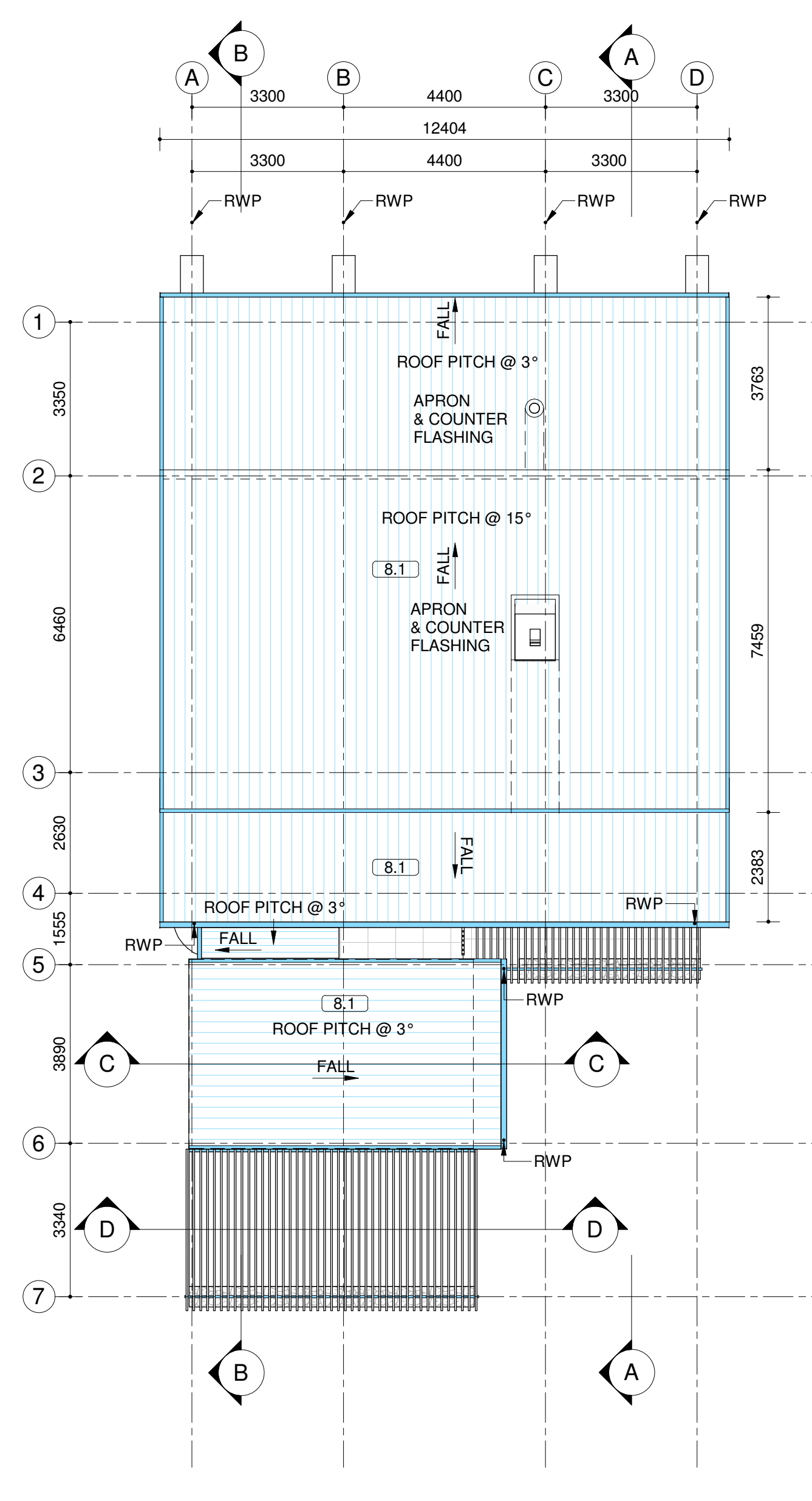
