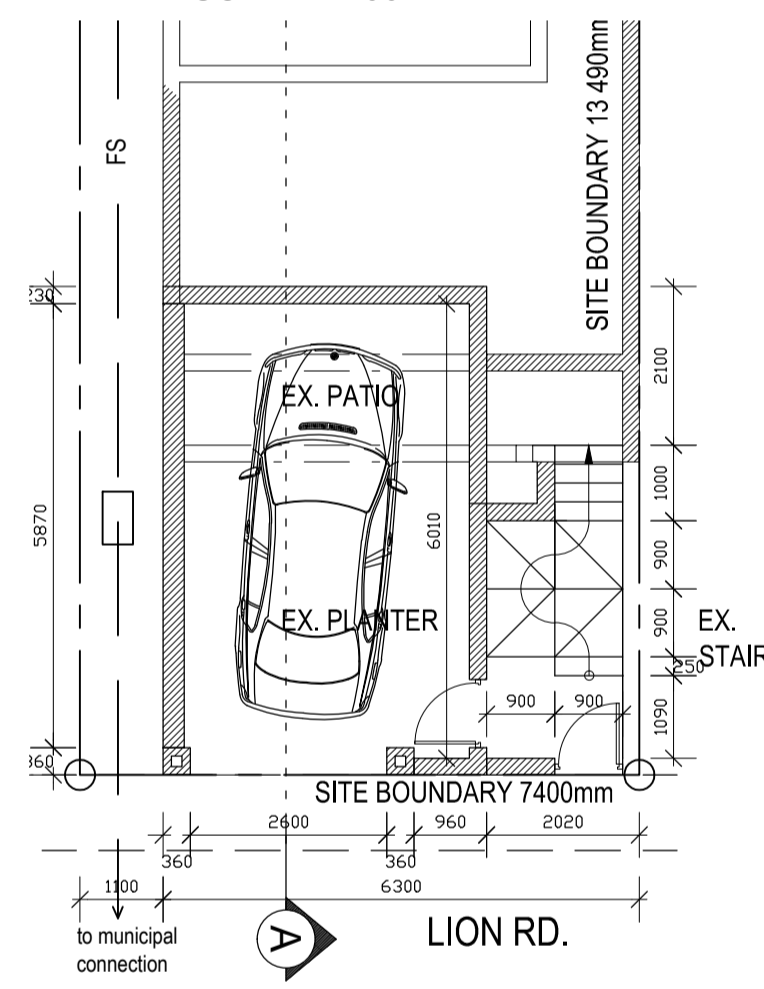
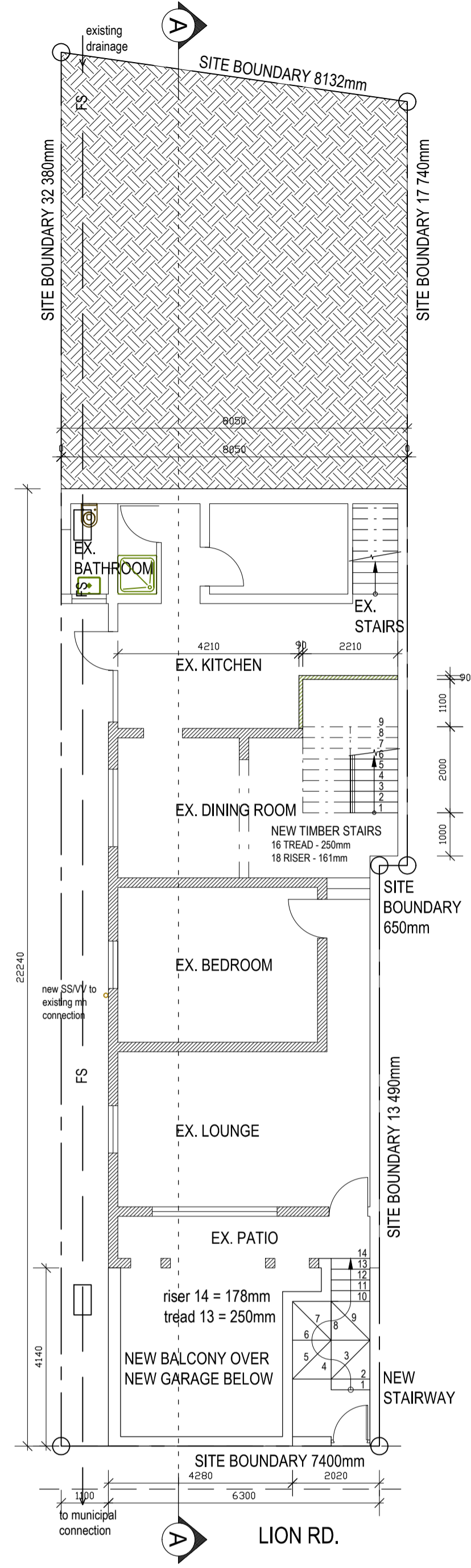


