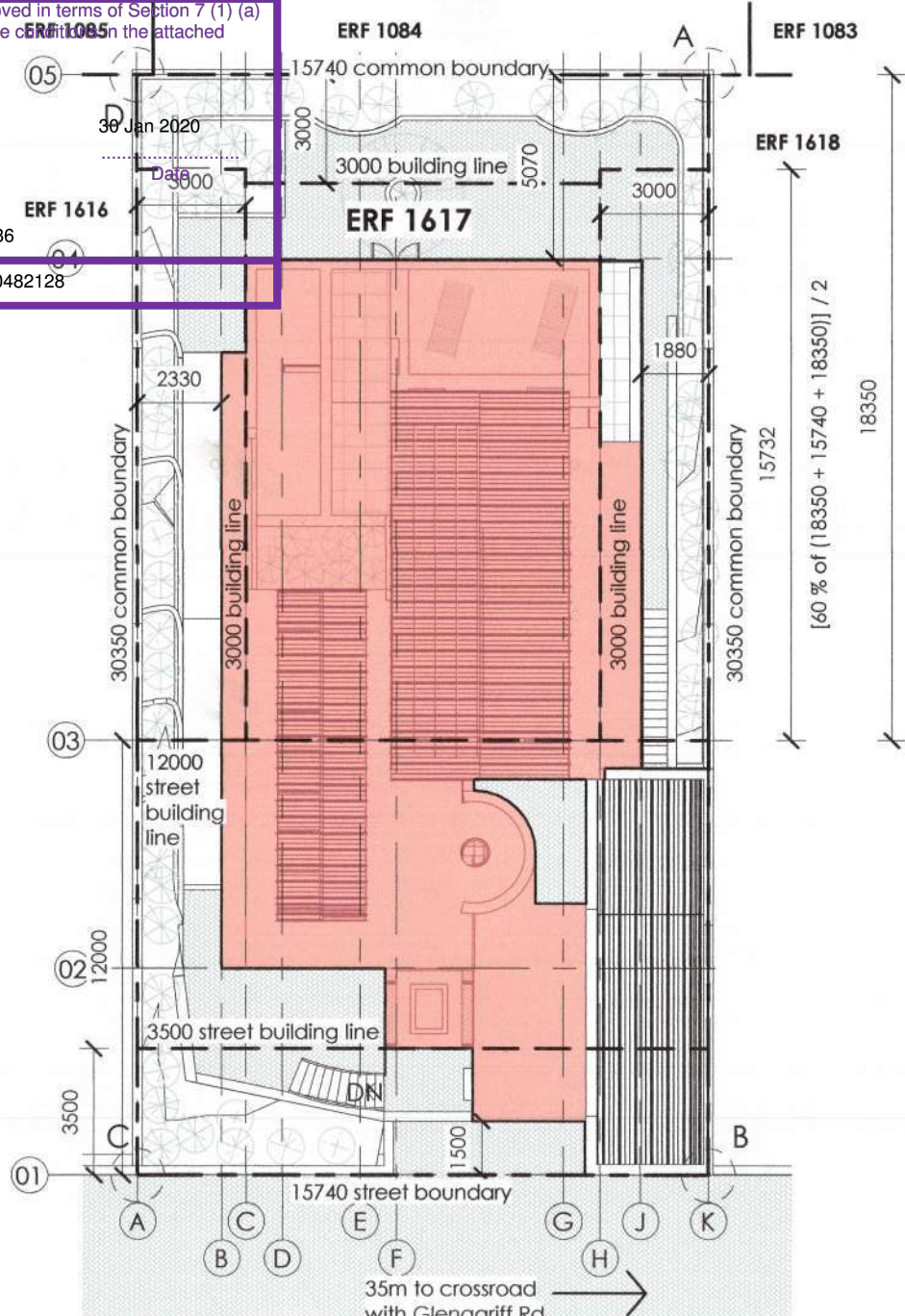
