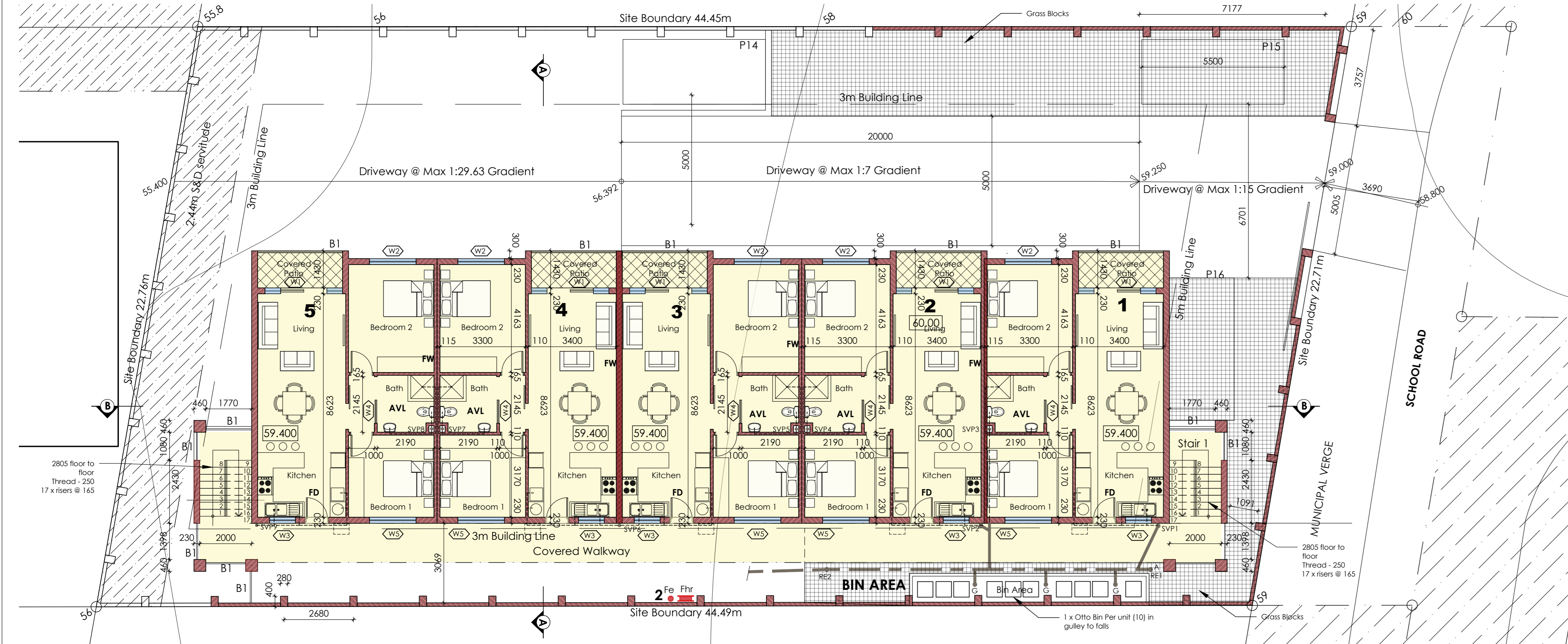
