

MUNICIPAL STAMPS

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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 D.P.C., 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 stepped D.P.C.
- 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 \_\_\_\_\_

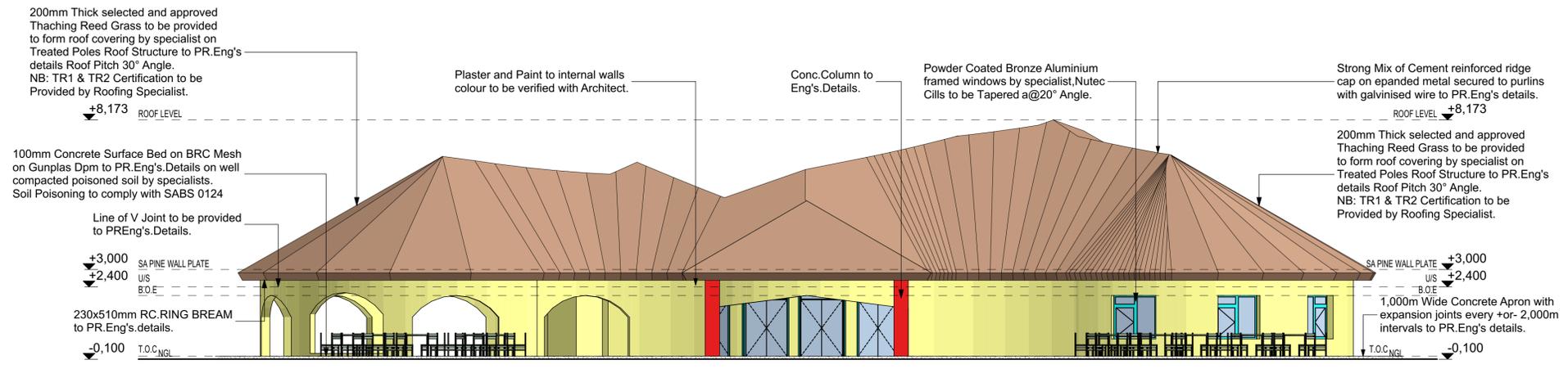
**PHINDUZE**  
ARCHITECTURAL DESIGN AND DEVELOPMENT PLANNING CONSULTANTS

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**Workshop No-7 and Office No-8**

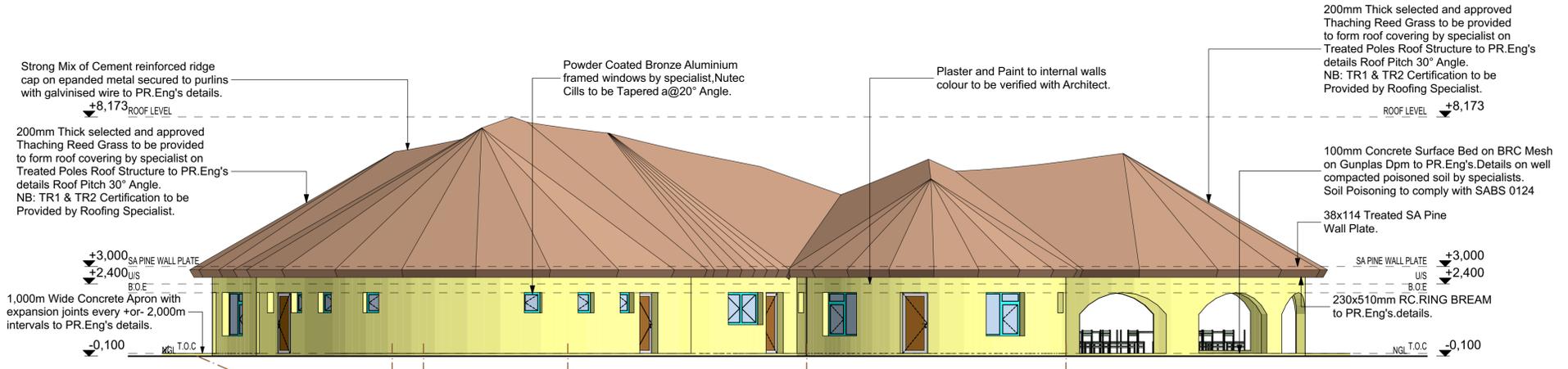
CLIENT : Department : Economic Development, Tourism and Environmental Affairs (Kwa Xolo Caves)