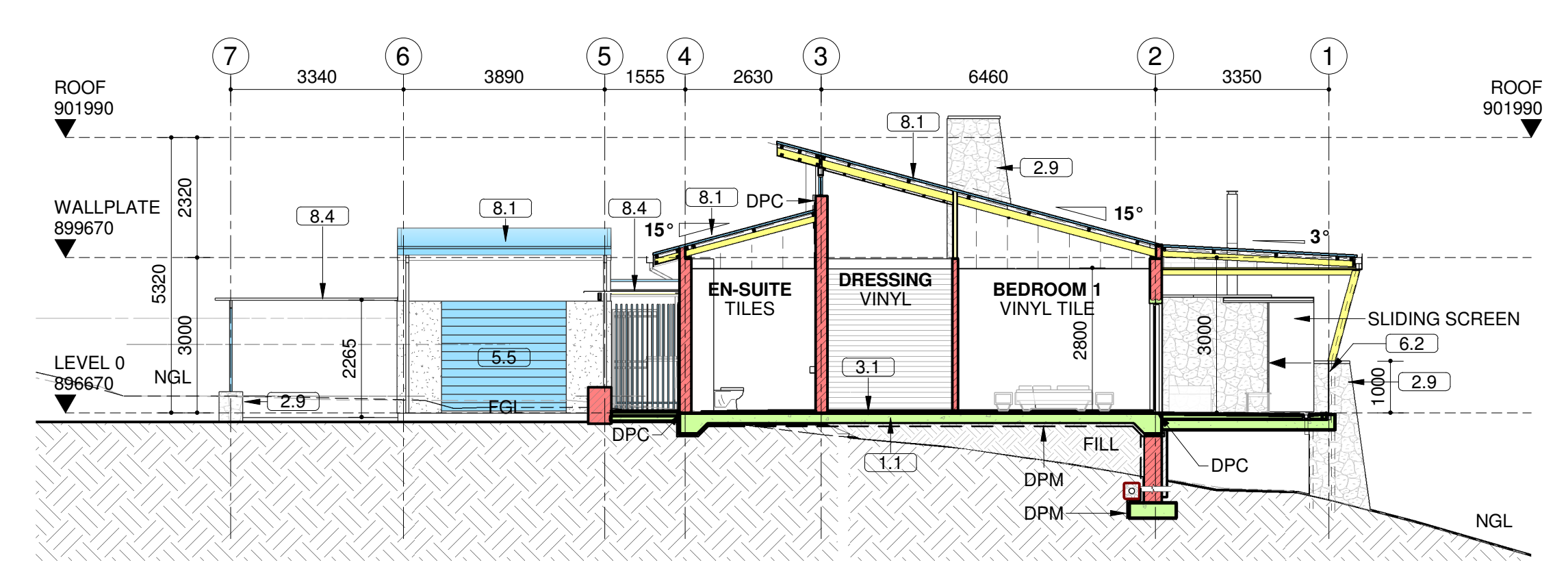


