

BALMORAL DRIVE

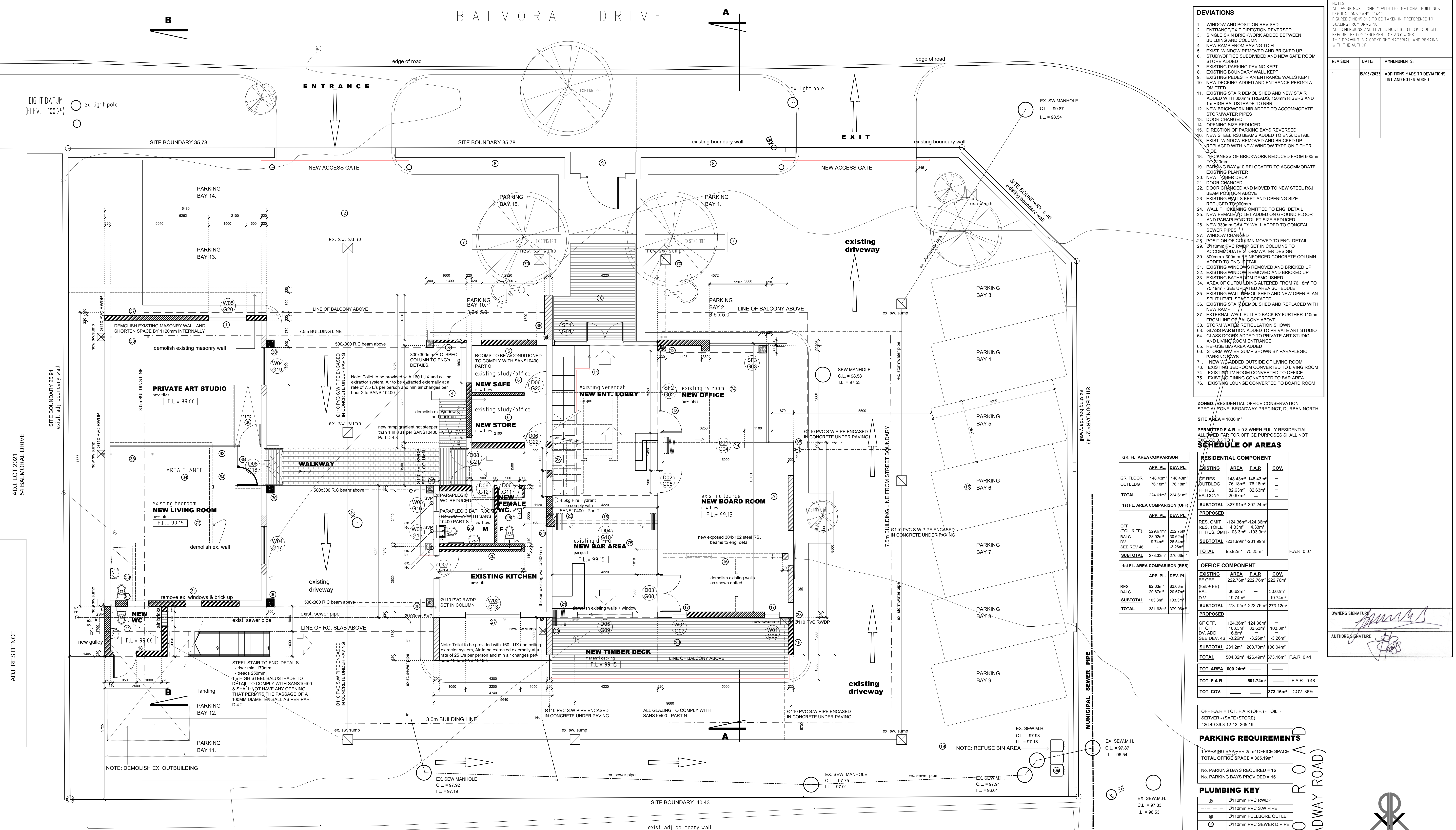


Table with 3 columns: REVISION, DATE, AMENDMENTS. Revision 1 dated 15/03/2023.

- DEVIATIONS list: 1. WINDOW AND POSITION REVISED, 2. ENTRANCE EXIT DIRECTION REVERSED, 3. SINGLE SKIN BRICKWORK ADDED BETWEEN BUILDING AND COLUMN, etc.

ZONED: RESIDENTIAL OFFICE CONSERVATION SPECIAL ZONE, BROADWAY PRECINCT, DURBAN NORTH. SITE AREA = 1036 m². PERMITTED F.A.R. = 0.8 WHEN FULLY RESIDENTIAL ALLOWED FAR FOR OFFICE PURPOSES SHALL NOT EXCEED 0.8.

SCHEDULE OF AREAS table with columns: GR. FL. AREA COMPARISON, RESIDENTIAL COMPONENT, OFFICE COMPONENT. Includes sub-totals and F.A.R. values.

PARKING REQUIREMENTS table: 1 PARKING BAY PER 25m² OFFICE SPACE. TOTAL OFFICE SPACE = 365.19m². No. PARKING BAYS REQUIRED = 15.

PLUMBING KEY table: 0110mm PVC RWDP, 0110mm PVC S W PIPE, 0110mm FULLBORE OUTLET, 0110mm PVC SEWER D PIPE, 0110mm PVC SEWER PIPE.

AREA SCHEDULE: GROUND FLOOR: 228.27 sqm, FIRST FLOOR: 371.11 sqm. Includes V.A.R.A. ROSS DESIGN logo and contact info.

SITE PLAN & GROUND STOREY PLAN

SCALE 1:50

FIRE SAFETY NOTES: FIRE EXTINGUISHERS - TO TT37 (ONE AT EVERY FHR), OCCUPANCY DESIGNATION H-3 TO COMPLY WITH PART T OF SANS 10400, BOOSTER - FRONT BOUNDARY WALL - TT33, etc.

FIRE EXTINGUISHERS - TO TT37 (ONE AT EVERY FHR), STRUCTURAL STABILITY TO COMPLY WITH TT7, PROTECTION OF OPENINGS TO COMPLY WITH TT10 (MIN. 1.0m), etc.

PART T FIRE PROTECTION: ALL SAFETY DISTANCES TO COMPLY WITH T4.2, ALL MATERIALS TO COMPLY WITH PART T-4.5, FIRE RESISTANCE OF DIVISION SEPARATING ELEMENTS TO COMPLY WITH T4.6, etc.

ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE CLASS CLASS B 120 MIN RATED DOORS FITTED WITH SELF CLOSERS IN COMPLIANCE WITH T4.16.8, T4.17 & T4.18, etc.

SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH T4.29, T4.32.2, T4.54.4, EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH T4.30, etc.

PROVISION TO BE MADE FOR SMOKE VENTILATION IN ACCORDANCE WITH T4.42, DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION, etc.

DRAWING information table: DRAWING: Site Plan & Ground Floor Plan, SCALE: 1:50, DATE: JUNE 2022, DRAWN BY: HRV/CB, CHECKED BY: R. ROSS, DRAWING NO.: SD 2322-100, REVISION: 1.

BALMORAL DRIVE

DEVIATIONS

- WINDOW AND POSITION REVISED
- ENTRANCE EXIT DIRECTION REVERSED
- SINGLE SKIN BRICKWORK ADDED BETWEEN BUILDING AND COLUMN
- NEW RAMP FROM PAVING TO FL
- EXIST. WINDOW REMOVED AND BRICKED UP
- STUDY/OFFICE SUBDIVIDED AND NEW SAFE ROOM ADDED
- EXISTING PARKING PAVING KEPT
- EXISTING BOUNDARY WALL KEPT
- EXISTING PEDESTRIAN ENTRANCE WALLS KEPT
- NEW DECKING ADDED AND ENTRANCE PERGOLA OMITTED
- EXISTING STAIR DEMOLISHED AND NEW STAIR ADDED WITH 300mm TREADS, 150mm RISERS AND 1m HIGH BALUSTRADE TO NBR
- NEW BRICKWORK NIB ADDED TO ACCOMMODATE STORMWATER PIPES
- DOOR CHANGED
- OPENING SIZE REDUCED
- DIRECTION OF PARKING BAYS REVERSED
- NEW STEEL RSJ BEAMS ADDED TO ENG. DETAIL
- EXIST. WINDOW REMOVED AND BRICKED UP - REPLACED WITH NEW WINDOW TYPE ON EITHER SIDE
- THICKNESS OF BRICKWORK REDUCED FROM 600mm TO 220mm
- PARKING BAY #10 RELOCATED TO ACCOMMODATE EXISTING PLANTER
- NEW TIMBER DECK
- DOOR CHANGED
- DOOR CHANGED AND MOVED TO NEW STEEL RSJ BEAM POSITION ABOVE
- EXISTING WALLS KEPT AND OPENING SIZE REDUCED TO 900mm
- WALL THICKENING OMITTED TO ENG. DETAIL
- NEW FEMALE TOILET ADDED ON GROUND FLOOR AND PARALEGIC TOILET SIZE REDUCED
- NEW 330mm CAVITY WALL ADDED TO CONCEAL SEWER PIPES
- WINDOW CHANGED
- POSITION OF COLUMN MOVED TO ENG. DETAIL
- Ø110mm PVC RWDP SET IN COLUMNS TO ACCOMMODATE STORMWATER DESIGN
- 300mm x 300mm REINFORCED CONCRETE COLUMN ADDED TO ENG. DETAIL
- EXISTING WINDOWS REMOVED AND BRICKED UP
- EXISTING WINDOW REMOVED AND BRICKED UP
- EXISTING BATHROOM DEMOLISHED
- AREA OF OUTBUILDING ALTERED FROM 76.18m² TO 74.4m² (SEE UPDATED AREA SCHEDULE)
- EXISTING WALL DEMOLISHED AND NEW OPEN PLAN SPLIT LEVEL SPACE CREATED
- EXISTING STAIR DEMOLISHED AND REPLACED WITH NEW RAMP
- EXTERNAL WALL PULLED BACK BY FURTHER 110mm FROM LINE OF BALCONY ABOVE
- STORM WATER RETICULATION SHOWN
- GLASS PARTITION ADDED TO PRIVATE ART STUDIO
- GLASS DOORS ADDED TO PRIVATE ART STUDIO AND LIVING ROOM ENTRANCE
- REFUSE BIN AREA ADDED
- STORM WATER SLUMP SHOWN BY PARALEGIC PARKING BAYS
- EXISTING SOCIAL SPACE ON FIRST FLOOR CONVERTED TO GALLERY WALK
- EXISTING LOUNGE CONVERTED TO SERVER ROOM

