

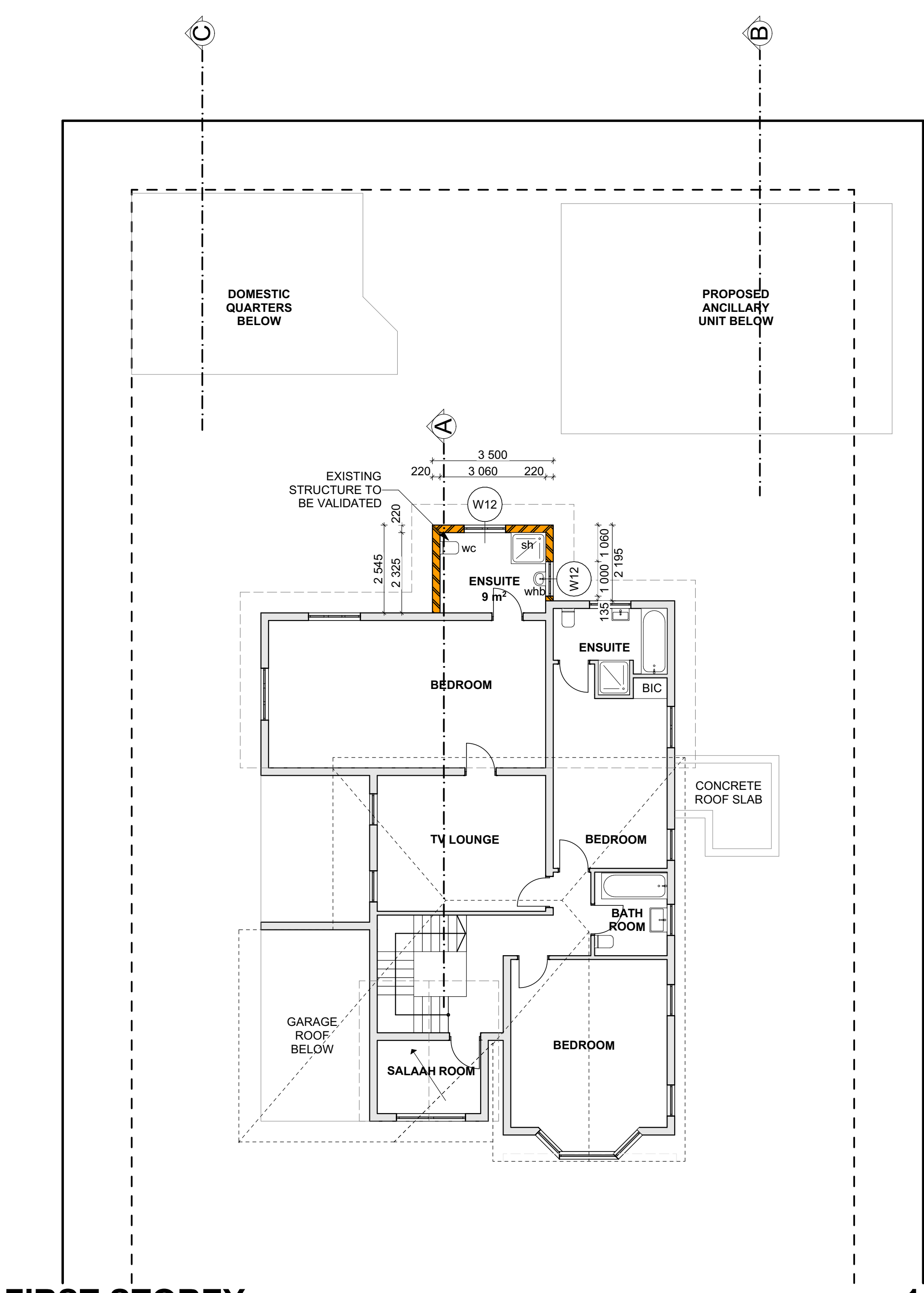
NAME	ADDRESS	ID NO	CELL NO	EMAIL	SIGNATURE
	58 CULLINGWORTH ROAD, SHERWOOD, BRICKFIELD				

SITE INFORMATION	
PORTION 24 OF ERF 903 AND PORTION 27 OF ERF 903	
ZONING - SPECIAL RESIDENTIAL 900	
PORTION 24 OF ERF 903 SITE AREA	988m ²
PORTION 27 OF ERF 903 SITE AREA	988m ²
TOTAL SITE AREA	1,976m ²
PERMISSIBLE COVERAGE	50% = 988m ²
PERMISSIBLE FLOOR AREA RATIO	N/A
EXISTING COVERAGE	209m ²
EXISTING STRUCTURES TO BE VALIDATED COVERAGE	91m ²
TOTAL NEW COVERAGE	300m ²
NEW BULK AREA	100m ²

EXISTING COVERAGE INFORMATION	
EXISTING HOUSE	189m ²
EXISTING DOMESTIC QUARTERS	20m ²
TOTAL EXISTING COVERAGE	209m ²

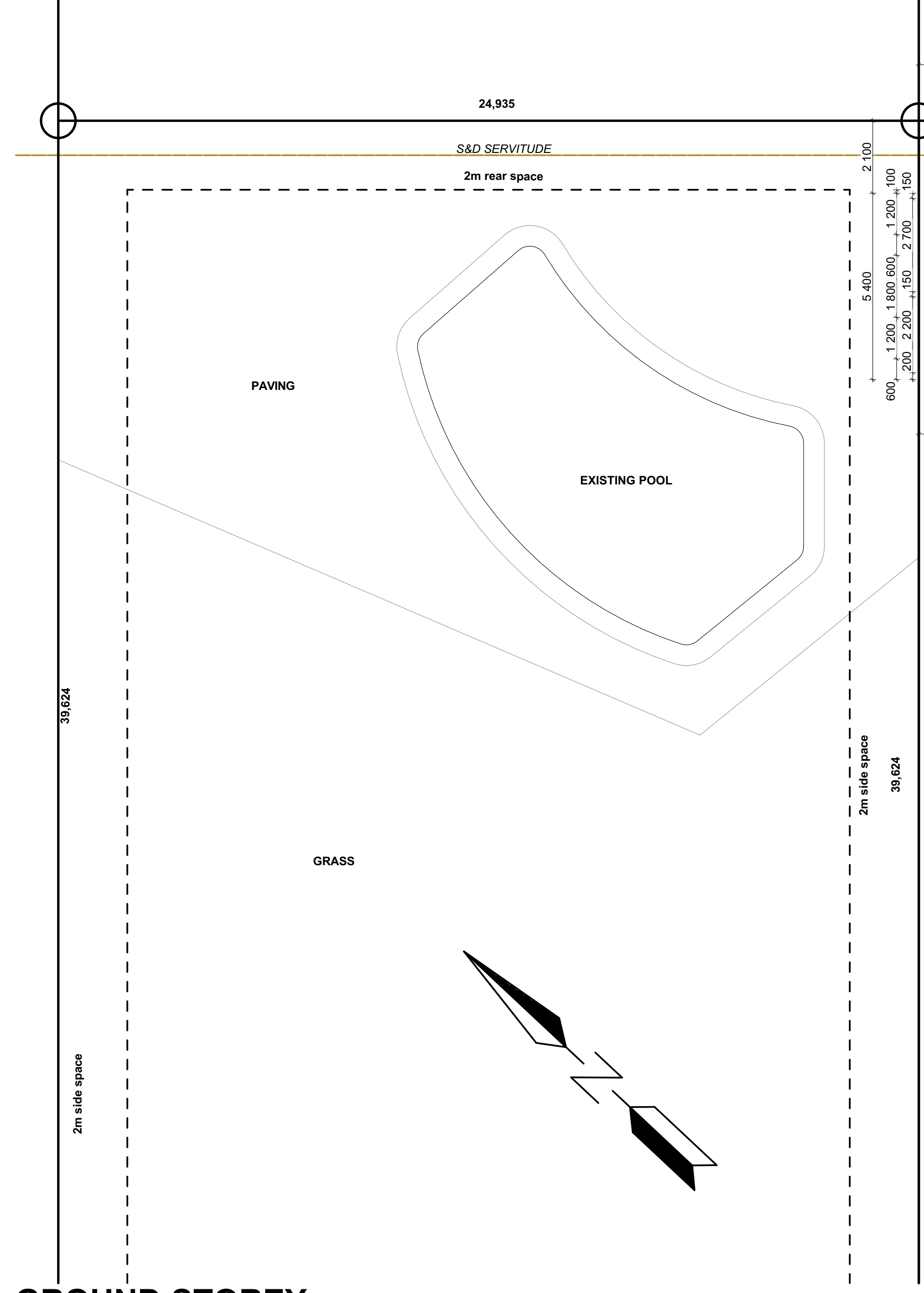
EXISTING STRUCTURES TO BE VALIDATED: COVERAGE	
HOUSE ADDITION	9m ²
DOMESTIC QUARTERS ADDITION	18m ²
ANCILLARY UNIT	64m ²
TOTAL	91m ²

