

**ERF 5323 THE REEDS X46**

**PROJECT:**  
 NEW TOWNHOUSE COMPLEX FOR  
 MESSRS RAUDEV PROPERTIES

**DESCRIPTION:**  
 FLOOR LAYOUT - UNIT TYPE A(S)  
 TAROGATO VIEW  
 UNITS 12 - 19

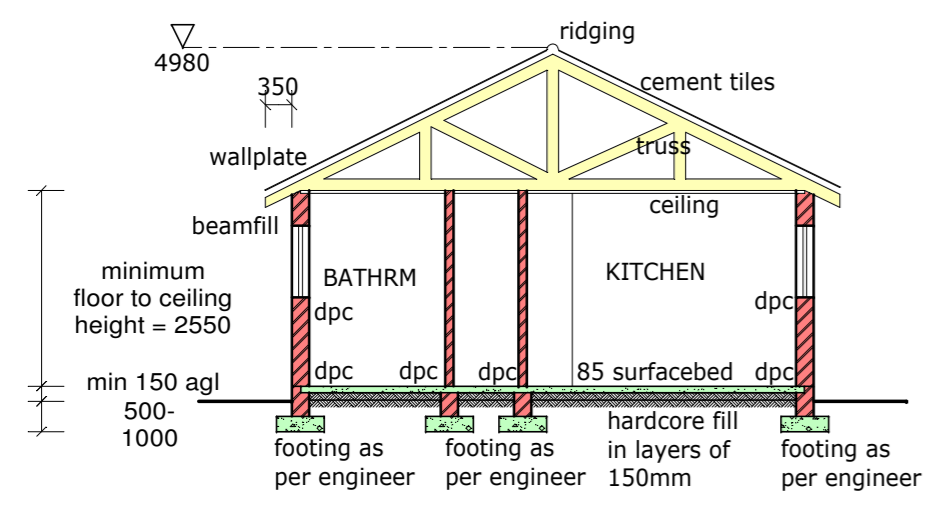
**DEVELOPMENT DETAILS:**

<b>GROUND FLOOR AREA:</b>	<b>80.5</b>	<b>m<sup>2</sup></b>
<b>PATIO AREA:</b>	<b>12.0</b>	<b>m<sup>2</sup></b>
<b>CARPORT AREA:</b>	<b>25.0</b>	<b>m<sup>2</sup></b>
<b>TOTAL AREA:</b>	<b>117.5</b>	<b>m<sup>2</sup></b>

SCALE: 1:100	PROJECT NO: 1319
DESIGN BY: T.H.	DATE: MAY 2016
DRAWN: T.H.	DRAWING NO: 003
CHECKED: T.H.	

**GENERAL NOTES**

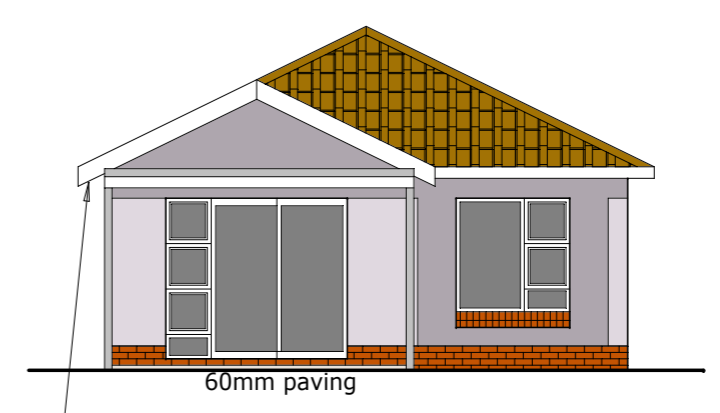
All dimensions to be checked prior to construction and any discrepancies to be reported to the architect. No scaling.  
 All specifications and work to be in accordance with SANS 10400 and the National Building Regulations Act, 1977.  
 Electrical and Plumbing work done by registered artisans.  
 Floorlevels 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 roof trusses at 760 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 bracking 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.