REVISION	DATE	AMENDMENTS:
1	15/03/2023	ADDITIONS MADE TO DEVIATIONS LIST AND NOTES ADDED

ZONED: RESIDENTIAL OFFICE CONSERVATION SPECIAL ZONE, BROADWAY PRECINCT, DURBAN NORTH
 SITE AREA = 1036 m²

PERMITTED F.A.R. = 0.8 WHEN FULLY RESIDENTIAL ALLOWED FAR FOR OFFICE PURPOSES SHALL NOT EXCEED 0.3 TO
SCHEDULE OF AREAS

GR. FL. AREA COMPARISON			
	APP. PL.	DEV. PL.	
GR. FLOOR	148.43m²	148.43m²	
OUTBLDG	76.18m²	76.18m²	
TOTAL	224.61m²	224.61m²	
1st FL. AREA COMPARISON (OFF)			
	APP. PL.	DEV. PL.	
OFF. (TOIL & FE)	229.97m²	222.76m²	
BALC.	28.92m²	30.62m²	
D.V.	19.74m²	26.54m²	
SEE DEV. 46	-	-3.26m²	
SUBTOTAL	278.33m²	278.66m²	
1st FL. AREA COMPARISON (RES)			
	APP. PL.	DEV. PL.	
RES.	83.03m²	82.83m²	
BALC.	20.97m²	20.67m²	
SUBTOTAL	103.3m²	103.3m²	
TOTAL	381.63m²	379.96m²	

RESIDENTIAL COMPONENT				
	EXISTING	AREA	F.A.R.	COV.
GF RES.	148.43m²	148.43m²	-	-
OUTBLDG	76.18m²	76.18m²	-	-
FF RES.	82.83m²	82.83m²	-	-
BALCONY	20.67m²	20.67m²	-	-
SUBTOTAL	327.91m²	327.24m²		
PROPOSED				
RES. OMIT	-124.36m²	-124.36m²		
RES. TOILET	4.33m²	4.33m²		
FF RES. OMIT	-103.3m²	-103.3m²		
SUBTOTAL	-231.99m²	-231.99m²		
TOTAL	95.92m²	75.25m²		F.A.R. 0.07

OFFICE COMPONENT				
	EXISTING	AREA	F.A.R.	COV.
FF OFF.	222.76m²	222.76m²		222.76m²
TOIL + FE	30.62m²	30.62m²		30.62m²
BALC.	30.62m²	30.62m²		30.62m²
D.V.	19.74m²	19.74m²		19.74m²
SUBTOTAL	273.12m²	272.76m²		273.12m²
PROPOSED				
GF OFF.	124.36m²	124.36m²		-
FF OFF.	103.3m²	82.83m²		-103.3m²
D.V. ADD.	8.8m²	8.8m²		-3.26m²
SEE DEV. 46	-3.26m²	-3.26m²		-3.26m²
SUBTOTAL	231.2m²	203.73m²		100.04m²
TOTAL	504.32m²	426.49m²		373.16m² F.A.R. 0.41

TOT. AREA	600.24m²		
TOT. F.A.R.	501.74m²		F.A.R. 0.48
TOT. COV.	373.16m²		COV. 36%

OFF F.A.R. = TOT. F.A.R. (OFF) - TOIL - SERVER - (SAFE-STORE)
 426.49-36.3-12.13-365.19

PARKING REQUIREMENTS

1 PARKING BAY PER 25m² OFFICE SPACE
TOTAL OFFICE SPACE = 365.19m²
 No. PARKING BAYS REQUIRED = 16
 No. PARKING BAYS PROVIDED = 16

PLUMBING KEY

Ø110mm PVC RWDP	Ø110mm PVC S.W. PIPE
Ø110mm FULLBORE OUTLET	Ø110mm PVC SEWER D PIPE
Ø110mm PVC SEWER PIPE	Ø110mm PVC SEWER PIPE

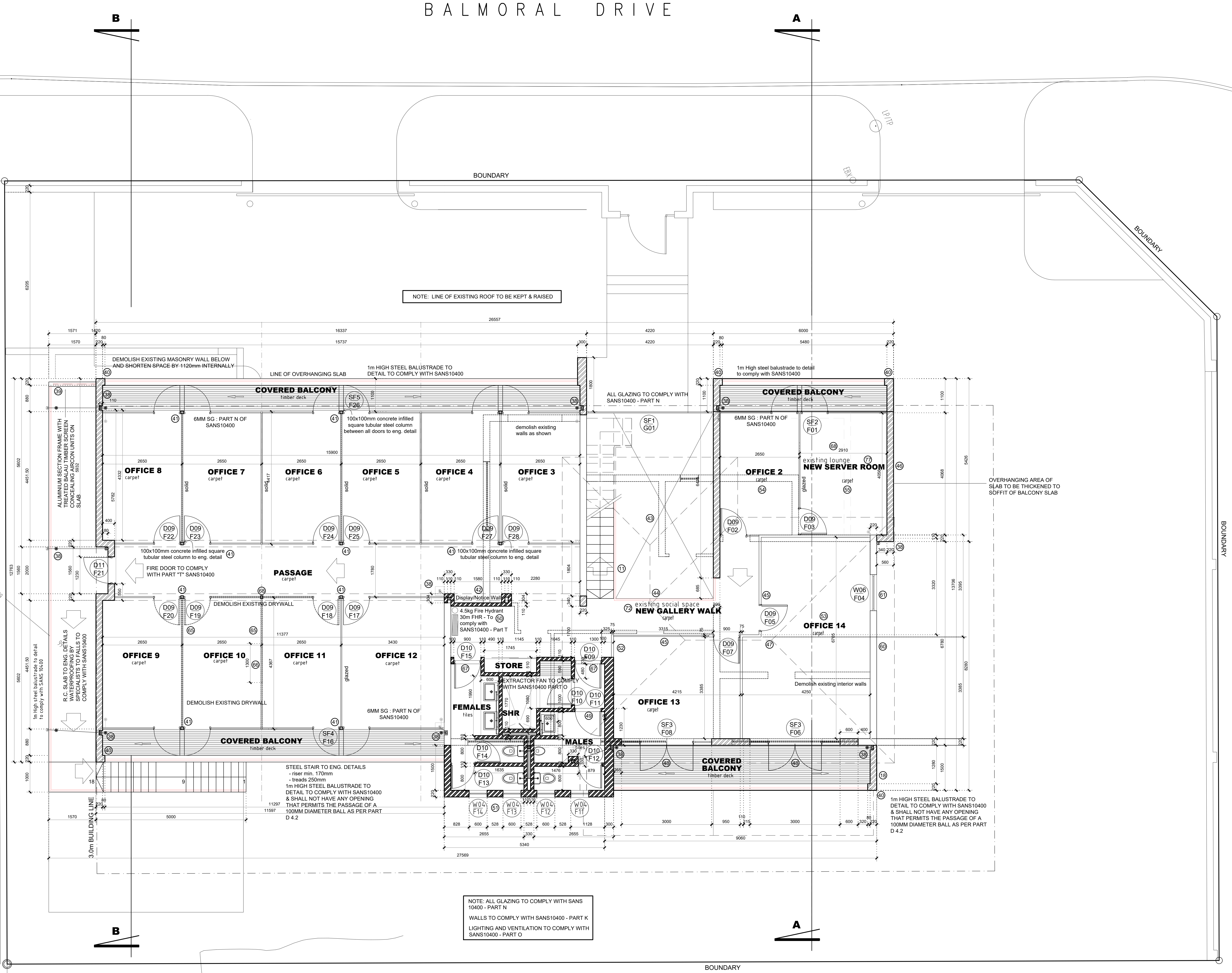
AREA SCHEDULE
 GROUND FLOOR: 229.27 sq.m
 FIRST FLOOR: 371.11 sq.m

OWNERS SIGNATURE
 AUTHORS SIGNATURE



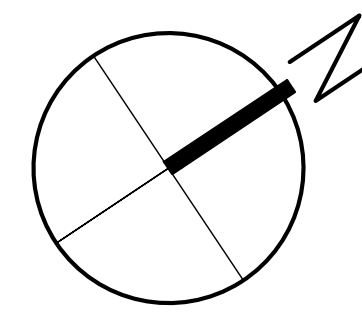
PROJECT
 DEVIATIONS TO PLAN NO. 192/BS/11 AND ADDITIONS AND ALTERATIONS TO OFFICES
 28 SWAPO ROAD - ERF 2025
 DURBAN NORTH
 QUICKSTEP 499 PTY. LTD.