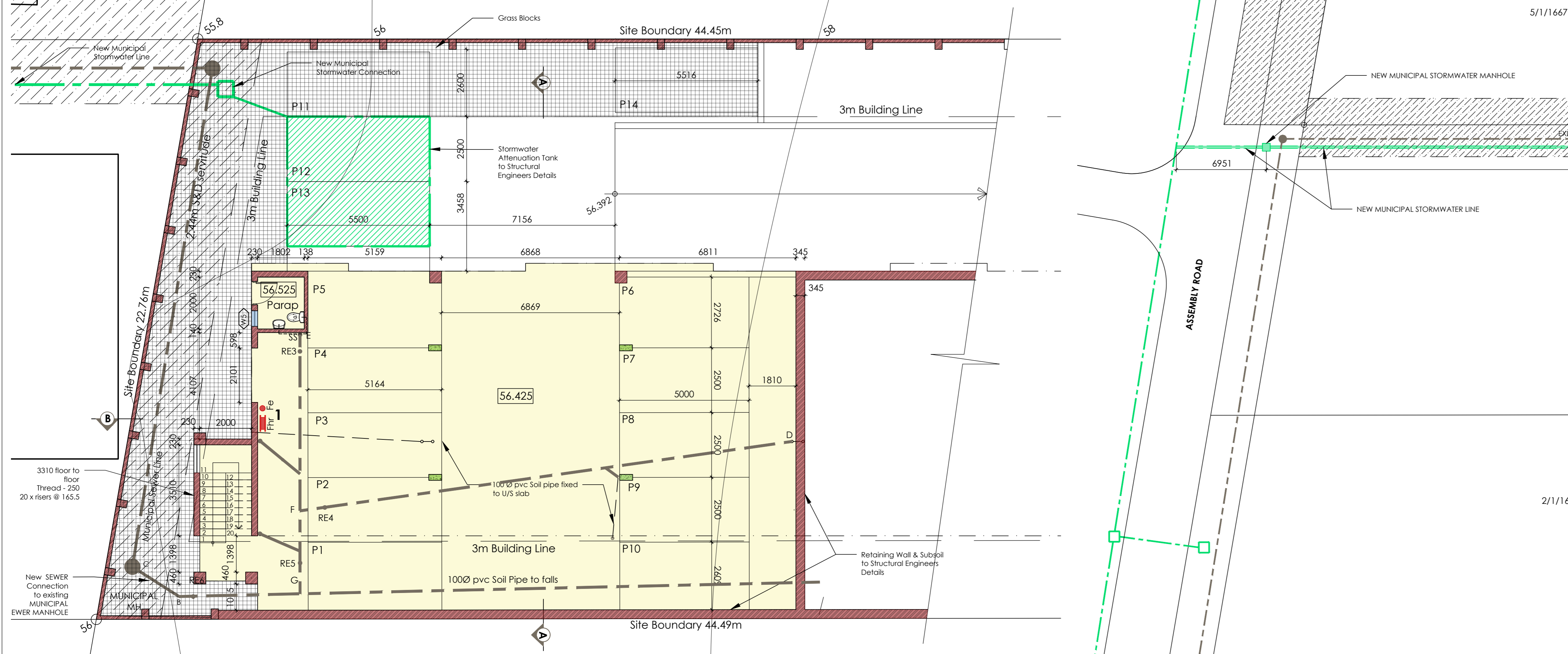


