

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. Figure dimensions to be taken in preference to scaling drawing. The contractor and sub-contractor 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 Thermocouflex 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:

- Total of coefficients (outer/inner surface & internal air) = 0.3900
- Ceiling - 20mm plasterboard ceiling structure = 0.1200
- Foil Vapour Barrier = 1.100
- 2 layers of 50mm Thermocouflex 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 SANS 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 slab, painted to finish.

**WALLS**

**External walls:** 270mm (110mm + 110mm with 50mm cavity).  
**Internal walls:** 110mm and 220mm 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:** 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.

**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 systems.

**WINDOWS AND DOORS**

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

All glazing to comply with SANS 1040 Part H.  
 All external windows and doors in brickwork to have full vertical and horizontal DPC.  
**SANS XA:** See ATACHED 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 SANS 10400 Part P.

**STRUCTURE**

All to Structural Engineers detail.

**STAIRS**

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

**BAULSTRADING**

External: 1000mm High glass balustrades.

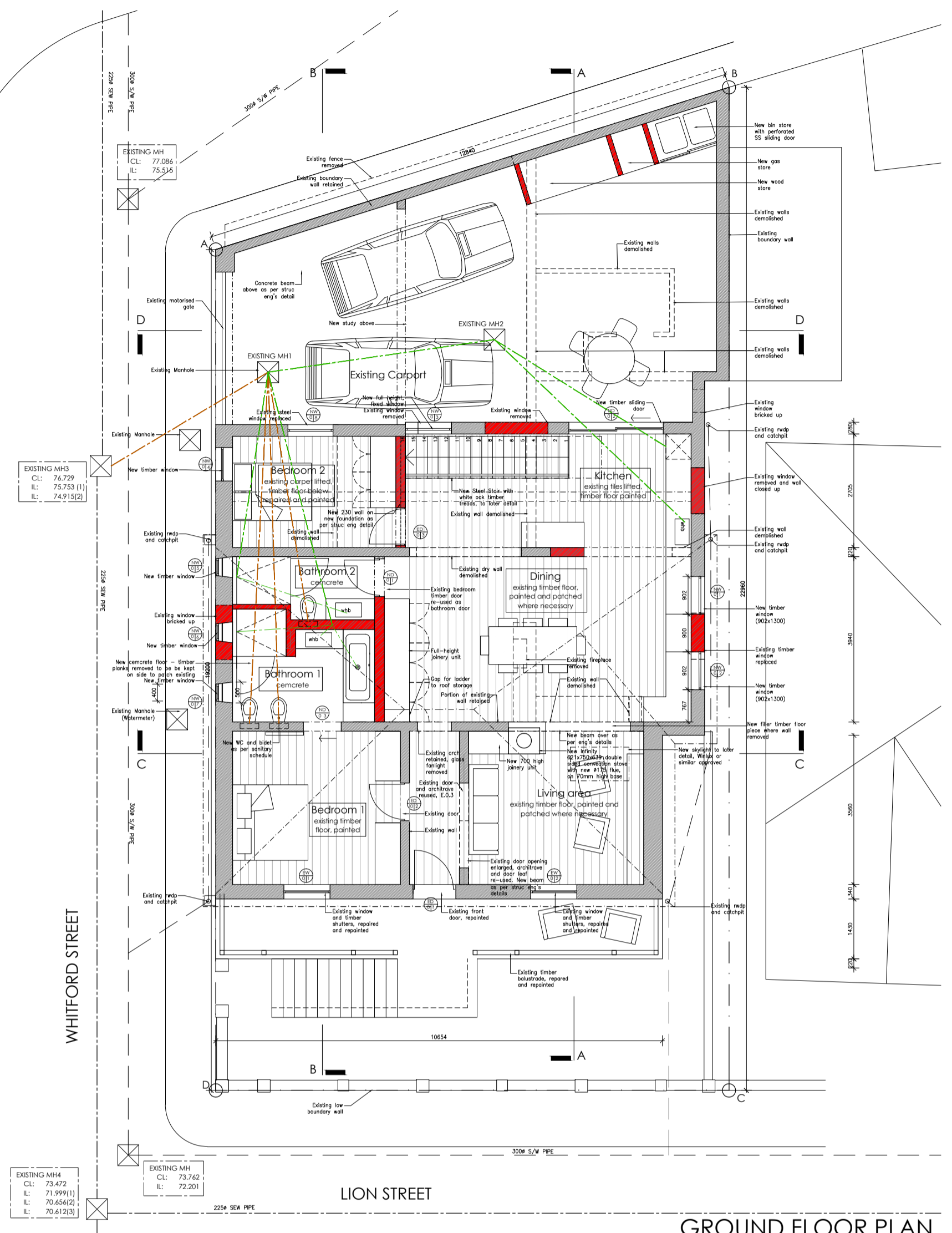
**HOT WATER CYLINDER**

1. Hot water cylinder x 1 - Kwikot 200 L Megaflow horizontal hot water cylinder. H200322-2A-1, 40/h heating capacity, 650/90 operating pressure.

