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GENERAL NOTES:

All dimensions shall be taken from the center line of the wall unless otherwise indicated. All dimensions shall be taken from the center line of the wall unless otherwise indicated. All dimensions shall be taken from the center line of the wall unless otherwise indicated.

SPLAY design + build + live

CONSTRUCTION NOTES:

FOUNDATIONS: SIZES INDICATED IN SECTIONS. PLINTH BRICKWORK: WALLS TO BE 280MM CAVITY CONSTRUCTION. GAVITY TO BE CONCRETE FILLED.

FLOOR CONSTRUCTION: FLOOR COVERINGS AS PER PLAN ON 25MM CEMENT SCREED ON 100MM CONCRETE BASE ON SABS APPROVED 250 MICRON PVC WATERPROOF SHEETINGS, ON WELL COMPACTED FILLING.

WALLS: EXTERIOR TO BE 280MM BRICK CAVITY WALLS. INSTALL 3 BUTTERFLY WALL TIES FOR EVERY M² OF WALL FACE AREA.

CONCRETE DECKING: PRECAST TO ENGINEERS SPECIFICATION. STAIRCASES TO BE PRECAST CONCRETE WITH RISERS HIGHS NO LESS THAN 190MM AND TREADS DEPTHS NO LESS THAN 250MM.

ROOFING: AS PER SECTIONS & FLOOR PLANS. 22 DEGREE FALL. FLOOR FINISHES: AS PER FLOOR PLANS.

PLUMBING: AS PER MUNICIPAL REGULATION. AS PER SECTIONS ELEVATIONS & FLOOR PLANS. DRAINAGE FITTINGS ON ALL FLOORS ABOVE GROUND TO BE ANTIBYPHONED OR DEEP SEAL TRAPS WHERE APPLICABLE.

GLAZING: GLAZING IN EXCESS OF 1M² OR WITHIN 500MM ABOVE FLOOR LEVEL TO BE SAFETY GLAZED. (PART N OF THE SABS D400) GLASS BALUSTRADE TO BE SAFETY GLAZED.

NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE OCCUPANCY SEPARATING ELEMENTS. FIRE NOTES: AS PER SEPARATE FIRE PLAN. ADDITIONAL FIRE NOTES AS NOTED ON THIS PAGE.

