



SCHEDULE OF AREAS

ZONING AREA OF SITE	:Special Residential 1800 :1933.32m ²
EXISTING BUILDING TO BE DEMOLISHED	
PERMITTED COVERAGE (40%)	:773.33m ²
PERMITTED FAR	:N/A
EXISTING COVERAGE	:513.67m ²
PROPOSED COVERAGE	:202.77m ²
TOTAL COVERAGE	:716.44m ²
F.A.R CALCULATIONS	
EXISTING FLOOR AREA	:611.27m ²
PROPOSED GROUND STOREY	:61.74m ²
PROPOSED FIRST STOREY	:97.74m ²
PROPOSED LOWER GROUND STOREY	:56.55m ²
TOTAL PROPOSED FLOOR AREA	:216.03
TOTAL FLOOR AREA	:827.3m ²
F.A.R	:0.43
ROOF (unventilated)	
R-Value Required = 2.7	
ROOF COVERING Clay Roof Tiles	:0.48
CEILING Rhino Board	:0.05
INSULATION 110mm ISOtherm Insulation	:2.39
TOTAL R-Value	:2.92 (COMPLIES)
WATER	
NB:No additional demand on water supply (hot or cold)	
WALLS	
All external walls with 1.9 R-Value to comply with SANS 204	

PART D: PUBLIC SAFETY

ALL BALUSTRADING TO COMPLY WITH SANS 10400 Part D
DIMENSIONS OF STAIRWAYS TO COMPLY WITH SANS 10400 Part M

PART L: ROOFS

ALL ROOFS TO COMPLY WITH SANS10400 PART L
ALL TREATMENT OF TIMBER TO BE IN ACCORDANCE WITH 10005.
ROOF ASSEMBLY SHALL ACHIEVE A MINIMUM TOTAL R-VALUE OF 2.7.

PART N: GLAZING

ALL GLAZING TO COMPLY WITH SANS 10400 PART N

PART O: LIGHTING AND VENTILATION

ALL AREAS THAT ARE MECHANICALLY VENTILATED ARE TO BE IN ACCORDANCE WITH SANS 10400 PART O 4.3.2- FRESH AIR TO BE SUPPLIED AT RATE OF 7.5L/S/SP & TO BE UNIFORMLY DISTRIBUTED THROUGHOUT HABITABLE AREA.

PART P: DRAINAGE

ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THE ENTIRE LENGTH.
INSPECTION EYE (I.E.'s) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT A MAXIMUM OF 23m LENGTHS ALONG STRAIGHT RUNS OF THE DRAIN.
ALL INSPECTION EYES TO HAVE MARKED COVERS AT GROUND LEVEL.
CLEANING EYES (C.E.'s) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
ALL WASTES TO BE FITTED WITH 64mm RE-SEAL TRAPS.
ALL SOIL PIPES TO BE 110mmØ EXCEPT URINALS WHICH ARE TO BE 75mmØ OR 50mmØ IN CASE OF WALL HUNG URINALS.
ALL SOIL VENTILATION PIPES (S.V.P.'s) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1.8m ABOVE THE NEAREST ADJACENT WINDOW HEAD.
WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE I.E.'s AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.

50mmØ - COLDROOM CONDENSATE
100mmØ - WC AND REFUSE FLOOR DRAIN
FOR ACCURATE DUCT SIZES REFER TO DETAIL DRAWING
WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1.2m THESE FITTINGS ARE TO BE ANTI-SYPHON VENTED.
ALL ACCESS PANELS TO BE LOCATED AT PIPE JUNCTION. EXTERNAL PANEL TO BE FIBRE CEMENT FINISHED TO MATCH SURROUNDING PLASTER/WALL FINISH.
ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH SANS 10400 PART P 4.9
ALL MATERIALS, PIPES, FITTINGS AND JOINTS TO COMPLY WITH SANS 10400 PART P 4.2
ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH SANS 10400 PART P 4.3
ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART P 4.18
DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH SANS 10400 PART P 4.19
ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH SANS 10400 PART P 4.20
ALL GULLYS TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART P 4.21
ALL SEWER & STORMWATER LAYOUTS TO ENGINEER'S DESIGN & DETAILS
SIZES OF WASTE/SOIL PIPES:-
32mmØ - WHB
38mmØ - SHOWER AND SINK

ALL DRAINS TO BE LAID IN ACCORDANCE WITH SANS 10400 PART P 4.22

PART T: FIRE PROTECTION

ALL MATERIALS TO COMPLY SANS 10400 PART T
ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH SANS 10400 PART T 4.7
ALL ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH SANS 10400 PART T 4.12
ALL CEILINGS TO COMPLY WITH SANS 10400 PART T 4.13
ALL FLOOR COVERINGS TO COMPLY WITH SANS 10400 PART T 4.14
ALL INTERNAL FINISHES TO COMPLY WITH SANS 10400 PART T 4.15
SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH SANS 10400 PART T 4.41
AIR-CONDITIONING SYSTEMS AND ARTIFICIAL VENTILATION SYSTEMS TO BE IN COMPLIANCE WITH SANS 10400 PART T 4.43

GENERAL NOTES

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING AND ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
FIGURED DIMENSIONS ONLY TO BE TAKEN - DRAWINGS ARE NOT TO BE SCALED.
ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION.
ANTGUARDS AND DAMPPROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND N.B.R REQUIREMENTS.
ALL WALLS TO BE REINFORCED WITH TWO COURSES OF BRICKFORCE AT ALL CILL AND WALL PLATE LEVELS.
ALL EXTERNAL FACEBRICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK BAGGED AND PAINTED WITH BITUMEN.
ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00.
ALL LINTELS SHALL BE SUPPORTED ON EITHER SIDE OVER LAPING THE STRUCTURE ON WHICH IT IS SUPPORTED, BY A MINIMUM OF 150MM.

REV	BY	DATE	DESCRIPTION
			revisions

THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS & LEVELS TO BE FOLLOWED. CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS BEFORE ANY WORK COMMENCES AND TO REFER ANY APPARENT DISCREPANCY TO THE ARCHITECTS. THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT THE OWNER'S WRITTEN CONSENT ©

drawing status
COUNCIL SUBMISSION

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FKD TRUST PROPERTIES

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project description

PROPOSED NEW HOUSE AT 7 NUTTALL GARDENS, ON SITE 10 & 11 OF 637 DURBAN.

OCCUPANCY H4

drawing description
SITE PLAN

project file	DATE: FEBRUARY 2014	DRAWN BY: JPD	SCALE: 1:100
	PROJECT No: D13.021	DRAWING No: 2.101	REV: G

SITE PLAN
SCALE 1:100