SCALE	DATE	CHECKED BY	REVISION
SCALE 1:50	DATE: JUNE 2022	CHECKED BY: R. ROSS	REVISION 1



NOTE: LINE OF EXISTING ROOF TO BE KEPT & RAISED

NOTE: ALL GLAZING TO COMPLY WITH SANS 10400 - PART N
 WALLS TO COMPLY WITH SANS10400 - PART K
 LIGHTING AND VENTILATION TO COMPLY WITH SANS10400 - PART O



FIRST STOREY PLAN
 SCALE 1:50

FIRE SAFETY NOTES:
 OCCUPANCY DESIGNATION H-3
 TO COMPLY WITH PART T OF SANS 10400
 BOOSTER - FRONT BOUNDARY WALL - TT33
 ONE HYDRANT PER FLOOR Ø75 - SUPPLY TO 1ST Ø100 - TO TT33/35
 EMERGENCY LIGHTING (BATTERY PACKS IN ESCAPE STAIRS - TO T30
 CLASS 'A' FIRE DOORS WITH SELF-CLOSERS TO TT19
 DOORS FROM GARAGE - 40mm SOLID WOOD DOOR WITH SELF-CLOSER
 NOTE - PARKING BAYS NOT TO BE ENCLOSED
 TENANT SEPARATING WALLS ARE 190mm THICK - TO T8
 WALLS TO GARAGES TO BE 190mm THICK - TO T9
 FIRE SIGNAGE - TO TT29
 FIRE EQUIPMENT - TO TT32

- FIRE EXTINGUISHERS - TO TT37 (ONE AT EVERY FHR)
 - STRUCTURAL STABILITY TO COMPLY WITH TT7
 - PROTECTION OF OPENINGS TO COMPLY WITH TT10 (MIN. 1.0m)
 - FIRE ESCAPE ROUTES TO COMPLY WITH TT16
 - EMERGENCY ROUTES TO COMPLY WITH TT19
 - ACCESS FOR FOR FIRE FIGHTING - TO TT55

PART T FIRE PROTECTION
 -ALL SAFETY DISTANCES TO COMPLY WITH T4.2
 -ALL MATERIALS TO COMPLY WITH PART T-4.5
 -FIRE RESISTANCE OF DIVISION SEPARATING ELEMENTS TO COMPLY WITH T4.6
 -ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7
 -TENANCY SEPARATING ELEMENTS TO COMPLY WITH T4.8
 -INTERNAL PARTITIONS AND WALLS TO COMPLY WITH T4.9
 -ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T4.10
 -ROOF ASSEMBLIES & COVERINGS TO COMPLY WITH T4.12
 -ALL CEILINGS TO COMPLY WITH T4.13
 -ALL FLOOR COVERINGS TO COMPLY WITH T4.14
 -ALL WALL FINISHES TO COMPLY WITH T4.15

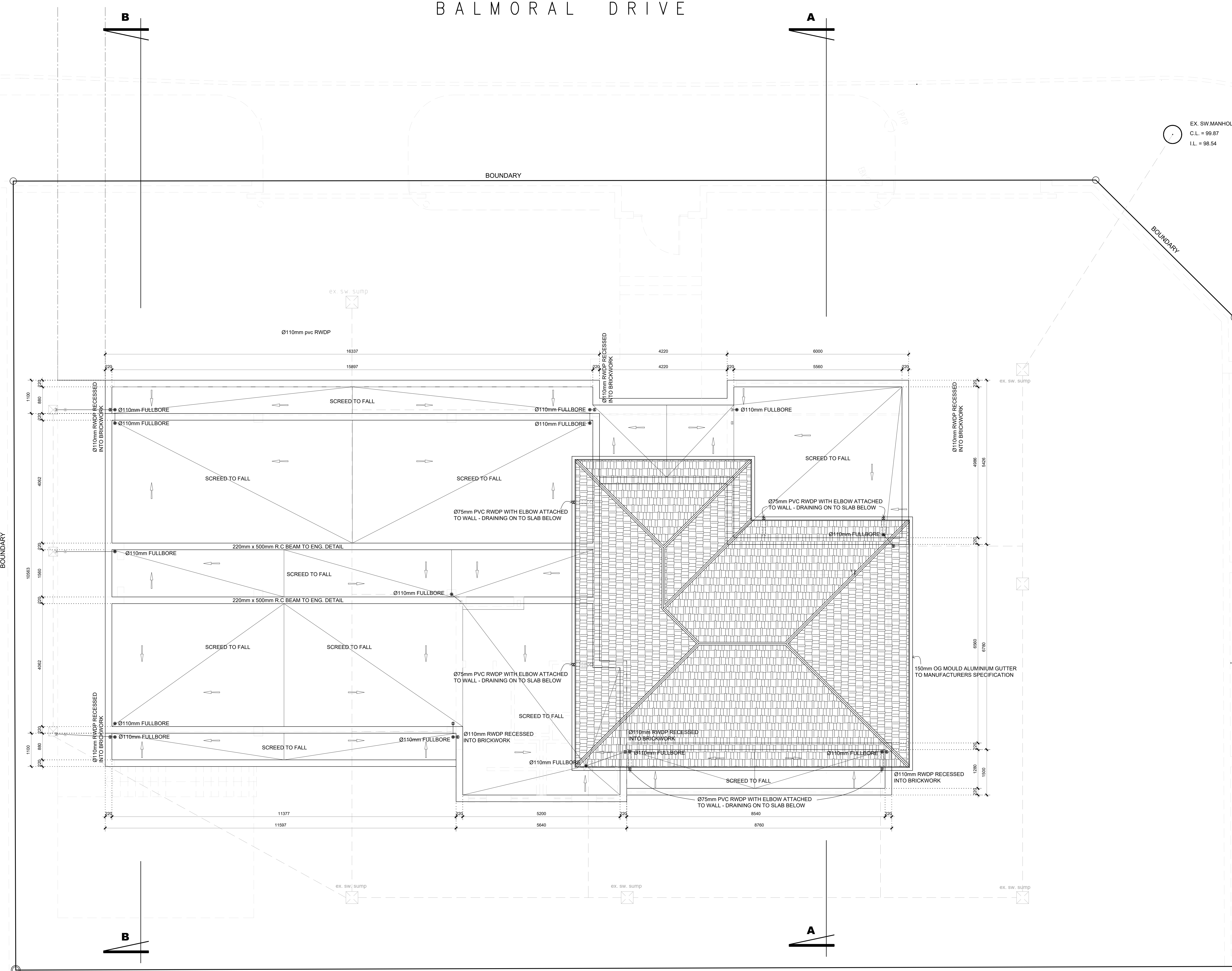
-ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120
 MIN RATED DOORS FITTED WITH SELF CLOSERS IN COMPLIANCE WITH T4.16 & T4.17 & LOCKS IN COMPLIANCE WITH T4.16.9.7, T4.16.10, T4.16.11
 -ELEVATOR ROUTES TO BE PROVIDED IN ACCORDANCE WITH T4.18 WHEN PARTITION LAYOUTS ARE DESIGNED - TO BE SUBMITTED UNDER SEPARATE APPLICATION
 -EMERGENCY ROUTES TO COMPLY WITH T4.19, T4.20 & T4.21
 -STAIRWAY TO COMPLY WITH T4.23
 -VENTILATION SEPARATING ELEMENTS TO COMPLY WITH T4.24
 -SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH T4.29, T4.32.2, T4.54.4
 -EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH T4.30
 -DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
 -FIRE WATER RETICULATION TO COMPLY WITH T4.33 & SANS 10400
 -FHR'S TO COMPLY WITH T4.34 (ADDITIONAL FHR'S TO BE PROVIDED WHEN PARTITION LAYOUTS ARE SUBMITTED, IF REQUIRED)
 -HYDRANTS TO BE PROVIDED IN ACCORDANCE WITH T4.35
 -PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T4.37 AND TO THE SATISFACTION OF THE CHIEF FIRE OFFICER
 -MOBILE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T4.38
 -ANY INACCESSIBLE CONCEALED SPACE WITH A MAX. DIMENSION OF MORE THAN 5m TO BE FIRE STOPPED IN ACCORDANCE WITH T4.39
 -SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH T4.41

