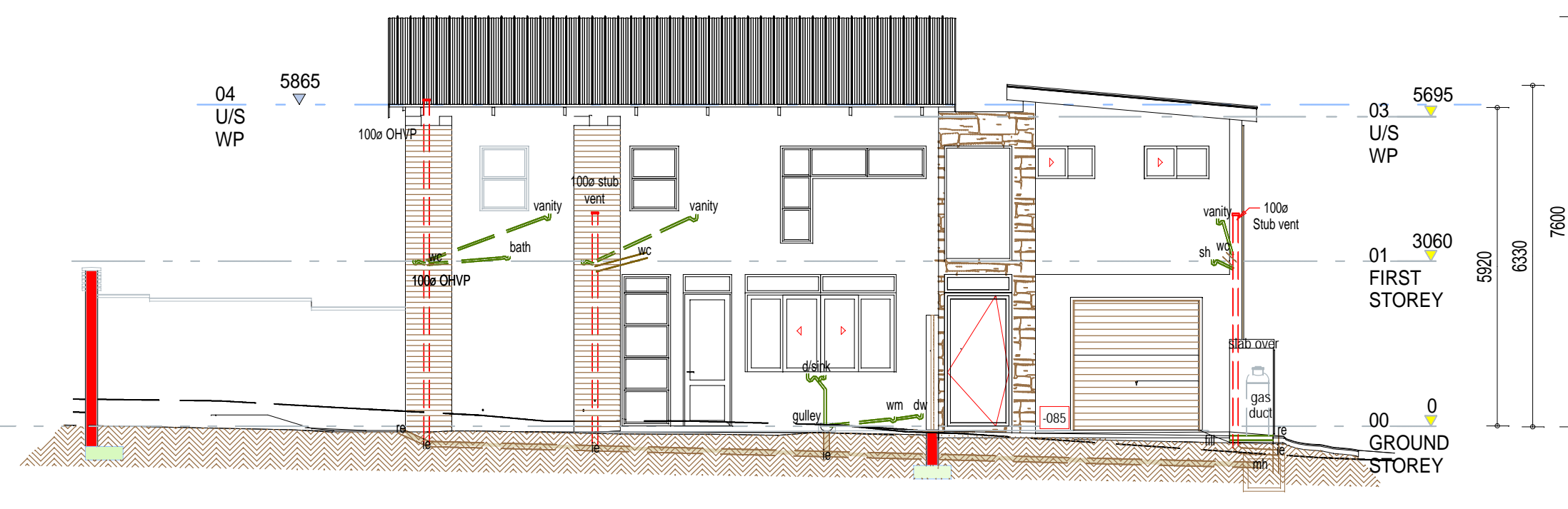
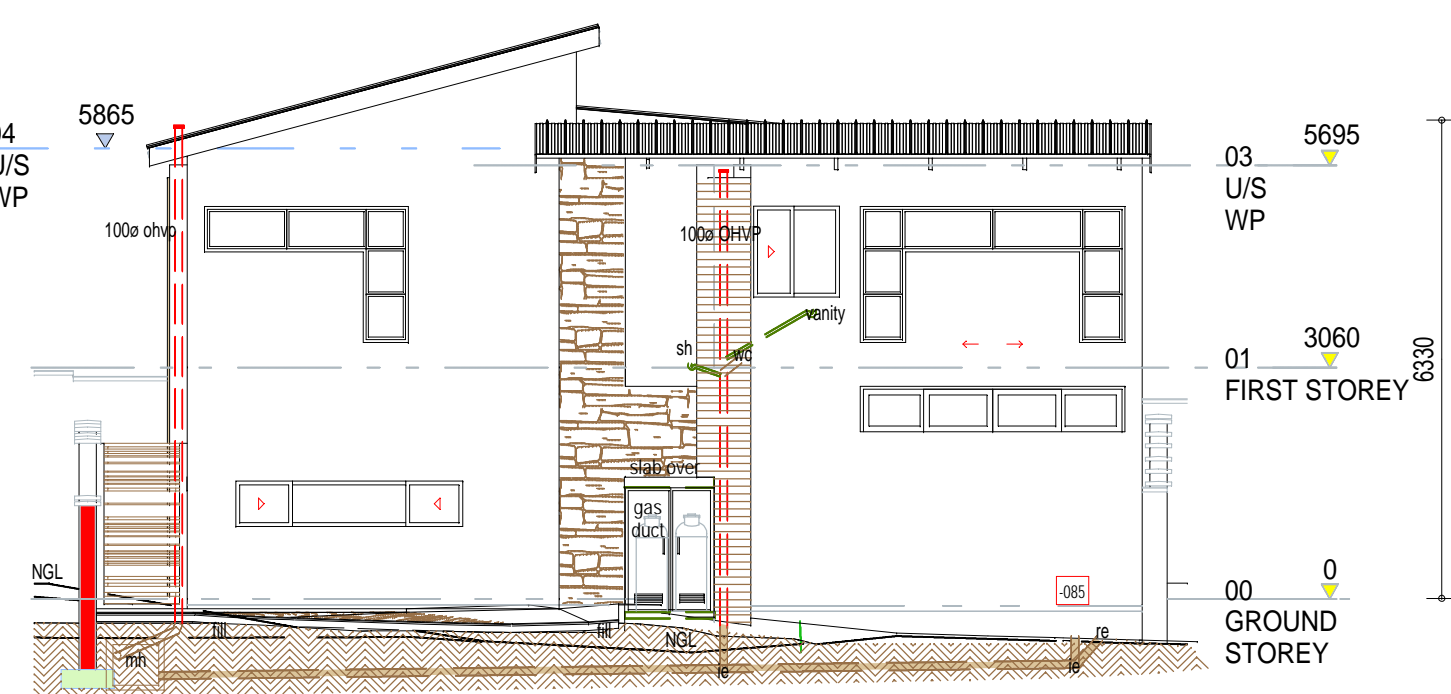




