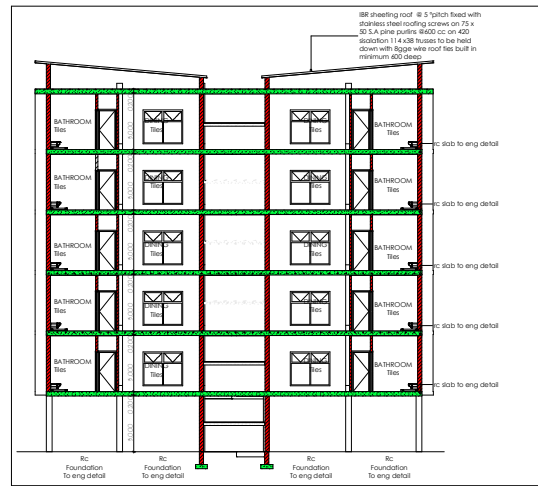


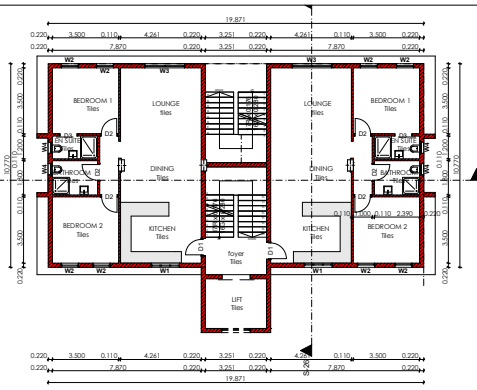
SUMMARY OF AREAS	
SITE AREA	1 660 m ²
FAR	1.2
PERMITTED	298 m ²
PROPOSED	795m ²
EXISTING	50m ²
TOTAL	795m ²
COVERAGE	
PERMITTED	50% 392.2m ²
EXISTING	100%
PROPOSED	255m ²
TOTAL	255m ²
SUMMARY OF AREAS	
"GROUND" STOREY	
EXISTING	0 m ²
PROPOSED	44.2 m ²
FIRST STOREY	
EXISTING	156 m ²
PROPOSED	156 m ²
SECOND STOREY	
EXISTING	0 m ²
PROPOSED	156 m ²
THIRD STOREY	
EXISTING	0 m ²
PROPOSED	156 m ²
FOURTH STOREY	
EXISTING	0 m ²
PROPOSED	156 m ²
FIFTH STOREY	
EXISTING	0 m ²
PROPOSED	156 m ²

Window List	
Quantity	10
Window Size	1.500 x 2.100
Window sill height	1.000
Window head height	2.100
Window pane	powder coated white aluminium
Glazing Type	4mm safety glass
View from Side Opposite to Opening Side	

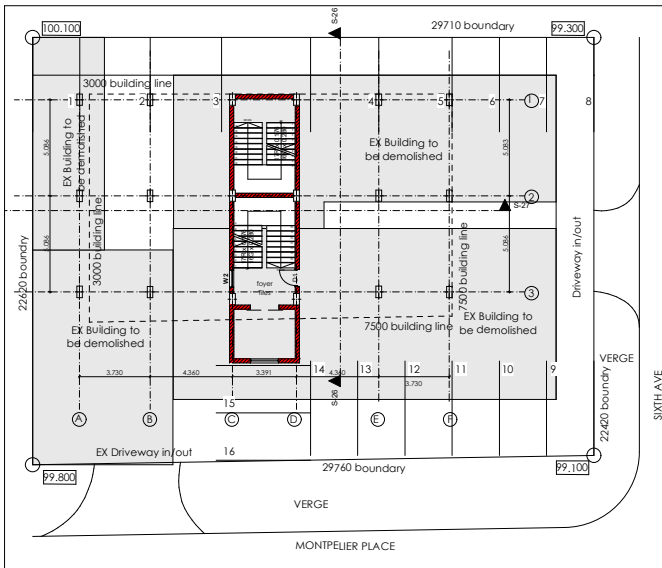
Door List	
Quantity	10
Door Size	0.900x2.100
Door head height	2.100
Door pane	TIMBER HINGED DOOR SOLID CORE
Glazing type	
View from Side Opposite to Opening Side	



