

- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS IN MM 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 ENCRATCH OVER BOUNDARIES.
- GLAZING TO COMPLY WITH PART N T13 OF SANS 10400.
- SEWER & S/W PIPES TO CONNECT TO EXISTING SEWER SERVICES.
- 250 WATER METER & 25 Ø WATER PIPE TO PRESSURE VALVE.
- ALL STRUCTURAL ELEMENTS SUCH AS UNFELS, 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.
- DAMP PROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND SANS 10400 REQUIREMENTS.
- ALL WALLS TO BE REINFORCED WITH TWO COURSES BRICKWORK 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 POSITIONED IN ACCORDANCE WITH SANS 1165. CERTIFICATE MUST BE PROVIDED. IMPREGNATED SOFTBOARD, BACKING STRIP & 12MM POLYSULPHIDE 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.
 - CORNBRIK ENGINEERING BRICKS TO BE USED BELOW GROUND LEVEL IN FOUNDATION WALLS. BRICKWORK 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 BRICKWORK AT CILL AND WALL PLATE LEVELS.

ALL BOUNDARY WALLS TO BE MAX. HEIGHT OF 1800mm ABOVE NGL.

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.JASVIC.CO.ZA.
- ALL 100MM DIA. U.P.V.C SEWER PIPE DRAIN LAID TO A MIN. FALL OF 1:60.
- 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 LAD IN SLEEVES AND INCASD IN CONCRETE.
- ALL WASTE PIPES TO HAVE 65MM RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE COVER 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 1200MM TO HAVE ANTI-SIPHON VENTPIPPES.
- ALL DRAINAGE WORK TO COMPLY WITH SANS PART P.

FIRE NOTES:

- WHERE NOT NATURALLY VENTILATED, FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5 l/s PER PERSON WITH A VELOCITY NOT EXCEEDING 0.5m/s.
- AIR TO BE EXTRACTED TO EXTERNAL AIR AT A RATE OF 25 l/s PER BATHROOM.
- WATER SUPPLY:
- ALL INTERNAL WATER SUPPLY (80mm) TO BE INSULATED WITH A MATERIAL WITH A MINIMUM R-VALUE OF 1.00 (ALL TO MANUFACTURER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-PART XA).

HEALTH NOTES:

- WHERE NOT NATURALLY VENTILATED, FRESH AIR TO BE SUPPLIED AT A RATE OF 7.5 l/s PER PERSON WITH A VELOCITY NOT EXCEEDING 0.5m/s.
- AIR TO BE EXTRACTED TO EXTERNAL AIR AT A RATE OF 25 l/s PER BATHROOM.

WATER SUPPLY:

- ALL INTERNAL WATER SUPPLY (80mm) TO BE INSULATED WITH A MATERIAL WITH A MINIMUM R-VALUE OF 1.00 (ALL TO MANUFACTURER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-PART XA).

AREA SCHEDULE

AREA SCHEDULE	1568m ²
SITE AREA	1568m ²
EX. COV	N/A
FAR	
EXISTING	2521.00m ²
REVISED (OMMITTED 639m ²)	1882.00m ²
EX. GROUND STOREY	1286.00m ²
OMMITTED FAR	-549.00m ²
REVISED GROUND	737.00m ²
EX. FIRST STOREY	1235.00m ²
OMMITTED FAR	-90.00m ²
REVISED GROUND	1145.00m ²
COVERAGE	
PROP. COV	NIL