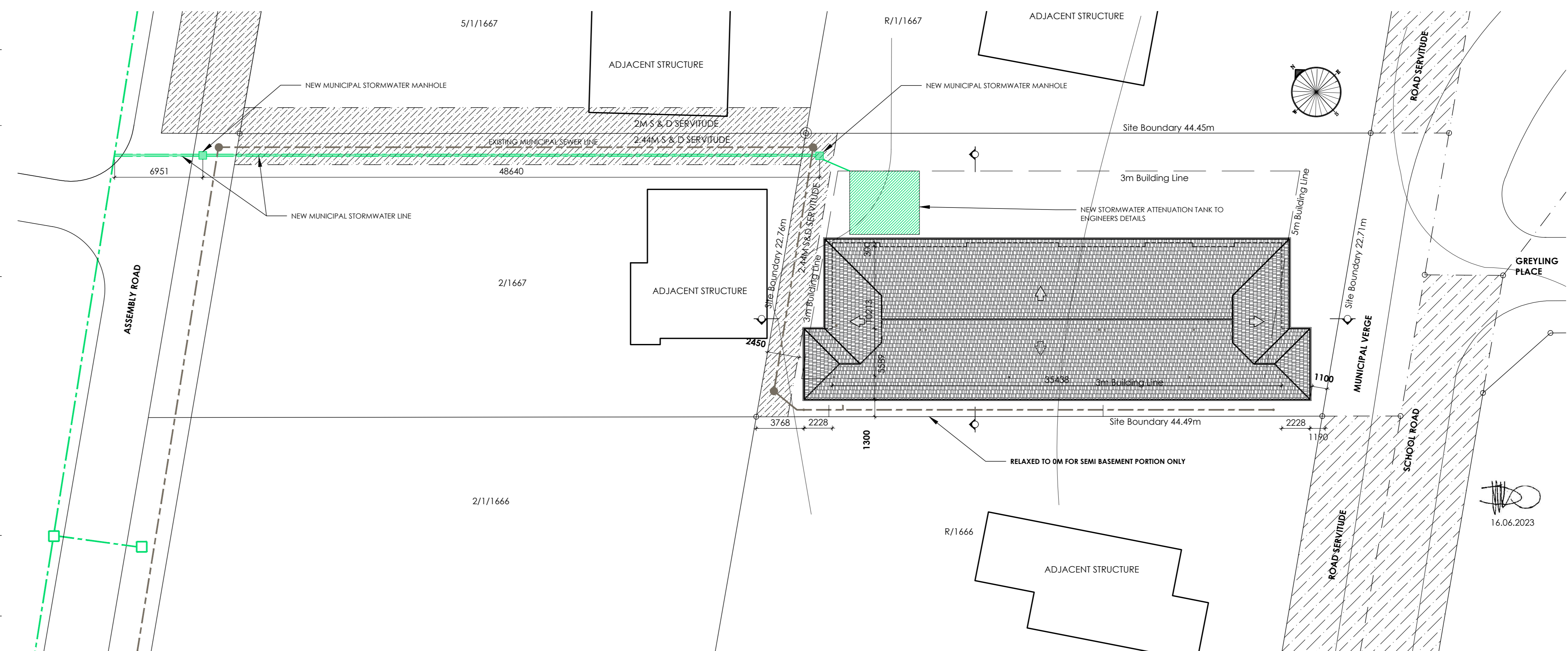
SITE & FIRST FLOOR LAYOUT
Scale: 1:100



SITE & GROUND FLOOR LAYOUT
Scale: 1:100



SEMI BASEMENT FLOOR LAYOUT
Scale: 1:100



SITE & ROOF LAYOUT [INDICATING PROPOSED NEW STORMWATER LINE IN S & D SERVITUDE TO BE PROVIDED TO SERVICE THIS SITE]
Scale: 1:200

SITE AREA sqm	994	
ZONING	MEDIUM DENSITY HOUSING	
NO OF UNITS	10 (1 UNIT PER 100 SQM)	
DEV. CONTROLS PERMITTED	COVERAGE sqm	F.A.R sqm
	50%	N/A
EXISTING	EXISTING COVERAGE	EXISTING FAR
	0	0
PROPOSED	PROPOSED COVERAGE	PROPOSED FAR
	482,52	688,07
SUBTOTAL B	TOTAL COVERAGE	TOTAL FAR
	482.52	688.07
TOTAL	REMAINING COVERAGE	REMAINING FAR
	14.48	
BALANCE		

STORMWATER MANAGEMENT CALCULATION		sqm
SITE AREA		994
40% allowance		397,6
HARDSTAND (72%)		714
LANDSCAPING (28%)		280
SQM TO MANAGE		316,4
1m3 per 40 SQM		7,91
REQUIRED MINIMUM VOLUME FOR ATTENUATION TANK		7,91m3
ATTENUATION TANK TO ENGINEERS DETAILS		

FIRE NOTES

MIN. 25mm dia. WATER SUPPLY TO ALL FIRE PROTECTION COMPONENTS

SAFETY DISTANCE TO COMPLY WITH SANS 10400 T.4.2

FIRE PERFORMANCE OF BUILDING ELEMENTS AS PER SANS 10400 PART 1.4.5

STRUCTURAL STABILITY TO COMPLY WITH SANS 10400 T.4.7

TENANCY SEPARATING ELEMENTS BETWEEN UNITS AS PER SANS 10400 PART 1.4.8

ROOF ASSEMBLY TO COMPLY WITH SANS 10400 T.4.12

CEILINGS TO COMPLY WITH SANS 10400 T.4.13

FLOOR COVERINGS TO COMPLY WITH SANS 10400 T.4.1.4

INTERNAL FINISHES TO COMPLY WITH SANS 10400 T.4.1.5

FIRE ESCAPES ARE TO COMPLY WITH SANS 10400 T.4.16

LOCKS ARE TO COMPLY WITH SANS 10400 T.4.19

FIRE SIGNAGE TO COMPLY WITH SANS 10400 T.4.29 & 4.32

EMERGENCY LIGHTS TO SANS 10400 T.4.30

FIRE RETICULATION TO COMPLY WITH SANS 10400 T.4.33 & WW 5

FIRE HOSE REELS AS PER SANS 10400 T.4.34

FIRE EXTINGUISHERS AS PER SANS 10400 T.4.37

ANY ACCESSIBLE CONCEALED SPACE WITH A MAX. DIMENSION OF 5M TO BE FIRE STOPPED IN ACCORDANCE WITH SANS 10400 T.4.39.

