

STATUTORY NOTES: SANS 10400

- ALL NEW CONSTRUCTION AND ALTERATIONS TO BE IN STRICT ACCORDANCE WITH SANS 10400 [ALL PARTS RELEVANT TO THIS PROJECT] AS WELL AS LOCAL AUTHORITY BY LAWS.

STRUCTURAL ELEMENTS

- ALL STRUCTURAL ELEMENTS TO ENGINEERS DESIGN & SPECIFICATION, TO COMPLY WITH SANS 10400 - H, J, K, L, M OR N. TIMBER CONSTRUCTION TO COMPLY WITH SANS 10082.

DIMENSIONS

- ROOM & SPACE DIMENSIONS TO COMPLY WITH SANS 10400 -C.

PUBLIC SAFETY

- CHANGES IN LEVEL, RAMPS AND ACCESS ALL TO COMPLY WITH SANS 10400 - C.

SITE OPERATIONS

- PROVISION OF SANITARY FACILITIES TO COMPLY WITH SANS 10400 - F.

EXCAVATIONS

- STABILITY OF SOIL TO BE ASSESSED & CONFIRMED BY AN APPOINTED ENGINEER PRIOR TO CONSTRUCTION.
- ALL EXCAVATIONS TO ENGINEER'S DESIGN & SPECIFICATION, TO COMPLY WITH SANS 10400 - G
- FINAL BULK EARTH LEVELS TO BE ESTABLISHED BY CONTRACTOR AND APPROVED BY ARCHITECT & ENGINEER.

FLOORS

- ALL FLOORS TO WET ROOMS [LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM, TOILETS, ETC.] TO COMPLY WITH SANS 10400 - J
- SUSPENDED FLOORS TO COMPLY WITH SANS 10400 - B, T, J & SANS 10082 WHERE APPROPRIATE.
- SLABS SUPPORTED ON GROUND TO COMPLY WITH SANS 10400 - B, H & J.
- APPOINTED TO ENGINEER TO CONFIRM NECESSITY OF THE APPOINTMENT OF A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

WALLS

- STRUCTURAL STRENGTH AND STABILITY OF ALL WALLS TO COMPLY WITH SANS 10400 - B, T & K.
- ROOF FIXING TO COMPLY WITH SANS 10400 - B & K
- WATER PENETRATION THROUGH WALLS TO COMPLY WITH SANS 10400 - K.
- PARTITIONS TO BE RODENT PROOF IN ACCORDANCE WITH SANS 5419

ROOFS

- ROOF COVERINGS & WATERPROOFING TO COMPLY WITH SANS 10400 - L
- FLAT ROOFS & RELATED GUTTERS TO COMPLY WITH SANS 10400 - L OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT OR BOTH BY A COMPETENT PERSON.
- ROOF & CEILING ASSEMBLY TO COMPLY WITH SANS 10400 - C & L.
- ROOF ASSEMBLY SUPPORTING WALLS TO COMPLY WITH SANS 10400 K, B & L.
- GUTTERS & DOWNPIPES SIZING TO COMPLY WITH SANS 10400 - R.
- FIRE RESISTANCE & COMBUSTIBILITY OF THE ROOF ASSEMBLY TO COMPLY WITH SANS 10400 - L & T.

STAIRWAYS

- STAIRWAYS TO COMPLY WITH SANS 10400 - B, T & M. WALLS, SCREENS, RAILINGS OR BALUSTRADES TO STAIRWAYS & RAMPS TO COMPLY WITH SANS 10400 - B, T, & K.
- BASIC STAIR NOTES: 170mm RISER MIN 300mm TREAD
- BALUSTRADES 1,0m HIGH WITH NO GAP MORE THAN 100mm

GLAZING

- GLAZING TYPE AND FIXING TO COMPLY WITH SANS 10400 - B & N.