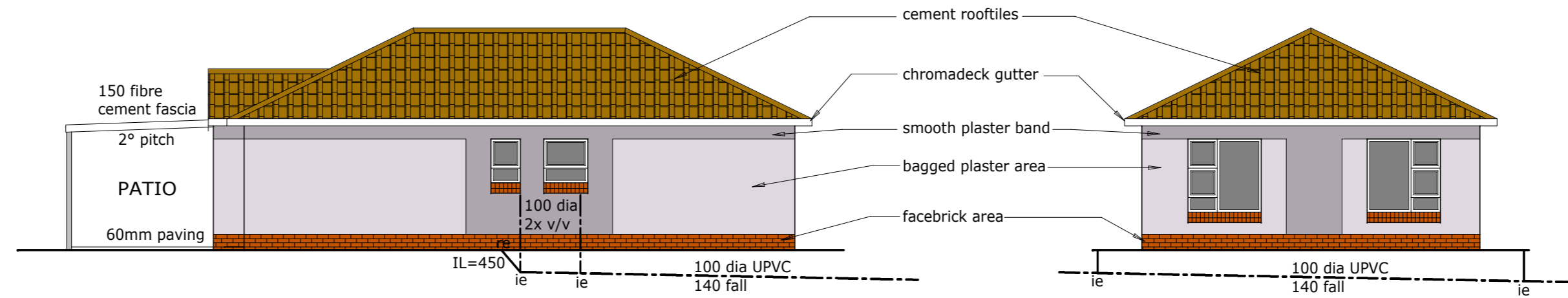
**SECTION A-A 1:100**



**WEST ELEVATION**

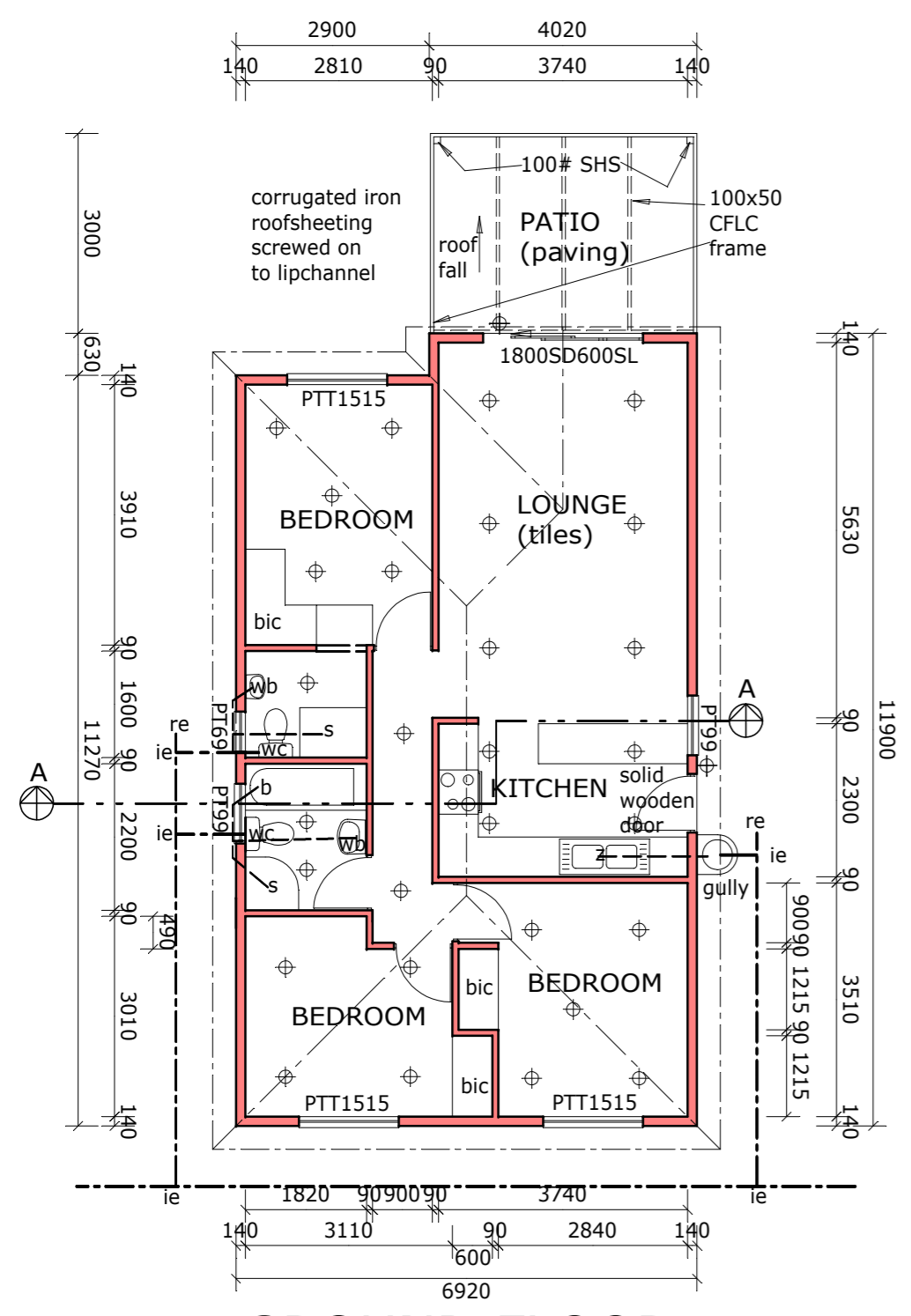


**NORTH ELEVATION**



**EAST ELEVATION**

**SOUTH ELEVATION**



**GROUND FLOOR**

WINDOW SCHEDULE - ALLUMINIUM			
SLIDING DOOR	PTT1515	PT99	PT69
1	3	2	1
5.04 m <sup>2</sup>	2.55 m <sup>2</sup>	0.81 m <sup>2</sup>	0.54 m <sup>2</sup>
5.04 m <sup>2</sup>	6.75 m <sup>2</sup>	1.62 m <sup>2</sup>	0.54 m <sup>2</sup>
			13.95 m <sup>2</sup>

NETT FLOOR AREA 73 m<sup>2</sup> 10.8 m<sup>2</sup> - 15%  
 CALCULATED AREA 13.95 m<sup>2</sup> - 19.4%  
 REFER TO WINDOW FENESTRATION CALCULATION

**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:
1	JUN 2017	FINAL DESIGN SUBMITTED
2	NOV 2018	510mm PLASTER SPACING AROUND WINDOWS