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AMPHORIA PTY LTD

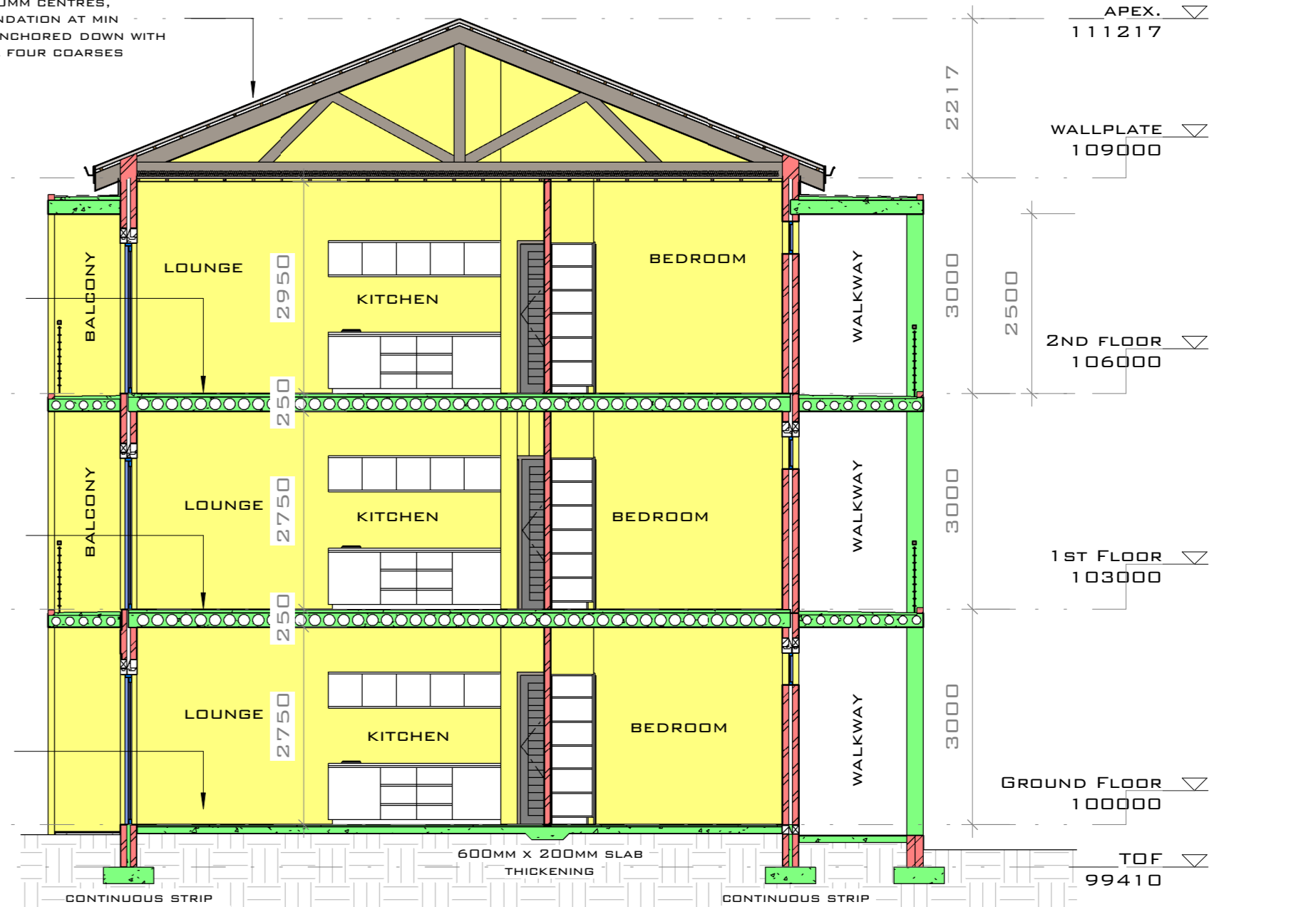
SIGNATURES: Author, Checker

ZONNEZICHT RETIREMENT ERF 20513 KOEBERG RD DURBANVILLE

