

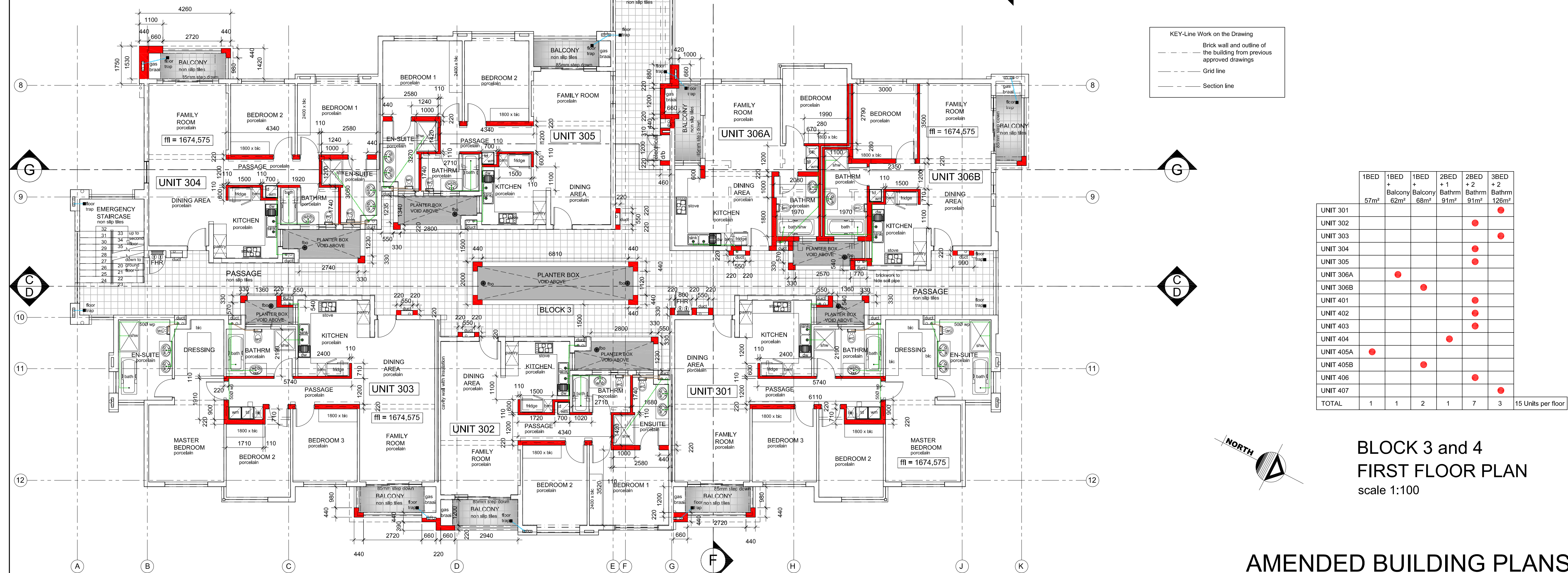
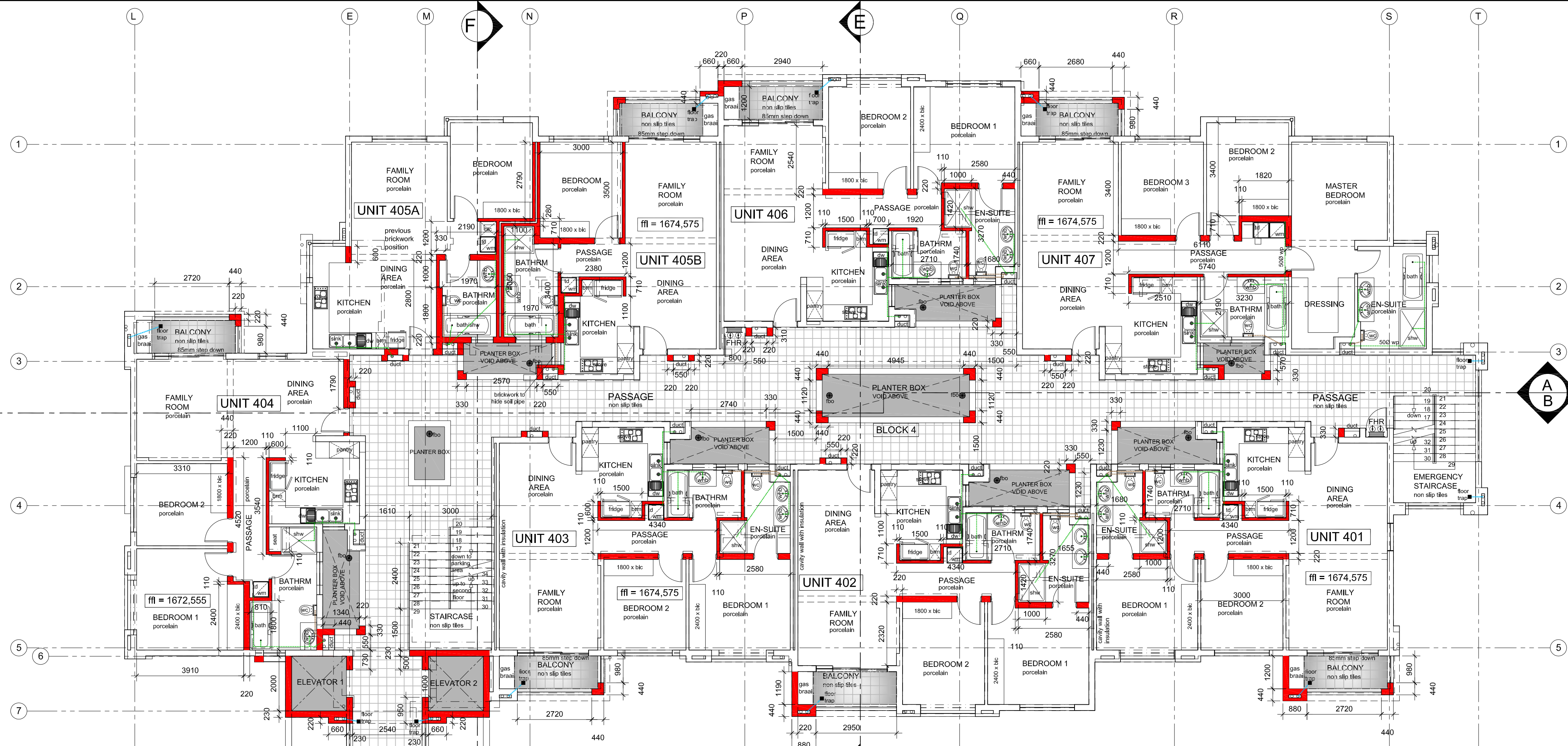
1 BED ROOM UNIT	
Floor Area	57.00m²
Total Area	57.00m²
1 BED ROOM UNIT with BALCONY	
Floor Area	57.00m²
Balcony	5.00m²
Total Area	62.00m²
1 BED ROOM UNIT with BALCONY	
Floor Area	63.00m²
Balcony	5.00m²
Total Area	68.00m²
2 BED ROOM UNIT	
Floor Area	86.00m²
Balcony	5.00m²
Total Area	91.00m²
3 BED ROOM UNIT	
Floor Area	121.00m²
Balcony	5.00m²
Total Area	126.00m²

