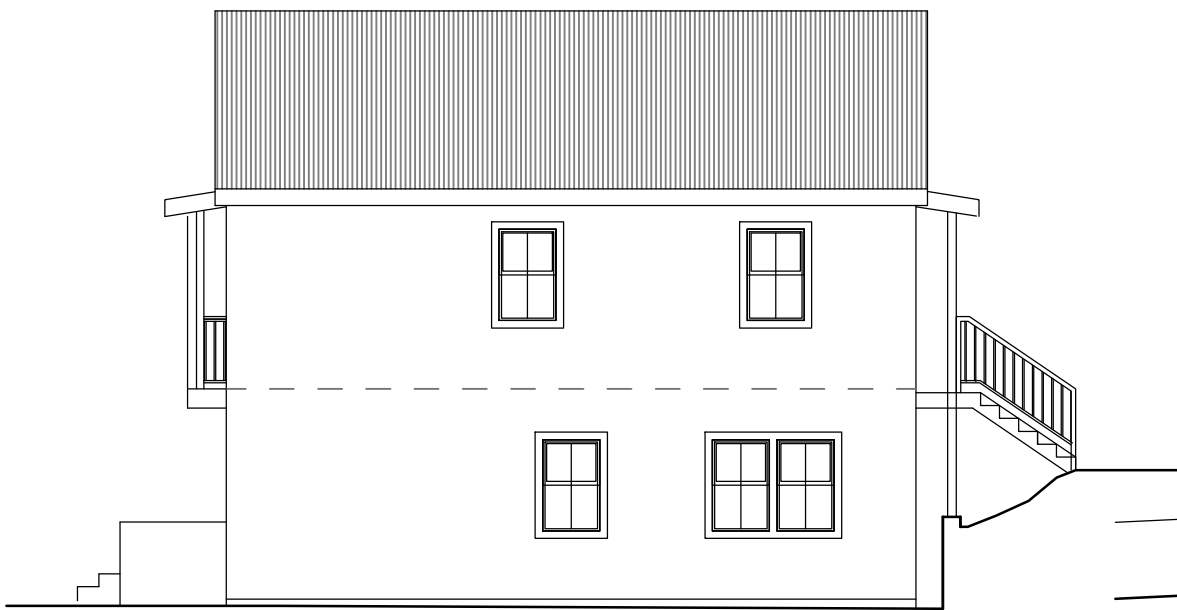




NORTH ELEVATION
SCALE - 1:50



EAST ELEVATION
SCALE - 1:50



WEST ELEVATION
SCALE - 1:50



SOUTH ELEVATION
SCALE - 1:50

CONTRACTUAL NOTES

THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDINGS, ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES AND BUILDING LINES.

CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK THESE AGAINST DRAWINGS BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.

CONTRACTOR TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND PROTECT THESE FROM DAMAGE THROUGHOUT THE CONTRACT PERIOD.

THIS DRAWING IS NOT TO BE SCALED, OVERALL EXTERNAL DIMENSIONS TO BE OBSERVED AND TO TAKE PRECEDENCE. FIGURED DIMENSIONS TO BE USED AT ALL TIMES.

ALL MATERIALS AND WORKMANSHIP TO BE THE BEST OF THEIR RESPECTIVE KINDS AND TO CONFORM TO THEIR RELEVANT SABS SPECIFICATION CODES.

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE SABS O400 CODES AND THEIR AMENDMENTS AND TO OTHER RELEVANT LOCAL AUTHORITY BY-LAWS.

CONTRACTOR TO BUILD IN APPROVED CPC'S WHETHER OR NOT INDICATED ON PLAN AT ALL WALLS AT EACH FLOOR, BEAM, OR PARAPET LEVEL, TO ALL WINDOWS, DOORS, GRILLS AND OTHER OPENINGS IN EXTERNAL WALLS AND UNDER SURFACE BEDS IF DESIGNATED. PROVIDE VERTICAL DPC'S TO ALL CHANGES IN FLOOR LEVELS.

