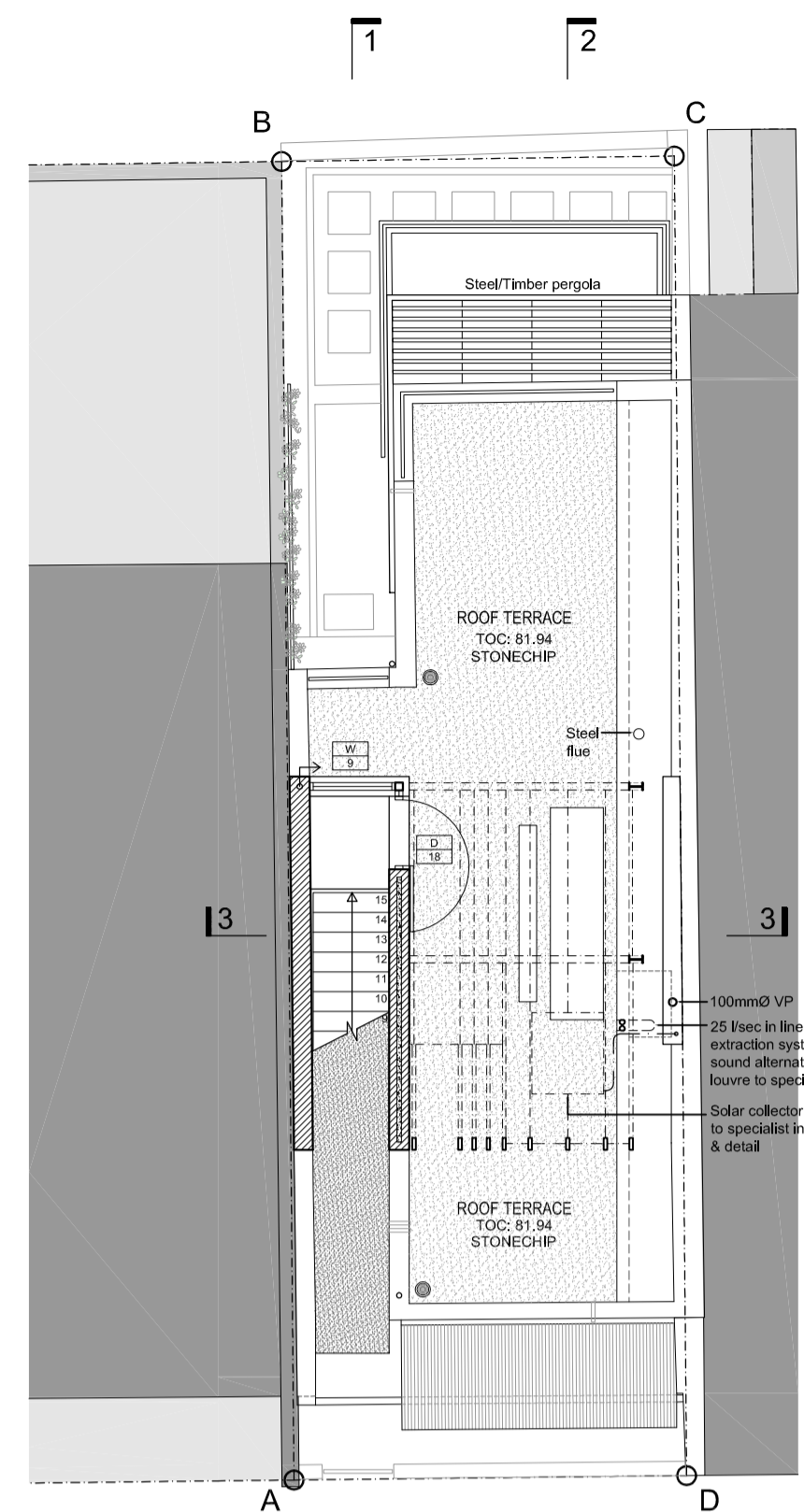