OWNER: AHMED TAHIR LATIF

ARCHITECT: Laila Tickley SACAP REG NO. 21560

THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

PROJECT

DEVIATION TO APPROVED PLAN: 256 08 19 LOT 15 OF BLOCK R 1978 TOWNLANDS @ 84 DR A B XUMA STREET, DURBAN CBD

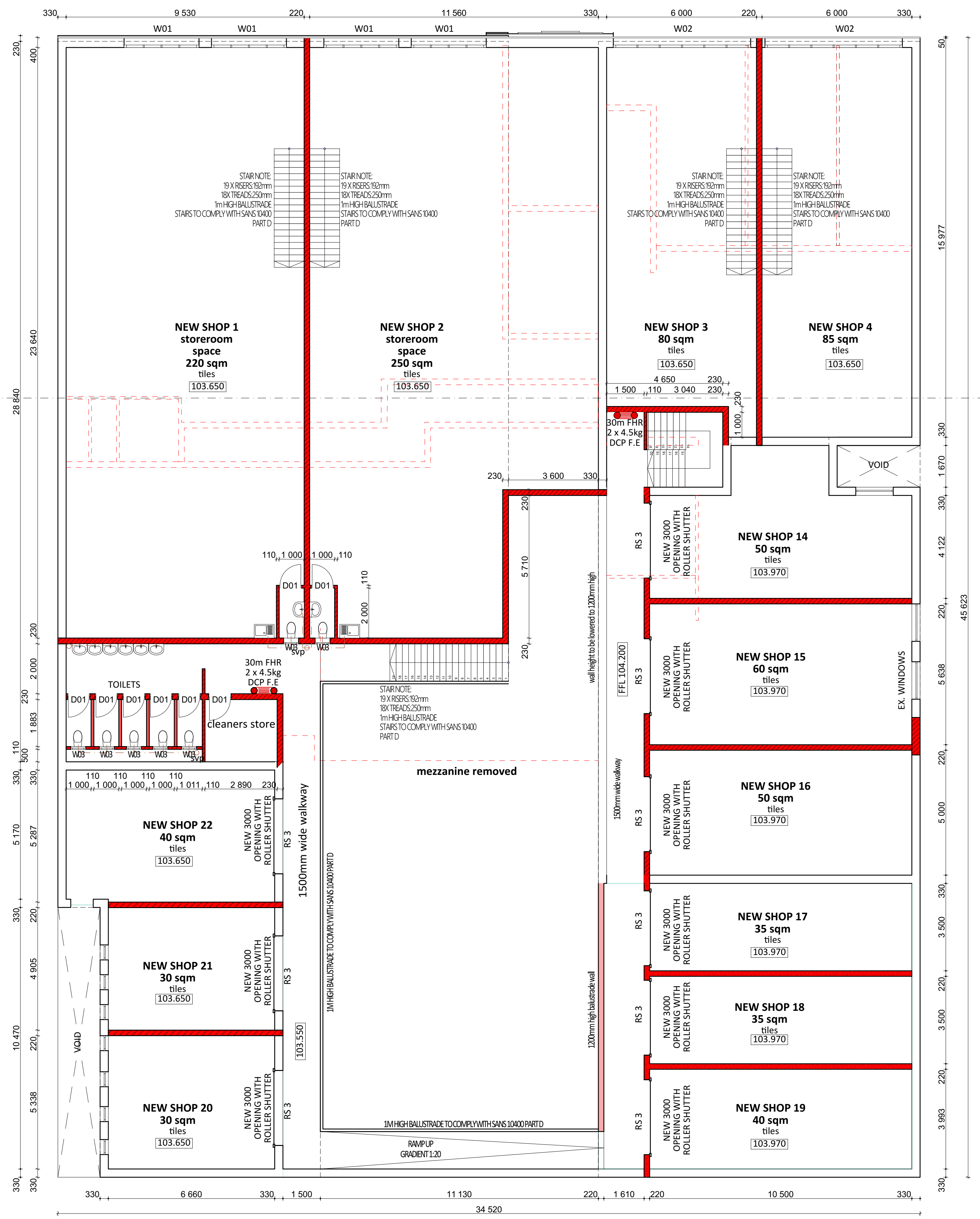
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SUBMISSION DRAWINGS

