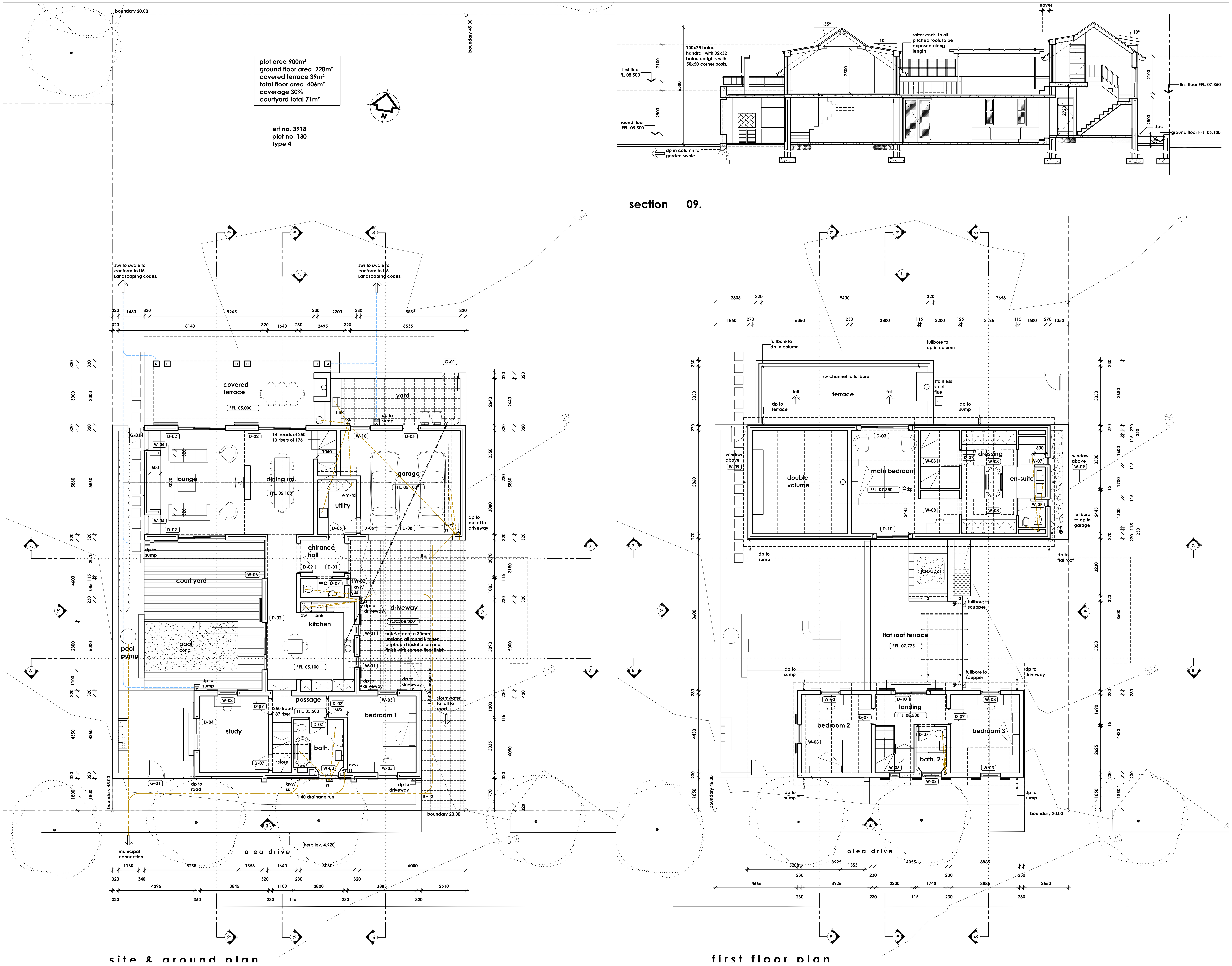

notes :

- The design of this drawing is copyright and remains the property of the Architect.
- All relevant Details, Levels & Dimensions to be checked on site prior to commencement of work. Any discrepancies to be reported to the Architect immediately.
- The Architect accepts no responsibility for errors resulting from misinterpretation of the Drawings.
- Drawings must not be scaled and all dimensions are given in millimeters.
- All work to comply with the Codes and Specifications of the SABS, NBR, the JBCC Standard Preliminaries and Model Preambles for Trades (1999 ASAQS) and to be in accordance with Local Authority Regulations.
- All work to be carried out strictly in accordance with the Manufacturers Specifications.
- All structural specifications to Engineer.
- All drawings to be read in conjunction with the relevant Engineering drawings.

GENERAL:

Risers & treads as noted on plans.Dpc's and wall ties to conform to good building practice, tie cavity walls together with 2,5 wire ties per sq.m.

Gable end walls to be secured and anchored to roof structure by means of 1,2mm thick x 30mm wide galvanized hoop iron straps @ 600 c/c embedded 300mm into wall, bent over and fixed to 2 rafters.

All Timber is to be pre-treated in accordance with SABS Specifications - No untreated timber is to be used.

All portions of structural timber built into walls are to be well tarred, creosote or encased in a damp-proof membrane.

Roof timbers are to be a minimum of 200mm from the chimney flue.

Flashings are to be provided for all parapets &chimneys.

Lintels to be precast prestressed reinforced concrete to head all openings up to 3,0m with 4 courses of bwk with galv. brickforce, lintels to have min. 250mm brick bearing both ends.

All glazed areas exceeding 1,0m.sq. and less than 300mm above FFL must be safety glazed.

All habitable rooms to have a min. of 10% natural ventilation.

The materials specifications & colours of the buildings shall comply with The Lake Michelle Town, Architectural & Landscaping Codes as updated from time to time in every respect.

Sash windows & doors
Balau pergola members on timber columns
Plaster & painted/timber handy plank walls.
Fibre glass Asphalt Shingles to roof.
Stone chip on concrete flat roof.

Total wall area 155m
Total planking area 62m
∴ Planking 40% of wall area

Total roof area 248m2
Total flat roof area 46m2
∴ Flat roof is 19% of roof area

revisions :

Rev.	date.	description
rev. A	15.09.2009	issued for construction 1. upstand noted below kitchen cupboards. 2. bedroom 2 window moved

construction

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PROJECT
House Westwood
Lake Michelle
Noordhoek
Erf 3918
Plot 130 - Type 4

CLIENT
Mr. & Mrs. M. Westwood

DRAWING
ground & first floor plan

SCALE
1:100

DATE
21.05.2009

DRAWING NO.
0716-B-01

Reg. No: 5982