

CONSTRUCTION NOTES

ROOF
17.5° ROOF RICH ROOF TILES ON 75x38 RAFTERS AT 1200MM CENTRES ON 40x60 SECTION ON GALVANIZED TREATED TIMBER. TILES TO BE FIXED BY CEMENTED PROFESSIONAL ENGINEER ON 14x38x35x50 WALL PLATE

WALLS
EXTERNAL FACE OF INNER SKIN OF ALL EXTERNAL WALLS TO BE PACKED AND RENDER WATERPROOF WITH 2 COATS OF 15MM PAINTBRICKS WITH BROCKFORS A DRY BRICK COURSE TO BE STEEL RATED PLASTER EXTERNALLY WITH 2 COATS PAINT, MOODER PLASTER INTERNALLY WITH FIBRE & BONDING LIQUID UNDER COAT FIBREGLASS REINFORCED PLASTER. ALL EXTERNAL DUAL WALLS TO BE CAVITY CONSTRUCTION.

WINDOWS/DOORS
BROWN ALUMINUM WINDOW/DOOR FRAMES WITH GLASS TO COMPLY WITH NZS 8540 AND NZS 4200. ALL WINDOWS TO BE 50MM MAX MANUFACTURER BRAND ALUMINUM WINDOWS TO THE MINIMUM CALL TO ALL WINDOWS TO NZS 8540.

PRECAST CONCRETE IN TILES ARE OPENINGS
SMOOTH PLASTER & PAINT. FACE BRICK STAKED COURSE FINISH AS SHOWN AS PER APPROVED SAMPLE

CEILING
20MM MIN GIBBOARD CEILING BOARD FINED TO 2000MM SQUARE BRANDED AT 400MM CENTRES TO BE SHIMMED AND FINED. CORNICES TO NZS 8540.

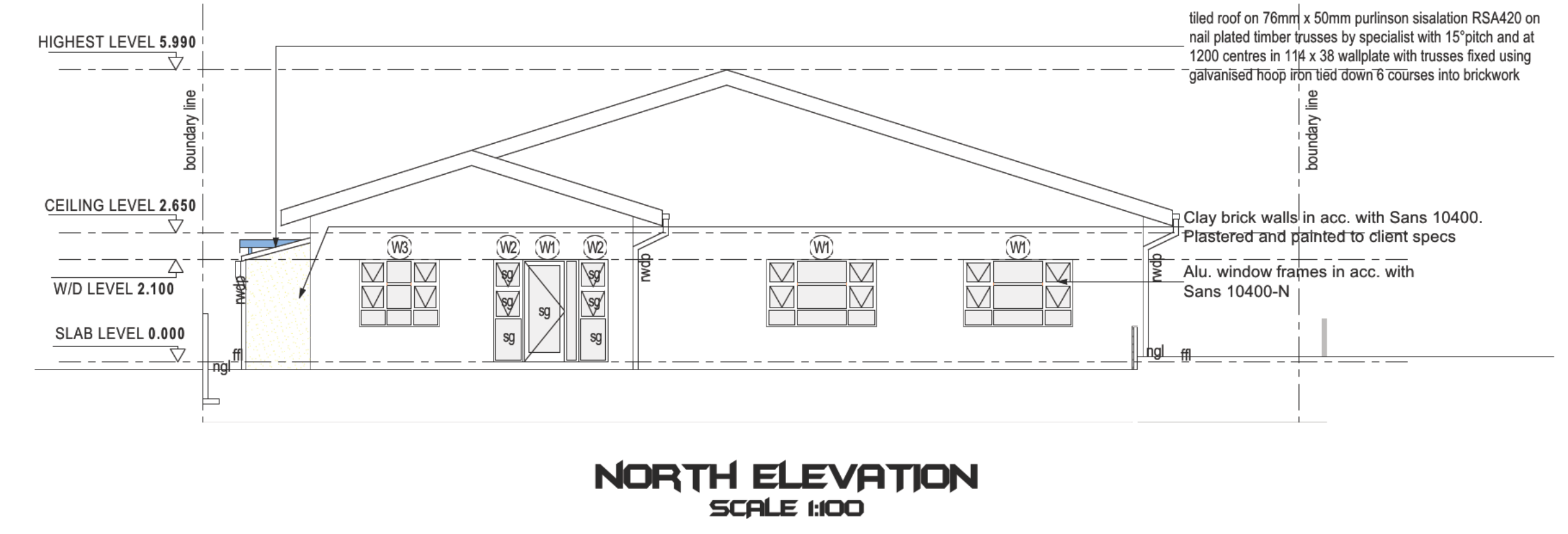
FLOORS
FLOORING AS SPECIFIED ON A FLOOR TO BE 20MM CEMENT SMOOTH CHIRK SURFACED TO ENGINEER'S DETAILS WITH BRICK MESH AND 50MM DDD APPROVED DPM ON WELL COMPACTED & POURED SOIL

