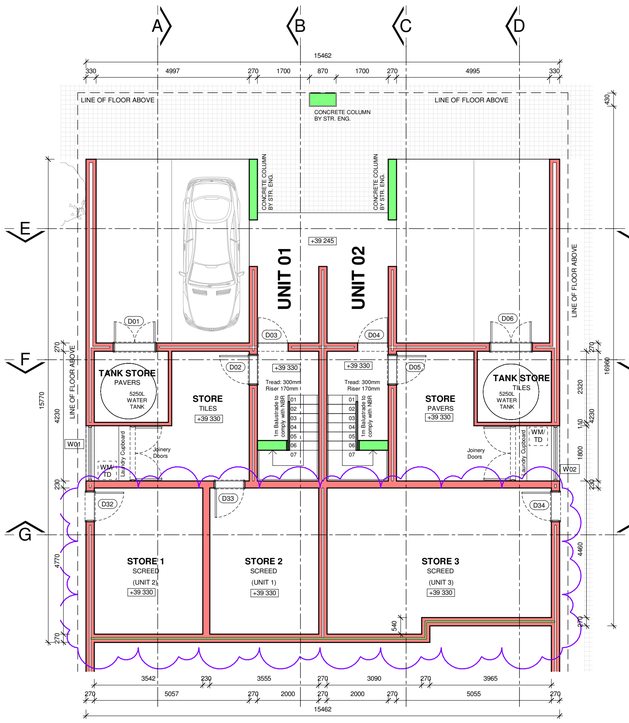
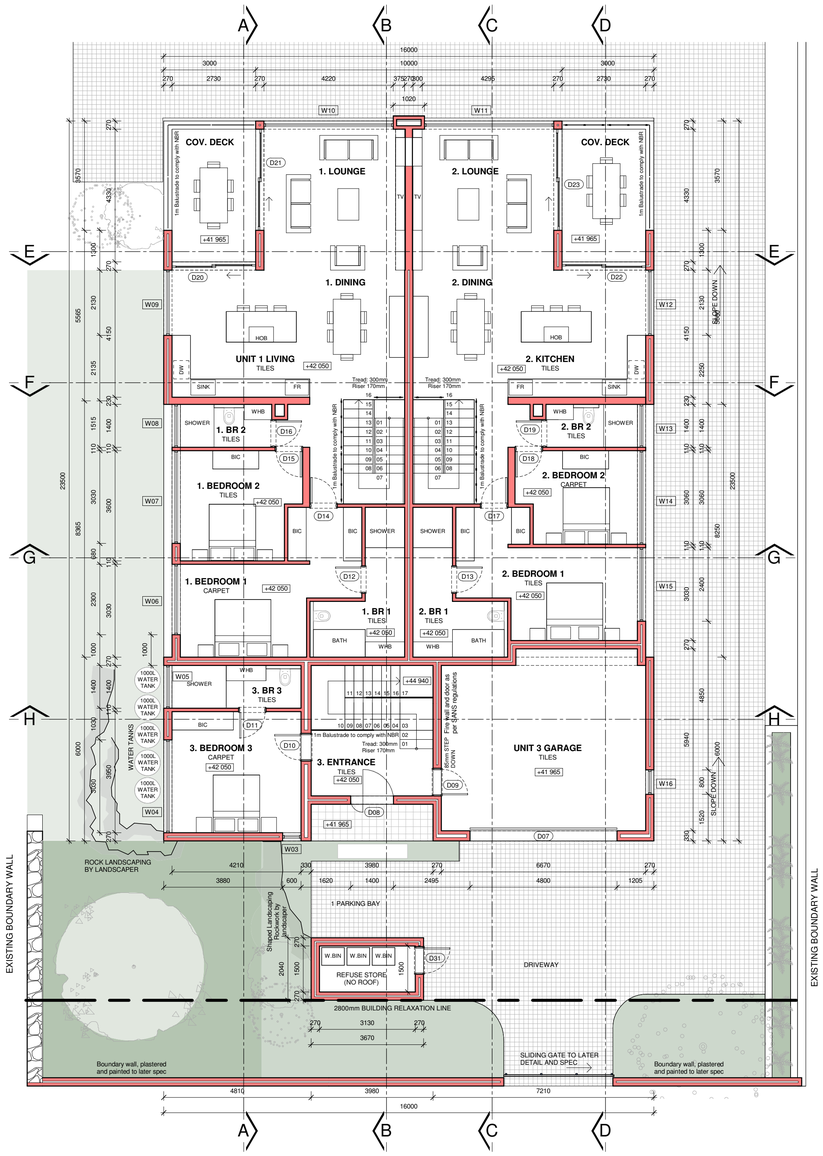
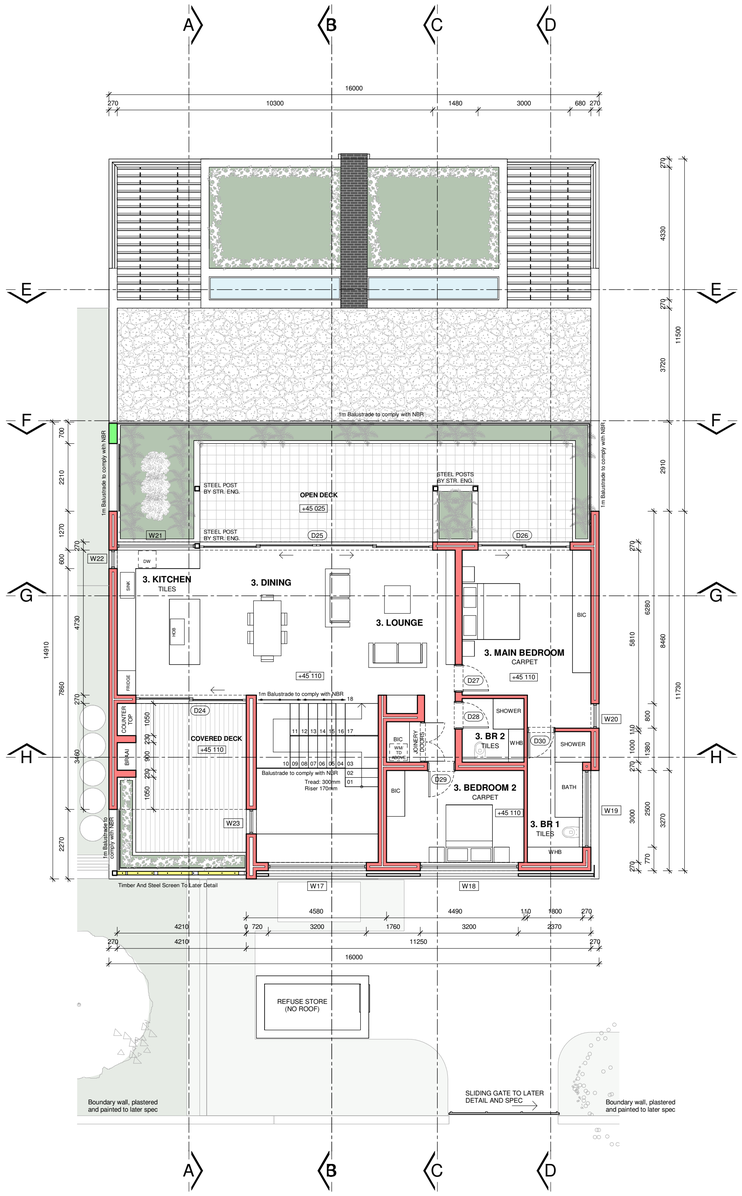


