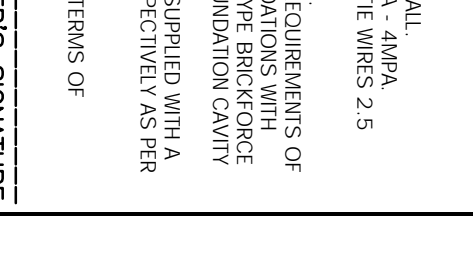
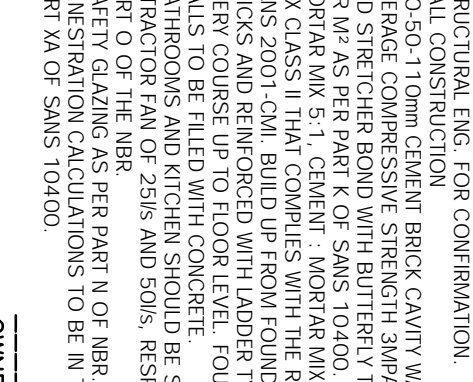
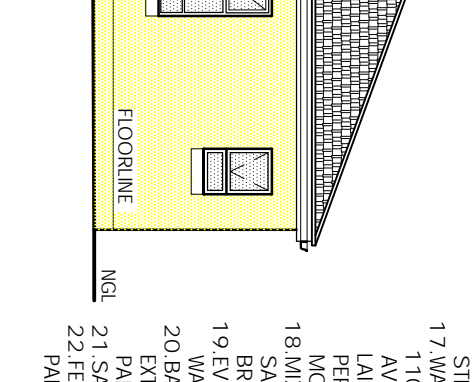
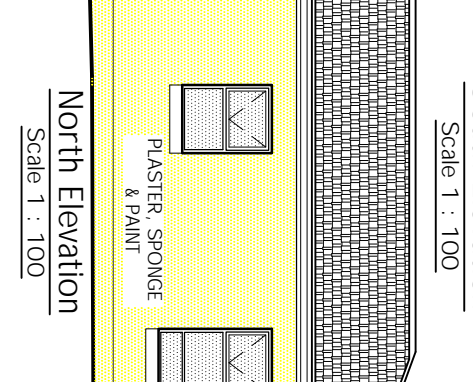
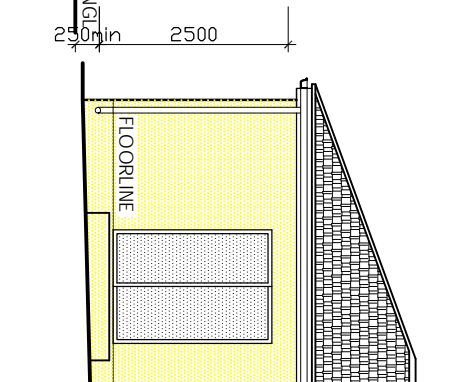
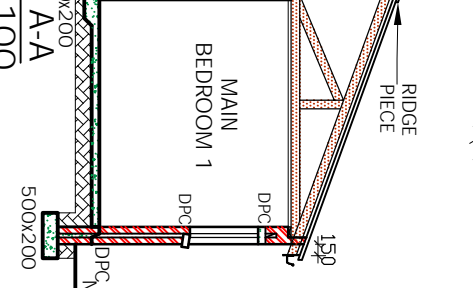


- LEGEND:**
- DOUBLE 15AMP POWER POINT
 - ELECTRIC METER BOX
 - OUTSIDE LIGHT
 - DISTRIBUTOR BOARD
 - TV POINT
 - TELEPHONE POINT
 - OUTSIDE TAP
 - 150l GEYSER
 - STOVE POINT WITH ISOLATOR
 - LIGHT SWITCH