SPRINGS
SEE TYPICAL SPECS

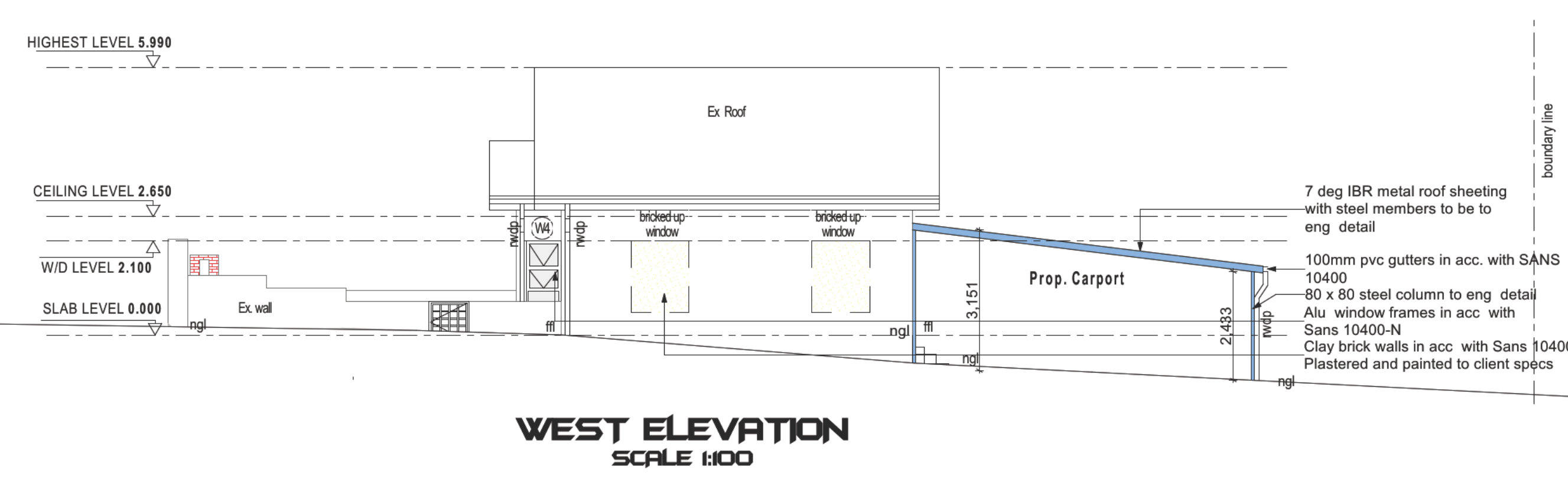
GENERAL
PVC PAN WATERGOODS: 1000 PVC SLOPE PIPE 1000 PVC REVERSE ON CHOR BLOCKS TO SUPPORT PVC SLOPE PIPE UNDER BUILDINGS & DRAWINGS ALL RETAINING WALLS AND WATERPROOF TO BE DETAILS AND APPROVAL AND WATERPROOF TO BE INSTALLED BY SPECIALIST STORM WATER CHANNEL WITH STEEL GRATING RE BEAM TO ENGINEER'S DETAILS. TIMBER BEAMS TO ENGINEER'S DETAILS STANARD WASH TREATMENT AS PER TYPICAL SPECS. SLOTTED DRAINS TO BE PROVIDED RE TO BE RETAINING WALLS AS INDICATED ON PLAN

GENERAL NOTES
1. ALL LEVELS TO BE CHECKED ON SITE BEFORE WORK COMMENCES
2. NZS 11 APPROXIMATE ONLY
3. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING
4. ALL REINFORCED CONCRETE BEAMS, COLUMNS AND SLABS ARE TO BE CAST STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENGINEER'S DESIGN UNDER HIS SUPERVISION
5. PRE-CAST UNITS TO BE PROVIDED OVER ALL DOORS & WINDOWS
6. OPC WHERE NECESSARY
7. 5% SOL POSITION UNDER ALL SURFACES & DRAWINGS
8. ALL CLADDING TO COMPLY WITH PART OF SANS 10400
9. ALL DISCREPANCIES IN DIMENSIONS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY
10. NO WALLS OR FOUNDATIONS TO BE CROUCH OVER BOUNDARY
11. LISTS TO BE PROVIDED AT ALL BEAMS AND JOINTS
12. WASTE PIPES AND VENTS TO BE 100DA PVC
13. SOIL PIPES AND VENTS TO BE 100DA PVC
14. ALL TRAPS TO BE TYPICAL
15. ALL VENT PIPES TO BE SUB STACKS
16. ALL BUILDING WORK TO COMPLY WITH SANS 10400
17. ALL FOUNDATIONS TO BE TAKEN FROM BELOW GROUND