S-27 GROUND STOREY PLAN 1:100



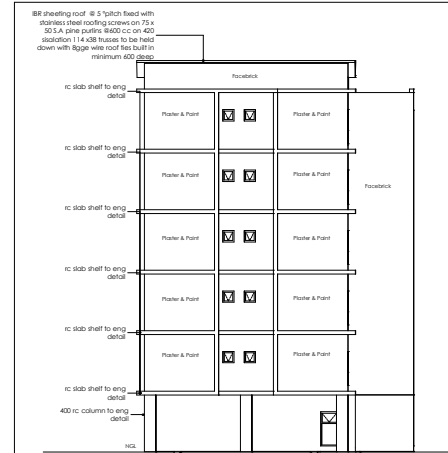
TYPICAL FLOOR PLAN 1:100



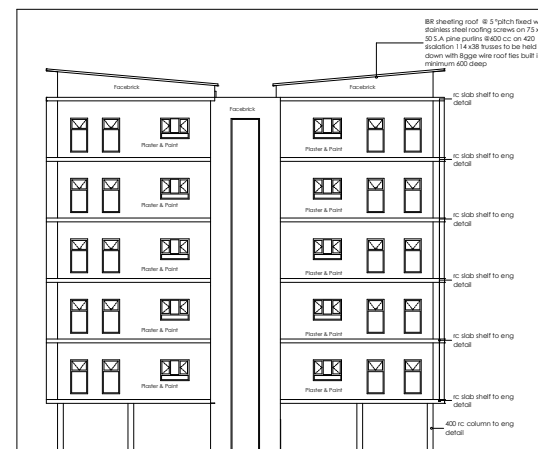
GROUND/SITE PLAN 1:100



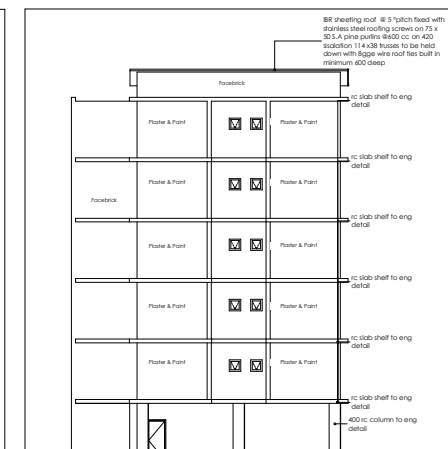
NORTH EAST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100