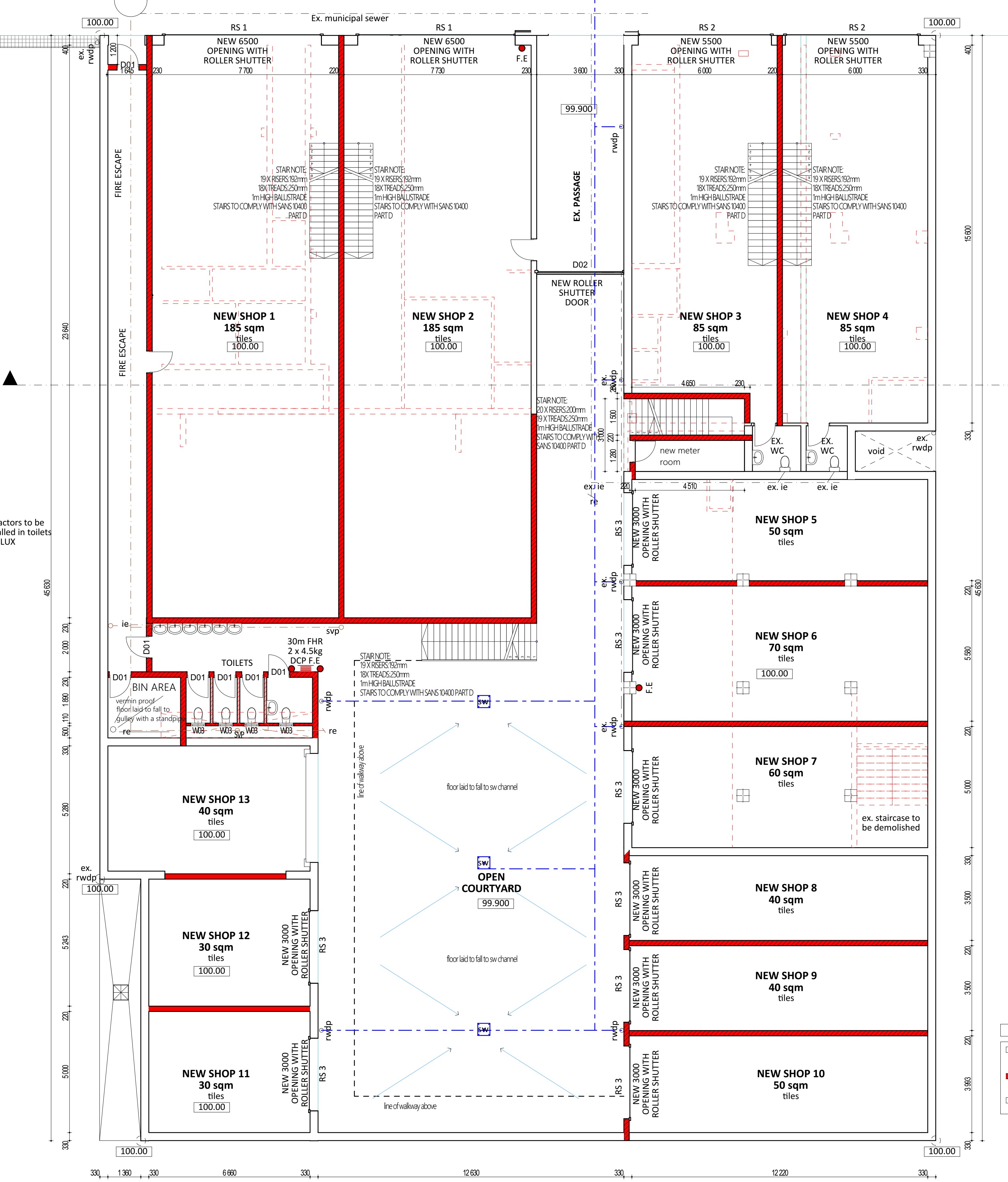
JOB NO. LTK_10_SUB 01	DATE 05.05.2022	DRAWN LTR
DRAWING NO. LTK&D001	REVISION NO. 0	SCALE as shown

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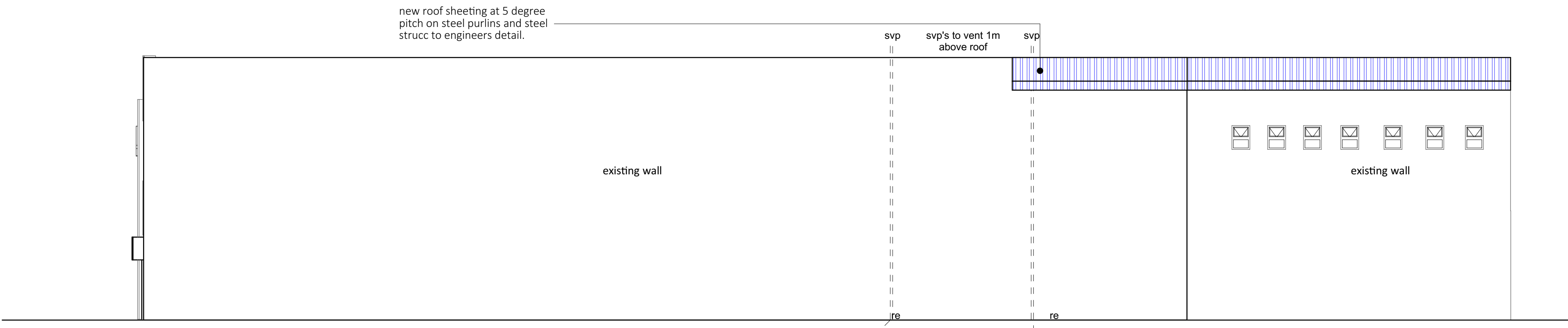
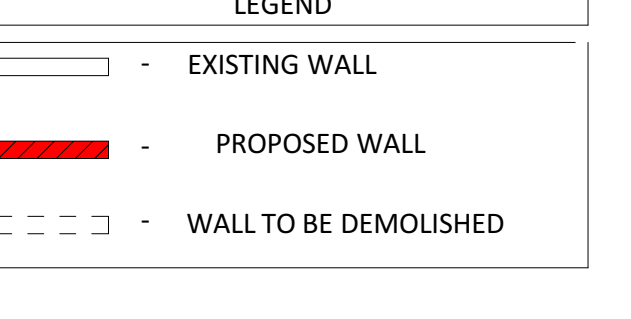
LTK
LTK architects