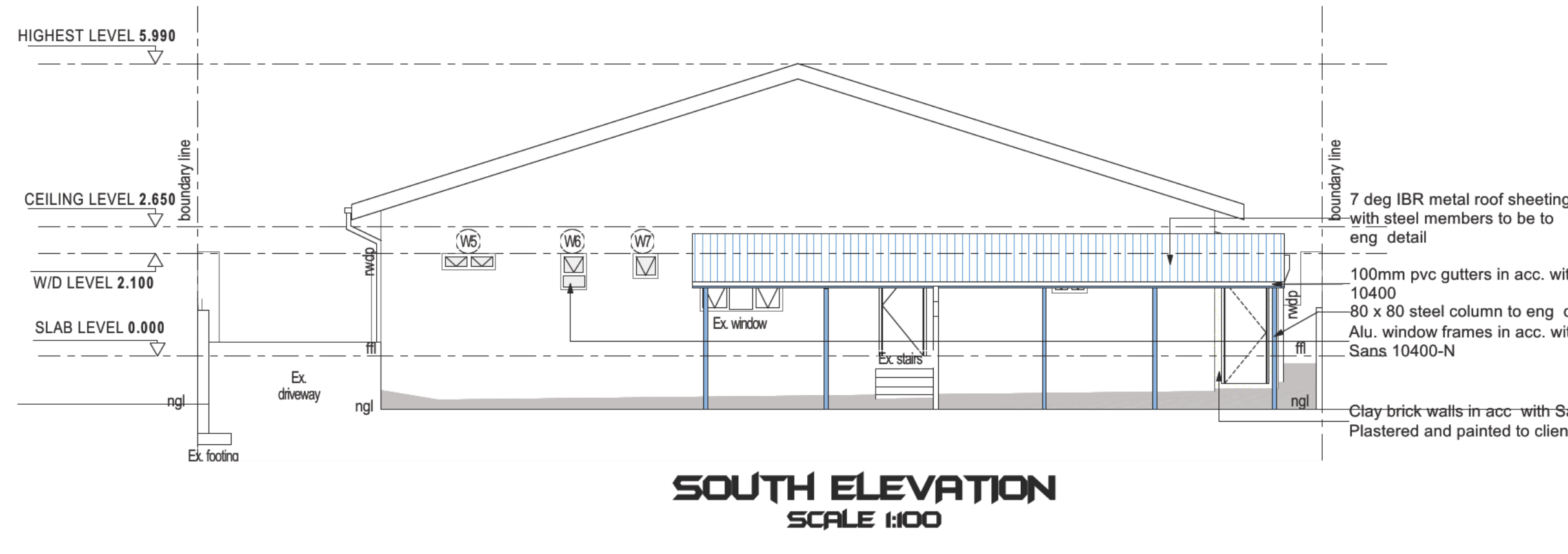
NAME	ADDRESS	IDENTITY NUMBER	SIGNATURE
ANDREW M. LESBURY	275 WELLFREER ROAD	640705055 087	[Signature]
STEVEN NAIDOO	272 WELLFREER	620 029 10 1080	[Signature]
FRANK LAUER	272 WELLFREER RD	5101085085 082	[Signature]
NATHAN AFRICANS	267 WELLFREER	7106085785	[Signature]