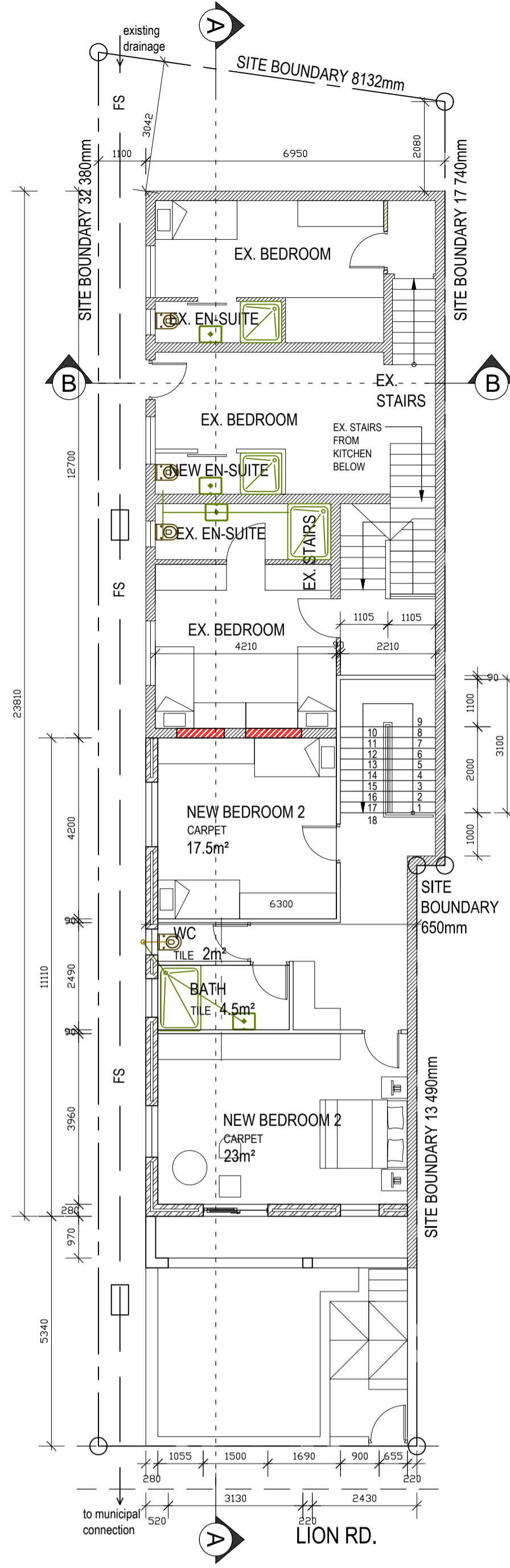
**ROOF & SITE PLAN**  
SCALE 1:200



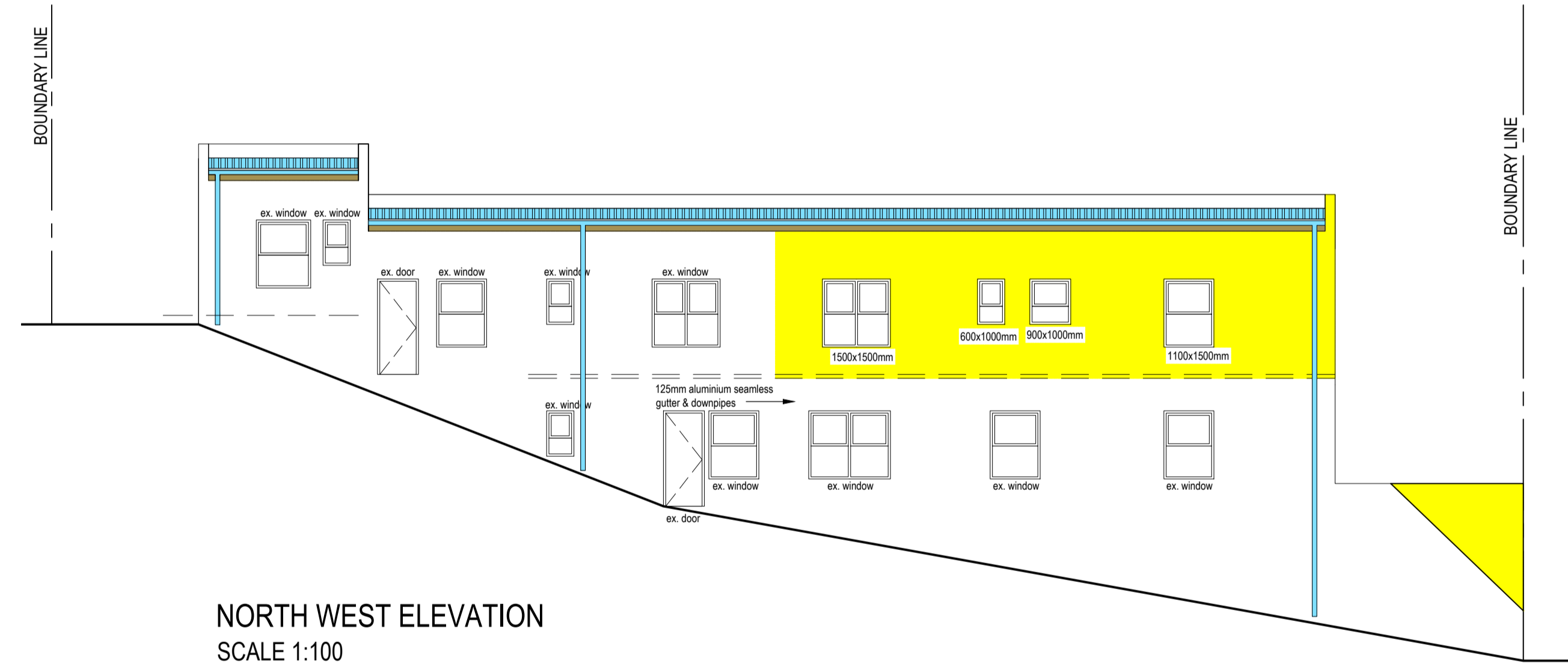
**LOWER GROUND STOREY**  
SCALE 1:100



**GROUND STOREY**  
SCALE 1:100



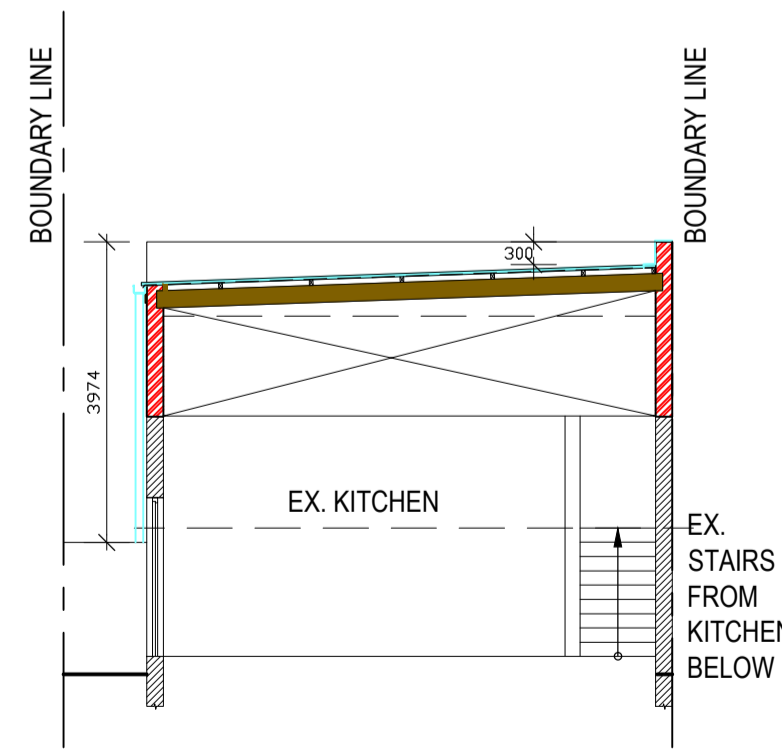
**FIRST STOREY**  
SCALE 1:100



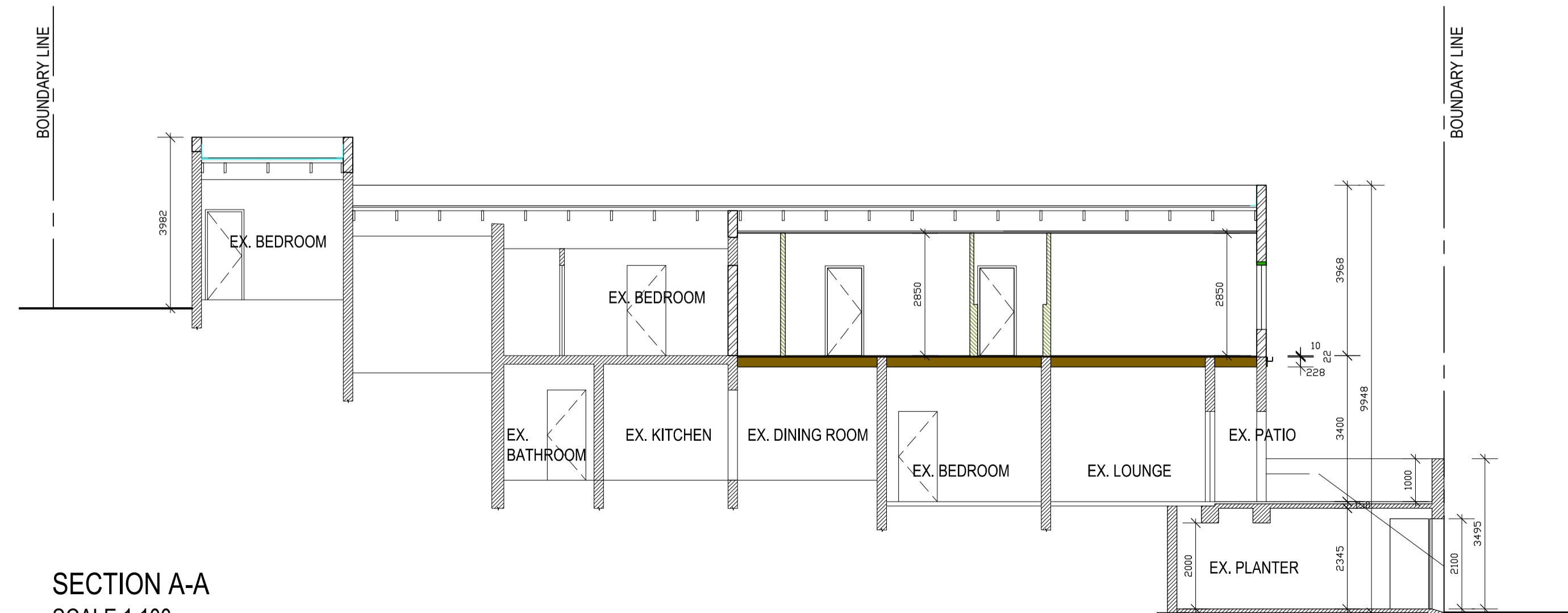
**NORTH WEST ELEVATION**  
SCALE 1:100



**NORTH ELEVATION (LION RD)**  
SCALE 1:100



**SECTION B-B**  
SCALE 1:100



**SECTION A-A**  
SCALE 1:100

**NOTES**

- THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.R. SABS 0400 AND LOCAL AUTHORITY REGULATIONS.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND.
- ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.
- THE DRAWING MAY NOT BE SCALED.

REV No.	DATE	DESCRIPTION	NAME

**FLAT ROOFS :**  
Pitch - 2°  
IBR roof sheets on 76x50mm purlins @ 1200mm c/c on 228x76mm rafters (grade 5) @ 1000mm c/c. Rafters ends wrapped in dpc before building into brickwork.