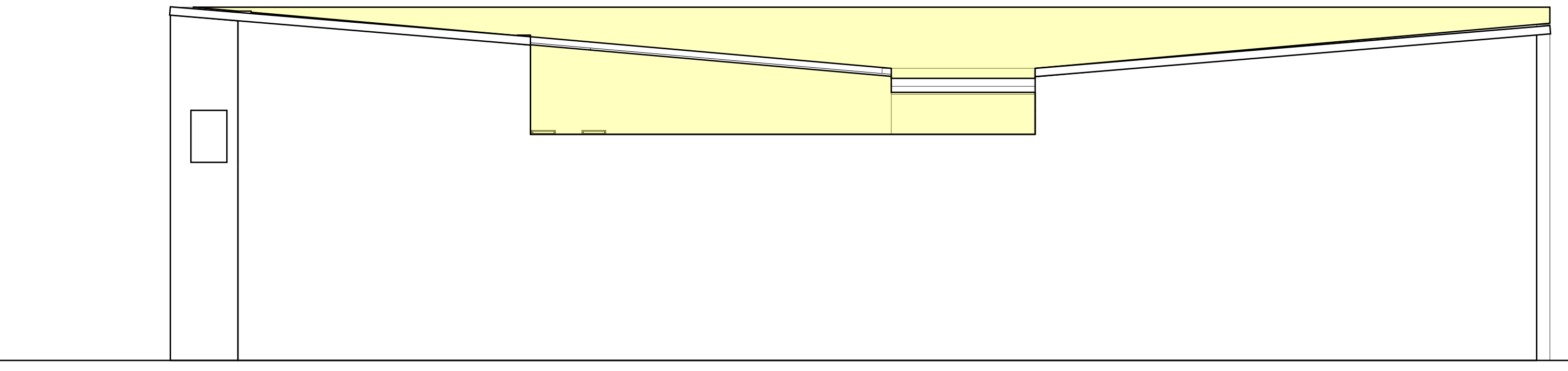
FIRST STOREY
SCALE 1:100



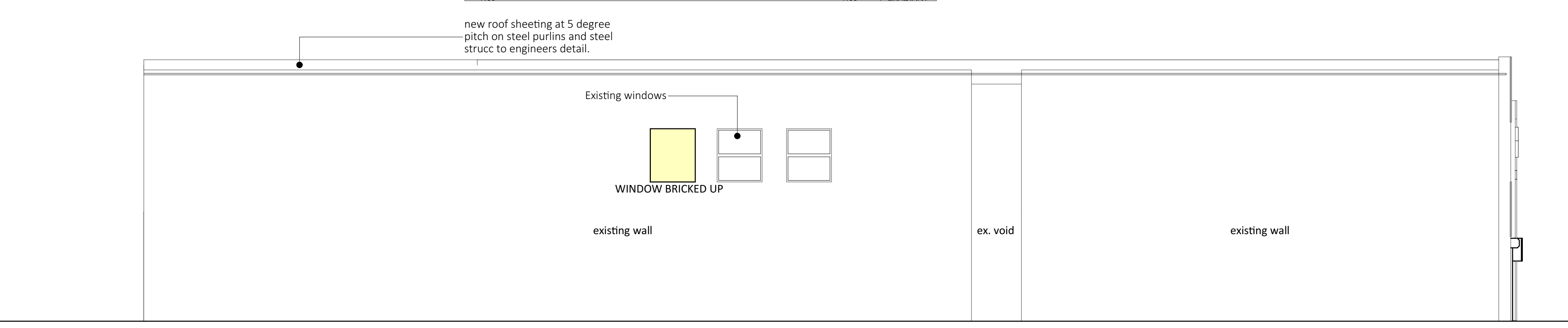
GROUND STOREY / SITE PLAN
