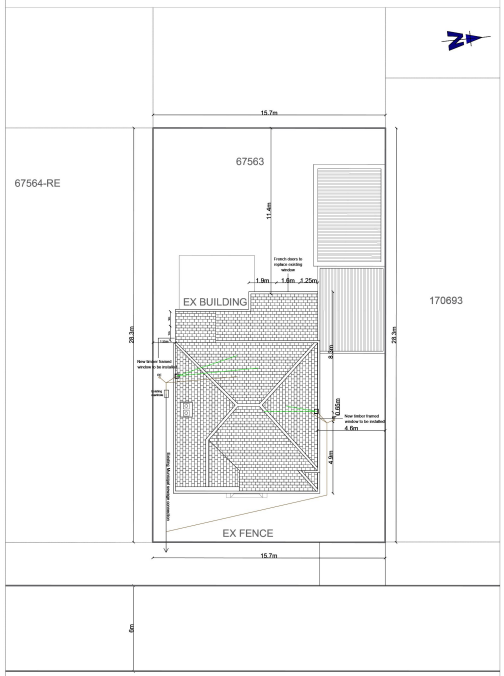
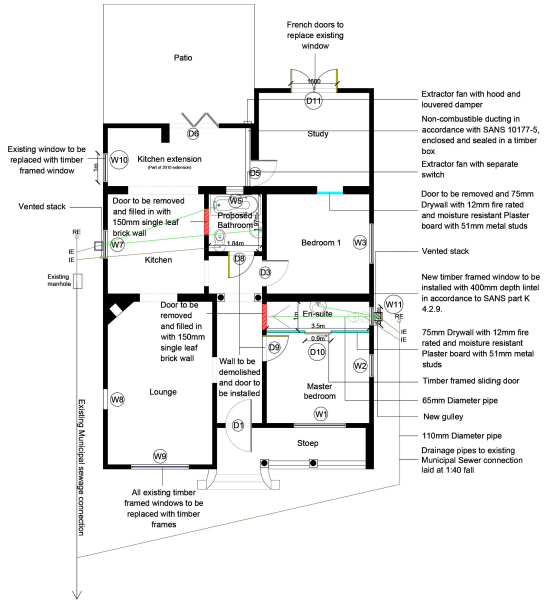
COUNCIL APPROVAL STAMP

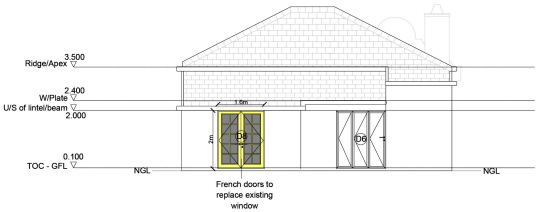


SITE PLAN
SCALE 1:200

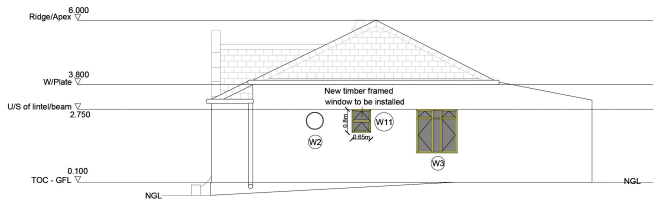


GROUND FLOOR PLAN
SCALE 1:100

SOUTHERN ELEVATION
SCALE 1:200



NORTHERN ELEVATION
SCALE 1:200



NORTHERN ELEVATION
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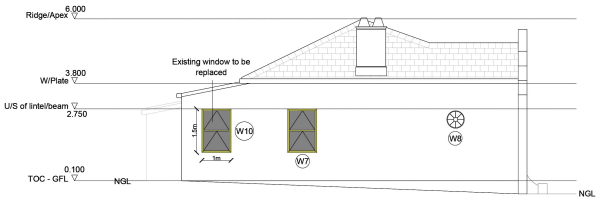

SOUTHERN ELEVATION
SCALE 1:200

CONCRETE MONKEY DESIGNS

NOTES:

All work to be carried out in accordance with municipal, national building, and N.H.B.R.C requirements contractors to check all details and levels on site before commencing work. Figured dimensions to be used in preference to scaling drawing, set out from approved plan only. All work should be executed in terms of the NBR, the SANS 10400 and the application by-laws of the local authority Copy right of this document rests with the architect and no variations are allowed without his/her written consent.The contractor will rectify at his own expense any work wrongly executed as a result of his failure to comply with the above instructions.