BASEMENT PLAN
1 : 100



GROUND FLOOR PLAN
1 : 100



FIRST FLOOR PLAN
1 : 100

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and ballustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum. Headroom to be min. 2125 mm. Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Frameless min. 12mm Armour Plate glass to specialist. Face fix or concealed fixing (embedded into concrete pocket) - refer to architects detail. Fixing details to specialist and in accordance with SABS and National Building Regulations.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to architect. Down pipes to be painted as per walls where exposed. All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

Floor Structure
Min 25mm screed on Min 100mm surface bed to engineer on 25mm high density polystyrene foam on min 375 micron DPM on consolidated fill to engineer. Min 25mm screed on suspended slabs to engineer. 25mm Polystyrene high density. Applicable for surface bed and suspended slabs.

Concrete Deck
Min 85mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Waterproofing
375 micron USB green DPM to underside of all ground slabs and 375 brickgrip DPC to all walls with min. 100 mm overlap at all joins. Stepped DPC at slab level to standard building practice. Brickgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Marlseal System Liquid applied polyurethane waterproofing membrane to approved applicator, Marlseal build up as follows: Marlseal primer, Marlseal 250 / 250 flash in combination with Marlseal Fabric, Marlseal 400 / 420 Marlseal System Liquid applied polyurethane on flat roofs and tops and sides of inverted beams.

Planted Roofs to receive Marlseal System Liquid applied polyurethane waterproofing membrane to approved applicator. Marlseal build up as follows: Marlseal primer, Marlseal 250 / 250 flash, Marlseal Fabric, Marlseal 250 / 250 flash, drainage membrane. Geotextile and gravel

Drainage
HDPE Drainage system, linked to 110mm PVC external underground system. All vertical soil and waste pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on river sand bed to fall min. 1:60 and in accordance with local authority regulations. Drains and pipes under building to have flexible neoprene joints. All drains to be placed min. 900mm from building. Depth of drain to be min. 450mm. No storm water into drains. 110mm and 160mm storm-water pipes to architects layout.

Seemless 'Watertite' Aluminium, standard domestic Ogee gutters (pre-painted to match roof) with HDPE pipes built into walls.

Roof Construction
All roof RC slabs to engineer's specification. Waterproofing to specialist.& guarantees to owner. Slip-Lok 406 profile roll-formed in continuous lengths from Zincalume AZ150 ZincAlume-Finish 0.53mm G550 fixed to steel / timber purlins using KL65 clips and class 3 fasteners, in strict accordance with manufacturer's specifications by a GRS Approved Contractor. Colour to architect. All laying and fitting in strict accordance with manufacturer's specification. Trusses tied down with galvanised hoop iron straps built into brickwork min 6 courses below wall plate. Mmumum 135mm Autherm bulk insulation between purlins. Open eaves to architects detail.

Concrete Roof Slabs
All concrete slabs to engineer's spec. All roofs to have stone pebbles / chips on minimum 15mm polystyrene on waterproofing to specialist on screed to falls . All roofslabs and RC upstands to have 'Penetron' admix included in concrete pour.

Timber Deck
22 x 145 'Balau' decking fixed with stainless screws to Structural grade SA Pine timber Sub Structure at max 450 ccs on Structural Grade SA Pine bearers to engineer. Refer to architects detail.

REVISIONS:

REV A -
1. NEW BASEMENT STORES

DRAWING:
FLOOR PLANS

PROPOSED NEW APARTMENTS
ERF 303 | 5 FAURE STREET | KNYSNA
FAURE STREET | APARTMENTS

DWG NO: 2247-06-A1-02 (Rev A)
SCALE: 1 : 100
DATE: 11 DECEMBER 2023
DRAWN: ABD

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