PHASE 2 BLOCK M PROPOSED APARTMENT UNITS

25 AUGUST 2023 DRAWN RB & BM

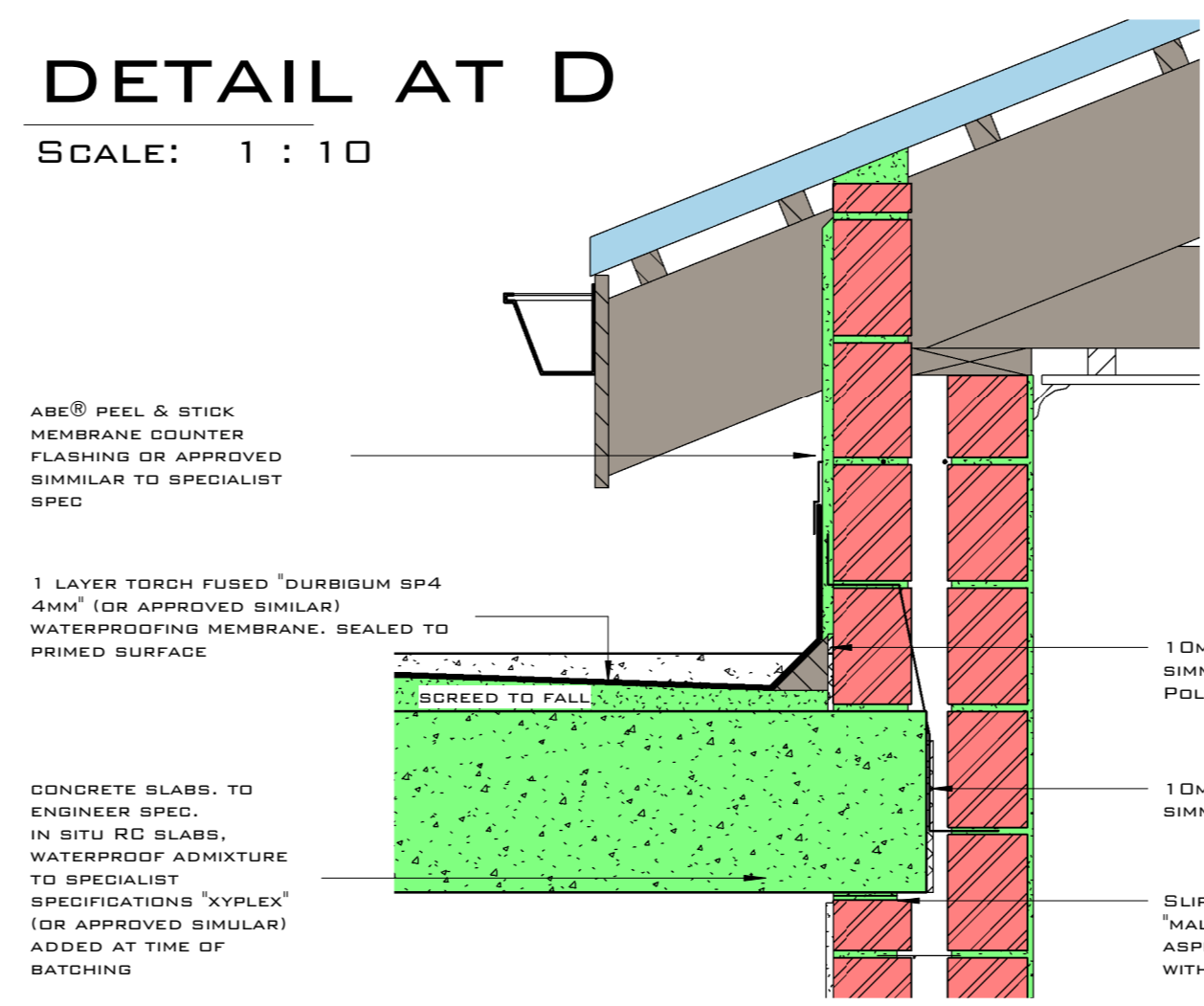
ZZM-D1-01 SCALE AS INDICATED / SADAP REG: T1248



