

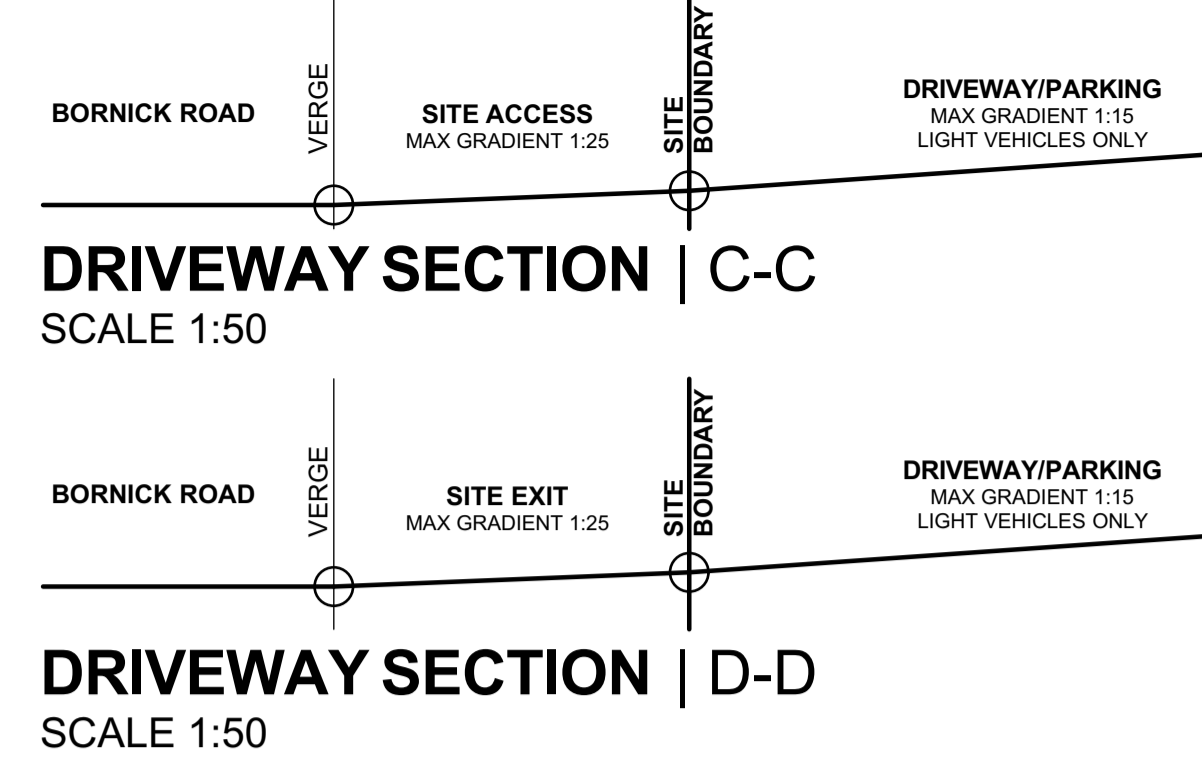
SCHEDULE | AREAS

| | |
|----------------------------------|------------------------------|
| SITE AREA | : 899m ² |
| FLOOR AREA (F.A.R) | COVERAGE |
| PERMITTED F.A.R (FLOOR AREA) | : 1.2 (1 078m ²) |
| PROPOSED NEW F.A.R (FLOOR AREA) | : 1 073m ² |
| PROP. GROUND STOREY | : 5m ² |
| PROP. FIRST STOREY | : 178m ² |
| PROP. SECOND STOREY | : 178m ² |
| PROP. THIRD STOREY | : 178m ² |
| PROP. FOURTH STOREY | : 178m ² |
| PROP. FIFTH STOREY | : 178m ² |
| PROP. SIXTH STOREY | : 178m ² |
| TOTAL F.A.R (FLOOR AREA) | : 1 073m ² |
| TOTAL F.A.R (FLOOR AREA) IN HAND | : 5m ² |

SCHEDULE | PARKING

REQUIREMENT : 2 BAYS PER UNIT + 0.5 VISITORS BAY PER UNIT
 *AS PER CLAUSE 1.1.2 (f) OF THE ETHEKWINI MUNICIPALITY PARKING AND LOADING STANDARDS

| | |
|-----------------------|-----------|
| NO. OF DWELLING UNITS | : 12 OF. |
| NO. OF BAYS REQUIRED | : 30 BAYS |
| NO. OF BAYS PROPOSED | : 30 BAYS |