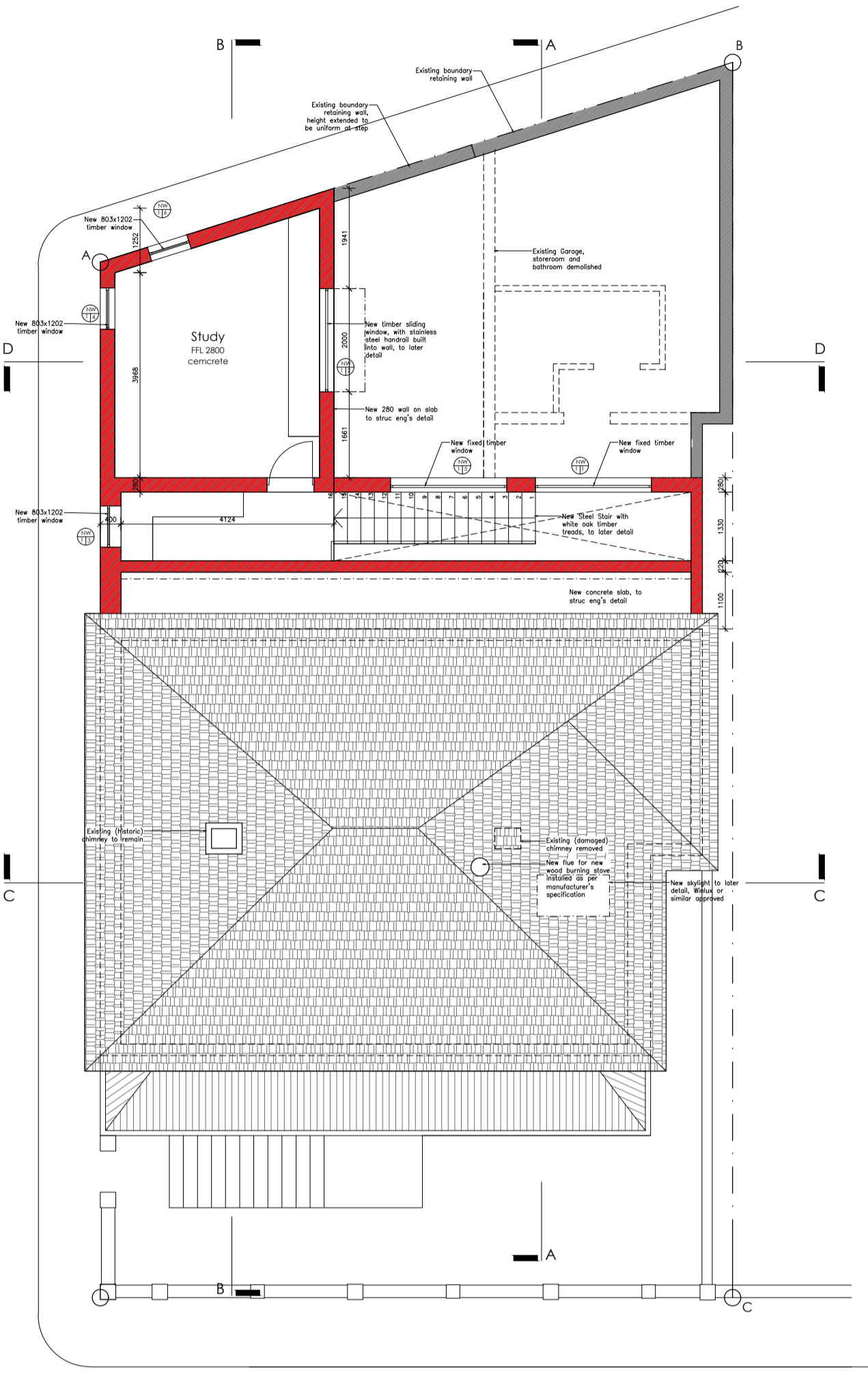
**SANS XA:** The hot water unit will be insulated with a blanket which complies to the R-Value of 2.0. All hot water pipes will be insulated with an R-Value of 1.0 for pipes under 80mm dia. And Pipes above 80mm diameter will be insulated with an R-Value of 1.5.