SCALE 1:100



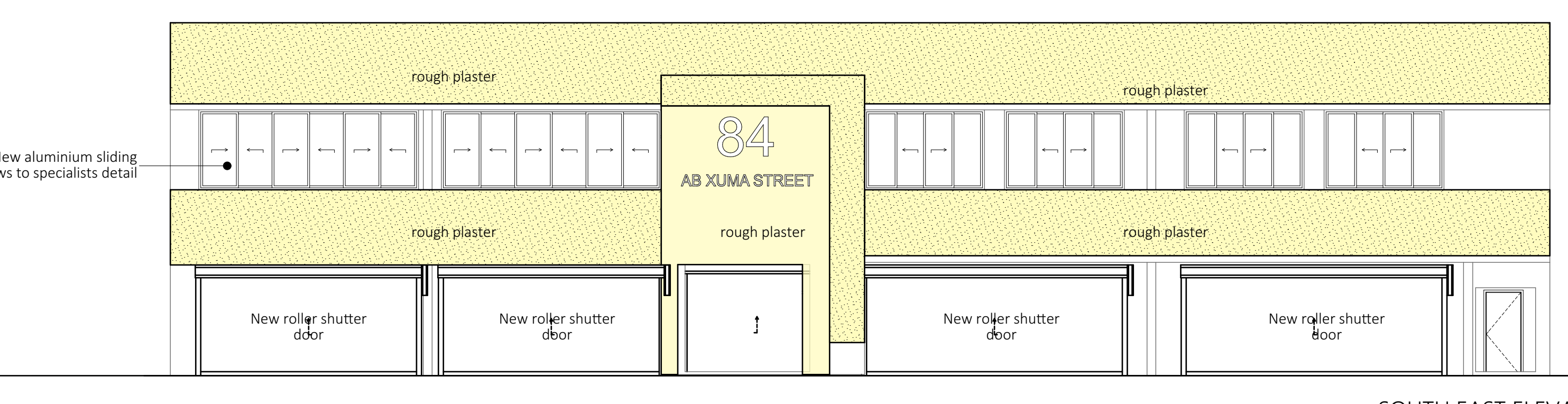
NORTH EAST ELEVATION
SCALE 1:100



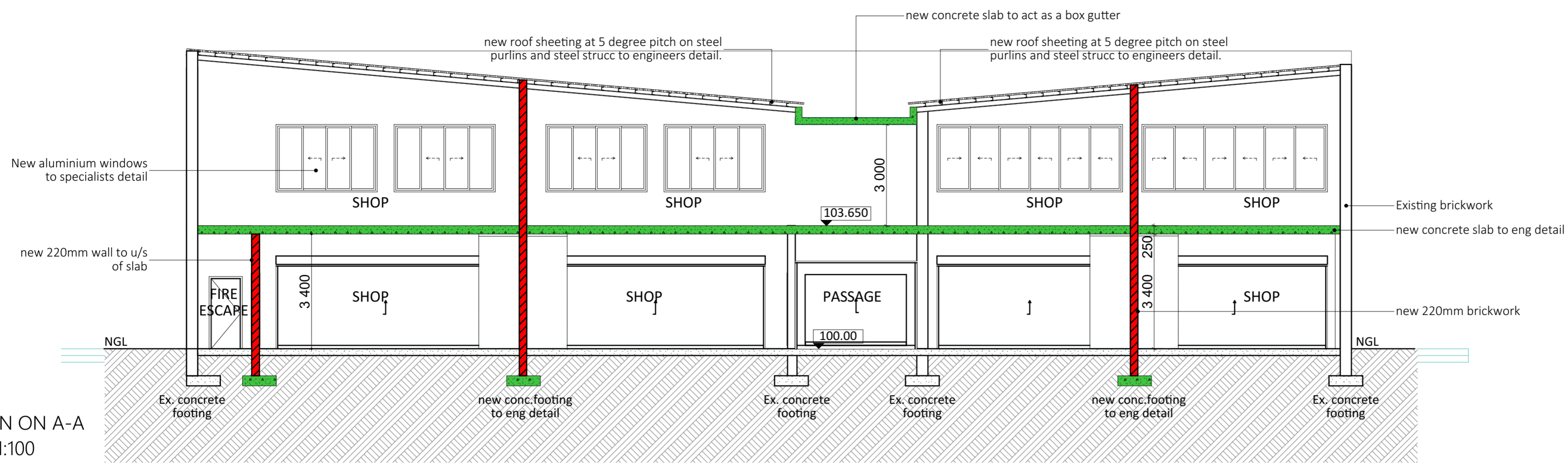
NORTH WEST ELEVATION