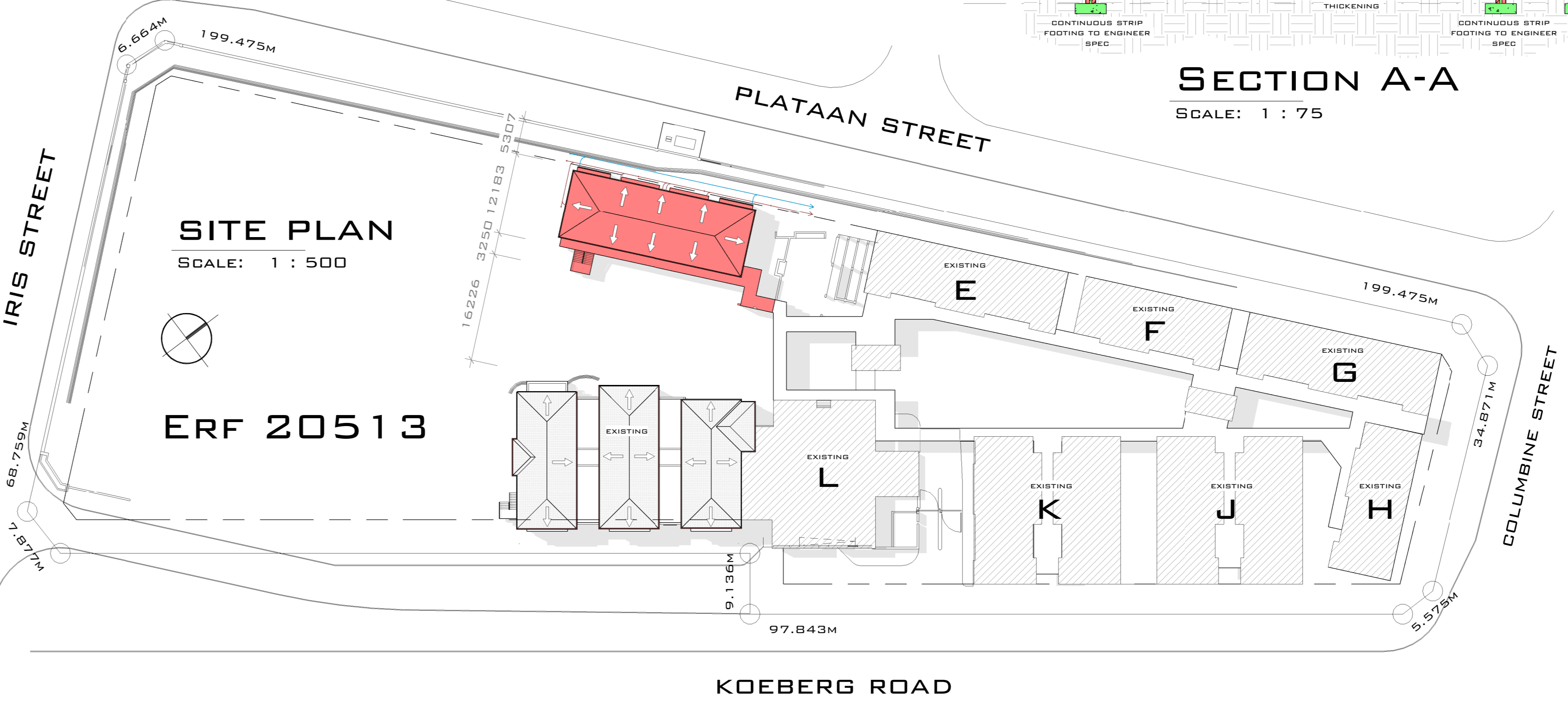
SECTION A-A SCALE: 1 : 75

WINDOW SCHEDULE table with columns: DESCRIPTION, NO., AREA, HEIGHT, WIDTH, PERIMETER, GLASS AREA, GLASS PERCENTAGE, AREA OF OPENING, AREA OF GLASS.

DOOR SCHEDULE table with columns: DESCRIPTION, NO., AREA, HEIGHT, WIDTH, PERIMETER, GLASS AREA, GLASS PERCENTAGE, AREA OF OPENING, AREA OF GLASS.



