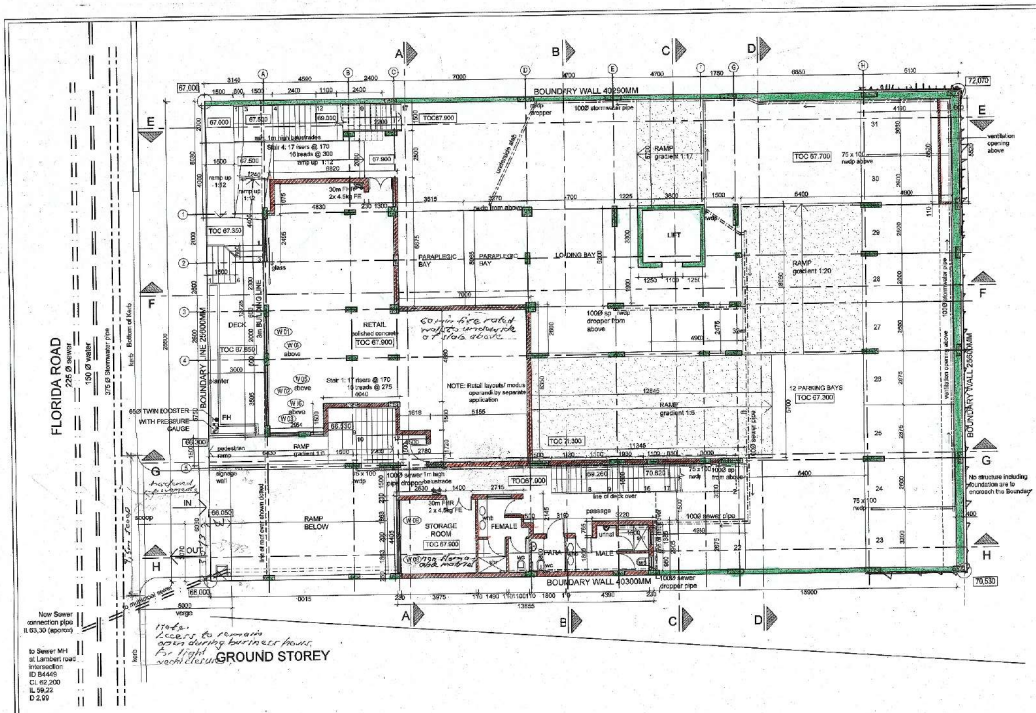

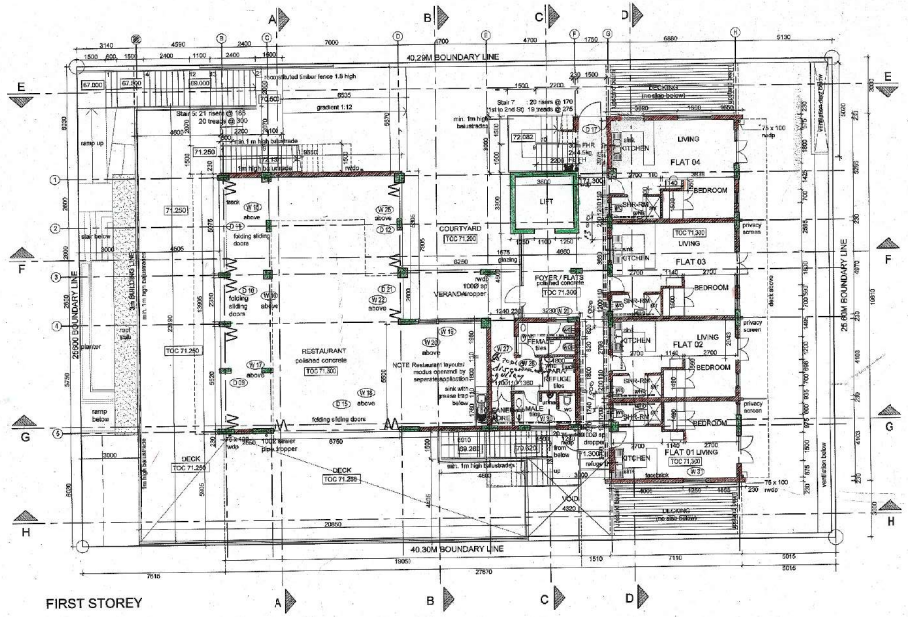

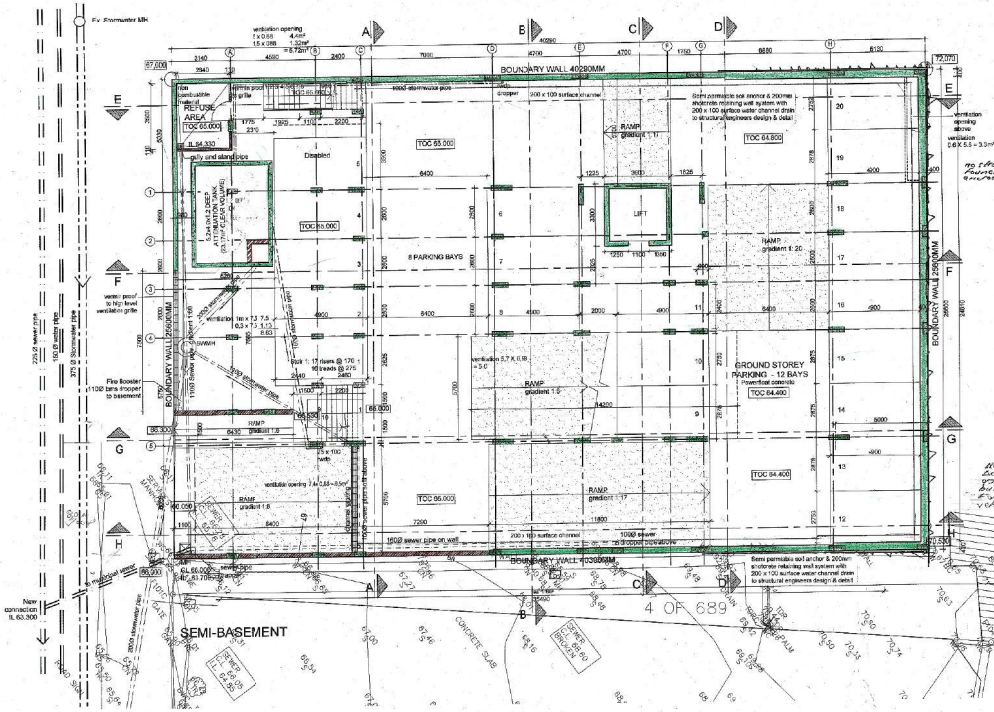

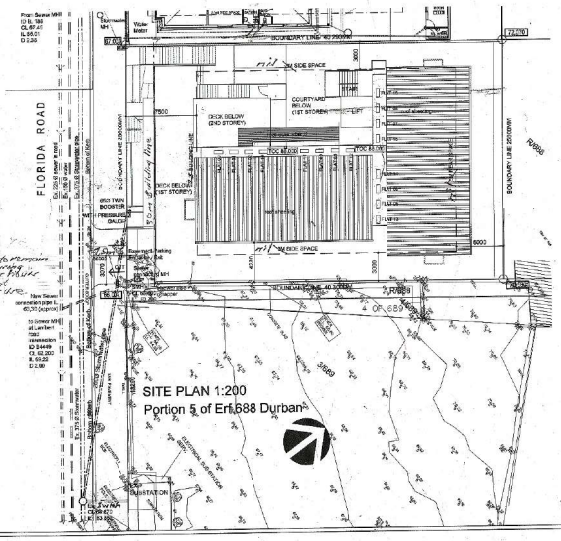

THE LOFTS ON FLORIDA

272 - 276 FLORIDA ROAD

AREA SCHEDULE

Site Description	Portion 5 of Erf 688 Durban	
Area	1 022m²	
Zoning	General Industry	General Commercial
FAR		
Permissible, 1,5	1 540 m2	
BASEMENT,	Stores	
	Parking	
GROUND STOREY,	Retail	159 m2
FIRST STOREY,	Retail	161 m2
	Studios, 4	159 m2
SECOND STOREY,	Studios, 4	159 m2
	Centre atrium, voiding	35 m2
THIRD STOREY,	Lower floor bdls, 8	319 m2
FOURTH STOREY	Upper floor bdls, 8	159 m2
FIFTH STOREY	Lower floor bdls, 8	270 m2
SIXTH STOREY,	Upper floor bdls, 8	159 m2
		1 550 m2
COVERAGE		
Permissible, 70%		715 m2
Actual, 50%		510 m2
PARKING REQUIRED		
RETAIL	320 m2 @ 1 per 100 m2	12 bays
RESIDENTIAL	24 Units, 1 159 m2 (1,5 bays / 100 m2)	18 bays
TOTAL REQUIRED		29 bays
PARKING PROVIDED	Structured	34 bays (incl 2 parapeg bays)
		1 loading bay