LIGHTING & VENTILATION

- LIGHTING OF HABITABLE ROOMS, BATHROOMS, ETC. TO COMPLY WITH SANS 10400 - T & O.
- VENTILATION TO COMPLY WITH SANS 10400 - T & O OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT OR BOTH BY A COMPETENT PERSON.
- INTERNAL ABLUTIONS: AIR TO BE EXTRACTED TO EXTERNAL AIR AT A RATE OF 20 LITRES PER SECOND PER FITMENT.
- INTERNAL BATHROOMS TO BE MECHANICALLY VENTILATED AT A RATE OF 25 LITRES PER SECOND PER ROOM.
- INTERNAL OFFICES TO BE MECHANICALLY VENTILATED AT A RATE OF 7,5 LITRES PER SECOND PER PERSON.
- KITCHEN TO BE MECHANICALLY VENTILATED AT A RATE OF 17,5 LITRES PER SECOND PER PERSON.

DRAINAGE

- DRAINAGE DESIGN & INSTALLATION TO COMPLY WITH SANS 10400 - P OR BE THE SUBJECT OF A AGREEMENT CERTIFIED RATIONAL DESIGN / ASSESSMENT OR BOTH BY A COMPETENT PERSON.

STORMWATER DISPOSAL

- CONTROL AND DISPOSAL OF STORMWATER TO COMPLY WITH SANS 10400 - R, OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT BY A COMPETENT PERSON.

MOBILITY IMPAIRED PERSONS

- FACILITIES PROVIDED FOR M.I.P.s TO COMPLY WITH SNAS 10400 – S.
- EGRESS PROVIDED FOR M.I.P.s TO COMPLY WITH SANS 10400 - T.

FIRE PROTECTION

- FIRE PROTECTION TO COMPLY WITH SANS 10400 - T, OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT BY A COMPETENT PERSON.

FIRE INSTALLATION

- ALL FIRE INSTALLATIONS TO COMPLY WITH SANS 10400 - W.
- WATER SUPPLY FOR FIRE RETICULATION TO COMPLY WITH SANS 10400 - W, OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT BY A SPECIALIST.

ENVIRONMENTAL SUSTAINABILITY

- THE BUILDING IS TO BE DESIGNED AND CONSTRUCTED WITH ORIENTATION, SHADING, SERVICES & BUILDING ENVELOP TO COMPLY WITH SANS 10400 – XA; OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT BY A COMPETENT PERSON.

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400-2011. ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

GLAZING NOTES:

ALL GLAZING TO COMPLY WITH PART N OF SANS 10400-2011.

STAIR & BALUSTRADE NOTES:

BALUSTRADES, HANDRAILS, HEIGHTS AND OPENINGS TO COMPLY WITH PARTS M & D OF SANS 10400- 2011. BASIC STAIR NOTES:  
MAX 200mm RISER MIN 250mm TREAD  
BALUSTRADES 1,0m HIGH WITH NO GAP MORE THAN 100mm

IF THE STAIRCASE FORMS PART OF AN ESCAPE ROUTE IT IS TO COMPLY WITH PART M OF SANS 10400- 2011.

DEMOLITION WORK:

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH SANS 10400 -2011 PART F NO DEMOLITION WORK IS TO BE CARRIED OUT WITH RELEVANT MUNICIPAL AND/OR CLIENT APPROVAL

PLUMBING & DRAINAGE:

ALL PLUMBING TO COMPLY WITH PART P OF THE SANS 10400: 2010

ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH. PROVIDE INSPECTION EYES AT ALL DRAIN BENDS AND JUNCTIONS AND AT A MAX. 25m ALONG STRAIGHT RUNS. CLEANING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES. WASTE TO BE FITTED WITH 64mm RESEAL TRAPS. WATER CONNECTIONS TO FITTINGS:-  
15mm DIA TO WHB, WC AND SHOWERS  
20mm DIA TO GEYSERS  
25mm DIA TO FHR  
ALL VENT PIPES TO DISCHARGE TO EXTERNAL AIR  
50MMØ WASTE PIPES REQUIRE A 75MMØ SLEEVE  
110MMØ WASTE PIPES REQUIRE A 150MMØ SLEEVE  
ALL NEW SEWER LINES TO RUN IN THE CEILING VOID OF THE FLOOR BELOW.

