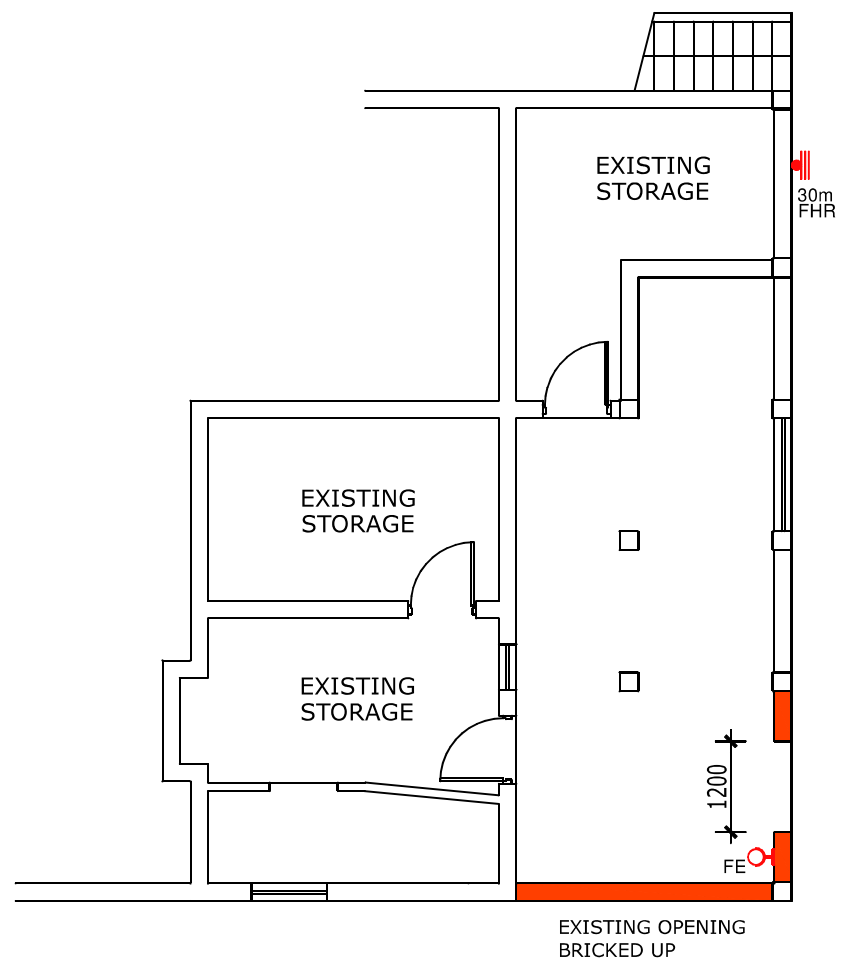




BASEMENT LAYOUT PLAN
SCALE 1:100

FLOOR AREAS	
SITE AREA :	833.72 m ²
Existing Floor Area	263.97 m ²
Existing Coverage	327.58 m ²
Less Demolished Garage	25.55 m ²
New Total Coverage :	302.03 m ²
NO ADDITIONAL FLOOR AREA	

- GENERAL NOTES:**
1. ALL WORK TO COMPLY WITH SANS 10400, AS APPLICABLE.
 2. ALL WORK TO ENGINEER'S DETAIL AND APPROVAL.
 3. GLAZING TO COMPLY WITH SANS 10400 PART N
ALL NEW GLAZED DOORS TO HAVE 6mm TOUGHENED SAFETY GLASS
 4. POSITIONING OF SEWER AND STORMWATER LINES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
 5. NO ADDITIONAL FLOOR AREA