**GENERAL**

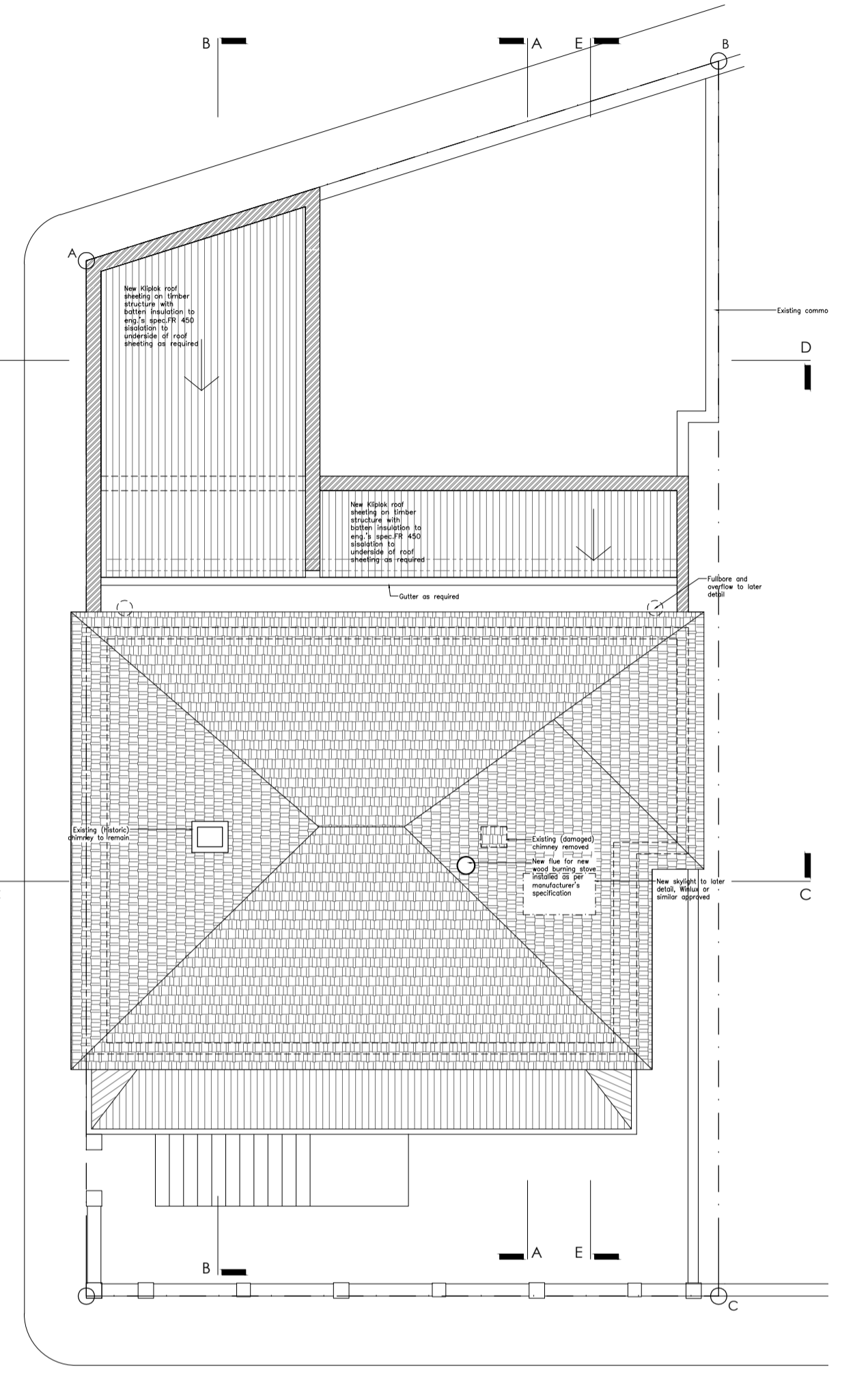
No building work to project over boundaries. All building work to comply with SANS 0400 - NBS.  
 CONTRACTOR TO REFER TO FINAL SPECIFICATION (A4 DOCUMENT)



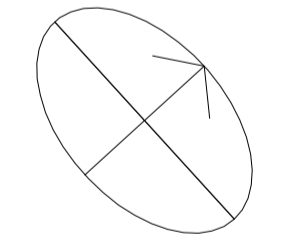
GROUND FLOOR PLAN  
1:100



FIRST FLOOR PLAN  
1:100



ROOF PLAN  
1:100



- Existing walls
- New walls
- New concrete
- Demolished walls
- WASTE PIPES
- SOIL PIPES
- EW  
0|2 EXISTING WINDOWS TO BE RETAINED
- NW  
0|2 NEW WINDOWS

Date	Rev	Description
06.02.2017	04	Heritage comments incorporated
02.12.2016	03	Heritage comments incorporated
18.10.2016	02	Study Roof amended
17.08.2016	01	Issued for initial discussion

FOR COUNCIL	
Owner	Architect



Ina Otto | Reg: CANT 33957613  
 63 Hof Street | inadotit@outlook.com | 082 858 7882

**LION STREET**  
 Erf 2977, 82 Lion Street  
 Bo-Kaap  
 Cape Town

Plans

Scale  
1:100

Job No. Drawing No. Revision  
 101 4