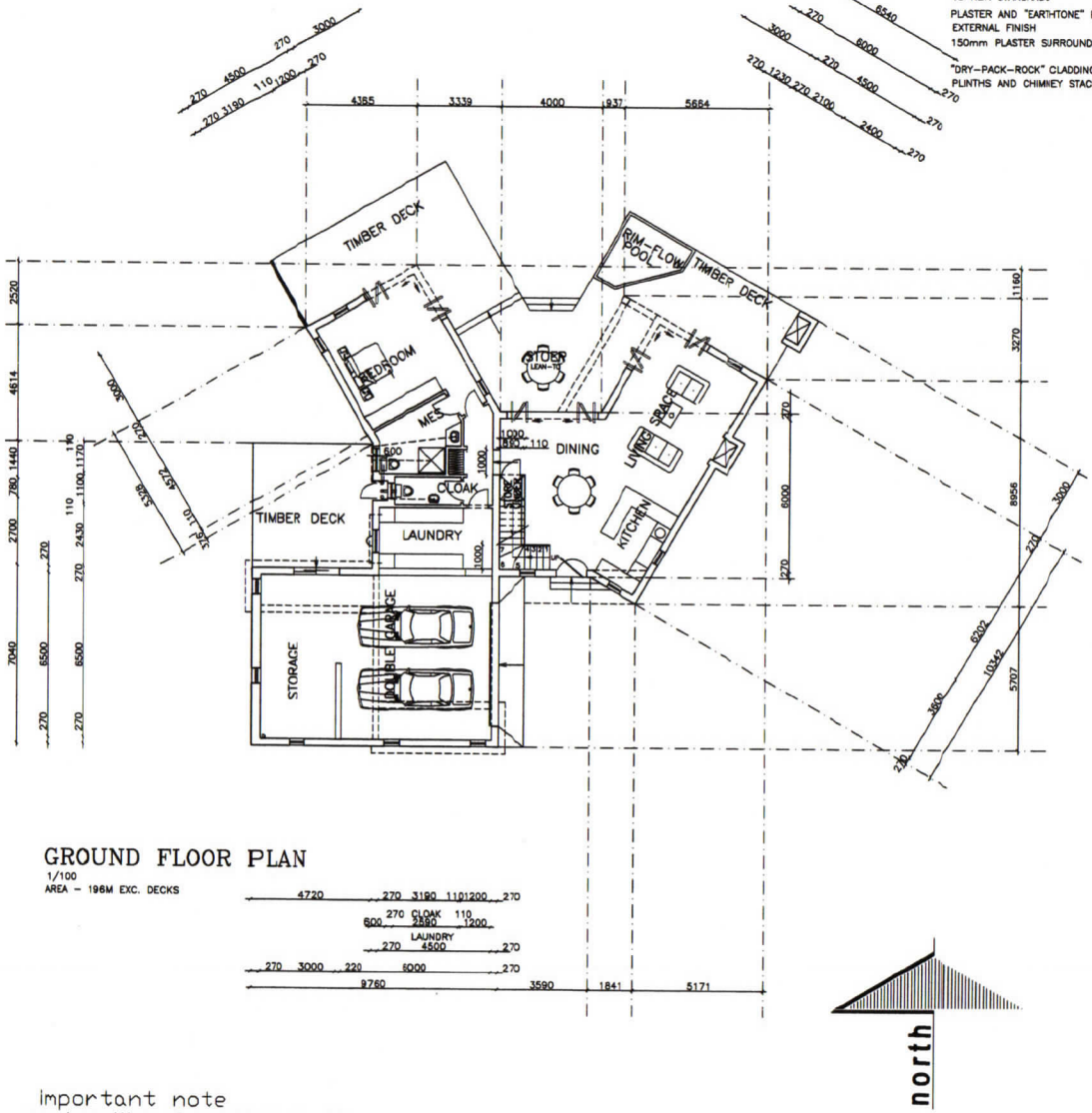


GROUND FLOOR PLAN

1/100

AREA – 196M EXC. DECKS

CONC. COPINGS

AFRICAN THATCH ROOF

SAFETY GLAZING TO ALL WINDOWS, TRIANGLE GABLE GLAZING AND DOORS TO LATEST NBR.STANDARDS

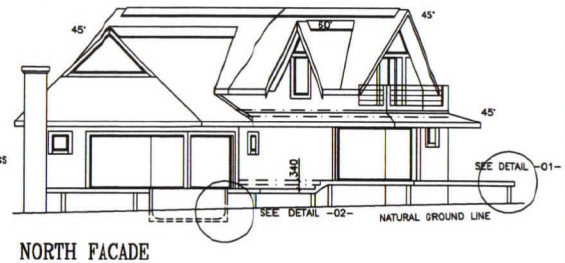
TIMBER WINDOW AND DOOR FRAMES

1000 HIGH TIMBER BALUSTRADES TO NBR STANDARDS

PLASTER AND "EARTHTONE" PAINTED EXTERNAL FINISH

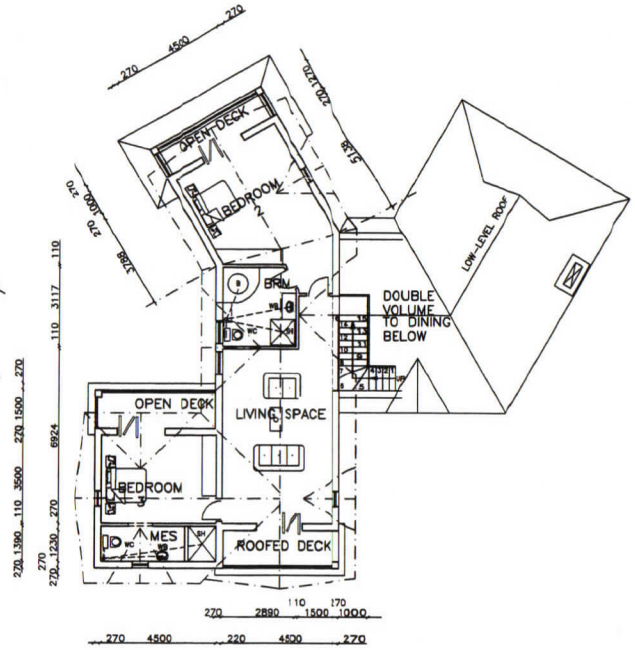
150mm PLASTER SURROUNDS TO OPENINGS

"DRY-PACK-ROCK" CLADDING TO PLINTHS AND CHIMNEY STACKS



NORTH FACADE

1/100



FIRST FLOOR PLAN

1/100

AREA – 106M EXC. DECKS

NOTE
ON SUBMISSION, I HAVE APPLIED THESE PLANS FOR APPROVAL IN TERMS OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977. IN THIS REGARD, I HEREBY CONFIRM THAT I AM RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS WHICH MAY BE CONTAINED IN THESE PLANS AND I HEREBY CONFIRM THAT I HAVE APPOINTED THE RELEVANT CONTRACTOR TO ENSURE THE CONSTRUCTION OF ALL NECESSARY SERVICES AND ALL MUNICIPAL SERVICES DURING CONSTRUCTION.

NOTE FLOOR COVERINGS AND ELECTRICAL + KITCHEN LAYOUTS TO BE CONFIRMED WITH CLIENT. IT IS THE APPOINTED CONTRACTOR'S RESPONSIBILITY TO ENSURE THE PROTECTION OF ALL MUNICIPAL SERVICES AND NEIGHBOURING PROPERTIES.

ELECTRICAL LEGEND

	CEILING LIGHT POINT
	WALL BRACKET LIGHT POINT
	1.2m FLOURESCENT L.POINT
	SWITCH
	3-WAY SWITCH
	PLUG 300mm HIGH
	PLUG 800mm HIGH
	600mm DIST. BOARD
	HOT WATER CYLINDER
	STOVE POINT
	POOL POINT
	T.V. POINT
	TELEPHONE POINT
	INTERCOM POINT
	BELL

NOTE FOR ALL RE-INFORCED CONCRETE WORK THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE APPOINTED ENGINEER'S DRAWINGS + SPECIFICATIONS.

CONSTRUCTION NOTES

ROOF CONSTRUCTION ROOF TO ENG.SPECS.
