

NOTES:

ROOFS

- BR ROOF SHEET AT 15° PITCH ON 50X75mm PURLINS @ 900c/c ON TRUSSES AS SPECIFIED BELOW TIED DOWN TO 114x38 WALLPLATES WITH GALVANISED HOOP IRON STRAPS BUILT 600mm INTO BRICKWORK. PREFAB ROOF TRUSSES STRICTLY TO MANUFACTURER'S SPECIFICATIONS.
- TRUSSES 750c/c

EAVES

- 228x32 FASCIA BOARDS
- FLEXIT EAVES CLOSURE

FLOORS

- FLOOR FINISHES AS PER PLAN ON 30mm CEMENT SCORED ON 75mm CONCRETE SLAB ON DPA ON 30mm CLEAN SAND BED ON WELL COMPACTED FILL.

FOUNDATIONS

- ALL FOUNDATION TO BE FOUNDED ON FIRM SUB-SOIL.

GENERAL

- DRAINAGE WORK TO BE LEFT EXPOSED UNTIL INSPECTED BY INSPECTOR.
- SHOWER CURBLES 900x900 min SAFETY GLASS CURBICLE
- SLIDING DOORS, FRENCH DOORS, & WINDOWS, 300mm FROM FIN TO BE FITTED WITH SAFETY GLASS.
- ONE AIR-BRICK PER HABITABLE ROOM & TWO PER KITCHEN, BATHROOM & TOILET.
- ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION WORK & MATERIALS TO BE IN ACCORDANCE TO NATIONAL BUILDING REG'S PERTAINING TO SITE.

