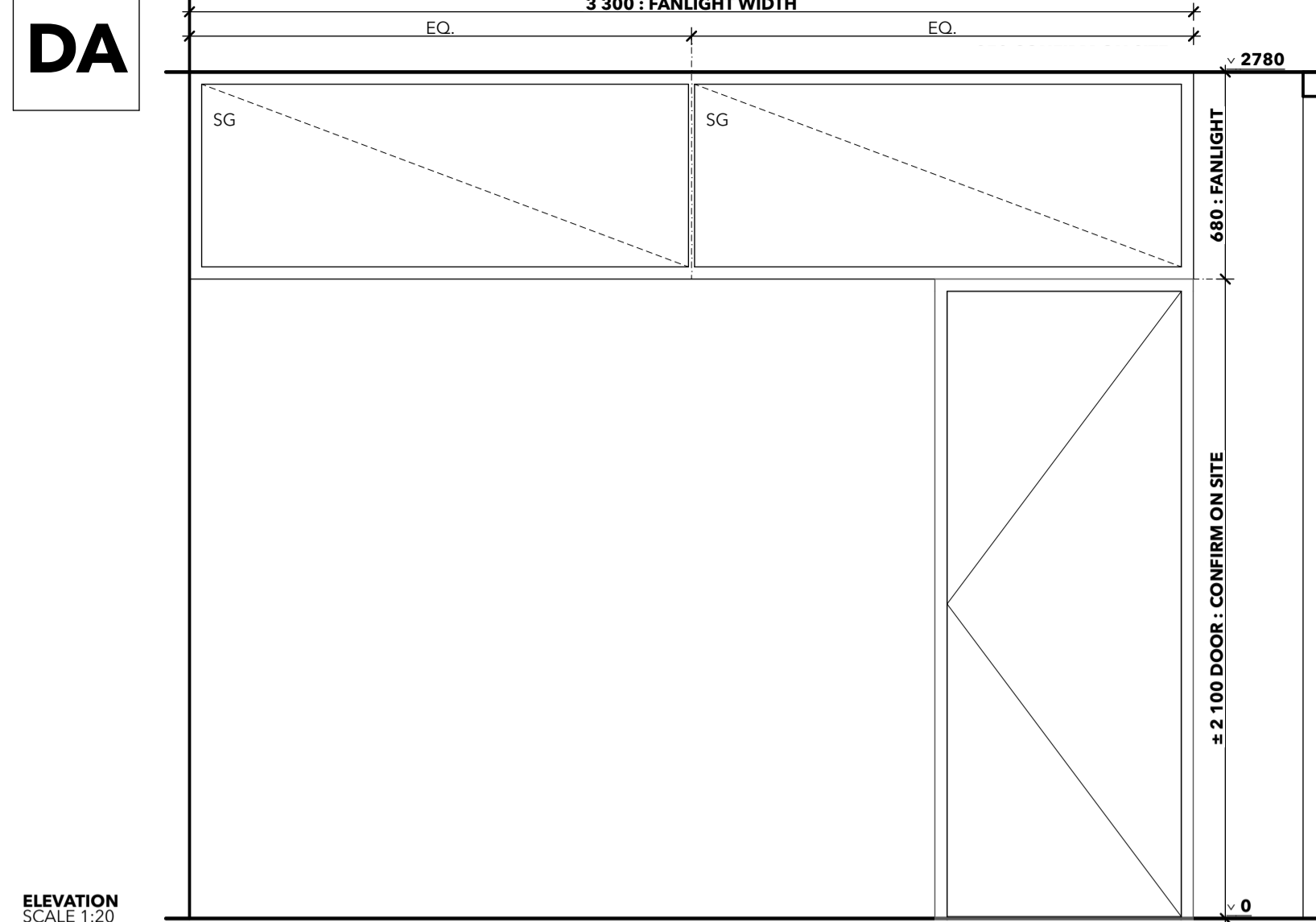
- REFUSE DISPOSAL TO COMPLY FULLY WITH **PART U**

SANS 10400 PART V - SPACE HEATING:

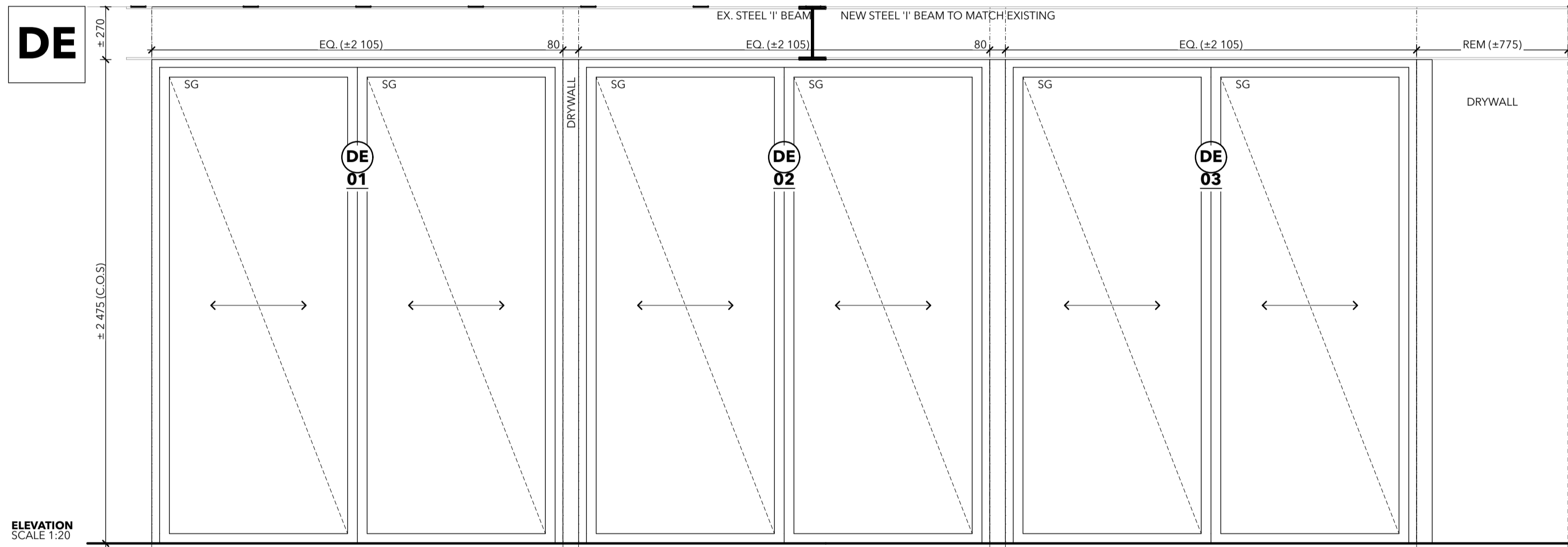
- PART V** - NOT APPLICABLE

SANS 0400 PART W - FIRE INSTALLATION:

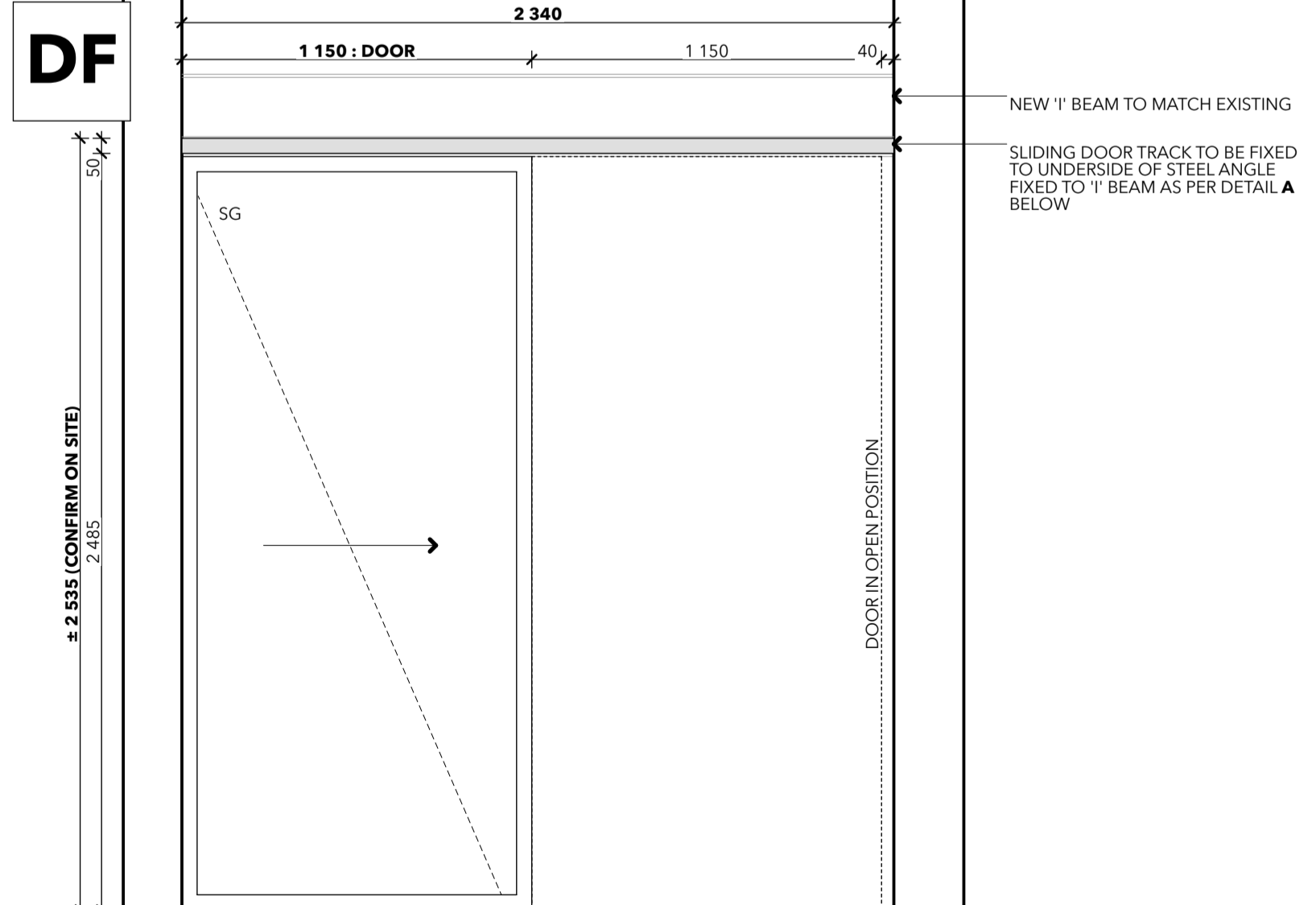
- FIRE INSTALLATION TO COMPLY FULLY WITH **PART W**
- WATER SUPPLY TO HYDRANTS TO BE 100mmØ PIPES



