



Site Plan
Scale 1:100

ERF1299, Durban North
Project Information

Site Area	1019 m ²
Zoning	Special Residential 900
Allowable Coverage	50%
Total Existing Coverage	325,60 m ² = 31,95%
Total New Coverage	330,59 m ² = 32,44%
Allowable F.A.R	NA
Total Existing F.A.R	NA
Total New F.A.R	NA

Schedule of Areas

Existing Area Schedule	
Existing House Ground Floor	198,12 m ²
Existing Outbuilding	31,98 m ²
Existing Covered Verandah	59,49 m ²
Existing Covered Porch	4,12 m ²
Existing Garage	34,70 m ²
Existing House 1st Floor	
Existing Covered Balcony 1st Floor	10,52 m ²
Total Existing Construction Area	466,73 m²

Total Areas with Additions	
House Ground Floor	185,60 m ²
Existing Outbuilding	31,98 m ²
Covered Verandah	77,50 m ²
Existing Covered Porch	4,12 m ²
Existing Garage	34,70 m ²
House 1st Floor	
Existing Covered Balcony 1st Floor	10,52 m ²
Total Construction Area with Additions	503,21 m²

Total Additional Construction Area 36,48 m²

Drainage Notes

1. Inspection eyes are to be provided at all bends and junctions in soil and waste pipes
2. Inspection eyes in paved areas are to have marked covers at ground level
3. Walls and foundations to bridge over all pipes
4. Access panels to be provided to all ducts and fittings to be fully accessible
5. Access eyes to be provided at the foot of all soil stacks
6. 20 degree water supply to all fittings. WHBs, WM, Sinks, and showers to have hot and cold water
7. Waste and soil pipes to connect separately to stack
8. New sewer and stormwater pipes to connect into existing pipe runs
9. Any pipework under the building to be encased in concrete

General Notes

1. This drawings is not to be scaled. If any doubt arises, contact the architect immediately
2. Where trade/product names are stated, equal or approved products may be used
3. This drawing is to be read in conjunction with all other drawings, schedules and specifications related to the project - together with all engineers drawings
4. All building work to comply with SANS 10400
5. All natural lighting and ventilation to be in accordance with SANS 10400 Part O
6. All glazing to comply with SANS 10400 Part N
7. All structural work, foundation, slabs, stormwater, sewer effluent drainage and fire to be to engineers detail
8. All staites to have a minimum tread of 300mm and maximum riser of 200mm
9. Protection against falling to be provided in terms of SANS 10400 Part D
10. DPC to comply with the requirements of Part 15.2 (a), (b) and (f) of SANS 10400
11. Bag and tar outer face of inner skin. 2 layers of tar to all brickwork
12. Galvanized brick force is to be provided every 4 courses

NOTES

DO NOT SCALE OFF DRAWINGS

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ALL DIMENSIONS ARE TO BE TAKEN ON SITE PRIOR TO MANUFACTURING.

01	for municipal submission	18/07/2022
Rev ID		Date



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Client
Mr & Mrs Smith

PROJECT
House Smith
Additions, Alterations & Renovations to Existing House, ERF 1299 Durban North.

2 Ennisdale Drive
Durban North
KZN
4051

DRAWING TITLE
Site Plans
Site Plan
SCALE: 1:100 on A1

PROJECT NO: 2103
DRAWING NO: _____ REV: _____
A-D-100-001 01
Municipal Submission