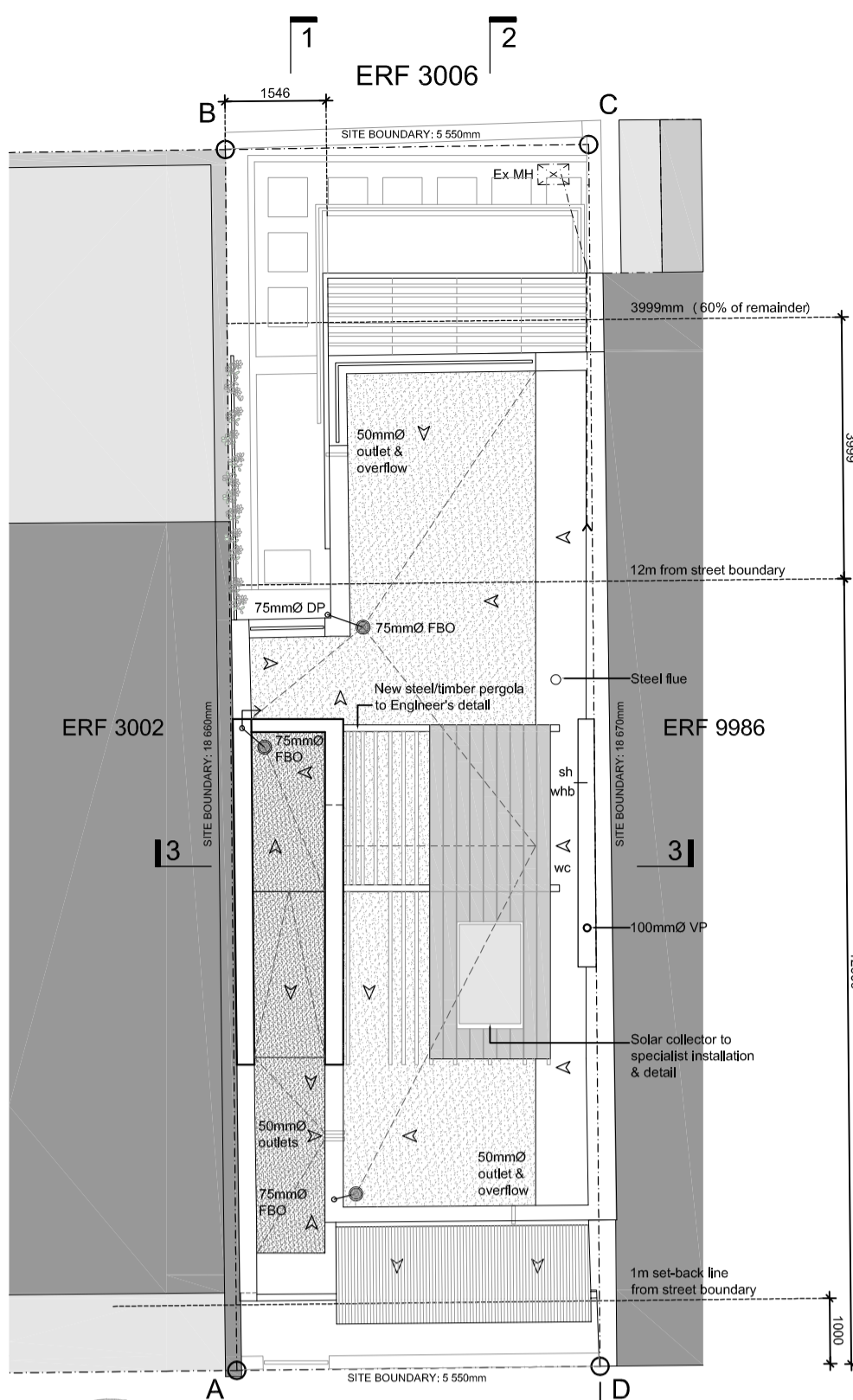


