

GENERAL NOTES

- The Contractor is responsible for the correct setting out of the buildings and all external and internal walls with particular reference to boundaries, building lines and setting out points.
- The Contractor is to verify all levels heights and dimensions on site and to check these against the drawing before putting any work in hand.
- The Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the contract.
- The Contractor is referred to the Standard Guidelines for Quality Control issued by this office for all minimum requirements for workmanship and materials. This document is to be used in conjunction with this drawing.
- Any errors, discrepancies or omissions are to be reported to the Architect immediately.
- Contractor is to build in Approved P.C.'s, whether or not these are shown on drawings, to all external walls of each floor, beam or parapet level and to all windows, doors, grilles or other opening in external walls. Cavity walls to have staggered P.C.'s.
- Any queries arising from all the above must be reported to the Architects for clarification before any work is put in hand.
- Do not scale this drawing refer to figured dimensions only.

TOWN PLANNING PROVISIONS

	PERMITTED	PROPOSED
HEIGHT		
FAR		
COVERAGE		
PARKING		
OVERHANG		

ZONING TYPE	PERMITTED	PROPOSED
FRONT BLDG LINE		
REAR SPACE		
SIDE SPACE		

AREA SCHEDULE

TOTAL COVERAGE	
A R	
TOTAL COVERAGE	
TOTAL BUILDING AREA	585 MSQ
TOTAL BRAAI AREA	105 MSQ



ARCHITECT
NKOSINATHI MKHIZE
SACAP REGISTRATION NUMBER
SnrPrArchT ST:1197
SIGNATURE _____
OWNER _____
SIGNATURE _____

PHINDUZE
ARCHITECTURAL DESIGN AND DEVELOPMENT PLANNING CONSULTANTS

Reg No: 2005/082950/23
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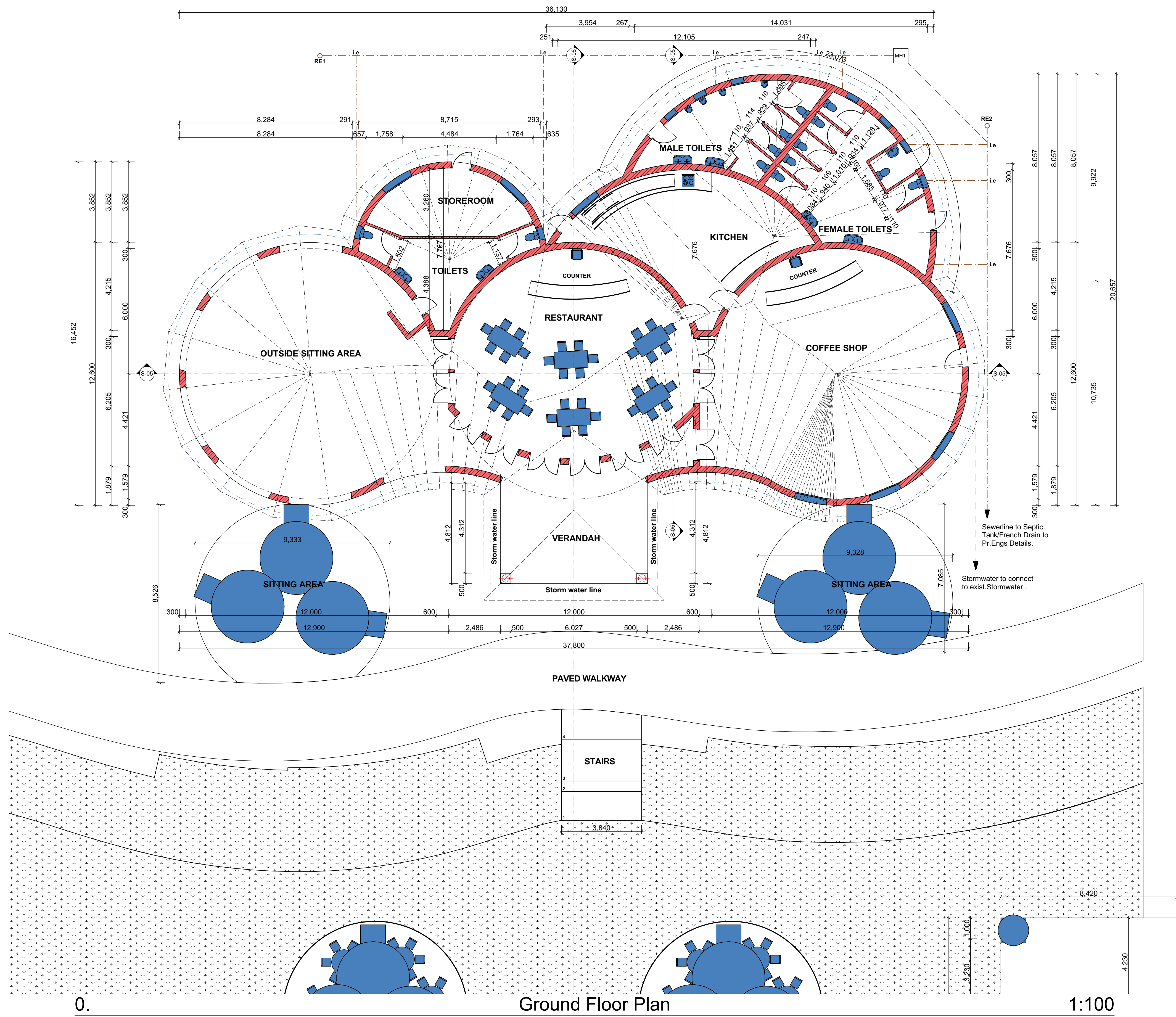
CLIENT: Department: Economic Development, Tourism and Environmental Affairs (Kwa Xolo Caves)