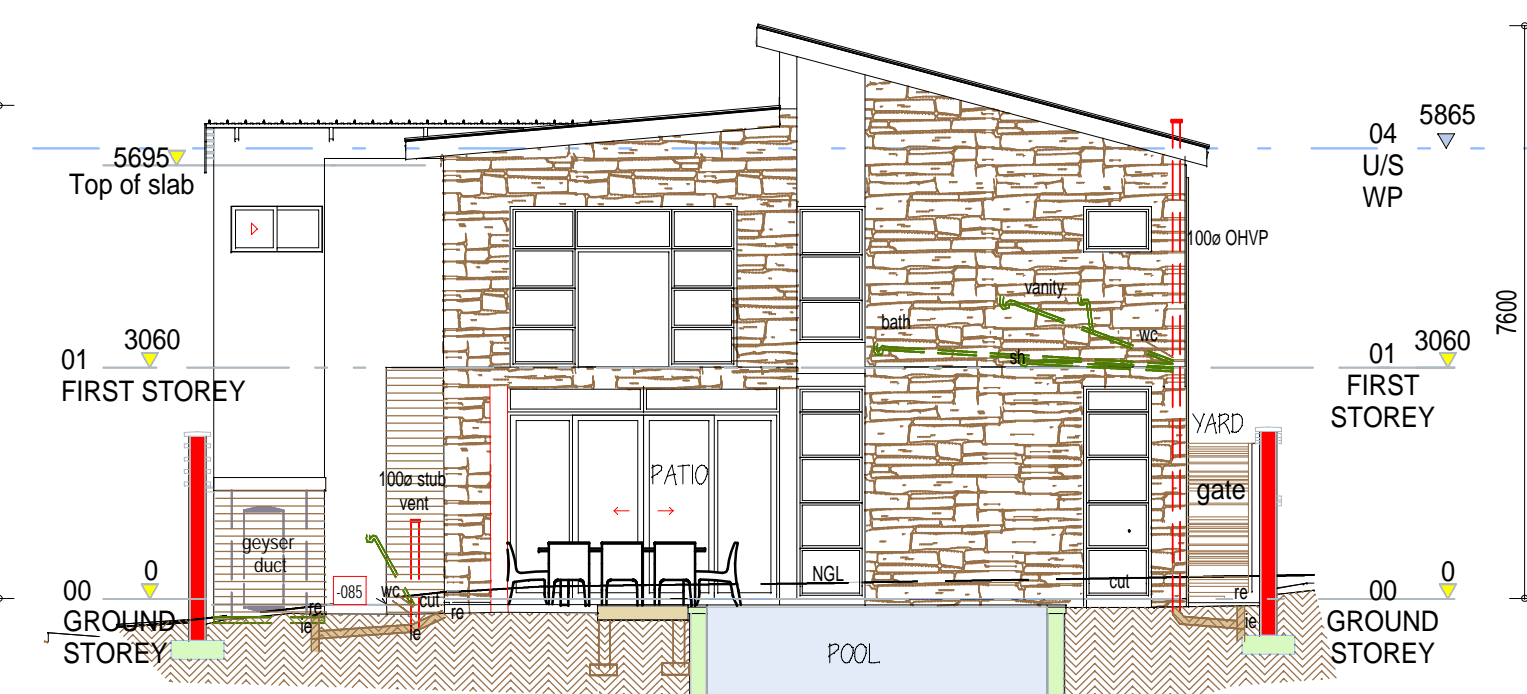
NORTH ELEVATION
SCALE 1:100



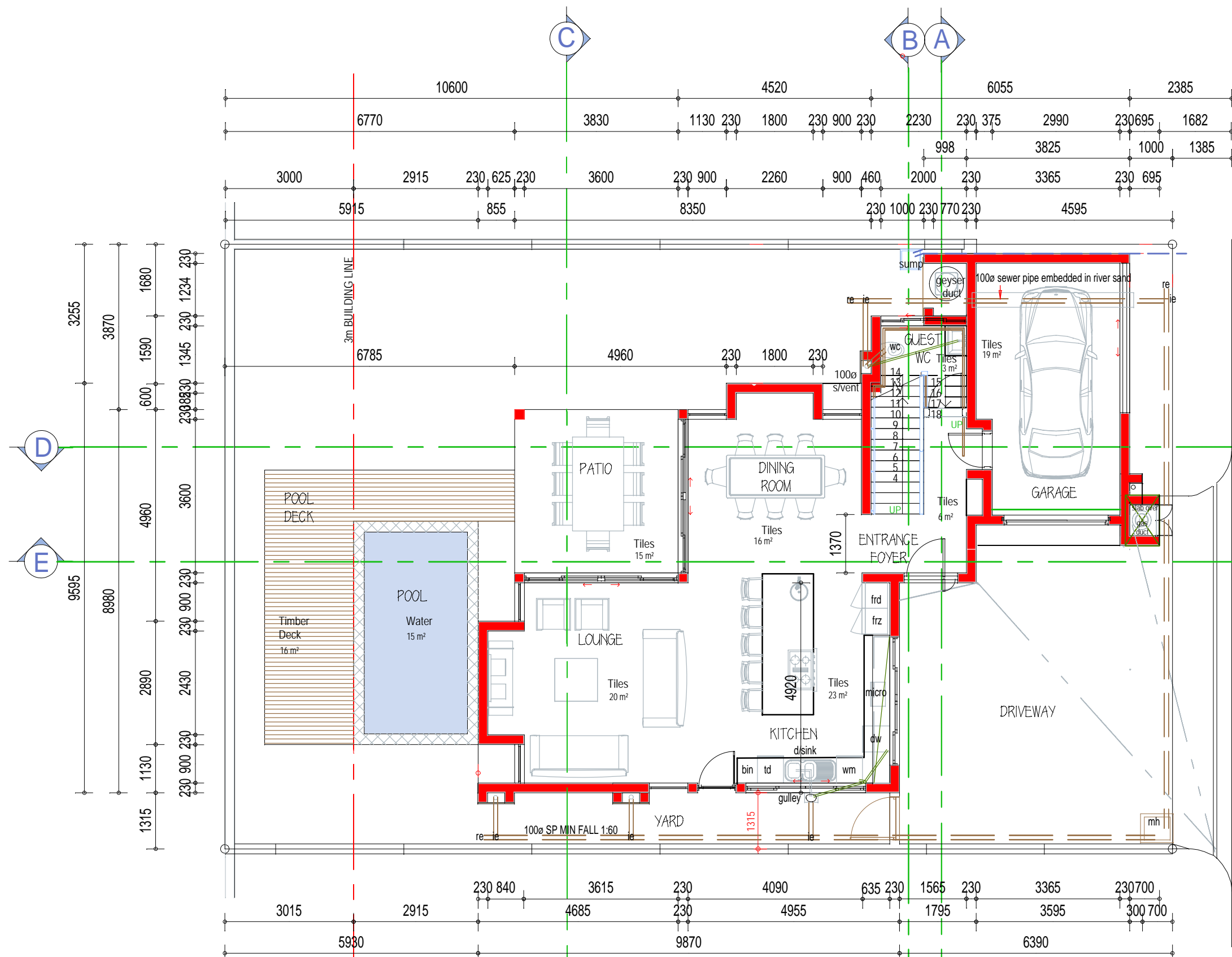
SOUTH ELEVATION