SCHEDULE | SANS 10400 PART O

| ROOM/SPACE | AREA | VENTILATION REQUIREMENT @5% | VENTILATION PROVIDED | LIGHTING REQUIREMENT @10% | LIGHTING PROVIDED |
|------------------|------------------|-----------------------------|----------------------|---------------------------|-------------------|
| SINGLE BEDROOM | 6m ² | 0,3m ² | 0,4m ² | 0,6m ² | 0,9m ² |
| SHARED BEDROOM | 9m ² | 0,5m ² | 0,8m ² | 0,9m ² | 1,8m ² |
| LOUNGE + KITCHEN | 18m ² | 0,9m ² | 3,1m ² | 1,8m ² | 9,5m ² |
| BATHROOM | 3m ² | 0,2m ² | 0,4m ² | 0,3m ² | 0,9m ² |

*DEEMED TO SATISFY REQUIREMENT OF SANS 10400 PART O

SCHEDULE | SANS 10400 PART T

| FLOOR AREA | FE REQ. @ 1/400m ² | FE'S PROVIDED | FHR REQ. @ 1/500m ² | FHR'S PROVIDED | HYDRANTS REQ. | HYDRANTS PROVIDED |
|---------------------|-------------------------------|----------------|--------------------------------|----------------|---------------|-------------------|
| 1 073m ² | 3 | 13 x 4,5kg DCP | 3 | *SEE NOTE | 1 | 1 |

FIRE EXTINGUISHERS: 1 x 4,5kg DCP PROVIDED ON GROUND STOREY
 1 x 4,5kg DCP PROVIDED PER INDIVIDUAL UNIT
 DUE TO THE DESIGN OF THE BUILDING THE PLACEMENT OF FHR'S ACCORDING TO PART T REQUIREMENTS IS INEFFICIENT. THEREFORE, EACH REQUIRED FHR IS REPLACED WITH AN ADDITIONAL 2 x 4,5kg DCP FE'S.

FIRE HOSE REELS: 1 x 4,5kg DCP PROVIDED ON GROUND STOREY
 DUE TO THE DESIGN OF THE BUILDING THE PLACEMENT OF FHR'S ACCORDING TO PART T REQUIREMENTS IS INEFFICIENT. THEREFORE, EACH REQUIRED FHR IS REPLACED WITH AN ADDITIONAL 2 x 4,5kg DCP FE'S.