- GENERAL NOTES:**
1. ALL MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS, INCLUDING ALL REVISIONS AND ALL APPLICABLE BY LAWS OF THE LOCAL AUTHORITY CONCERNED.
 2. CONTRACTOR SHALL VERIFY AND CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK.
 3. WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALING. DRAWINGS TO BE SCALED.
 4. ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO THE DESIGNER FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION COMMENCES.
 5. PROVIDE TERMITTE TREATMENT BELOW SURFACE BED AS PER S.A.B.S.0124.
 6. ALL ELECTRICAL & PLUMBING WORK TO BE CARRIED OUT BY REGISTERED & QUALIFIED SUB - CONTRACTORS.
 7. FLOOR LEVEL TO BE MIN. 250mm ABOVE FINISHED EXTERNAL GROUND LEVELS.
 8. PRECISE FINISHED FLOOR LEVEL TO BE ESTABLISHED ON SITE TOGETHER WITH DEPTHS OF FOUNDATIONS, WHICH WILL BE BROUGHT DOWN A MINIMUM OF 600mm BELOW GROUND LEVEL TO A SOLID BASE.
 9. ALL PRECAST LINTELS EXCEEDING 900mm OPENINGS TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
 10. STEPS:
 - MAX RISER: 200mm
 - MIN TREAD: 250mm
 11. ALL TIMBER BUILT INTO WALLS SHOULD BE WRAPPED IN DPC AND WATERPROOFED.
 12. SETTING OUT FROM MUNICIPAL APPROVED PLANS ONLY. THE CONTRACTOR WILL BE HELD LIABLE FOR THE CORRECT SETTING OUT OF THE BUILDING.
 13. WALL STRUCTURE:
 - 270mm = EXTERNAL 50mm CAVITY WALL
 - 110mm = INTERNAL WALL
 14. FOUNDATIONS:
 - AS PER STRUCTURAL ENG.'S DESIGN AND SPECIFICATIONS
 - THICKENING OF SURFACE BED TO BE 400 X 200mm - INCLUDING THICKNESS OF FLOOR. MINIMUM DEPTH TO UNDERSIDE OF FOUNDATION MEASURED FROM GROUND LEVEL TO BE 450mm UNLESS OTHERWISE SPECIFIED BY ENGINEER.
 15. FINAL FINISHED FLOOR LEVELS TO BE DETERMINED AND CONFIRMED ON SITE BETWEEN PRINCIPLE AGENT AND OWNER.
 16. DCP GROUND TEST TO BE COMPLETED BEFORE COMMENCEMENT OF WORKS. TO DETERMINE DEPTH OF FOUNDATIONS AND POSITIVE BEARING CAPACITY, REFER TO A STRUCTURAL ENG. FOR CONFIRMATION.
 17. WALL CONSTRUCTION
 - 110-50-110mm CEMENT BRICK CAVITY WALL.
 - AVERAGE COMPRESSIVE STRENGTH 3MPa - 4MPa.
 - LAD STRETCHER BOND WITH BUTTERFLY THE WIRES 2.5 PER M² AS PER PART K OF SANS 10400.
 - MORLAR MIX 5:1, CEMENT : MORLAR MIX.
 18. MIX CLASS II THAT COMPLEIES WITH THE REQUIREMENTS OF SANS 2001-CM1. BUILD UP FROM FOUNDATIONS WITH BRICKS AND REINFORCED WITH LADDER TYPE BRICKFORCE 19. EVERY COURSE UP TO FLOOR LEVEL. FOUNDATION CAVITY WALLS TO BE FILLED WITH CONCRETE.
 20. BATHROOMS AND KITCHEN SHOULD BE SUPPLIED WITH A EXTRACTOR FAN OF 251s AND 501s, RESPECTIVELY AS PER PART O OF THE NBR.
 21. SAFETY GLAZING AS PER PART N OF NBR.
 22. FENESTRATION CALCULATIONS TO BE IN TERMS OF PART YA OF SANS 10400.

ROOF CONSTRUCTION:
 CHARCOAL COLOUR CONCRETE ROOF TILES ON 38 X 38 BATTENS AT ±320MM CENTRES MAX. ON AN SABS APPROVED UNDERLAY WITH 150mm MIN. LAP JOINTS. ALL FIXED TO GANGNAIL. ROOF TRUSSES BY MITRE AT 760mm c/c MAX. ON 114 X 38mm WALLPLATES ANCHORED TO WALL MEANS OF GAL. HOOP-IRON BUILD ±600mm INTO BRICK WORK.
 AEROLITE INSULATION MATERIAL PLACED ON 6.4mm THICK SKIMMED RHINOBOARD CEILING FIXED TO 38x38mm BRANDING @ 400mm c/c MAX. WITH GYPSUM CORNICE PAINTED AS PER OWNER. SEAMLESS WHITE ALUMINIUM GUTTERS AND 076mm DOWNPIPES WITH 225 x 15mm A.C. FAGIA. ROOFSLOPE: 20°

FLOOR CONSTRUCTION:
 HARDWOOD SKIRTING: ON FINISHING BY OWNER ON 15mm THICK SCREED ON 100mm CONCRETE SLAB ON 375mm DPC ON WELL COMPACTED SAND FILLING (100% MOD ASHTO) FOUNDATION SIZES AS PER STRUCTURAL ENG.'S DESIGN & SPECIFICATIONS



OWNER'S SIGNATURE

PLAN NUMBER: TYPE C

DATE: NOVEMBER 2018

SCALE: AS SHOWN

PLAN 1 OF 2

CPH DEVELOPMENTS (Pty) Ltd
 5 RUSSEL SQUARE
 RUSSEL ROAD, PAARL, 7620
 CELL: 083 232 4410
 E-MAIL: ilze@cphevelopments.com
 DRAWN BY: R. HESS SACAP REG. NO.: D1056

CLIENT

TYPE

TITLE

NEWTON ESTATE
Site Plan
- Council Submission -

TYPE - C - 79m²
New Dwelling

OWNER'S SIGNATURE

PLAN NUMBER: TYPE C

DATE: NOVEMBER 2018

SCALE: AS SHOWN

PLAN 1 OF 2