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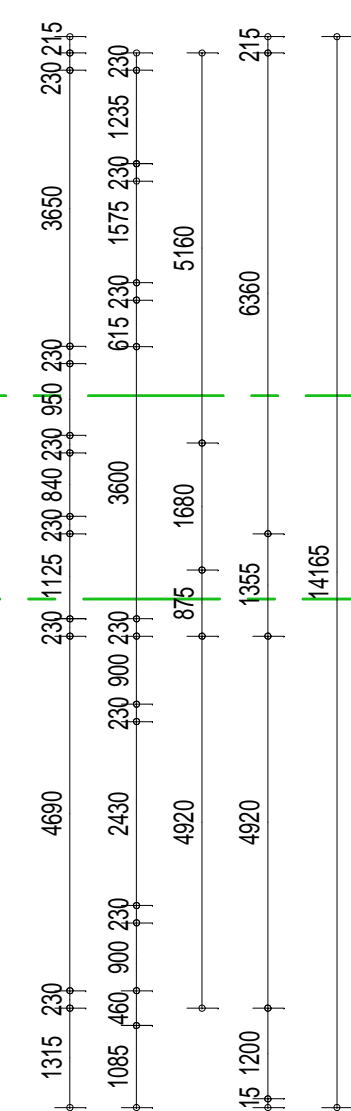
EAST ELEVATION
SCALE 1:100