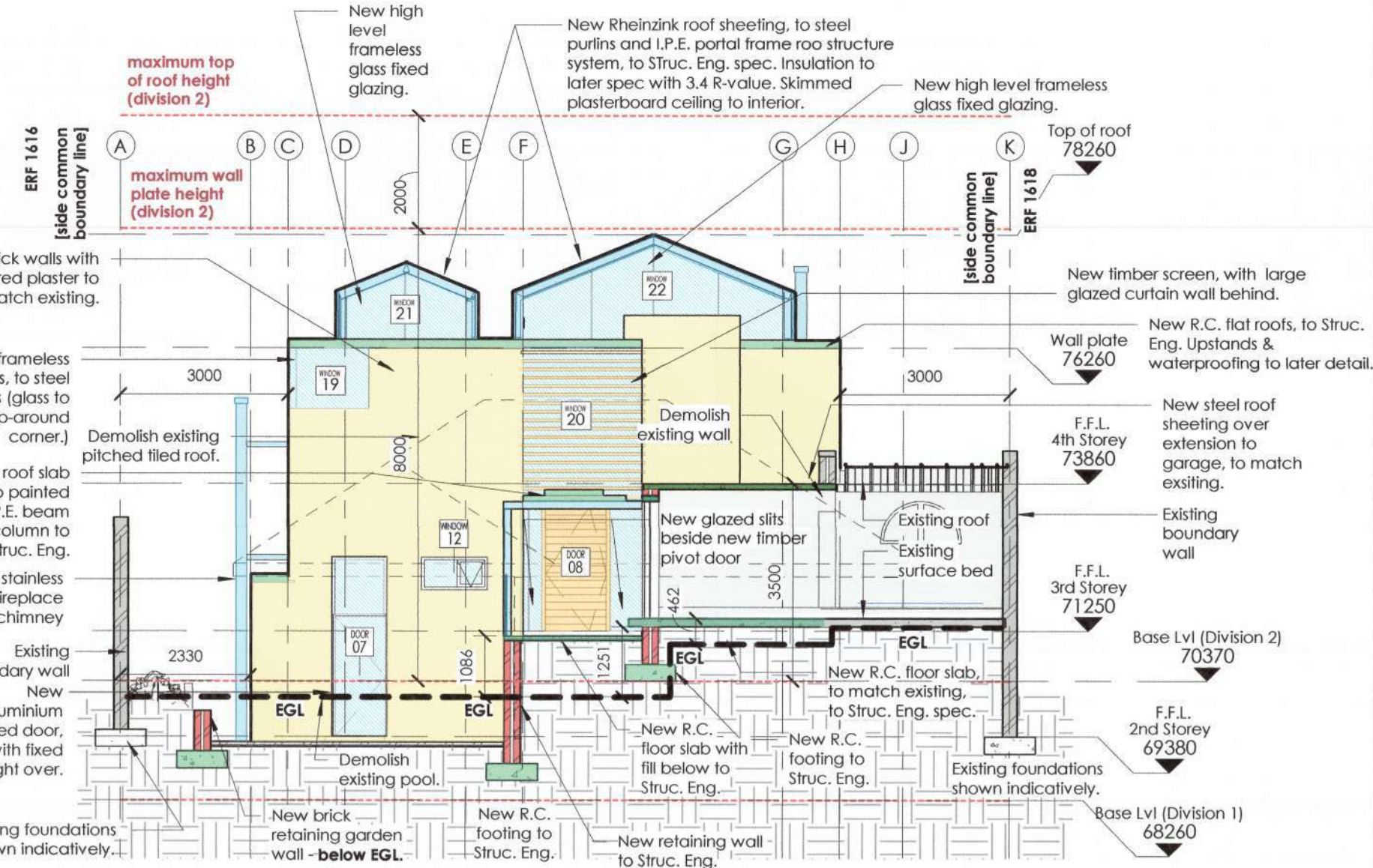