RAINWATER GOODS:
All hot water installation to be accordance with SANS 10400 part XA 2 & 4.1 & comply with the detailed required of SANS 10252-1, SANS 10106 & SANS 10254. All hot water service pipes are to be lagged with Isover 35mm "snap on pipe" glasswool (R-value=1.00) for pipes of internal diameter of 80mm or less, or a minimum R-value of 1.50 for pipes of internal diameter greater than 80mm. Plumbing subcontractor to confer to architect. Provision of hot water shall be in accordance with SANS 204 part 4.5.2: a minimum of 50% by volume of the annual average hot water required shall be provided by means other that electrical resistance heating.

LIGHT AND VENTILATION:
Supply minimum 10% of floor area of each room in light area of which 1/2 (5%) must be openable. Glazing greater than 1m² or within 500mm of floor to be safety glazed per NBR part in of SABS 0400/1990.

GLAZING:
Glazing materials shall comprise either glass that complies with the requirements of part 1 of 5 SANS 50572, or polycarbonate sheeting Glazing shall comply with all the requirements of SANS 613 for wind and impact loads as determined in accordance with the requirements of SANS 104100 - B by competent person.

WALLS:
SANS 10400 PART K - 270mm external 50mm cavity brick walls plaster and painted to clients specs. Plaster and bag in the inside according to specifications. Stepped 75 micron DPC to cavity walls slab junctions and around openings and min 150 angle 10 dia. weep holes every 5th perpend. Pre-cast concrete lintels to be supported by 300mm at both ends of openings with 4 course brick force over, beam lintels in excess of 3m to in situ Engineering designs.
- Brick force to comply with S.A.B.S 785
- Wall junctions to be toothed and bonded
- Plaster internal; 15mm on coat(5:1 mix)
- air vents
- paint separate specifications on elevations and schedules
- fill movement joints with jointex between vertical and horizontal concrete and backing cord, bond breaker, primer and to Engineers detail. Minimum total R-value of 1.9.

INTERNAL:
140mm cement maxi bricks plastered smoothly on all sides. All internal surfaces to be finished in 1 under coat and two final coats of good quality washable PVA.

DOORS:
All back and front door frames to be painted to client specification. Hardwood to take standard 813x 2100mm solid timber door, All internal door frames to be 1.2 mm steel frames, primed and painted to take standard 813 x 2100mm semi- solid door with Alby facing.

WINDOWS:
All window frames to be white epoxy coated aluminum frames with openings casements as indicated. The reference numbers refer to the standard AASA sizes. External cills to take are brick-on-edge in face work and internal cills to take finish of surrounding wall. All glazing to conform to SANS 10400 part N as well as SANS 10137.

ELECTRICAL:
All electrical points are mounted @ 300mm AFFL unless otherwise stated. Electrical contractor to refurbish existing outlets where necessary. Electrical contractor to equip Telkom conduiting with draw wire within sleeve.

PLUMBING:
All water lines in exterior walls shall be insulated and located within the insulation envelope of the building exterior wall. All floor and funnel drains set over p-traps. extend all cleanouts on sanitary sewer, kitchen waste and rain water conductor lines below slab on grade to finished floor level. Means of access shall be provided to concealed traps, valves, cleanouts, drain points or similar items. the contractors shall coordinate the locations and quantities of all access panels. Cleanouts will be provided in sanitary and storm piping systems at ends of runs, at changes in direction, at base of stacks and at 15 meter intervals in horizontal piping, and elsewhere as indicated. cleanouts shall installed in non public places whenever possible. The contractor shall refer to applicable codes for acceptable drainage system fittings.

OWNER SIGNATURE:

CANDIDATE ARCHITECTURAL TECHNOLOGIST SIGNATURE:

Daniel Hellenberg

PROJECT:

PROJECT DESCRIPTION:

ADDITIONS & ALTERATIONS

ADDRESS: ERF 3135	COUNCIL: **CITY OF CAPE TOWN (SOUTHERN DISTRICT)**
REV. NO - **1**	PRINT SIZE - **A1**
DWG NO - **LAU002 - REV02**	DATE - **22/02/2021**
DRAWN BY: **D. HELLENBERG**	SACAP NUMBER: **CAT64079028**
CHECKED BY:	SACAP NUMBER:
SCALE - **VARIES**	SHEET NO - **1 OF 1**

DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.