

**CLASSIFICATION**  
**H1**

AB -	452.47
BC -	298.30
CD -	383.38
DA -	247.09

**GENERAL NOTES:**

THE SITE DOES NOT FALL WITHIN THE ALFRED DUMA TOWNPLANNING SCHEME, THEREFORE NO SITE RESTRICTIONS SUCH AS FAR, COVERAGE AND BUILDING LINES HAVE BEEN INDICATED ON THE DRAWINGS.

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 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.  
ALL RETAINING WALLS, FOUNDATIONS, SLABS, BEAMS, COLUMNS AND SITE DRAINAGE TO ENGINEER'S DETAILS.  
SAFETY GLAZING EXCEEDING 1m<sup>2</sup> OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZING.  
INTERNAL WALLS - PLASTERED AND PAINTED.  
EXTERNAL WALLS - PLASTERED AND PAINTED.  
ALLOW FOR THE INSTALLATION STANDPIPES - POSITIONS AS SHOWN ON PLAN.  
WATER TO BE SELF SUPPLIED THROUGH RAINWATER COLLECTION + BOREHOLE.

**OCCUPANCY CLASS: H1 - HOTEL**

**SANS 10400 PART A - ADMINISTRATION:**

**PART A -** TO BE COMPLIED WITH FULLY SANS 10400 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.  
BALUSTRADING ALL TO DETAIL, MIN 1m HIGH WITH AT LEAST A HANDRAIL AND ONE OTHER MIDRAIL IN ACCORDANCE WITH SANS 10400 PART D-4.2.

**SANS 10400 PART E - DEMOLITION WORK:**  
PART E - NOT APPLICABLE.

**SITE OPERATIONS TO COMPLY WITH SANS 10400 - F:**  
CONTRACTOR TO ENSURE ALL REQUIREMENTS UNDER PART F ARE COMPLIED WITH.

**SANS 10400 PART H - FOUNDATIONS:**

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

**FLOORS TO COMPLY WITH SANS 10400 - J:**

ALL FLOORS TO BE DESIGNED AND INSPECTED BY A COMPETENT PERSON (STRUCTURAL).  
ALL FLOORS TO HAVE A FIRE RESISTANCE APPROPRIATE TO ITS USE AS STIPULATED IN PART J AND BE NON-COMBUSTIBLE.  
ALL FLOORS IN BATHROOMS AND TOILETS TO BE WATER-RESISTANT AS PER REGULATION PART J(2).  
ALL SLABS SUPPORTED ON THE GROUND HAVE BEEN DESIGNED NOT TO ALLOW MOISTURE TO PENETRATE SUCH FLOOR AND BE IN ACCORDANCE WITH PART B ON WELL COMPACTED AND ROUGHENED SOIL. SOIL POISONING BY SPECIALIST TO LOCAL AUTHORITY'S REQUIREMENTS.  
CONTRACTOR TO FURNISH ARCHITECT WITH SOIL POISONING CERTIFICATE PRIOR TO ERECTION OF FOUNDATIONS.

**WALLS TO COMPLY WITH SANS 10400 - K:**

EXTERNAL WALLS - IMPERIAL BRICK WITH CONCRETE IN FILLS WHERE SHOWN PLASTER AND PAINT FINISH.  
INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.  
RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.  
BROCKFORCE IN EVERY COURSE FOR MIN 5 COURSES ABOVE LEVEL 0.

**CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW CELLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.**

GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 600 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.