**CEILING :**  
6.4mm Skimmed plasterboard fixed to 38x38mm brandering @ max. 450mm c/c skimmed & painted.

**WALLS :**  
Internal - brickwork laid fair-face, painted to match existing, drywall partitioning by specialist.  
External - brickwork laid fair-face, painted to match existing, Brickforce every 3 courses.

**DOORS & WINDOWS :**  
Solid flush panel internal doors with timber frames.  
Glazing to doors & windows in excess of 1m square or less than 300mm above finish floor level to be safety glazed. 375 Micron dpc at all window & door reveals.

**FLOORS :**  
carpet on approved underlay on timber floor to structural engineer's detail.

**FOUNDATIONS :**  
To structural engineer's detail.

**RAINWATERGOODS :**  
Waterite seamless pre-painted alum. profile gutters and downpipes to be fixed as per manufacturer's specification.

**GENERAL :**  
Supply 2 airbricks per room for permanent cross & through ventilation.  
Conc. footings not to encroach site boundaries. Glazing as per NBR Part N.  
Light area: Min. 10% of floor area Ventilation: Min. 5% of floor area  
Smoke ventilation: Min. 3% of floor area.  
Provide P.C. lintols to openings up to 3000mm wide laid to manufacturers specification with min. 4 courses brickwork above lintols.  
All glazing to comply with SANS 10400.

Coverage :	
Site :	248 m <sup>2</sup>
Existing dwelling :	189 m <sup>2</sup> ( 76% )
New Additions :	86m <sup>2</sup>
New Coverage :	189 m <sup>2</sup> ( 76% )

Client :  
Architect :



Client : Mrs. N. Williams

Project : Additions & Alterations on Erf 2988, 56 Lion Rd. Bokaap, Cape Town

Title : Plans, Sections & Elevations

Author : RL Date : 25.01.2013

Scale : 1:100 Project No. : 2012-27

Drawing No. : 0001 Revision : 0

Plot Date : Filename :