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

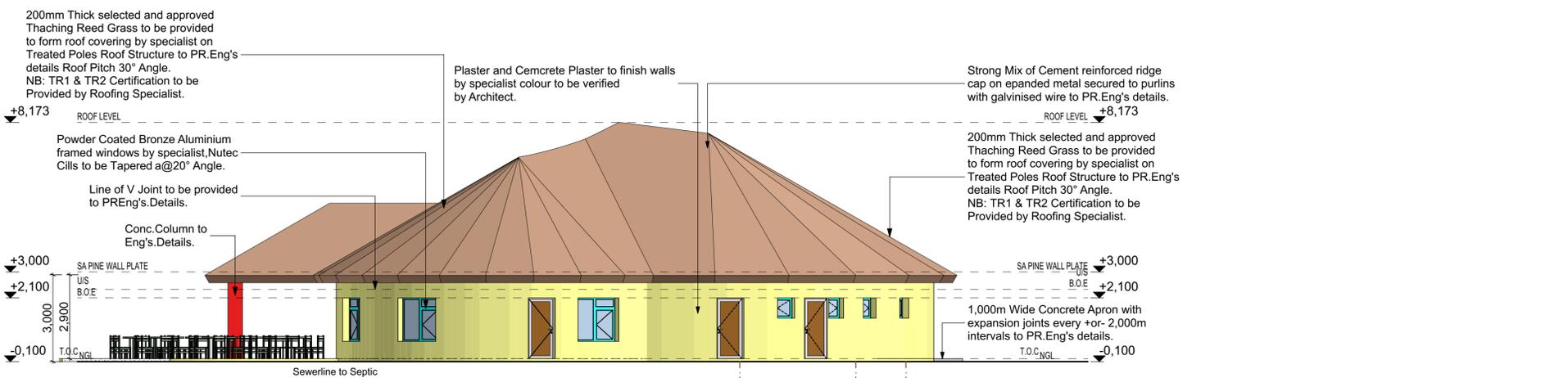
SCALE	SHEET SIZE	DATE	
1:100/1:500	A1	2022-11-15	
DRAWN BY S.M DLAMINI	CHECKED BY K.N MKHIZE	SIGNED:	
DRAWING STATUS			
<b>PRELIM.</b>	<b>MUNICIPAL</b>	<b>TENDER</b>	<b>CONSTR.</b>
PROJECT No. <b>22 0080</b>	DISCIPLINE <b>A</b>	PAGE No. <b>3 OF 5</b>	REVISION
DRAWING NUMBER PNZ/MC/EP			



West Elevation 1:100



East Elevation 1:100



North Elevation 1:100

NOTES

- B. STRUCTURAL DESIGN** - To be completed by Registered, Professional Engineer with relevant experience in structural and civil engineering field of roof registration to be supplied when requested.
- 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 a geotechnical report.
- 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-H 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.
- 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 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-B or 10400-T or rationally designed by an approved competent person.
- 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. GLAZING** - Type and fixing of glazing to be in accordance with SANS 10400-N. SEE MASTER GLAZING NOTE ON THE WINDOW AND DOOR SCHEDULE.
- O. LIGHTING & VENTILATION** - Lighting in any habitable room needs to comply with SANS 10400-O and the detailed requirements of SANS 10400-O. Ventilation shall be in accordance to 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 10400-T.
- Q. 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.
- 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-XA.
- W or rationally designed by an approved competent person.3
- XA. ENERGY EFFICIENCY IN BUILDINGS** - The building shall comply to the following regulations - Orientation and shading: SANS 204 - External Walls: SANS 10400 XA - Fenestration: SANS 10400 XA - Roof Assemblies: SANS 10400 XA - Floors with in slab heating: SANS 10400 XA - Energy demanding services or control: SANS 204 - Hot water systems: SANS 10400 or Certification of fenestration by approved competent person. Rational design (SANS 10400-XA) by approved competent person in terms of annual demand and consumption. Certification of annual energy demand and consumption equalling or less than reference building complying to SANS 10400-XA.
- COMPETANT PERSONS:** All "competent" persons to supply proof of competency and complete required 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 TO BE PAINTED TO MATCH WALLS  
**NOTE:** ROOF ACCESS ONLY ALLOWED FOR CLEANING AND MAINTENANCE OF SERVICES  
**NOTE:** DSTV 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