**ROOF TO COMPLY WITH SANS 10400 - L:**

PITCHED ROOF - ROOF SHEETING WHERE SHOWN ON SUPPORT STRUCTURE TO STRUCTURAL ENGINEER'S DETAIL PITCH 1:3.  
COLORIT THUNDERSTORM.  
FLAT ROOF TO BE REINFORCED CONCRETE SLAB, DESIGNED AND INSPECTED BY COMPETENT PERSON (STRUCTURAL) AS RATIONAL DESIGN TO BE LAID WITH A FALL OF NOT LESS THAN 1:50 WITH WATERPROOFING AND A 20mm COVER OF GRAVEL ON TOP. ALL PROJECTIONS THROUGH THE ROOF AND EDGES MUST BE PROTECTED WITH SUITABLE FLASHINGS.  
ALL ROOFS TO BE TO BE SUITABLY WATER PROOFED AND CONSTRUCTED THAT IT WILL ADEQUATELY RESIST THE PENETRATION OF WATER AS PER THE REQUIREMENTS OF REGULATION LLS AND HAVE A FIRE RESISTANCE APPROPRIATE TO ITS USE AS STIPULATED IN PART F AND BE NON-COMBUSTIBLE AS PER THE REQUIREMENTS OF REGULATION LL4.  
SKIM SOFFITS TO RC SLABS.

**STAIRWAYS TO COMPLY WITH SANS 10400 - M:**

STAIRWAY STRUCTURE TO ENGINEER'S DETAIL AND COMPLY FULLY WITH PART M.  
ALL FLIGHTS AT LESS THAN 1500mm AS PER THE REQUIREMENTS OF PART PART 5.4.9 (f).

**HAND RAILS AND BALUSTRADES DESIGNED TO COMPLY FULLY WITH CELLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.**

GLAZING TO COMPLY WITH SANS 10400 - N:  
WINDOWS - ALL NEW WINDOWS TO BE POWDER COATED ALUMINIUM SECTIONS GLAZING TO COMPLY FULLY WITH PART N SANS 10400. GLAZING SPECIFICATION AND SIZES REFER TO DOOR & WINDOW SCHEDULES.  
SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400 - SANS RECOMMENDATION 0137, AAAMSA + SAAGA REGULATIONS BASED ON 0485 137.

**LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O:**

LIGHTING:  
ALL AREAS TO BE NATURALLY LIT THROUGH THE WINDOWS IN COMPLIANCE WITH PART 4.2. ARTIFICIALLY LIGHTING LINES TO ELECTRICAL ENGINEER'S DETAIL.  
TOILETS:  
ARTIFICIALLY LIT AT MINIMUM 160 LUX.  
OFFICES AND ALL HABITABLE:  
ALL AREAS TO BE ARTIFICIALLY LIT.  
MINIMUM LUX LEVEL OF 300 LUX.  
REFER TO VENTILATION TABLE ABOVE.

**DRAINAGE TO COMPLY WITH SANS 10400 - P:**

ALL WASTE PIPES:  
TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.  
TO BE FITTED WITH A RE-SEAL TRAP WHERE REQUIRED.

**EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT.**

TO CONNECT TO STACK INDEPENDENTLY.  
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.  
ROODING EYES - TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND PIPES.  
ALL SOIL PIPES TO BE MIN 50mm.  
ALL SOIL VENTILATION PIPES (SVPP) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE ADJACENT OPENABLE WINDOW HEAD AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.  
VENT STACKS TO COMPLY WITH PART 4.17.  
ALL VENT VALVES TO BE 2 WAY VENT VALVES.  
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 ON JUNCTIONS AND MUST HAVE IE'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-SYPHON FITTED.  
ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING.

**SANS 10400 PART Q - NON-WATER BORNE MEANS OF SANITARY DISPOSAL:**

PART Q - NOT APPLICABLE.

**STORMWATER TO COMPLY WITH SANS 10400 - R:**

RAINWATER GOODS - RC. ROOF SLABS TO BE FITTED WITH SPIGOT OUTLET REFER TO PLAN FOR DIMENSIONS.  
PITCHED ROOF GUTTER SYSTEM CONNECTED TO RWDP'S. REFER TO PLAN FOR DIMENSIONS.  
ALL SUB-SURFACE STORMWATER TO ENGINEER'S DETAIL.

**SANS 10400 PART S - FACILITIES FOR DISABLED PERSONS:**

DOORS TO COMPLY WITH S4.4.  
OBSTRUCTIONS IN PATH OF TRAVEL TO COMPLY WITH S4.4.3.  
RISERS TO BE IN ACCORD WITH PART S.4.1 (c).  
ALL FLIGHTS AT LESS THAN 1500mm AS PER THE REQUIREMENTS OF PART S.4.9 (f).  
SINKAGE TO COMPLY WITH S4.2.  
GROUND SURFACES TO COMPLY WITH PART S.4.5.  
ALL CONTROL SWITCHES AND POWER POINTS TO BE ADEQUATELY POSITIONED AS PER THE REQUIREMENTS OF PART S.4.14.