EXISTING STRUCTURES TO BE VALIDATED: BULK AREA	
HOUSE ADDITION: GF ENSUITE	9m ²
HOUSE ADDITION: FF ENSUITE	9m ²
DOMESTIC QUARTERS ADDITION	18m ²
ANCILLARY UNIT	64m ²
TOTAL	100m ²



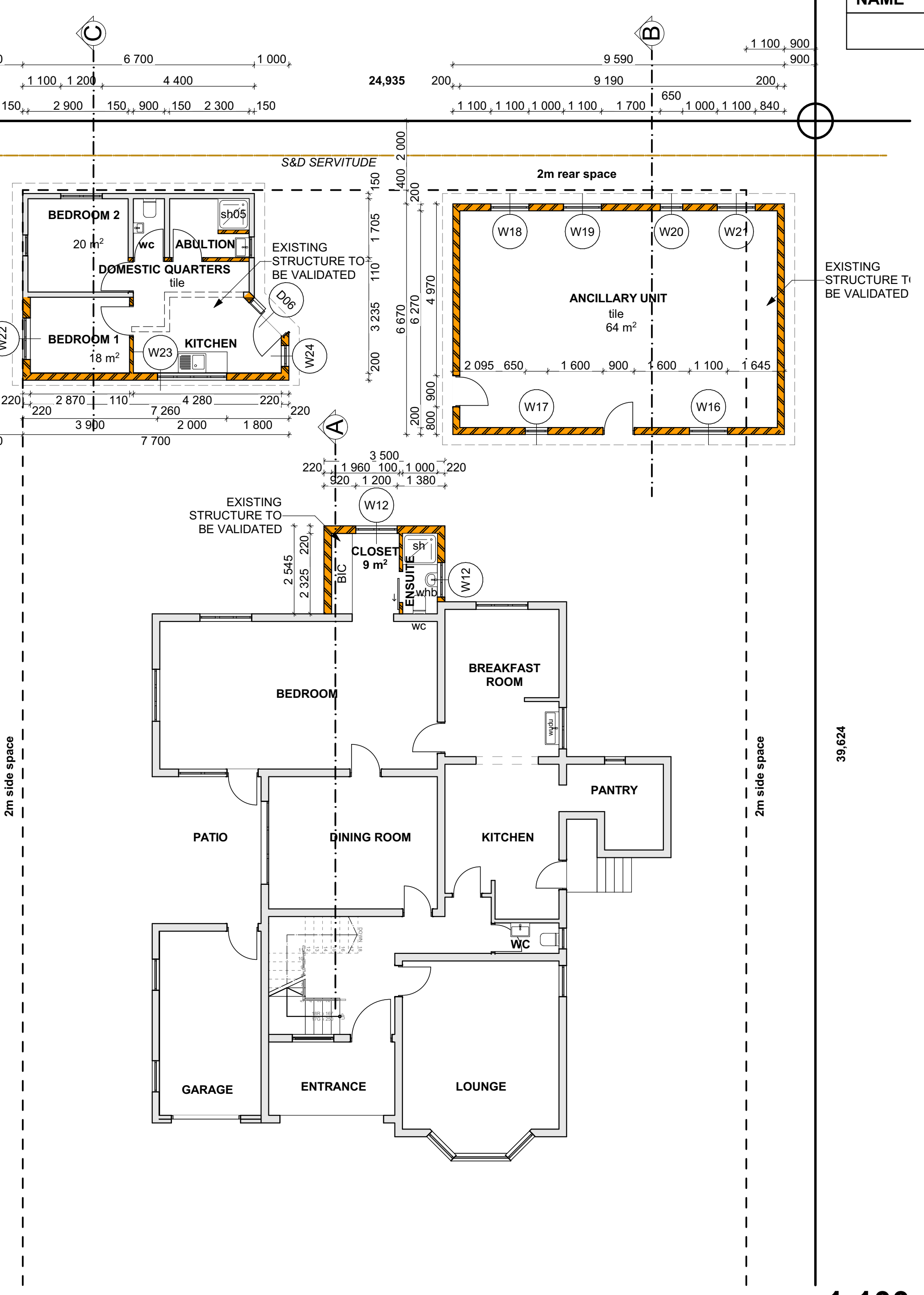
FIRST STOREY

1:100



GROUND STOREY

1:100



1:100

GENERAL NOTES:

- All work to comply with SANS 10400, National Building Regulations & NHBRC.
 - Corner beams to be located and exposed before work on site commences.
 - Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the ARCHITECT/ENGINEER.
 - All written dimensions to be taken in preference to scaling.
 - All reinforced concrete, slabs, foundations, column details, beams, stairs, structural steel work, grid systems and retaining walls are to be built strictly in accordance with professional engineers detail and under his supervision.
 - Contractor to ensure that no changes in levels are made over local authority services or underground services unless permission has been given in writing by the local authority.
 - Any discrepancies and omissions are to be brought to the ARCHITECT/ENGINEERS attention immediately.
 - The contractor is to inspect the official approved copies of the drawings to ensure that all amendments have been taken into account.
 - The attention of the owner is drawn to the fact that changes to the plan and/or specification after official approval is likely to invalidate that approval.
- DRAINAGE NOTES:**
- All waste pipes and drains to be accessible along their length.
 - Inspection eyes (i.e. 'S') to be provided at all bends and junctions in the drain and at a maximum of 24m lengths along straight runs of drain.
 - All 'S's must have marked covers at ground level.
 - Cleaning eyes (c.e. 'S') to be provided at all bends and junctions of waste pipes.
 - Waste to be fitted with 64mm reset traps.
 - Where the vertical drop from soil fittings to the main drain exceeds 1.2m, these fittings are to be a siphoned.
 - Sewer pipe 100mm dia PVC, basins etc 50mm dia.
 - Drains under buildings to comply with Part P of SANS 10400 and specifically part P.4.22.5(b) - precast or cast-in-situ concrete slabs placed over the drain, isolated from the crown of the pipe by a soil cushion not less than 100 mm thick and the slabs shall be wide enough and strong enough to prevent excessive superimposed loads being transferred directly to the pipes.
 - All pipework under slabs are to be UPVC ribbed.
- STAIR NOTES:**
- Reinforced concrete stairs to engineers detail and in accordance with SANS 10400 part B.
 - The finished rise of any step shall not exceed 200 mm. The going and width of any tread shall be not less than 250 mm.
 - The variation in the dimensions of the risers and the goings of the treads in any one flight shall be not more than 6 mm.
 - Any flight of steps which contains more than three risers shall have protection on both sides provided by a secure wall, screen, railing or balustrade which shall be not less than 1 m high and so erected that any such wall, screen, railing or balustrade in any occupancy classified as, H3, shall not have any opening above the pitch line that permits the passage of a 100 mm diameter ball.
 - The handrail to any flight of stairs provided in terms of 4.3.2 shall be:
 - on at least one side of the flight where the width of the flight is less than 1.1 m, and on both sides where the width exceeds 1.1 m;
 - securely fixed to such wall, screen, railing or balustrade at a height of not less than 850 mm and not more than 1 m measured vertically from the pitch line to the upper surface of the handrail; and
 - of such a design and so fixed that there shall be no obstructions on, above or near to it which might obstruct the movement of a hand moving along it.
- CEILING NOTES**
- Cornice NMC Noma Styl M2 polystyrene Cornice
 - All concrete soffits to be plastered and painted with 100% pure acrylic 'wall and all' or equal in accordance with paint manufacturer's specification.

FLOOR NOTES

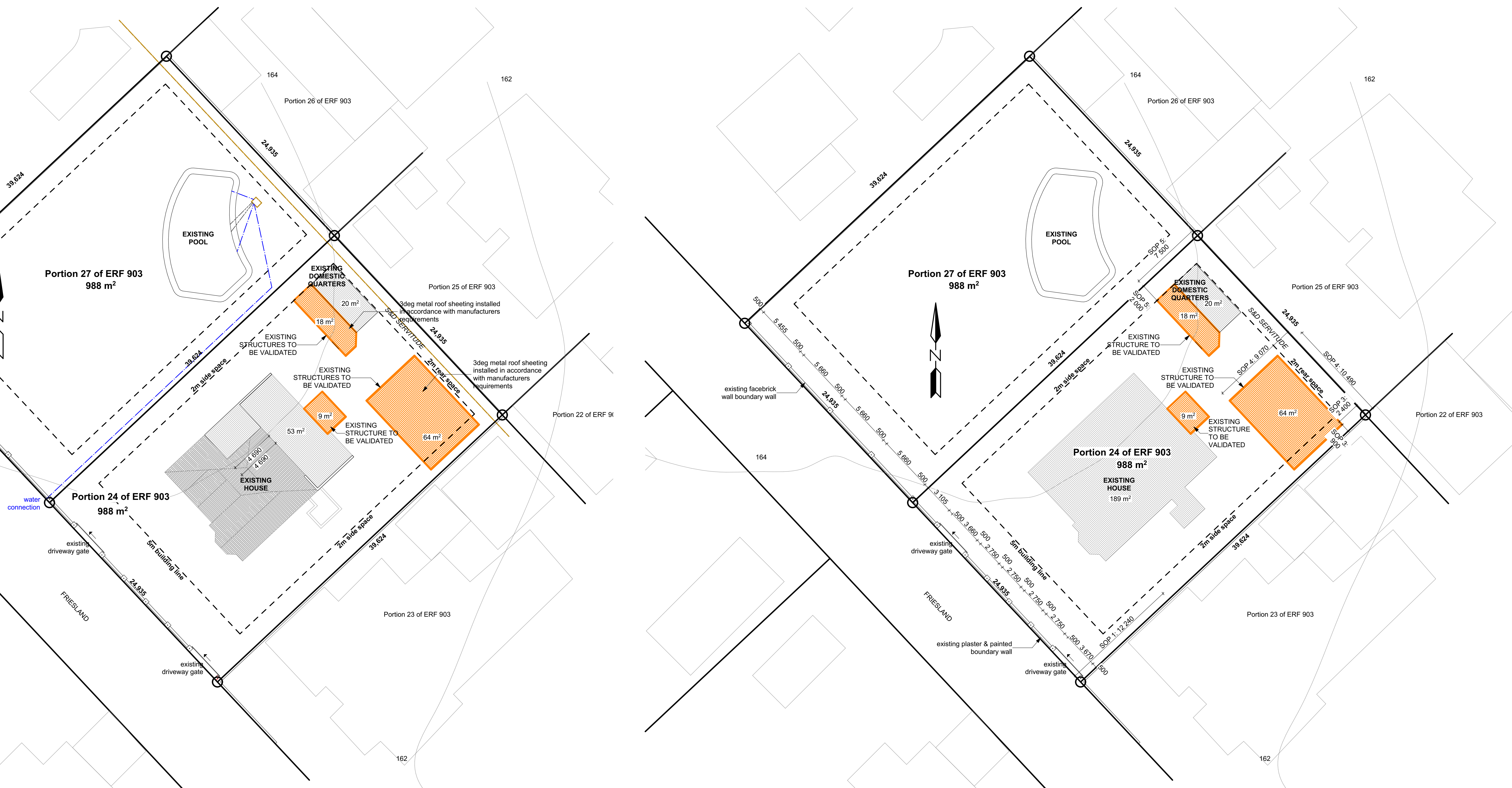
- Internal skirtings to be 75mm timber skirting with bevelled top painted with 'velvago' white
 - External skirtings to be 100mm tile skirting with aluminium edge trim with soft joint as per tile manufacturers specifications
 - Laminated timber flooring laid by specialist over floor insulation all over 20mm floor screed all to manufacturers specifications. Expansion joints to be laid in accordance with manufacturers specification
 - Structural expansion joints as per Structural Engineers detail and specification
 - Non-slip porcelain tiles laid with expansion joints all to manufacturers specifications on screed laid to falls
 - Compacted soil under source bed slab to eng detail. Soil to be polished to SABS specification.
- TILING NOTES**
- Tiles to be laid in strict accordance with manufacturers specifications & requirements.
 - All tiling expansion joints are as per manufacturers specification for application over 25mm marine plywood shutter board. The tiling subcontractor is to ensure that the tiles are laid in accordance with the manufacturers specifications.
 - Grout is to be light grey. Grout spacing is not to exceed 3mm.
 - Tread areas all have 100mm tile skirting all around with stainless edge trim. Tiling subcontractor to ensure soft joint all around at base of skirting to all for expansion.
 - Wall tile and skirting grout lines to align with floor tiles unless indicated otherwise.
 - All floor and wall tile junctions to have light grey polysulphide soft joints.
 - All exposed edges of tiles to have a 15mm stainless steel edge trim with clear silicon sealant.
 - Any discrepancies are to be brought to the Architects attention and if the Contractor is unclear on any terms he must contact the Architect immediately.
 - 600x600mm Porcelain tiles laid on 5 star grout in accordance with tile manufacturers specifications and requirements.
- EXPANSION JOINTS NOTES**
- All structural expansion joints to Structural Engineer's specification and details.
 - All joints between brickwork and concrete slabs to include a malthoid slip joint.
 - All plastered surfaces that include a change of material between brickwork and concrete columns to include a ruled V-joint in plaster.
- WALL NOTES**
- All painted brick/concrete walls to be plastered and painted with 100% pure acrylic 'wall and all' or equal in accordance with paint manufacturer's specification.
 - All plaster joints to be a ruled v-joint.
 - Galvanized mild steel brackces every 3 courses
 - Galvanized mild steel wall ties built into brick skins every 5th course
 - Malthoid slip joint to be used between all brickwork and concrete slab connections
 - All facbrick to be Corobrick FBS Country Meadow Satin with recessed joint pointing.
 - All facbrick to have perpends every 5th brick
 - Max Bricks to be Corobrick Common clay brick manufactured in accordance with SANS 227:2002.
 - All walls are to be constructed in strict accordance with SANS 10400 Part K.
 - All brickwork walls to be fixed to column with hoop-iron straps shot or cast into column as per SANS 10400 Part K. The first 100mm in hoop-iron straps shall be either fixed to concrete by means of a 3mm diameter (min) drive pin or cast into concrete at vertical centers that do not exceed 450mm.
- ENERGY EFFICIENCY**
- The contractor is to strictly adhere to the requirements set out in the Energy Efficiency Report.
 - All poyzers are to be a Class B (VC 9077) compliant in accordance with SANS 151
 - Heat pumps are to be in accordance with XA Report.
- WATER RETICULATION**
- The Contractor and his appointed Plumber are to strictly adhere to the Water Reticulation layout.
 - Water supply and hot water pipe sizes must strictly be adhered.
 - Any amendments must be approved before any work is carried out.
 - Plumber to allow for overflow points at all WCs.