FIRE HYDRANT: 1 x HYDRANT SUPPLIED ON GROUND STOREY

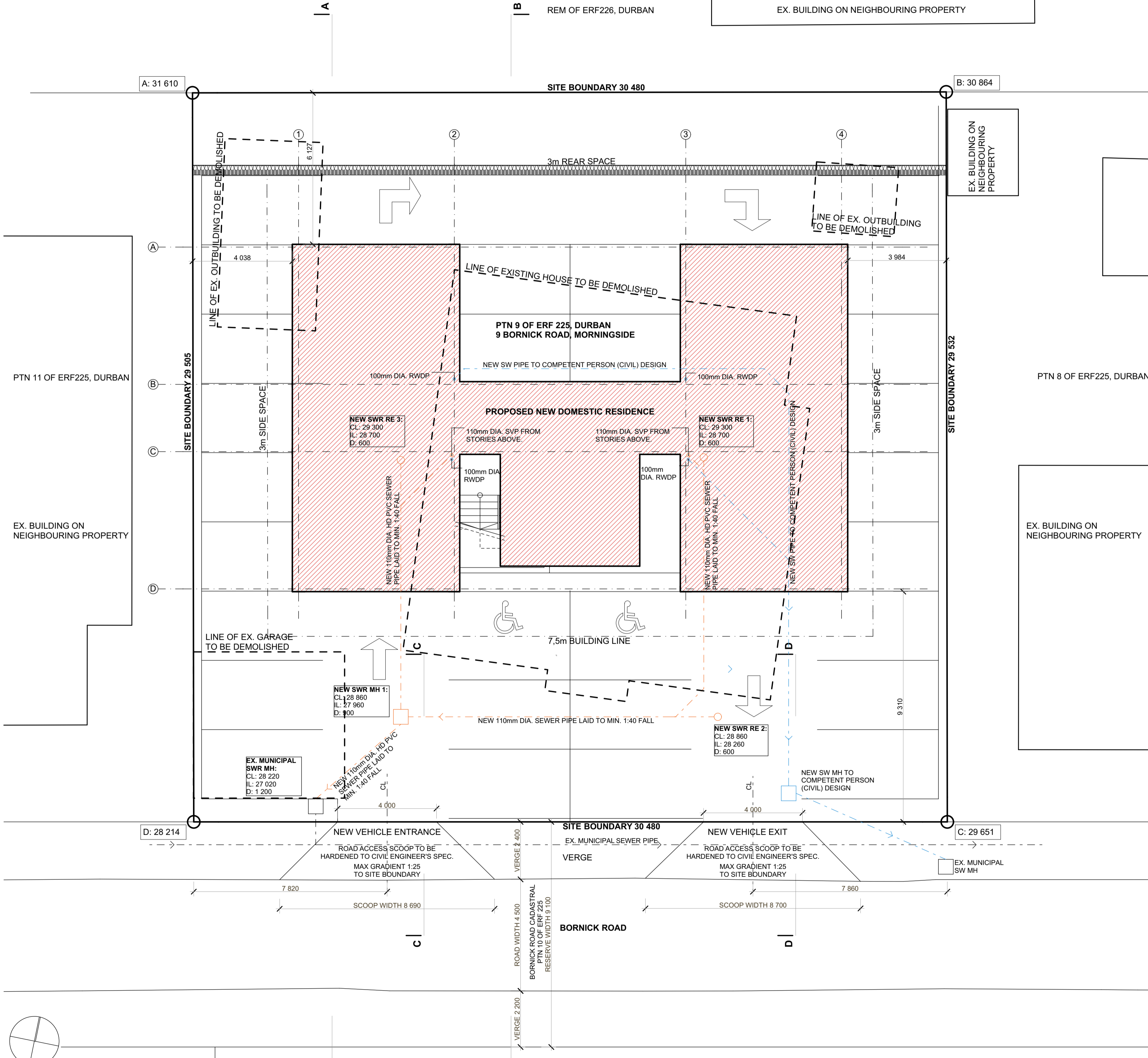
*PROVISION OF FIRE FIGHTING EQUIPMENT DEEMED TO SATISFY REQUIREMENT OF SANS 10400 PART T
 *OTHER FIRE PREVENTION REQUIREMENTS OF SANS 10400 PART O TO BE COMPLETED BY COMPETENT PERSON (FIRE) RATIONAL DESIGN/ASSESSMENT