GENERAL

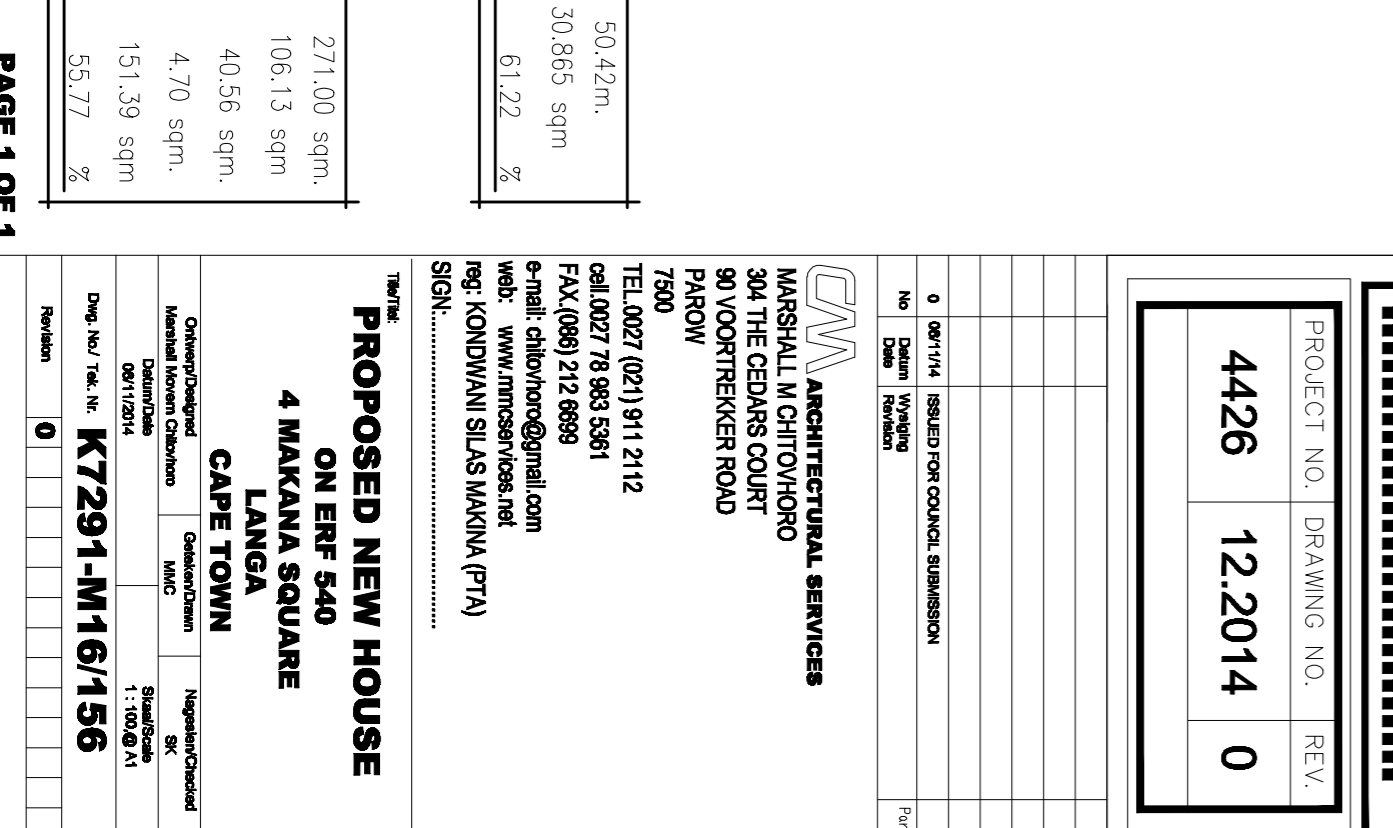
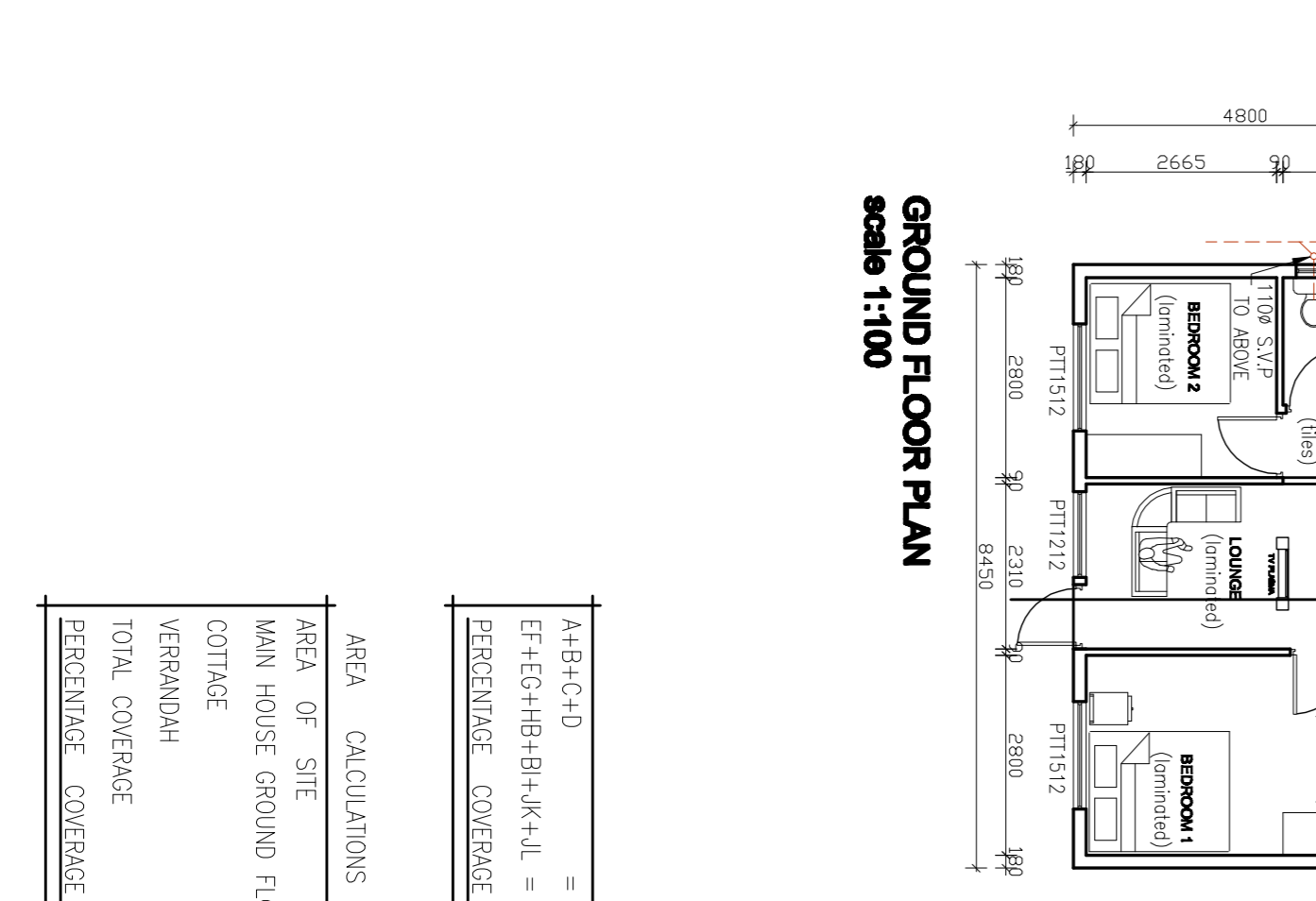
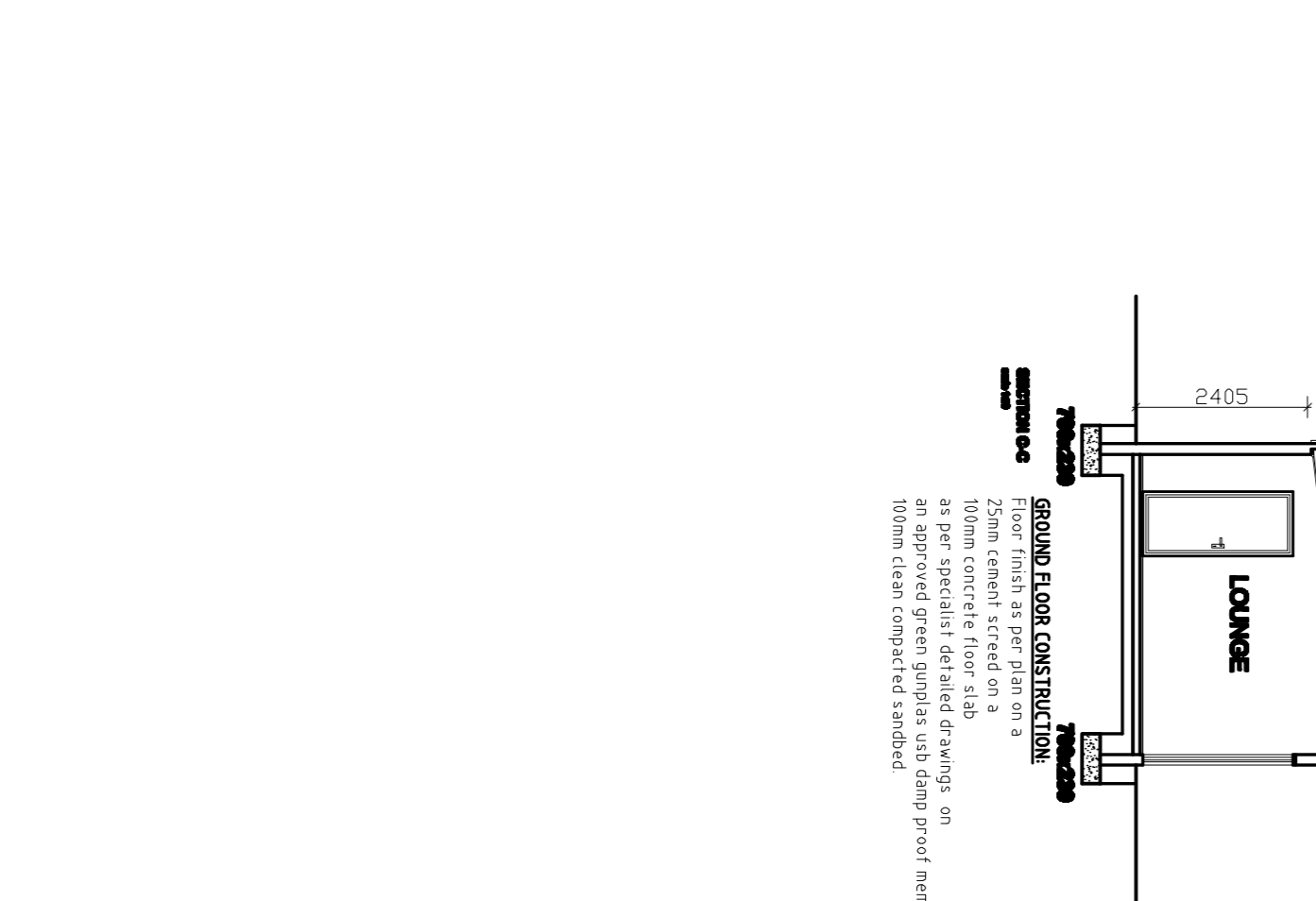
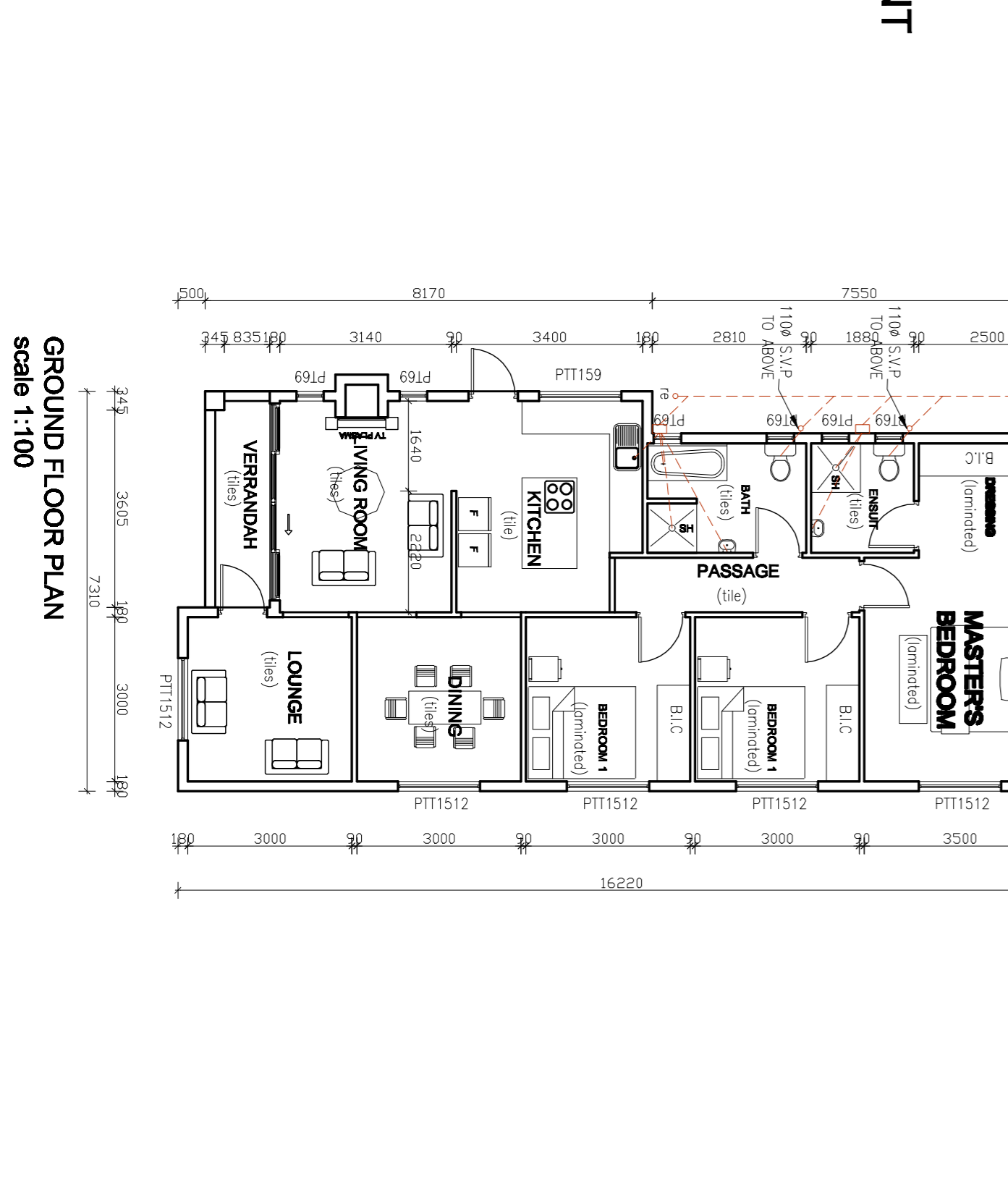
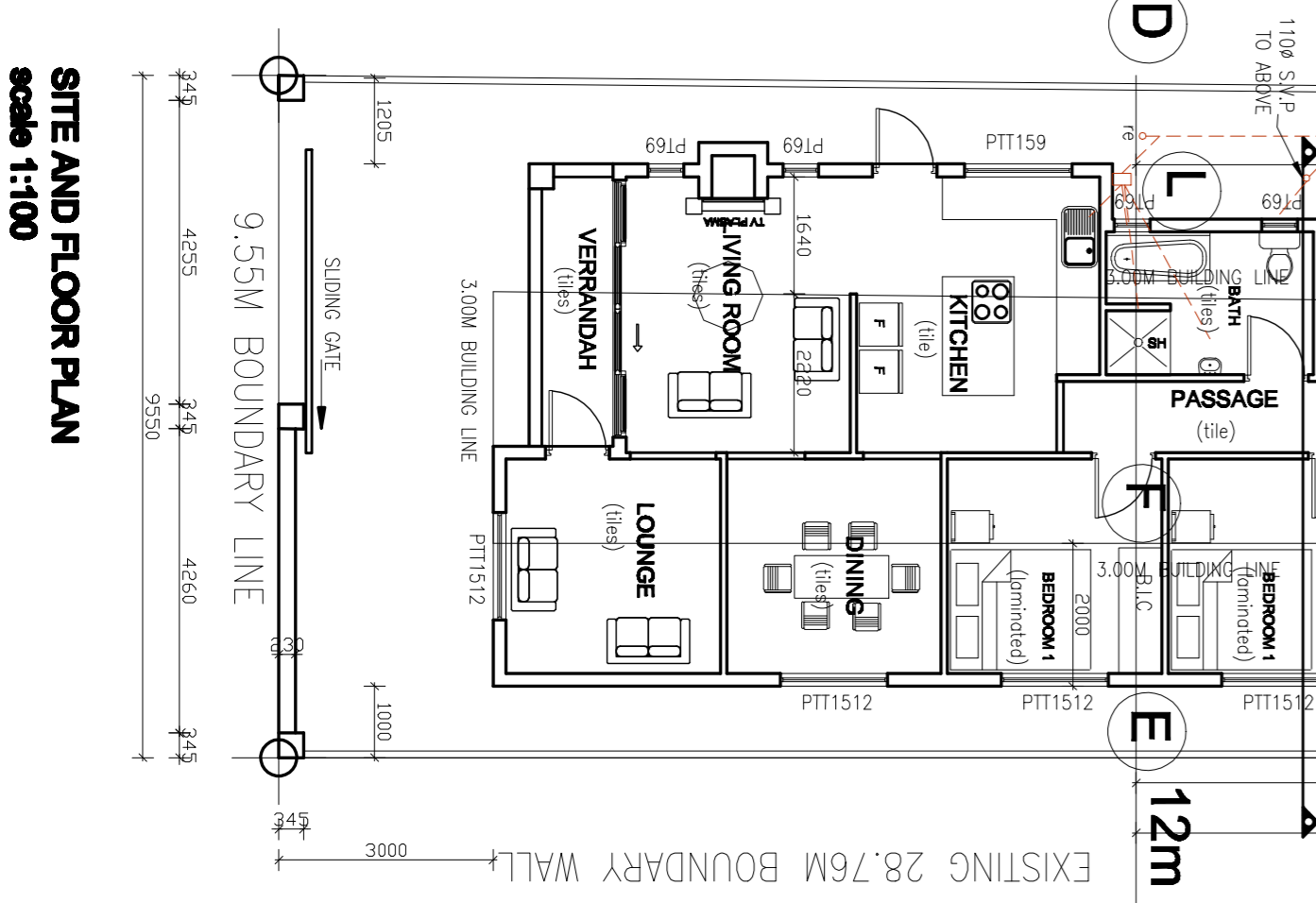
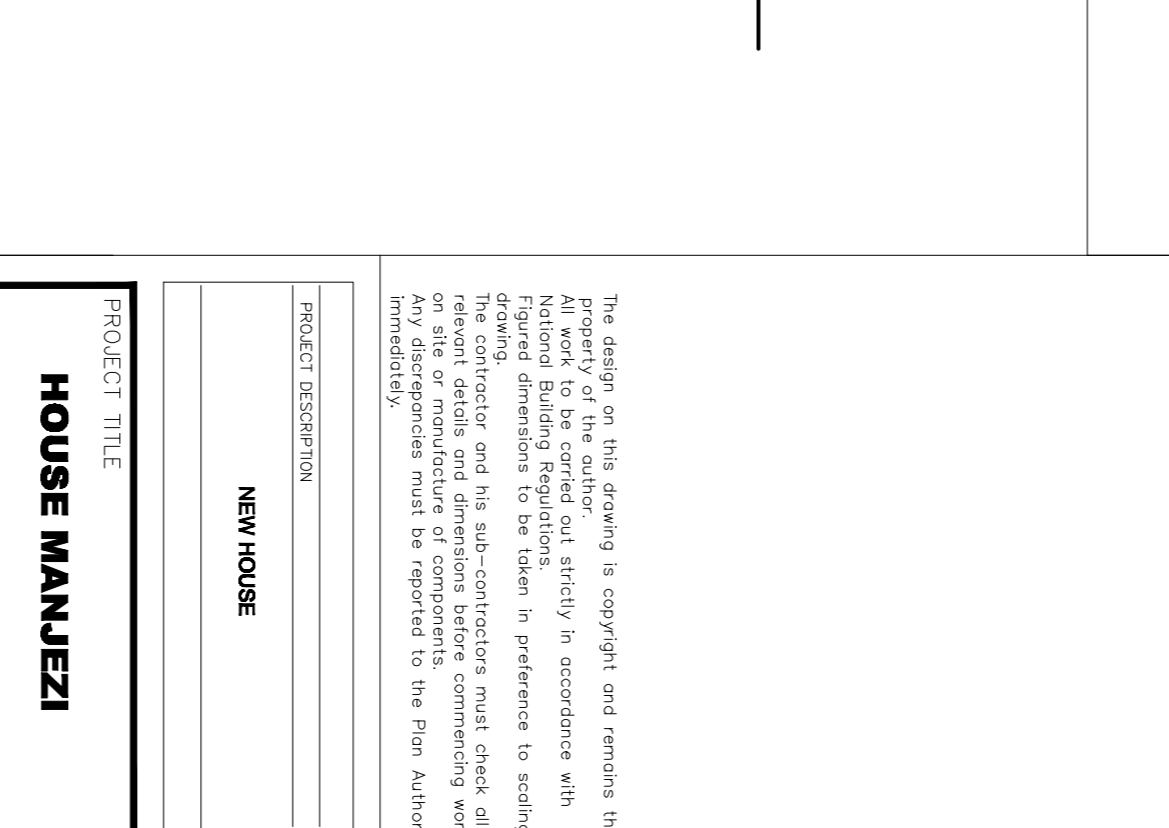
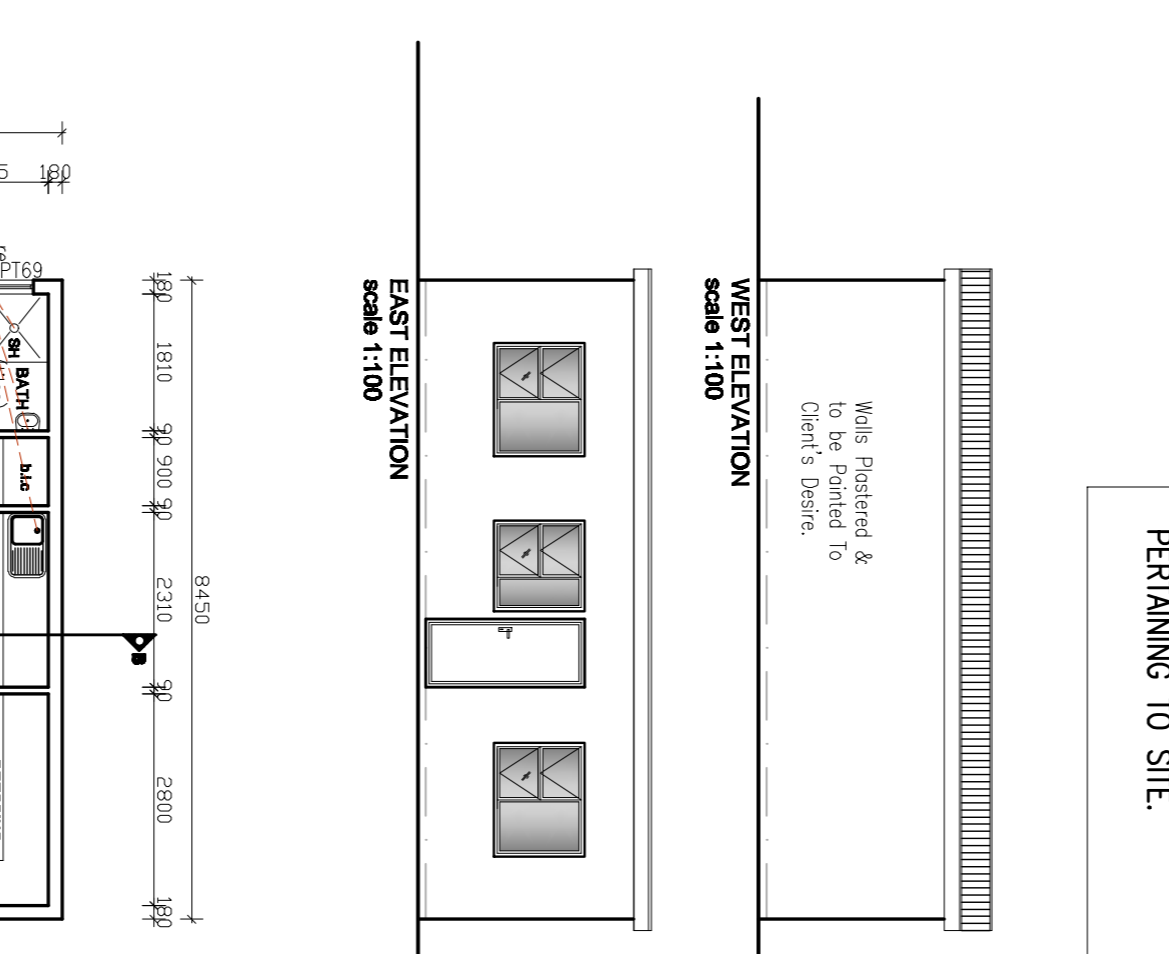
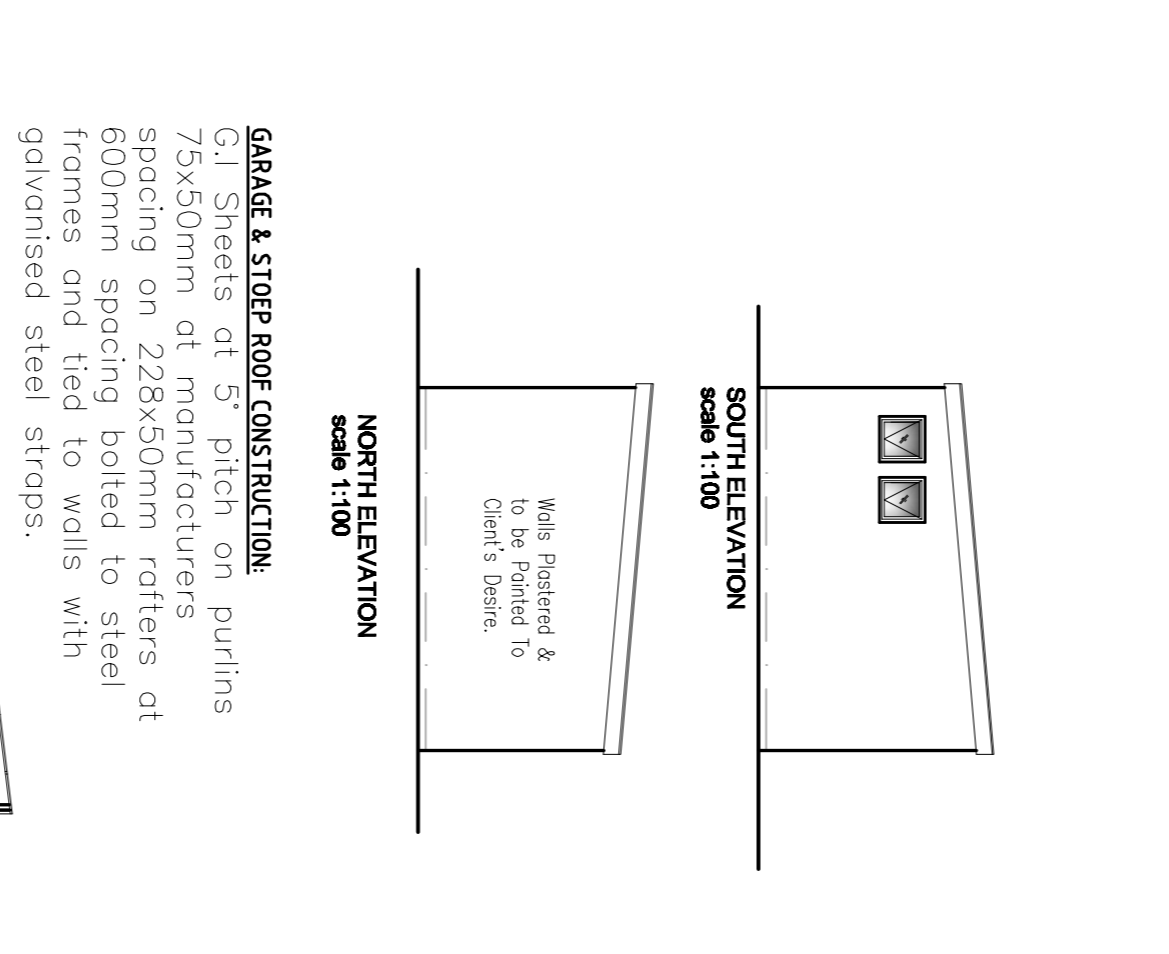
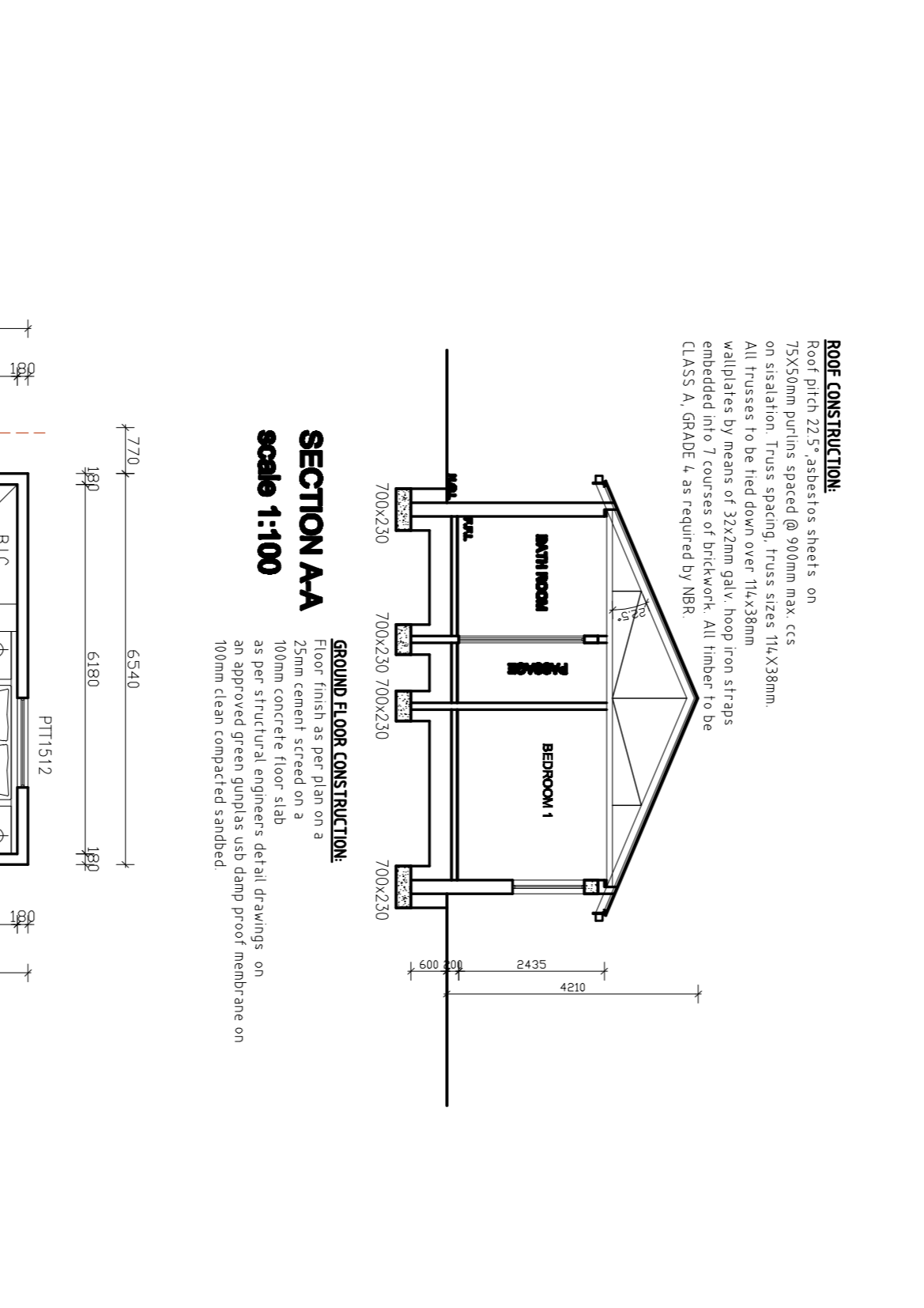
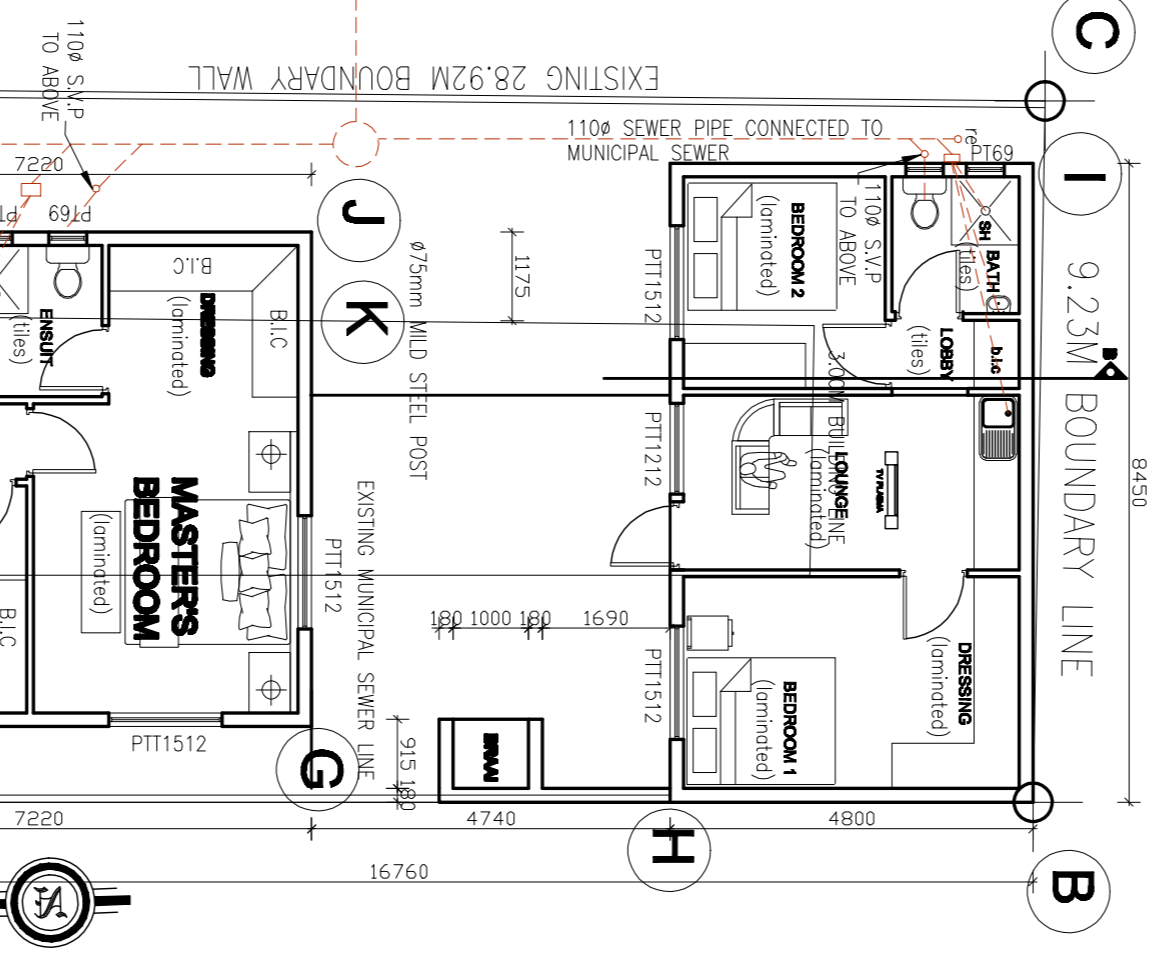