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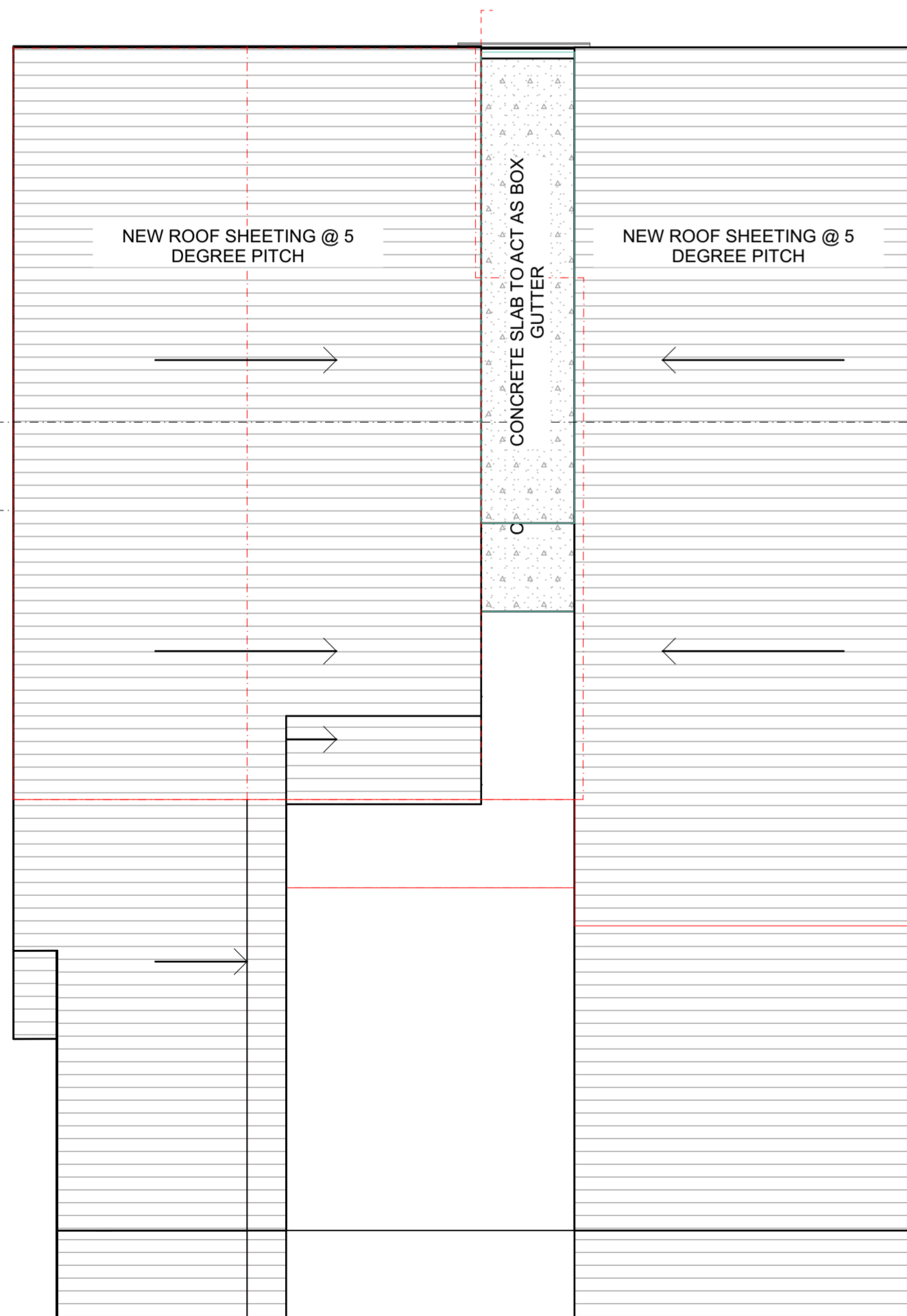
SOUTH WEST ELEVATION
SCALE 1:100