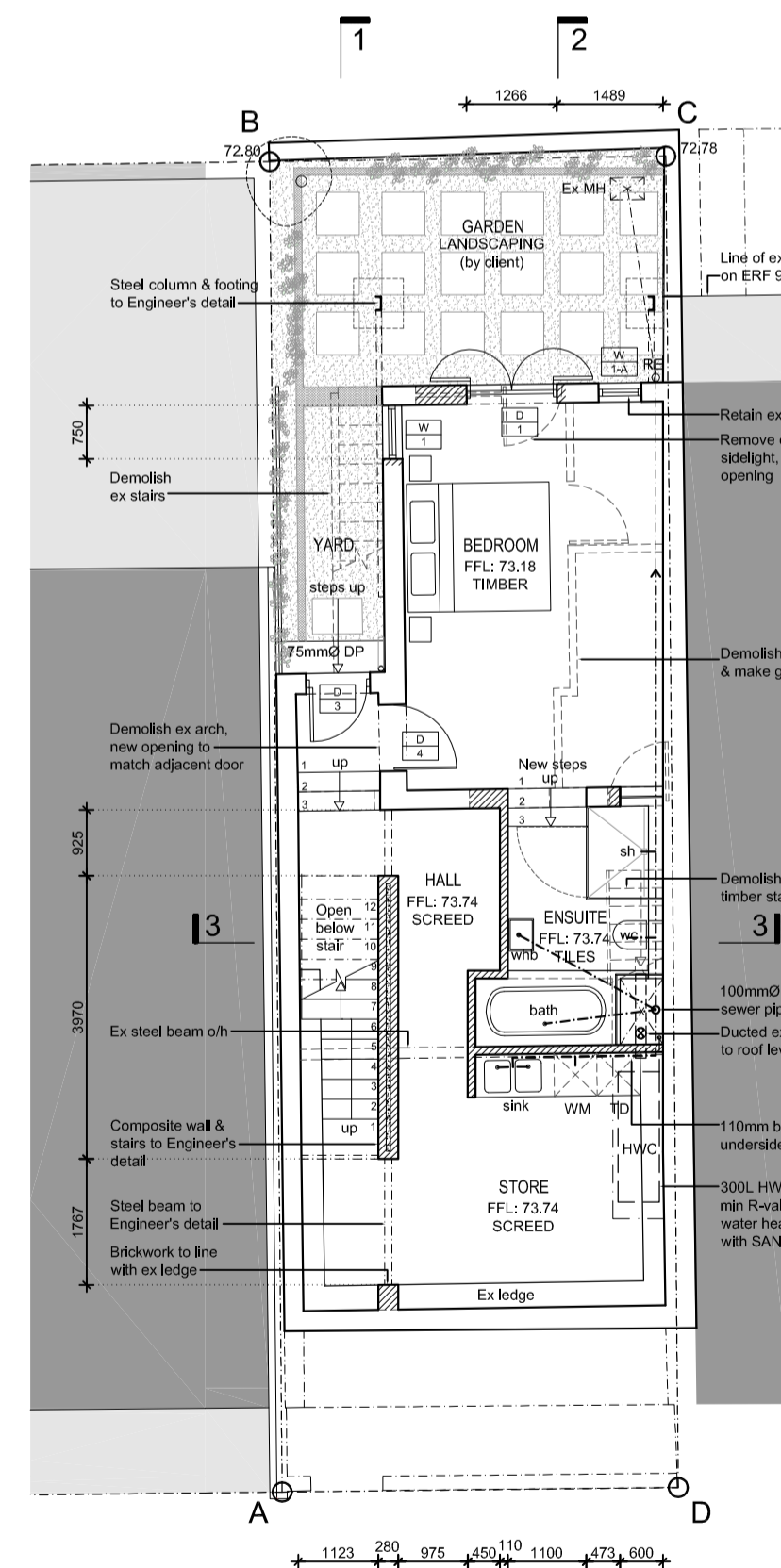
FIRST FLOOR PLAN



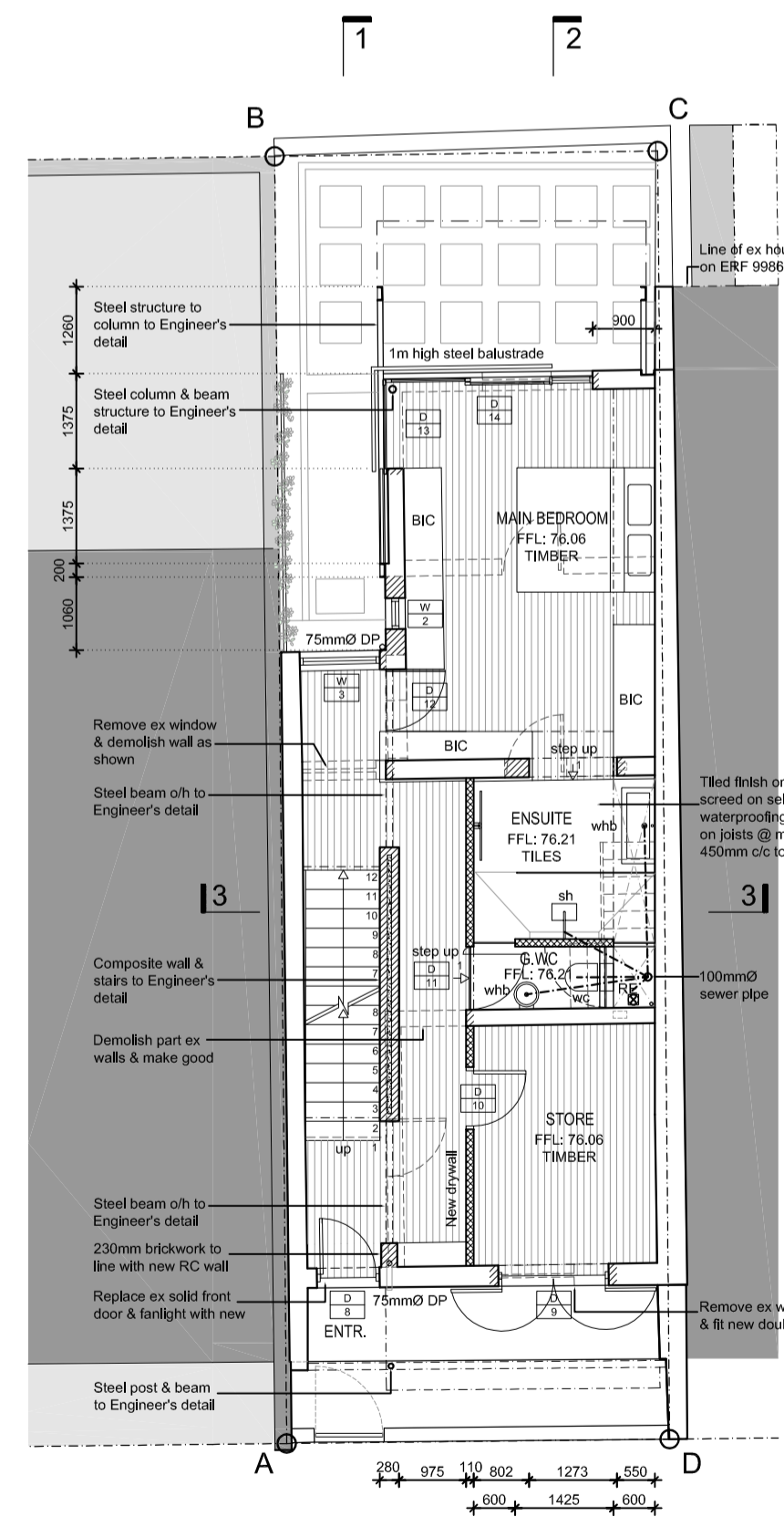
ROOF PLAN



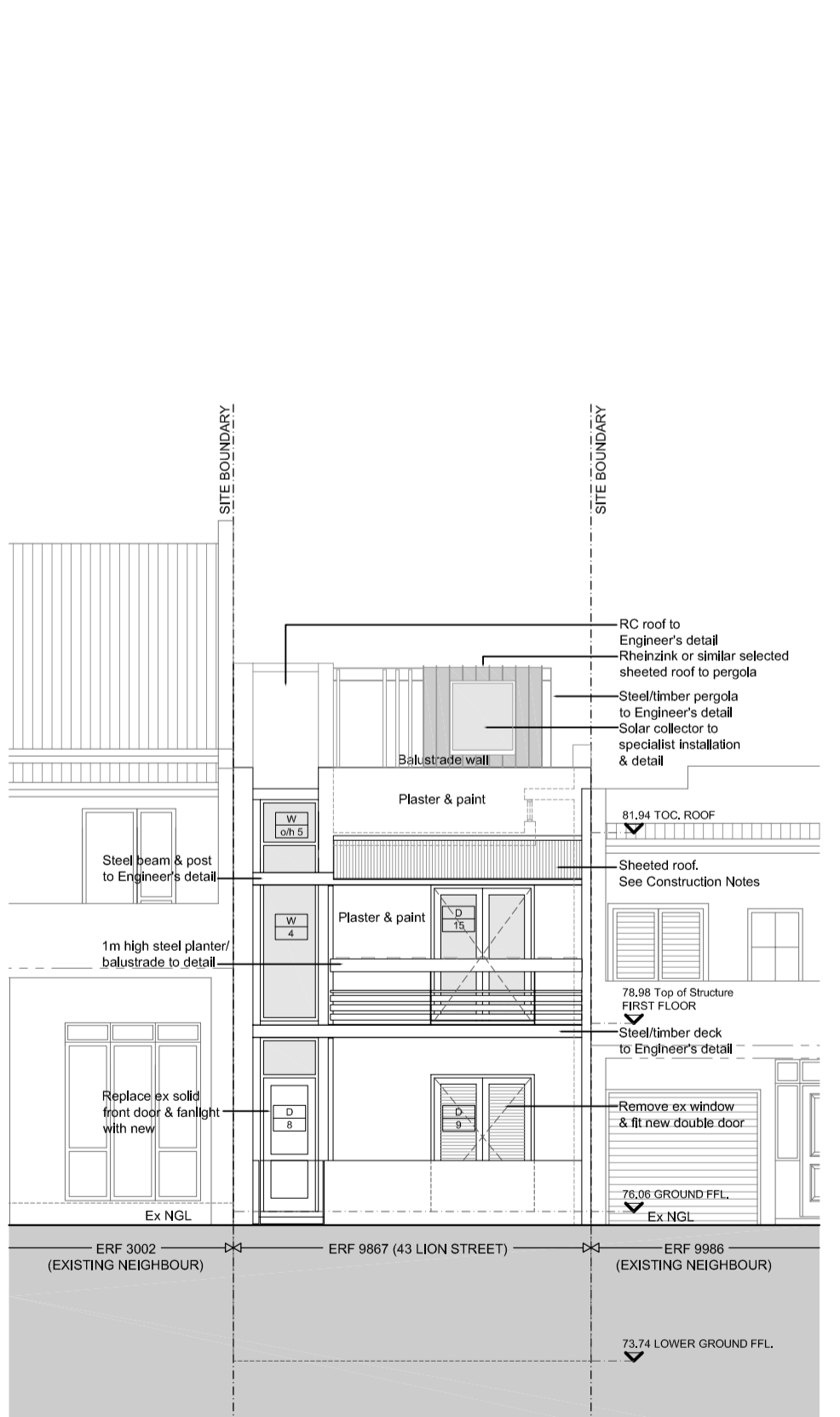
LION STREET SITE & ROOF PLAN



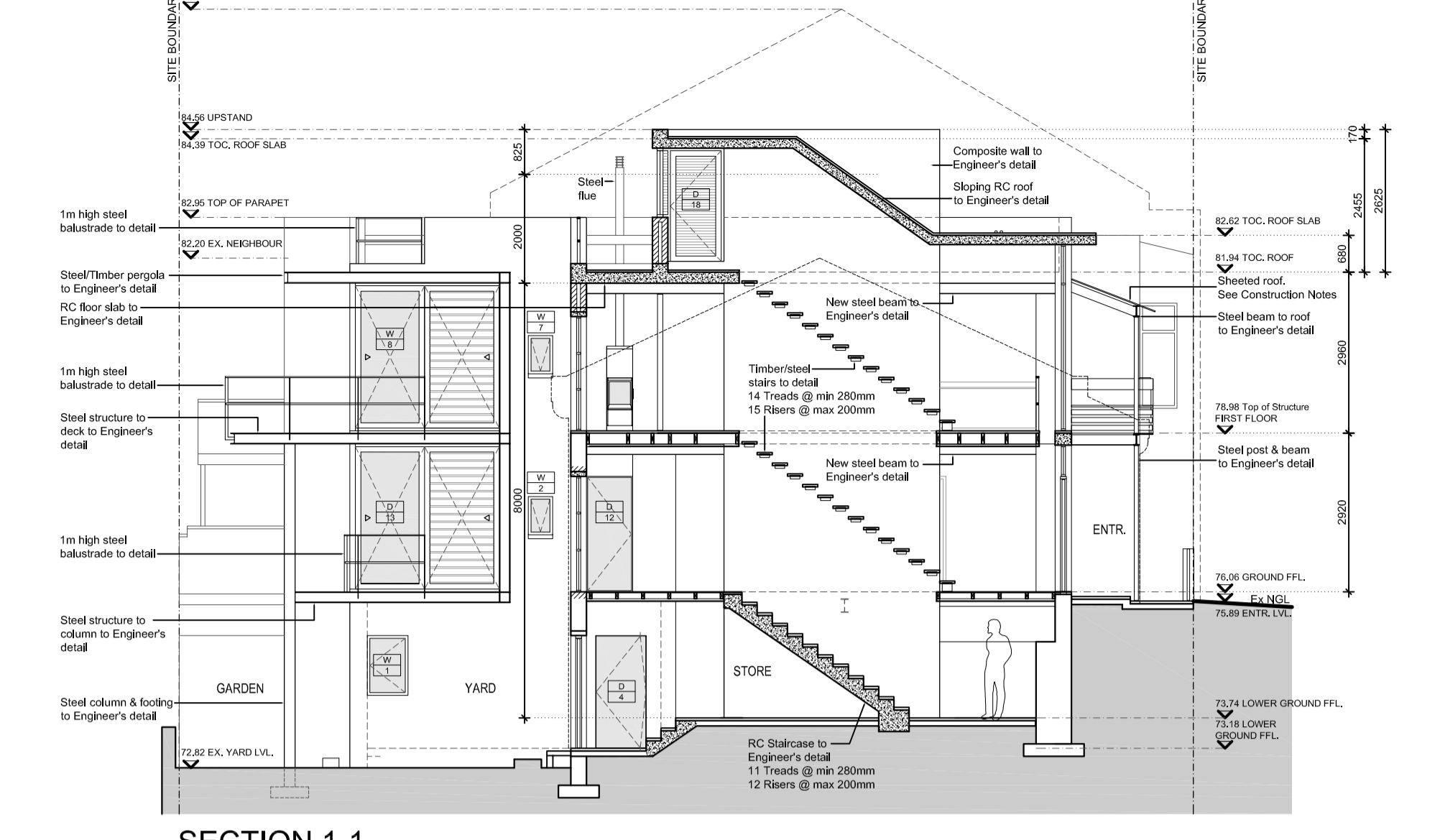
LOWER GROUND FLOOR PLAN



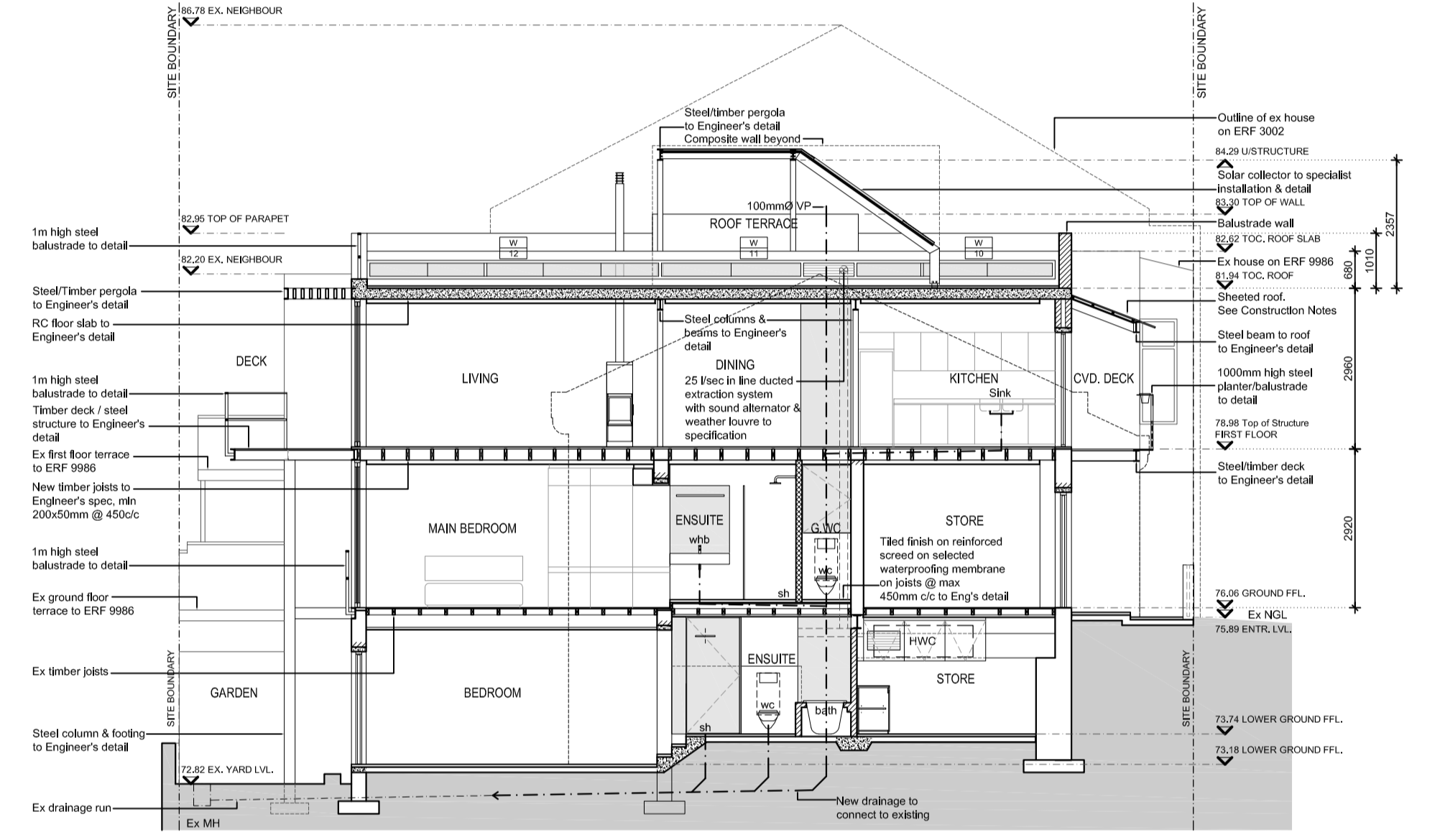
LION STREET GROUND FLOOR PLAN



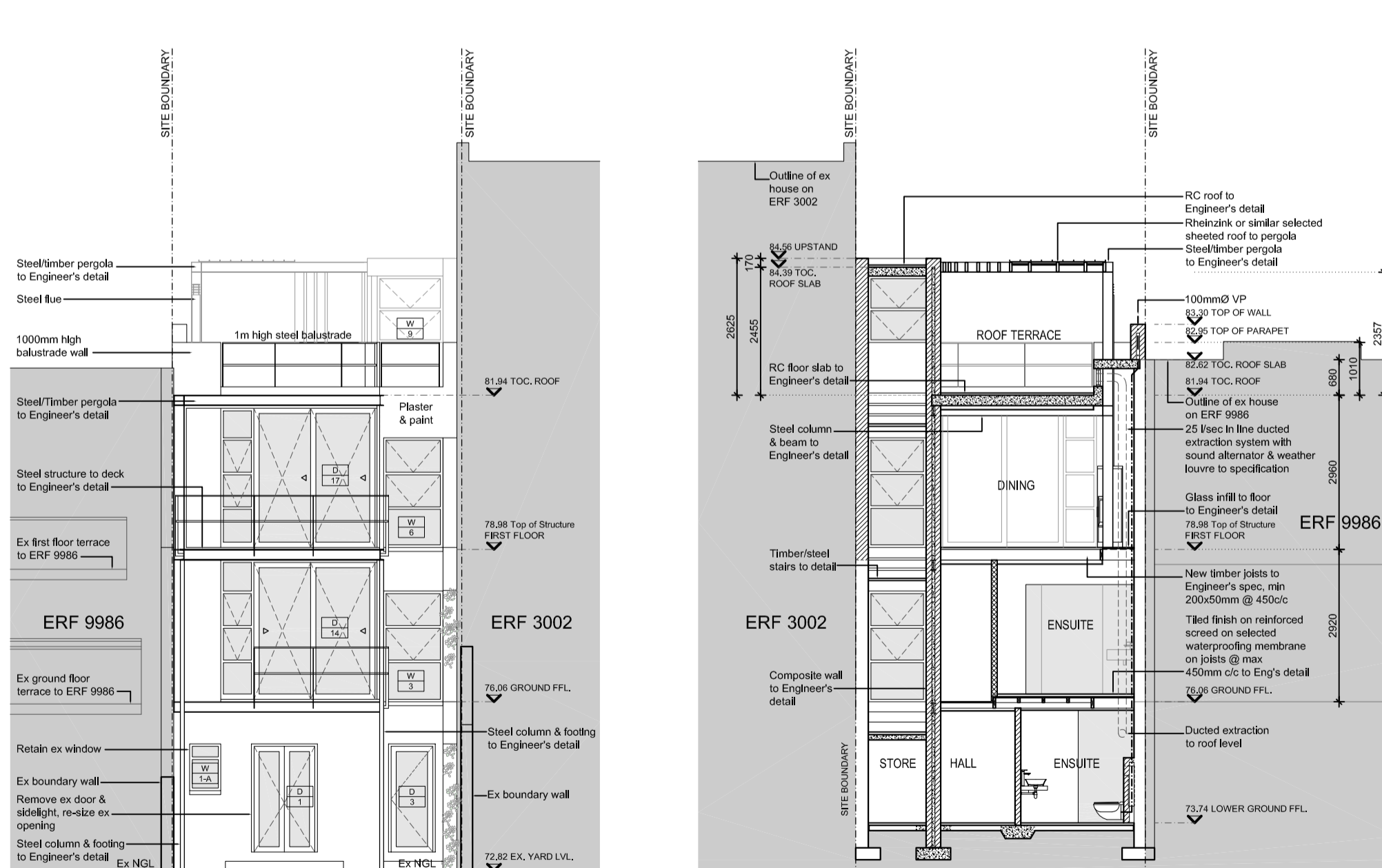
NORTH WEST ELEVATION (LION STREET)



SECTION 1-1



SECTION 2-2



SECTION 3-3

CONSTRUCTION NOTES

GENERAL:
All building work to comply with SANS 10400 and Municipal Regulations and the Occupational Health & Safety Act. This drawing to be read in conjunction with the Architect's detail drawings and specifications and all relevant consultant's drawings and specifications.