DRAWINGS PREPARED ON SURFACE EXAMINATION OF THE SITE ONLY. DEPTH OF FOUNDATIONS, NUMBER OF STEPS, ETC. TO BE DETERMINED BY THE CONTRACTOR. TOP OF FOUNDATIONS TO BE MINIMUM 300MM BELOW NGL.

BUILD IN APPROVED CONCRETE LINTELS ABOVE ALL DOOR AND WINDOW OPENINGS UNLESS OTHERWISE INDICATED BY THE ARCHITECT.

ON COMPLETION OF THE CONTRACT ALL RUBBISH AND RUBBLE TO BE REMOVED BY THE CONTRACTOR AND THE PREMISES TO BE IN GOOD CLEAN CONDITION.



STREET PERSPECTIVE

LOUNGE ROOF TO BE:
APPROVED CHARCOAL COLOUR-PLUS ALU/ZINC ROOF
SHEETING ON 50X76 CCA PINE PURLINS @ 900 CENTRES ON 38
X 152 RAFTERS @ 700 CENTRES ON WALLPLATE / 70 X 363
LAMINATED RIDGE BEAM AND AND SIDE BEARER
OTHER / MAIN ROOF TO BE FACTORY TRUSS ETC. - 40 DEG
SLOPE

WINDOWS TO BE MOCK-SASH CHARCOAL ALUMINIUM
EXTERIOR WALLS ABOVE FLOOR LEVEL TO BE SMOOTH
PLASTER AND APPROVED PAINT COLOUR

FOUNDATION WALLS BELOW FLOOR LEVEL TO BE APPROVED
FACEBRICK - SUBJECT TO OWNER AND ECO-ESTATE
COMMITTEE APPROVAL

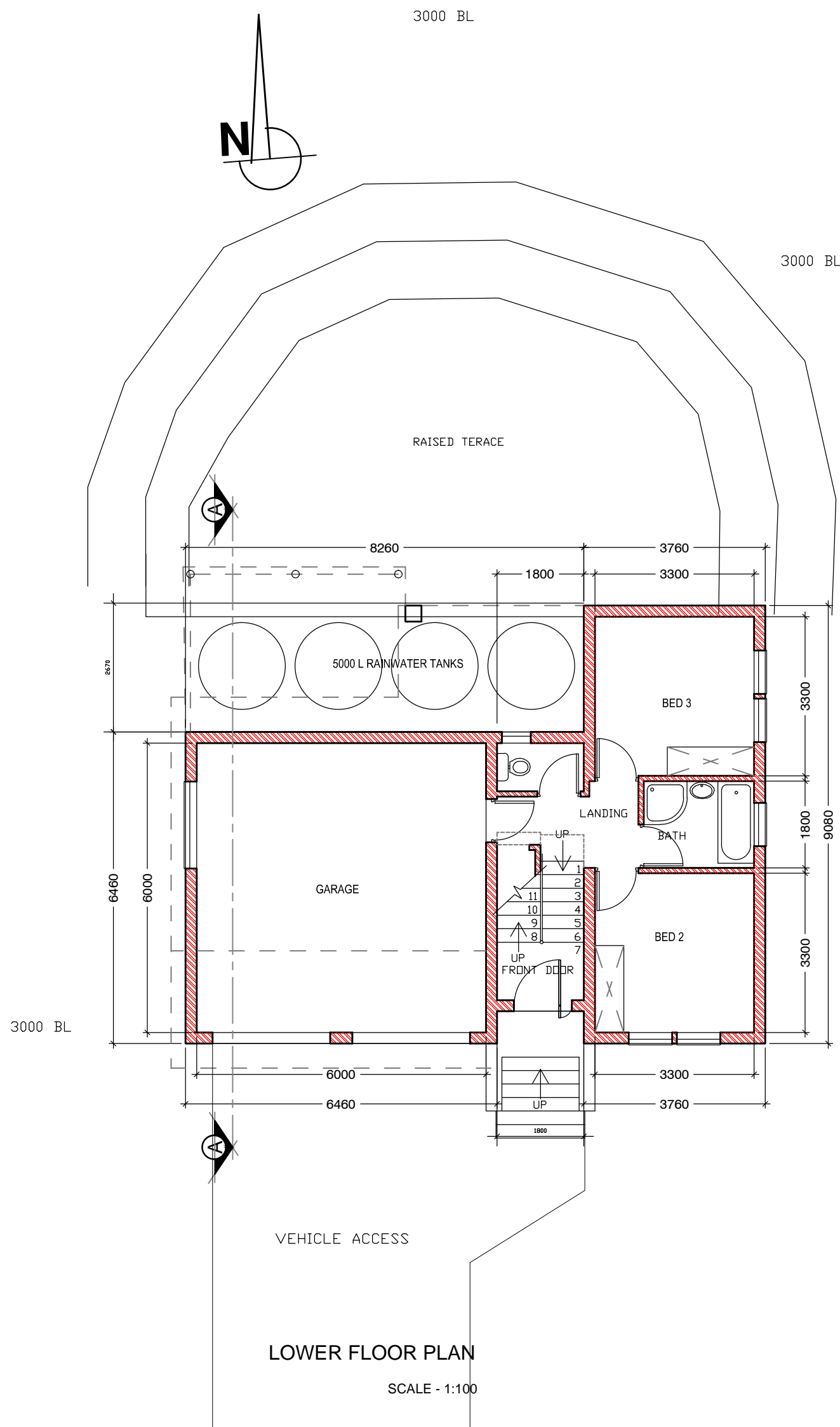
BALUSTRADING TO BE CHARCOAL ALUMINIUM WITH HANDRAIL
@ 1000 ABOVE FLOOR LEVEL AND BALUSTERS NOT MORE THA
120 MM CENTRES