ROOF PLAN

1:200

SITE PLAN

1:200



OCCUPANCY CLASSIFICATION
H4

SIGNATURES
ARCHITECT'S SACAP REGISTRATION NO.
PrArch
ARCHITECT'S NAME & SIGNATURE
L.T. KHAN
OWNERS NAME & SIGNATURE

PROJECT
SAFEEYA OSMAN FAMILY TRUST
ADDITIONS AND ALTERATIONS TO HOUSE OSMAN
PORTION 24 OF ERF 903 & PORTION 27 OF ERF 12 & 14 FRIESLAND ROAD, SHERWOOD, BRICKFIELD.

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DRAWING
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DATE 2023.04.15 **SCALE** 1:200 / 1:100 **DRAWN** BN
PROJECT NO. LTK 116 **DRAWING NO.** SUB005 **NO.** 0

NAME	ADDRESS	ID NO	CELL NO	EMAIL	SIGNATURE
	59 CULLINGWORTH ROAD, SHERWOOD, BRICKFIELD				

GENERAL NOTES

- All work to comply with SANS 10400, National Building Regulations & NHBRC.
 - Corner beams to be located and exposed before work on site commences.
 - Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the ARCHITECT/ENGINEER.
 - All written dimensions to be taken in preference to scaling.
 - All reinforced concrete, slabs, foundations, column details, beams, stairs, structural steel work, grid systems and retaining walls are to be built strictly in accordance with professional engineers detail and under his supervision.
 - Contractor to ensure that no changes in levels are made over local authority services or underground services unless permission has been given in writing by the local authority.
 - Any discrepancies and omissions are to be brought to the ARCHITECT/ENGINEER'S attention immediately.
 - The contractor is to inspect the official approved copies of the drawings to ensure that all amendments have been taken into account.
 - The attention of the owner is drawn to the fact that changes to the plan and/or specification after official approval is likely to invalidate that approval.
- DRAINAGE NOTES:**
- All waste pipes and drains to be accessible along their lengths.
 - Inspection eyes (i.e.'s) to be provided at all bends and junctions in the drain and at a maximum of 24m lengths along straight runs of drain.
 - All i.e.'s must have marked covers at ground level.
 - Cleaning eyes (c.e.'s) to be provided at all bends and junctions of waste pipes.
 - Waste to be fitted with 64mm reset traps.
 - Where the vertical drop from soil fittings to the main drain exceeds 1.2m these fittings are to be anti-siphoned.
 - Sewer pipe 100mm dia PVC, basins etc: 50mm dia.
 - Drains under buildings to comply with Part P of SANS 10400 and specifically part 4.2.22.1(i) - precast or cast-in-situ concrete slabs placed over the drain, isolated from the crown of the pipe by a soil cushion not less than 100 mm thick and the slabs shall be wide enough and strong enough to prevent excessive superimposed loads being transferred directly to the pipes.
 - All pipework under slabs are to be UPVC ribbed.
- WATERPROOFING NOTES**
- 5mm Derbigum torch on waterproofing membrane applied to manufacturers specification with protection boarding.
 - 250 micron DPM under all concrete surface beds.
 - All stepped brickwork at Beam Filling and stepped brickwork at mast clay and facebrick junction to have an acrylic bandage over.
 - External face of inner skin of all brick walls are to be bagged and painted with 3 coats Bitusol.
 - All expansion joints to back courtyard retaining walls to be waterproofed as per Architects Details.
 - Inner face of the duct brickwork to have 2 coats Bitusol or equal water barrier paint.
 - All external joints between change of material (brickwork and concrete) to have a polysulphide or equally approved strip sealant with the necessary backing cord, applied by Waterproofing Specialist with waterproofing guarantee issued on completion.
- CEILING NOTES**
- Comice NMC Noma Styl M2 polystyrene Cornice
 - All concrete soffits to be plastered and painted with 100% pure acrylic wall and all or equal in accordance with paint manufacturer's specification.
- WATER RETICULATION**
- The Contractor and his appointed Plumber are to strictly adhere to the Water Reticulation layout.
 - Water supply and hot water pipe sizes must strictly be adhered to.
 - Any amendments must be approved before any work is carried out.
 - Plumber to allow for overflow points at all WCs.
- GLAZING NOTES:**
- Glazing to comply with sans 10400 - Part N and to be strictly to specialist detail and installation.
 - Safety & toughened glass to comply with sans 1263-1.
 - Floor glass to comply with sans 50572-1/En 572-1 and 572-2. And sans 10137.
 - All individual panes of safety glazing material to be permanently marked by installer and a certificate to such effect be issued to the owner on completion of installation.
 - Installer to issue a certificate on completion of the glazing installation and that the glazing material indicated has been installed in the position indicated and such installation complies with the provisions of sans 10137.
 - No changes are to be effected to the size, thickness or type of glazing material without prior approval of the Architectural professional. As any such changes may affect the compliance with sans 10400-n and the national Building Regulations.
 - All windows, frames and glazing to comply with sans 10400 part n codes of safety and design.
 - Clear silicone sealant to frame/window junction.
 - The window subcontractor is responsible for obtaining on site measurements before the manufacturing of any items. Any discrepancies are to be reported to the Architect immediately.
 - The Window Subcontractor is responsible for providing the Architect with shop drawings for approval before the manufacture of any items.
 - All quantities indicated are to be verified by the window subcontractor before the manufacture/order of any items.
 - All sizes are inclusive of frames and should not be taken as glazing sizes only.
 - Window Sub-contractor is to provide for a design, supply & fix contract.
 - All glazing & frame to comply with SAGAA & AAAMSA regulations, n.b.r. & sans 10137 / sabs 0400 - 1900.
 - Sans 613 & sabs xa all mc tam or equal approved, pvb clear laminated safety glass.
 - Glazing is to comply with SANS10400 part XA and SANS1004 energy efficiency requirements. No changes are to be made without prior approval of the architectural professional.
 - This drawing shows design intent only. All windows are viewed from the exterior. The window subcontractor is responsible for sizing sections and detailing frames to ensure that the windows are completely waterproof upon completion.
 - Design wind load as per engineers specification and subject to engineer's approval.
 - All glass to be supplied and fitted in accordance with current AAAMSA and SAGGA regulations and all relevant National bylaws and sabs codes.
 - The window subcontractor will be responsible for supplying a professional structural engineers letter of Compliance stating that all windows, are to AAAMSA and SAGGA regulations and requirements upon completion. Together with the engineer's, CESA professional certificate.
 - The window subcontractor is to provide an ASFA certificate of conformance.
 - All exposed edges and butt joints of glass to be polished.
 - The subcontractor is to adhere to the main contractors program.
 - Refer to floor plans and elevations for left-hand / right-hand swings for doors, sliding windows, side hung windows and sliding doors.
 - All fire rates with regards to degrees of tightness & gaskets as per SANS613 less than 2.0L/m².