FOUNDATIONS:
Min. 700x230mm concrete strip footings and 600x230mm thickening to surface beds for 110mm internal brick walls. All footings, pads & ground beam sizes and excavation depths stated on drawings are subject to confirmation by the Structural Engineer. No footings to project beyond erf boundary.

FLOORS:
Floor finish on min. 35mm screed on concrete slab / 100mm mass concrete surface bed on 250 micron DPM on 50mm sand compacted bedding on selected fill compacted to 100% Mod AASHTO. DPM to be dressed up into brickwork min. 150mm above NGL. Where internal walls divide the surface bed, the DPM must be continuous and DPC placed over.

WALLS:
All walls are to comply with SANS 10400 Part K.
External walls: All external walls to be 280mm brick cavity wall construction. Internal walls: 230 and 110mm brick as noted on drawings.
Galvanised mild steel brickforce every 5th course and 4 courses above and below all openings and parapet upstands. Butterfly ties at 5m². DPC's & DPM's, 375micron polyethylene stepped horizontal DPC below all calls & above all slabs.

WEEPHOLES:
Min. 75x8mm wide weepholes to be provided below all calls & above all slabs, openings & other bridges to cavity, evenly spread @ max. 900mm c/c.

Where applicable all openings to a maximum of 3 000mm width to have precast prestressed lintols over with min. 4 courses brickwork with galv. brickforce every course. Lintols built in accordance with manufacturer's specifications. All concrete or steel beams bridging openings are to be to Structural Engineer's specification.

INTERNAL WALL AND FLOOR FINISHES:
Where applicable, all internal walls to be plastered, skimmed & painted to specification.
Wall tiling to areas as noted on drawings, to specification.
Floor finishes to areas as noted on drawings, to specification.

WINDOWS AND DOORS:
Windows & doors sizes as noted on drawing.
External: Doors and frames to be powder coated aluminium or solid timber to specification.
Internal: Frames to be aluminium or solid timber and doors to be glazed aluminium or semi solid flush panel or solid timber as per schedules and specifications. Ironmongery to external and internal doors/windows as per schedules and specifications.

LIGHTING AND VENTILATION:
Natural light to be a min. of 10% of habitable room floor area.
Natural ventilation to be a min. of 5% of habitable room floor area.

GLAZING:
All glass to be in accordance with Part N and Part XA of the SANS 10400. All glazed areas in excess of 1 sqm or within 500mm of FFL, and all glazed doors and sidelights to be safety glazed. Glazed shower cubicles and skylights to be safety glazed.