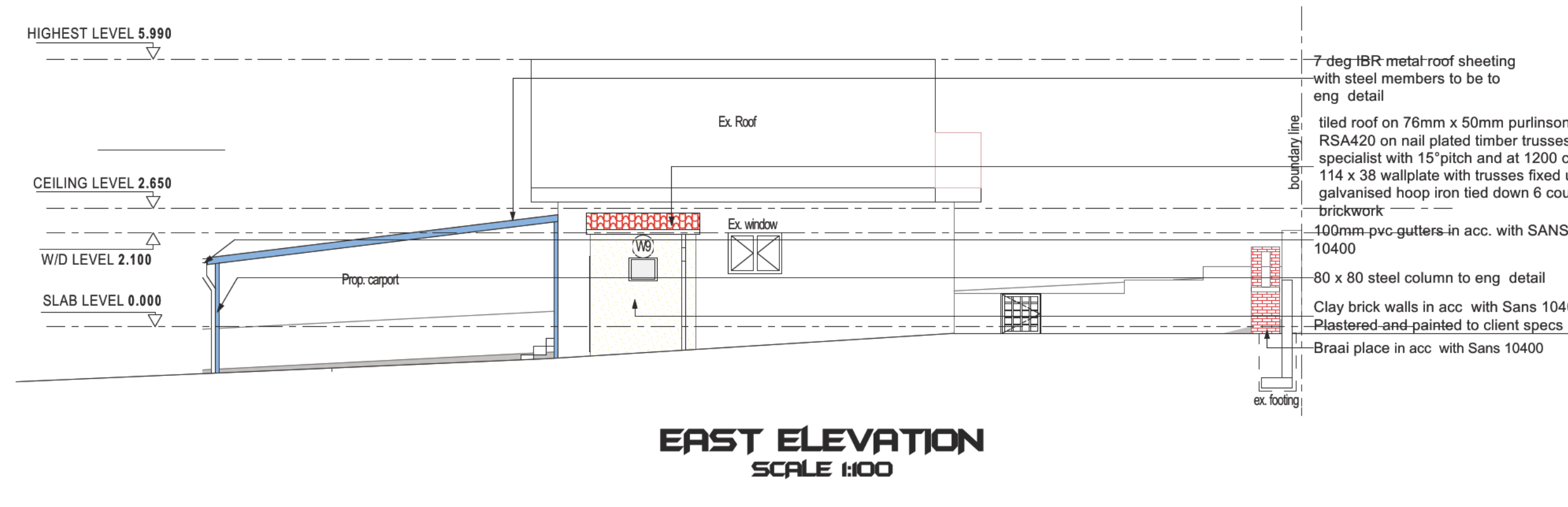
NORTH ELEVATION
SCALE 1:100



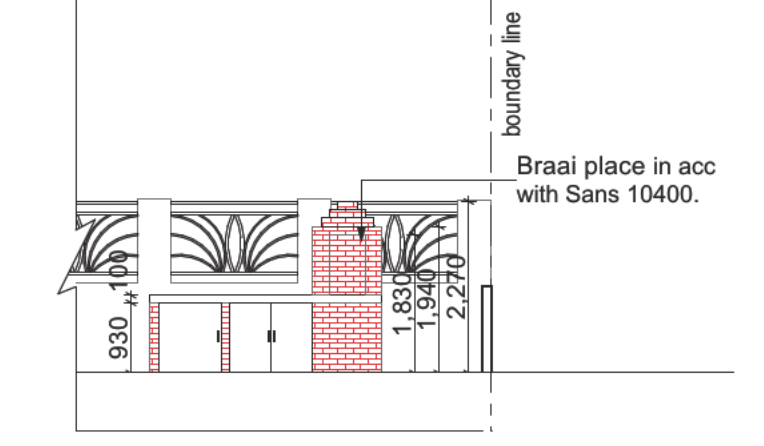
WEST ELEVATION
SCALE 1:100



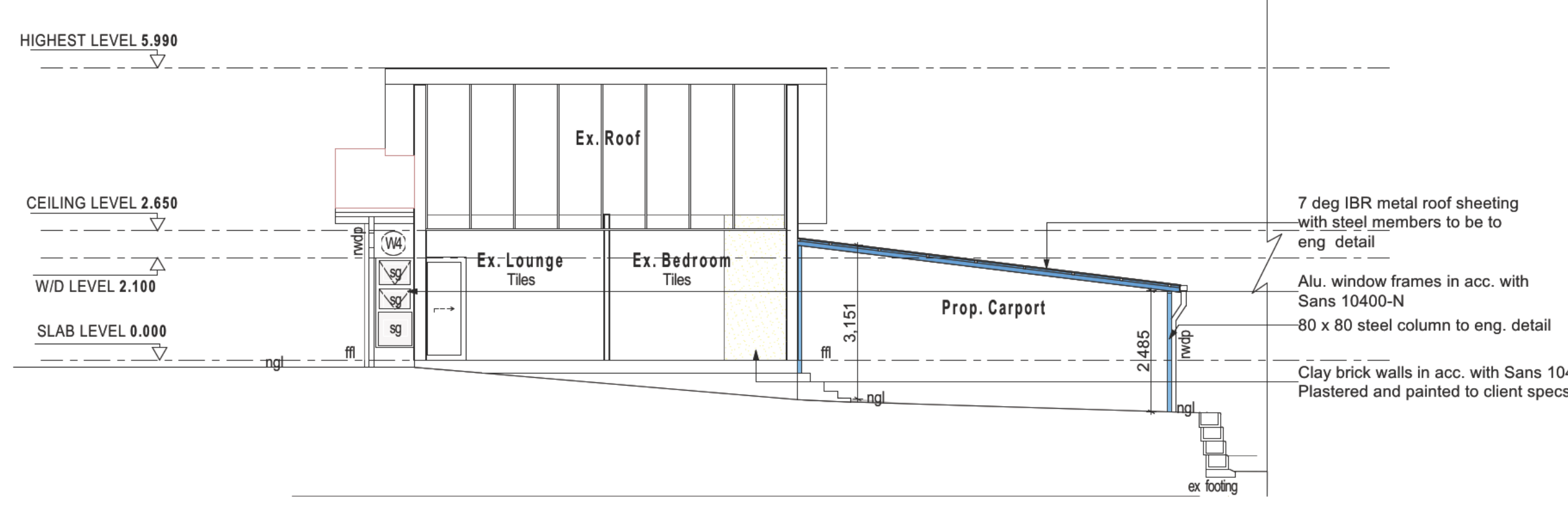
