

**ERF 5323 THE REEDS X46**

PROJECT:  
NEW TOWNHOUSE COMPLEX FOR  
MESSRS RAUDEV PROPERTIES

DESCRIPTION:  
FLOOR LAYOUT - UNIT TYPE C  
TAROGATO VIEW

UNITS 37 - 80

DEVELOPMENT DETAILS:

GROUND FLOOR AREA:	108	m <sup>2</sup>
FIRST FLOOR AREA:	108	m <sup>2</sup>
TOTAL AREA:	216	m <sup>2</sup>
ALLOCATED AREA PER UNIT:	54	m <sup>2</sup>

SCALE: 1:100	PROJECT NO: 1319
DESIGN BY: T.H.	DATE: OKT 2016
DRAWN: T.H.	DRAWING NO: 005
CHECKED: T.H.	

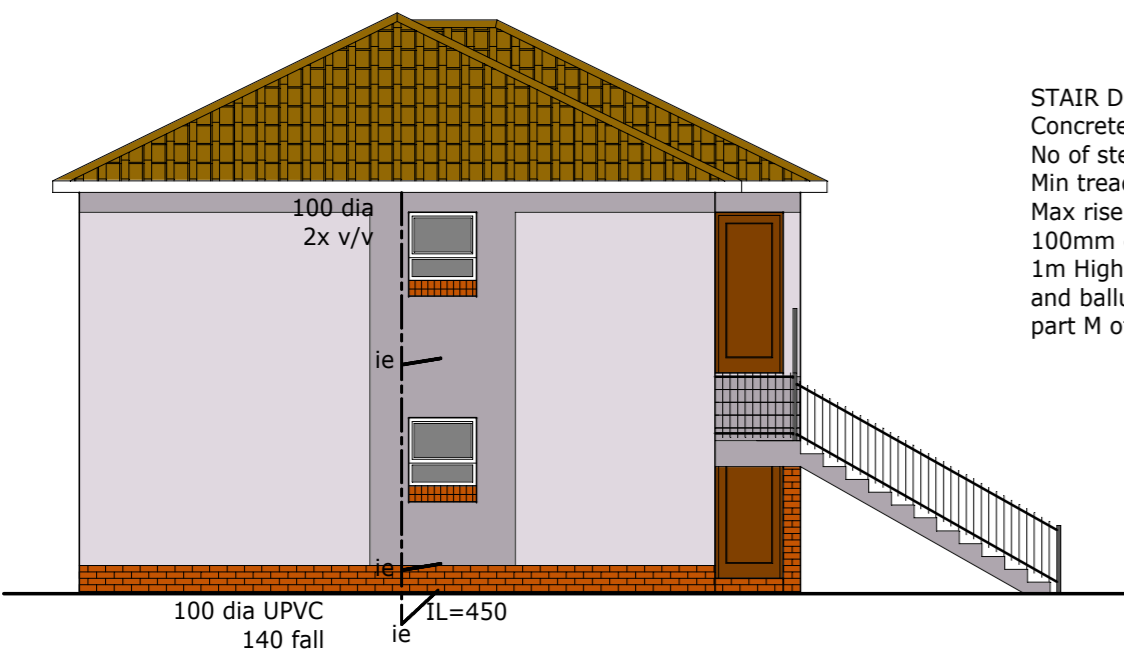
**GENERAL NOTES**  
All dimensions to be checked prior to construction and any discrepancies to be reported to the architect. No scaling. All specifications and work to be in accordance with SANS 10400 and the National Building Regulations Act, 1977. Electrical and Plumbing work done by registered artisans. Floorlevels to be at least 150mm above outside ngl. Vertical dpc to all change in floor levels. All waste fittings to be fitted with reseal traps. No bends or junctions permitted under buildings. All drains under buildings or where less than 150mm below ground level to be in straight runs, encased in concrete with flexible couplings both ends. Minimum fall in soil drains to be 1:40 unless otherwise shown on drawings. All suspended reinforced concrete floor and roof slabs, if specified, to be to a structural design consultant's detail. Finishing to owners choice and satisfaction. All openings exceeding 2,4m span to be spanned by precast concrete lintels. All wastewater pipes to be minimum 50mm diameter.

**ROOFNOTES (Concrete rooftiles) - Part L & XA**  
Rooftiles isolated by on 38x38 SAP battens at 320 crs max. on 114x38 SAP wallplates properly secured with roofwires. Roofpitch to be 26° with plastic overlay. Truss construction - Prefabricated trusses. All rib sections to be 114x38 SAP V4 grade. All joints secured by 1x10mm bolt & nut and 3x75mm nails. Engineers certificate to be issued to the Local Authority 7 days prior to erection of trusses.