ROOF TO BE 40 DEG. CORRUGATED VICTORIAN PROFILE
PREFABRICATED TRUSSES BY
SPECIALIST FIRM @ MAX 1.2m C/C
114x38 SA PINE WALL PLATES

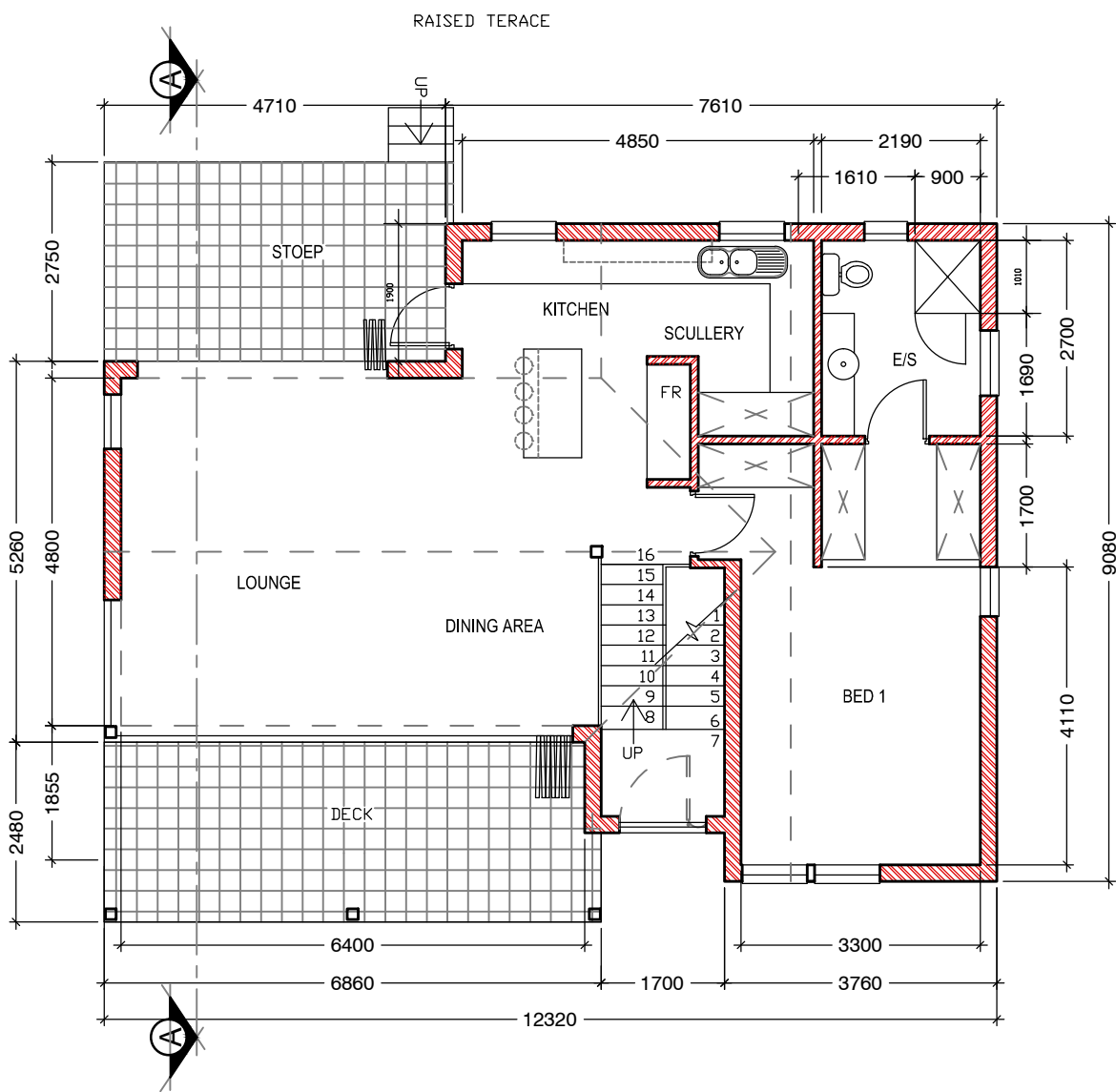
RIDGE AND HIP COVERING TO BE OF
MATERIAL SIMILAR TO THE CORRUGATED
SHEETS AND OF APPROVED PATTERN
COMPLETE WITH ALL STOPPED ENDS, ETC.