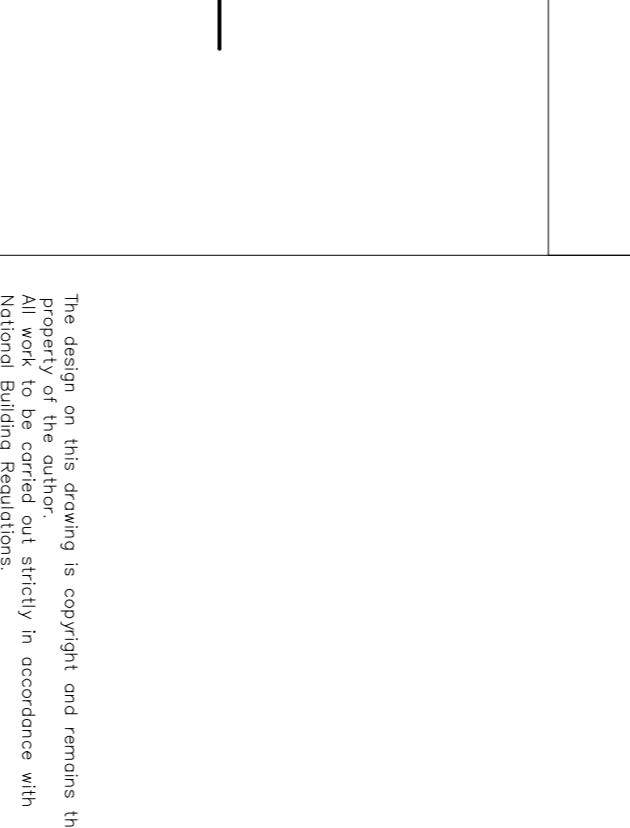
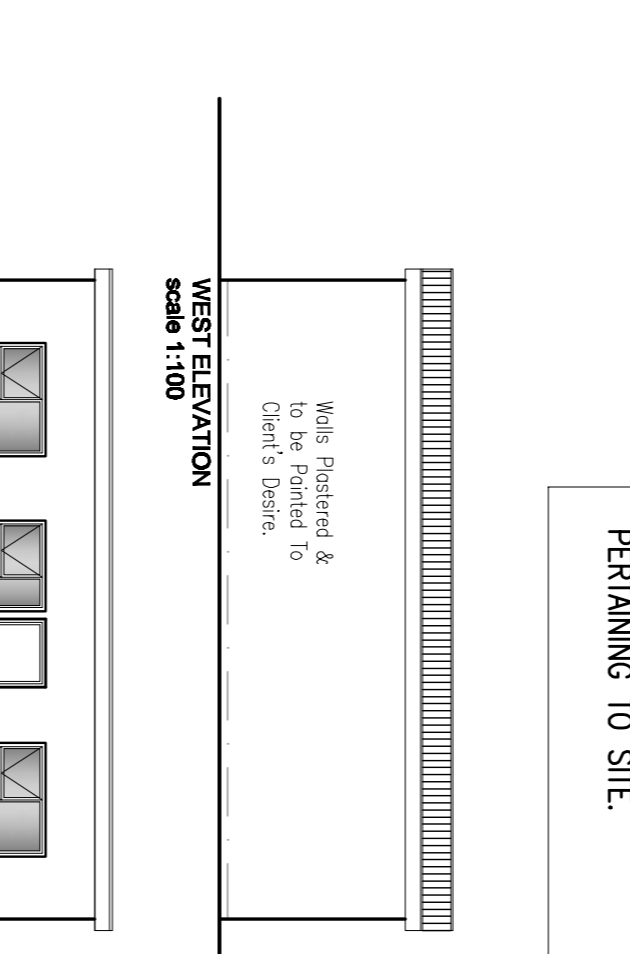
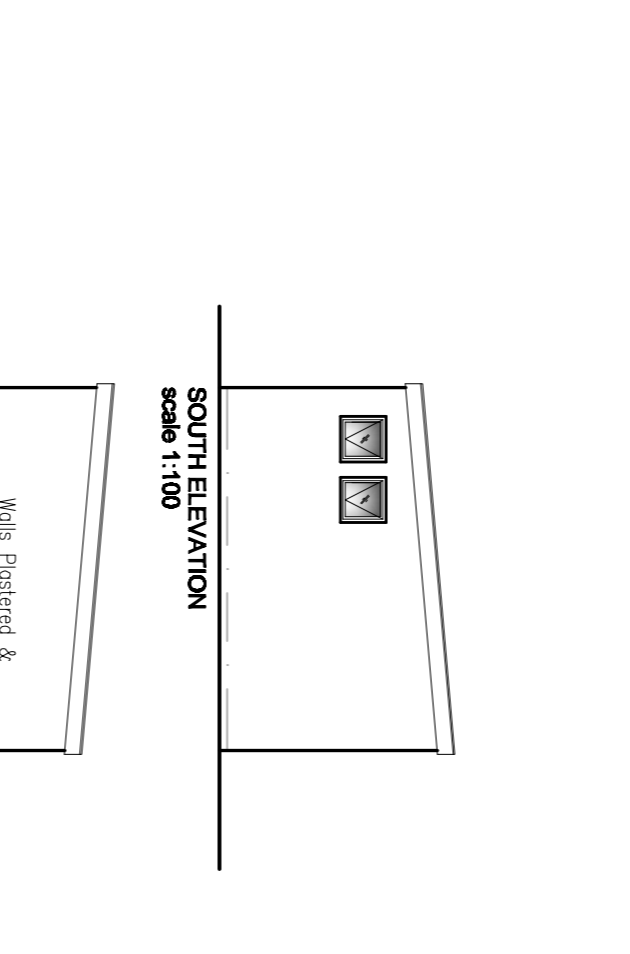
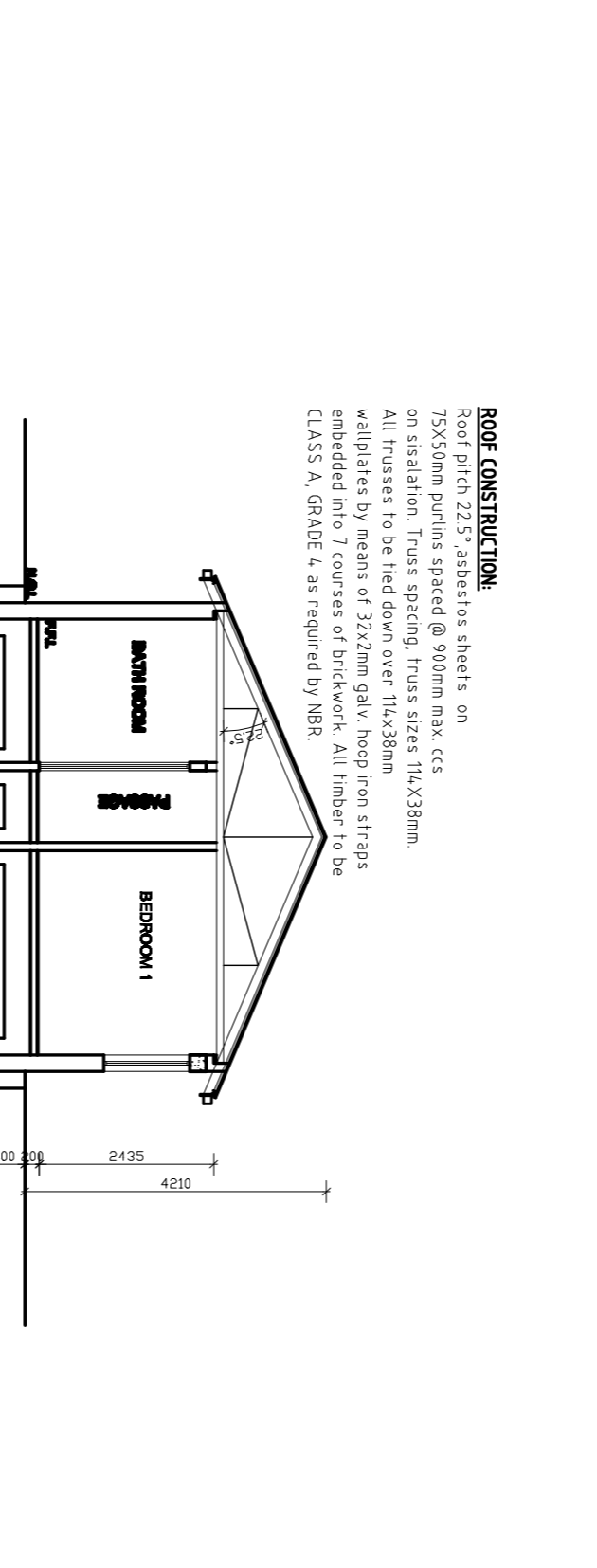
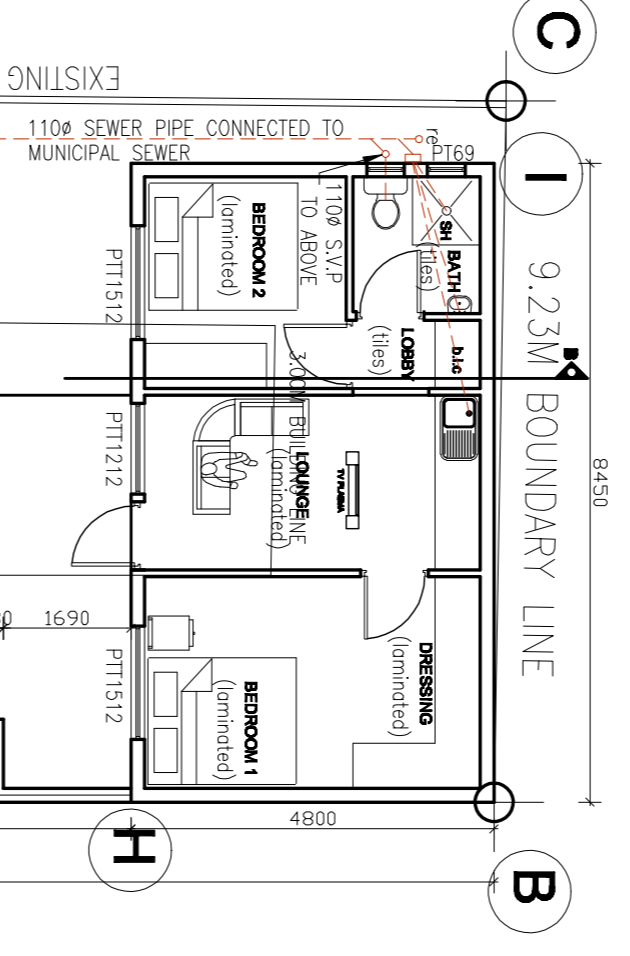
- All work to be carried out strictly in accordance with national building regulations and follow the local authority regulations.
- All work to be executed by a competent person qualified for the specific trade.
- All materials and workmanship are to comply with the relevant S.A.S codes.
- This drawing must be read in conjunction with the relevant drawings, schedules and specifications from CH Architectural and all other consultants related to the project.
- No part of proposed building work to project beyond site boundary lines.
- The contractor shall set up, document and maintain a quality assurance and quality control system in accordance with the requirements of SANS 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, wherever their source, meet the requirements of the Specifications.
- The contractor shall in all aspects of the work, comply with the provisions of the Occupational Health and Safety Act, 1993 (act No 95 of 1993) and any regulations promulgated in terms of that act or of any other act of Parliament or of the Act of 1944.
- All portions of the works related to any service or consultant's information is to be done in accordance with the requirements of the relevant drawings and understanding of existing structures to specialist's design and details. All retaining walls, slabs, roof designs and structural columns to eng's details.
- All dimensions and levels to be checked on site by all trades before work commences any discrepancies are to be brought to the attention of the architect.
- Do not scale this drawing. Figure dimensions to be used, all dimensions are in millimeters unless otherwise stated.
- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- These drawings & designs are under CH Architectural copy right & are the property of CH Architectural. No part is to be duplicated or replicated with out CH Architectural written consent.