NOTES | GENERAL

- 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 and 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
- NON-HABITABLE:- ALL AREAS TO BE ARTIFICIALLY LIT
- ARTIFICIAL VENTILATION TO PARKING GARAGES TO COMPLY WITH PART O.4.3.2.6
- REFER TO NATURAL VENTILATION TABLE ATTACHED HEREWITH
- SANS 10400 PART P - DRAINAGE:**
 - ABLUTIONS DETERMINED AS PER CLAUSE: A21, PART P.4.11 and SSS
 - ALL WASTE PIPES TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
 - TO BE FITTED WITH A 64mm RE-SEAL TRAP.
 - EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT
 - TO CONNECT TO STACK INDEPENDENTLY
 - ALL SOIL PIPES TO BE MIN 100mmØ
 - ALL SOIL VENTILATION PIPES (SVP) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
 - VENT STACKS TO COMPLY WITH PART P.4.13 and PART P.4.18.6
 - 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
 - RODDING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES
 - 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 OR 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
- SANS 10400 PART R - STORMWATER DISPOSAL:**
 - RAINWATER GOODS:- R.C. ROOF SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO MIN 100mmØ
- SANS 10400 PART S - FACILITIES FOR DISABLED PERSONS:**
 - RAMP TO COMPLY WITH S22, D4.3 and T23
 - LIFTS TO COMPLY WITH S53
 - DOORS TO COMPLY WITH S54
 - TOILET FACILITIES TO BE PROVIDED IN ACCORDANCE WITH S55
 - OBSTRUCTIONS IN PATH OF TRAVEL TO COMPLY WITH S57
 - PARKING TO COMPLY WITH S58
 - SIGNAGE TO COMPLY WITH S59
- SANS 10400 PART T - FIRE PROTECTION:**
 - SAFETY DISTANCES TO COMPLY WITH PART T.4.2
 - ALL MATERIALS TO COMPLY WITH PART T.4.5
 - PARTITIONING TO COMPLY WITH PART T.4.9
 - ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120MIN. FIRE RATED DOORS FITTED WITH SELF CLOSERS IN COMPLIANCE WITH PART T.4.10.4 AND LOCKS IN COMPLIANCE WITH PART T.4.19.9
 - DOORS BETWEEN INTERIOR OF BUILDING AND SMOKE LOBBIES TO BE FITTED WITH SELF CLOSERS
 - ALL FIRE DOORS ARE CLASS B FIRE DOORS - TWO HOUR FIRE RATING AND ARE SELF CLOSING.
 - ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH PART T.4.12
 - ALL CEILINGS TO COMPLY WITH PART T.4.13
 - CEILINGS & PLenums TO COMPLY WITH PART T.4.13.3. NON-COMBUSTIBLE FIRE STOPS TO BE PLACED AT INTERVALS NOT EXCEEDING 300m² AND AT DISTANCE OF NOT MORE THAN 30m
 - ALL FLOOR COVERINGS TO COMPLY WITH PART T.4.14
 - ALL WALL FINISHES TO COMPLY WITH PART T.4.15
 - ESCAPE ROUTES TO COMPLY WITH PART T.4.16
 - ESCAPE / EMERGENCY ROUTES TO COMPLY WITH PARTS T.4.17 to T.4.30
 - FEEDER ROUTES TO COMPLY WITH PART T.4.18
 - SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH PART T.4.29, PART T.4.32, PART T.4.55.4 and PART T.4.55.5
 - EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH PART O
 - FIRE DETECTION AND ALARM SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH PART T.4.31
 - FIRE RETICULATION TO COMPLY WITH PART T.4.33
 - FIRE HOSE REELS TO COMPLY WITH PART T.4.34
 - HYDRANTS TO COMPLY WITH PART T.4.35
 - SPRINKLERS TO COMPLY WITH PART T.4.36
 - PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH PART T.37.
 - ANY INACCESSIBLE CONCEALED SPACE WITH A DIMENSION GREATER THAN 5m TO BE STOPPED IN ACCORDANCE WITH PART T.4.39
 - SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH PART T.41
 - ALL FLOORS TO HAVE PROVISION FOR SMOKE VENTILATION IN ACCORDANCE WITH PART T.4.42
 - MATERIALS USED TO COMPLY WITH PART T.4.56 and PART T.4.57
 - FIRE PROTECTION EQUIPMENT TO BE LOCATED OUTSIDE OF ROOM IN THE FORM OF PORTABLE FIRE EXTINGUISHERS OF 4,5KG DCP TYPE.
 - BUNDING IS NOT REQUIRED.