-PROVISION TO BE MADE FOR SMOKE VENTILATION IN ACCORDANCE WITH T4.42, DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
 -AIR CONDITIONING SYSTEM TO BE DESIGNED BY PROFESSIONAL ENGINEER TO COMPLY WITH T4.43 & CERTIFICATE ISSUED ON COMPLETION
 -ACCESS FOR FIRE FIGHTING AND RESCUE PURPOSES TO BE PROVIDED IN ACCORDANCE WITH T4.54
 -BUILDING MATERIALS TO COMPLY WITH T4.55 & T4.56
 -FIRE PROTECTION FOR CATEGORY 1 BUILDINGS H1 & H4 TO COMPLY WITH T4.57
 -ALL FIRE PROTECTION AS PER RATIONAL DESIGN BY COMPETENT PERSON

-PROVISION TO BE MADE FOR SMOKE VENTILATION IN ACCORDANCE WITH T4.42, DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
 -AIR CONDITIONING SYSTEM TO BE DESIGNED BY PROFESSIONAL ENGINEER TO COMPLY WITH T4.43 & CERTIFICATE ISSUED ON COMPLETION
 -ACCESS FOR FIRE FIGHTING AND RESCUE PURPOSES TO BE PROVIDED IN ACCORDANCE WITH T4.54
 -BUILDING MATERIALS TO COMPLY WITH T4.55 & T4.56
 -FIRE PROTECTION FOR CATEGORY 1 BUILDINGS H1 & H4 TO COMPLY WITH T4.57
 -ALL FIRE PROTECTION AS PER RATIONAL DESIGN BY COMPETENT PERSON

-PROVISION TO BE MADE FOR SMOKE VENTILATION IN ACCORDANCE WITH T4.42, DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
 -AIR CONDITIONING SYSTEM TO BE DESIGNED BY PROFESSIONAL ENGINEER TO COMPLY WITH T4.43 & CERTIFICATE ISSUED ON COMPLETION
 -ACCESS FOR FIRE FIGHTING AND RESCUE PURPOSES TO BE PROVIDED IN ACCORDANCE WITH T4.54
 -BUILDING MATERIALS TO COMPLY WITH T4.55 & T4.56
 -FIRE PROTECTION FOR CATEGORY 1 BUILDINGS H1 & H4 TO COMPLY WITH T4.57
 -ALL FIRE PROTECTION AS PER RATIONAL DESIGN BY COMPETENT PERSON

BALMORAL DRIVE



- ### DEVIATIONS
- WINDOW AND POSITION REVISED
 - ENTRANCE EXIT DIRECTION REVERSED
 - SINGLE SKIN BRICKWORK ADDED BETWEEN BUILDING AND COLUMN
 - NEW RAMP FROM PAVING TO FL
 - EXIST. WINDOW REMOVED AND BRICKED UP
 - STUDY/OFFICE SUBDIVIDED AND NEW SAFE ROOM ADDED
 - EXISTING PARKING PAVING KEPT
 - EXISTING BOUNDARY WALL KEPT
 - EXISTING PEDESTRIAN ENTRANCE WALLS KEPT
 - NEW DECKING ADDED AND ENTRANCE PERGOLA OMITTED
 - EXISTING STAIR DEMOLISHED AND NEW STAIR ADDED WITH 300mm TREADS, 150mm RISERS AND 1m HIGH BALUSTRADE TO NBR
 - NEW BRICKWORK NIB ADDED TO ACCOMMODATE STORMWATER PIPES
 - DOOR CHANGED
 - OPENING SIZE REDUCED
 - DIRECTION OF PARKING BAYS REVERSED
 - NEW STEEL RSJ BEAMS ADDED TO ENG. DETAIL
 - EXIST. WINDOW REMOVED AND BRICKED UP - REPLACED WITH NEW WINDOW TYPE ON EITHER SIDE
 - THICKNESS OF BRICKWORK REDUCED FROM 600mm TO 220mm
 - PARKING BAY #10 RELOCATED TO ACCOMMODATE EXISTING PLANTER
 - NEW TIMBER DECK
 - DOOR CHANGED
 - DOOR CHANGED AND MOVED TO NEW STEEL RSJ BEAM POSITION ABOVE
 - EXISTING WALLS KEPT AND OPENING SIZE REDUCED TO 900mm
 - WALL THICKENING OMITTED TO ENG. DETAIL
 - NEW FEMALE TOILET ADDED ON GROUND FLOOR AND PARAPLEGIC TOILET SIZE REDUCED
 - NEW 330mm CAVITY WALL ADDED TO CONCEAL SEWER PIPES
 - WINDOW CHANGED
 - POSITION OF COLUMN MOVED TO ENG. DETAIL
 - Ø110mm PVC RWDP SET IN COLUMNS TO ACCOMMODATE STORMWATER DESIGN
 - 300mm x 300mm REINFORCED CONCRETE COLUMN ADDED TO ENG. DETAIL
 - EXISTING WINDOWS REMOVED AND BRICKED UP
 - EXISTING WINDOW REMOVED AND BRICKED UP
 - EXISTING BATHROOM DEMOLISHED
 - AREA OF OUTBUILDING ALTERED FROM 76.18m² TO 74.4m² - SEE UPDATED AREA SCHEDULE
 - EXISTING WALL DEMOLISHED AND NEW OPEN PLAN SPLIT LEVEL SPACE CREATED
 - EXISTING STAIR DEMOLISHED AND REPLACED WITH NEW RAMP
 - EXTERNAL WALL PULLED BACK BY FURTHER 110mm FROM LINE OF BALCONY ABOVE
 - STORM WATER RETICULATION SHOWN
 - GLASS PARTITION ADDED TO PRIVATE ART STUDIO
 - GLASS DOORS ADDED TO PRIVATE ART STUDIO AND LIVING ROOM ENTRANCE
 - REFUSE BIN AREA ADDED
 - STORM WATER SUMP SHOWN BY PARAPLEGIC PARKING BAYS

ZONED: RESIDENTIAL OFFICE CONSERVATION SPECIAL ZONE, BROADWAY PRECINCT, DURBAN NORTH
 SITE AREA = 1036 m²
 PERMITTED F.A.R. = 0.8 WHEN FULLY RESIDENTIAL ALLOWED FAR FOR OFFICE PURPOSES SHALL NOT EXCEED TO 0.8
SCHEDULE OF AREAS

GR. FL. AREA COMPARISON			
	APP. PL.	DEV. PL.	
GR. FLOOR	148.43m²	148.43m²	
OUTBLDG	76.18m²	76.18m²	
TOTAL	224.61m²	224.61m²	
1st FL. AREA COMPARISON (OFF)			
	APP. PL.	DEV. PL.	
OFF. (TOIL + FE)	229.67m²	222.76m²	
BALC.	28.92m²	30.62m²	
D.V.	19.74m²	26.54m²	
SEE REV 46	-	-3.26m²	
SUBTOTAL	278.33m²	276.66m²	
1st FL. AREA COMPARISON (RES)			
	APP. PL.	DEV. PL.	
RES.	82.63m²	82.63m²	
BALC.	20.67m²	20.67m²	
TOTAL	103.3m²	103.3m²	
TOTAL	381.63m²	379.96m²	

RESIDENTIAL COMPONENT				
	EXISTING	AREA	F.A.R.	COV.
GF RES.	148.43m²	148.43m²	-	-
OUTDLG	76.18m²	76.18m²	-	-
FF RES.	82.63m²	82.63m²	-	-
BALCONY	20.67m²	-	-	-
SUBTOTAL	327.91m²	307.24m²	-	-
PROPOSED				
RES. OMIT	-124.36m²	-124.36m²		
RES. TOILET	4.33m²	4.33m²		
FF RES. OMIT	-103.3m²	-103.3m²		
SUBTOTAL	-231.99m²	-231.99m²		
TOTAL	95.92m²	75.25m²		F.A.R. 0.07

OFFICE COMPONENT				
	EXISTING	AREA	F.A.R.	COV.
FF OFF.	222.76m²	222.76m²	-	222.76m²
(TOIL + FE)	-	-	-	-
BALC.	30.62m²	-	-	30.62m²
D.V.	19.74m²	-	-	19.74m²
SUBTOTAL	273.12m²	222.76m²		273.12m²
PROPOSED				
GF OFF.	124.36m²	124.36m²	-	-
FF OFF.	103.3m²	82.63m²	-	103.3m²
D.V. ADD.	6.8m²	-	-	6.8m²
SEE DEV. 46	-3.26m²	-3.26m²	-3.26m²	-3.26m²
SUBTOTAL	231.2m²	203.73m²		100.04m²
TOTAL	504.32m²	426.49m²	373.16m²	F.A.R. 0.41

