



LOCATION PLAN 1:500

NOTES :

The design on this drawing is copyright and remains the property of the architects. All work to be carried out strictly in accordance with municipal and national regulations and codes. Figured dimensions to be taken in preference to scaling drawing. The contractor and sub-contractors must check all relevant details and dimensions before commencing work on site or manufacture of components. Any discrepancies must be reported to the architect immediately.

Do not scale from this drawing All dimensions are in mm unless otherwise stated This drawing is to be read in conjunction with all relevant Architectural, Civil / Structural and Service Engineer's drawings and specifications.

NOTES - COUNCIL SUBMISSION

ROOFS - NEW METAL ROOF SHEETING

SANS XA: The overall minimum R-Value of the roof is 3.7. This is achieved by using 2 layers of 50mm ThermocousTex high density fibre insulation inside the ceiling. The R-value of this insulation is 2.62. Therefore the total value of 3.7 is achieved as follows:
1. Total of coefficients (outer/inner surface & internal air) =0.3900
2. Ceiling - 20mm plasterboard ceiling structure = 0.1200
3. Foil Vapour Barrier = 1.100
4. 2 layers of 50mm ThermocousTex high density fibre insulation = 2.62
TOTAL R-VALUE of roof = 4.23

WATERPROOFING All roofs waterproofed & insulated to specialist's details including Fulbores and overflows as required.

RAINWATER GOODS

Purpose made aluminium gutters and down pipes sized to suit, all to comply to Part R of SABS 0400. Rainwater from all roofs, all surface water to be routed away from building via storm water channels or concealed piping to existing waterways or municipal stormwater system.

CEILINGS

General: Plasterboard ceilings, painted to finish, fixed usings a standard ceiling **Exposed slabs:** Skimmed slab, painted to finish.

WALLS

External walls: 270mm (110mm + 110mm with 50mm cavity). Internal walls: 110mm and 230mm as indicated. Interior: To be plastered (15mm min.) and painted to finish. Exterior: All exterior walls to be painted and plastered to match the existing complex carefiliant

SANS XA All cavity walls are to be insulated. The CR-Value for climate zone 4 is 100 hours; therefore insulation must have an R-value of 1.0 or higher. This is achieved by using a 30mm iso-board insulation within the cavity.

OPENINGS

Beams over all openings exceeding 1000mm to be to Engineer's detail. Lintels laid to manufacturer's spec. All formwork to be checked by Structural Engineer prior to casting.

FLOORS

Finishes as shown on plan Screed and finish = 50mm (unless otherwise stated).

Shower floors to be min. 50mm below bathroom finished floor levels, with falls to outlets. Exterior tiled slabs to be at min 1 degree fall away from building. **SANS XA** All the perimeter edges of floor slabs are to be insulated with a material to the minimum R-Value of 1.0. This is achieved by using a 30mm iso-board insulation.

FOUNDATIONS

There are no foundations - all work is on existing concrete slab and beam systems. WINDOWS AND DOORS

Powder coated aluminium windows and external doors as sized on drawings. Internal timber doors to be solid timber panelled.

All glazing to comply with SABS 10400 Part N. All external windows and doors in brickwork to have full vertical and horizontal DPC. Cills to be plastered to fall with fibre cement finish to match cladding. SANS XA - SEE ATTACHED DOCUMENT.

DRAINAGE

Closed drainage system to connect to municipal sewer mains as indicated on plan. Refer drainage section for further detail. All work in accordance with local authority requirements and SABS 10400 Part P. STRUCTURE

All to Structural Engineers detail.

STAIRS

All steps concrete: to engineer's detail. Treads/risers as indicated on plan: Risers - 200mm max, Treads - 250mm min

BALUSTRADING

External: 1000mm high glass balustrades.

HOT WATER CYLINDER

Hot water cylinder x 1 - Kwikot 200 L Megaflow horizontal hot water cylinder. MF200-D2-2A-1. 4kW heating capacity, 600kPa operating pressure.

SANS XA - The hot water unit will be insulated with a blanket which complies to the R-Value of 2.0. All hot water pipes will be insulated with an R-Value of 1.0 for pipes under 80mm dia. And Pipes above 80mm diameter will be insulated with an R-Value of 1.5.

GENERAL

No building work to project over boundaries. All building work to comply with SABS 0400 - NBR. CONTRACTOR TO REFER TO FINAL SPECIFICATION

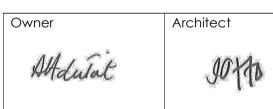
(A4 DOCUMENT)		
06.02.2017	04	Council Comments
04.12.2016	03	Council Comments
18.10.2016	02	Study Roof amende

Study Roof amended 17.08.2016 01 Issued for initial discussion

Description

Rev

FOR COUNCIL





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Site Plan



Drawing No. 100

Revision