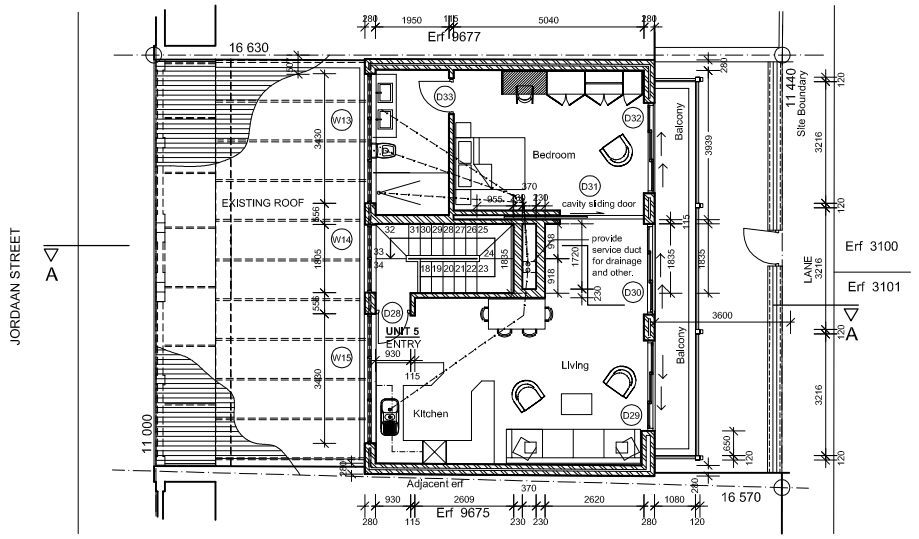
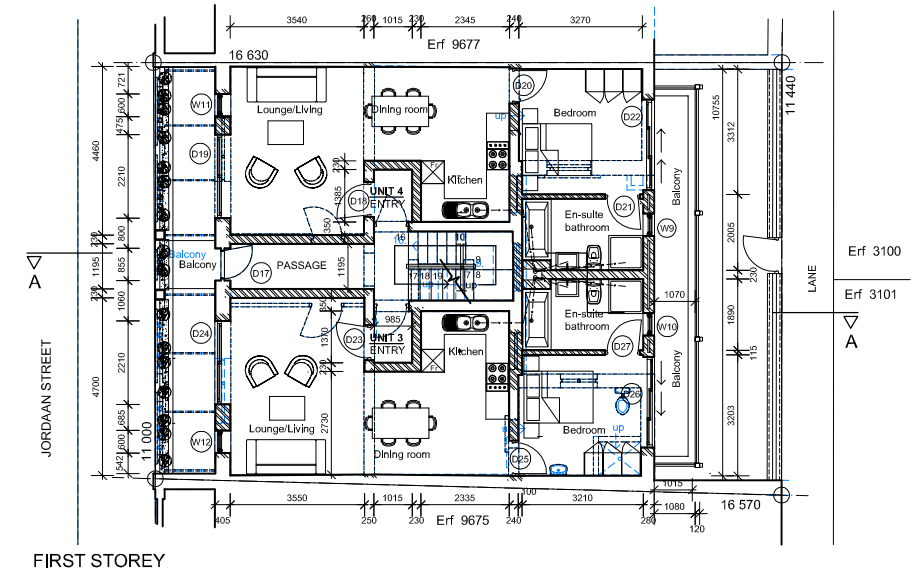
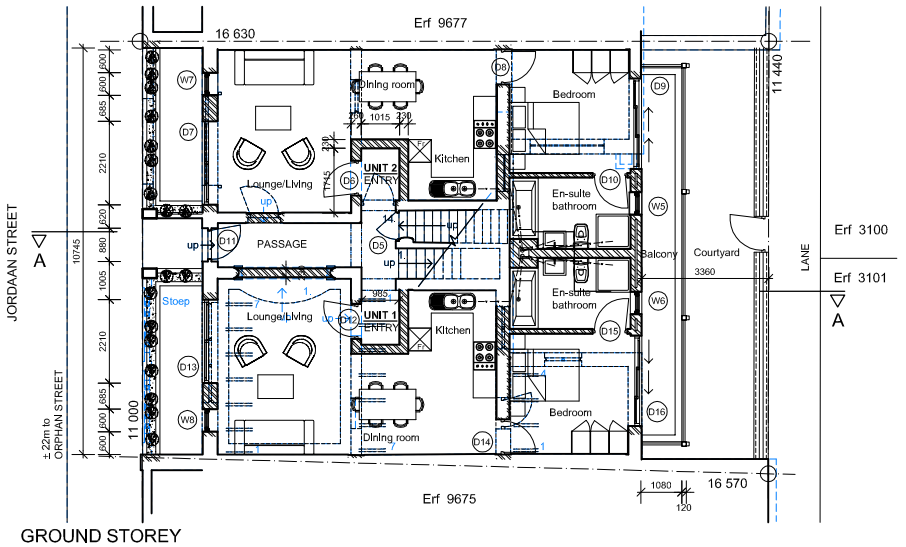