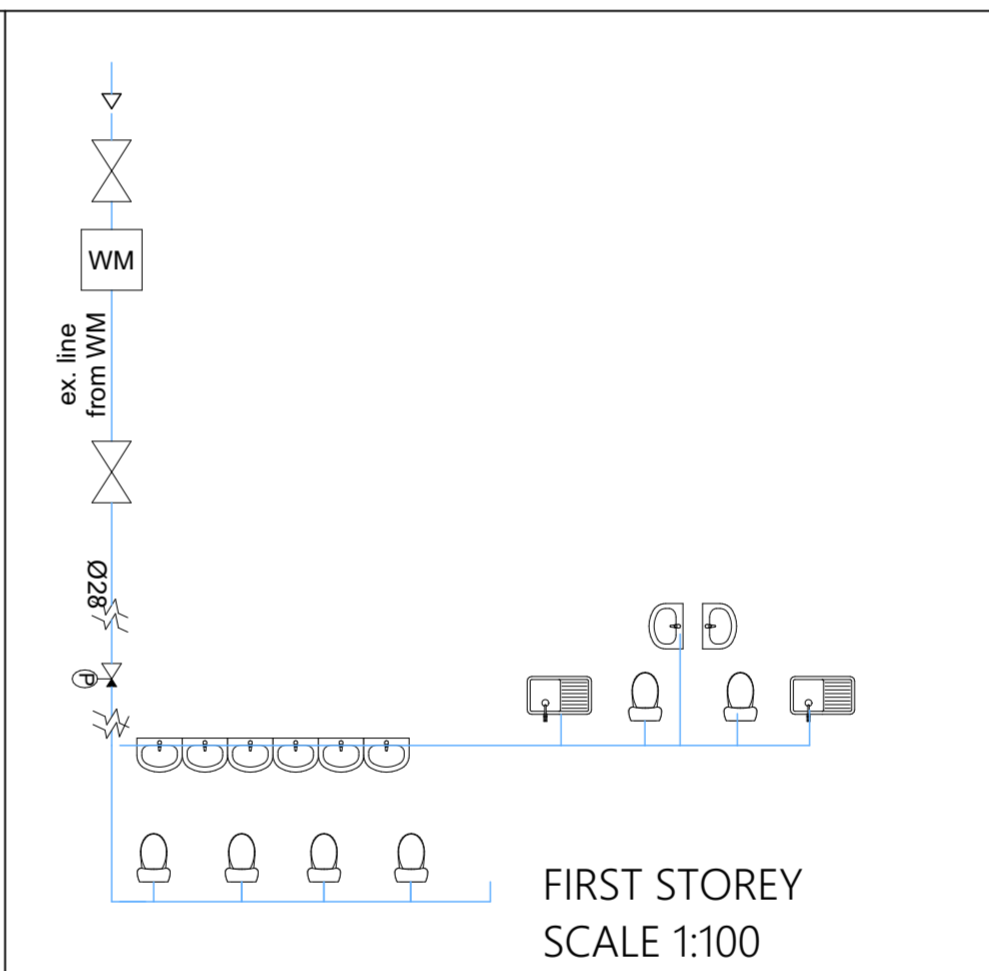
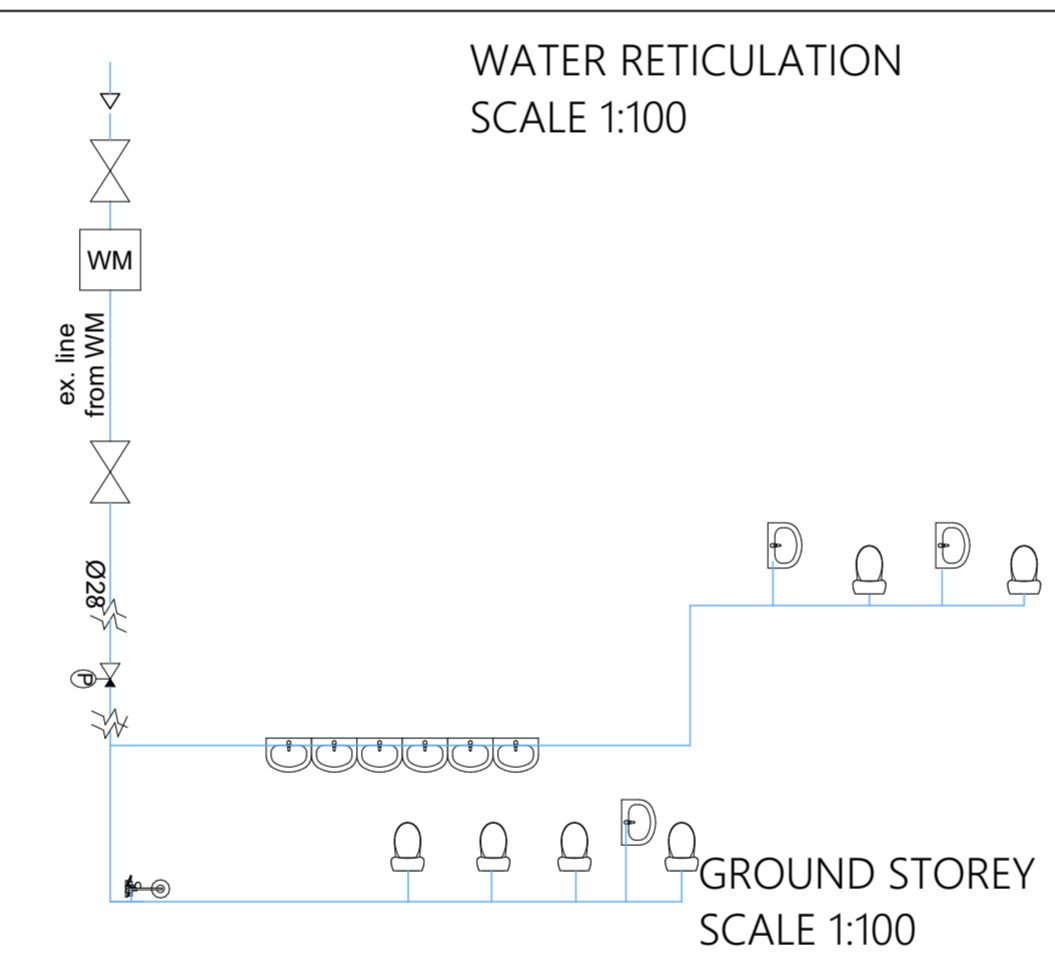
SOUTH EAST ELEVATION
SCALE 1:100



