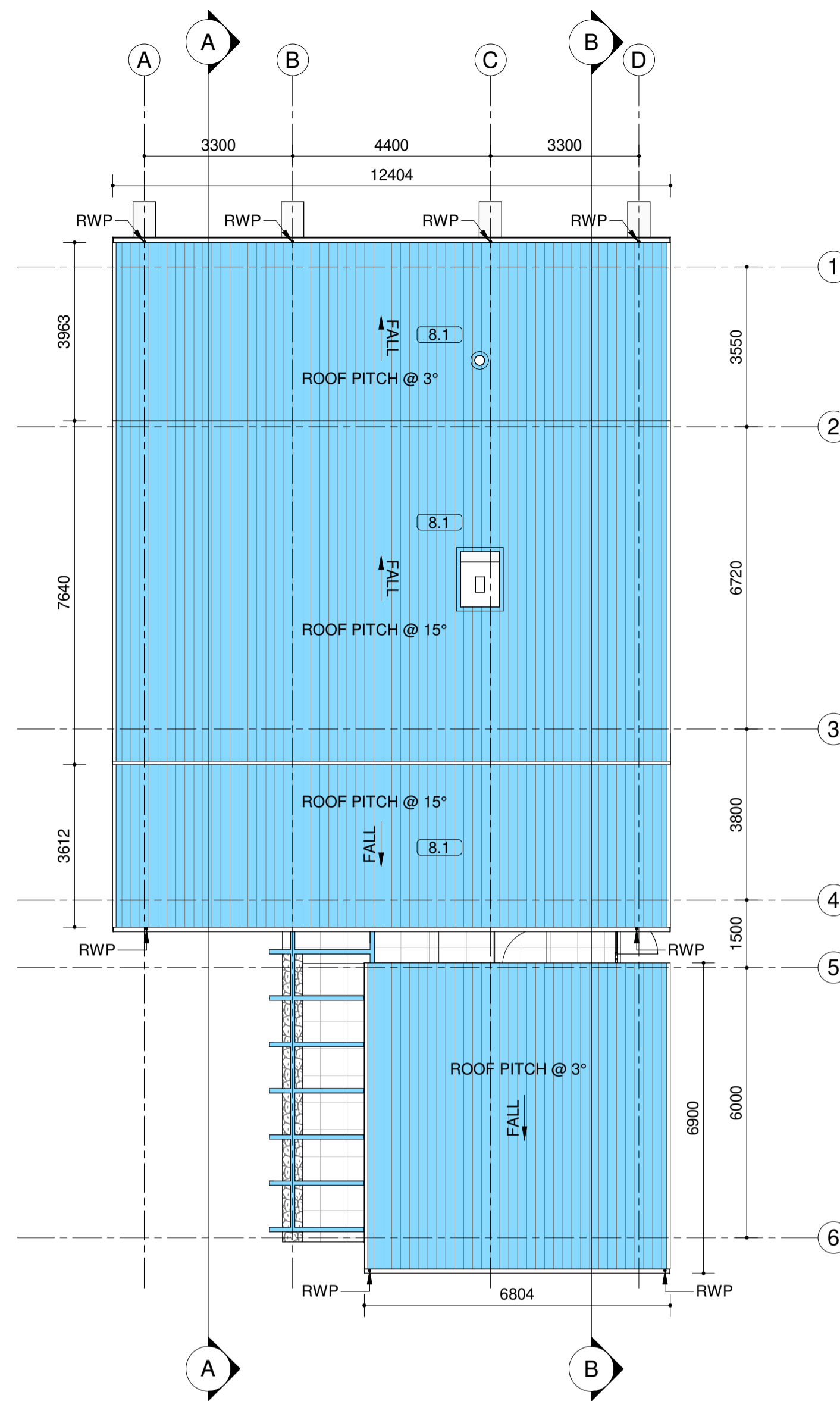