CEILING AND SOFFITS:
Where applicable concrete soffits to be brushed finished or plastered, skimmed and painted or 9.5 / 12.5mm painted and skimmed plasterboard fixed to 38x38mm battens at max. 450mm centres with aluminium shadowline cornice to perimeter, or alternatively hung from galv. T-grid system, as per specification

ROOFS:
RC ROOFS:
35mm layer Worcester brown 13mm stone chip on 120mm Isoboard insulation on approved Bituminous torch-on waterproofing laid to manufacturer's specifications on min. 35mm screed to min. 1:100 fall to 75mm² rainwater outlets, on 100 micron DPM slip-sheet, on RC roof slab as per Structural Engineer's details and specifications.
Insulation to be as per Part XA of the SANS 10400.
PITCHED ROOFS: 21°
Diamondtek or similar approved zincalume clean colorbond concealed fix roof sheeting on steel structure to Engineer's specification & detail.

STRUCTURAL STEEL AND TIMBER:
All structural steel and timber work to Structural Engineer's specification and detail. Timber trusses/rafter to be designed and specified by the truss manufacturer who is to provide Structural Engineer's Appointment and Completion certificates. All structural steel to be hot dipped or galvanised and prepared and painted to specification.

STAIRS:
Stairs to comply with Part M and T of the SANS 10400.
Staircases to be reinforced concrete to Structural Engineer's details and specification. Finishes to stair to specification.
Max. riser height: 200mm. Min. tread width: 280mm

BALUSTRADES AND HANDRAILS:
Where applicable, balustrades comply with Part M of the SANS 10400 to a minimum height of 1 000mm with no gap exceeding 100mm². Handrails to be min. 800mm and max. 1 000mm high off pitch line and be installed on at least one side to stairs less than 1 200mm wide.

ELECTRICAL AND LIGHTING:
All to Architect's detail schedules and specifications.

PLUMBING, SOIL AND WASTE DRAINAGE:
All plumbing work to comply with SANS Part P and to be undertaken by a registered plumber in accordance with Municipal regulations.
Soil pipes: 100mm Ø @ min 1:80 fall
Waste pipes: 50mm Ø with disposal traps entering separately into soil and vent stacks or separated as shown to grey water system/vents.
Vent pipes: 100mm Ø; rodent proofed. All branch pipes greater than 6m in length to be vented separately.
All drainage pipes below building or with less than 450mm ground cover to be encased in 100mm concrete all round.
No junctions are to occur within walls, slabs or under surface beds.
Anti-siphon or deep seal traps to be provided to drainage fixtures where applicable.

ALL BUILDING TO COMPLY WITH THE SANS 10400 BUILDING CODES & MUNICIPAL BY-LAWS

ERF 9867 CAPE TOWN	104 m ²
TOTAL BUILT AREA (excl. terraces / decks):	200 m ²
COVERED AREA:	(73%) 76 m ²

AREA SUMMARY:

DWELLING:	
Lower Ground:	70 m ²
Ground:	65 m ²
First:	65 m ²
TOTAL:	200 m ²

FOR XA (ENERGY EFFICIENCY) CALCULATIONS, REFER ATTACHED ULWAZI CONSULTING ENGINEERS DOCUMENTATION

SIGNATURES:
CLIENT:
ARCHITECT:
STRUCTURAL ENGINEER:

INTERESTED/AFFECTED PARTIES CONSENT
ERF No. | REG. OWNER | SIGNATURES

NOTES	REV	DATE	DESCRIPTION
1. THE DESIGN CONTAINED IN THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF TEAM ARCHITECTURE.	0	28.03.13	ISSUED FOR LOCAL AUTHORITY
2. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH SANS-10400 AND ALL LOCAL AUTHORITY BY-LAWS.	1	14.05.13	GENERAL UPDATES
3. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING OFF DRAWINGS. NOTE: PRINTED SCALE MAY DIFFER FROM SCALE NOTED.			
4. ALL RELEVANT DETAILS, LEVELS & DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES. ANY OMISSIONS OR DISCREPANCIES TO BE REPORTED TO TEAM ARCHITECTURE FORTHWITH.			
5. TEAM ARCHITECTURE ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THE DRAWING.			
6. ALL DIMENSIONS ARE GIVEN IN MILLIMETRES.			

REV	DATE	DESCRIPTION
0	28.03.13	ISSUED FOR LOCAL AUTHORITY
1	14.05.13	GENERAL UPDATES

218 Bultengracht Street
Cape Town 8001, South Africa

Tel : +27 (0)21 422-2445
Fax: +27 (0)21 422-2449

CLIENT	BORIS LEYCK & SANDRA BAETSEN
PROJECT	43 LION STREET PROPOSED ALTERATIONS & ADDITIONS TO ERF 9867, 43 LION STREET, CAPE TOWN

SCALE	DATE	DRAWN	CHECKED
1:100	13.03.13	FS	AA
PROJ No.	DRAWING No.	REV	
1301	LAD.100.01	1	