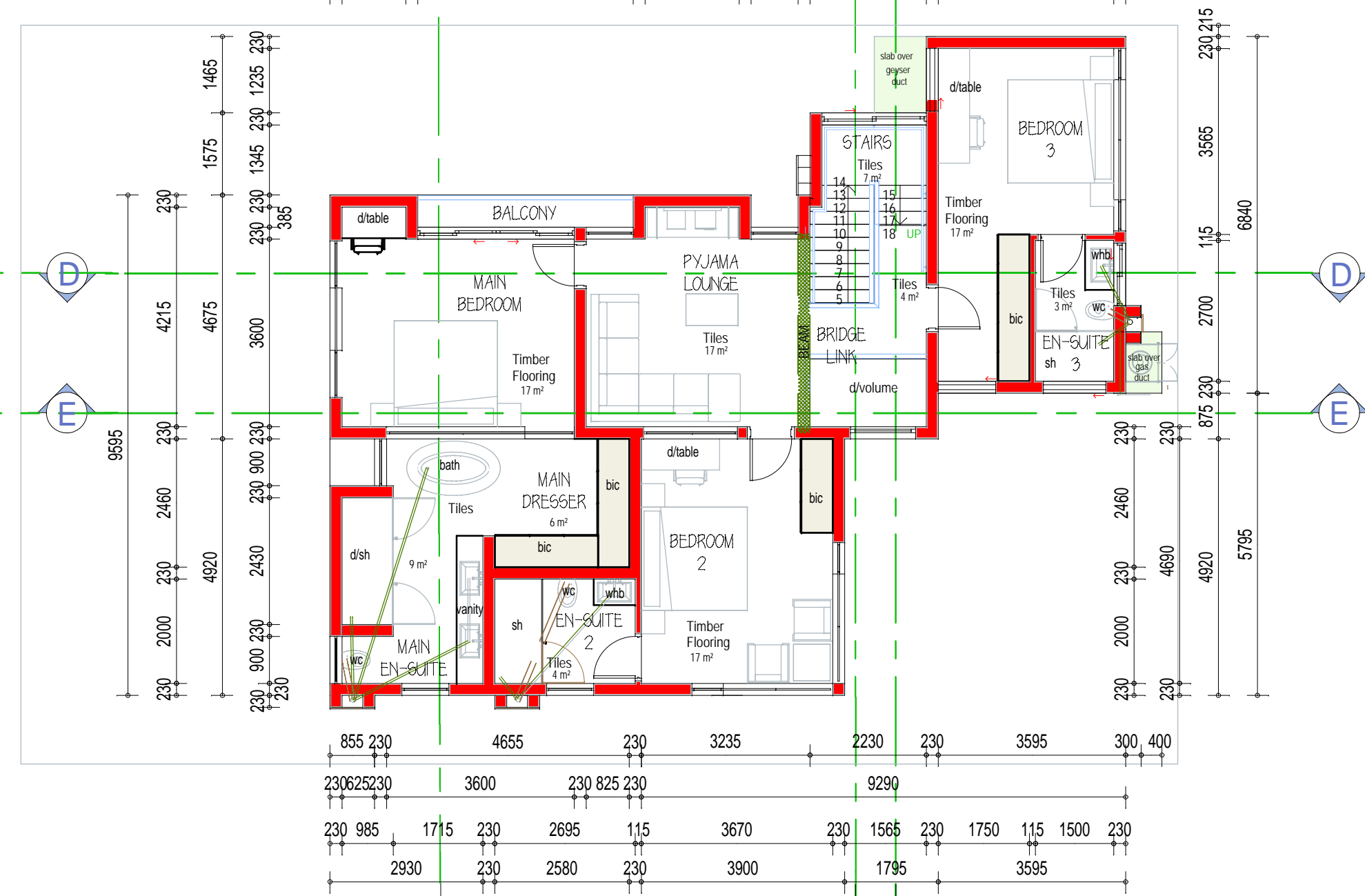
WEST ELEVATION
SCALE 1:100



GROUND STOREY
SCALE 1:100



FIRST STOREY
SCALE 1:100



- NOTATION**
- GENERAL**
1. ALL WORK TO COMPLY WITH LATEST VERSION OF N.B.R. (RSA) AND SANS 10400 & SANS 204.
 2. FINISHED SURFACE BED LEVEL MIN 400mm ABOVE NGL.
 3. ASSUMED GOOD SOIL AND SUBSTRATES.
 4. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO MANUFACTURING AND BUILDING.
 5. CONTRACTOR MUST CHECK ALL LEVELS, DIMENSIONS, STEPS ETC. ON SITE, & REPORT ALL DISCREPANCIES TO THE ARCHITECT IN WRITING IMMEDIATELY TO BE RECTIFIED.
 6. DIMENSIONS AND GENERAL NOTES TO TAKE PREFERENCE OVER SCALE.
 7. ALL LEVELS, DIMENSIONS, STEPS, STAIRS ETC. TO BE CHECKED BY CONTRACTOR ON SITE.
 8. NON STRUCTURAL CHANGES BY THE DEVELOPER OVERRIDE THIS DRAWING & IS TO BE COMMUNICATED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION.
 9. ALL DOORS & WINDOWS BE INSTALLED TO FUNCTION PROPERLY. SHOP DRAWINGS TO BE APPROVED BY PROJECT MANAGER.
 10. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SABS 0400). THE APPLICABLE SABS CODES & BUILDING SOCIETY REGULATIONS AND MATERIALS TO BE SABS OR AGREEMENT BOARD APPROVED.
- MISCELLANEOUS**
- WINDOW CILLS: EXTERNAL BRICK ON EDGE, INTERNAL CILLS TO BE PLASTERED. OPEN SOFFITS PLASTERED & PAINTED. CORNICES: BY INTERIOR DESIGNER. STEPS: RISERS MAX. 170mm HIGH; TREADS MIN. 270 DEEP. PLASTER AND PAINT TO CONCRETE SOFFITS AND WALLS. BALUSTRADE MIN. 1M HIGH AND TO N.B.R. DUCT COVER: SUPERBOARD TO MATCH EXTERNAL WALL FINISH. RETAINING WALLS: ALL BY ENGINEERS. LINTELS TO BE SUPPORTED MIN 150 FOR OPENINGS. INSIDE SILL TO ALL WINDOWS IN KITCHEN TO BE AT 900 AFFL.