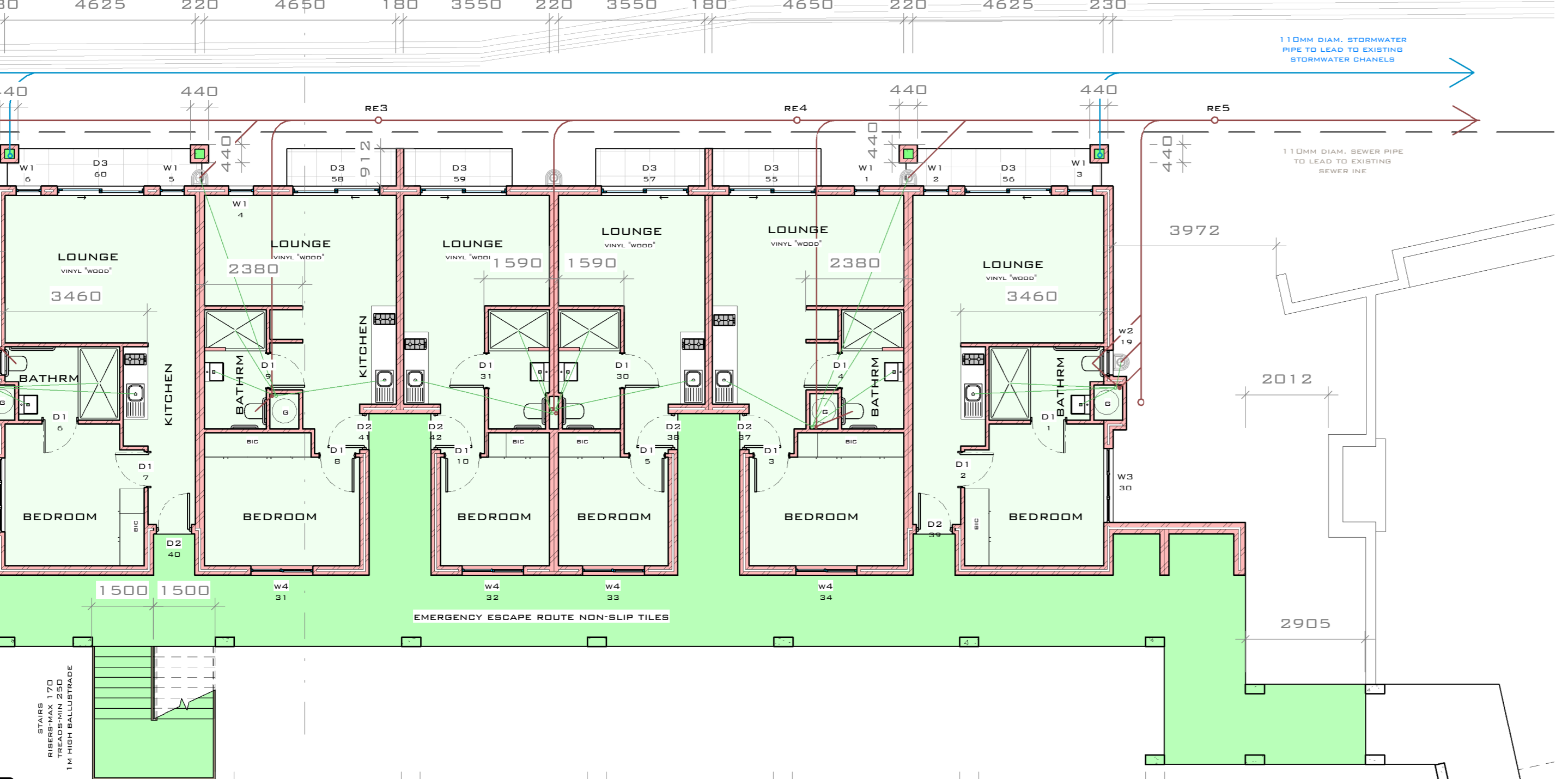
DETAIL AT D SCALE: 1 : 10



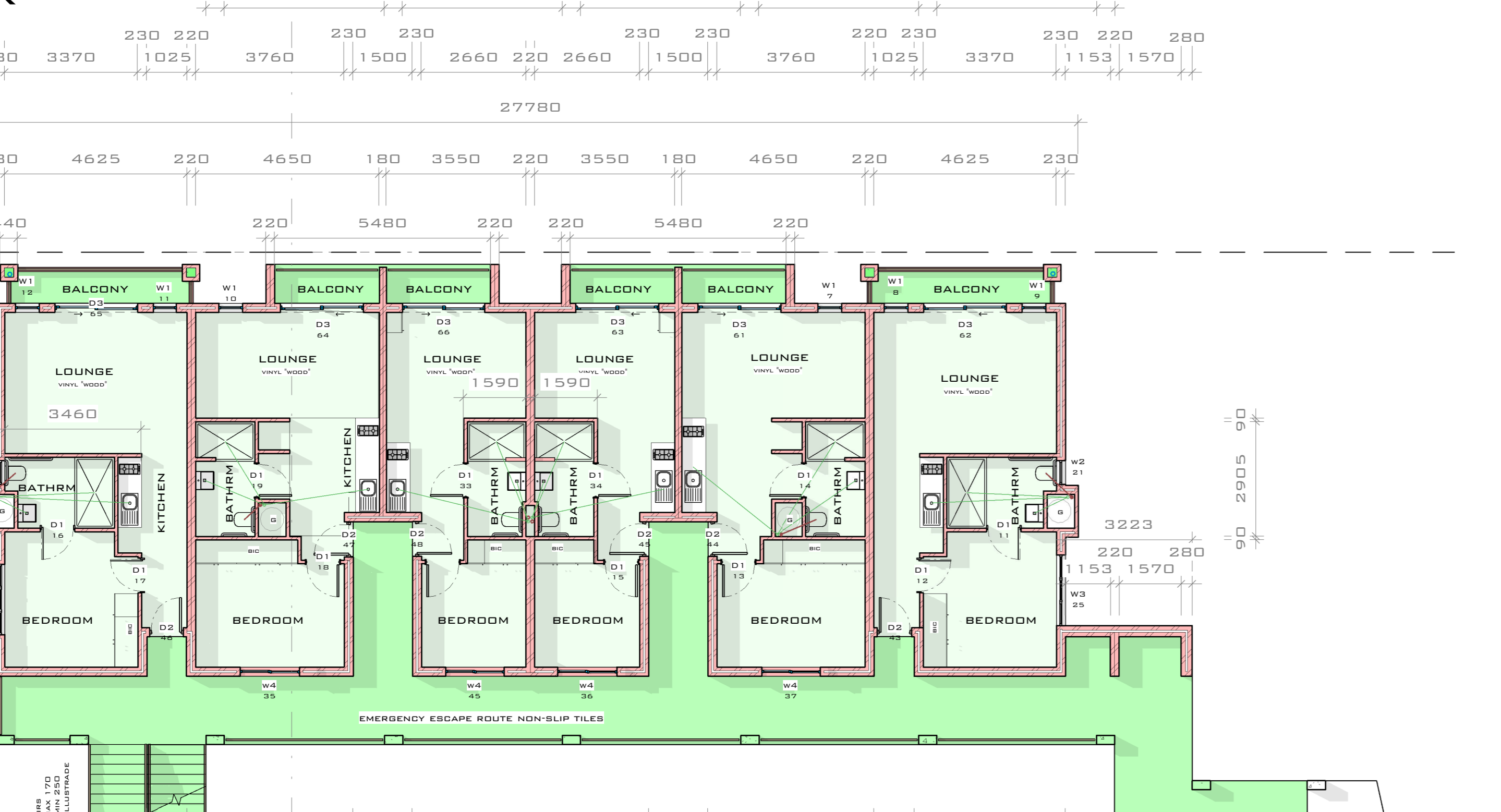
SITE PLAN SCALE: 1 : 500

ENERGY EFFICIENCY ON FENESTRATION PER FLOOR. HABITABLE