**CEILING NOTES - XA**  
Isolation material on herculite ceiling board nailed to 38x38 SAP brandering at 400# centres with 76 coved cornice.

**GLAZING NOTES - Part N & XA**  
0 - 0,75m<sup>2</sup> 3mm glass  
to 1,5m<sup>2</sup> 4mm glass  
over 1,5m<sup>2</sup> 6mm glass  
All slidingdoors to be fitted with 6mm shatterproof glass and recognition markers.  
All first floor windows lower than 500mm from floor and stairwells to be fitted with 6mm safety glazing and burglar bars.

**GEYSER NOTES - SOLAR TYPE - XA & SANS 0254**  
Geyser insulated in blanket & hot water pipes insulated for 1m.

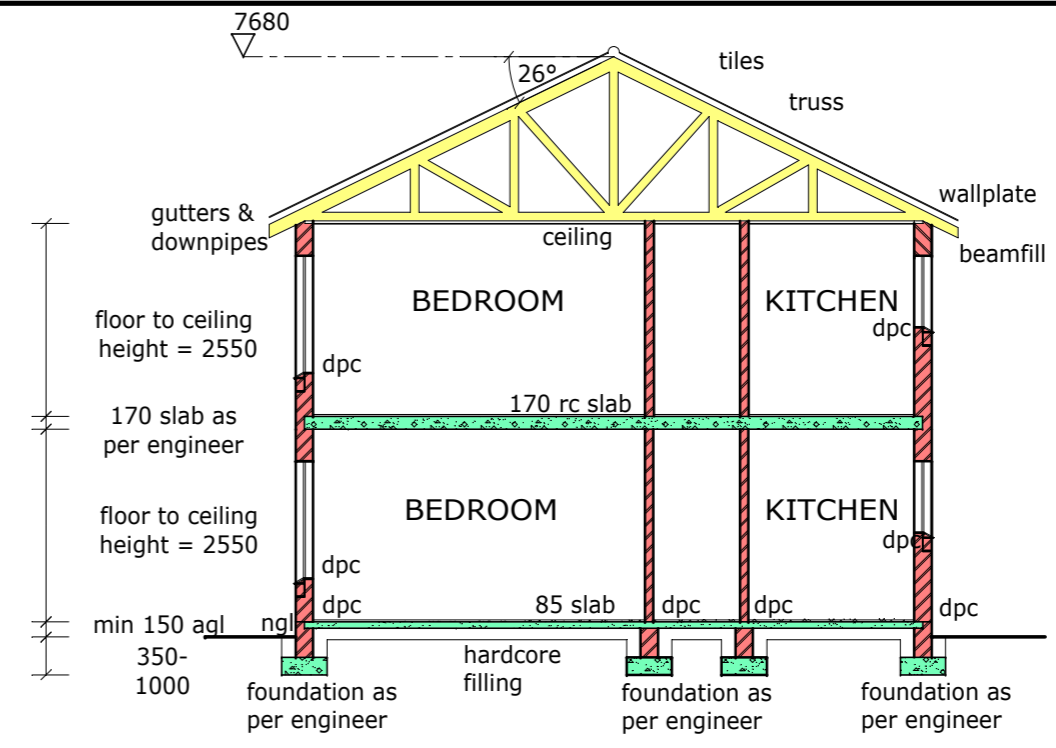


**EAST ELEVATION**

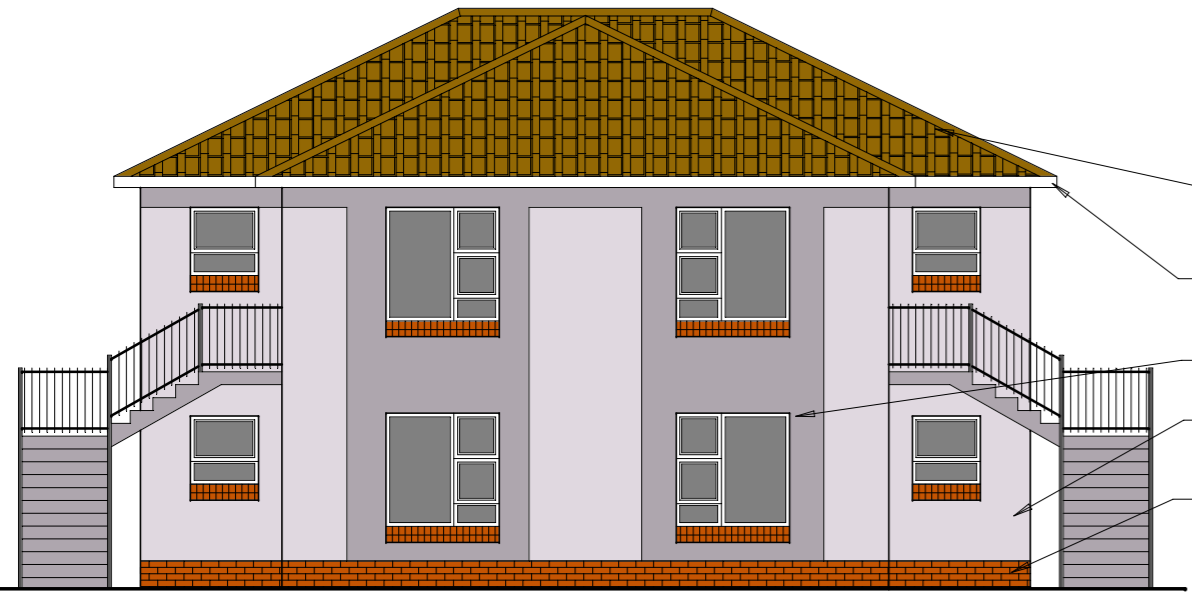
**STAIR DETAIL:**  
Concrete type  
No of steps = min 16  
Min tread = 300mm  
Max riser = 170mm  
100mm ctc balusters  
1m High steel handrails  
and ballustrades as per part M of NBR