TOT. AREA	600.24m²		
TOT. F.A.R.	601.74m²		F.A.R. 0.48
TOT. COV.	373.16m²		COV. 36%

OFF F.A.R. = TOT. F.A.R. (OFF.) - TOIL - SERVER (SAFE STORE)
 426.49-36.5-12-13-365.19

PARKING REQUIREMENTS

1 PARKING BAY PER 25m² OFFICE SPACE
TOTAL OFFICE SPACE = 365.19m²

No. PARKING BAYS REQUIRED = 15
 No. PARKING BAYS PROVIDED = 15

PLUMBING KEY

- Ø110mm PVC RWDP
- Ø110mm PVC S.W PIPE
- Ø110mm FULLBORE OUTLET
- Ø110mm PVC SEWER D PIPE
- Ø110mm PVC SEWER PIPE

AREA SCHEDULE

GROUND FLOOR: 229.27 sq.m
 FIRST FLOOR: 371.11 sq.m

NOTES:
 ALL WORK MUST COMPLY WITH THE NATIONAL BUILDINGS REGULATIONS SANS 10400
 FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING FROM DRAWING.
 ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK
 THIS DRAWING IS A COPYRIGHT MATERIAL AND REMAINS WITH THE AUTHOR

REVISION	DATE	AMENDMENTS:

OWNERS SIGNATURE
 AUTHORS SIGNATURE

S W A P O R O A D
 (BROADWAY ROAD)



VARA ROSS DESIGN
 architects - planners - urban designers

SECTION 13, QUADRANT 1, THE CENTENARY,
 30 MENDIP DRIVE, DUBLANGA NEW TOWN CENTRE
 TEL: 031 5664649 - FAX: 031 5664644

PROJECT
 DEVIATIONS TO PLAN NO. 192/05/11 AND ADDITIONS AND ALTERATIONS TO OFFICES
 28 SWAPO ROAD - ERF 2025
 DURBAN NORTH
 QUICKSTEP 499 PTY. LTD.

DRAWING
 Roof Plan

SCALE 1:50
 DRAWN BY: IHR/CB
 CHECKED BY: R. ROSS

DRAWING NO. SD 2232-102
 REVISION 0

DC-CONCEPT SD-SUBMISSION T-TENDER E-CONSTRUCTION A-AS BUILT

ROOF PLAN
 SCALE 1:50

FIRE SAFETY NOTES:

OCCUPANCY DESIGNATION H 3
 TO COMPLY WITH PART T OF SANS 10400

BOOSTER - FRONT BOUNDARY WALL - TT33

- ONE HYDRANT PER FLOOR Ø75 - SUPPLY TO 1ST Ø100 - TO TT33/35
- EMERGENCY LIGHTING / BATTERY PACKS IN ESCAPE STAIRS - TO TT30
- CLASS 'A' FIRE DOORS WITH SELF-CLOSERS TO TT19
- DOORS FROM GARAGE - 40mm SOLID WOOD DOOR WITH SELF-CLOSER
- NOTE - PARKING BAYS NOT TO BE ENCLOSED
- TENANT SEPARATING WALLS ARE 190mm THICK - TO T78
- WALLS TO GARAGES TO BE 190mm THICK - TO T79
- FIRE SIGNAGE - TO TT29
- FIRE EQUIPMENT - TO TT32

- FIRE EXTINGUISHERS - TO TT37 (ONE AT EVERY FHR)
 - STRUCTURAL STABILITY TO COMPLY WITH TT7
 - PROTECTION OF OPENINGS TO COMPLY WITH TT10 (MIN. 1.0m)
 - FIRE ESCAPE ROUTES TO COMPLY WITH TT16
 - EMERGENCY ROUTES TO COMPLY WITH TT19
 - ACCESS FOR FOR FIRE FIGHTING - TO TT55

PART 'T' FIRE PROTECTION

- ALL SAFETY DISTANCES TO COMPLY WITH T4.2
- ALL MATERIALS TO COMPLY WITH PART T4.5
- FIRE RESISTANCE OF DIVISION SEPARATING ELEMENTS TO COMPLY WITH T4.6
- ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7
- TENANCY SEPARATING ELEMENTS TO COMPLY WITH T4.8
- INTERNAL PARTITIONS AND WALLS TO COMPLY WITH T4.9
- ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T4.10
- ROOF ASSEMBLIES & COVERINGS TO COMPLY WITH T4.12
- ALL CEILINGS TO COMPLY WITH T4.13
- ALL FLOOR COVERINGS TO COMPLY WITH T4.14
- ALL WALL FINISHES TO COMPLY WITH T4.15

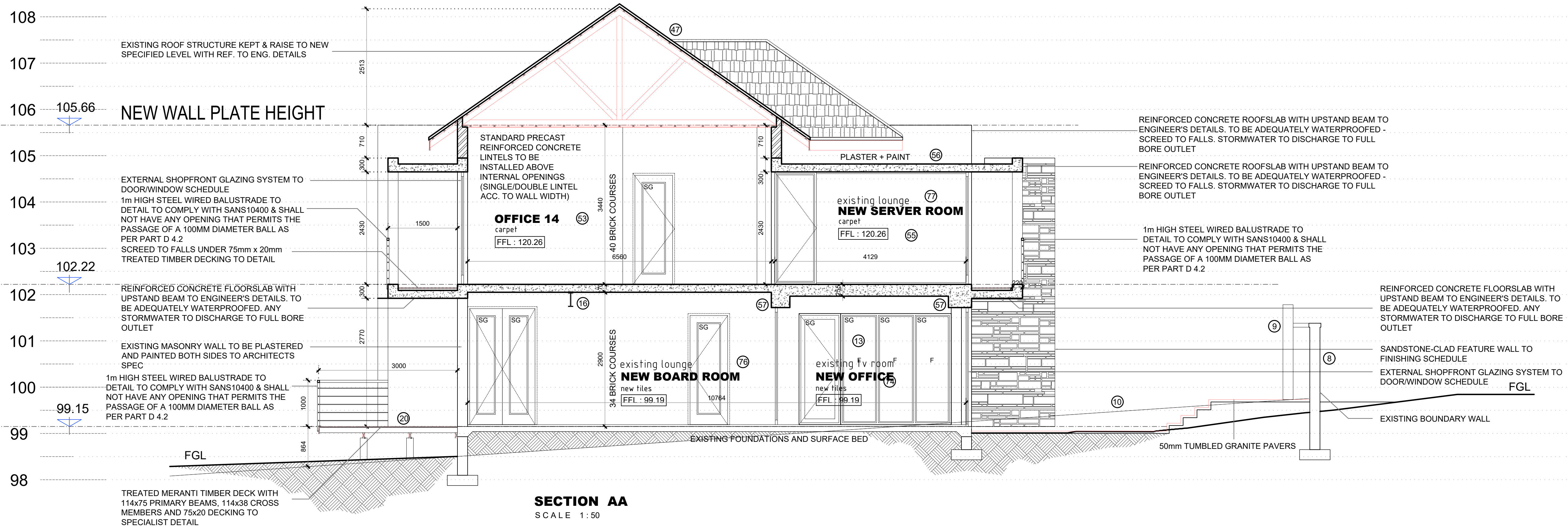
- ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120 MIN RATED DOORS FITTED WITH SELF CLOSERS IN COMPLIANCE WITH T4.16 & T4.17 & LOCKS IN COMPLIANCE WITH T4.16.9 / T4.16.10 / T4.16.11
- FEEDER ROUTES TO BE PROVIDED IN ACCORDANCE WITH T4.18 WHEN PARTITION LAYOUTS ARE DESIGNED - TO BE SUBMITTED UNDER SEPARATE APPLICATION
- EMERGENCY ROUTES TO COMPLY WITH T4.19, T4.20 & T4.21
- STAIRWAY TO COMPLY WITH T4.23
- VENTILATION TO STAIRS TO COMPLY WITH T4.24
- SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH T4.29, T4.32.2, T4.54.4
- EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH T4.30
- DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
- STAIRWAY TO COMPLY WITH T4.23
- VENTILATION TO STAIRS TO COMPLY WITH T4.24

- SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH T4.29, T4.32.2, T4.54.4
- EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH T4.30
- DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
- FIRE WATER RETICULATION TO COMPLY WITH T4.33 & SANS 10400
- PHRS TO COMPLY WITH T4.34 (ADDITIONAL PHRS TO BE PROVIDED WHEN PARTITION LAYOUTS ARE SUBMITTED, IF REQUIRED)
- HYDRANTS TO BE PROVIDED IN ACCORDANCE WITH T4.35
- PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T4.37 AND TO THE SATISFACTION OF THE CHIEF FIRE OFFICER
- MOBILE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T4.38
- ANY INACCESSIBLE CONCEALED SPACE WITH A MAX. DIMENSION OF MORE THAN 5m TO BE FIRE STOPPED IN ACCORDANCE WITH T4.39
- SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH T4.41