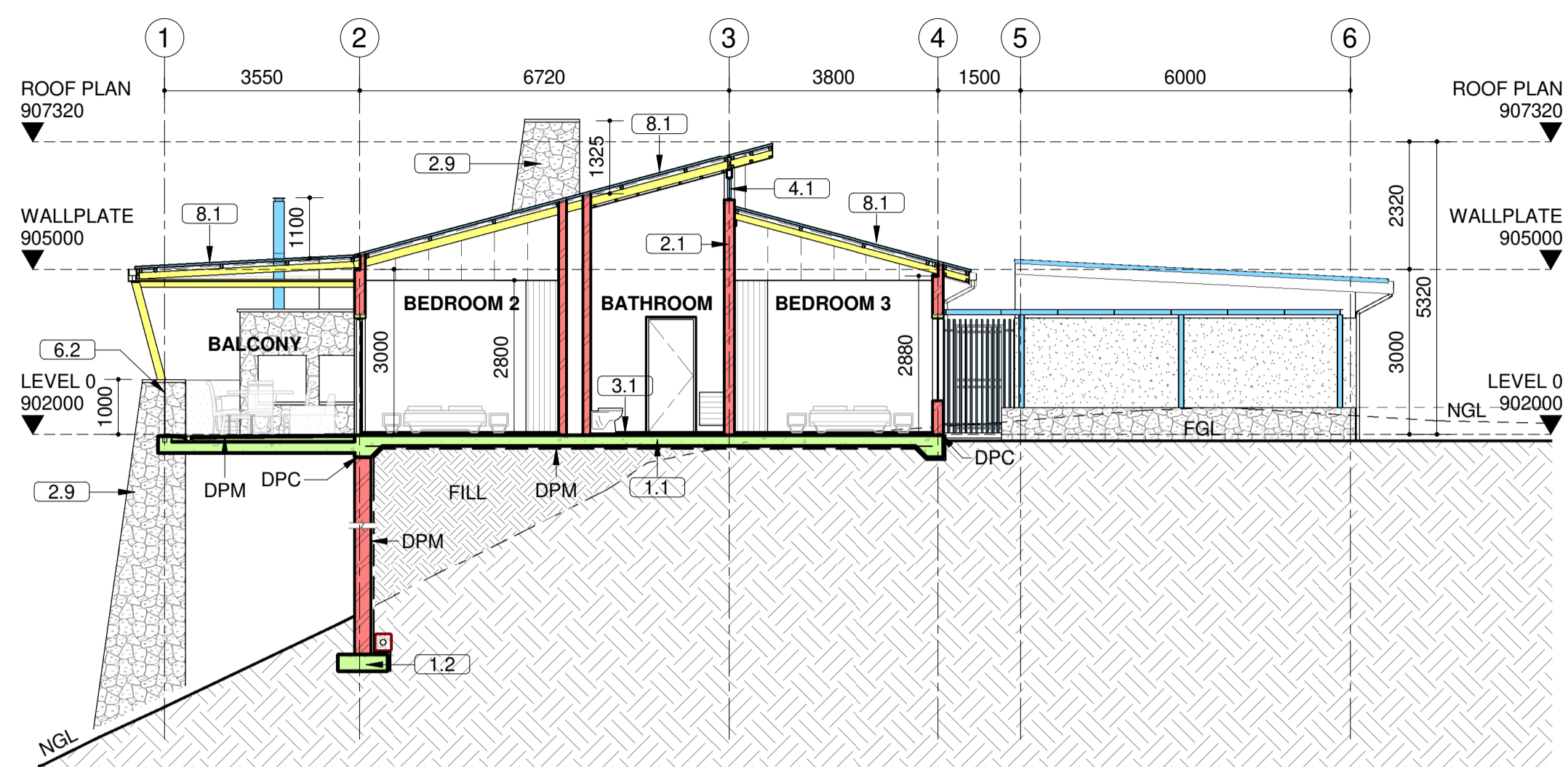


