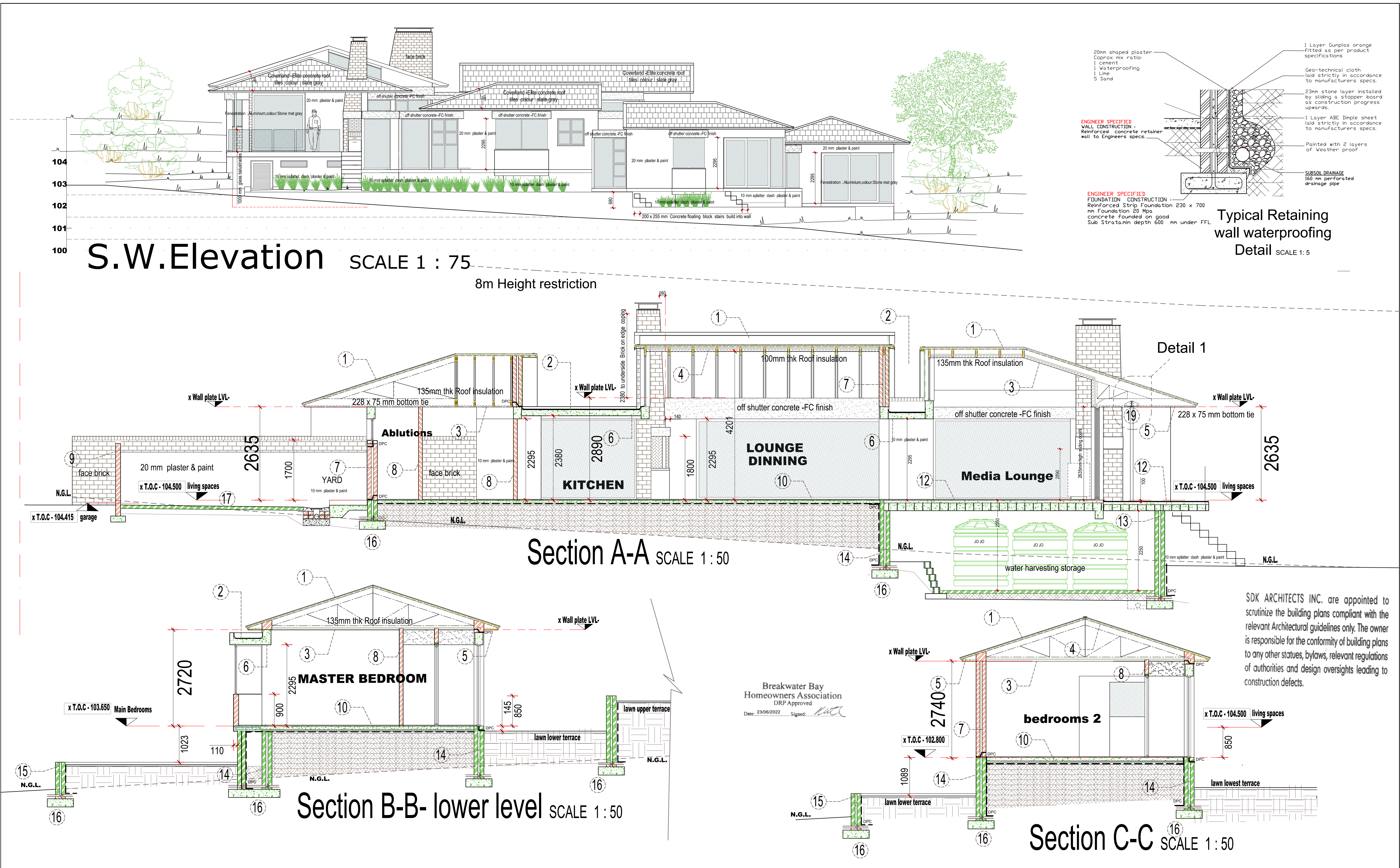




Design: Sylvia & J.C. Watson Documented: J.C. Watson Engineers Comp.: _____ Drawing no: 4/7	PROJECT TITLE ERF 1435, Plot 15 The Break Water Bay Estate NEW STRUCTURE TITLE: _____ Estate/Municipal documentation	ARCHITECTS LIVING THE DREAM Professional Registration: SACAP SAIA SAIA Joseph Charles Watson: 082 906 2339 Sylvia Watson: 082 210 9206 Info@warchitects.co.za Shop 7 Oubaai Village Market Oubaai Golf Estate Herdobay 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 YOU WILL BE KEPT RESPONSIBLE. NB WE WILL TAKE NO RESPONSIBILITY FOR ANY CHANGES MADE BY THE CLIENT OR ANY CONTRACTOR AFTER PLANS HAVE BEEN OVER AND APPROVED BY LOCAL MUNICIPAL COUNCIL 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 SABS 0124. 6. All roof timber to be M 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 BRICKWORK 300mm. 11. NO CONTROL - OR EXPANSION/CONTRACTION JOINTS IN FOUNDATION WALLS. 12. CONTROL JOINTS ONLY BETWEEN GROUND FLOOR AND WALL PLATE IN POSITIONS AS INDICATED IN LAY OUT DRAWINGS OF ENGINEER. 13. ALL FOUNDATION EXCAVATION TO BE INSPECTED BY THE ENGINEER. 14. ALL FOUNDATION EXCAVATION TO BE INSPECTED BY THE ENGINEER r and local council. 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 16. ALL CONCRETE BEARING ON BRICKWORK, TO HAVE TWO LAYERS OF HARDBOARD, GREASED IN BETWEEN 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 m². GROUTED CAVITY WALLS 4 PER m². 18. REINFORCED CONCRETE: REQUIRED CURING STRENGTH OF 28 DAYS 19. MAXIMUM THICKNESS OF SLOPING SCREED TO BE 80mm 20. Brick Column with a Y16 high tensile steel rod from out of foundation filled with 20MPa concrete E.s.c - Engineers steel column	Breakwater Bay Homeowners Association DRP Approved Date: 23/06/2022 Signed: _____	E.c.c - Engineers concrete column FOUNDATIONS AND WALLS AS SPECIFIED PSCL = pre-stressed concrete lintel above all openings min overlap to be 250 mm onto wall (NBR 1 & 2, SABS Regulations) 230 PSCL = 230 mm pre-stressed concrete lintel SW pscl = pre-stressed concrete lintel above all openings min overlap to be 250 mm onto wall (NBR 1 & 2, SABS Regulations) OPENINGS TO HAVE 400mm ABOVE AND BELOW OPENING EXTENDING MINIMUM 500mm BEYOND OPENINGS To Engineers specifications Engineers' steel column upstanding or down stand beams, carlives, works, & other engineers concrete works ENGINEERS DETAILED WORKS - STEEL HIDDEN WORKS OF IMPORTANTS BEHIND OPTICALS Water proofing membrane Metal Flashing & waterproofing membranes Insulation & sisulation NEW CLAY FACE BRICK MASONRY NEW CLAY BRICK MASONRY NEW CONCRETE BRICK MASONRY CONCRETE WORKS EXISTING BRICK WALL LAMINATED & OTHER TIMBER CONSTRUCTION OVER OR UNDER CARPENTRY & WOOD SLATE DRY WALL SYSTEM - EXTERNAL SLATE DRY WALL SYSTEM - INTERNAL EXPANSION JOINTS MECHANICAL VENTILATION T.Vent. TURBINE VENTILATION	AFC Herbst Break Water Bay Heroldsbay George issue :07/06/2022
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