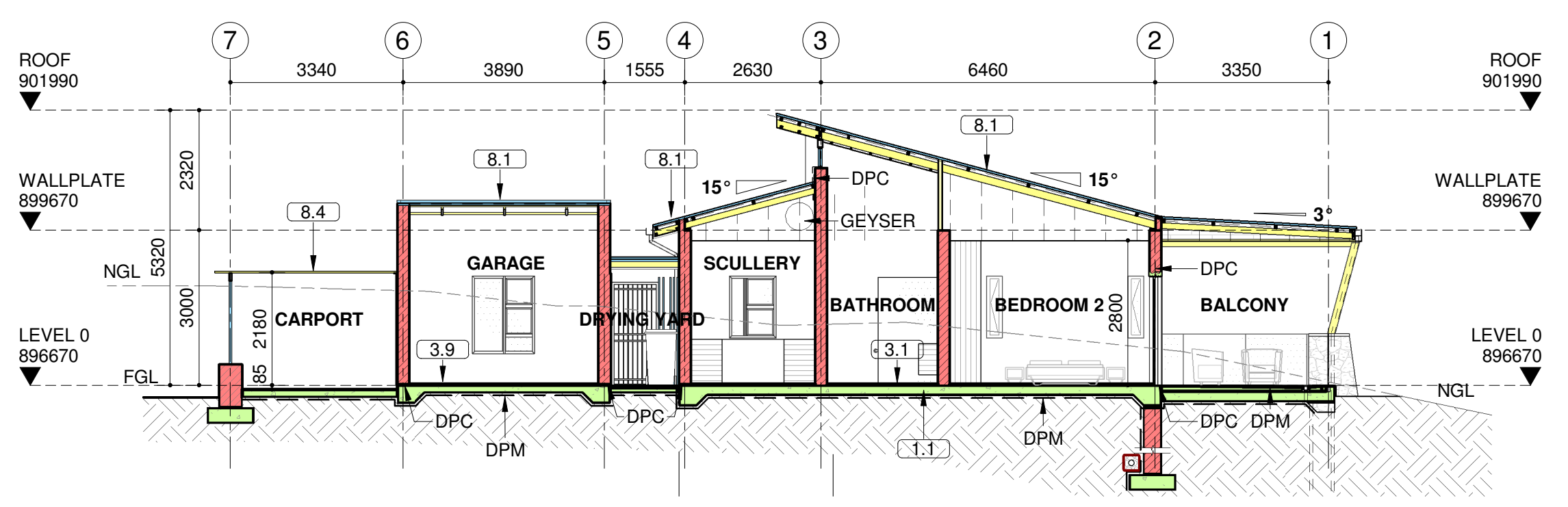
GROUND STOREY
SCALE 1 : 100



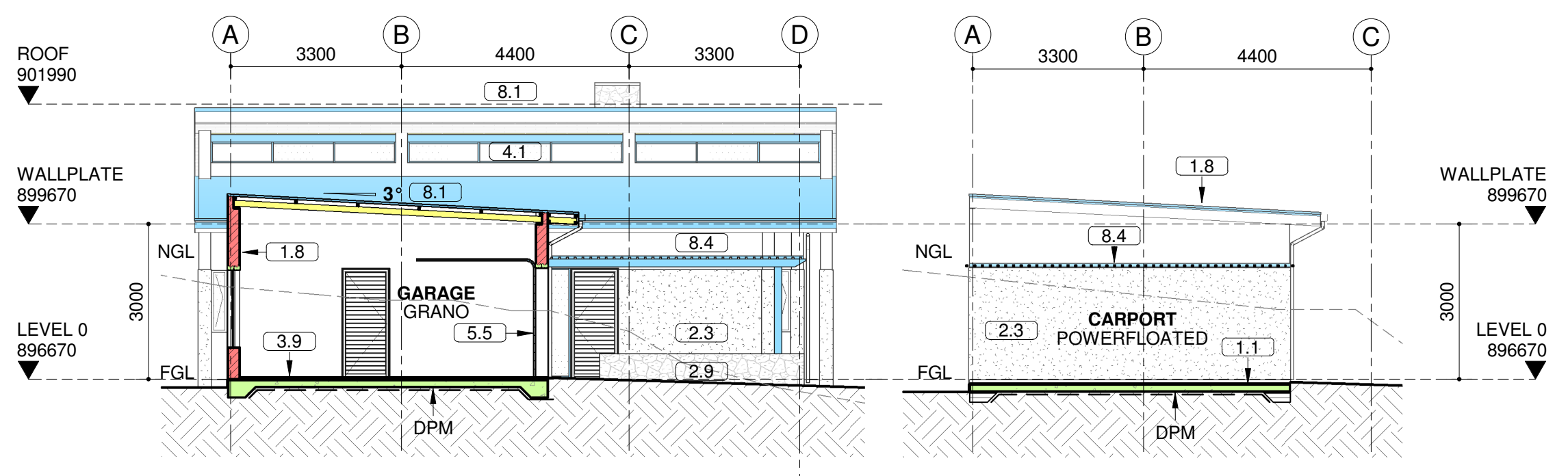
ROOF PLAN
SCALE 1 : 100



SECTION A-A
SCALE 1 : 100



SECTION B-B
SCALE 1 : 100



SECTION C - C
1 : 100

SECTION D - D
1 : 100

FINISHES NOTES

- 1.0 STRUCTURE**
 - 1.1 MESH REINFORCED CONCRETE SURFACE BED, ON DAMP PROOF MEMBRANE, ON POISONED COMPACTED SOIL, ALL TO STRUCTURAL ENGINEER'S DETAILS.
 - 1.2 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAILS.
 - 1.3 STRUCTURAL HOT DIPPED GALVANISED MILD STEEL POSTS, BEAMS AND FRAMING, ALL TO ENGINEER'S DETAILS. FINISHES AS PER SPECIFICATIONS.
 - 1.4 ALL RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAILS. WALLS TO BE SUITABLY WATERPROOFED, AND SUBSOIL DRAINS AND/OR WEEPHOLES TO BE PROVIDED AS REQUIRED.
 - 1.5 DEGREE OF ACCURACY 1, OFF-SHUTTER R.C. WALLS, TO STRUCTURAL ENGINEER'S SPECIFICATIONS.
 - 1.6 EXTERNAL WALLS TO CONSIST OF TWO SKINS OF CLAY BRICKS, WALLS TO BE PLASTERED AND PAINTED ON BOTH SIDES AS PER SPECIFICATIONS. OUTER FACE OF THE INNER SKIN BAGGED WITH 1:3 CEMENT AND SAND MIXTURE AND SEALED WITH TWO COATS 'BRIXEAL' BITUMEN EMULSION WATERPROOFING COATING FOR ALL EXTERNAL WALLS.