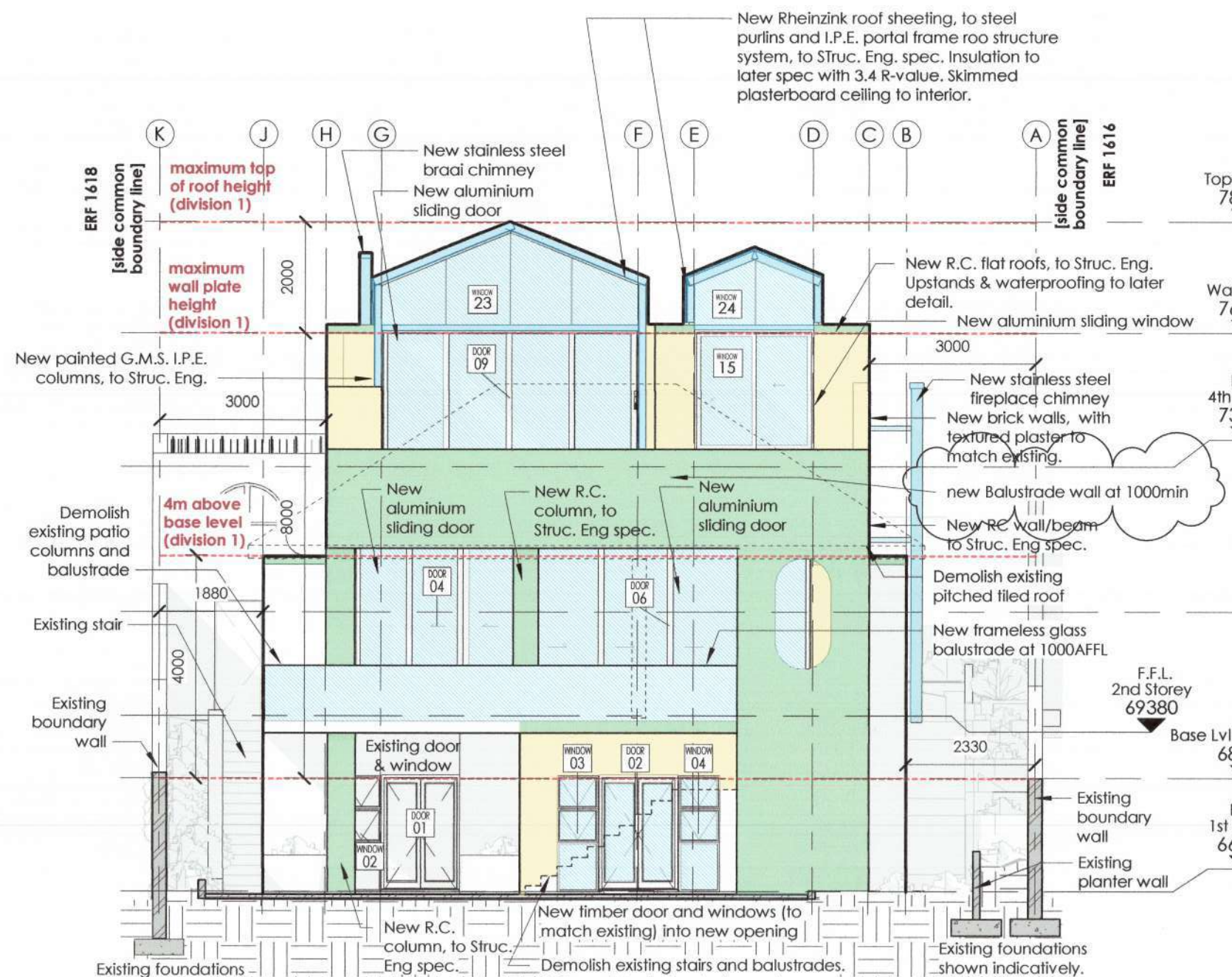




