



SITE PLAN
1:100



LOCATION PLAN
1:500

NOTES :

1. Do not scale from this drawing.
2. All dimensions are in mm unless otherwise stated.
3. 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 Thermocotex high density fibre insulation inside the ceiling. The R-value of this insulation is 2.42. 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. Fall Vapour Barrier = 1.1000
4. 2 layers of 50mm Thermocotex high density fibre insulation = 2.42

TOTAL R-VALUE of roof = 4.23

WATERPROOFING

All roofs waterproofed & insulated to specialist's details including gutters 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 roofed away from building via storm water channels or concealed piping to existing waterways or municipal stormwater system.

CEILING

General: Plasterboard ceilings, painted to finish, fixed using a standard ceiling system.

Exposed slabs: Skimmed slabs, painted to finish.

WALLS

External walls: 270mm (110mm + 110mm + 50mm cavity).
Internal walls: 110mm and 200mm 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 condition.

SANS XA 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 floor 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 system.

WINDOWS AND DOORS

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

All glazing to comply with SABS 1040 Part H.
 All external windows and doors in brickwork to have full vertical and horizontal DPC. Cills to be plastered to fall with floor 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.

BAULSTRADING

External: 1000mm High glass balustrades.

HOT WATER CYLINDER

1. Hot water cylinder x 1 - Kwikat 200 L Megaflow horizontal hot water cylinder. H3000/22/24/1 - 40h 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 - 1188.
 CONTRACTOR TO REFER TO FINAL SPECIFICATION (A4 DOCUMENT)

Date	Rev	Description
06.02.2017	04	Council Comments
04.12.2016	03	Council Comments
18.10.2016	02	Study Roof amended
17.08.2016	01	Issued for initial discussion

FOR COUNCIL

Owner	Architect
<i>Indutot</i>	<i>Indutot</i>



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Site Plan

Scale
1:100

Job No. Drawing No. Revision
 100 4