EXPANSION JOINTS NOTES

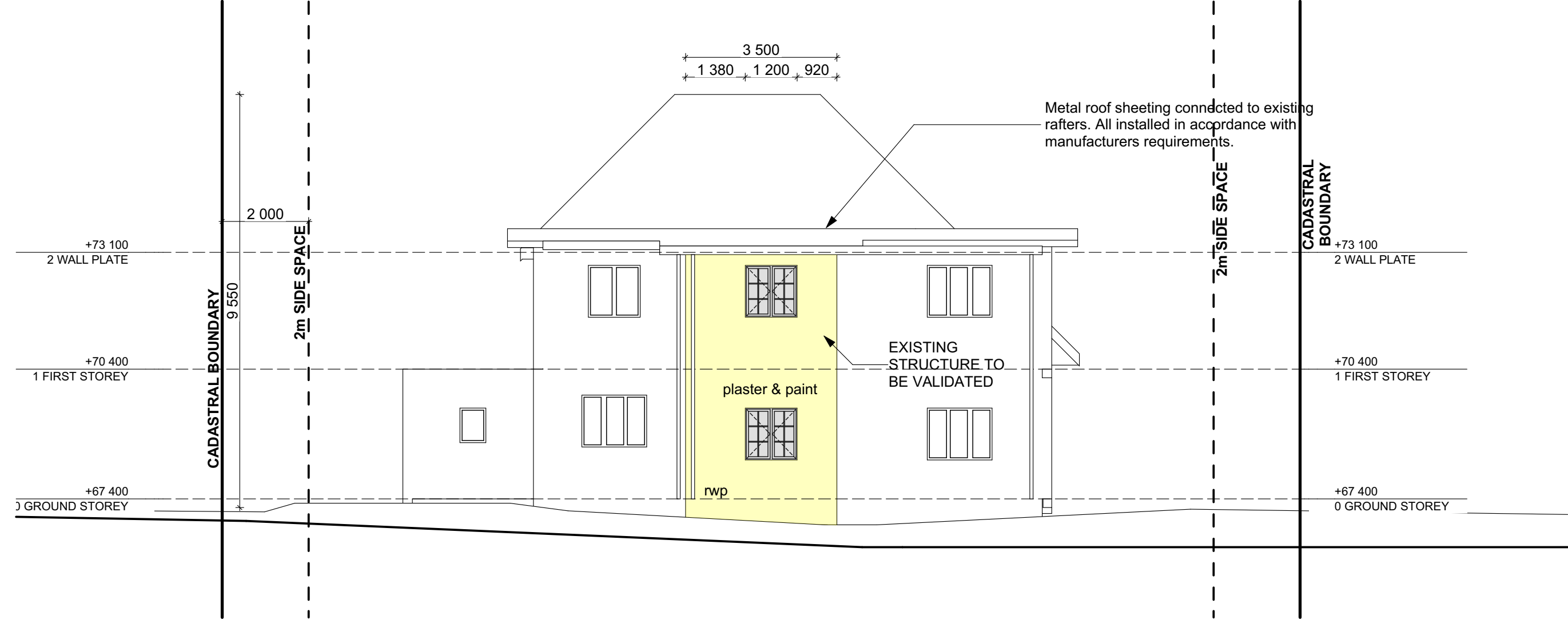
- All structural expansion joints to Structural Engineer's specification and details.
- All joints between brickwork and concrete slabs to include a multihold slip joint.
- All plastered surfaces that include a change of material between brickwork and concrete columns to include a ruled V-joint in plaster.

