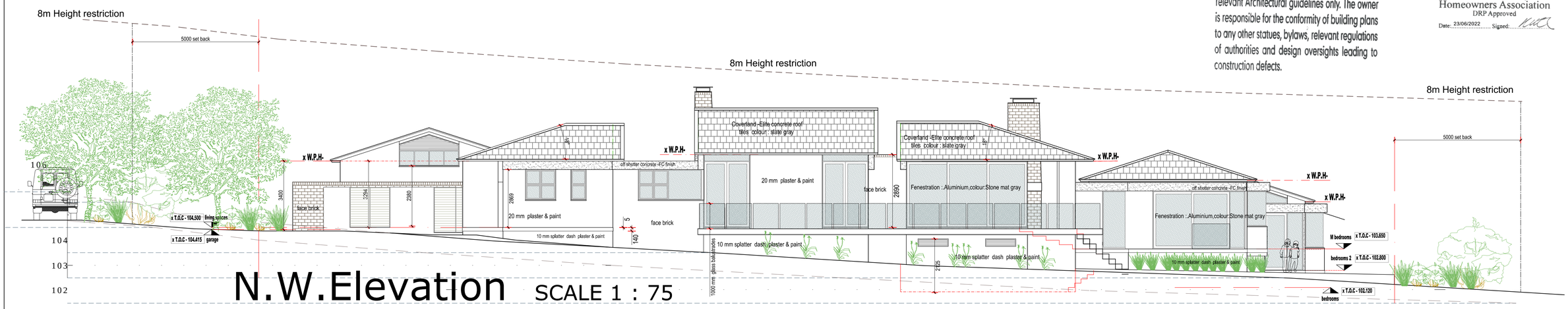
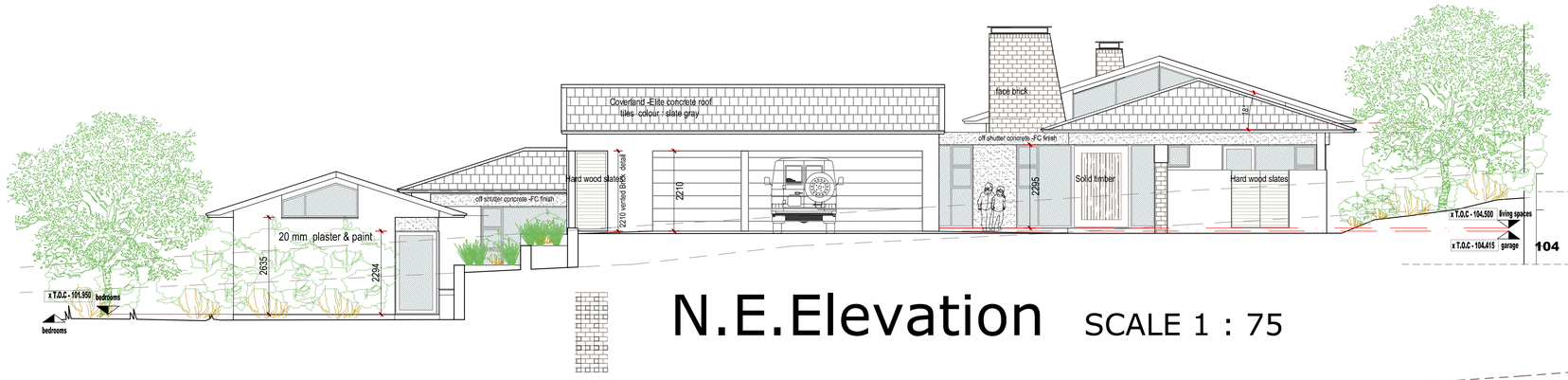
SDK ARCHITECTS INC. are appointed to scrutinize the building plans compliant with the relevant Architectural guidelines only. The owner is responsible for the conformity of building plans to any other statues, bylaws, relevant regulations of authorities and design oversights leading to construction defects.

