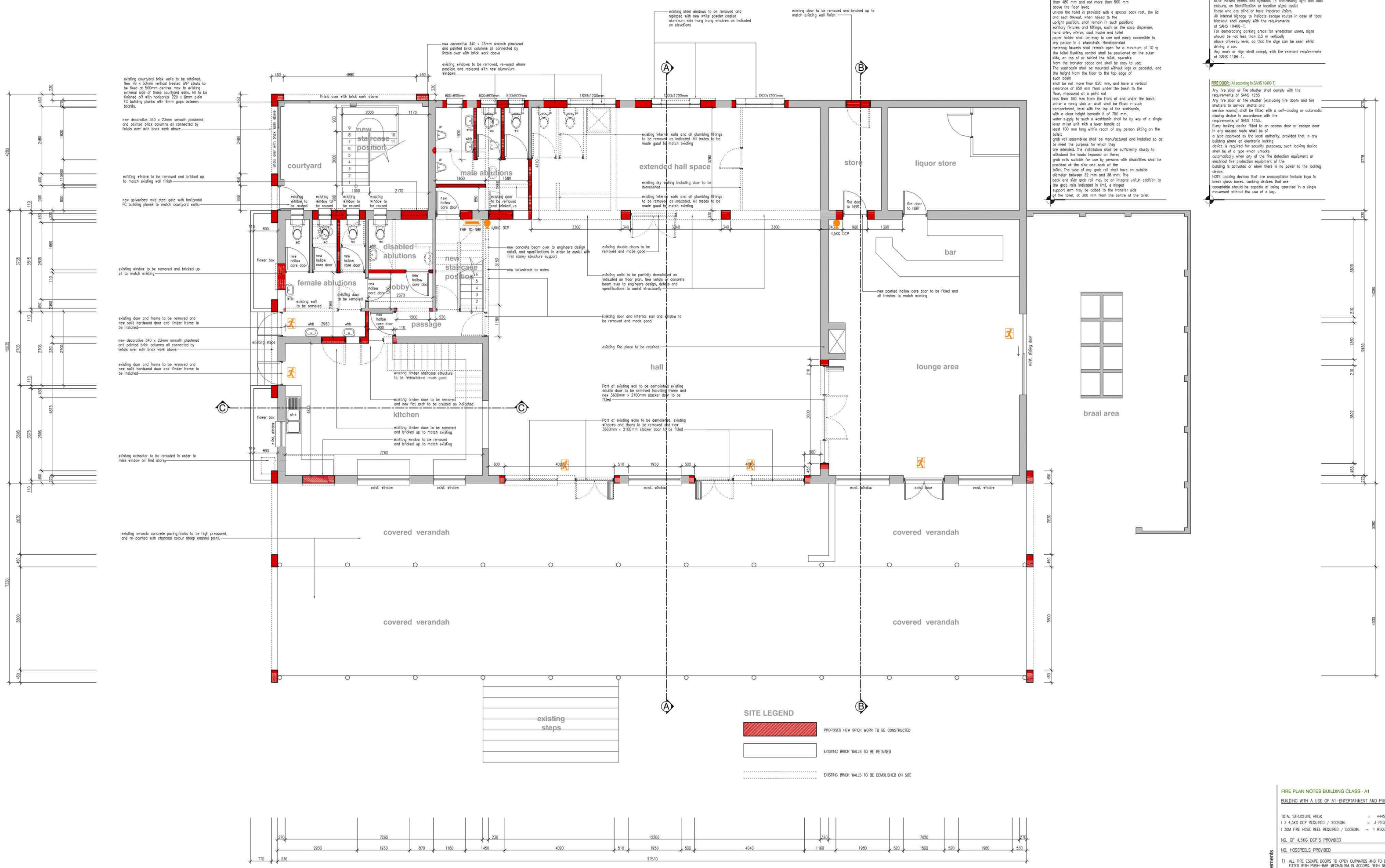

PARAPLEGIC TOILET NOTES: (All in accordance with SANS 10400-S)