20 x 70mm RUSTIC SA PINE ARCHITRAVES AND SKIRTING
GUTTERS TO BE CHARCOAL ALUGUTTER BY SPECIALIST

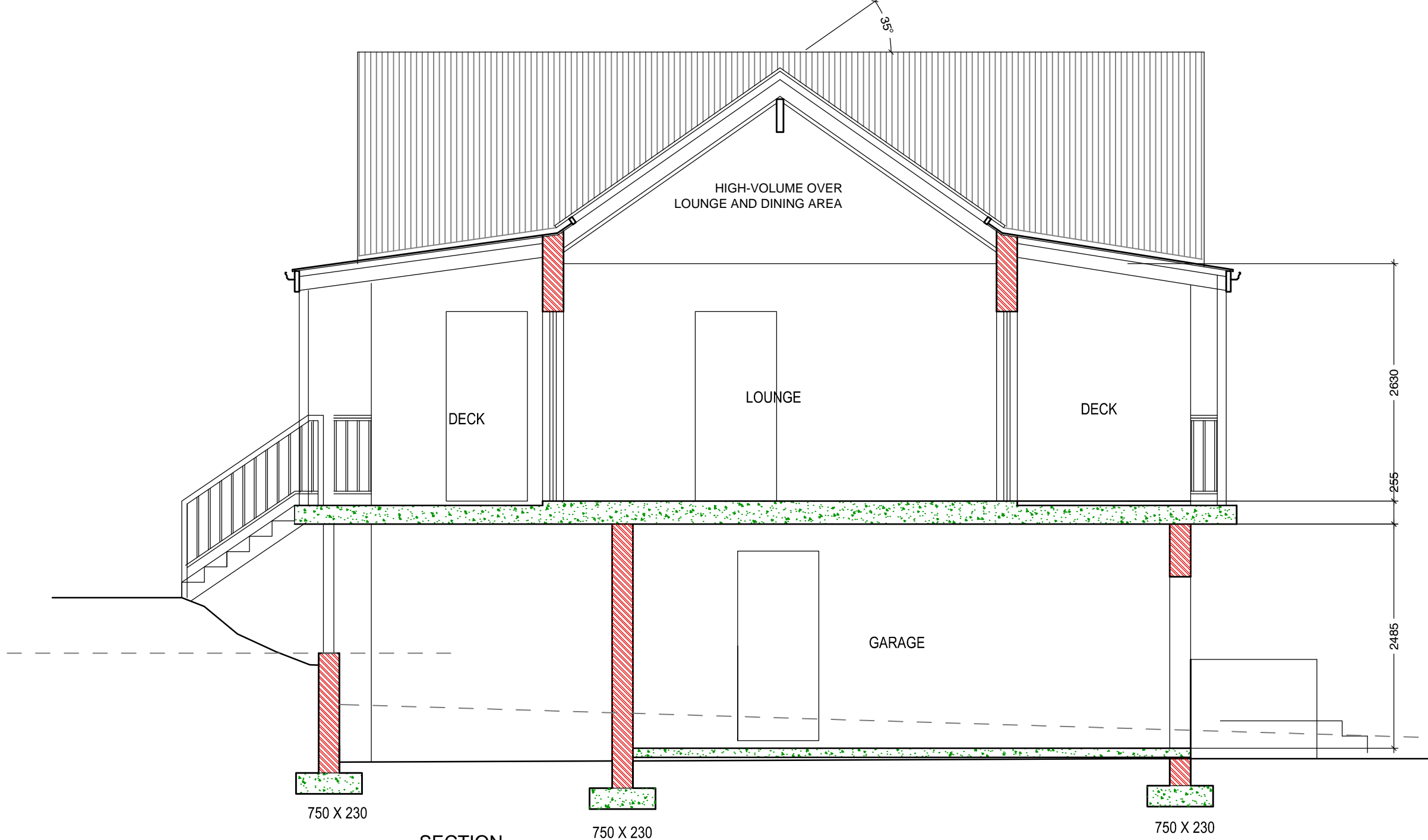
25mm CEMENT SCREED ON 100mm CONCRETE
SURFACE BED OVER 250 MICRON USB
MEMBRANE (SABS 952-1969) ON 50mm THICK
SAND BLINDING LAYER ON 150mm THICK
LAYERS OF WELL COMPACTED FILL.
375 MICRON BRICKGRIP DPC WITH CAVITY
BELOW DPC LEVEL TO BE FILLED WITH CONCRETE