SERVICE PIPES, CONDUITS AND SLEEVES TO COMPLY WITH SANS 10400 T.4.41

ACCESS FOR FIRE FIGHTING AND RESCUE SERVICES AS PER SANS 10400 T.4.54

PARKING SCHEDULE

UNIT	TYPE	REQUIRED
1	2 BEDROOM	1,5
2	2 BEDROOM	1,5
3	2 BEDROOM	1,5
4	2 BEDROOM	1,5
5	2 BEDROOM	1,5
6	2 BEDROOM	1,5
7	2 BEDROOM	1,5
8	2 BEDROOM	1,5
9	2 BEDROOM	1,5
10	2 BEDROOM	1,5
TOTAL		15
PROVIDED		16

16 PARKING BAYS PROVIDED

OCCUPANCY: H4 - DOMESTIC RESIDENCE : 688,07 SQM

SANS 10400 T	FITTING	RATE	REQ	PROVIDED
4.34	30M FIRE HOSE REEL	1/500 SQM	2	4
4.37	4.5KG DCF	1/400	2	4

Copyright over all designs and drawings that remain the property of the author and any provision to the contrary in terms of the copyright act no.63 of 1963 is hereby specifically excluded.

All relevant details, levels and dimensions are to be checked on site prior to commencement of work.

Any discrepancies are to be brought to the attention of the architect.

The architectural professional accepts no responsibility for errors resulting from misinterpretation of the drawing.

All work to be carried out strictly in accordance with the national building regulations and local authority regulations.

All dimensions are given in millimeters.

Do not scale this drawing.

LA LOCAL AUTHORITY

The owner is responsible for all local authority notices and fees.

The contractor is required to obtain all necessary connections to services.

Where the local authority or government regulations require more stringent specification that shown herein, they are to be followed with prior consent of the owner.

The contractor is to inspect the official approved copies of the drawing to ensure that all amendments have been taken into account.

All nbr & SABS standard & specifications are to be adhered to as minimum standard & good construction principles.

All levels are based on the platform levels provided by the Structural Engineer.

G GENERAL

The owner is responsible for all local authority notices and fees.

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All levels are based on the platform levels provided by the Structural Engineer.

O NOTES TO OWNER

The attention of the owner is drawn to the fact that changes to the plan & specifications after official approval are likely to invalidate that approval and void the responsibility of the architectural professional for the proposed design.

S SITING & EXCAVATION

LEVELS TO DRIVEWAY TO BE CHECKED BY A REGISTERED LAND SURVEYOR PRIOR TO COMPLETION OF DRIVEWAY. All boundary beacons are to be flagged by a registered surveyor and contractor is to obtain stating that the work is correctly before proceeding with excavation.

LAND SURVEYOR IS TO SET OUT BUILDING OUTLINE AND DATUM LEVEL TO ENSURE COMPLIANCE WITH THE APPROVED PLANS AND ZONING CONTROLS FOR THE SITE. Contractor is to check all dimensions and levels before commencing work and report discrepancy to drawing services.

Contractor is to confirm and ensure correctness of floor and entrance level physically on site with local authority inspector before commencing work.

If the site is found to contain clay, shale, ground water or any other suspect soil condition, then all foundations are to be professionally engineered.

All foundations to be taken to hard, virgin ground. No backfilling over excavated areas will be permitted. Foundation depths are to be determined on site. Foundation excavation to be supervised by a structural engineer.

OWNER	BKS CIVILS (PTY) LTD
OWNER	Sarjany Bachan
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SIGNATURE (S)	
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REGISTRATION	PrArch 24692287
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SIGNATURE	



2 Ncoanda Place, Ridgeway Dr, Umhlanga Ridge, Durban, 4300

PROJECT	OCEAN DUNES
DESCRIPTION	PROPOSED TOWNHOUSE DEVELOPMENT
STREET ADD.	22 School Road
ERF	R/1667 Wentworth, Buff
PROVINCE	Kwa Zulu Natal
DRAWING	SITE & FLOOR LAYOUTS
SCALE	1:100/200@ A0
DATE	2023 09 09
REVISION	2
DRAWING NO.	2022 065. A101