NOTES | SANS 10400

- OCCUPANCY CLASS: H3 - DOMESTIC RESIDENCE**
- 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
 - BALUSTRAING 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
 - SANS 10400 PART F - SITE OPERATIONS:**
 - SITE OPERATIONS TO COMPLY FULLY WITH PART F
 - PROVISION OF SANITARY FACILITIES TO BE AS PER SANS 10400 PART F.4.2
 - APPLICATION OF SOIL INSECTICIDES IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10124
 - SANS 10400 PART G - EXCAVATIONS:**
 - ALL DESIGN OF ALL WORK RELATED TO PART G WILL BE THE SUBJECT OF RATIONAL DESIGN AND INSPECTED BY A COMPETENT PERSON (CIVIL ENGINEER)
 - SANS 10400 PART H - FOUNDATIONS:**
 - ALL STRUCTURAL WORK RELATED TO PART H WILL BE DESIGNED AND INSPECTED BY A COMPETENT PERSON (STRUCTURAL)
 - SANS 10400 PART J - FLOORS:**
 - ALL FLOORS IN BATHROOMS AND TOILETS TO BE WATER-RESISTANT AS PER PART J
 - ALL SUSPENDED FLOORS HAVE BEEN DESIGNED IN ACCORDANCE WITH PART B and PART T
 - ALL SLABS SUPPORTED ON THE GROUND HAVE BEEN DESIGNED IN ACCORDANCE WITH PART B
 - SANS 10400 PART K - WALLS:**
 - THE STRUCTURAL STRENGTH AND STABILITY OF WALLS IS TO BE IN ACCORDANCE WITH PART B and PART T
 - EXTERNAL WALLS AND EXTERNAL WALLS - IMPERIAL BRICK BRICKFORCE IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS
 - CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW CILLS
 - GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY
 - THE FIXING OF WALLS TO ROOF IS TO BE IN ACCORDANCE WITH PART B
 - THE WATER PENETRATION THROUGH A WALL IS TO BE IN ACCORDANCE WITH PART K
 - SANS 10400 PART L - ROOFS:**
 - ROOF- REINFORCED CONCRETE SLAB, DESIGNED AND INSPECTED BY COMPETENT PERSON (STRUCTURAL) AS A RATIONAL DESIGN. TO BE LAID WITH A FALL OF NOT LESS THAN 1:100 - WITH WATERPROOFING AND A 25mm COVERING OF GRAVEL ON TOP. ALL PROJECTIONS THROUGH THE ROOF AND EDGES MUST BE PROTECTED WITH SUITABLE FLASHINGS.
 - SANS 10400 PART M - STAIRWAYS:**
 - STAIRWAYS TO COMPLY FULLY WITH PART M
 - WALLS, SCREENS, RAILINGS AND BALUSTRADES TO STAIRWAYS DESIGNED TO COMPLY FULLY WITH PART M, PART B and PART T
 - SANS 10400 PART N - GLAZING:**
 - ALL GLAZING ELEMENTS BASED ON MAXIMUM WIND LOAD OF 1.5kPA AS DETERMINED BY COMPETENT PERSON (STRUCTURE) IN ACCORDANCE WITH PART B
 - GLAZING EXCEEDING 1m² OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED IN ACCORDANCE WITH PART N.4.4.2
 - SANS 10400 PART O - LIGHTING AND VENTILATION:**
 - TOILETS:
 - ARTIFICIALLY LIT MINIMUM 160 LUX
 - MECHANICALLY VENTILATED EXTRACTION TO BE MINIMUM 20L/SEC/FITMENT
 - INTERNAL TOILETS TO BE MECHANICALLY VENTILATED BY EXTRACTION TO THE EXTERIOR AT A RATE OF 20 L/S/FITMENT.
 - HABITABLE:
 - ALL AREAS TO BE ARTIFICIALLY LIT
 - MINIMUM LUX LEVEL OF 350 LUX
 - REFER TO VENTILATION TABLE ATTACHED HEREWITH
 - FRESH AIR TO BE SUPPLIED AT THE RATE OF 7.5 L/S/P.
 - FRESH AIR MUST BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL THE HABITABLE AREAS.
 - LIGHTING AND VENTILATION TO COMPLY WITH LA AND NBR REQUIREMENTS.
 - SANS 10400 PART U - REFUSE DISPOSAL:**
 - REFUSE DISPOSAL TO COMPLY FULLY WITH PART U
 - SANS 10400 PART V - SPACE HEATING:**
 - PART V - NOT APPLICABLE
 - SANS 10400 PART W - FIRE INSTALLATION:**
 - FIRE INSTALLATION TO COMPLY FULLY WITH PART W
 - WATER SUPPLY TO HYDRANTS TO BE 100mmØ PIPES



PLAN | SITE

SCALE 1:100

MUNICIPAL STAMPS

OWNER: DAVID WALKER P.O.A.
 NINE BORNICK ROAD (PTY) LTD

ARCHITECT: MARK BELLINGAN

PR. ARCH 21196

NINE BORNICK ROAD

19/006
 PROPOSED NEW DOMESTIC RESIDENCE FOR NINE BORNICK ROAD (PTY) LTD
 ON PTN 9 OF ERF 225, DURBAN
 AT 9 BORNICK ROAD IN MORNINGSIDe,
 SOUTH AFRICA.

SHEET DETAILS

| ZONE | STAGE | SERIES | TYPE | REV | DATE | OWN |
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