OCEAN VIEW DRIVE
Site/Roof Plan | Scale 1:100

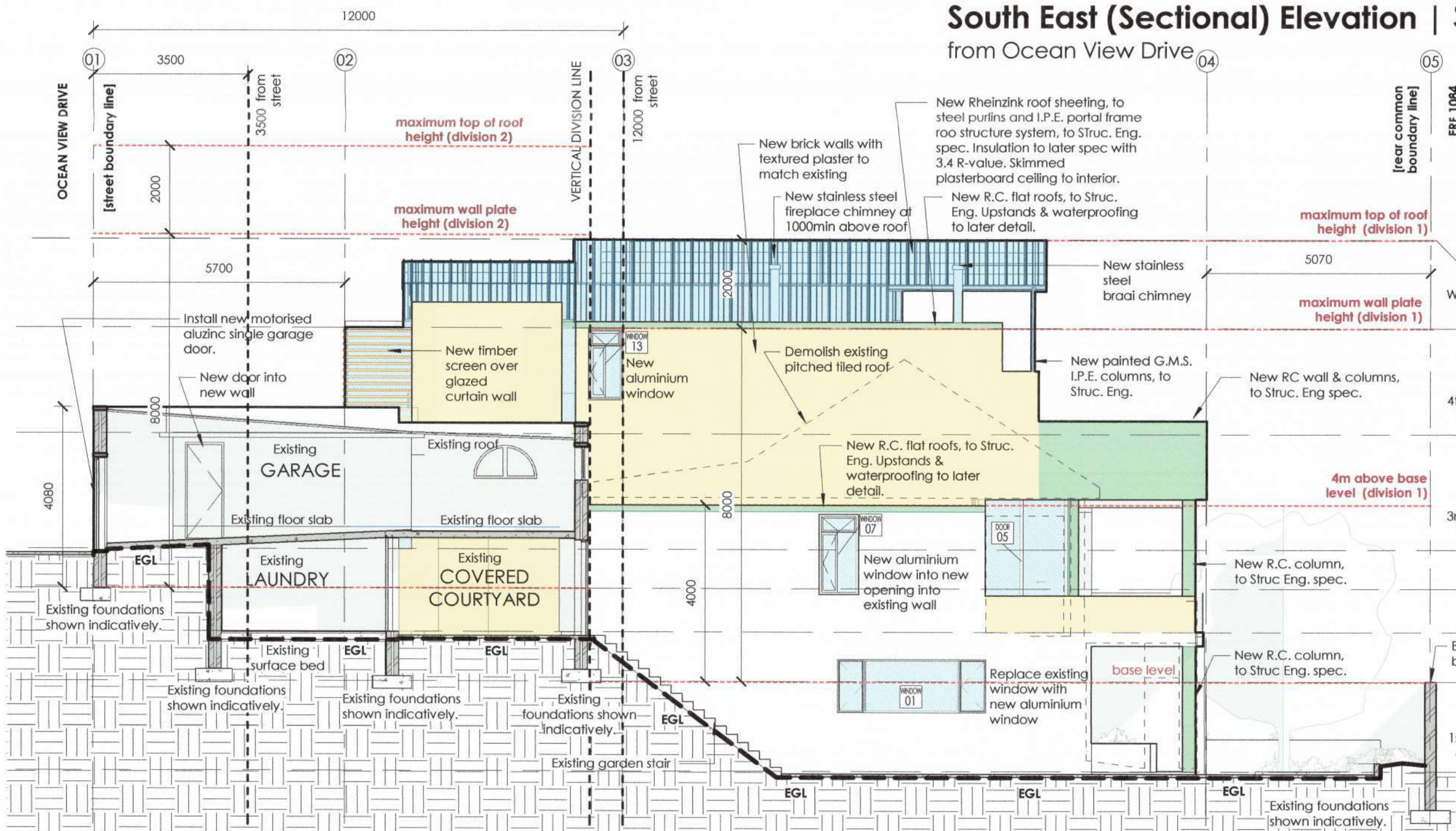
Building Line Diagram
Scale 1:500

North West Elevation | Scale 1:100

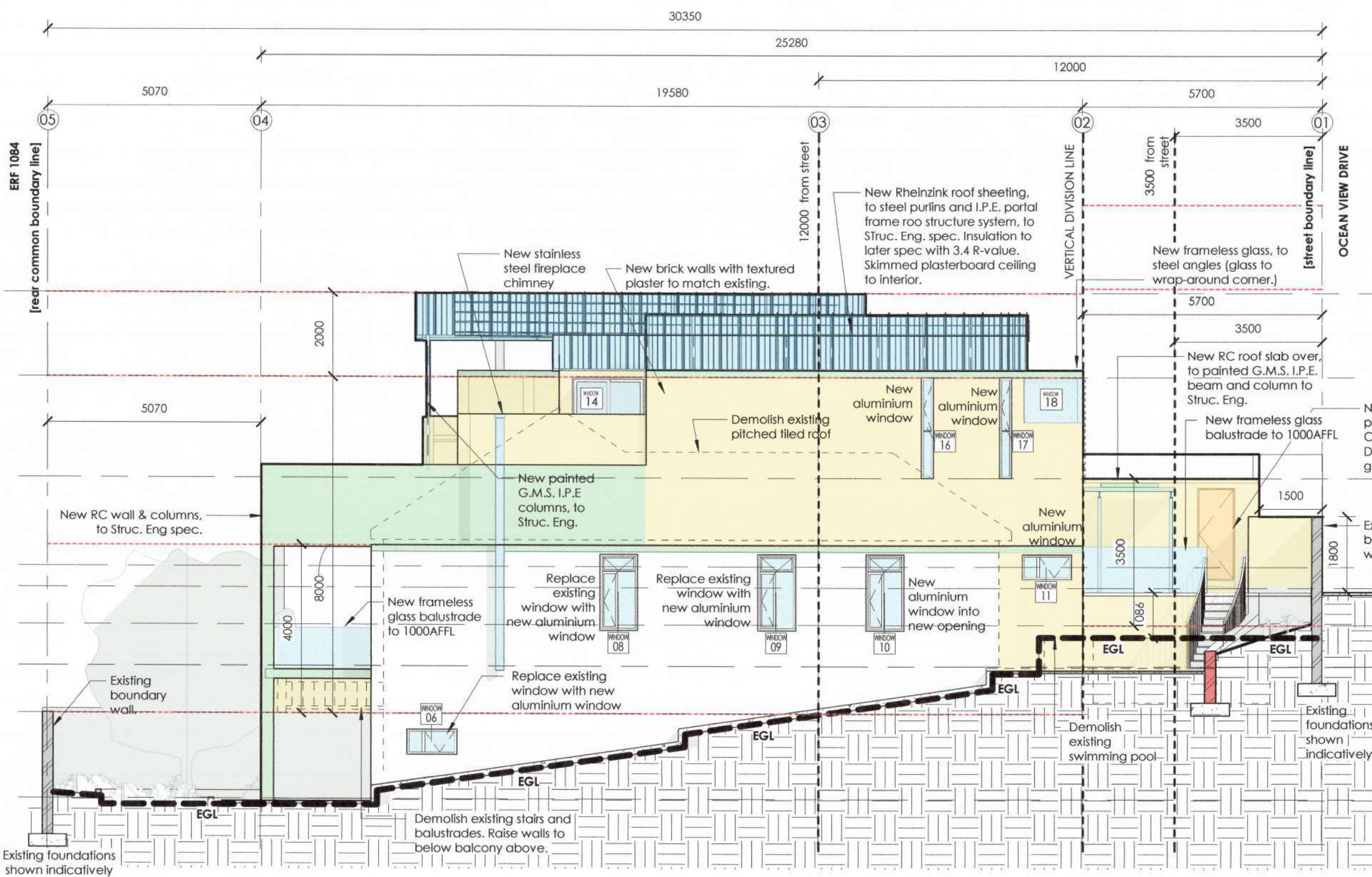


South East (Sectional) Elevation | Scale 1:100
from Ocean View Drive

South East (Street) Elevation | Scale 1:100
from Ocean View Drive



North East Elevation | Scale 1:100



South West Elevation | Scale 1:100

GENERAL NOTES

- All work, including mechanical and electrical work, is to be done in accordance with the National Building Regulations.
- All materials and workmanship are to comply with the relevant S.A.S. codes.
- This drawing is to be deemed to include all that is required for and consistent with good building practice regardless of any specific omissions.
- This drawing is not to be scaled. Figured dimensions are to be used. All dimensions are in millimetres unless otherwise stated.
- This drawing must be read in conjunction with all relevant drawings and specifications.
- All dimensions and levels must be checked on site by the Contractor before putting any work in hand.
- Any discrepancies on the drawings are to be brought to the Architects attention by the Contractor before putting any work in hand.
- The Contractor must obtain the Architects written confirmation of any instructions which involve a variation to the contract before putting that work in hand.
- All voids, suspended ceilings and partitions to be rodent-proofed in accordance with the Government rodent-proofing regulations.
- The Architects retain Copyright of this Drawing.
- Contractors and Sub-contractors are to ensure the structural stability of all components of their work, and to ascertain that the main structure is capable of supporting all loads applied thereto.