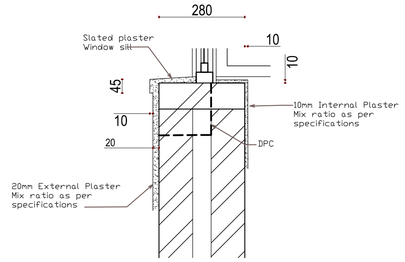
Breakwater Bay
Homeowners Association
DRP Approved
Date: 23/06/2022 Signed:



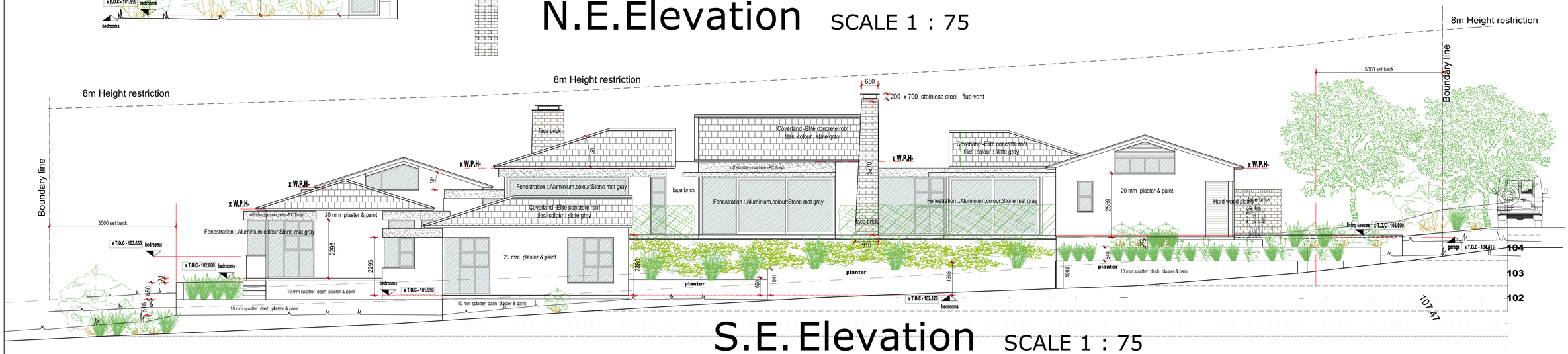
N.W.Elevation SCALE 1 : 75



N.E.Elevation SCALE 1 : 75



Window DetailScale 1:20



S.E.Elevation SCALE 1 : 75

Design: Sylvia & J.C. Watson
Documented: JC Watson
Engineers Comp.:
Drawing no: 3/7

PROJECT TITLE
ERf 1435 , Plot 15
The Break Water Bay Estate
NEW STRUCTURE
TITLE :
Estate/Munisipal documentation

RW ARCHITECTS
LIVING THE DREAM
Professional Registration: SACAP | SAIAT | SAIA
Joseph Charles Watson: 082 906 2339
Sylvia Watson: 082 210 9206
info@rwarchitects.co.za
Shop 7 | Oubaai Village Market | Oubaai Golf Estate
Heroldsbay | George | 6529

LEDGER

READ ALL LEDGERS THOROUGHLY AND UNDERSTAND THEM
THEY MUST BE FOLLOWED TO THE DETAIL FOR NOT APPLYING TO THESE DRAWINGS WITH OUT ASSENT FROM REGISTERED ENGINEER OR A APPROVED MATERIAL SPECIALIST AS WELL AS THESE FIRMS THE YOU WILL BE KEPT RESPONSIBLE .

NB WE WILL TAKE NO RESPONSIBILITY FOR ANY CHANGES MADE BY THE CLIENT OR ANY CONTRACTOR AFTER PLANS WERE HANDED OVER . AND APPROVED BY LOCAL MUNICIPAL COUNSEL UNLESS CHANGES IS ISSUED BY THESE FIRMS

GENERAL NOTES:

1. All materials and construction methods to comply with the National Building Regulations, including all revisions and all applicable bylaws of the concerned authority.
2. All dimensions to be verified on site by the contractor prior to commencing work.
3. No drawings to be scaled.
4. Any discrepancies or contradictions must immediately be pointed out to our firm for corrections or explanations before any construction proceed.
5. Provide termite treatment below surface bed as per S.A.B.S 0124.
6. All roof timber to be Mi Teck registered
7. All electrical & plumbing work to be carried out by registered & qualified subcontractors.
8. FOUNDATION LEVELS TO BE ESTABLISHED ON SITE AND APPROVED BY ENGINEER BEFORE CONCRETE IS CAST.
9. BACKFILL BETWEEN WALLS NOT TO DIFFER MORE THAN 1500mm ON EITHER SIDE OF WALL
10. MINIMUM LAP IN BRICKFORCE 300mm.
11. NO CONTROL- OR EXPANSION/CONTRACTION JOINTS IN FOUNDATION WALLS.
CONTROL JOINTS ONLY BETWEEN GROUND FLOOR AND WALL PLATE IN POSITIONS AS INDICATED ON LAY OUT DRAWINGS OF ENGINEER .
12. ALL FOUNDATION EXCAVATION TO BE INSPECTED BY THE ENGINEER.
13. ALL FOUNDATION EXCAVATION TO BE INSPECTED BY THE ENGINEER r and local counsel .
14. ALL REINFORCED CONCRETE WORK TO BE CARRIED OUT IN ACCORDANCE WITH SABS 1200 GB
15 UNREINFORCED MASONRY CONSTRUCTION THE FOLLOWING BRICK AND MORTAR STRENGTHS SHALL APPLY

ELEMENT	BRICK STRENGTH	MORTAR CLASS
GROUND FLOOR LOADBEARING WALLS	14 MPa	CLASS 2
FREESTANDING WALLS RETAINING WALLS	14 MPa	CLASS 1

16. ALL CONCRETE BEARING ON BRICKWORK, TO HAVE TWO LAYERS OF HARDBOARD, GREASED INBETWEEN SEPARATING CONCRETE AND BRICKWORK. TOP OF WALL TO BE 20mm PLASTERED SMOOTH.
17 WALL TIES TO SABS 28 ARE TO BE PROVIDED AS FOLLOWS:
CAVITY WALLS: 3 PER m^2
GROUTED CAVITY WALLS 4 PER m^2
18. REINFORCED CONCRETE: REQUIRED CURING STRENGTH OF 28 DAYS
19 MAXIMUM THICKNESS OF SLOPING SCREED TO BE 80mm

B.C. Brick Column with a Y16 high tensile steel rod from out of foundation filled with 20MPA concrete
E.sc - Engineers steel column

E.cc - Engineers concrete column
FOUNDATIONS AND WALLS AS SPECIFIED
PSCL = pre-stressed concrete lintel above all openings min overlap to be 200 mm onto wall (NHBRC & N.B.R. Regulations)
230 PSCL = 230 mm pre-stressed concrete lintel
SW pscl To Engineers specifications
OPENINGS TO HAVE 3Y10 REBAR ABOVE AND BELOW OPENING EXTENDING MINIMUM 500mm BEYOND OPENING

Engineers Works... upstanding or down stand beams, cantilever & other engineers concrete works
ENGINEERS DETAILED WORKS - STEEL
HIDDEN WORKS OF IMPORTANTS BEHIND OBTICALS
Water proofing membrane
Metal Flashing & waterproofing membranes
Insulation & sissulation

NEW CLAY FACE BRICK MASONRY
NEW CLAY BRICK MASONRY
NEW CONCRETE BRICK MASONRY
CONCRETE WORKS
EXISTING BRICK WALL
T.Const LAMINATED & OTHER TIMBER CONSTRUCTION OVER OR UNDER

CARPENTRY & WOOD
SA pine DRY WALL SYSTEM - EXTERNAL
galvanized steel dry wall system - external / internal
DRY WALL SYSTEM - INTERNAL
M.J. EXPANSION JOINTS IF NOT SHOWN , SEE ENGINEERS DRAWINGS
M.V. MECHANICAL VENTILATION
T.Ven. TURBINE VENTILATION

AFC Herbst
Break Water Bay
Heroldsbay
George

issue :07/06/2022