* REFER TO BRICKWORK DETAILS AND CONSTRUCTION PLANS FOR WALL THICKNESS.
- 1.7 INTERNAL WALLS TO BE SINGLE SKIN CLAY BRICKS. WALLS TO BE SMOOTH PLASTERED AND PAINTED ON BOTH SIDES AS PER SPECIFICATIONS.**
- 1.8 LOAD BEARING INTERNAL BRICK WALLS, WHERE REQUIRED, TO ENGINEER'S SPECIFICATIONS.**
- 2.0 FINISHES (VERTICAL SURFACES)**
 - 2.1 SMOOTH PLASTER AND PAINT TO WALLS. PAINT SPECIFICATION AS PER COLOUR SCHEDULE.
 - 2.2 RESIN BONDED PLASTER FINISH, BY APPROVED SPECIALIST.
 - 2.3 TEXTURED PLASTER AND PAINT. COLOUR AS PER COLOUR SCHEDULE.
 - 2.5 PAINT TO SMOOTH PLASTERED WINDOW CILL WITH 40x15mm FORMED SMOOTH PLASTER DRIP.
 - 2.6 SMOOTH DEGREE OF ACCURACY 1 OFF-SHUTTER CONCRETE FINISH TO R.C. COLUMNS.
 - 2.7 PAINT TO R.C. COLUMNS, AS PER COLOUR SCHEDULE.
 - 2.8 PORCELAIN WALL TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST, AS PER TILING LAYOUTS.
 - 2.9 NATURAL QUARTZITE STONE CLADDING OR OTHER APPROVED BY ARCHITECT INSTALLED BY SPECIALIST.