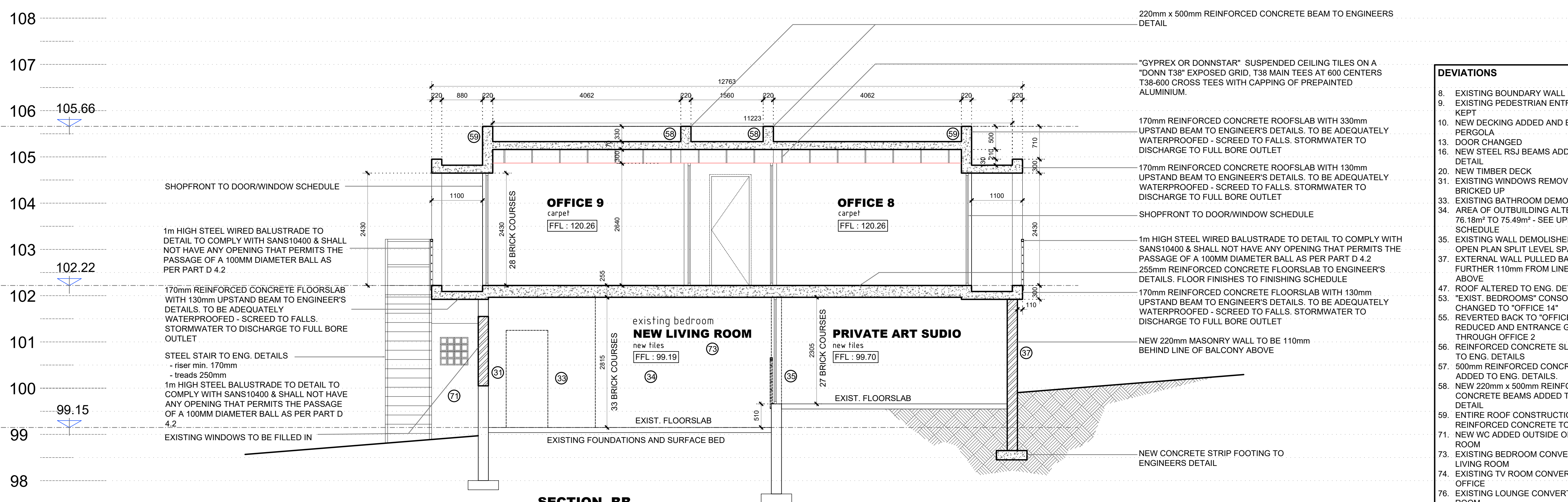
- PROVISION TO BE MADE FOR SMOKE VENTILATION IN ACCORDANCE WITH T4.42, DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
- AIR CONDITIONING SYSTEM TO BE DESIGNED BY PROFESSIONAL ENGINEER TO COMPLY WITH T4.43 & CERTIFICATE ISSUED ON COMPLETION
- ACCESS FOR FIRE FIGHTING AND RESCUE PURPOSES TO BE PROVIDED IN ACCORDANCE WITH T4.54
- BUILDING MATERIALS TO COMPLY WITH T4.55 & T4.56
- FIRE PROTECTION FOR CATEGORY 1 BUILDINGS H1 & H4 TO COMPLY WITH T4.57
- ALL FIRE PROTECTION AS PER RATIONAL DESIGN BY COMPETENT PERSON

NOTES:
 ALL WORK MUST COMPLY WITH THE NATIONAL BUILDINGS REGULATIONS SANS 10400
 FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING FROM DRAWING
 ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK
 THIS DRAWING IS A COPYRIGHT MATERIAL AND REMAINS WITH THE AUTHOR.

REV	DATE	AMENDMENTS
1	15/03/2023	ADDITIONS MADE TO DEVIATIONS LIST AND NOTES ADDED

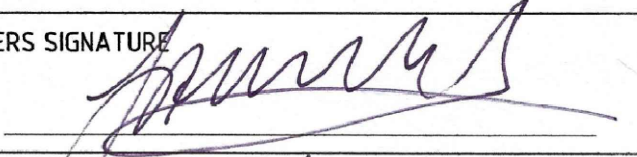
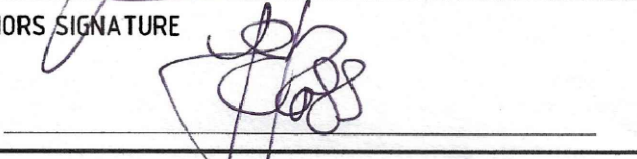


SECTION AA
SCALE 1:50



SECTION BB
SCALE 1:50

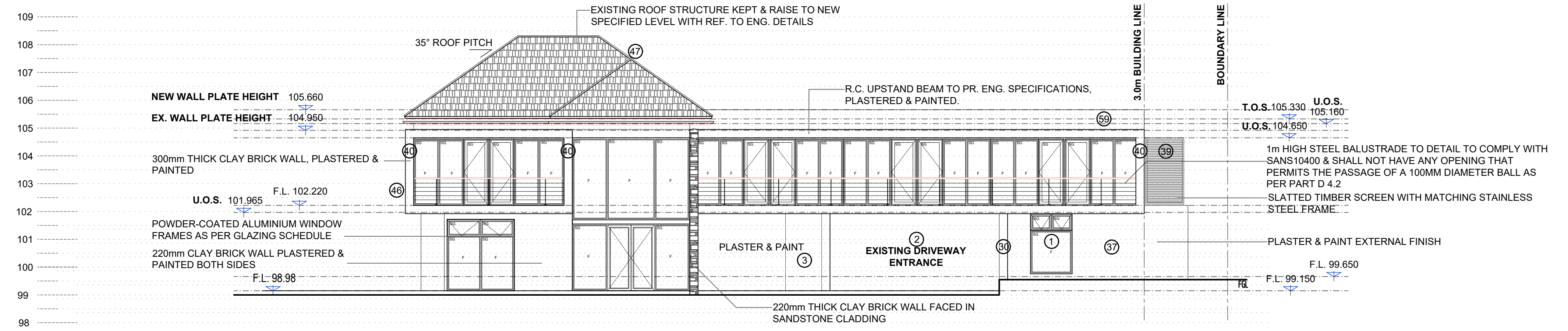
- DEVIATIONS**
8. EXISTING BOUNDARY WALL KEPT
 9. EXISTING PEDESTRIAN ENTRANCE WALLS KEPT
 10. NEW DECKING ADDED AND ENTRANCE PERGOLA
 13. DOOR CHANGED
 16. NEW STEEL RSJ BEAMS ADDED TO ENG. DETAIL
 20. NEW TIMBER DECK
 31. EXISTING WINDOWS REMOVED AND BRICKED UP
 33. EXISTING BATHROOM DEMOLISHED
 34. AREA OF OUTBUILDING ALTERED FROM 76.18m² TO 75.49m² - SEE UPDATED AREA SCHEDULE
 35. EXISTING WALL DEMOLISHED AND NEW OPEN PLAN SPLIT LEVEL SPACE CREATED
 37. EXTERNAL WALL PULLED BACK BY FURTHER 110mm FROM LINE OF BALCONY ABOVE
 47. ROOF ALTERED TO ENG. DETAIL
 53. "EXIST. BEDROOMS" CONSOLIDATED AND CHANGED TO "OFFICE 14"
 55. REVERTED BACK TO "OFFICE 1"; AREA REDUCED AND ENTRANCE GAINED THROUGH OFFICE 2
 56. REINFORCED CONCRETE SLAB LOWERED TO ENG. DETAILS
 57. 500mm REINFORCED CONCRETE BEAMS ADDED TO ENG. DETAILS
 58. NEW 220mm x 500mm REINFORCED CONCRETE BEAMS ADDED TO ENG. DETAIL
 59. ENTIRE ROOF CONSTRUCTION REINFORCED CONCRETE TO ENG. DETAIL
 71. NEW WC ADDED OUTSIDE OF LIVING ROOM
 73. EXISTING BEDROOM CONVERTED TO LIVING ROOM
 74. EXISTING TV ROOM CONVERTED TO OFFICE
 76. EXISTING LOUNGE CONVERTED TO BOARD ROOM
 77. EXISTING LOUNGE CONVERTED TO SERVER ROOM

