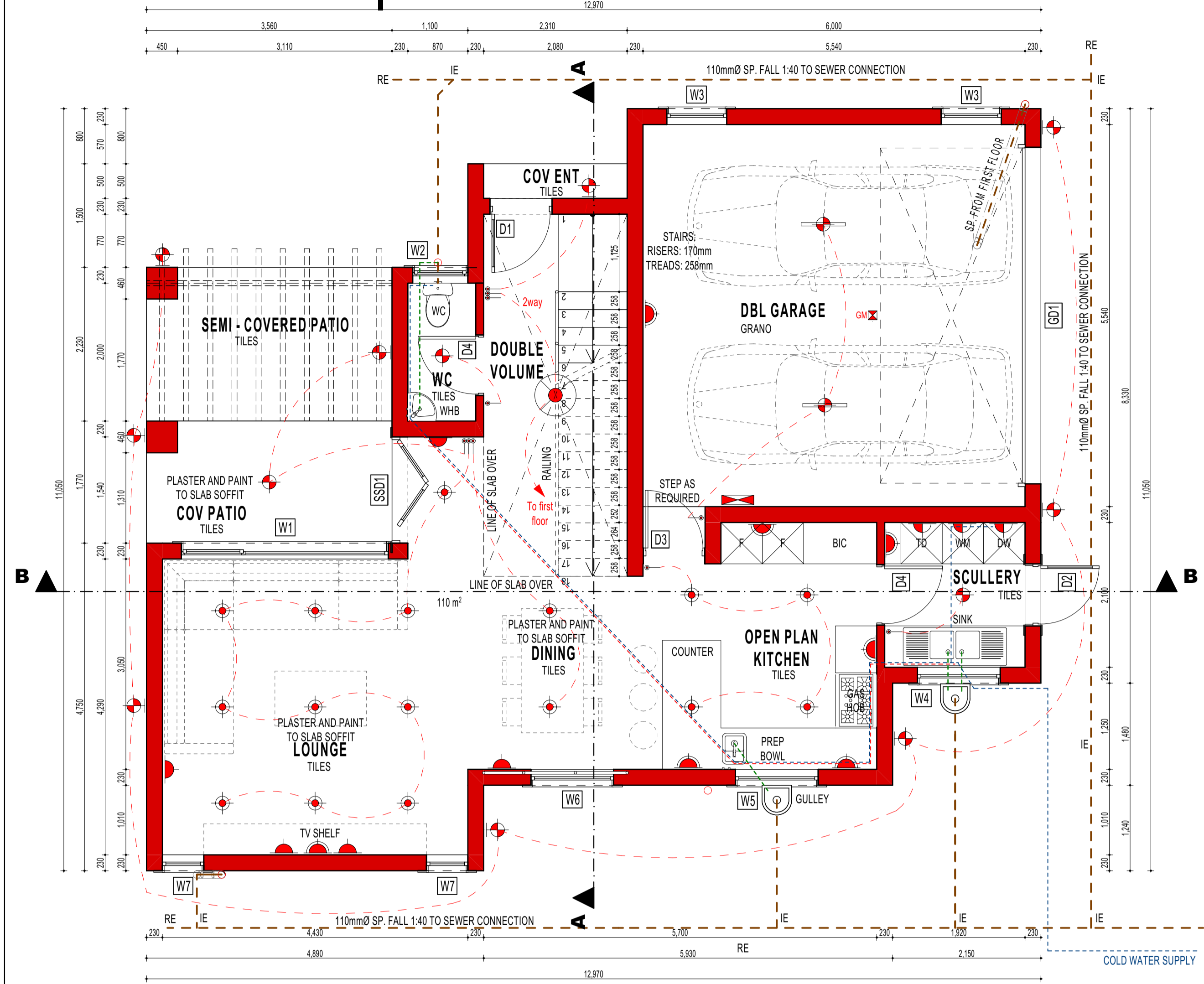


# DERBY VILLAS | UNIT 4

All drawings and dimensions to be checked on site prior to ordering any materials. Any discrepancies must be immediately brought to the attention of the architect.



### ELECTRICAL LEGEND

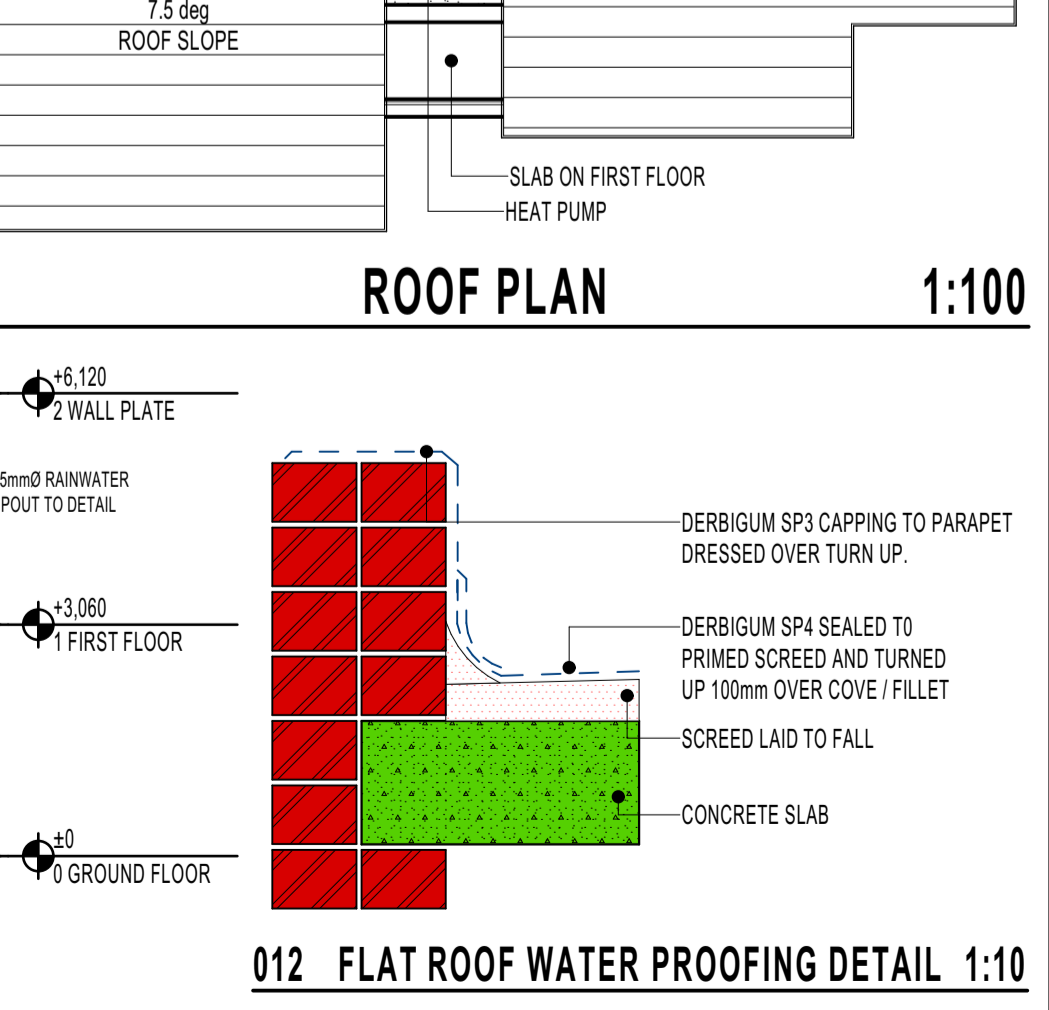
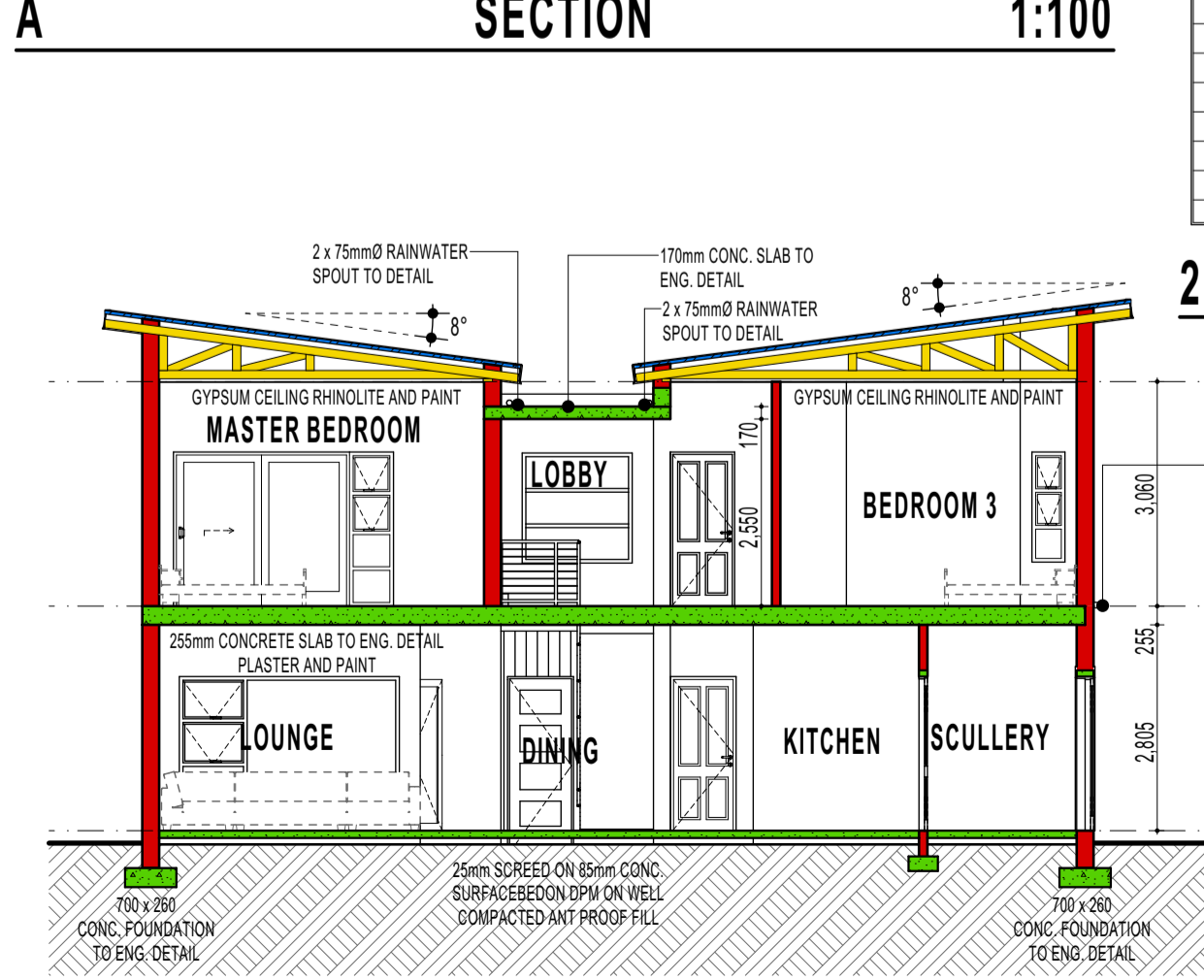
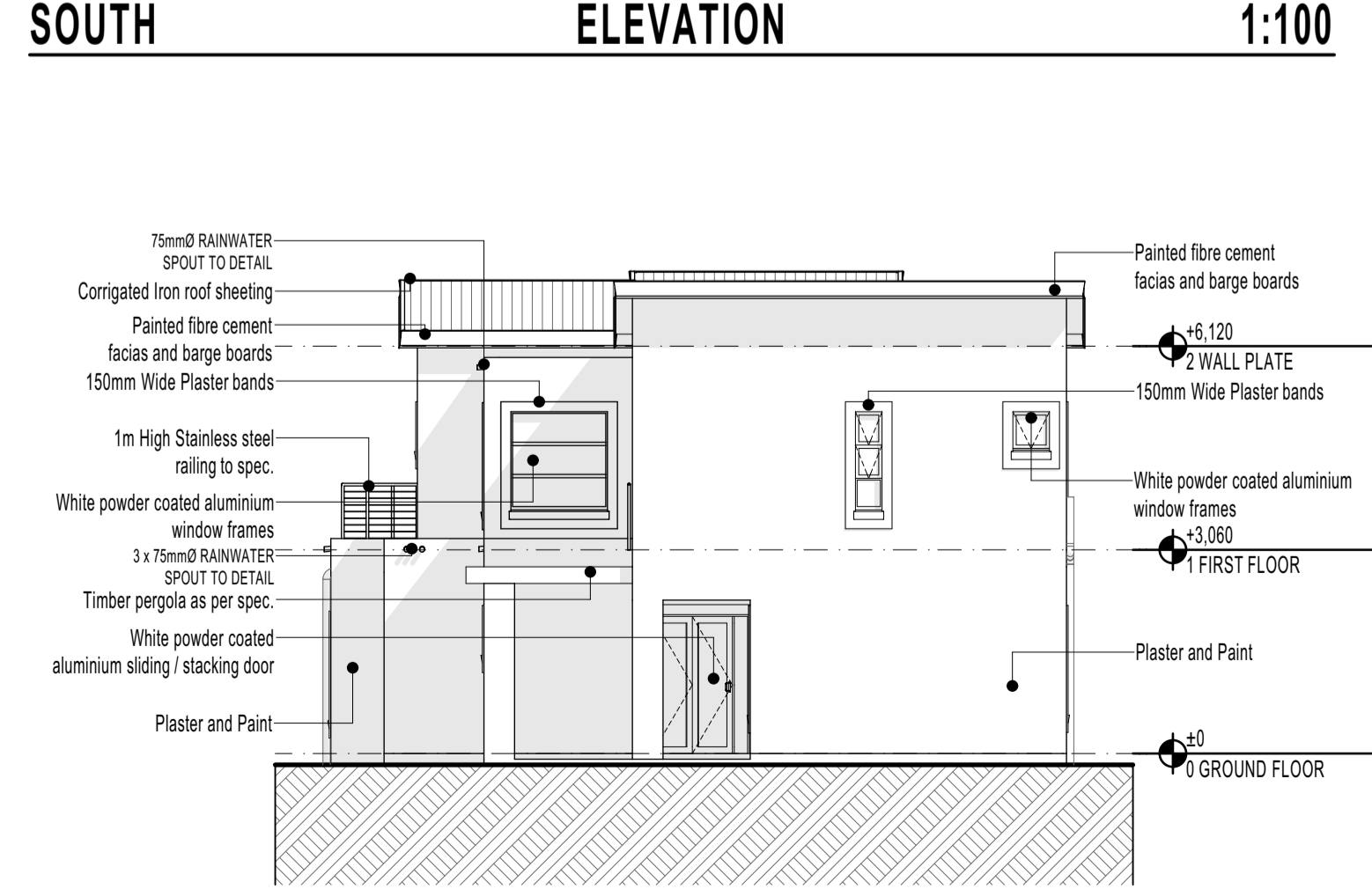
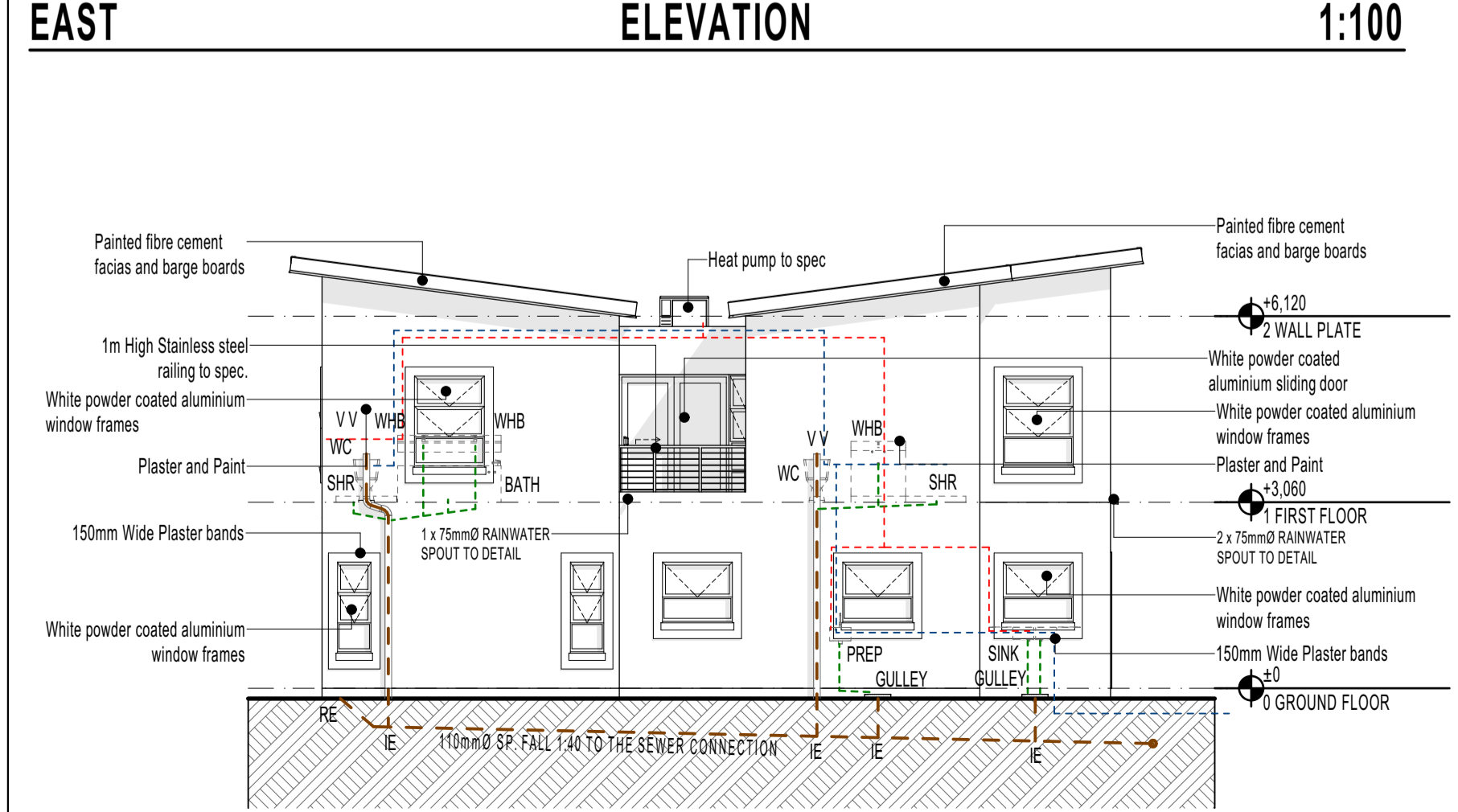
