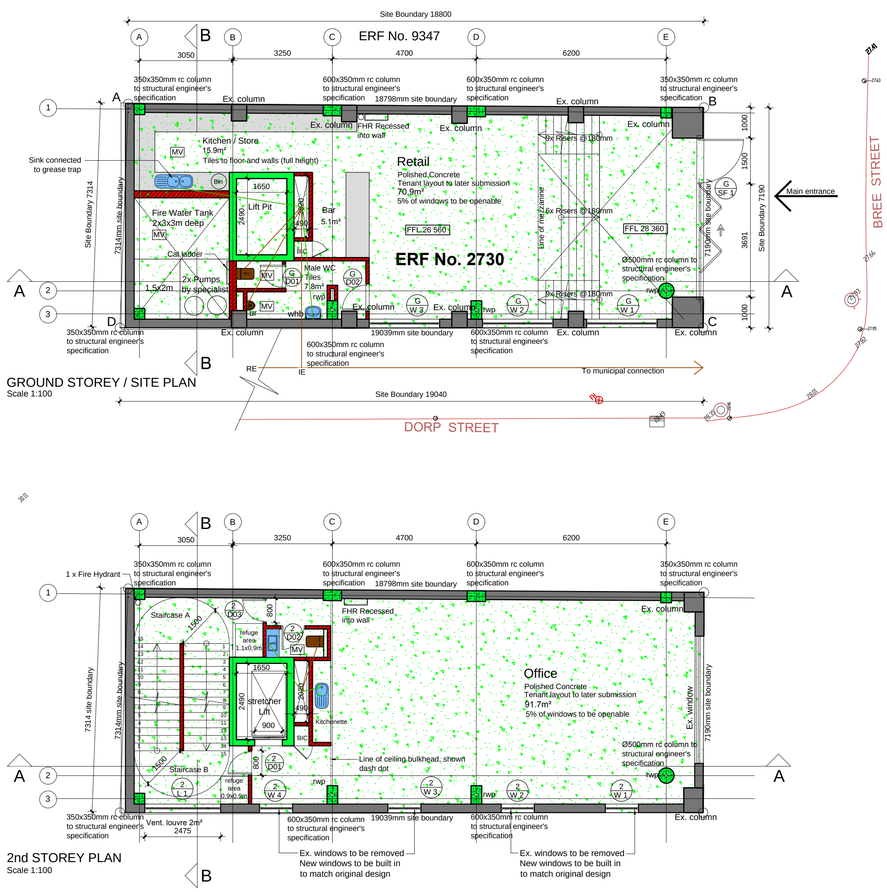
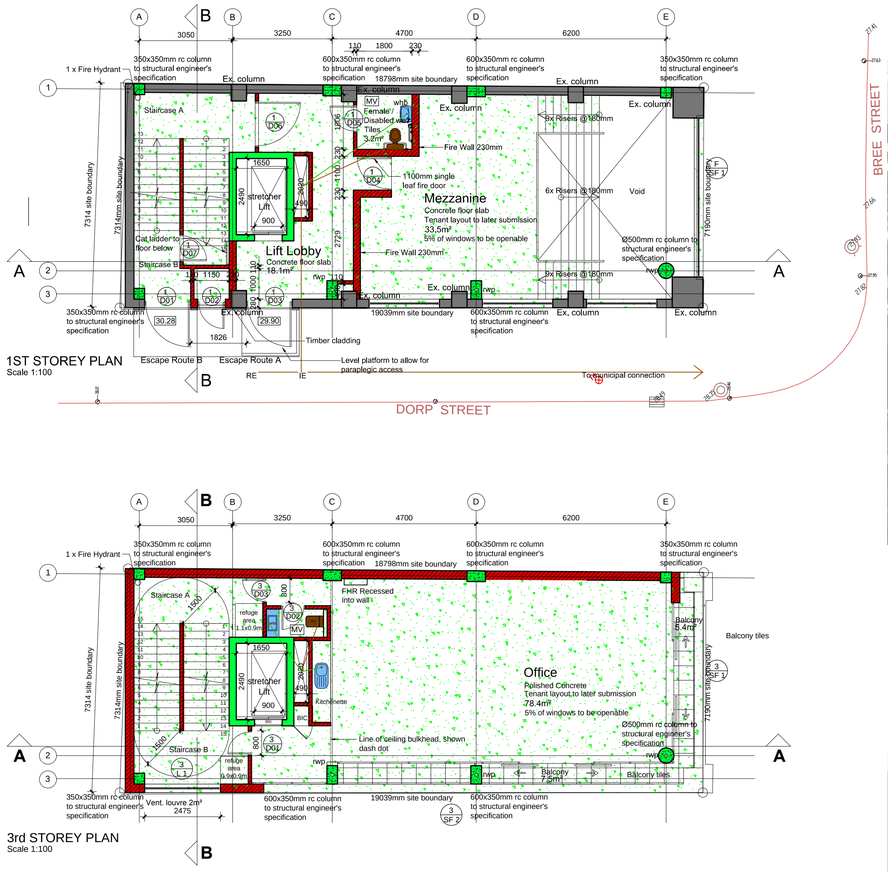