A handle fitted to a door leaf of a door in an emergency route or in a feeder route or in any compartment containing toilet facilities for use by persons with disabilities, shall be of the lever type, with a lever at least 150 mm long, and shall be installed at a height that does not exceed 1,0 m above floor level. All doors shall be openable with one hand. All door handles shall be horizontally aligned.
Door furniture with sharp protruding edges is hazardous and shall not be used. All as per SANS 10400-S
The door of the compartment that contains the toilet facilities shall open outwards unless a 1,2 m diameter area that is clear of all fittings, fixtures and the fire of the door swing is provided. it shall be fitted with a grab rail on the inside and an easy-to-use locking device. The door leaf shall be openable from the outside by the use of a suitable device in the case of an emergency, and such leaf shall be fitted with a suitable means of indicating whether the compartment is occupied;
the minimum finished wall-to-wall dimensions of the compartment shall be not less than
1,8 m × 1,8 m;
a distance of not less than 450 mm and not more than 500 mm shall be provided between the centre line of the toilet and the nearer side wall of such compartment, and suitable grab rails shall be fixed to such side wall and the rear wall;
the distance from the front edge of the toilet to the rear wall of such compartment shall be not less than 690 mm;
the top surface of the seat of the toilet shall be not less than 480 mm and not more than 500 mm above the floor level;
unless the toilet is provided with a special back rest, the lid and seat thereof, when raised to the upright position, shall remain in such position;
sanitary fixtures and fittings, such as the soap dispenser, hand drier, mirror, coat hooks and toilet paper holder shall be easy to use and easily accessible to any person in a wheelchair. Handoperated metering faucets shall remain open for a minimum of 10 sc
the toilet flushing control shall be positioned on the outer side, on top of or behind the toilet, operable from the transfer space and shall be easy to use;
The washbasin shall be mounted without legs or pedestal, and the height from the floor to the top edge of such basin
shall be not more than 800 mm, and have a vertical clearance of 650 mm from under the basin to the floor, measured at a point not less than 160 mm from the front of and under the basin.
either a vanity slab or shelf shall be fitted in such compartment, level with the top of the washbasin, with a clear height beneath it of 750 mm,
water supply to such a washbasin shall be by way of a single lever mixer unit with a lever handle at least 100 mm long within reach of any person sitting on the toilet;
grab rail assemblies shall be manufactured and installed so as to meet the purpose for which they are intended. The installation shall be sufficiently sturdy to withstand the loads imposed on them;
grab rails suitable for use by persons with disabilities shall be provided at the side and back of the toilet. The tube of any grab rail shall have an outside diameter between 32 mm and 36 mm. The back and side grab rail may be an integral unit,in addition to the grab rails indicated in (m), a hinged support arm may be added to the transfer side of the toilet, at 300 mm from the centre of the toilet

DISABLED SIGNAGE NOTES: (All according to SANS 10400-S)

The sign used to indicate facilities provided for persons with disabilities shall be the SANS 1186-1
type designation GA 22 (allocated to an accessible to wheelchairs) sign. Such signage shall comply with
the requirements of SANS 1186-1 and shall have a symbol height of not less than 110 mm.
Facilities that are not in accordance with the requirements of this part of SANS 10400 shall not
bear the international symbol.
NOTE 1 The symbol is the property of the International Standards Office and its use can only be sanctioned where the minimum requirements of the National Building Regulations have been complied with.
NOTE 2 Signs should be in clear, visible and tactile format to ensure that persons with visual impairments are also fully informed. In buildings where persons with visual impairments work or live, e.vacuation instructions in large print and Braille should be provided, so that persons with visual impairments can familiarize themselves with escape routes.
Clear legible signs shall indicate the direction and name of an accessible facility and shall
incorporate the international symbol. The height of the lettering shall not be less than 50 mm.
Where the viewing distance is greater than 10 m, the height of the lettering shall be increased
accordingly (see table 1 of SANS 10400-S)
To enable persons with impaired vision to read location signs adjacent to doors or directional signs on walls, the signs should be placed at a height of between 1,4 m and 1,7 m above finished floor level.
NOTE Raised letters and symbols. In contrasting light and dark colours, on identification or location signs assist those who are blind or have impaired vision.
All internal signage to indicate escape routes in case of total blackout shall comply with the requirements
of SANS 10400-T.
For demarcating parking areas for wheelchair users, signs should be not less than 2,0 m vertically above driveway level, so that the sign can be seen whilst driving a car.
Any mark or sign shall comply with the relevant requirements of SANS 1186-1.

FIRE DOOR: (All according to SANS 10400-T)

Any fire door or fire shutter shall comply with the requirements of SANS 1253
Any fire door or fire shutter (excluding fire doors and fire shutters to service shafts and service rooms) shall be fitted with a self-closing or automatic closing device in accordance with the requirements of SANS 1253.
Every locking device fitted to an access door or escape door in any escape route shall be of
a type approved by the local authority, provided that in any building where an electronic locking device is required for security purposes, such locking device shall be of a type which unlocks automatically when any of the fire detection equipment or electrical fire protection equipment of the building is activated or when there is no power to the locking device.
NOTE Locking devices that are unacceptable include keys in break glass boxes. Locking devices that are acceptable should be capable of being operated in a single movement without the use of a key.

