

THE CONTRACTOR MUST REPORT TO THE ARCHITECT ANY CONTRADICTIONARY INFORMATION BEFORE ANY WORK COMMENCES, CHECK ALL DIMENSIONS ON SITE - USE DIMENSIONS SHOWN. IT IS ASSUMED THAT ALL CONTRACT DOCUMENTS ARE IN THE POSSESSION OF THE CONTRACTOR. REFER TO GENERAL SPECIFICATION.

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ALL WORK TO COMPLY WITH LOCAL MUNICIPAL BY-LAWS

CONSTRUCTION NOTES:

FOUNDATIONS: SABS 0400 PART H
ALL FOUNDATIONS TO BE 600x230mm CONCRETE STRIP FOUNDATIONS UNLESS OTHERWISE SPECIFIED ON ARCHITECTS DRAWINGS AND/OR ENGINEERS SPECIFICATIONS

FILLING: SABS 10400 PART J
FILL TO BE WELL COMPACTED IN WETTED LAYERS OF 150mm & ACCORDING TO ENGINEERS SPECIFICATIONS. CERTIFICATE OF COMPACTION TO BE SUBMITTED TO THE ARCHITECT. TERMITE POISON CERTIFICATE TO BE SUBMITTED TO THE ARCHITECT.

DAMP PROOFING: SABS 10400 PART J AND PART K
INSTALL 250 MIKRON USE GREEN DAMP-PROOF MEMBRANE ON UNDERSIDE OF ALL GROUND SLABS & 375 MIKRON BRICKGRIP DPC TO ALL WALLS WITH 100mm OVERLAPS AT ALL JUNCTIONS. INSTALL BRICKGRIP DPC TO ALL WINDOW CILLS.

GROUND SLABS: SABS 10400 PART J
85mm THICK CONCRETE GROUND SLAB ON FILL WITH DAMP PROOFING AS DESCRIBED ABOVE. REINFORCE GROUND SLABS ACCORDING TO ENGINEERS DETAILS & SPECIFICATION. ALL EXPANSION JOINTS TO BE PLACED IN ACCORDANCE WITH ENGINEERS SPECIFICATION.

BRICKWORK: SABS 10400 PART K
BRICKS TO BE LAID IN STRETCHER BOND WITH JOINTS NOT EXCEEDING 12mm. ALL EXTERNAL WALLS TO BE 220mm WALLS. INTERNAL WALLS TO BE 110mm OR AS SHOWN ON PLANS.

BRICK REINFORCING: SABS 10400 PART K
BRICKFORCE STEEL WIRE REINFORCING TO BE INSTALLED IN EVERY COURSE OF FOUNDATION BRICKWORK FOR MIN 5 COURSES & EVERY 3RD COURSE THEREAFTER. BRICKFORCE TO BE INSTALLED IN EVERY COURSE BELOW GROUND SLAB WHERE BRICK WALL IS 115mm. PROVIDE BRICKFORCE OVER LINTOLS.

LINTOLS: SABS 10400 PART K
PRECAST CONCRETE LINTOLS USED OVER ALL OPENINGS. INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATION. ALL FACEBRICK LINTOLS TO HAVE REINFORCING AND CURING ON PROPS TO ENGINEERS SPECIFICATION.

PLASTERWORK:
ALL INTERNAL AND EXTERNAL PLASTER TO BE MIN 10mm. TEST PANEL TO ARCHITECT'S SATISFACTION. ROUNDED ARCHES WITH SHUTTERING TO ARCHITECT'S SATISFACTION.

REV	DATE	DESCRIPTION
A	22/02/2019	- Unit types indicated - Block 4 areas amended
B	24/01/2020	- Areas amended

MUNICIPAL SUBMISSION DRAWING

DRAWING DESCRIPTION RES 2 UNIT AREAS	DRAWING NUMBER RES2-M-000
	REVISION B
PROJECT NUMBER 2014/22	DATE 24/01/2020
	SCALE AS SHOWN
PROJECT DESCRIPTION NEW RESIDENCES FOR ABC INVESTMENTS ON ERF 1378 CELTISDAL X65	DRAWN SL

Block 1: 484,17sqm

	Ground floor (sqm)	First floor (sqm)	Total (sqm)
Unit 1/1(Type L)			
Residence	66,61	68,19	134,80
Covered Patio	8,47		8,47
Garage	17,86		17,86
Total covered	92,94	68,19	161,13
Open patio (Pergola)	6,68		6,68
Open balcony (Pergola)		16,87	16,87
Total	99,62	85,06	184,68
Unit 1/2(Type M)			
Residence	66,48	66,38	133,37
Covered Patio	8,15		8,15
Garage	17,86		17,86
Total covered	92,49	66,38	159,38
Open patio (Pergola)	6,68		6,68
Open balcony (Pergola)		16,61	16,61
Total	99,17	82,99	182,67
Unit 1/3(Type L)			
Residence	66,78	68,37	136,38
Covered Patio	8,47		8,15
Garage	18,21		18,21
Total covered	93,46	68,37	162,74
Open patio (Pergola)	6,68		6,80
Open balcony (Pergola)		16,61	16,36
Total	100,14	84,98	185,78
Total covered	278,89	202,94	484,17