SOUTH ELEVATION
SCALE 1:100



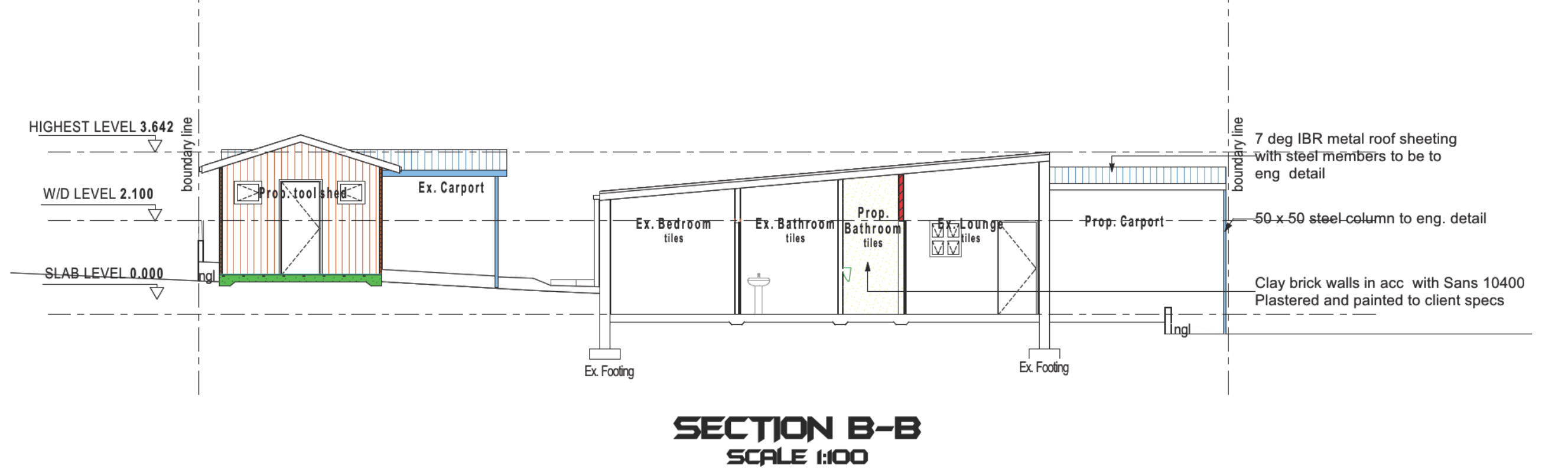
EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION OF BRAAI PLACE
SCALE 1:100