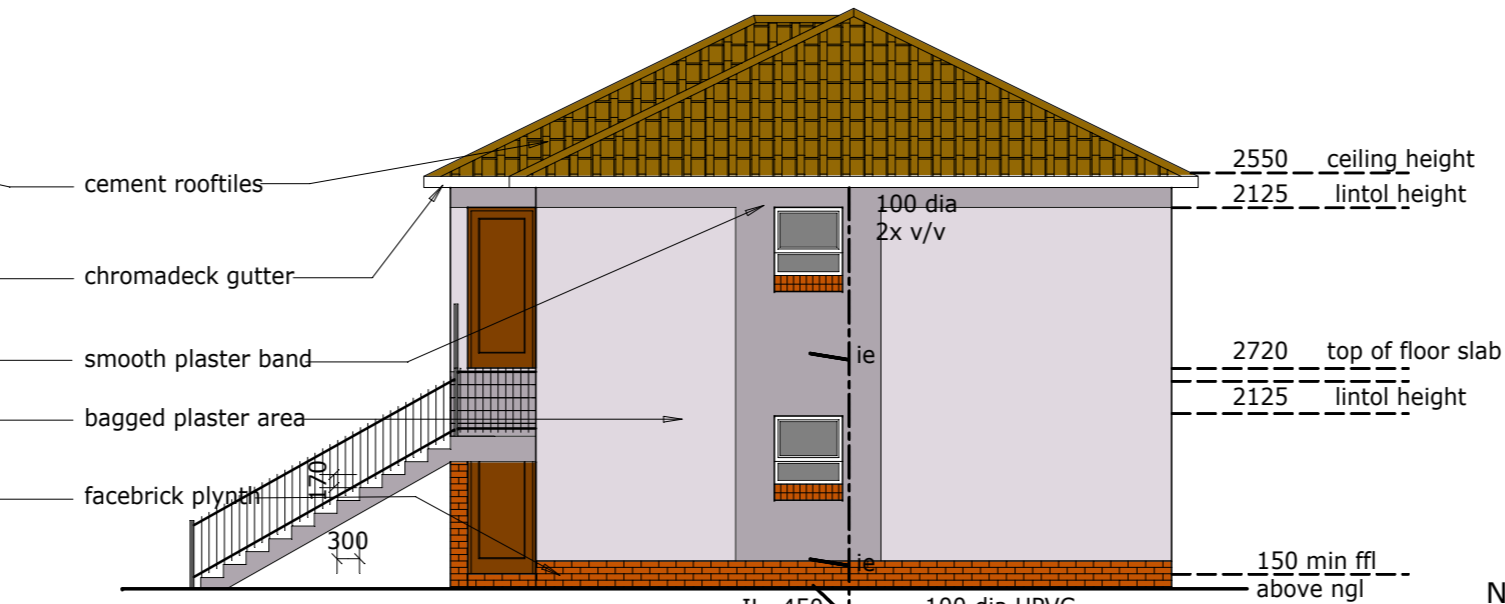
**SOUTH ELEVATION**



**SECTION A-A  
1:100**



**NORTH ELEVATION**

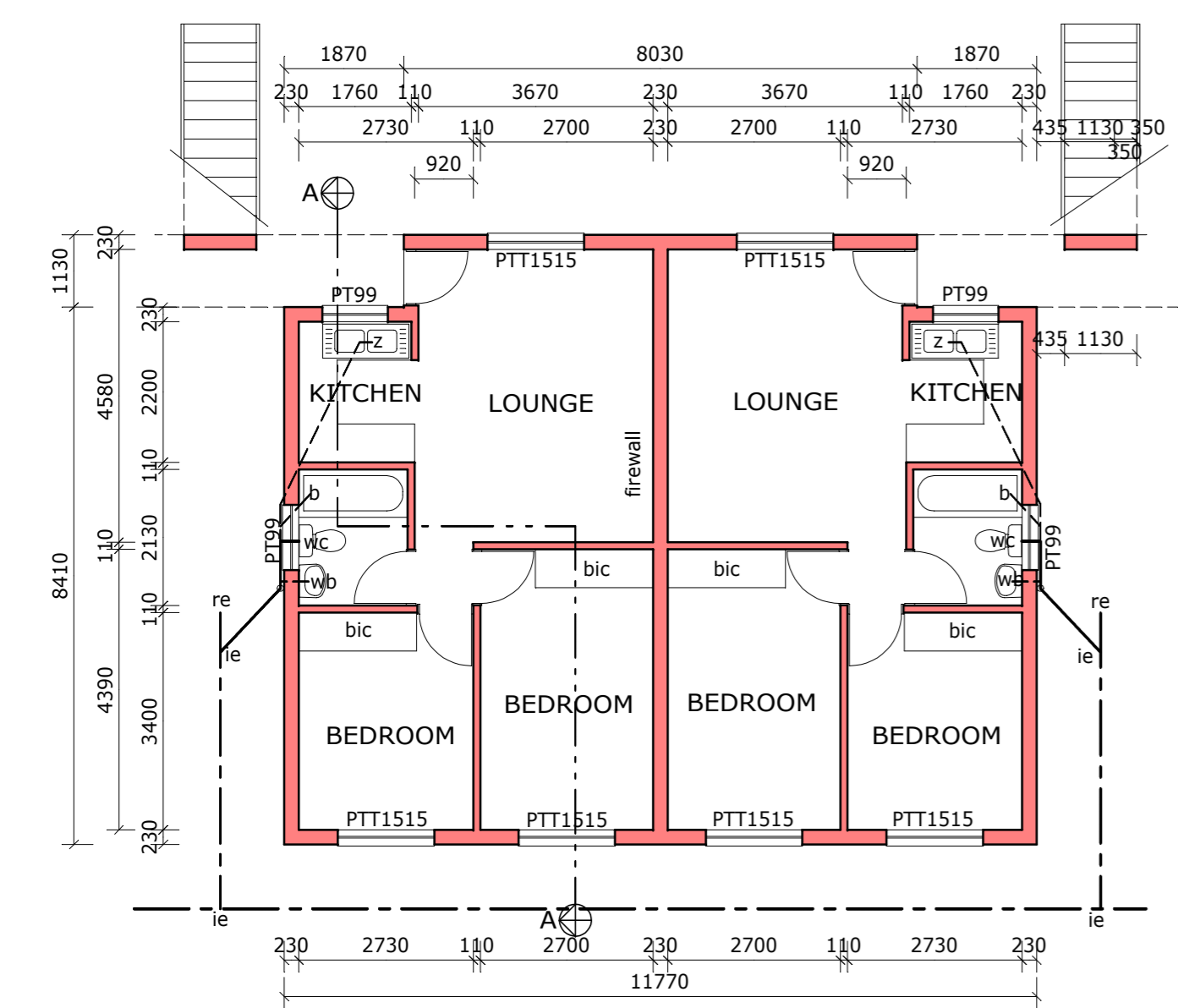


**WEST ELEVATION**

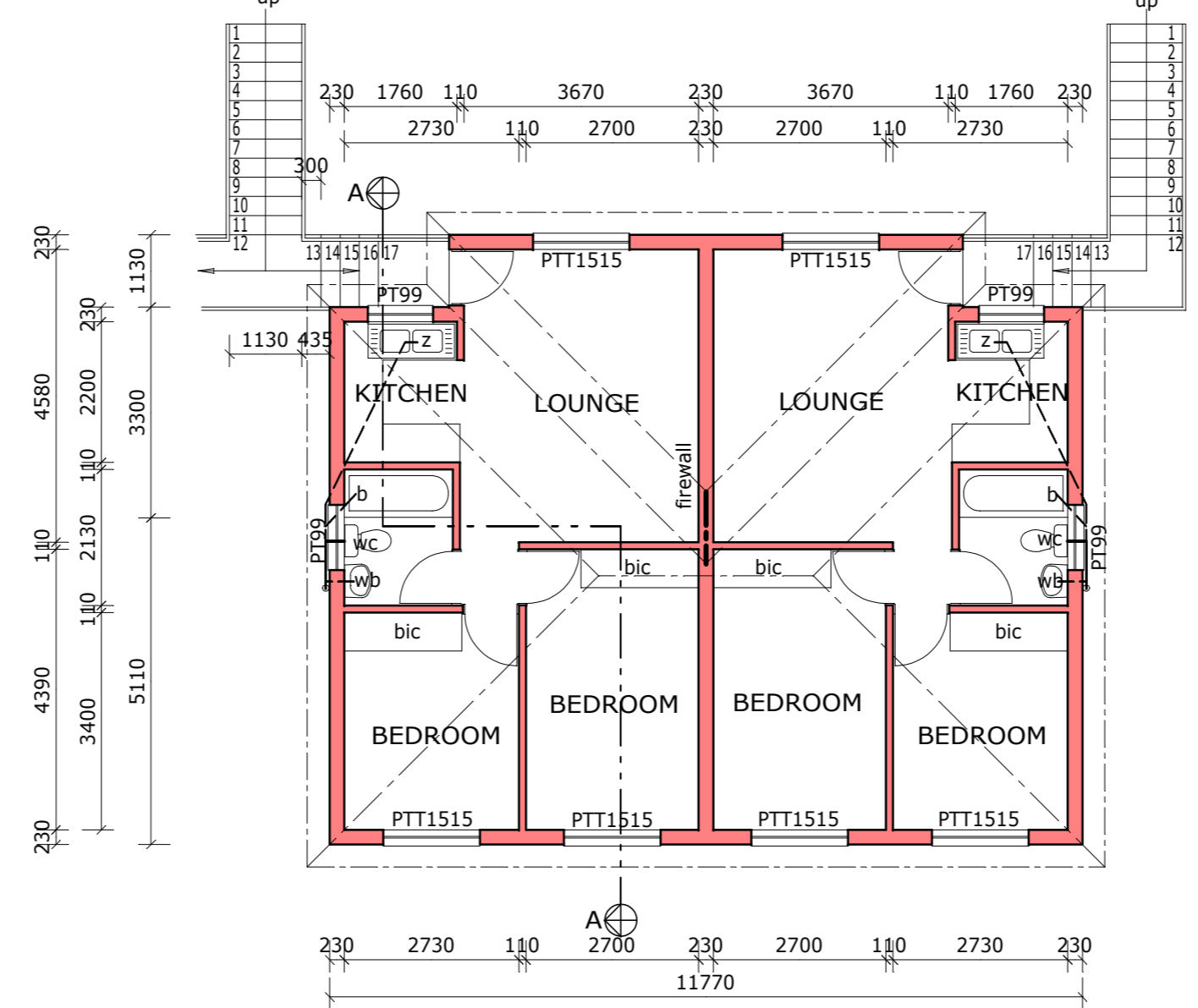
**WINDOW SCHEDULE - ALUMINIUM**

	PTT1515	PT99	
1500			
	1500	900	
3		2	
2.25 m <sup>2</sup>		0.81 m <sup>2</sup>	
6.75 m <sup>2</sup>		1.62 m <sup>2</sup>	
			8.37 m <sup>2</sup>

NETT FLOOR AREA 47 m<sup>2</sup> 8.40 m<sup>2</sup> - 15%  
CALCULATED AREA 8.37 m<sup>2</sup> - 15%  
REFER TO WINDOW FENESTRATION CALCULATIONS



**GROUND FLOOR**



**FIRST FLOOR**

**STAIRCASE DETAIL**  
In situ concrete staircase as per engineer  
No of stairs (17) to be finally determined as required on site  
Min tread 300mm  
Max riser 170mm  
1m high steel ballustrade as shown

**FINISHING SCHEDULE**

- Rooftile - Marley double roman
- Colour - BRSTD
- Wall colours - Dulux range
- Rum Caramel 4
- Rum Caramel 3
- Facebrick plinth -
- Colour - red/brown
- Windows - Aluminium range
- Colour - white

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**REVISIONS:**

REV.NO.	DATE:	REVISION:
B	MAY 2017	FINAL DESIGN LAYOUT
1	SEP 2017	READY FOR SUBMISSION