GENERAL NOTES
All applicable SABS 10400 Standards and NBR Regulations to be adhered to as a minimum standard.
Surface beds, waterproofing and soil poisoning to Engineers detail/ & as required in Geotech Eng. report.
Foundations, piling and bases to Engineers detail
Foundations (piled) not to encroach into SAD Servitude
Suspended concrete slabs to Engineers detail
Reinforced concrete columns and beams to Engineers detail
Retaining walls and spoke chanel drains to Engineers detail.
Drainage to comply with NBR part P SANS 10400
All Sanitaryware fittings to be trapped and / or vented, vent stacks and valves to Local Authority Requirements.
All bends and junctions to have an inspection eyes.
Pipe work under buildings, driveway and parking areas to be
ribbed upvc hd with hd pipe fittings
Sewer pipes under building to be encased in concrete.
All new manhole & rodding eye depths to be confirmed on site.
Provision for Disabled persons to comply with NBR part S, SANS 10400 Part S.
Ramps to comply with part S 4.8
Handrails on side of ramps at 1 : 12 gradient Part S 4.82
Disabled person Toilets to comply with part S.4.12
Disabled person Entrance into building to comply with part S 4.4
Max. step into rooms & from room to room not to exceed 15mm Part S 4.5.4
Disabled person Parking Provision to comply with part S 4.3

HEALTH AND SAFETY NOTES
Lighting and Ventilation to comply with SABS 10400 NBR part O
Artificial ventilation to internal rooms, air to be provided at 7.5/s
with a maximum velocity of 0,5m/s.
Internal Toilets air to be extracted at 25l/sec per room to external air.
Lighting to working areas, Offices and Classrooms min 500 lux
Artificial lighting min. 250 lux.
Safety glass to comply with SABS 0400 NBR part N.
All internal & External glazing design & installation to Engineers detail.
Balustrading to comply with NBR part M 3, min height 1.0m.

FIRE NOTES
All fire services to separate fire plan by Fire Engineer as per SANS 10400
Refer Fire Engineer drawings / specification

BUILDING OCCUPANCY: F2,H3,J5,J4

KITCHEN NOTES AND FINISHES
All electrical conduits and water supply pipes to be chased into walls
Premises to be suitably rodent proofed
Hot and cold water to be provided to all wash up facilities
Lighting to kitchen to be min. 250 lux, other areas to be min. 160 lux.
Fume extraction system to be installed to satisfaction of Medical Officer of Health and pollution control.
Walls to all food preparation areas to be tiled to min. 2,1m above FFL, with oil based paint above.
Floors to be ceramic tiled with epoxy grout
Ceilings to be painted with dust proof paint

ALL WET SERVICES (SEWER AND STORMWATER) TO SEPARATE PLAN BY WET SERVICES ENGINEER AS PER SANS 10400
SOIL AND WASTE DRAINAGE
The installation shall comply with the requirements of SANS-10400 and 0252-2 : 2004
WATER INSTALLATION
The installation shall comply with the requirements of SANS 10400 and 0252-1 :1994

SHEET COPY
[redacted]
SHEET 619 COPY
223 03 19
QUALITY ASSESSMENT DIVISION
2020 -10- 19
APPROVED

BUILDING APPLICATION
APPROVED in terms Section 7 of the National Building Regulations and Building Standards Act No. 103/1977
LOCAL AUTHORITY
26/10/2020
This Plan is approved on the basis of the information shown hereon. Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act103/1977 is commenced

SHEET 2 OF 3 SHEETS
DRAWING 2020 -10- 23
APPROVED

FILE NO 272-276 Florida Rd
SHEET SUBMITTED 2020 -10- 12
SHEET ADDED

ARCHITECT
REG. NO. / PrArch 2901 PATRICIA EMMETT
OWNER

PROJECT
272 - 276 FLORIDA ROAD
NEW RETAIL, RESTAURANT & APARTMENTS
FOR
DESIGNER STUDIO INVESTMENTS (PTY)LTD
ON PORTION 5 OF ERF 688 DURBAN

SITE PLAN, SEMI-BASEMENT, GROUND & FIRST STOREY PLAN

SCALE - 1:100, 1200
DATE - 28-11-2019
DWG. No. - 01605/ 001
REV. No - J

Emmett : Emmett
ARCHITECTS
262 ULUNDI ROAD, (WINDERMERE) DURBAN 4001
TEL (031) 312 6464, FAX (031) 303 5220 EMAIL emmett@mweb.co.za