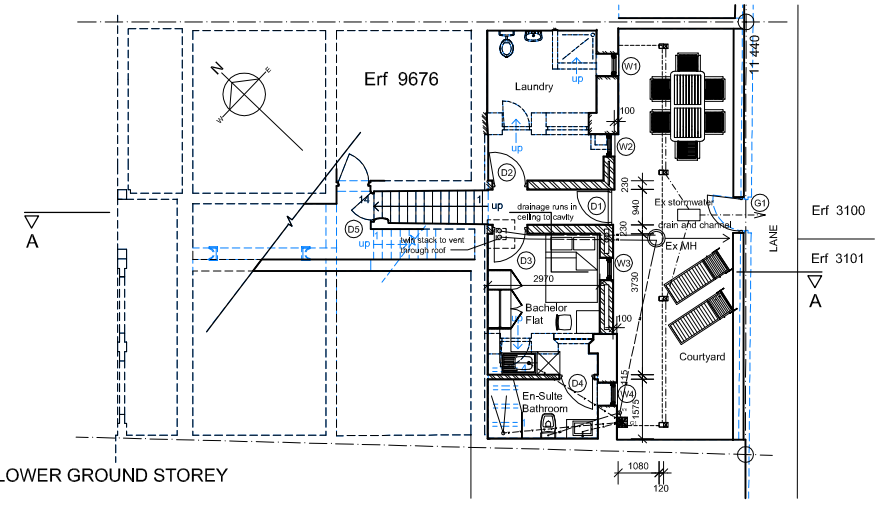
SECOND STOREY



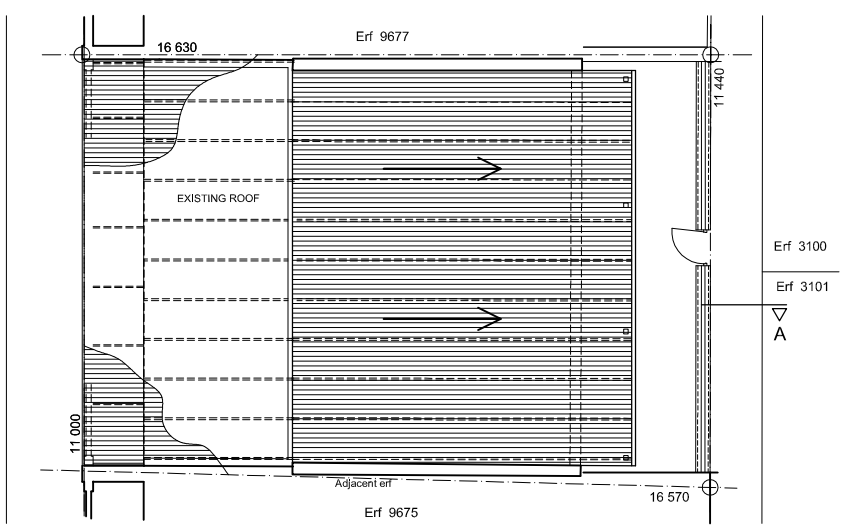
FIRST STOREY



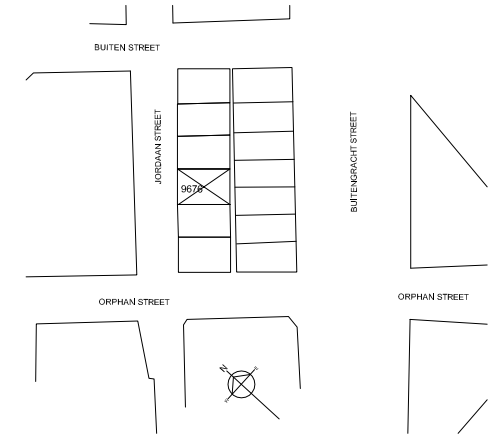
GROUND STOREY



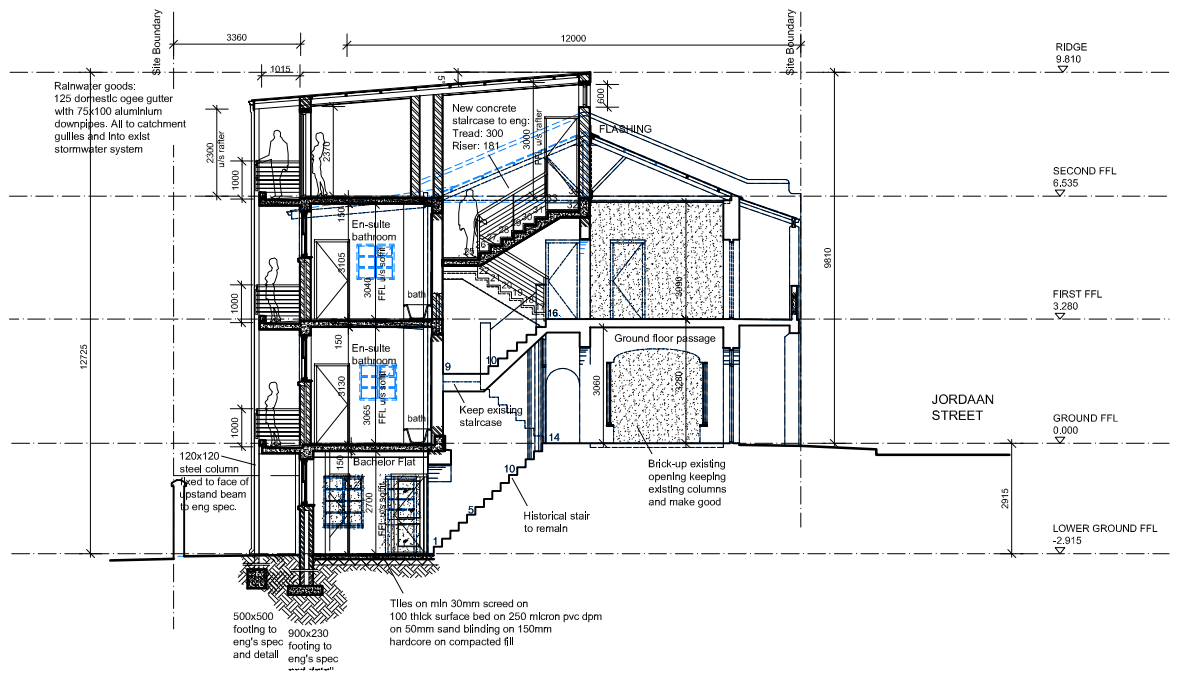
LOWER GROUND STOREY



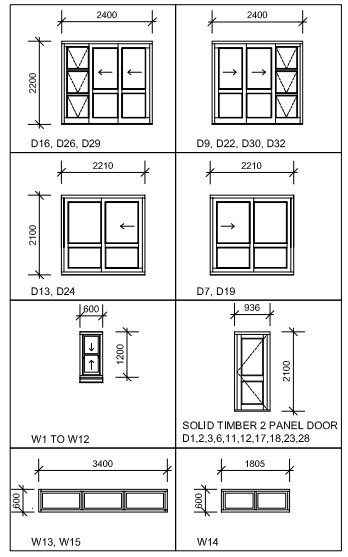
ROOF PLAN



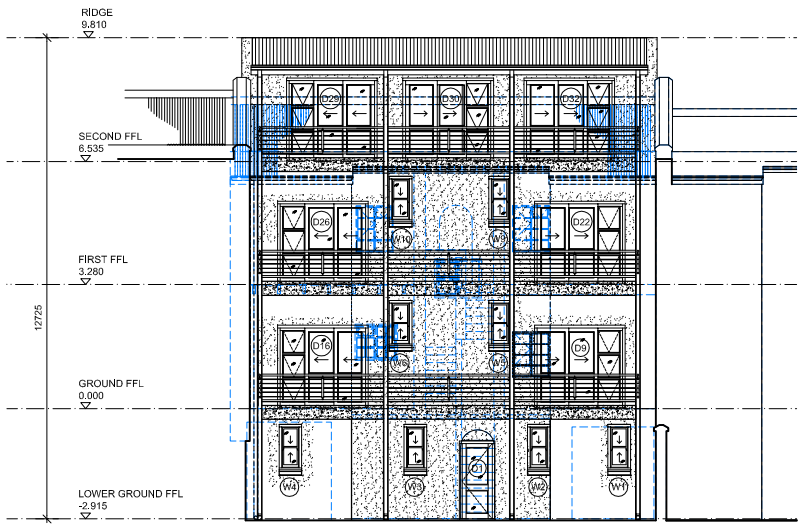
LOCALITY PLAN
NTS



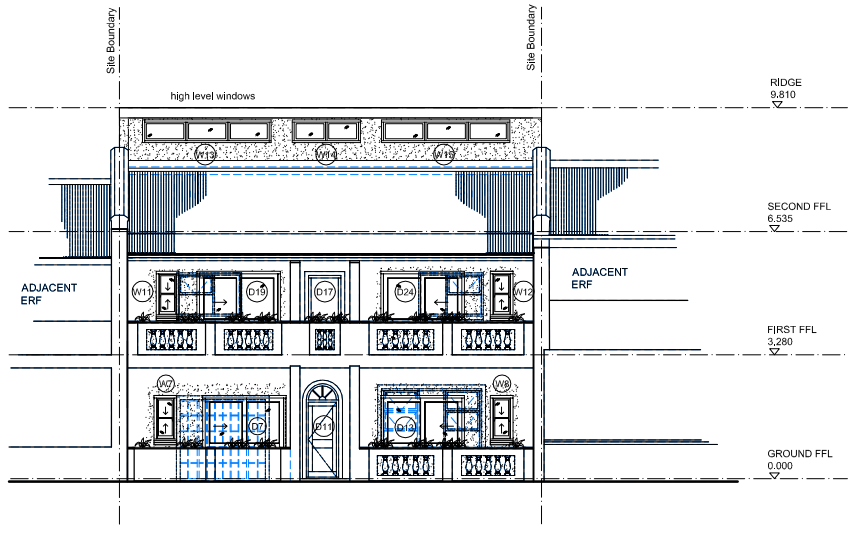
SECTION A-A



WINDOW AND DOOR SCHEDULE
(excludes internal semi-solid doors)



BACK / EAST ELEVATION



JORDAAN STREET/ WEST ELEVATION

Zoning of proposed building is GR4
Maximum Height = 24m

Coverage:
Allowed = 60% of site area
186m² x 60% = 111.6m²

Proposed coverage = 130m²
70% (10% over)

Floor Areas:
Lower Grd 41m²
Ground 130m² (coverage)
First 125m²
Second 84m²

Total Building Area = 380m²

Floor Factor for GR4 is 1,5
186 x 1,5 = 279m²

total proposed building area 380m²
difference between allowed area and proposed 101m² (36% more)

REVISIONS

R.	DATE	DESCRIPTION
E	24-06-13 11-07-13 23-07-13	Submitted to Council for comment Design revised to Councils comments Council Submission

NOTES

GENERAL NOTES

- This drawing is the copyright of the Architects.
- All glazing to comply with Part 'N' of the National Building Regulations.
- Vertical and horizontal dpc's to conform to SANS 10400 section K with regard to quality and positioning.
- All portions of structural timber built into walls to be wrapped in damp proof membrane.
- All steps to have a tread of min. 250mm and riser of max. 200mm.
- All balustrades to be min. 1000mm high, and max. spacing between balusters at 100mm.