WALL NOTES

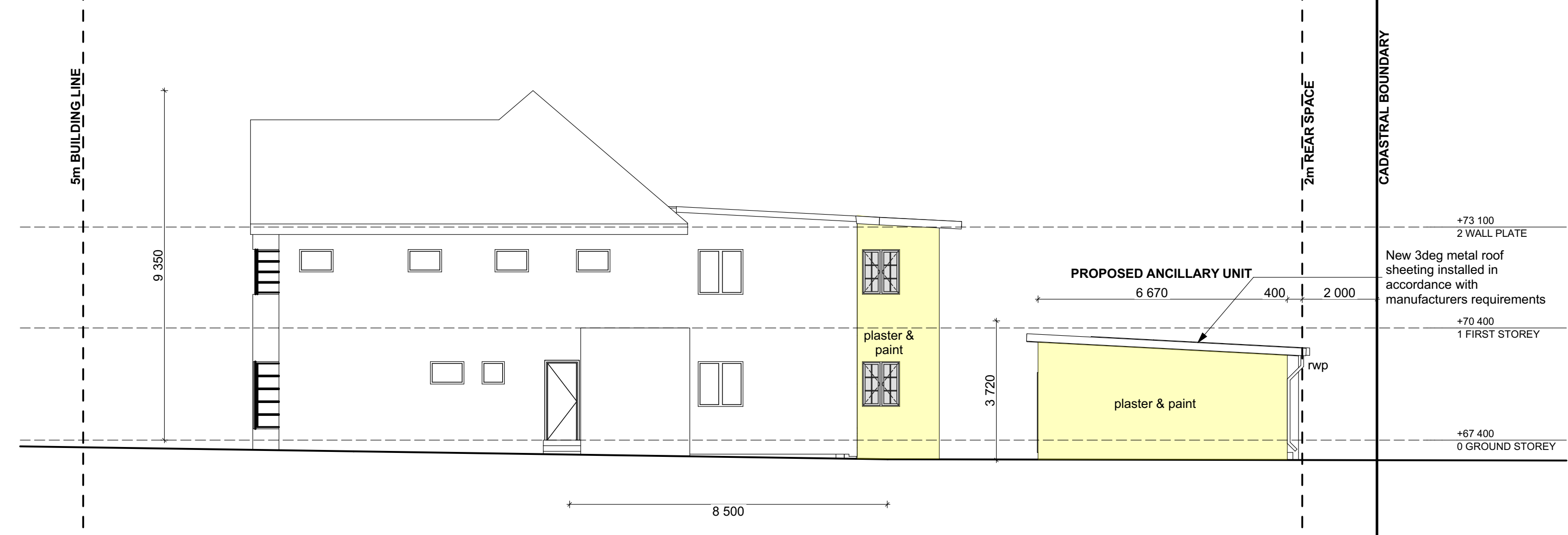
- All painted brick/concrete walls to be plastered and painted with 100% pure acrylic wall and all or equal in accordance with paint manufacturer's specification.
- All plaster joints to be a ruled v-joint.
- Galvanized mild steel brickfaced every 3 courses
- Galvanized mild steel wall ties built into brick skins every 5th course.
- Multihold slip joint to be used between all brickwork and concrete slab connections
- All facebrick to be Corobrick FBS Country Meadow Satin with recessed joint pointing.
- All facebrick to have perpends every 5th brick
- Maxi Bricks to be Corobrick Cornmaxi clay brick manufactured in accordance with SANS 227:2002.
- All walls are to be constructed in strict accordance with SANS 10400 Part K.
- All brickwork walls to be fixed to column with hoop-iron straps shot or cast into column as per SANS 10400 Part K. The first 100mm in hoop-iron straps shall be either fixed to concrete by means of a 3mm diameter (min) drive pin or cast into concrete at vertical centers that do not exceed 450mm.

ENERGY EFFICIENCY

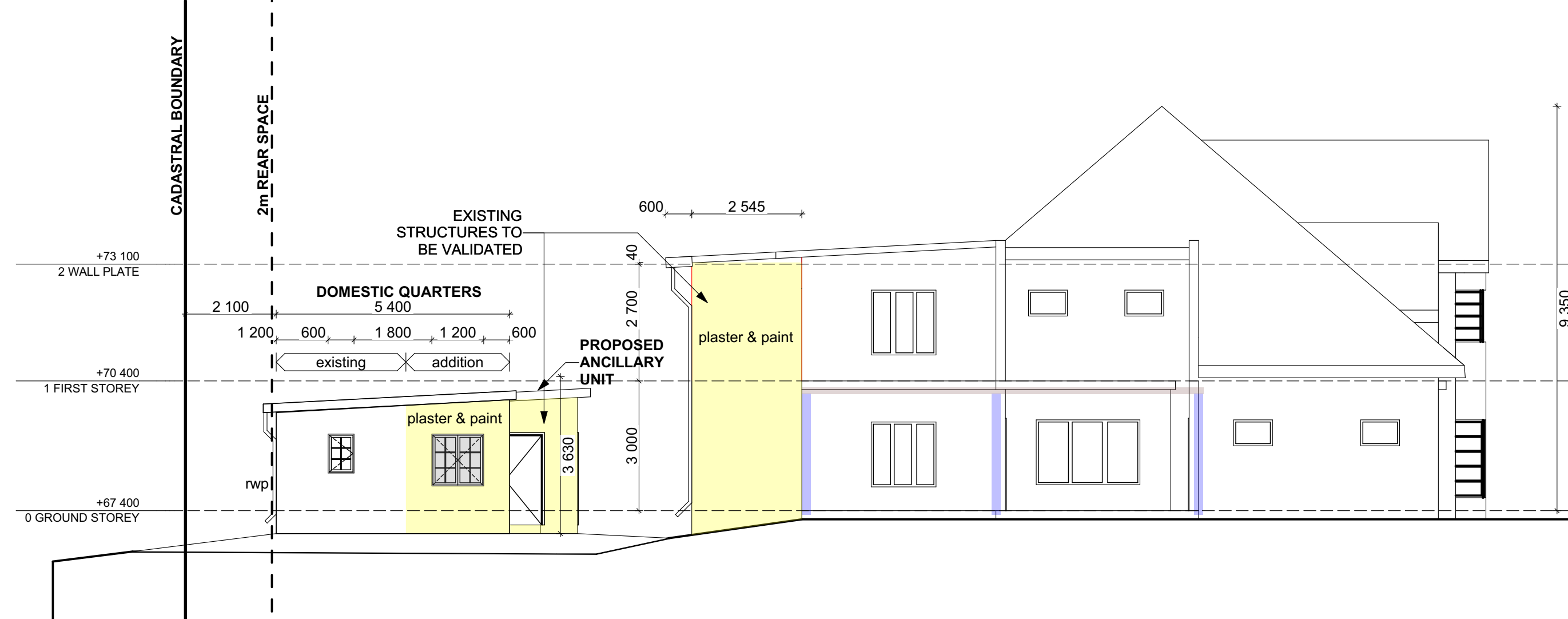
- The contractor is to strictly adhere to the requirements set out in the Energy Efficiency Report.
- All geyser are to be a Class B (VC 9077) compliant in accordance with SANS 151.
- Heat pumps are to be in accordance with XA Report.