WEST ELEVATION
Scale 1:100

NORTH ELEVATION
Scale 1:100

SOUTH ELEVATION
Scale 1:100

EAST ELEVATION
Scale 1:100



AREA CALCULATIONS

AREA OF SITE	=	271.00 sqm
MAIN HOUSE GROUND FLOOR	=	106.13 sqm
COTTAGE	=	40.56 sqm
VERANDAH	=	4.70 sqm
TOTAL COVERAGE	=	151.39 sqm
PERCENTAGE COVERAGE	=	55.77 %

A+B+C+D	=	50.42m
EF+FG+HB+H+K+L	=	30.865 sqm
PERCENTAGE COVERAGE	=	61.22 %

PROPOSED NEW HOUSE
ON ERF 540
4 MAKAVANA SQUARE
LANGVA
CAPE TOWN

ARCHITECTURAL SERVICES
MARSHALL ARCHITECTURAL
301 THE CEDARS COURT
90 VOORSTERKOP ROAD
PAROW
7500

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PROJECT TITLE
HOUSE MANJEZI

PROJECT DESCRIPTION
NEW HOUSE

PROJECT NO. 4426
DRAWING NO. 12.2014
REV 0

DATE 01/12/14
SCALE 1:100
NO. OF SHEETS 0
SHEET NO. 0

DESIGNED BY [Signature]
CHECKED BY [Signature]
DATE 01/12/14
SCALE 1:100
NO. OF SHEETS 0
SHEET NO. 0