CONTRACTORS NOTES:

1. contractor to check and verify all dimensions, levels and angles on site and compare against drawings prior to any construction, excavation or material ordering.
2. do not scale drawings, use figured dimensions.
3. all construction work to comply with SANS 10400
4. contractor to prepare site prior to construction in order to achieve required levels as indicated on plans.
5. any discrepancies or omissions on the plans are to be brought to the attention of ANDRE RAHL prior to any construction.
6. copyright vests in the designer and no changes to the drawings and/or attached documents are to be made without prior arrangements with ANDRE RAHL.
7. construction methods and material selection to comply with all relevant parts of SANS 10400
8. all structural design to be the responsibility of a registered structural engineer.
9. ANDRE RAHL BUILDING DESIGNERS accepts no responsibility for any construction proceedings prior to the granting of approval from the relevant local authority and/or interested parties.
10.Site boundary pegs and building position to be pegged out by a registered land surveyor

SANS NOTES:

ALL BUILDING ELEMENTS AND COMPONENTS WILL COMPLY WITH ALL APPLICABLE AND RELEVANT PARTS OF SANS10400

1.If any national design, materials or specified manufactured products on these drawings are changed or altered in any way during construction the designer will not be held liable or responsible for any compliance issues with any part of SANS 10400.
2.Should the contractor wish to make any changes as described above, he or she is to ensure that these materials, products or national designs will equal or better the ones specified on the drawings.
3.The designer is to be immediately informed of these changes in writing and supplied with the relevant technical documentation and or national designs in order to amend the technical schedule.
4.All exterior doors must have a foam or rubber compressible strip sealer or a fibrous seal to restrict air leakage & infiltration as per SANS 613.
5.All geysers and hot water storage tanks must be insulated with products that meets the minimum R-value of 2.00

FIRE PLAN NOTES BUILDING CLASS - A1

BUILDING WITH A USE OF A1-ENTERTAINMENT AND PUBLIC ASSEMBLY

TOTAL STRUCTURE AREA: = 444SQM
1 X 4,5KG DCP REQUIRED / 200SQM: = 3 REQUIRED
1 X 30M FIRE HOSE REEL REQUIRED / 500SQM: = 1 REQUIRED

NO. OF 4,5KG DCP'S PROVIDED 3
NO. HOSEREELS PROVIDED 1

1) ALL FIRE ESCAPE DOORS TO OPEN OUTWARDS AND TO BE FITTED WITH PUSH-BAR MECHANISM IN ACCORD. WITH NBR
2) SMOKE/HEAT DETECTORS TO BE INSTALLED TO IN ACCORDANCE WITH SANS 10139
3) REGISTERED COMPETENT PERSON (FIRE ENGINEERING) TO BE APPONTED TO ATTEND TO ALL FIRE PREVENTION SERVICES
4) SYMBOLIC SAFETY SIGNS TO COMPLY WITH SANS 1186-5

ground storey plan

scale 1/50

contractors notes

SANS10400 notes

list of drawings

DWG NO.	DESCRIPTION OF DRAWING
001/02	GROUND STOREY PLAN OVERALL LAYOUT
002/02	ELEVATIONS, SECTIONS FIRST STOREY PLAN

local authority information

DESCRIPTION	EXISTING	PROPOSED	TOTAL
ERF DETAILS			
area of site			
zoning			
AREAS			
main building	366m²		
veranda no. 1	85m²		
veranda no. 2	115m²		566m²
first storey		78m²	644m²
TOTAL	566m²	78m²	644m²
COVERAGE			
areas			
percentage			

project description

PROPOSED INTERNAL ALTERATIONS
TO EXISTING CLUB HOUSE
VEDUN ROAD
ON ERF NO. 210,
LORRAINE
FOR THE P.E. HORSE RIDING CLUB

drawing data

PROJECT NO:	DRWG TITLE:	DRAWING NO:
PH/08/20		001/02
DRAWN:	SCALE:	DATE:
A. RAHL	AS INDICATED	AUGUST 2020

signatures

DESIGNER: OWNER:

fire requirements

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COMPLETE THE CYCLE
EARTH SHOULD BE AS BEAUTIFUL AS YOUR HOME
RECYCLE