CONSTRUCTION NOTES:

- Foundations to extend to existing ground level or min. 300mm below finished ground level, whichever is deeper.
- All brickwork to be of Imperial face or ROK stock brick in courses of 65mm:
 - Exterior walls to be 290 cavity walls unless shown otherwise.
 - Interior walls to be 230 or 110 solid walls unless shown otherwise.
- Prestressed concrete lintels and five courses "Brickforce"-reinforced brickwork to all openings up to 3.0m in width, unless specified otherwise. Reinforced concrete beams to engineer's specification to all openings greater than 3.0m in width.
- Suitable PVC DPCs to cills, side reveals, and soffits of all openings, to continue to exterior face of wall finish. Weepholes above horizontal DPCs to be provided at 480-720 centres.
- Trusses and wall plates to be tied to supporting walls by 30x2 galvanized mild steel ("thoop iron") straps at 600 centres.
- Parapet gables to be tied to timber roof structure by 30x2 galvanized mild steel ("thoop iron") straps at 600 centres.
- All rooms to be naturally ventilated and to have opening window sections equal to or greater than 5% of the floor area of the room, except those rooms marked "ARTIFICIALLY VENTILATED".
- All glazing to comply with SABS 0400 - 1990 part N.
- All services ducts to comply with SABS 0400 - 1990 part PP20.2.
- All handrails to be 1.0m above finished floor level. All balustrades to be such as to prevent passage therethrough at a sphere of 100mmØ.

DRAINAGE NOTES:

- System used is single stack system.
- Access eyes are to be provided to all bends and junctions and changes in gradient to waste and soil pipes.
- All rodding eyes are to have marked covers at ground level.
- All waste pipes are to be fully accessible.
- Waste fittings are to have 75 deep seal traps.
- Gradients to waste branches are to be between 1:25 and 1:51.
- Gradients to soil branches are to be between 2.5:1 and 5:1.
- Gradients to drains are to be between 1:40 and 1:60.
- All soil pipes under buildings are to be encased in minimum 300 mass concrete.

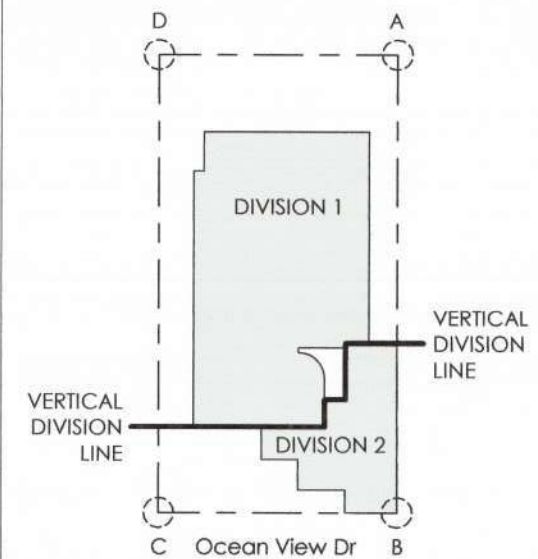
SCHEDULE OF AREAS

ERF SIZE	478.0m ²
FLOOR SPACE	
GROUND STOREY	84.7m ²
FIRST STOREY	179.6m ²
SECOND STOREY	26.5m ²
THIRD STOREY	112.4m ²
TOTAL	403.2m ²
FOOTPRINT	266.7m ²
MAX FLOOR SPACE	N/A
FLOOR FACTOR	0.84

BASE LEVEL CALCULATIONS:

- Base Level (Division 1):
Highest point building intercepts EGL: + 70 320
Lowest point building intercepts EGL: + 66 200
= $\frac{136\ 520}{2}$
= + 68 360 (Division 1 Base Level)
- Base Level (Division 2):
Highest point building intercepts EGL: + 71 340
Lowest point building intercepts EGL: + 69 380
= $\frac{140\ 720}{2}$
= + 70 370 (Division 2 Base Level)

DIVISION LINE DIAGRAM (1:500)



rev	date	description
0	2019.10.24	BDM
1	2020.01.23	BDM Amendments



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project

House Meyer
Appleby

ERF 1617, 58 Ocean View Drive, Sea Point East, Cape Town
drawing

Elevations

South East, South West, North East & North West Elevations; and Site Plan

scale	As indicated
drawn	Peter Len Wells
file	TM03_House Meyer Appleby_SP_191011
job number_drawing number	revision

TM03_ M301 1

OWNER: *Mark Appleby*
ARCHITECT: *Peter Len Wells*
ENGINEER:



