



plot area 800m²
 ground floor area 303m²
 first floor area 170m²
 covered terrace 16m²
 total floor area 489m²
 coverage 48%
 courtyard total 130m²

NOTES:

- The design of this drawing is copyright and remains the property of the Architect.
- All relevant details, Levels & Dimensions to be checked on site prior to commencement of work. Any discrepancies to be reported to the Architect immediately.
- The Architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- Drawings must not be scaled and all dimensions are given in millimeters.
- All work to comply with the Codes and Specifications of the SABS, NBR, the JBC Standard Preliminaries and Model Previews to Tables (199/ASAS) and to be in accordance with local Authority Regulations.
- All work to be carried out strictly in accordance with the Manufacturers Specifications.
- All structural specifications to Engineer.
- All drawings to be read in conjunction with the relevant Engineering drawings.

GENERAL:

- Riser & treads on notes on plans, Dpc's and wall ties to conform to good building practice, fix cavity walls together with 25 ties per sqm.
- Cable end walls to be secured and anchored to roof structure by means of 12mm thick x 30mm wide galvanized hoop iron straps at 600 c/c and spaced 400mm into wall, with end anchors to 20mm.
- All timber to be pre-treated in accordance with SABS Specifications. No structural timbers to be used.
- All portions of structural timber built into walls to be well tarred, creosote or encased in a damp proof membrane.
- Roof timbers are to be a minimum of 200mm from the chimney flue.
- Flashings are to be provided for all parapets & chimneys.
- Windows to be selected pre-treated, selected concrete to be cast all openings up to 3.0m with 4 courses of brick, with gable, brickwork, shall be to nominal 20mm brick bearing both ways.
- All glazed areas exceeding 1.0m sq. and less than 300mm above RL must be safely glazed.
- All habitable rooms to have a min. of 10% natural ventilation.
- The windows to be fixed to & secured with building self-sealing with the use of MICHAEL BAY Architectural & Landscaping Coats as specified from time to time in every respect.
- Sliding aluminium windows & doors
- Below pergola members on timber columns
- Flare & stained timber honey plans wall.
- Flare & stained timber honey plans post.
- Stone chip on concrete for roof.

Total wall area 215m
 Total plaster area 77m
 Total floor area 489m²
 - Flanking 40% of wall area
 - Full roof is 10% of roof area

REVISIONS:	Rev.	date.	description

council submission

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PROJECT
 House de Jong
 Lake Michelle
 Waterlily Close
 Noordhoek
 Erf 3836 Plot 212 - Type 4

CLIENT
 Ms. B. de Jong

DRAWING
 plans : ground & first floor

SCALE **1 : 1 0 0** DATE **10.02.2010**
 DRAWING NO. **0916-B-01** Reg. No: 582