Wall Construction External	
SANS 10400-XA Requires R-Value	
Wall Type	Masonry
Minimum R-value required	0.35
<i>[refer SANS 10400-XA (4.4.3) & SANS 204]</i>	

Double-skin masonry wall,
plastered internally and rendered externally

Wall Assembly Material	Conductivity	Thickness	Resistivity
Moving Air	-	-	-
External Plaster work	0.6000	0.015	0.025
Brick Wall	0.7000	0.250	0.325
Internal Plaster Work	0.6000	0.015	0.029
Unventilated Air	-	-	-
TOTAL R-value Achieved			1.379

Min. R-Value Achieved

[illegible]

NOTES:
All work to be carried out in strict accordance
with the **ARCHITECTS** instructions.

Top of foundations to be minimum of 300mm below N.G.L. Vertical DPC to all changes in level's.

Reinforced concrete slab to **ENGINEER'S** details & specifications.

Waterproofing by specialists.
S.A.B.S. approved bitumen based
waterproofing laid with required upturns. onto
min. 25mm thick screed. Acrylic based
waterproofing to parapet walls & uprisers.

All plumbing & drainage installation of sanitary fittings to comply with *SANS 10400-P:2010* & all relevant local authority by-laws, regulations & requirements.

I.E.'s and R.E.'s to all bends, junctions and changes in direction of soil and waste pipe's.

R.E.'s to all runs exceeding 24m in length.

100# GSP. minimum fall 1:60.

100# GSP. maximum fall 1:5.

Soil pipes under building's to be encased in 300mm concrete all round.

All waste fittings to be fitted with re-seal traps.

Staircase specifications to comply with SANS 10400-M:2011
Balustrades to be minimum 1000mm high.
Balustrades to be minimum 100mm apart.
Risers to be maximum 200mm high.
Treads to be minimum 250mm wide.

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This is an AUTO CAD generated drawing.
Drawing must not be scaled.
Figured dimensions only may be used.
Dimensions should be verified on site
and any discrepancies reported to
the ARCHITECTS immediately.

REGULATION NOTICE.
All operations carried out on this site must be done strictly in accordance with the requirements of the Occupational Health and Safety Act. This applies to all site staff as well as management and visitors to the site. Any failure to conform to these regulations may result in the removal of the offender/s from site or cancellation of the offender/s contract.

CLIENT:
MIZOLUX CC

PROJECT:
PROPOSED APARTMENT
DEVELOPMENT ON
STAND 8172; KENSINGTON; EXT.9

DRAWN: INDIRAN	DATE: 2019-03-15
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CHECKED BY: DATE:

DATE : _____

CLIENT'S SIGNATURE :

DRAWINGS:

- FIRST FLOOR PLAN
-
-
-
- BLOCKS 3 AND 4



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DRAWING NUMBER:	REV:
9051-222	1

	1BED 57m ²	1BED + Balcony 62m ²	1BED + Balcony 68m ²	2BED + 1 Bathrm 91m ²	2BED + 2 Bathrm 91m ²	3BED + 2 Bathrm 126m ²
UNIT 301						●
UNIT 302						
UNIT 303					●	●
UNIT 304					●	
UNIT 305					●	
UNIT 306A		●				
UNIT 306B			●			
UNIT 401					●	
UNIT 402					●	
UNIT 403					●	
UNIT 404				●		
UNIT 405A	●					
UNIT 405B			●			
UNIT 406					●	
UNIT 407						●
TOTAL	1	1	2	1	7	3

15 Units per floor

BLOCK 3 and 4
FIRST FLOOR PLAN
scale 1:100

AMENDED BUILDING PLANS