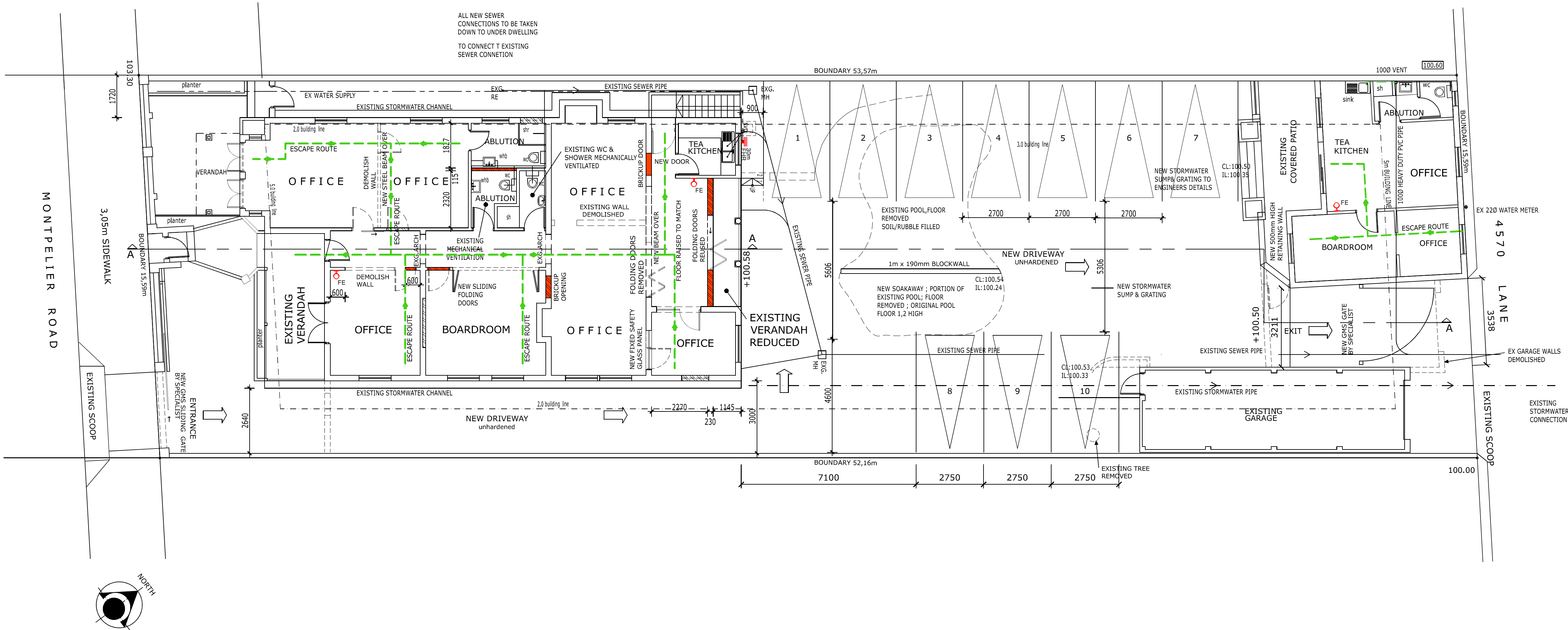
- FIRE NOTES:**
6. G 1 CLASSIFICATION
 7. PROVISION OF ESCAPE ROUTES TO COMPLY WITH SANS10400-T 4.16
 8. ALL MARKINGS AND SIGNPOSTING TO COMPLY WITH SANS 10400-T 4.29
 9. WATER RETICULATION FOR FIRE -FIGHTING PURPOSED TO COMPLY WITH SANS10400-T 4.33: MINIMUM 25mmØ PIPES TO FIRE HOSE REEL
 10. FIRE HOSE REELS TO COMPLY WITH SANS 10400-T 4.34
 11. FIRE EXTINGUISHERS TO COMPLY WITH SANS10400- T 4.37
 12. SAFETY DISTANCES TO COMPLY WITH SANS 10400-T 4.2
 13. FIRE STABILITY OF STRUCTURAL ELEMENTS TO COMPLY WITH SANS 10400-T 4.7
 14. CEILINGS TO COMPLY WITH SANS 10400-T 4.13
 15. FLOOR COVERINGS TO COMPLY WITH SANS 10400-T 4.14
 16. EXIT DOORS TO COMPLY WITH SANS 10400-T 4.17
 17. EMERGENCY LIGHTING TO COMPLY WITH SANS 10400-T 4.30

NOTE: ARTIFICIAL VENTILATION TO BE PROVIDED FOR ABLUTIONS WITH NO WINDOWS - TO ALLOW A MINIMUM OF 10 AIR CHANGES PER HOUR WITH 25.0 L/s PER PERSON AS PER THE REQUIREMENTS OF SANS 10400 PART O 4.3.2.11 TABLE 2

NOTE: ARTIFICIAL LIGHTING TO BE PROVIDED FOR ABLUTIONS WITH NO WINDOWS - TO BE IN ACCORDANCE WITH SANS 10114-1 AND SANS 10400 PART O

SANS 10400 PART P

POPULATION IN ACCORDANCE WITH SANS 10400-A A21(A)
ACTUAL POPULATION 12
4 TOILETS PROVIDED AND 2 WHB IN ACCORDANCE WITH SANS 10400-P 4.11



GROUND FLOOR PLAN AND SITE PLAN
SCALE 1:100

PARKING BAYS REQUIRED : 5.5
PARKING BAYS PROVIDED : 1
EXISTING GARAGE : 1
NEW BAYS : 10

TOTAL BAYS PROVIDED : 11



CASE: : 23747
17 October 2024

CONDONED

REV	DESCRIPTION	By	DATE
CONVERSION OF DWELLING TO OFFICES AT 214 MONTPELIER ROAD PORTION 18 OF ERF 790, DURBAN FOR Ms. T. PARRY			
DRAWING NUMBER: MONT - 2019 /01			
SCALE	1:100 on A1	Architect/Owner:	
DATE	DECEMBER 2019		
SHT NO.	1 OF 2		
REVISION	A		