PROJECT DESCRIPTION
PROJECT LOCATION
PORT EDWARD/RAY NKONYENI MUNICIPALITY
DRAWING DESCRIPTION
SITE PLAN, FLOOR PLAN, SECTIONS AND ELEVATIONS

SCALE	SHEET SIZE	DATE
1:100/1:500	A1	2022-11-15

PROJECT No.	DISCIPLINE	PAGE No.	REVISION
22 0080	A	1 OF 5	

DRAWING NUMBER
PNZ/MC/EP



Ground Floor Plan

1:100

NOTES

- B: STRUCTURAL DESIGN** - To be completed by Registered Professional Engineer with relevant experience in structural and civil engineering field of registration to be supplied when requested, approved competent person. The latter applies to stormwater disposal between inter-connected complexes.
- C: DIMENSIONS** - All rooms or spaces to be constructed in accordance with SANS 10400-C.
- D: PUBLIC SAFETY** - Any change in level design of ramps & driveways, access to be in accordance with SANS 10400-D.
- F: SITE OPERATIONS** - Sanitary facilities to be provided for construction team in accordance with SANS 10400-F.
- G: EXCAVATIONS** - Any excavation relating to a building less than 3m must be constructed with the detailed requirements of SANS 10400-G or must be subject to a rational design (or assessment or both) by an approved competent person. Any excavation in excess of 3m is subject to a rational design by an approved competent person.
- H: FOUNDATIONS** - Foundations are to be designed in accordance with SANS 10400-B or the detailed requirements of SANS 10400-H. Where this has not been done, an approved competent will be appointed to do so as part of a rational design based on a geotechnical report.
- J: FLOORS** - Floors in "WET" areas are to be constructed in accordance with SANS 10400-J. Suspended floors need to be constructed in accordance with the requirements of SANS 10400-B & 10400-T or SANS 10082 or the detailed requirements of SANS 10400-J.
- Slabs on grade need to be in accordance with SANS 10400-B or SANS 10400-H or detailed requirements of SANS 10400-J or rationally designed by approved competent person.
- K: WALLS** - Strength and stability of walls needs to be in accordance with SANS 10400-B & 10400-T or the detailed requirements of SANS 10400-K. Roof fixing needs to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-K.
- L: ROOFS** - Roof coverings & waterproofing need to be in accordance with SANS 10400-L. Flat roofs or related gutters need to be constructed in accordance with the detailed requirements of SANS 10400-L or rationally designed by an approved competent person.
- Roof assembly and ceiling installation must be constructed in accordance with SANS 10400-C as well as SANS 10400-L & 10400-K or SANS 10400-B & SANS 10400-L and SANS 10400-I or SANS 10400-T in terms of fire resistance & combustibility. Gutters & downpipes must be sized in accordance with SANS 10400-R.