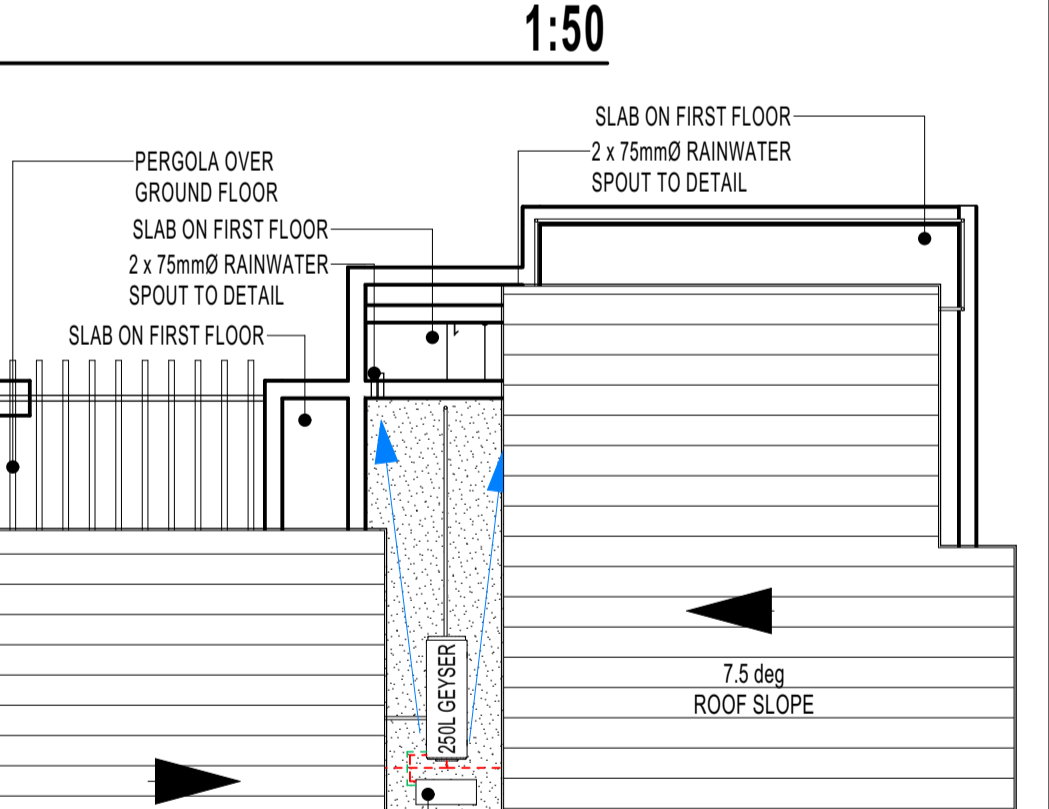
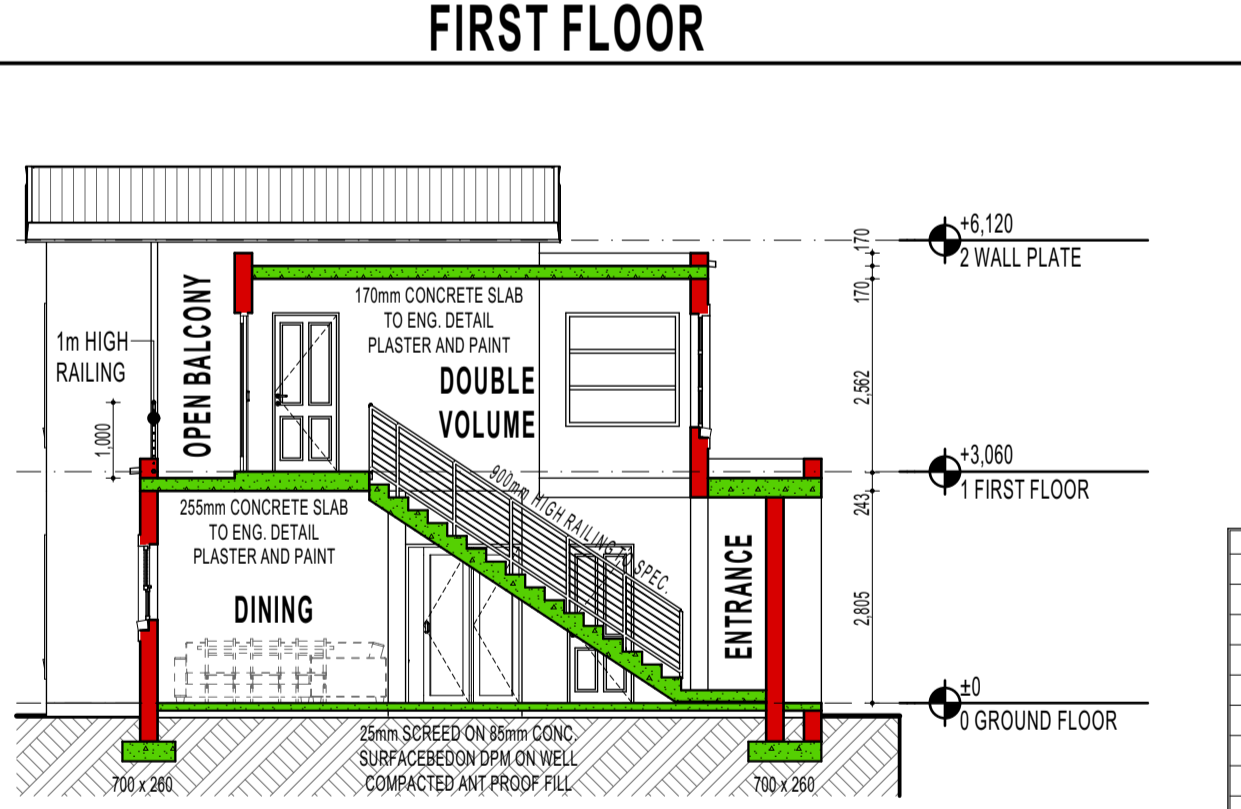
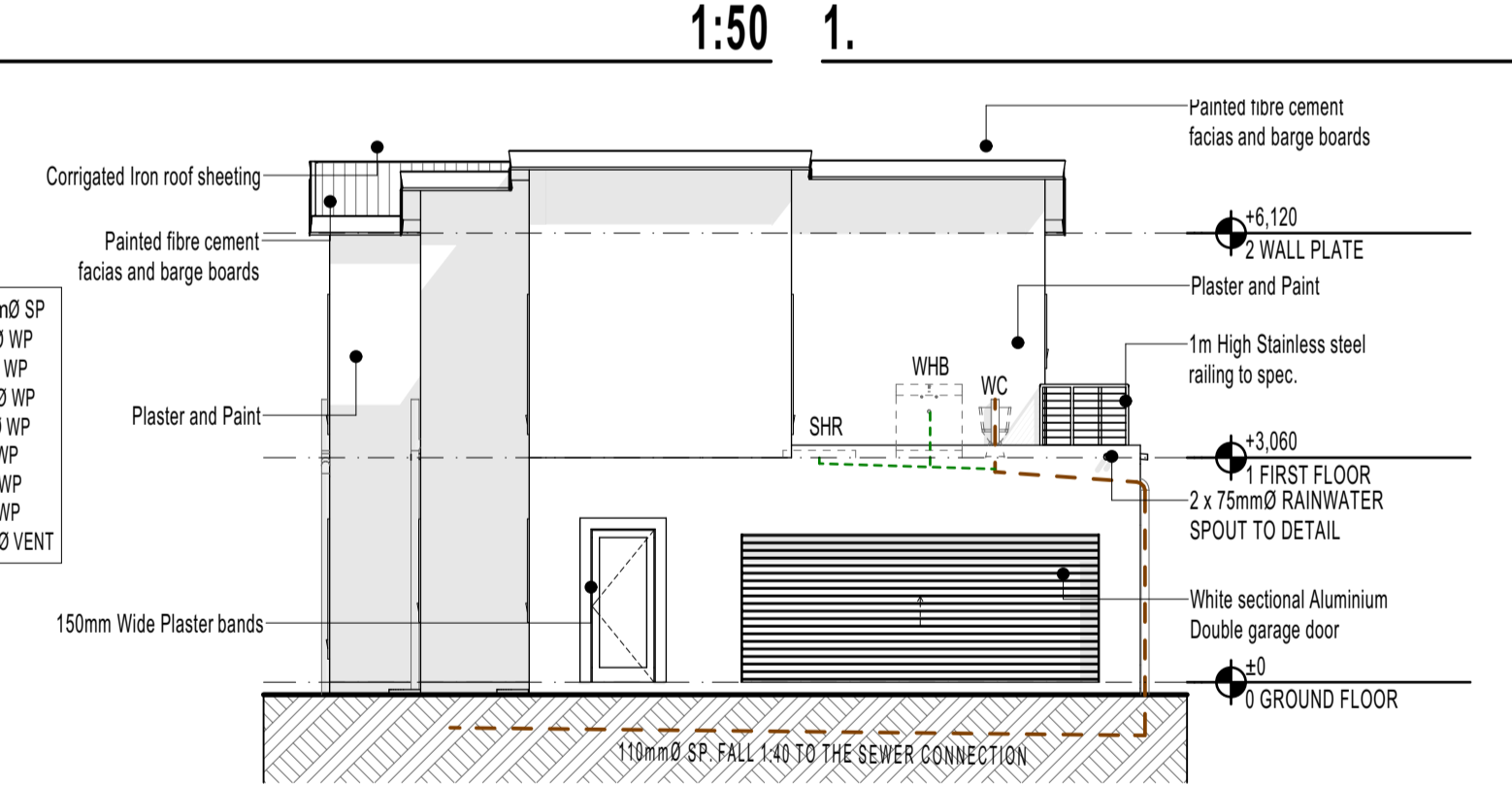
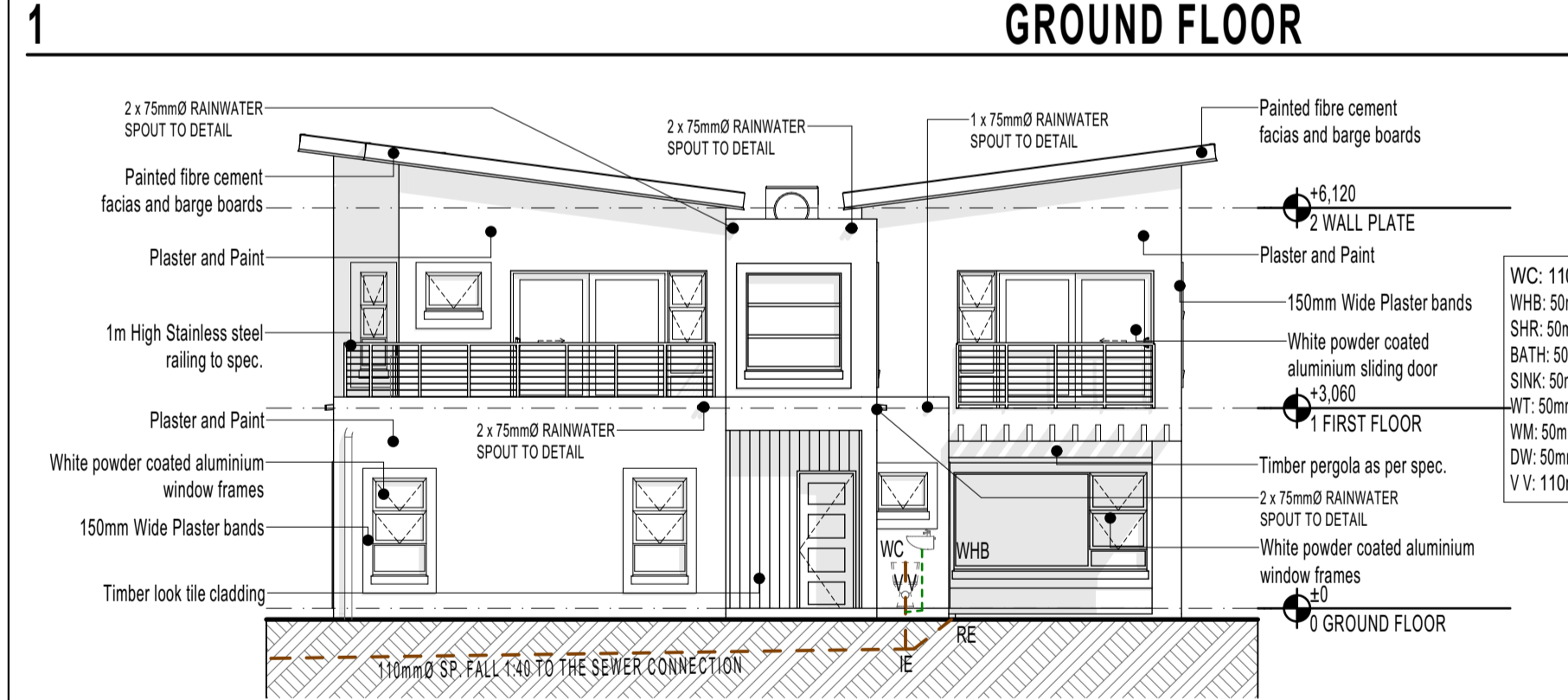
	CEILING MOUNTED FITTING
	WALL MOUNTED FITTING
	EXTERNAL SPOT SECURITY LIGHT
	LED EYEBALL SPOT
	LED DOWN LIGHT
	220V CEILING MOUNTED OVERHEAD FAN
	PENDANT OR CHANDELIER
	15 AMP DOUBLE SWITCHED SOCKET 300 HIGH
	15 AMP DOUBLE SWITCHED SOCKET 1700 HIGH
	15 AMP SINGLE SWITCHED SOCKET 300 HIGH
	FLUORESCENT FITTING
	LIGHT SWITCH
	TV AERIAL POINT
	DEDICATED POINT - ISOLATOR SWITCH
	DEDICATED POINT - GARAGE DOOR MOTOR
	DEDICATED POINT - POOL PUMP
	DEDICATED POINT - AIRCON
	MAIN DISTRIBUTION BOARD
	SUB DISTRIBUTION BOARD

### Revisions on this Page

Rev No.	Change No.	Change Name	Date

**Notes**  
GENERAL NOTES:  
1. ALL WORK TO COMPLY WITH RELEVANT CLAUSES OF THE NATIONAL BUILDING REGULATIONS (NBR).  
2. ALL DIMENSIONS GIVEN TO BE VERIFIED ON SITE. WHEN IN DOUBT CONFIRM WITH ARCHITECT.  
3. OVERALL EXTERNAL DIMENSIONS ARE TO TAKE PRECEDENCE.  
4. WORK FROM FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM THE DRAWING.  
5. ALL PLUMBING INTERNAL AND EXTERNAL TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS.  
6. DRAINS TO BE 100 PVC UNLESS OTHERWISE SPECIFIED AT 150mm FALL.  
7. TO ALL BENDS AND JUNCTIONS AND TO HAVE MARKED COVERS AT FINISHED GROUND LEVEL.  
8. RES TO ALL CHANGES IN GRADIENT.  
9. RESEAL TRAPS TO ALL WASTE FITTINGS AND SUCH PIPES TO BE ACCESSIBLE FOR CLEANING AND MAINTENANCE.  
10. WASTE PIPES TO BE BENTED.  
11. SP3 PASSING UNDER FLOOR SLAB TO BE PROTECTED FROM ALL LOADS.  
12. 75mm RAINWATER MORE THAN 1200mm VERTICAL DROP DISCHARGE ARE TO BE ANTI-SIPHONAGE VENTED TO MUNICIPAL APPROVAL.  
13. DPC TO BE MIN 150mm ABOVE EXTERNAL FINISHED GROUND LEVEL. DPC TO ALL WINDOW SILLS BEHIND WEATHERBOARDING UNDER RIDGE TILES AND OPENINGS DPC TO ALL CHANGES IN GROUND FLOOR LEVEL.  
14. STORMWATER TO BE DIRECTED AWAY FROM BUILDINGS AND FROM SITE.  
15. STAIRS: TREADS TO BE 220mm MIN RISES TO BE 100mm MAX BALUSTRADE 1000mm MIN HGT PER RAMP 1:1 MAX GRADIENT.  
16. GLAZING TO COMPLY WITH ALL RELEVANT CLAUSES OF PART W OF SABS 0400/1990.  
17. POSITION OF SITE BOUNDARY PRESS TO BE POINTED OUT TO CONTRACTOR AND ARCHITECT BY OWNER BEFORE WORK BEGINS ON SITE. OWNER RESPONSIBLE FOR LAND SURVEYORS FEES.  
18. PRECAST REINFORCED CONCRETE LEVELS FOR ALL DOORS, WINDOWS AND OPENINGS UNLESS OTHERWISE SPECIFIED.  
19. V-JOINTS TO BE MADE IN ANY PLASTER WORK AT FLOOR OR SLAB LEVELS AND AT JUNCTIONS BETWEEN BRICKWORK AND CONCRETE.  
20. FOUNDATIONS AND SOIL CONDITIONS TO ENGINEERS APPROVAL. ENGINEERS INSPECTION FEES TO OWNERS ACCOUNT.  
21. ALL STRUCTURAL WORK TO ENGINEERS APPROVAL. ENGINEERS INSPECTION FEES TO OWNERS ACCOUNT.  
22. FINISHES TO MATCH EXISTING UNLESS OTHERWISE SPECIFIED. ALL DAMAGE TO BE MADE GOOD.  
23. NEW FLOOR LEVELS TO MATCH EXISTING UNLESS OTHERWISE SPECIFIED.