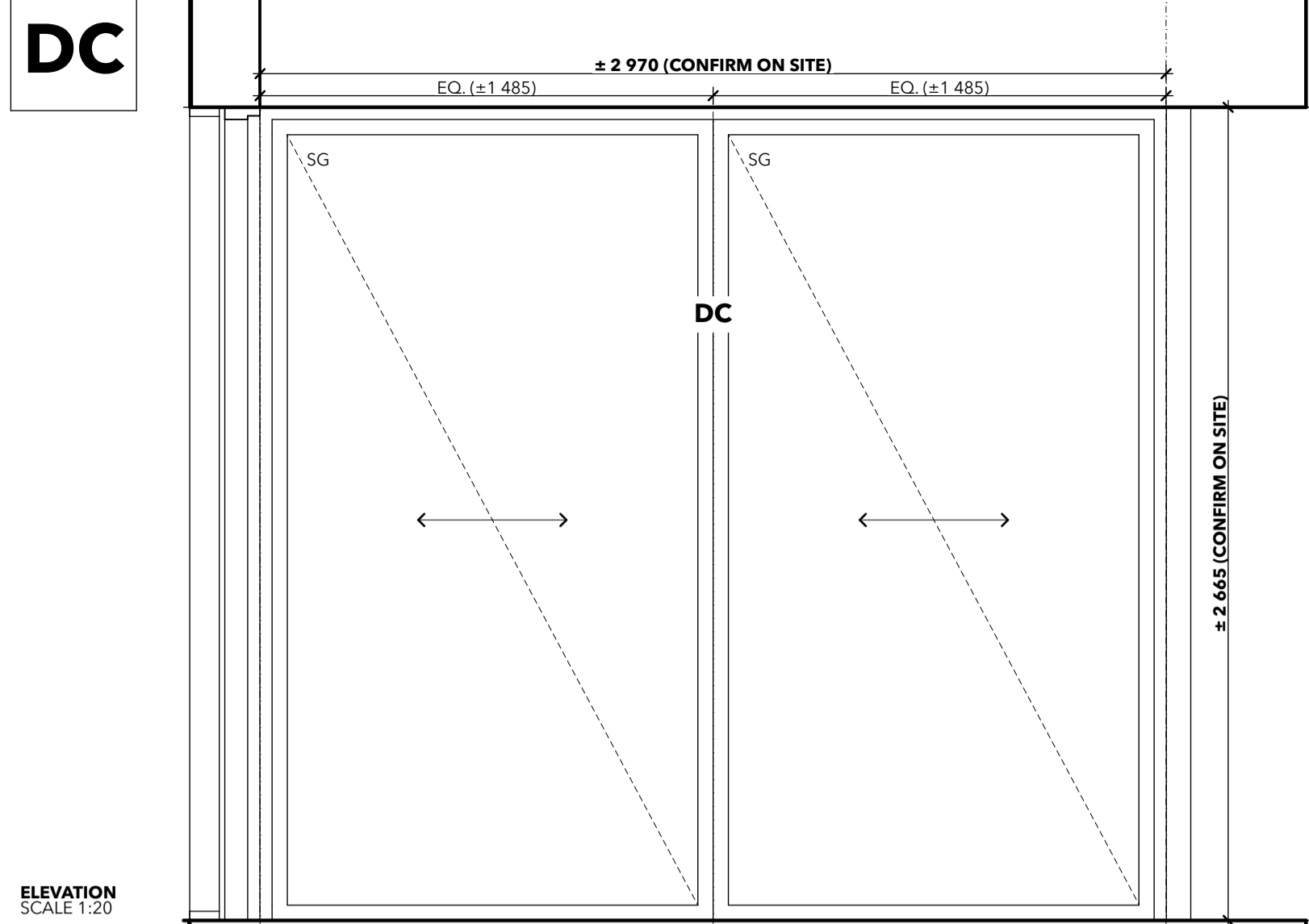
DESCRIPTION	REUSED TIMBER DOOR WITHIN DRYWALLING AND DOUBLE FIXED ALUMINIUM WINDOW ABOVE
FRAME	STANDARD NARROW PROFILE ALUMINIUM
GLAZING	THICKNESS AND SPEC. TO SPECIALIST DETAIL.
COLOUR	MATT UMBER GRAY
NOTES	



DESCRIPTION	DOUBLE ALUMINIUM TRACK AND ALLU. + GLASS SLIDING DOORS
FRAME	2 TRACK ALUMINIUM SLIDING DOOR FRAME TO SUIT.
GLAZING	CLEAR TOUGHENED SAFTEY GLASS, THICKNESS TO SPECIALIST.
COLOUR	MATT UMBER GREY
NOTES	



DESCRIPTION	SINGLE TRACK GLASS SLIDING DOOR AS SHOWN.
FRAME	SINGLE TRACK, TOP HUNG ALUMINIUM SLIDING DOOR FRAME TO SUIT.
GLAZING	CLEAR TOUGHENED SAFTEY GLASS.
COLOUR	UMBER GREY
NOTES	TOP OF DOOR TO BE IN LINE WITH UNDERSIDE OF 1' BEAM



DESCRIPTION	MULTI TRACK GLASS SLIDING DOORS
FRAME	2 TRACK ALUMINIUM SLIDING DOOR FRAME TO SUIT.
GLAZING	CLEAR TOUGHENED SAFTEY GLASS, THICKNESS TO SPECIALIST.
COLOUR	MATT UMBER GREY
NOTES	

MUNICIPAL STAMPS

THE HOUSE

this is a **LA SUBMISSION** for ALTERATIONS TO AN EXISTING OFFICE in BELLEVUE CAMPUS, KLOOF for ELECTRIC LADYLAND PROPERTIES represented by CAMERON FINNIE (PR. ARCH 24750893) from ENGINE ARCHITECTURAL DESIGN ALLIANCE

t : +27 78 903 932 | e : design@enginearchitecture.com | a : 48b madira road, Morningside, Durban, 4001

OWNER: PAUL KRAUS
ON BEHALF OF ELECTRIC LADYLAND PROPERTIES

ARCHITECT: CAMERON FINNIE
PR. ARCH 24750893

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DOOR AND WINDOW SCHEDULE

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