All work to be carried out in strict accordance with local authority regulations and bye-laws. contractor must check all levels and dimensions on site before the commencement of any work. any such oversight resulting in errors in levels or dimensions will be the responsibility of the contractor. written dimensions should be used in preference to scaling the drawings. all work to be carried out in strict accordance with the drawings. any discrepancies or incorrect information detected on the drawing should be reported to the architect prior to construction. Should any portion of the drawing be unclear or contain insufficient information for construction it should be reported to the architect immediately. Drainage connection point and levels to be verified by the plumbing contractor before commencement of any work.

walls
external walls "rok" clay brick- 280 cavity walls. internal walls - 115mm or 230mm solid walls. External cavity walls to have stepped dpc's at floor level and around all openings. cavity walls to have 2.5 galvanized wire ties per m², cavities to be concrete filled to the underside of stepped dpc at ground level. weepholes @ 1150mm c/c to all stepped dpc's. prestressed concrete lintols over all openings in brickwork where no rc beams are specified with minimum of 4 courses of brickwork over. engineer to verify structural stability of all existing walls.

roof construction: (Steel sheeting)
Corrugated sheeting to match exist on 50 x 70 purlins at 920 ccs on 150 x76 rafters at 1300ccs (to engineer's specification). all waterproofing to be done by specialist.

ceilings :
isoboard high density rigid extruded polystyrene closed cell insulation board or equal. suspended ceiling on propriety support system

floor construction : to engineer's spec & details
pine skirting on specified floor covering on 25mm screed on 100mm concrete slab on sabs approved 275 micron d.p.m. on 50mm clean sand blinding on well compacted earth fill.

close cavities :
all cavities to be closed min. 3 courses below wall plates. hoop-iron for fixing roof to go through closure and to locate 7 to 10 courses below wall plate level alternatively provide wall ties @ 2,5 ties per square metre of wall face.

windows and doors :
all standard windows in timber ex. wispeco catalogue or equal. all standard doors in timber ex. winsters catalogue or equal. lighting and ventilation to comply with local authority requirements. dpc to be wrapped around all window and door openings.
brickwork openings sizes to be checked by window specialist before manufacturing special doors and windows

precast lintols:
to be laid to manufacturer's specification to all openings <900mm. all openings >3000mm to have min. 4 courses brickwork with brickforce to each course.

glazing:
all glazing to comply with part n of sans 10400/xa. all safety glass to be fitted by specialist. all glazed areas exceeding 1m or less than 500mm above f.f.l to be safety glazed. All special windows and doors to be aluminium powdercoated or timber to manufacturers details and specs. no openable window portion to upper floor permitted > 1m to ffl.

general notes:
1. water meter and connection pipe to be min. 19mm i.d.
2. external steps max. risers 180mm, min. treads 250mm.
3. expansion joints to be provided to boundary walling at max. 5000mm centers.
4. light switches to be 1200mm above f.f.l unless otherwise shown.
5. wall sockets to be 400mm above f.f.l unless otherwise shown.
6. w/m and d/w waste to be min. 600mm above f.f.l
7. supply and waste to w/m and d/w to be in 90mm deep recess. stopcock to be above counter.
8. all structural work to be referred to engineer.
9. weepholes to be min. 150mm above n.g.l.l
10. no portion of the building to extend over the site boundary.
11. precast wall posts to be cast centrally in footings
12. all openings to have min 120mm plaster band -client choice

Client:

Architect: SACA 4860

Rennie *Scurr* Adendorff
ARCHITECTS
15 New Church Street Cape Town 8000
P O Box 16390 Vlaeberg 8018
Tel +27 (0) 21 423 0328
Fax +27 (0) 21 424 9396
Email: cape@archrsa.com
Website: www.archrsa.com
CC CK 1990/067111/23

Client:
SELLESA PROPERTIES

Project:
PROPOSED ALTERATIONS TO NO: 41 JORDAAN STREET BO-KAAP, CAPE TOWN, ERF 9676

Drawing type:
COUNCIL SUBMISSION DRAWING: PLANS, SECTIONS AND ELEVATIONS

Project Number	Drawing Number	Revision
01311	C-1002	..
Date: 12-09-13	Scale 1:100 @ A1	
Designed: MS	Drawn: ES / Checked: MS	

Copy Restrictions and Copyright:
The architectural information on this drawing is protected under the South African Copyright Act, 98 of 1978. Rennie Scurr Adendorff Architects retains the title and ownership of the original documents as noted under these Copyright Laws. These documents cannot be used, sold, copied or reproduced by any means without the express written authorization of Rennie Scurr Adendorff Architects.
Copyright © (2007) Rennie Scurr Adendorff Architects. All rights reserved