- FOUNDATIONS, BRICKWORK & FLOORS**
- ASSUMED GOOD SUBSTRATES
- FOUNDATIONS TO BE: 10MPA CONCRETE (2 SACKS CEMENT 4 WHEEL BARROWS RIVERSAND 5 WHEEL BARROWS 22mm STONE) MIN 200X400 MIN 200 UNDER GROUND LV TO ENG DETAIL. REINFORCED CONCRETE COLUMNS AND RETAINING WALLS TO ENGINEER'S DETAIL. GROUND FLOOR SLAB: 85mm THICK, 20MPA CONCRETE, PERFECTLY LEVEL MIN 150mm ABOVE GROUND LEVEL ON PROPERLY COMPACTED HARDWARE 25mm SCREED AND FINISH AS INDICATED. DPC UNDER ALL WALLS, FLOORS AND WINDOW SILLS AND TO ALL VERTICAL CHANGES IN FLOOR LEVELS. FLASHING TO ALL PARAPETS AND CHANGE IN ROOF LEVELS. TERMITE AND WEED REPELLANT TREATMENT.
- GLAZING:**
- GLAZING TO COMPLY WITH PART N OF THE NBR
- ALL GLAZING IN DOORS TO BE SAFETY GLASS
- SAFETY GLASS TO BE USED IN SHOWER AND BATH ENCLOSURES, IN ALL WINDOWS LESS THAN 500mm ABOVE GL.
- GLAZING TO N.B.R.
- Glass 3mm : max. pane size: 0,75sqm Glass 4mm : max. pane size: 1,5sqm
Glass 5mm : max. pane size: 2,1sqm Glass 6mm : max. pane size: 3,2sqm
- ROOF TO BE DESIGNED BY ENGINEER.**
- R1 - CEILINGS**
- CONCEALED FIX CHARCOAL KLIP-TITE 700 COLOURBOND ON ALUBUBBLE/FOIL COMBO SISILATION ON 50 X 75mm PURLINS @ 1200 C/C ON GRADE 8 CCA TREATED, SA PINE TRUSSES, @ MAX 1,2M C/C ON 38X38 BATTENS ON PLASTERED AND PAINTED 9mm GYPSUM CEILING BOARDS, 135mm AEROLITE INSULATION FITTED WITHIN ROOF VOID. 76X38mm WALLPLATE. ROOF OVERHANG - 600mm.
- R2 - EXPOSED RAFTERS**