**FIRE PROTECTION TO COMPLY WITH SANS 10400 - T:**

SAFETY DISTANCES TO COMPLY WITH T.2.  
ALL MATERIALS TO COMPLY WITH T.4.2.  
ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH T.4.12.  
ALL CEILING TO COMPLY WITH T.4.13.  
ALL FLOOR COVERINGS TO COMPLY WITH T.4.14.  
ALL WALL FINISHES TO COMPLY WITH T.4.15.  
ESCAPE ROUTES TO COMPLY WITH T.4.16.  
ESCAPE / EMERGENCY ROUTES TO COMPLY WITH PARTS T.4.17, T.4.30.  
SINKAGE TO BE PROVIDED IN ACCORDANCE WITH T.4.29, T.4.32, T.4.55.4 and T.4.55.5.

**EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH T.4.30.**

FIRE DETECTION AND ALARM SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH T.4.31.  
PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ABSENCE OF WATER SUPPLY ON SITE WITH T.4.34.  
FIRE RATS TO COMPLY WITH T.4.35.  
PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T.4.37.  
SERVICE PIPES, CONDUCITS, AND SLEEVES TO COMPLY WITH T.4.41.

**FIRE INSTALLATION TO COMPLY WITH SANS 10400 - X:**

REFER TO MECHANICAL ENGINEER'S REPORT.

**ENERGY USE TO COMPLY WITH SANS 10400 - Y:**

BUILDING COMPLIANCE WITH PART XA ORIENTATION: REFER TO MECHANICAL ENGINEER'S REPORT.

**FLOORS:**

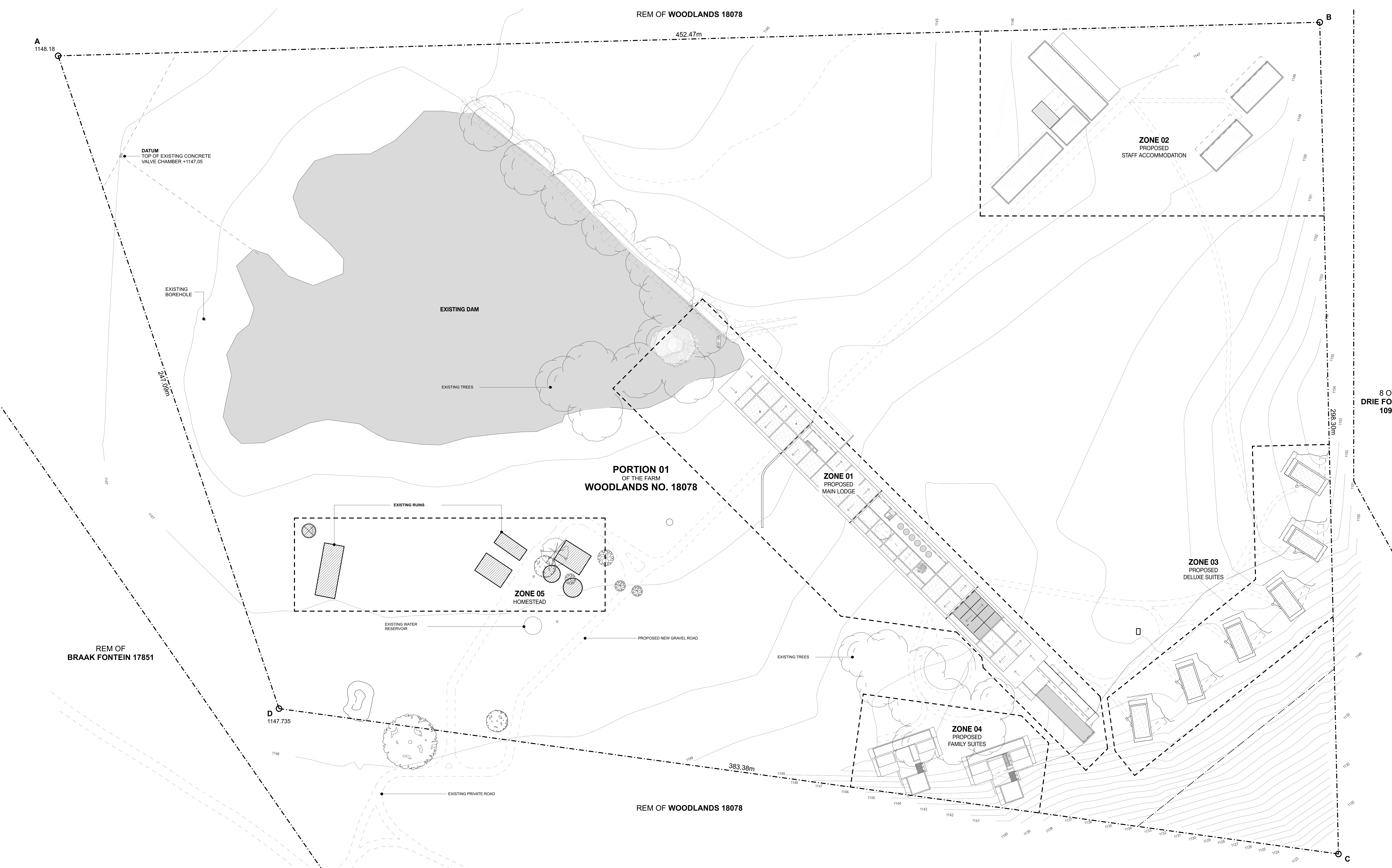
NOTE NO UNDER FLOOR HEATING SYSTEM INSTALLED IN THIS BUILDING.  
EXTERNAL WALLS TO BE A COMBINATION OF CAVITY MASONRY WALLS AND STANDARD DOUBLE SKIN WALLS. REFER TO XA REPORT BY MECHANICAL ENGINEER.