3.0 FINISHES (HORIZONTAL SURFACES)

- 3.1 SELECTED INTERNAL FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
- 3.2 SELECTED EXTERNAL NON-SLIP FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
- 3.3 SELECTED PAVERS LAID BY SPECIALIST ON SUBSTRATE, TO CIVIL ENGINEER'S SPECIFICATIONS.
- 3.4 TIMBER DECK CONSISTING OF 90x22mm THICK SOLID BALAU TIMBER SLATS FIXED TO TIMBER JOISTS AS DESIGNED AND CERTIFIED BY COMPETENT PERSON.
- 3.5 BRUSHED CONCRETE FINISH TO EXTERNAL SURFACE BED. SURFACE BED CAST TO FALLS TO SURFACE WATER SUMP.
- 3.6 LANDSCAPING AS PER LANDSCAPE ARCHITECT'S SPECIFICATIONS.
- 3.8 BELGOTEX LUXURY VINYL TILE (LVT) TRIPTECH WOOD CUSHION VINYL WITH FOAM BACKING OR SIMILARLY APPROVED BY ARCHITECT, INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DETAIL.

4.0 WINDOWS / GLAZING / LOUVRES

- 4.1 POWDER COATED ALUMINIUM FRAMED WINDOWS AND SLIDING TRACK SYSTEMS, TO COMPLY WITH AAAMSA REGULATIONS.
- 4.2 SHOWERS : ALL GLAZING TO BE CLEAR TOUGHENED SAFETY GLASS, SPECIFIED AND INSTALLED BY COMPETENT PERSON.
- 5.0 DOORS / GATES / SCREENS / FENCES**
 - 5.1 HORIZONTAL SLATTED HARDWOOD EXTERIOR PIVOT DOOR WITH HARDWOOD FRAMES, BY SPECIALIST WITH FIXED SAFETY GLASS SIDELIGHT PANELS AS PER DOOR SCHEDULE/DETAILS. GLAZING TO COMPLY WITH AAAMSA REGULATIONS AND CERTIFIED BY COMPETENT PERSON.
 - 5.2 HORIZONTAL SLATTED HARDWOOD EXTERIOR SINGLE DOOR WITH HARDWOOD FRAMES, FINISHED AS PER SPECIFICATION.
 - 5.3 HARDWOOD TIMBER SLATTED SCREEN, FINISHED AS PER SPECIFICATION.
 - 5.4 POWDERCOATED ALUMINIUM FRAMED SLATTED ALUMINIUM SUNSCREEN AS PER ARCHITECTS DETAILS AND SPECIFICATIONS. COLOUR TO BE CONFIRMED. ALL FIXING AND SIZES TO ENGINEERS DETAILS AND SPECIFICATIONS.
 - 5.5 GARAGE DOOR BY SPECIALIST.

5.6 BRUSHED STAINLESS STEEL & HARDWOOD TIMBER GATE, SLIDING TRACK & GATE MOTOR BY SPECIALIST, FINISHED AS PER SPECIFICATION.

- 5.7 HARDWOOD TIMBER SLATTED SCREEN, FINISHED AS PER SPECIFICATION.
- 5.8 1800mm HIGH HOT DIPPED GALVANISED MILD STEEL SPIKED PROFILE PALE SECURITY PALISADE FENCING.
- 5.9 2000mm HIGH CLEARVU GALVANISED HIGH SECURITY FENCING SYSTEM.
- 5.10 ELECTRIC FENCE SYSTEM INSTALLED ABOVE SECURITY FENCE COMPLETE WITH ENERGIZER BY COMPETENT PERSON. ELECTRIC FENCE TO BE WIRED TO ALARM SYSTEM. CERTIFICATE OF COMPLIANCE TO BE ISSUED ON COMPLETION.

6.0 BALUSTRADES

- 6.1 O/A 1000mm HIGH STAINLESS STEEL BALUSTRADE DESIGNED AND CERTIFIED BY COMPETENT PERSON.
- 6.2 O/A 1000mm HIGH CLEAR TOUGHENED SAFETY GLASS WITH SHAPED STAINLESS STEEL HANDRAIL DESIGNED AND CERTIFIED BY COMPETENT PERSON.

7.0 CEILINGS / SOFFIT

- 7.1 SKIMMED FLUSH 9.5mm GYPSUM PLASTERBOARD CEILING, WITH POWDER COATED SHADOWLINE TRIM TO PERIMETER. ALL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
- 7.2 15mm PLASTER AND PAINT TO UNDERSIDE OF CONCRETE SOFFIT.