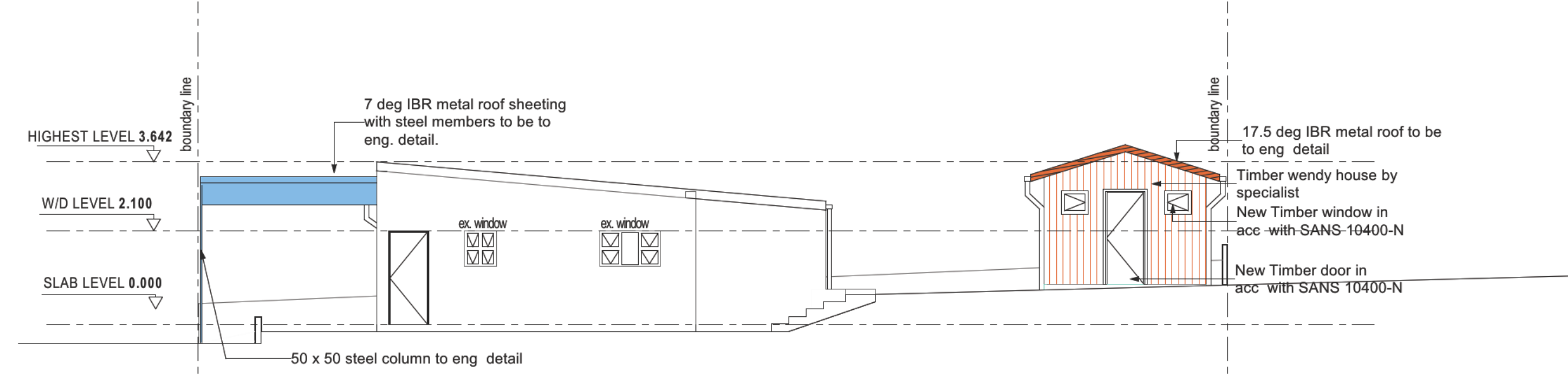
SECTION A-A
SCALE 1:100



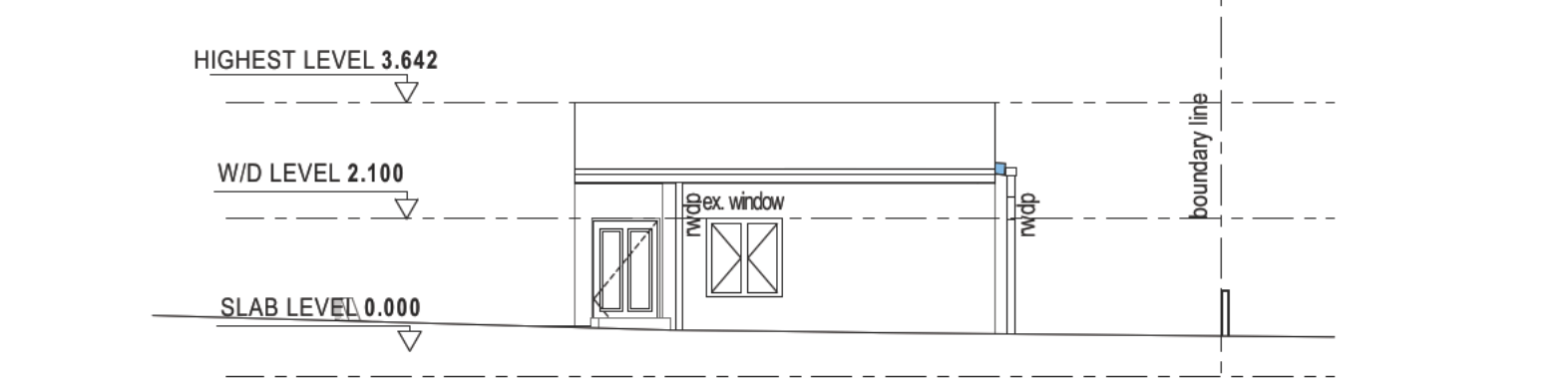
SECTION B-B
SCALE 1:100

DEVIATION LIST

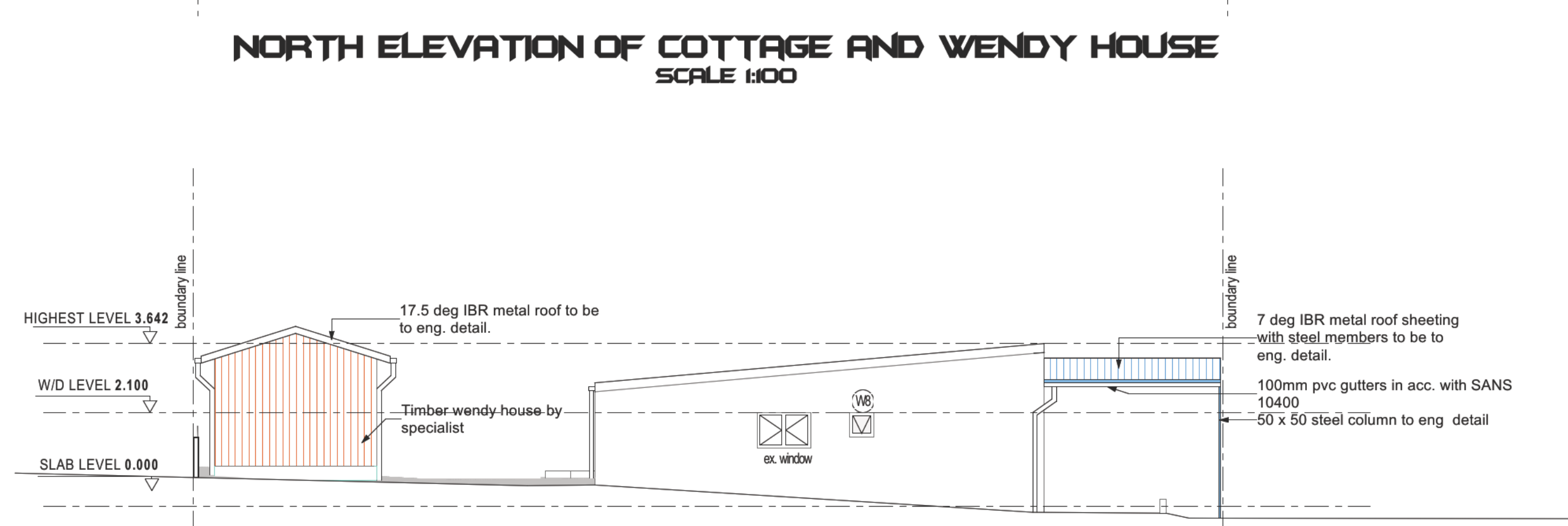
1. NEW WALL
2. DEMOLISHED WALL
3. NEW WINDOW
4. NEW DOOR
5. BRAMWARE
6. BROCKUP WINDOW
7. NEW CARPORT



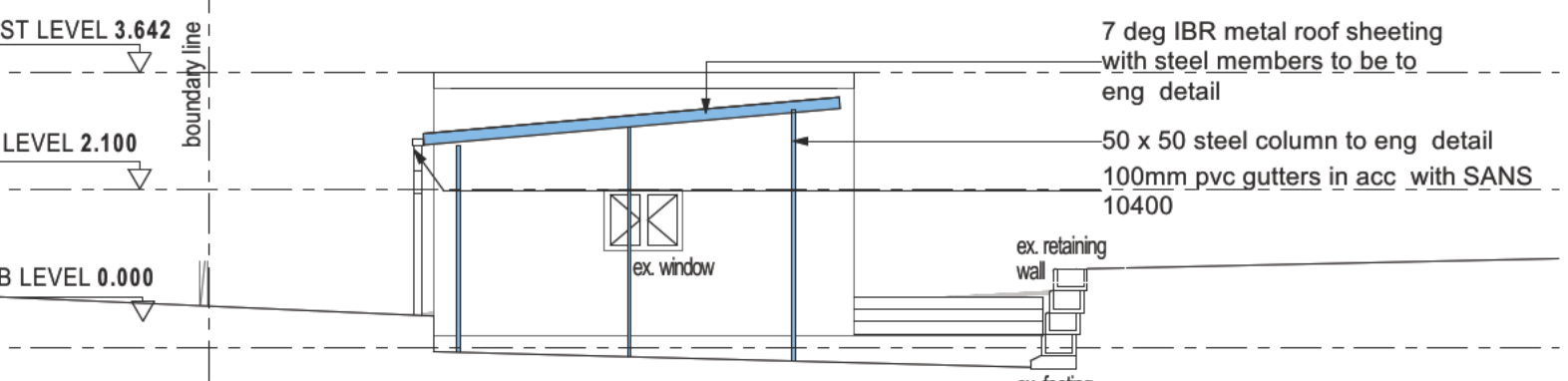
NORTH ELEVATION OF COTTAGE AND WENDY HOUSE
SCALE 1:100



