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ROOF CONSTRUCTION OVER MAIN HOUSE: eeg pitch as per sections  
ZINCALUME COLORBOND THERMATECH SELECTED CONCEALED-PIV  
KLPLOK SHEETING AS PER MANUFACTURER SPECIFICATIONS  
COLOR - COLORBOND ULTIMATE GREY AT PITCH ON 75/50mm  
FINE PURLINS AT 750mm C/C ON USE WHITE UNDERLAY ON  
prefabricated TRUSSES at 900 centres/ OR BY MANUFACTURER.  
EXPOSED TRUSSES to be "bolt/plane" fixed & painted.  
complete with ridding, valley, ridge & bargeboards.  
RAFTERS to be strapped and tied down with No.8 gauge  
galvanized hoop iron straps built in 600mm down.  
\* NOTE: All timbers built into walls to be DPM wrapped.  
ROOF OVERHANG ALL AROUND HOUSE AS PER SECTIONS

CEILING:  
6,4mm Rhinoboard on 38 x 38 branslender at 400 centres with  
skinned joints & cornices, skinned edges in corners.  
6,4mm Rhinoboard sheeting fitted between exposed trusses,  
complete with corner piece closures & quadrants.  
concrete ceilings to be skinned & painted.

INSULATION  
FLEXI MINERAL Rock-Wool 115mm to be fitted under  
timber to all strusses above Rhino ceilings.

DOORS & WINDOWS - Ventilation & GLAZING:  
Supply min. 10% light area to each respective room floor area  
of which 50% to be operable. All doors varnished/painted.  
All door frames as SMARTLAND timber or eq. approved.  
All cills to be plastered & painted to outside & inside.

NOTE: ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 &  
SANS 10400 PART N - ACCESS DOORS AND SIDE-LIGHTS, WINDOWS  
LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1800mm  
ABOVE PITCH LINE OF STAIRS AND SHOPS FRONTS TO BE SAFETY GLASS  
AND CLEARLY INDICATED AS SUCH ON GLASS AT EYE LEVEL.

WALLS:  
External - 230mm cavity walls in "MAXI" CLAY bricks plastered  
& painted. 700x250mm conc. footings.  
Internal - 90mm walls. 200x600mm floor thickening.  
All internal walls to be plastered painted/ FAIR FACE  
or tiled.  
Pre-cast concrete lintols in accordance with the manufacturer specs  
over all door and window openings with min. of 3 courses brickforce  
over all internal openings. Top 6 courses below wallplate height  
to be solid and 3x courses brickforce. 3x Courses brickforce under  
all windows. Wall tiles to owner in bathrooms & kitchen.

GARDEN WALLS:  
FREE STANDING PLASTERED & PAINTED WALLS:  
With reference to table 5 section K of the SANS.  
190mm thick plastered walls  
1800mm high walls Foundations - walls = 850x250mm CONC. minimum.  
No foundation footing to protrude over erf boundary.

FLOOR CONSTRUCTION:  
Floor finishes by owner on 25mm screed on 100mm 20MPa conc. floated  
surfaced on USB green GPM on 50mm sand blinding on min 250mm  
compacted layers clean earth.  
All surfacings to have MASH #183 by Eng. specified floor.  
ALL REINFORCED CONCRETE SLABS BY STRUCTURAL ENGINEER.

FOUNDATIONS:  
230mm cavity walls - 700 x 250mm strip foundations  
- 800x300mm floor thickening.  
375 Microns dpc in walls & USB green under floors.  
Waterproofing to be installed at doors & windows & cills.  
\* All OPC levels never less than 150mm above natural ground level.

GENERAL NOTES:  
All electrical work to the requirements of the Local Authority.  
All cupboards by owner.  
All light fittings, floor & wall tiles and Carpets by owner.  
6x 100 Litre geyers in roof space.

LEVELS:  
All concrete floor levels of dwelling to be min. 230mm above the back  
of footway level at the sewer connection.  
Garage Concrete. floor level to be min. 100mm below Entrance level.  
No part of building or foundation to project beyond boundary.

STEPS:  
Ext. steps to be determined on site - 170mm risers & 270mm treads.

SEWER NOTES:  
All stub stacks to be 110mm heavy duty pvc.  
All vent pipes to be 40mm heavy duty pvc.  
All drainage work to be in accordance with the Local Authority.  
All sewers under driveways to be spaced in 300mm conc. all round.

DESCRIPTION:	AREAS:
SITE	- 1002.0 M <sup>2</sup>
LOWER FLOOR	- 70.0 M <sup>2</sup>
GARAGE & STUDY	- 76.0 M <sup>2</sup>
GROUND FLOOR	- 170.0 M <sup>2</sup>
ENTRANCE	- 5.0 M <sup>2</sup>
SWIMMING POOL	- 12.5 M <sup>2</sup>
TOT HOUSE incl. garage	- 321.0 M <sup>2</sup>
COVERAGE M <sup>2</sup>	- 251.0 M <sup>2</sup>
COVERAGE %	- 25.0 %

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CLIENT: Mr. De Wet Schutte

PROJECT TITLE: PROPOSED NEW DWELLING

ERF NUMBER: 17021 TOWN: 94 OLDENLAND STR. SOMERSET WEST

DRAWING: ELEVATIONS

CLIENT APPROVAL:

DRAWN: CHECKED:	K. BUCCHIANARI
SCALE:	1:100
DATE:	JUNE 2022
CLIENT REFERENCE:	
DRAWING NUMBER:	22/30/03
REVISION:	