SPACE: 200M² FENESTRATION: 37M² PERCENTAGE: 14.5%. THIS LESS THAN 15% AND COMPLIES TO SANS 10400 XA.

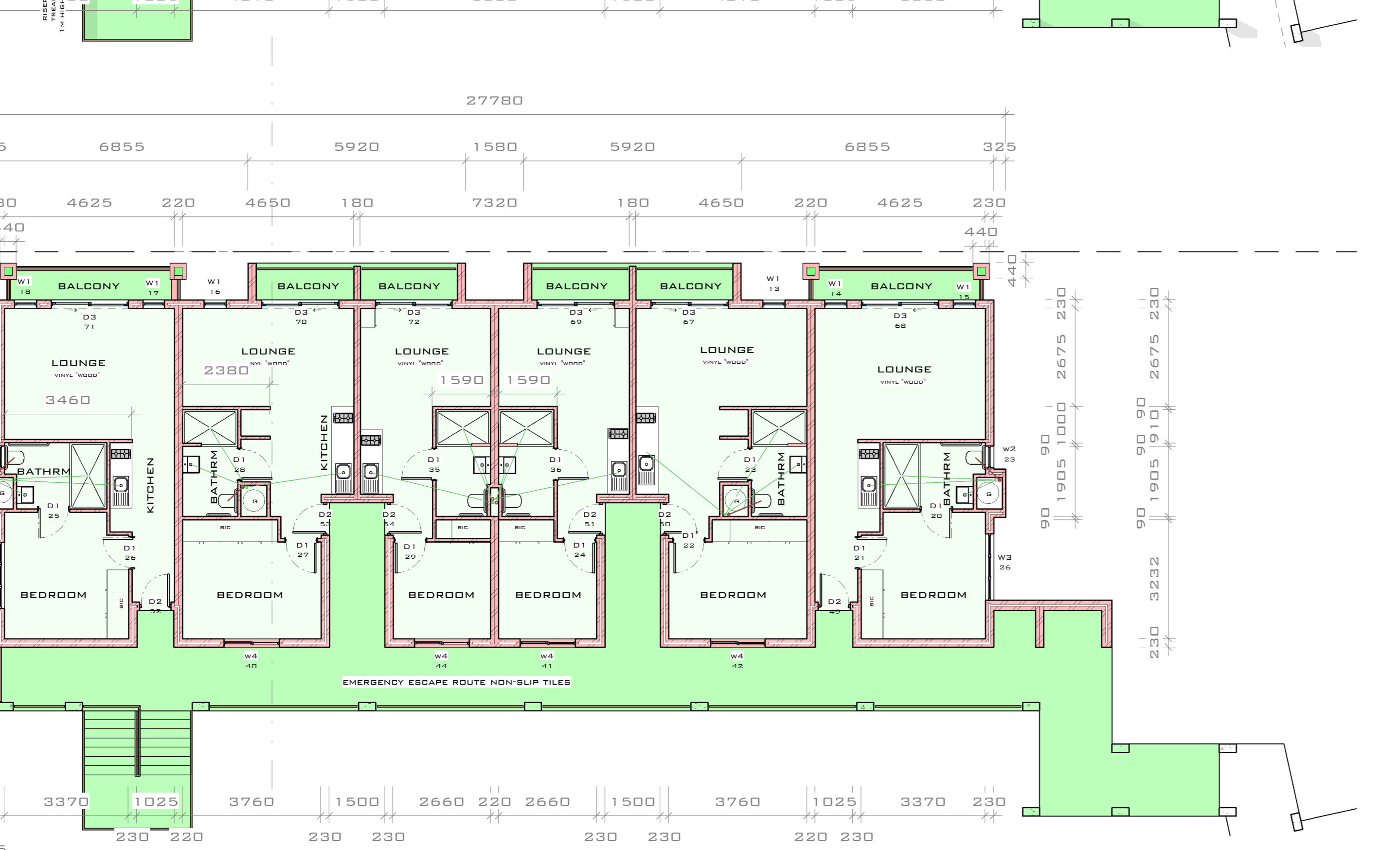
CLUBHOUSE (EXISTING) 1009M². FRAILCARE (EXISTING) 2304M². REFUSE YARD (EXISTING) 48M². COVERED WALKWAYS (EXT) 536M². COVERED BALCONIES AND BRAAI 313M². BLOCK E-L (EXISTING) 10546M². FLOOR AREA: 1083M². FLOOR FACTOR: 1.06M².