GROUND STOREY / SITE PLAN
Scale 1:100



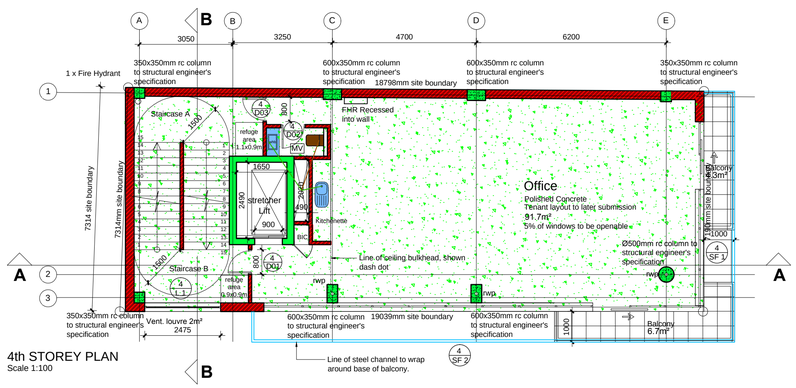
1ST STOREY PLAN
Scale 1:100

Existing

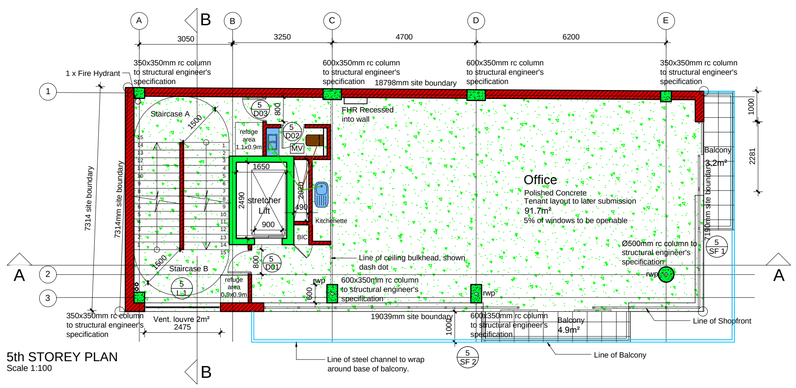
2nd STOREY PLAN
Scale 1:100

3rd STOREY PLAN
Scale 1:100

3D View



4th STOREY PLAN
Scale 1:100



5th STOREY PLAN
Scale 1:100

GENERAL NOTES:

1. Contractor to verify all levels, heights, and site dimensions before putting any work to hand.
2. Any discrepancies to be reported to the architect immediately for clarification.
3. This drawing is not to be scaled - figured dimensions are to be used at all times.
4. All work to be carried out in strict accordance with local authorities requirements, National Building Regulations SANS 10400 and other relevant SANS standards.
5. This drawing is to be read in conjunction with all relevant consultants drawings, details, and specifications.
6. All shop drawings are to be submitted for Architect's approval prior to manufacture or installation.
7. Only the latest revision is to be used.
8. All dimensions are given in millimeters.
9. The Architect accepts no responsibility for errors resulting from the misinterpretation of this drawing.