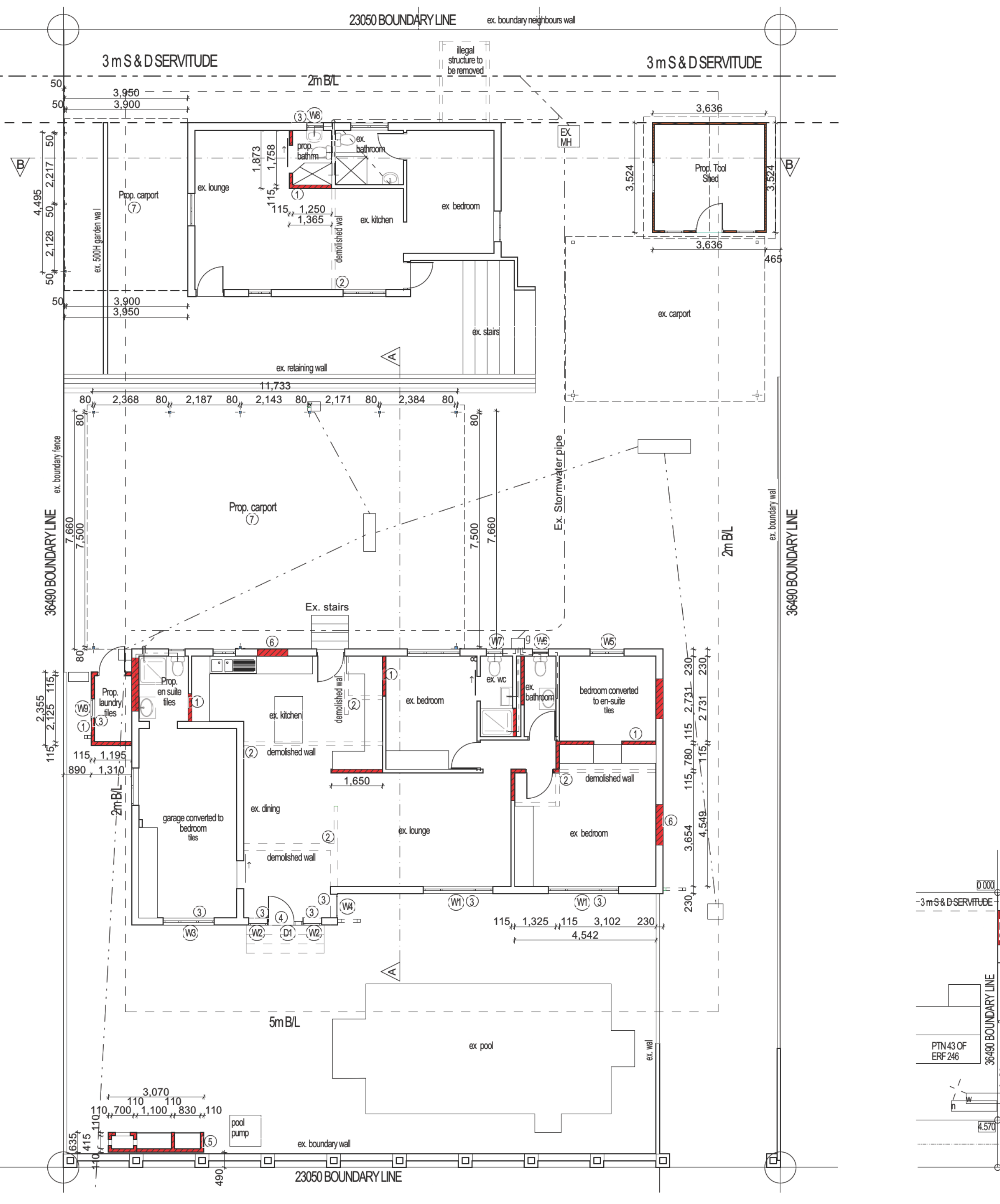
WEST ELEVATION OF COTTAGE
SCALE 1:100



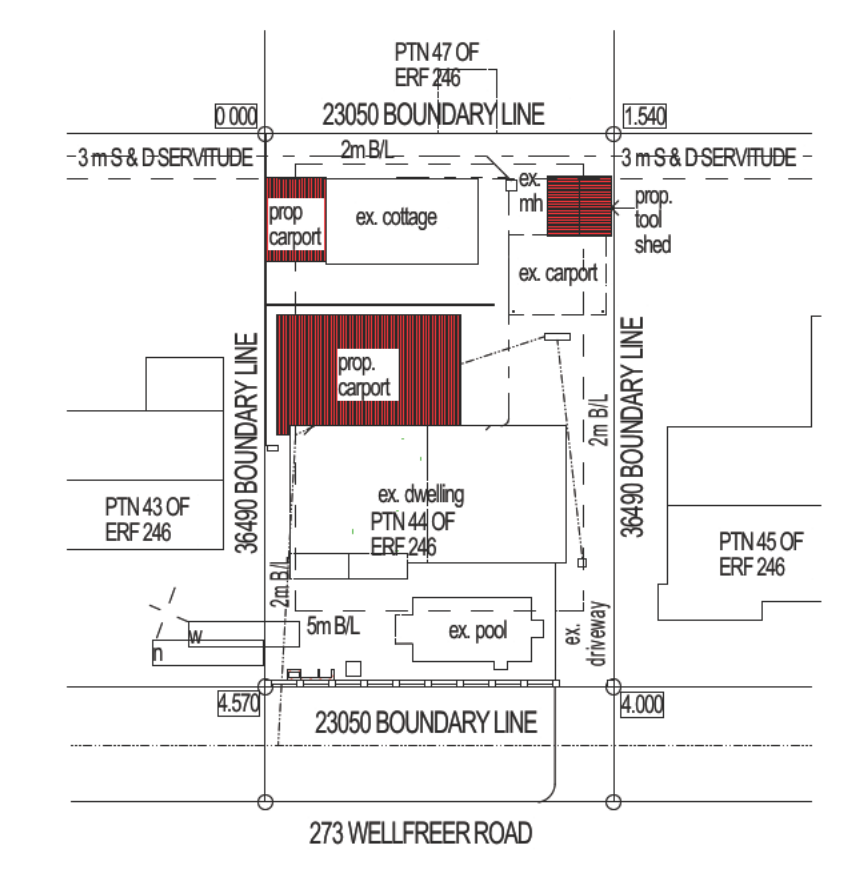
SOUTH ELEVATION OF COTTAGE AND WENDY HOUSE
SCALE 1:100