- CONCEALED FIX CHARCOAL KLIP-TITE 700 COLOURBOND ON ALUBUBBLE/FOIL COMBO SISILATION ON 50 X 75mm PURLINS @ 1200 C/C ON 40mm THICK ISO-BOARD ON EXPOSED GRADE 8 CCA TREATED, SMOOTHLY SANDED SA PINE TRUSSES/RAFTERS SEALED WITH VANISH FINISHED @ MAX 1,2M C/C ON 76X38mm WALLPLATE. ROOF OVERHANG - 600mm.
- R3 - SLABS**
- REINFORCED CONCRETE ROOF SLAB: R2
- NON-SLIP TILES TO EXPOSED AREAS OR PEBBLE FINISH ON 5mm BITUMAT TORCH-ON PRIMER ON SCREED TO A FALL MIN 1:60. WHOLE TO BE PAINTED WITH ALUMINUM PAINT. WATERPROOFING BY SPECIALIST. WATERPROOFING UP AND TO ADJOINING WALLS. DRAINAGE INTO FULLBORE OUTLETS WITH GRATING INTO 150mm PVC RWDP MESHED INTO COLUMNS. PLASTERED SOFT. 10 YEAR GUARANTEE TO BE SUPPLIED.
- FIRE AND HEALTH**
- WINDOWS TO BE AT LEAST 10% OF FLOOR AREA IN HABITABLE ROOM WITH 5% OPENING SECTION.
- FIRE WALLS TO BE BUILT TO UNDERSIDE OF ROOF COVERING.
- STORMWATER**
- ALL PAVING AND SITE WORKS TO BE GRADED AWAY FROM BUILDINGS.
- WINDOWS**
- HORIZONTAL AND VERTICAL DPC AROUND WINDOWS.
- CEILINGS:**
- (C1) 9mm PLASTERED AND PAINTED GYPSUM CEILING BOARDS
(C2) PLASTERED AND PAINTED UNDERSIDE OF SLAB

1	REV NO.	DATE	DESCRIPTION
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NEW CLUSTER HOUSING DEVELOPMENT
CASTALIA VILLAS FOR 11 DWELLING UNITS
ON PORTION 1 OF 65 BUCCLEUCH TOWNSHIP

PLAN

REVISED SITE DEVELOPMENT PLAN

E.H.GORDON
SPECIALIZED DESIGN STUDIO

P.O.Box 164,
Bromhof, 2154
Randburg

SACAP No. T0145

CELL: 082 441 8515 TEL: (011) 791 4959 EMAIL: tilly@global.co.za

PROJECT NAME:	11 UNIT CLUSTER DEVELOPMENT
CLIENT:	MRS T. Y. MAZIBUKO
TOWNSHIP:	PORTION 1 OF 65 BUCCLEUCH TOWNSHIP
ENGINEER:	
OWNER:	
DRAWN BY:	E.H. GORDON
SCALE:	AS SHOWN
DRAWING NUMBER:	BUCCLEUCH DEVELOPMENT JAN 2019 (1)