**FENESTRATION:**

NET FLOOR AREA TO FENESTRATION AREA RATIO OVER 10% AS PER XA TABLE ABOVE. REFER TO XA REPORT BY MECHANICAL ENGINEER.  
ROOF:  
REFER TO XA REPORT BY MECHANICAL ENGINEER.  
HOT WATER SUPPLY: HOT WATER DEMAND WAS CALCULATED USING THE SANS 10204 (A.1).  
REFER TO MECHANICAL ENGINEER'S REPORT.

**SCHEDULE OF AREAS TOTALS:**

TOTAL SITE AREA:	109 873 m <sup>2</sup>
ALLOWABLE SITE F.A.R.:	N/A
ALLOWABLE SITE COVERAGE:	N/A
HEIGHT RESTRICTIONS:	N/A
<b>F.A.R</b>	
ZONE 01	1 612 m <sup>2</sup>
ZONE 02	739 m <sup>2</sup>
ZONE 03	558 m <sup>2</sup>
ZONE 04	346 m <sup>2</sup>
ZONE 05	- m <sup>2</sup>
<b>TOTAL</b>	<b>3 255 m<sup>2</sup></b>
<b>COVERAGE</b>	
TOTAL PROPOSED:	4 608 m <sup>2</sup>



PLAN | SITE PLAN  
SCALE 1:500

OWNER: Wayne Scholes

ARCHITECT: DEAN JAY SACAP REG NO. 4504

**HOMESTEAD MUNICIPAL SUBMISSION**  
FOR: RED TOUCH MEDIA AFRICA (PTY) LTD | HOMESTEAD HOSPITALITY HOLDINGS SA (PTY) LTD  
ON ERF PORTION 1 OF THE FARM WOODLANDS NO. 18078, NAMBITI BIG 5 PRIVATE GAME RESERVE, LADYSMITH

**SITE PLAN**

PROJ. NO.	ZONE	STAGE	SERIES	TYPE	DATE
2020-002	00	M	GA	000	00

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