- GENERAL NOTES:**
Classification: H4
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS IN MM'S UNLESS STATED OTHERWISE.
 - ALL WORK TO BE EXECUTED IN STRICT ACCORDANCE TO NBR AND LOCAL AUTHORITY BY LAWS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS, PARTICULARLY BOUNDARIES, BUILDING LINES, SERVITUDES, ETC.
 - THE CONTRACTOR IS TO VERIFY ALL LEVEL HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK THESE AGAINST THE DRAWINGS BEFORE COMMENCING WORK.
 - THE CONTRACTOR IS TO LOCATE AND IDENTIFY ANY ALL EXISTING SERVICES AND TO PROTECT THESE FROM DAMAGE Whilst ON SITE THROUGHOUT THE CONTRACT PERIOD.
 - ANY DISCREPANCIES, ERRORS, OMISSIONS ETC. ARE TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT.
 - ALL MATERIALS TO BE USED IN STRICT ACCORDANCE TO MANUFACTURER'S SPECS.
 - WORKMANSHIP IS TO BE OF THE HIGHEST STANDARD THROUGHOUT.
 - FOUNDATIONS NOT TO ENCRANCH OVER BOUNDARIES.
 - GLAZING TO COMPLY WITH PART N T33 OF SANS 10400.
 - SEWER & S.W.PIPES TO CONNECT TO ESTATE SEWER SERVICES.
 - 250 WATER METER & 25 Ø WATER PIPE TO PRESSURE VALVE.
 - ALL STRUCTURAL ELEMENTS SUCH AS LINTELS, WALLS, FOUNDATIONS, ROOFS, STEEL ELEMENTS, RETAINING WALLS, CONCRETE SURFACE BEDS, CONCRETE BEAMS, CONCRETE ROOF SLABS, TIMBER BEAMS & FILL TO BE DESIGNED & CERTIFIED BY APPOINTED STRUCTURAL ENGINEER.
 - ALL FLOORS SUPPORTED ON GROUND OR FILLING TO ENGINEER'S DETAIL.
 - ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION.
 - DAMPPOOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND SANS 10400 REQUIREMENTS.
 - ALL WALLS TO BE REINFORCED WITH TWO COURSES BRICK/FORCE AT CILL AND WALL PLATE LEVELS.
 - 250MM THICK POWER FLOAT FINISHED CONCRETE SLAB ON SABS APPROVED UNDERLAY TO STRUCTURAL ENGINEER'S DETAIL. SOIL TO BE POISONED IN ACCORDANCE WITH SABS 1107. CERTIFICATE MUST BE PROVIDED. IMPREGNATED SOFTBOARD, BACKING STRIP & 12MM POLYURETHANE SEALANT BETWEEN SURFACE BED AND WALLS. BRC MESH TO BE APPLIED ABOVE UNDERLAY.
 - ALL ROOF TRUSS CENTRE SPACING TO BE 760MM IN COMPLIANCE WITH SANS PART L.
- WALLS:**
ALL WALLS TO COMPLY WITH "PART K" OF THE NATIONAL BUILDING REGULATIONS CORROBRIK ENGINEERING BRICKS TO BE USED BELOW GROUND LEVEL IN FOUNDATION WALLS. BRICK/FORCE TO EVERY 3RD COURSE UP TO WINDOW HEIGHT. THEREAFTER TO EVERY COURSE. GALVANISED CRIMP WIRE WALL TIES (7 PER SQUARE METRE - LAID STAGGERED). ALL WALLS TO BE REINFORCED WITH TWO COURSES BRICK/FORCE AT CILL AND WALL PLATE LEVELS.
- FOUNDATIONS:**
TYPE & SIZE OF FOUNDATIONS/FOOTINGS BELOW ALL WALLS TO BE TO ENGINEER'S DETAIL IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S REPORT/SUGGESTIONS.
- DRAINAGE AND PLUMBING**
- ALL PLUMBING WORK HAS TO COMPLY WITH SANS PART P.
 - ALL FITTINGS TO BE ON THE SCHEDULE OF ACCEPTED PIPES AND WATER FITTINGS AS FOUND AT WWW.ASWIC.CO.ZA.
 - ALL 100MM DIA. U.P.V.C SEWER PIPE DRAIN LAID TO A MIN. FALL OF 1:50.
 - ALL 100MM DIA. OVP AT HEAD OF DRAIN PIPE AS SHOWN.
 - RODDING EYES AT HEAD OF DRAIN AND AT ALL CHANGES OF DIRECTIONS AT MAXIMUM OF 2500MM INTERVALS.
 - IES TO ALL BENDS OF DRAINS AND TO HAVE MARKED COVERS AT GROUND LEVEL.
 - ALL DRAIN PIPES UNDER BUILDINGS TO BE PROTECTED AGAINST LOADS AND LAID IN SLEEVES AND INCASED IN CONCRETE.
 - ALL WASTE PIPES TO HAVE 65MM RE-SEAL TRAPS.
 - ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR CLEANING PURPOSES AND REPAIRS.
 - ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED AND PROTECTED AGAINST LOAD.
 - ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1220MM TO HAVE ANTISYPHON VENTPIPPES.
 - ALL DRAINAGE WORK TO COMPLY WITH SANS PART P.

OWNER: MONTPELLIER PLACE PTY LTD

JACAF REG NO: 1201648

THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

PROJECT
Proposed Apartments on
84 Montpelier Pt
Erf 959 Durban

DATE: 10/01/2024
DRAWN: S.O.
REVISION NO.:
SCALE: AS SHOWN

ARCHITECTURAL CONSULTANTS