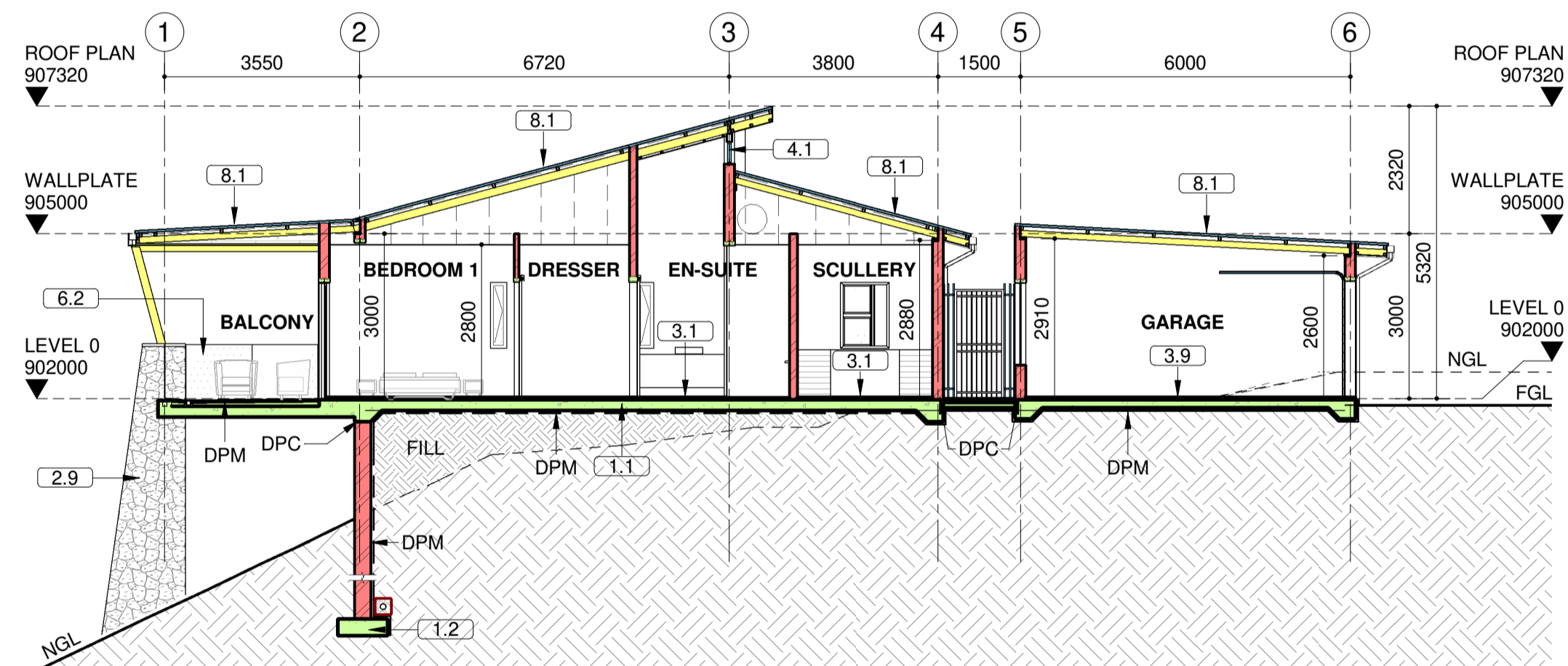
GROUND STOREY
SCALE 1 : 100



ROOF PLAN
SCALE 1 : 100



SECTION A-A
SCALE 1 : 100



SECTION B-B
SCALE 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 A SINGLE SKIN 190 CEMENT MAXI BLOCKS. WALLS TO BE SATURATED WITH TWO COATS SIKACEM FLEX BONDING BAGGING SLURRY BY MEANS OF A BRUSH, WHILE IT IS STILL DAMP, IMMEDIATELY APPLY A RENDER OF PLASTER AS PER SPECIFICATION AND PREPARE TO RECEIVE PAINT. * REFER TO BRICKWORK DETAILS AND CONSTRUCTION PLANS FOR WALL THICKNESS.

1.7 INTERNAL WALLS TO BE SINGLE SKIN 90 CEMENT MAXI BLOCKS. 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 DOOR 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 GLASS REINFORCED PLASTIC RAINWATER GUTTERS WITH GEL COAT AND SUITABLE HOT DIPPED GALVANISED MILD STEEL BRACKETS.
- 8.3 40mm HIGH x 80mm WIDE STAINLESS STEEL GARGOYLES LAID TO FALLS.

9.0 POOL AND WATER FEATURE NOTES

- 9.1 PRECAUTIONS TO BE TAKEN WITH REGARDS TO CONDENSATE AGAINST FLOODING, SEEPAGE AND RAINWATER IN SUNKEN PUMP CHAMBER AND FILTER UNIT.
- 9.2 PUMP CHAMBER TO BE ADEQUATELY DRAINED.
- 9.3 POOL EXCAVATION AND FILLED AREAS TO BE APPROVED BY THE STRUCTURAL ENGINEER.
- 9.4 GUNITE TO POOL WALLS MINIMUM 100mm THICK, WITH MESH CENTRALLY PLACED.
- 9.5 ALL CONCRETE AND REINFORCEMENT TO POOL TO STRUCTURAL ENGINEER'S DETAILS AND IS TO COMPLY WITH THE LOCAL REGULATIONS.
- 9.6 ALL WATER FEATURES TO BE CHLORINATED.

PLOT DATE : 20/02/2020 11:42:43 AM
 FILE PATH : C:\Users\mark\Desktop\Mark Local - Project\19089-A - Retirement Village - VCOE - P\MBTECHNICAL MODEL\19089-A - Cottages (LOCAL).vt
 SHEET SIZE : A1

owner's signature	architect's name	architect's sacap no.	architect's signature
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revisions	date	rev.	description	rev. by
	21-02-2020	A	FOR MUNICIPAL SUBMISSION	MV

revisions	date	rev.	description	rev. by

drawing legend	annotation legend	standard hatch legend
W-1 wall type	F4 wall finish	concrete
H = 2600 headroom / ceiling height		clay brickwork
		concrete brickwork
		plaster
		earth

project no.	Project Name	Category of drawing
00000 - 0 - (0) - WG - 0000-000	EPA project name	Category of drawing

drawing categories
 SK - Sketch Plans
 LA - Drawings required for submission to Local Authority
 WG - Working Drawings (base construction drawings) - scale 1:100
 WL - Layout Drawings (Typically any drawing not a detail) - larger than 1:100
 WD - Detail Drawings - all drawings 1:20 - 1:1
 WS - Schedules (Doors, Windows, Sheetrocks, Signage, etc.)

notes
 the date reflected on the title block is the date of initial creation of the drawing and must not be altered. the revisions block will reflect the date of issue.

project	PROPOSED NEW DOMESTIC RESIDENCE
location	ERF 9194 PIETERMARITZBURG
client	REIL ASSOCIATES (PTY) LIMITED
project no.	19089 - 0 - (A7) - LA - 1000-001
drawing no.	LA - 1000-001
scale	As indicated
date	02/12/20
drawn	MV
checked	RP
revision	A

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