FOR PLUMBING AND DRAINAGE LAYOUT PLANS AND CROSS SECTIONS REFER TO REGISTERED WET SERVICES ENGINEERS' DRAWINGS FOR RATIONAL DESIGN DRAWINGS ALL STORM WATER TO BE COLLECTED AND DRAINED TO COMPLY WITH PART P OF THE SANS 10400 -2010 AND DRAIN TO MUNICIPAL STORM WATER DRAINAGE SYSTEM TO ENGINEERS DETAILS

STRUCTURAL:

ALL REINFORCED CONCRETE WORK AND RETAINING WALLS TO BE STRICTLY IN ACCORDANCE WITH REGISTERED STRUCTURAL ENGINEERS' DETAILS AND SPECIFICATIONS

MECHANICAL VENTILATION & LIGHTING:

ALL LIGHTING AND VENTILATION (FRESH AIR AND EXTRACT) TO COMPLY WITH PART O (SANS 10400 -2011) IN ACCORDANCE WITH REGISTERED MECHANICAL ENGINEERS DRAWINGS AND REGISTERED ELECTRICAL ENGINEERS DRAWINGS ALL ARTIFICIAL LIGHTING TO COMPLY.

SANS 10400XA

WALLS:  
NON-MASONRY WALL WILL HAVE 'R' VALUES AS PROVIDED. (SANS 10400-XA -4.4.3.1)  
DOUBLE SKING MASONRY WITH PLASTER INSIDE OR RENDER OUTSIDE COMPLIES. SINGLE LEAFE, MIN. 140MM WITH PLASTER INSIDE AND RENDER OUTSIDE COMPLIES. (SANS 10400-XA -4.4.3.2)  
OTHER MASONRY WALLS WILL HAVE 'R' VALUE OF 0.35. (SANS 10400-XA -4.4.3.3)

FENESTRATION:

AIR LEAKAGE SHALL NOT EXCEED 2L/s/m² FENESTRATION AREA; 0.306 L/s/m² FIXED GLAZING; AND 5 L/s/m² REVOLVING/ SWING DOORS. (SANS 10400-XA -4.4.1.1)  
FENESTRATION MORE THAN 15% TO NETT FLOOR AREA PER STOREY THEN (SANS 10400-XA -4.4.4.2)  
FENESTRATION UP TO 15% AREA TO NETT FLOOR AREA PER STOREY COMPLIES.(SANS 10400-XA- 4.4.4.1)  
SOLAR HEAT GAIN AND HEAT CONDUCTANCE TO COMPLY WITH SANS 204 -4.3.4.

• FOR GENERAL NOTES REFER TO DRAWING NUMBER : 2020_R000-RRR-A00-XX-NB-A-10.00.000				
REV	DESCRIPTION	DR	CH	DATE
A	FIRST ISSUE FOR AMAFA	SG	BM	2023.11.15

AK Lead

EMPLOYER

FOR AND ON BEHALF OF:  
COMPANY XYZ (Pty) Ltd.

ARCHITECT

SIGNATURE:

SIGNATURE:

AMANDA KATE LEAD  
ON BEHALF OF OWNER  
(P.O.A)

RUBEN REDDY

PRASA

RUBEN REDDY ARCHITECTS  
(Pty) Ltd.

PRASA Cres KZN

4659

ENGINEER

SIGNATURE:

MOSELEY STATION

UNDERWOOD ROAD  
GLEN PARK  
PINETOWN, 3610

GENERAL NOTES

TIME STAMP: 15/11/2023 17:12:38				As indicated @ A2			
INFORMATION		L A SUBMISSION	TENDER	CONSTRUCTION			
PROJECT NUMBER	ZONE	STAGE	ISSUE DATE				
2023_F471	D00	WD	2023.11.15				
DRAWING NUMBER					REVISION		
2023_F471-RRR-A00-XX-DR-A-12.01.007					A		
PROJECT NO.	ORIG.	ZONE	LEVEL	TYPE   DIS	SHEET NO.		

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