SECTION ON A-A
SCALE 1:100



ROOF LAYOUT 1:200



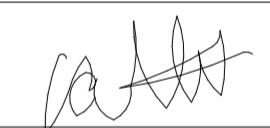
	W01	W02	W03
Dimensions	3 000 x 2 900 (750, 750, 750, 750)	5 400 x 2 900 (900, 900, 900, 900, 900, 900)	600 x 2 100
Frame	Sliding aluminium frame and fixed glazing panel	Sliding aluminium frame and fixed glazing panel	aluminium frame
Glazing	4mm toughened safety glass	6mm toughened safety glass	4mm toughened safety glass

WINDOW AND DOOR SCHEDULE SCALE 1:100

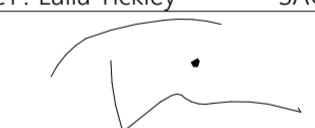
GLAZING NOTES:
 1. ALL GLAZING TO COMPLY WITH PART N OF SANS 10400
 2. GLAZING MUST BE CARRIED OUT BY COMPETANT PERSON IN ACCORDANCE WITH SANS 10400 PART N.
 3. ALL FRAMES TO BE POWDERCOATED ALUMINIUM

	D01	RS1	RS2	RS3
Dimensions	900 x 2 100	6 500 x 2 500	5 500 x 2 500	3 000 x 2 500
Door	2032 mm x 813 standard solid door.	Push Up operated Galvanised Mild Steel Roller Shutter	Push Up operated Galvanised Mild Steel Roller Shutter	Push Up operated Galvanised Mild Steel Roller Shutter
Frame	Timber	Steel Frame	Steel Frame	Steel Frame

OWNER: AHMED TAHIR LATIB



ARCHITECT: Laila Tickley SACAP REG NO : 21560



THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

PROJECT
 DEVIATION TO APPROVED PLAN: 256 08 19 LOT 15 OF BLOCK R 11978 TOWNLANDS @ 84 DR A B XUMA STREET, DURBAN CBD

TITLE
 SUBMISSION DRAWINGS

JOB NO. LTK_110_SUB 01	DATE 05.05.2022	DRAWN LT/RR
DRAWING NO. LTK62DO2	REVISION NO. 0	SCALE as shown



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