OWNERS SIGNATURE

 AUTHORS SIGNATURE


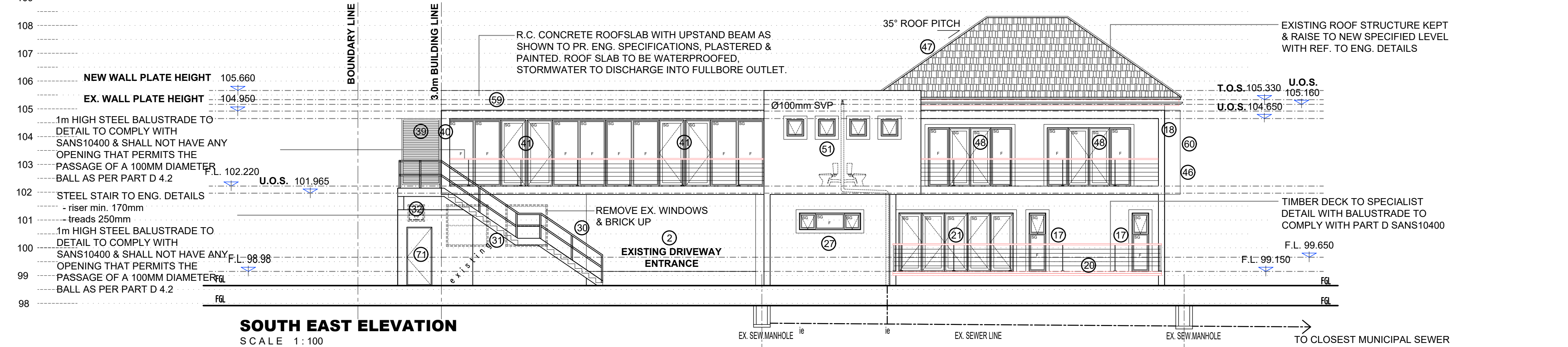
VARA ROSS DESIGN
 architects - planners - urban designers
 SECTION 13. QUADRANT 1. THE CENTENARY.
 30 MERIDIAN DRIVE, UMLHANGA NEW TOWN CENTRE
 TEL : 031 5664949 - FAX : 031 5664944

PROJECT
 DEVIATIONS TO PLAN NO. 192/05/11 AND ADDITIONS AND ALTERATIONS TO OFFICES.
 28 SWAPO ROAD - ERF 2025
 DURBAN NORTH
 QUICKSTEP 409 PTY. LTD.

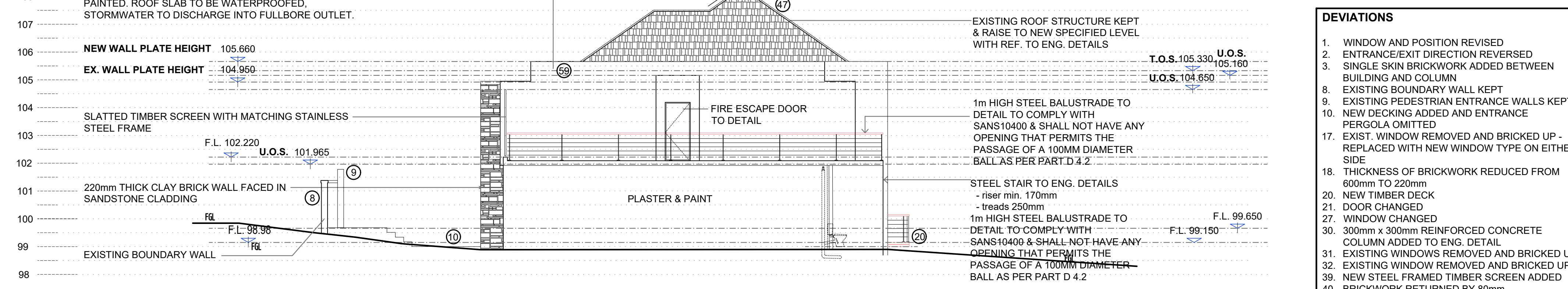
DRAWING Sections	
SCALE 1:50	DATE JUNE 2022
DRAWN BY IMR/CB	CHECKED BY R. ROSS
DRAWING NO. SD 2232-103	REVISION 1



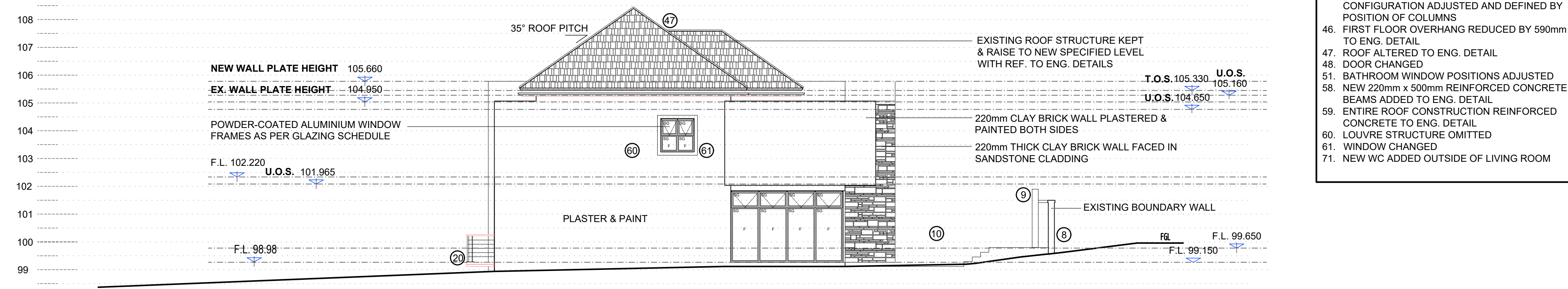
NORTH WEST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100

MATERIAL SPECIFICATION:

DOUBLE ROMAN CONCRETE ROOF TILES COLOUR TO ARCHITECTS SPEC ON 38 x 38mm SAP BATTENS, AT MAX 320 c/c ON SAP HYDRONAIL TYPE TRUSSES IN ACCORDANCE WITH SANS 10400 ON 114 x 38mm SAP WALL PLATES TIED DOWN INTO BRICKWORK TO 4 NO. CSES WITH GALVANISED HOOP IRON TIES. FIBRE CEMENT BARGE AND FASCIA BOARDS. 35° ROOF PITCH

2. WALLS

2 SKINS COROMAXI 90mm CLAY BRICKS TO ALL EXTERNAL WALLS. BRICKWORK TO HAVE BRICKFORCE EVERY 3 COURSES UP TO WINDOW HEAD AND EVERY 2 COURSES ABOVE WINDOW HEAD TO WALLPLATE LEVEL. OUTER FACE OF INNER SKIN OF BRICKWORK TO BE BAGGED AND PAINTED WITH 2 COATS OF BITUMINOUS PAINT. DPC TO BE EMBOSSED GUNDRIP 375 MICRON SABS 952-1969 TYPE B. WELL TAPED AT ALL JOINTS AND INTERSECTIONS AND BEDDED AND JOINTED IN CEMENT MORTAR.

ALL EXTERNAL WALLS TO BE SMOOTH PLASTERED. FINISH COLOUR TO ARCHITECTS SPEC.

OPENINGS IN BRICK WALLS TO BE CONSTRUCTED USING SABS APPROVED STANDARD PRECAST REINFORCED CONCRETE LINTELS. LINTELS EITHER TO BE INSTALLED SINGLE (AS IN HALF-BRICK) WALLS AND COUPLED (AS IN DOUBLE BRICK SKIN WALLS).

3. SURFACE BED FLOORS

30mm TOTAL FLOOR FINISH AND SCREED ON 100mm REINFORCED CONCRETE SURFACE BED ON DPM, CONSISTING OF GUNPLAS USB GREEN WATERPROOF SHEETING TO SABS 952/1969 TYPE C. SOIL POISONED TO SABS 0127.

4. RAINWATER GOODS

125x85mm BROWN 'OGEE' PROFILED ALUMINIUM SEAMLESS GUTTERS INTO SQUARE 125x85mm BROWN 'OGEE' PROFILED ALUMINIUM SEAMLESS GUTTERS INTO SQUARE SECTION ALUMINIUM DOWNPIPES, COMPLETE WITH BRACKETS AND ACCESSORIES.

5. CEILING CONSTRUCTION

75mm AEROLITE FIBREGLASS INSULATION BLANKET IN BETWEEN TRUSS TIES ON 6.4mm RHINOBOARD FLUSH PLASTERED CEILING, ON BRANDING AT MIN 300mm CENTRES

6. WINDOWS AND DOORS

ALL EXTERNAL WINDOWS AND DOORS TO BE DARK GRAY ALUMINIUM. SAFETY GLAZING TO COMPLY WITH PART 'N' OF SANS 10400. SEE DOOR AND WINDOW SCHEDULE.

7. EXTERNAL BALUSTRADING

1.0m HIGH G.M.S. BALUSTRADING TO COMPLY WITH PART 'D' OF SANS 10400. CENTRES OF SUPPORT POSTS TO BE DETERMINED ON SITE BY MANUFACTURER AND CONFIRMED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

8. EXTERNAL BOUNDARY WALLING

SOLID MASONRY WALL, COPING AND PIERS ALL IN ACCORDANCE WITH THE GUIDELINES, PAINTED TO ARCHITECTS SPEC. VEHICLE AND PEDESTRIAN ENTRANCE GATES TO BE G.M.S. PAINTED BLACK, DESIGN AS PER ARCHITECTS DRAWINGS AND GUIDELINES.