- M: STAIRWAYS** - Stairways must be constructed in accordance with SANS 10400-B & SANS 10400-T or the detailed requirements of SANS 10400-M. Any item(s) acting as a balustrade to such a stair needs to be in accordance with SANS 10400-K.
- N: NON-WATERBORNE SANITARY DISPOSAL** - is subject to the requirements of SANS 10400-Q or is rationally designed by an approved competent person or is subject to an Agreement certificate or comprise pall closets employed by local authority.
- SEE MASTER GLAZING NOTE ON THE WINDOW AND DOOR SCHEDULE.
- O: LIGHTING & VENTILATION** - Lighting in any habitable room needs to comply with SANS 10400-1 and the detailed requirements of SANS 10400-O. Ventilation shall be in accordance with the detailed requirements of SANS 10400-I and SANS 10400-O or rationally designed by an approved competent person.
- P: DRAINAGE** - The drainage system must be in accordance with SANS 10400-P or rationally designed by an approved competent person or SANS 10400-T or rationally designed by an approved competent person.
- R: STORMWATER** - Implemented according to SANS 10400-R or rationally designed by an approved competent person. The latter applies to stormwater disposal between inter-connected complexes.
- S: PERSONS WITH DISABILITIES** - Facilities to be provided in accordance with SANS 10400-S or rationally designed by approved competent person.
- T: FIRE PROTECTION** - To be provided in accordance with the detailed requirements of SANS 10400-T or rationally designed by an approved competent person.
- V: SPACE HEATING** - To be provided in accordance with SANS 10400-V.
- W: FIRE INSTALLATION** - Installation to be done according to SANS 10400-W and Water supply according to detailed requirements of SANS 10400- consumption equalling or less than reference building complying to SANS 10400-XA. **COMPETANT PERSONS:** All "competent" persons to supply proof of competency and complete SANS 10400 documentation before acceptance on IMPORTANT NOTES TO COMPLY TO:
1. TIMBER
All timber to comply with SANS 10163
2. CHIMNEY
Chimney to comply with Part "V" of the NBR
3. DRY WALLS
All dry walls to comply with SANS 082
THERMAL INSULATION:
All thermal insulation material shall be non combustible when tested in accordance with SANS 10177-5.
- NOTE:** ALL SCREEN WALLS TO BE 1800mm HIGH AND COMPLETED AND FINISHED ON BOTH SIDES
NOTE: ALL EXPOSED SEWER PIPES ON GROUND FLOOR TO BE PAINTED TO MATCH THE WALLS
NOTE: CONCRETE ROOF TO BE NON-REFLECTIVE
NOTE: FULLBORE OUTLETS AND RW SPOUT OUTLETS TO BE PAINTED TO MATCH WALLS
NOTE: ROOF ACCESS ONLY ALLOWED FOR CLEANING AND MAINTENANCE OF SERVICES
NOTE: DUSTY DISH - SMALL DISH WILL BE USED & POSITIONED TO FACE EAST/NOT TO BE VISIBLE FROM THE STREET
NOTE: SOLAR HEATING PANELS: POSITION NOT BE VISIBLE FROM THE STREET