LOWER FLOOR PLAN
SCALE - 1:100



UPPER FLOOR PLAN
SCALE - 1:100



SECTION
SCALE - 1:50

AREAS (SQUARE METRES)

| | |
|--------------|-----|
| LOWER GROUND | 86 |
| UPPER GROUND | 89 |
| COVERED DECK | 30 |
| | 205 |
| | |
| | |

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ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH SABS CODE 940, N.B.R. & LOCAL AUTHORITY BY-LAWS.
USE FIGURED DIMENSIONS ONLY - DO NOT SCALE. ALL LEVELS AND DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF ANY WORK.
THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
- SETTING OUT OF THE BUILDING WITH REFERENCE TO BOUNDARIES AND BUILDING LINES.
- BUILD IN APPROVED D.P.C.'S TO ALL EXTERNAL WALLS, UNDER SURFACE BEDS AND PROVIDE VERTICAL D.P.C.'S TO ALL CHANGES IN FLOOR LEVELS.
- DRAWINGS PREPARED ON SURFACE EXAMINATION OF SITE. FOUNDATIONS TO BE MIN. 300mm BELOW N.G.L.
- BUILD IN PRE-CAST CONCRETE LINTELS ABOVE ALL OPENINGS. VALUERS OTHERWISE DIRECTED.
- ALL BUILDERS RUBBLE TO BE REMOVED FROM PREMISES AND SITE LEFT CLEAN.
- EXISTING EXISTING SERVICES AND PROTECT FROM DAMAGE.

PROJECT TITLE:
PROPOSED NEW HOME FOR MACEAGLE PROPERTIES
ERF 3240, KENTON ON SEA

| | | | | | |
|---------------|-------------|--------|-------------------|-----------|-----|
| ERF: | 3240 | SCALE: | AS SHOWN | REVISION: | X |
| JOB NO: | 268 | DATE: | 25 SEPTEMBER 2018 | SHEET: | 1/1 |
| DRAWING NAME: | SKETCH PLAN | | | | |