Block 2: 489,90sqm

	Ground floor (sqm)	First floor (sqm)	Total (sqm)
Unit 2/4(Type J)			
Residence	66,46	72,44	138,90
Covered Patio	6,48		6,48
Garage	19,46		19,46
Total covered	92,40	72,44	164,84
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		15,41	15,41
Total	96,22	87,85	184,07
Unit 2/5(Type K)			
Residence	66,42	70,52	136,94
Covered Patio	6,48		6,48
Garage	17,92		17,92
Total covered	90,82	70,52	161,34
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		14,79	14,79
Total	94,64	85,31	179,95
Unit 2/6(Type J)			
Residence	66,90	72,32	139,22
Covered Patio	6,48		6,48
Garage	18,02		18,02
Total covered	91,40	72,32	163,72
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		14,66	14,66
Total	95,22	86,98	182,20
Total covered	274,62	215,28	489,90

Block 3: 487,93sqm

	Ground floor (sqm)	First floor (sqm)	Total (sqm)
Unit 3/7(Type J)			
Residence	66,53	72,22	138,75
Covered Patio	6,48		6,48
Garage	18,08		18,08
Total covered	91,09	72,22	163,31
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		14,96	14,96
Total	94,91	87,18	182,09
Unit 3/8(Type K)			
Residence	66,16	70,29	136,45
Covered Patio	6,48		6,48
Garage	17,86		17,86
Total covered	90,50	70,29	160,79
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		14,87	14,87
Total	94,32	85,16	179,48
Unit 3/9(Type J)			
Residence	67,01	72,37	139,38
Covered Patio	6,48		6,48
Garage	17,97		17,67
Total covered	91,46	72,37	163,83
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		14,91	14,91
Total	95,28	87,29	182,26
Total covered	273,05	214,88	487,93

Block 4: 646,64sqm

	Ground floor (sqm)	First floor (sqm)	Total (sqm)
Unit 4/10(Type L)			
Residence	66,57	69,34	135,91
Covered Patio	8,47		8,47
Garage	18,34		18,34
Total covered	93,38	69,34	162,72
Open patio (Pergola)	6,68		6,70
Open balcony (Pergola)		17,17	17,24
Total	100,06	86,51	186,66
Unit 4/11(Type M)			
Residence	66,99	66,98	133,97
Covered Patio	8,15		8,15
Garage	17,86		17,86
Total covered	93,00	66,98	159,98
Open patio (Pergola)	6,68		6,70
Open balcony (Pergola)		16,31	16,94
Total	99,68	83,29	183,62
Unit 4/12(Type L)			
Residence	66,59	67,09	133,68
Covered Patio	8,45		8,45
Garage	18,43		18,43
Total covered	93,47	67,09	160,56
Open patio (Pergola)	6,68		6,80
Open balcony (Pergola)		17,17	16,88
Total	100,15	84,26	184,24
Unit 4/13(Type L)			
Residence	66,96	69,45	136,41
Covered Patio	8,47		8,47
Garage	18,50		18,50
Total covered	93,93	69,45	163,38
Open patio (Pergola)	6,68		6,68
Open balcony (Pergola)		17,17	17,17
Total	100,61	86,62	187,23
Total covered	373,78	272,86	646,64

Block 5: 487,89sqm

	Ground floor (sqm)	First floor (sqm)	Total (sqm)
Unit 5/14(Type J)			
Residence	66,53	72,11	138,64
Covered Patio	6,48		6,48
Garage	18,08		18,08
Total covered	91,09	72,11	163,20
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		15,09	15,09
Total	94,91	87,20	182,11
Unit 5/15(Type K)			
Residence	66,24	70,29	136,53
Covered Patio	6,48		6,48
Garage	17,86		17,86
Total covered	90,58	70,29	160,87
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		14,89	14,89
Total	94,40	85,18	179,58
Unit 5/16(Type J)			
Residence	67,01	72,36	139,37
Covered Patio	6,48		6,48
Garage	17,97		17,97
Total covered	91,46	72,36	163,82
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		14,93	14,93
Total	95,28	87,29	182,57
Total covered	273,13	214,76	487,89

Block 6: 489,43sqm

	Ground floor (sqm)	First floor (sqm)	Total (sqm)
Unit 6/17(Type J)			
Residence	66,46	72,38	138,84
Covered Patio	6,48		6,48
Garage	19,46		19,46
Total covered	92,40	72,38	164,78
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		15,47	15,47
Total	96,22	87,85	184,07
Unit 6/18(Type K)			
Residence	66,44	70,15	136,59
Covered Patio	6,48		6,48
Garage	17,98		17,98
Total covered	90,90	70,15	161,05
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		14,91	14,91
Total	94,72	85,06	179,78
Unit 6/19(Type J)			
Residence	66,52	71,89	138,41
Covered Patio	6,48		6,48
Garage	18,71		18,71
Total covered	91,71	71,89	163,50
Open patio (Pergola)	3,82		3,82
Open balcony (Pergola)		14,94	14,94
Total	95,53	86,83	182,36
Total covered	275,01	214,42	489,43

Refuse area

	Ground floor (sqm)	First floor (sqm)	Total (sqm)
Refuse	16,99		16,99

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