GROUND FLOOR SCALE: 1 : 100

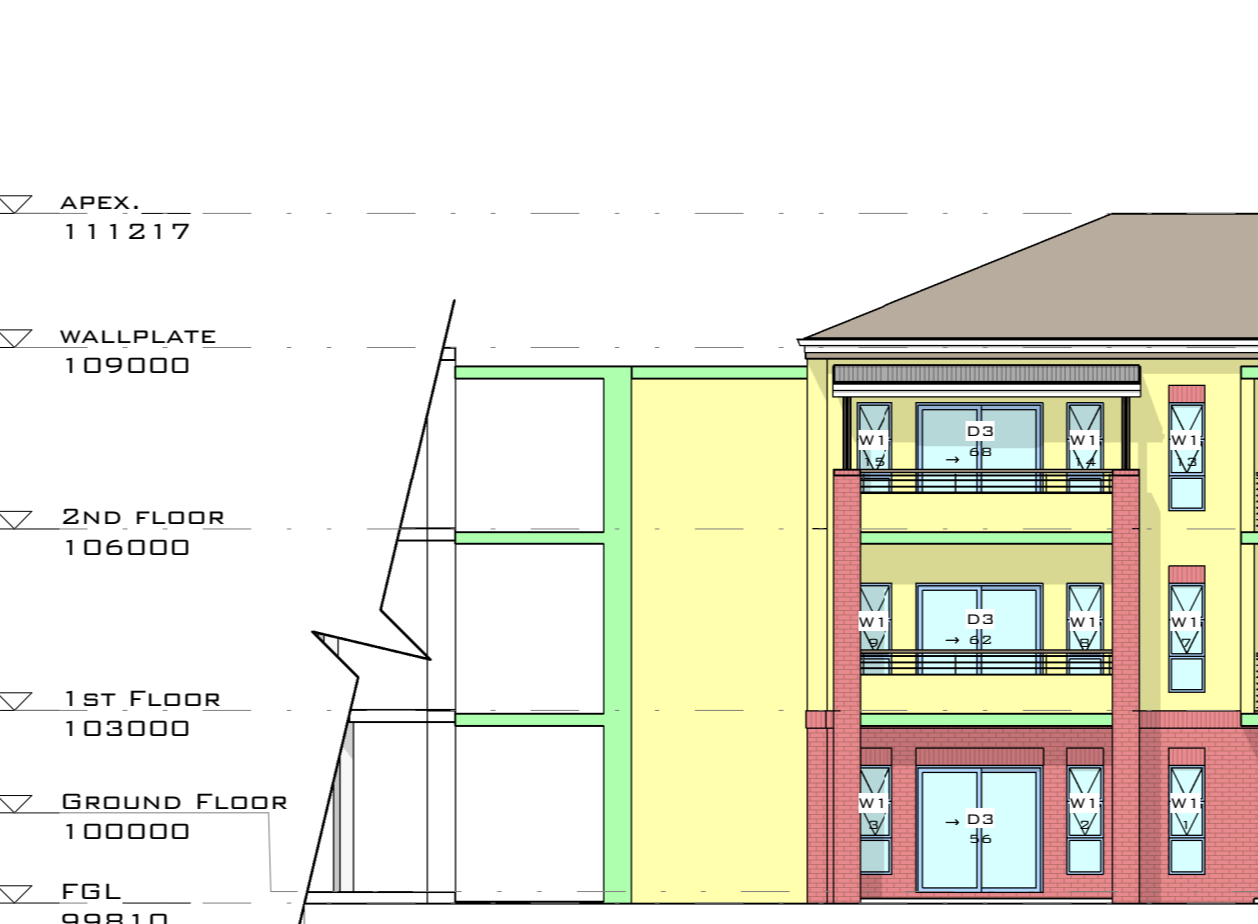


1ST FLOOR SCALE: 1 : 100



2ND FLOOR SCALE: 1 : 100

R VALUES table with columns: ROOF 3D DEGREE WITH HORIZONTAL CEILING AND TILE, ROOF TILE CONCRETE, POLYURETHANE FOAM INSULATION, 100 MM EPS INSULATION, PLASTERBOARD, GYPSUM BOARD, INSIDE AIR FILM.



NORTH ELEVATION SCALE: 1 : 125

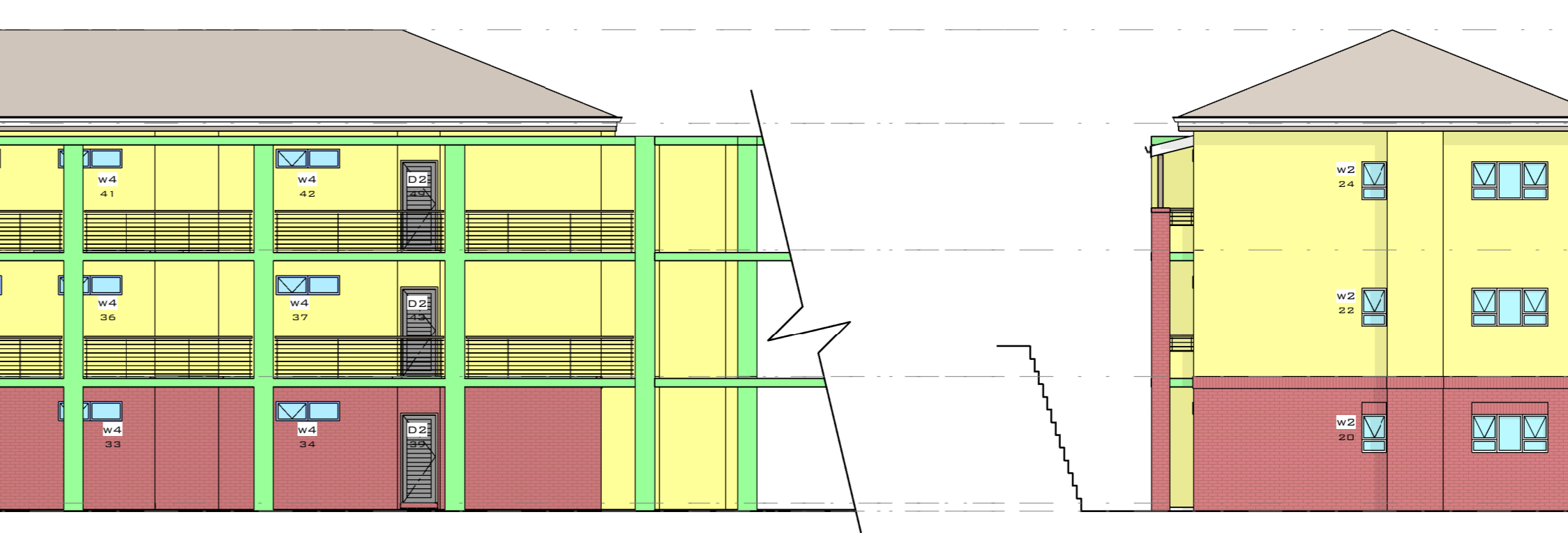


SOUTH ELEVATION SCALE: 1 : 125

R VALUES table with columns: ROOF 3D DEGREE WITH HORIZONTAL CEILING AND TILE, ROOF TILE CONCRETE, POLYURETHANE FOAM INSULATION, 100 MM EPS INSULATION, PLASTERBOARD, GYPSUM BOARD, INSIDE AIR FILM.



EAST ELEVATION SCALE: 1 : 125



WEST ELEVATION SCALE: 1 : 125