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REVISIONS:

REV:	DATE:	DESCRIPTION:	BY:

SPECIFICATIONS

GENERAL:
steps - 180mm risers 250mm treads. all balustrading to be min 1000mm AFFL and to comply with sans 10400. all stormwater to fall away from building to road. 32mm gpo connection laid to sabs 950/1969 - by telkom.

STRUCTURE:
All structure as per structural engineer's details. Lintels to not exceed 3m.

WALLS:
External walls - 280mm thick. walls to be plastered and painted to future spec. Internal walls - 110mm thick to be plastered and painted to spec.

FLOORS:
New floor slab is to allow for 10mm finish on 40mm screed. finishes to later spec. all floor slabs to be to engineers design and detail.

WINDOWS:
All windows are to be aluminium window frames to architect's schedule. all glazing to comply with SABS 10400 part 'N'. All glazing larger than 1sqm or less than 500mm from FFL to be safety glazing.

ROOF:
Concrete flat roof to fall as indicated. All cantilevered concrete as per Engineer's design and detail. Waterproofed by specialist to Architect's approval

CEILING:
All ceilings are to be skimmed and painted suspended gypsum plasterboard, cornice to be as per Architect's future design detail. Cornice to be routed timber 19 x 22 mm Meranti to be painted to match colour of ceiling.

DRAINAGE: (where applicable)
100mm Ø sewer pipe with a minimum fall of 1:60, 100mm Ø stub vent at head of sewer drain pipe.
Rodding eyes (re) at head of drain, at all changes of direction, and at a maximum of 25m intervals, inspection eyes' (ie) at all junctions of drain, and to have marked covers at ground level.
All waste fittings to have 65mm re-seal traps, all waste pipes to be accessible over entire length for cleaning and repairs.
All waste pipes underground to be sleeved.
All drainage fixtures on first floor to be antisyphoned
All soil fittings with a vertical discharge greater than 1220mm to have anti-syphon vent pipes (asvp).
Pipe sizes (Ø):
wc - 100mm
sink - 40mm
whb: 32mm
All drainage work to be carried out in accordance with the NBR, part 'P'
All drain pipes less than 450mm at invert level are to be protected as per part 'PP24' of the NBR.

ERF NO. 2730	
Zoning:	MU3
Floor Factor (overlay):	9.0
Erf Size:	137.2m²
Coverage:	100%
Allowable Bulk:	**1234.8m²**
Ground Storey	137.2m²
First Storey	104.3m²
Second Storey	102.0m²
Third Storey	84.3m²
Fourth - Tenth Storey	7x 102.2m²
Total Calculated bulk:	**1143.2m² > 1234.8m²**
Height Above Base Level:	29.98m

PLEASE NOTE:

- *All measurements of floor space are taken from the outside of the exterior walls*
- *Stairs and lift measured from the inside of brick walls*
- *First floor measurement excludes void*
- *Roof level not included in the calculations*

EHH ARCHITECTS INC
Reg. no. 91/03000/21
tel [redacted] fax [redacted]
email [redacted]
[redacted]

CLIENT:
Squareland Investment Trust

PROJECT:
136 Bree Street, Cape Town
ERF NO. 2730

DRAWING:
PLANS

SCALE:	DATE:
1:100	15.10.2014

DRAWN:	CHECKED:
DM	RB

PROJECT NO:	DRAWING NO:	REVISION:
21328	AL 1-001	A

DRAWING STATUS:
COUNCIL SUBMISSION