8.0 ROOF / RC SLAB / RAINWATER GOODS / CANOPIES

- 8.1 ALUMINIUM / ZINCALUME ROOF SHEETING ON SUITABLE ROOF UNDERLAY AND REFLECTIVE FOIL, WITH ROOF INSULATION LAYER ON TIMBER PURLINS AT SUITABLE CENTRES ON TIMBER RAFTERS TO ENGINEER'S DETAILS. ALL BY COMPETENT PERSON. ROOF PITCH = 15°.
- 8.2 PURPOSE-MADE FULL LENGTH SEAMLESS ALUMINIUM RAINWATER GUTTERS POWDER COATED COLOUR TO ARCHITECTS SPECIFICATION.
- 8.3 40mm HIGH x 80mm WIDE STAINLESS STEEL GARGOYLES LAID TO FALLS.
- 8.4 POLYCARB SHEETING ON 35x35mm EVA-LAST INFINITY HOLLOW BEAM FIXED @ 150mm CENTRES ONTO 50x150mm EVA-LAST ALCOTRUS LARGE BEAM AND 50x50mm POWDER COATED ALUMINIUM EQUAL ANGLE BOLTED ONTO WALL ALL TO STRUCTURAL ENGINEERS DETAIL. COLOURS TO ARCHITECTS SPECIFICATION.

GENERAL NOTES

- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
- REPORT ANY DISCREPANCIES DIRECT TO THE ARCHITECT BEFORE COMMENCING WORK.
- ALL STAIR HEIGHTS AND BALUSTRADE LENGTHS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.
- THIS DRAWING IS COPYRIGHT AND REMAINS WITH THE ARCHITECT
- TOBACCO LEGISLATION**
 - NO SMOKING PERMITTED WITHIN BUILDING.
- DUCTS**
 - ALL DUCTS TO HAVE ACCESS PANELS TO DETAIL.
- GENERAL SERVICES NOTES**
 - ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER.
 - POSITION OF METERS TO BE ACCESSIBLE TO COUNCIL AND TENANTS AT ALL TIMES.
 - POSITION OF WATER METERS TO BE APPROVED BY ARCHITECT.
 - WORKS TO COMPLY WITH ALL MUNICIPAL BY-LAWS.
 - ALL ELECTRICAL RETICULATION TO ELECTRICAL ENGINEER'S DETAILS AND REQUIREMENTS.
- SIGNAGE NOTE**
 - ALL SIGNAGE UNDER SEPARATE APPLICATION.
- CONC. LINTEL ABOVE ALL WINDOWS, DOORS AND OPENINGS. ALL TO ENG. DETAIL AND SPECIFICATION

PLOT DATE : 13-Nov-20
 FILE PATH : C:\Users\pmsm\Documents\20042-COTTAGE A1-2 BEDROOM UNIT_Plan\epa\archi.co.za.vnt
 SHEET SIZE : A1

revisions				revisions			
date	rev.	description	rev. by	date	rev.	description	rev. by
	A	FOR MUNICIPAL SUBMISSION	PS				

drawing legend			
W-1	wall type	F4	wall finish
H = 2600	headroom / ceiling height		

annotation legend			
W-1	wall type	F4	wall finish
H = 2600	headroom / ceiling height		

standard hatch legend			
[Hatch]	concrete	[Hatch]	plaster
[Hatch]	clay brickwork	[Hatch]	concrete brickwork
[Hatch]	plaster	[Hatch]	earth

project			
PROPOSED NEW MEDIUM DENSITY HOUSING			
location ERF 10222 PIETERMARITZBURG			
client REIL ASSOCIATES (PTY) LIMITED			
project no. 20042-0-(A1)-LA-1000-001			
scale	date	drawn	checked
As indicated	03/02/2020	MV / PS	RP
revision A			

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