45 DEGREE ROOF PITCH, 150MM THICK THATCH ON 38X38 LATTE AT 300 CENTRES ON 125-150 DIA. "CLEAR"-TREATED, TURNED GRADE 1#4 TIMBER POLES AT 750 CENTRES WITH TIE BEAMS TO ENG. SPECS.

ALL TIMBER TO COMPLY WITH CODE 082 OF NBR.

FLOOR CONSTRUCTION – FIRST FLOOR
FINISHES BY CLIENT ON 25 SCREED ON RC FLOOR SLABS TO ENGINEERS SPECIFICATIONS AND DETAILS

ALL GLAZING TO BE IN ACCORDANCE WITH THE LATEST NBR.STANDARDS.
NOTE FOR ALL PURPOSE MADE SAFETY GLAZED UNITS – MANUFACTURER TO MEASURE AS-BUILT OPENINGS ON SITE PRIOR TO ANY MANUFACTURING OF ALUMINIUM UNITS.

FLOOR CONSTRUCTION – GROUND FLOOR
FINISHES BY CLIENT ON 25 SCREED ON 85 CONC. SURFACE BEDS ON DPM ON 50 SANDBED ON 150 LAYERS OF WELL COMPACTED FILLING. PROVIDE REINFORCING MESH UNDER FLOOR TO ENG.SPECS.

DECK CONSTRUCTION – FIRST FLOOR
FINISHES BY CLIENT ON SCREEDS LAYED TO FALLS TO RAINWATER OUTLETS ON RC ROOF SLABS TO ENGINEER'S SPECS.

AMENDMENTS

DATE	NEW NO.

ARCHITECTURAL DESIGNS FOR ALL BUILDING TYPES
BUILDING DESIGNERS
XPAND-A-PLAN
by craig van [illegible]
E.MAIL. xpand@[illegible]
[illegible]

PROJECT

PROPOSED UNIT TYPE -A-
ON SITE NO -
PORTION -1- OF
THE FARM 713
SITUATED IN THE KOUGA MUNICIPAL DISTRICT.
FOR -

DRAWING TITLE
BANK PURPOSES ONLY

DRAWING NO.	DATE
XAP/0735	17/07/2007

SHEET NO ONE OF ONE

MUNICIPAL NOTES

important note
exact position of residence on site, to be confirmed by owner prior to setting-out.
setting out be carried out by an appointed, registered land surveyor.
thickness of wall shown on plan exclude thickness of retaining walls – to be verified by appointed structural engineer.

UNIT TYPE -A-
• KWALANGA ECO-ESTATE •

KWALANGA H.O.A.	ARCHITECTURAL CONTROL OFFICER	OWNER