FIRE SAFETY NOTES:

- OCCUPANCY DESIGNATION H.3 TO COMPLY WITH PART T OF SANS 10400
- BOOSTER - FRONT BOUNDARY WALL - TT33
- ONE HYDRANT PER FLOOR Ø75 - SUPPLY TO 1ST Ø100 - TO TT33/35
- EMERGENCY LIGHTING / BATTERY PACKS IN ESCAPE STAIRS - TO TT30
- CLASS 'A' FIRE DOORS WITH SELF-CLOSERS TO TT19
- DOORS FROM GARAGE - 40mm SOLID WOOD DOOR WITH SELF-CLOSER
- NOTE: PARKING BAYS NOT TO BE ENCLOSED
- TENANT SEPARATING WALLS ARE 190mm THICK - TO TT8
- WALLS TO GARAGES TO BE 190mm THICK - TO TT9
- FIRE SIGNAGE - TO TT29
- FIRE EQUIPMENT - TO TT32
- FIRE EXTINGUISHERS - TO TT37 (ONE AT EVERY FHR)
- STRUCTURAL STABILITY TO COMPLY WITH TT7
- PROTECTION OF OPENINGS TO COMPLY WITH TT10 (MIN. 1.0m)
- FIRE ESCAPE ROUTES TO COMPLY WITH TT16
- EMERGENCY ROUTES TO COMPLY WITH TT19
- ACCESS FOR FIRE FIGHTING - TO TT55

DEVIATIONS

- WINDOW AND POSITION REVISED
- ENTRANCE/EXIT DIRECTION REVERSED
- SINGLE SKIN BRICKWORK ADDED BETWEEN BUILDING AND COLUMN
- EXISTING BOUNDARY WALL KEPT
- EXISTING PEDESTRIAN ENTRANCE WALLS KEPT
- NEW DECKING ADDED AND ENTRANCE PERGOLA OMITTED
- EXIST. WINDOW REMOVED AND BRICKED UP - REPLACED WITH NEW WINDOW TYPE ON EITHER SIDE
- THICKNESS OF BRICKWORK REDUCED FROM 600mm TO 220mm
- NEW TIMBER DECK
- DOOR CHANGED
- WINDOW CHANGED
- 300mm x 300mm REINFORCED CONCRETE COLUMN ADDED TO ENG. DETAIL
- EXISTING WINDOWS REMOVED AND BRICKED UP
- EXISTING WINDOW REMOVED AND BRICKED UP
- NEW STEEL FRAMED TIMBER SCREEN ADDED
- BRICKWORK RETURNED BY 80mm
- ADDITIONAL 100mm x 100mm CONCRETE INFILLED SQUARE TUBULAR STEEL COLUMNS ADDED TO ENG. DETAIL. OFFICE CONFIGURATION ADJUSTED AND DEFINED BY POSITION OF COLUMNS
- FIRST FLOOR OVERHANG REDUCED BY 590mm TO ENG. DETAIL
- ROOF ALTERED TO ENG. DETAIL
- DOOR CHANGED
- BATHROOM WINDOW POSITIONS ADJUSTED
- NEW 220mm x 500mm REINFORCED CONCRETE BEAMS ADDED TO ENG. DETAIL
- ENTIRE ROOF CONSTRUCTION REINFORCED CONCRETE TO ENG. DETAIL
- LOUVRE STRUCTURE OMITTED
- WINDOW CHANGED
- NEW WC ADDED OUTSIDE OF LIVING ROOM

PART 'T' FIRE PROTECTION

- ALL SAFETY DISTANCES TO COMPLY WITH T4.2
- ALL MATERIALS TO COMPLY WITH PART T-4.5
- FIRE RESISTANCE OF DIVISION SEPARATING ELEMENTS TO COMPLY WITH T4.6
- ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7
- TENANT SEPARATING ELEMENTS TO COMPLY WITH T4.8
- INTERNAL PARTITIONS AND WALLS TO COMPLY WITH T4.9
- ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T4.10
- ROOF ASSEMBLIES & COVERINGS TO COMPLY WITH T4.12
- ALL CEILINGS TO COMPLY WITH T4.13
- ALL FLOOR COVERINGS TO COMPLY WITH T4.14
- ALL WALL FINISHES TO COMPLY WITH T4.15

- ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120 MIN RATED DOORS FITTED WITH SELF CLOSERS IN COMPLIANCE WITH T4.16 & T4.17 & LOCKS IN COMPLIANCE WITH T4.16.9 / T4.16.10 / T4.16.11
- FEEDER ROUTES TO BE PROVIDED IN ACCORDANCE WITH T4.18 WHEN PARTITION LAYOUTS ARE DESIGNED - TO BE SUBMITTED UNDER SEPARATE APPLICATION
- EMERGENCY ROUTES TO COMPLY WITH T4.19, T4.20 & T4.21
- STAIRWAY TO COMPLY WITH T4.23
- VENTILATION TO STAIRS TO COMPLY WITH T4.24
- SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH T4.29, T4.32.2, T4.54.4
- EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH T4.30, DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
- FIRE WATER RETICULATION TO COMPLY WITH T4.33 & SANS 10400.
- FHR'S TO COMPLY WITH T4.34 (ADDITIONAL FHR'S TO BE PROVIDED WHEN PARTITION LAYOUTS ARE SUBMITTED, IF REQUIRED)
- HYDRANTS TO BE PROVIDED IN ACCORDANCE WITH T4.35
- PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T4.37 AND TO THE SATISFACTION OF THE CHIEF FIRE OFFICER
- MOBILE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T4.38
- ANY INACCESSIBLE CONCEALED SPACE WITH A MAX. DIMENSION OF MORE THAN 5m TO BE FIRE STOPPED IN ACCORDANCE WITH T4.39
- SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH T4.41

- SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH T4.29, T4.32.2, T4.54.4
- EMERGENCY ROUTES TO BE LIT IN ACCORDANCE WITH T4.30, DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
- FIRE WATER RETICULATION TO COMPLY WITH T4.33 & SANS 10400.
- FHR'S TO COMPLY WITH T4.34 (ADDITIONAL FHR'S TO BE PROVIDED WHEN PARTITION LAYOUTS ARE SUBMITTED, IF REQUIRED)
- HYDRANTS TO BE PROVIDED IN ACCORDANCE WITH T4.35
- PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T4.37 AND TO THE SATISFACTION OF THE CHIEF FIRE OFFICER
- MOBILE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH T4.38
- ANY INACCESSIBLE CONCEALED SPACE WITH A MAX. DIMENSION OF MORE THAN 5m TO BE FIRE STOPPED IN ACCORDANCE WITH T4.39
- SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH T4.41

- PROVISION TO BE MADE FOR SMOKE VENTILATION IN ACCORDANCE WITH T4.42, DESIGNED BY PROFESSIONAL ENGINEER & CERTIFICATE ISSUED ON COMPLETION
- AIR CONDITIONING SYSTEM TO BE DESIGNED BY PROFESSIONAL ENGINEER TO COMPLY WITH T4.43 & CERTIFICATE ISSUED ON COMPLETION
- ACCESS FOR FIRE FIGHTING AND RESCUE PURPOSES TO BE PROVIDED IN ACCORDANCE WITH T4.54
- BUILDING MATERIALS TO COMPLY WITH T4.55 & T4.56
- FIRE PROTECTION FOR CATEGORY 1 BUILDINGS H1 & H4 TO COMPLY WITH T4.57
- ALL FIRE PROTECTION AS PER RATIONAL DESIGN BY COMPETENT PERSON

NOTES:
ALL WORK MUST COMPLY WITH THE NATIONAL BUILDINGS REGULATIONS SANS 10400
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING FROM DRAWING
ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK
THIS DRAWING IS A COPYRIGHT MATERIAL AND REMAINS WITH THE AUTHOR.

REV	DATE	AMENDMENTS:
1	15/03/2023	ADDITIONS MADE TO DEVIATIONS LIST AND NOTES ADDED

OWNERS SIGNATURE
[Signature]

AUTHORS SIGNATURE
[Signature]



VARA ROSS DESIGN
architects - planners - urban designers
SECTION 13, QUADRANT 1, THE CENTENARY,
30 MERIDIAN DRIVE, UMLHANGA NEW TOWN CENTRE
TEL : 031 5664949 - FAX : 031 5664944

PROJECT
DEVIATIONS TO PLAN NO. 192/05/11 AND ADDITIONS AND ALTERATIONS TO OFFICES.
28 SWAPO ROAD - ERF 2025
DURBAN NORTH

QUICKSTEP 409 PTY. LTD.

DRAWING Elevations	
SCALE 1:50	DATE JUNE 2022
DRAWN BY IMR/CB	CHECKED BY R. ROSS
DRAWING NO. SD 2232-104	REVISION 1

DC-CONCEPT SD-SUBMISSION T-TENDER C-CONSTRUCTION A-AS BUILT