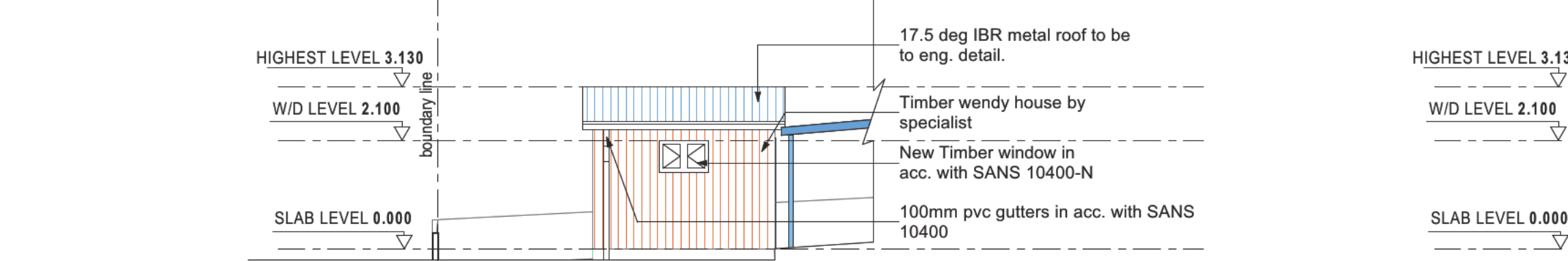
EAST ELEVATION OF COTTAGE
SCALE 1:100



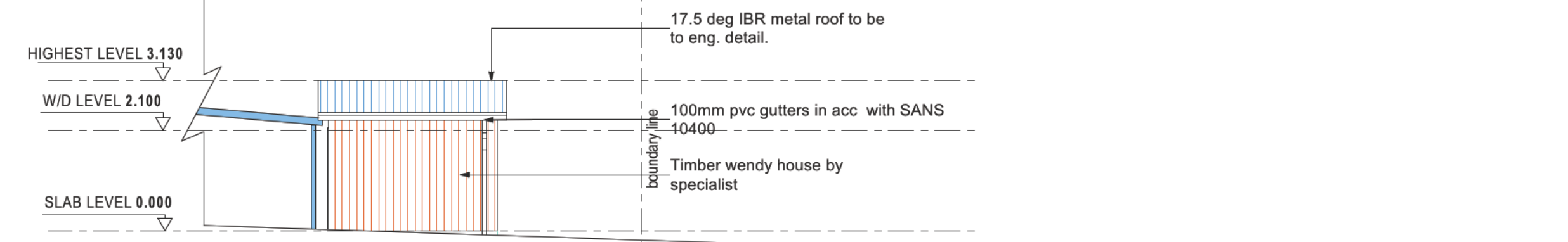
GROUND FLOOR PLAN
SCALE 1:100



SITE PLAN
SCALE 1:500



EAST ELEVATION OF COTTAGE
SCALE 1:100



WEST ELEVATION OF COTTAGE
SCALE 1:100

Element ID	W1	W2	W3	W4	W5	W6	W7	W8	W9
Quantity	2	2	2	2	2	2	2	2	2
W x H Size	2.250x1.374	600x2.100	1.644x1.374	773x1.842	1.004x1.331	524x1.733	622x1.514	541x1.550	623x1.527
Glazing Description	4mm Monolithic Annealed Glass	4mm Monolithic Annealed Glass	4mm Monolithic Annealed Glass	6mm Toughened Safety Glass	4mm Monolithic Annealed Glass	4mm Monolithic Annealed Glass	4mm Monolithic Annealed Glass	4mm Monolithic Annealed Glass	4mm Monolithic Annealed Glass

Element ID	D1
Quantity	1
W x H Size	1.145x2.100
Glazing Description	6mm Toughened Safety Glass

NOTES : Corner beacons to be located, exposed and plans approved before work on site commences. LCN Architecture cc. will not be responsible in the delays of approval of plans by local authorities. Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the LCN ARCHITECTURE cc. All reinforced concrete, slab, foundations, columns details, beams, stairs, structural steel work and retaining walls are to be built strictly in accordance with professional engineers details and under his supervision. Contractor to ensure that no changes in levels are made over local Authority servitudes or underground services unless permission has been given in writing by local authority.

AREA SCHEDULE

STAND	PERMISSIBLE FAR (N/A)	PERMISSIBLE COVERAGE (50%)

TOTAL PROPOSAL

EXISTING COVERAGE	123.71
PROPOSED COVERAGE	130.72
REMOVED COVERAGE	0
TOTAL COVERAGE	354.43

EXISTING F A R
REMOVED F A R
TOTAL F A R

EXISTING F A R	123.71
REMOVED F A R	0
TOTAL F A R	123.71

LCN ARCHITECTURE
Tel: 0312667447
E-mail: LCN@LCN.CO.ZA
1 DERBY PLACE, WESTVILLE 3630

Submission Drawings
Ground Floor, North Elevation, East Elevation, Window List, Door List, South Elevation, West Elevation, Site, Building Section, Elevation, signature, Neighbours signatures
273 WELLFREER ROAD, BLUFF PTDN 44 OF ERF
246
DEVIATIONS TO PREVIOUSLY APPROVED PLAN & PROPOSED CARPORTS
DRAWN BY: LCN
PROJECT NUMBER: #Pw/201
DATE: 25-Oct-21
REVISION: 01