NORTH-EAST ELEVATION 1:100



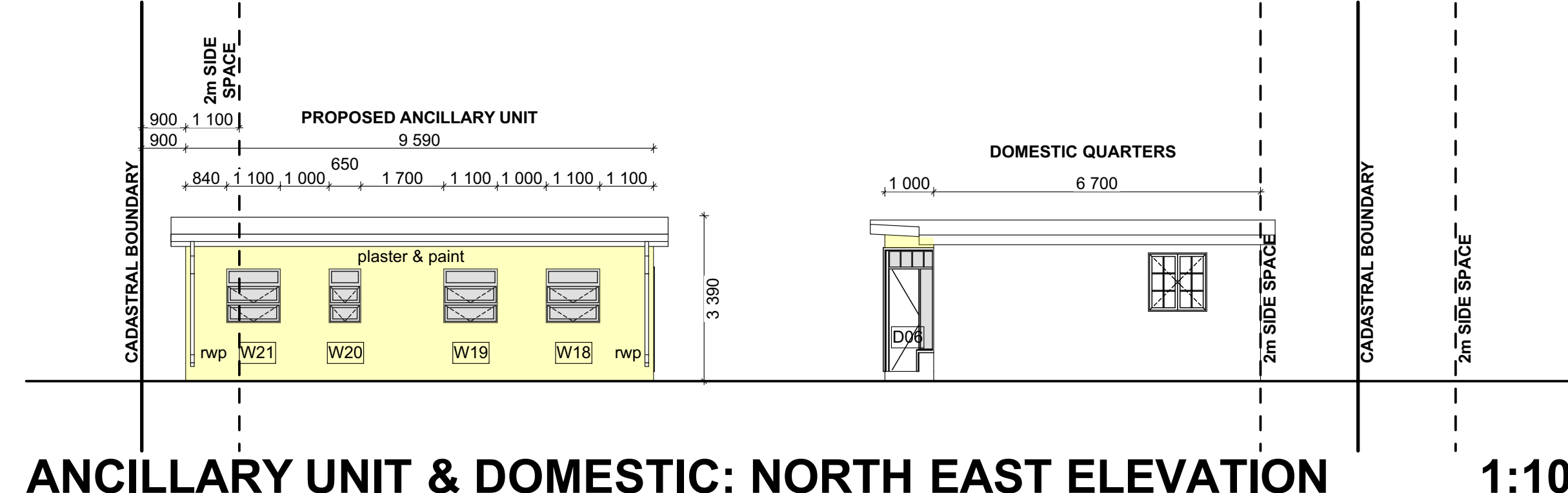
SOUTH-EAST ELEVATION 1:100



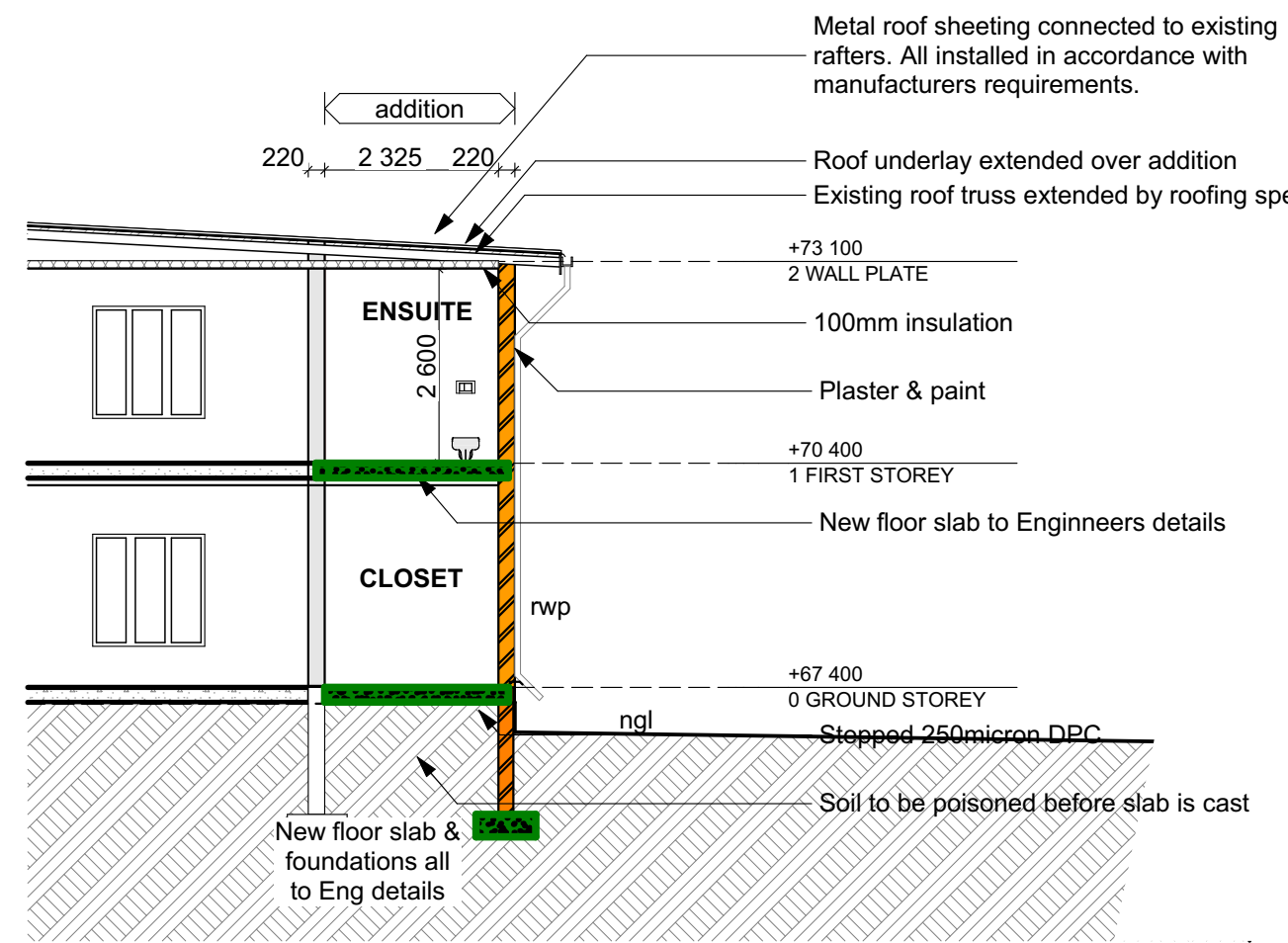
NORTH-WEST ELEVATION 1:100



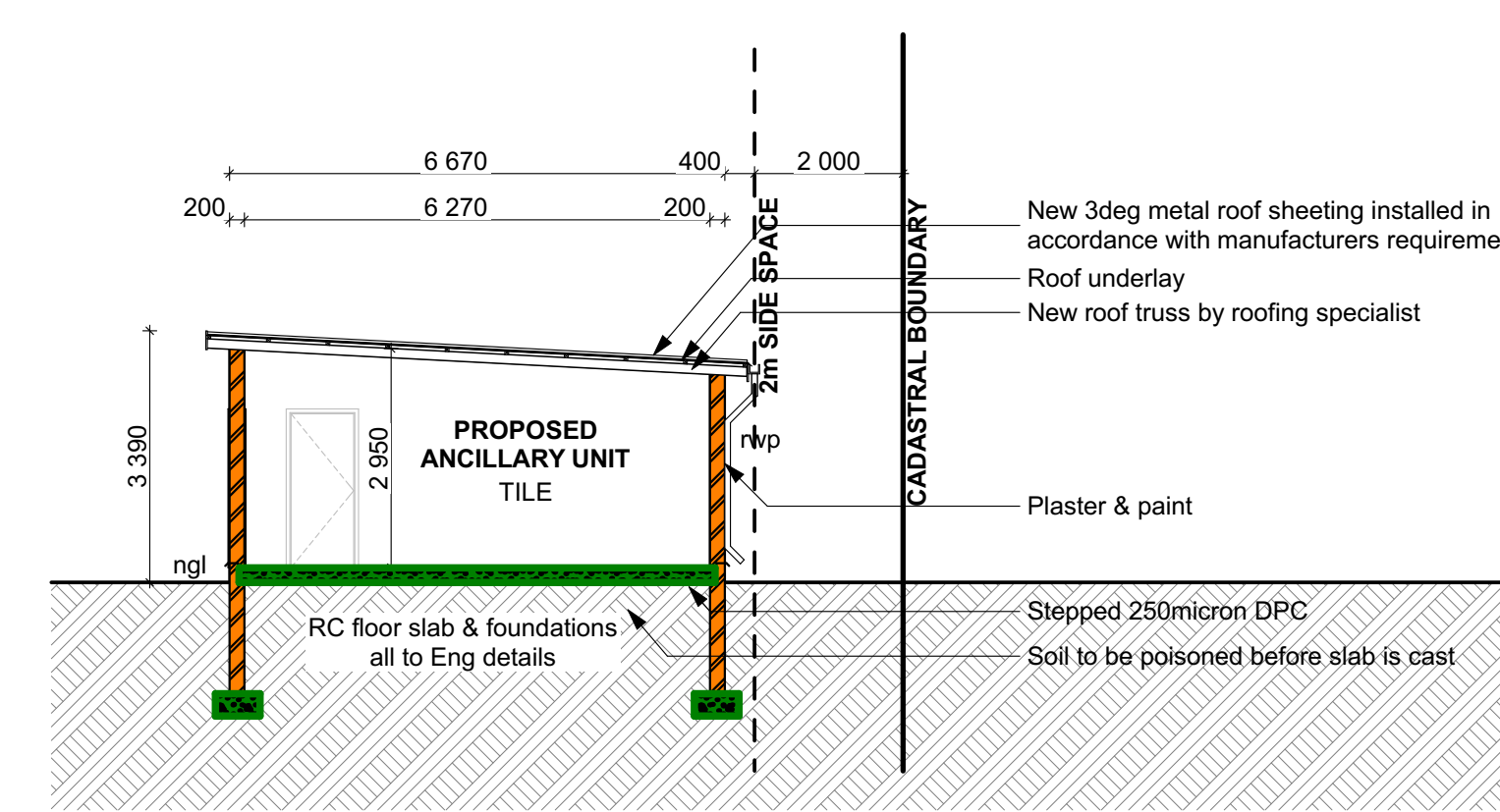
ANCILLARY UNIT & DOMESTIC : SOUTH WEST ELEVATION 1:100



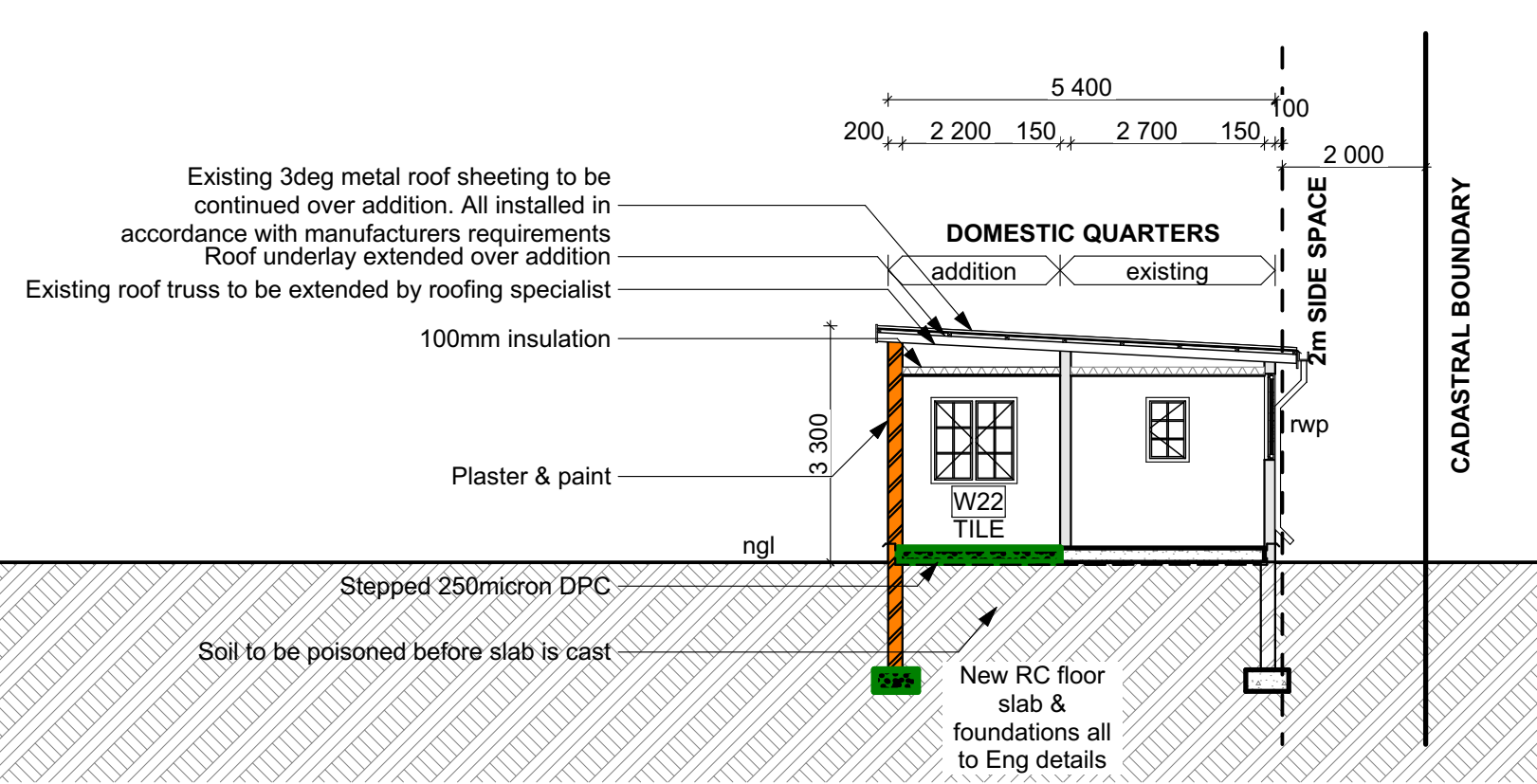
ANCILLARY UNIT & DOMESTIC: NORTH EAST ELEVATION 1:100



SECTION A-A 1:100



SECTION B-B 1:100



SECTION C-C 1:100

OCCUPANCY CLASSIFICATION

H4
SIGNATURES

ARCHITECT'S SACAP REGISTRATION NO:
PrArch
ARCHITECT'S NAME & SIGNATURE
L.T. KHAN
OWNERS NAME & SIGNATURE

PROJECT

SAFEEYA OSMAN FAMILY TRUST
ADDITIONS AND ALTERATIONS TO HOUSE OSMAN
PORTION 24 OF ERF 903 & PORTION 27 OF ERF 905
12 & 14 FRIESLAND ROAD, SHERWOOD, BRICKFIELD.

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D R A W I N G

SUBMISSION DRAWING ELEVATIONS & SECTIONS SHOWING EXISTING STRUCTURES TO BE VALIDATED

Date	2023.04.15	Scale	1:100	Drawn	BN
Project No.	LTK 116	Drawing No.	SUB006	Sheet	0