**ROOF NOTES:**  
7.5 DEG METAL ROOF SHEETING SAFINTRA SFLK070 OR SIMILAR APPROVED.  
ON 75 x 50mm S.A. PINE PURLINS AT MAX 1.2m C/C  
ON 114 x 38mm S.A. PINE TRUSSES AT MAX 1.2m C/C  
PROVIDED INSULATION AND MINERAL FIBRE INSULATION ALL TO ENGINEERS DETAIL.  
CORNICICE AND CEILING TO SPEC.



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## FLOOR PLANS | ROOF PLAN | SECTIONS | ELEVATIONS

**Project Details**  
Project No.: #Pin  
**NEW HOUSING DEVELOPMENT**  
Client & Site Information  
Client: FOR OWNER  
Erf No: ERF 2959  
Township: NORTH RIDING  
Address: DERBY DRIVE, NORTH RIDING, JOHANNESBURG  
Architect: Mr Sean Brunke P. ARCH 4742710  
Drawn by: DJ  
Page No. 1  
**Stage 4.1 Council Submission**  
Client: Architect

# DERBY VILLAS | UNIT 4

All drawings and dimensions to be checked on site prior to ordering any materials. Any discrepancies must be immediately brought to the attention of the architect.

### Revisions on this Page

Rev No.	Change No.	Change Name	Date

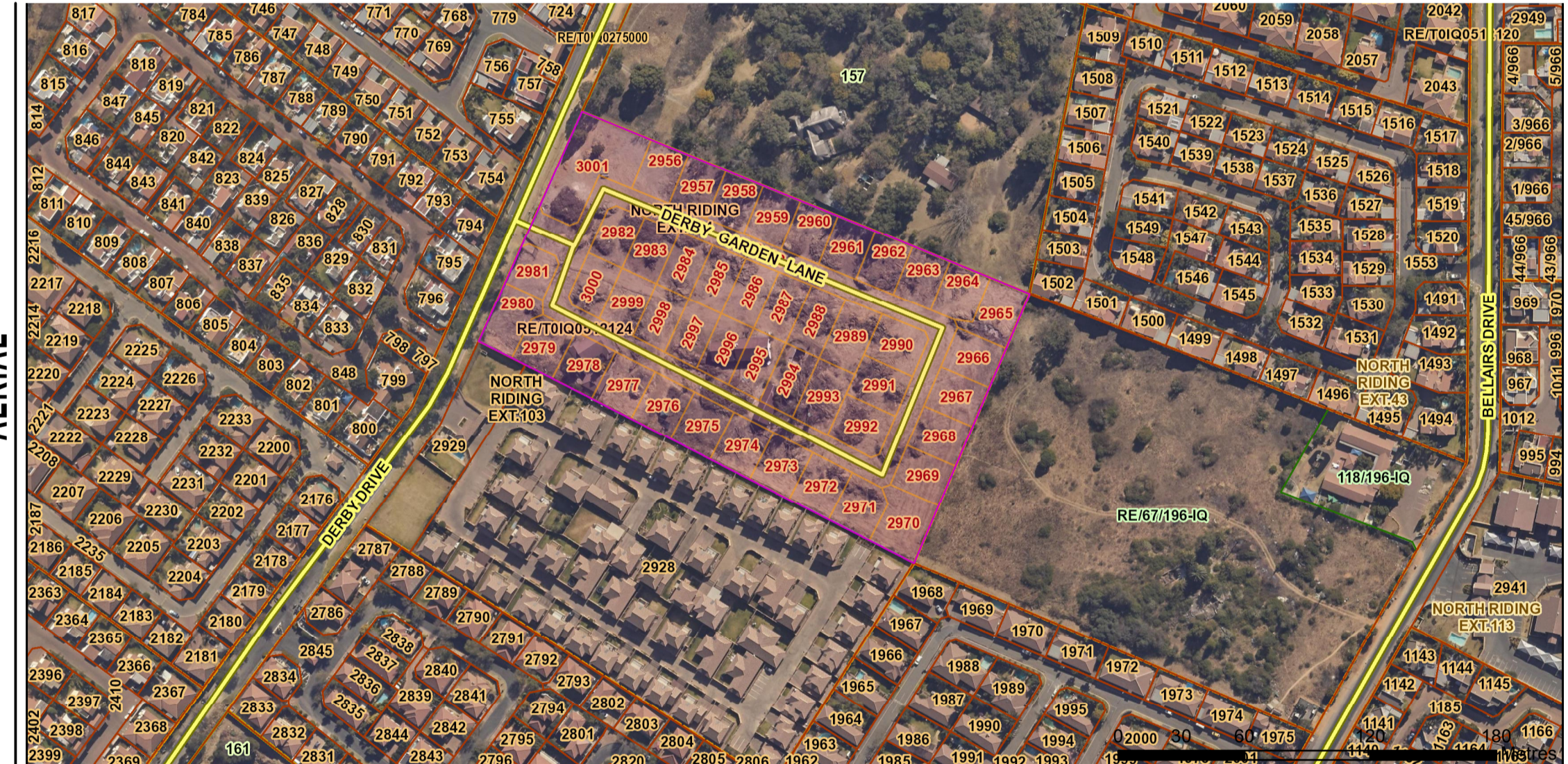
### WINDOW SCHEDULE

Window number	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18
<b>Elevation</b>																		
<b>Dimensions</b>	3,000x1,500	800x600	870x1,500	1,200x1,000	1,200x1,000	1,200x1,000	600x1,500	1,500x1,500	1,500x1,500	900x600	450x1,500	1,200x1,500	900x1,500	550x2,100	1,200x1,500	600x600	450x1,500	600x2,100
<b>Head Height</b>	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,185	2,427	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
<b>Frame</b>	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White
<b>Handle</b>	n/a	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	n/a	n/a	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.
<b>Glazing</b>	Clear.	Obscure.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Obscure.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.
<b>Glazed Area</b>	3.78	0.29	0.28	0.86	0.86	0.86	0.56	1.82	0.86	0.34	0.38	1.28	1.04	0.74	1.28	0.20	0.38	0.83
<b>Quantity</b>	1	1	2	1	1	1	2	1	1	1	1	1	1	1	1	1	1	2

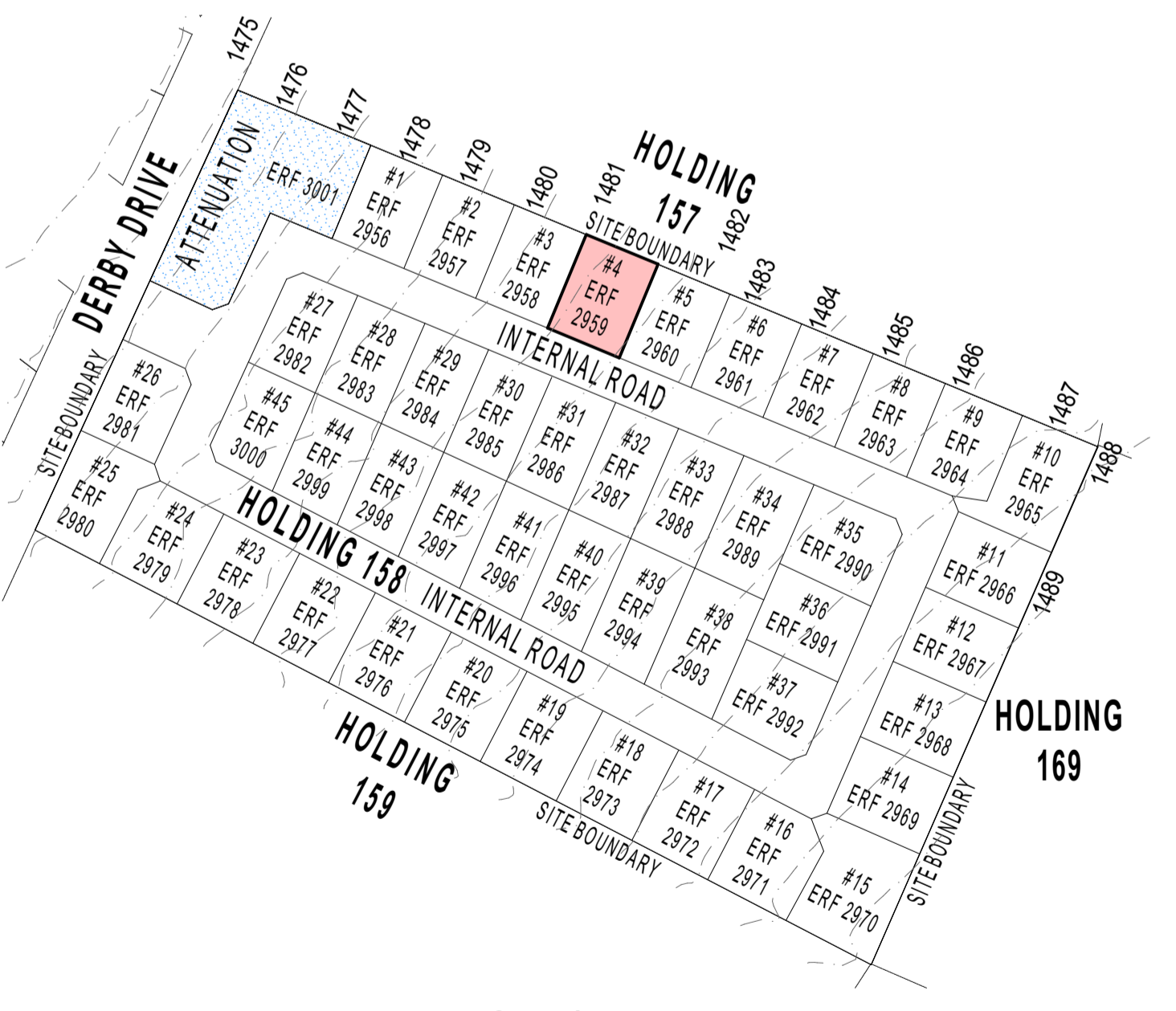
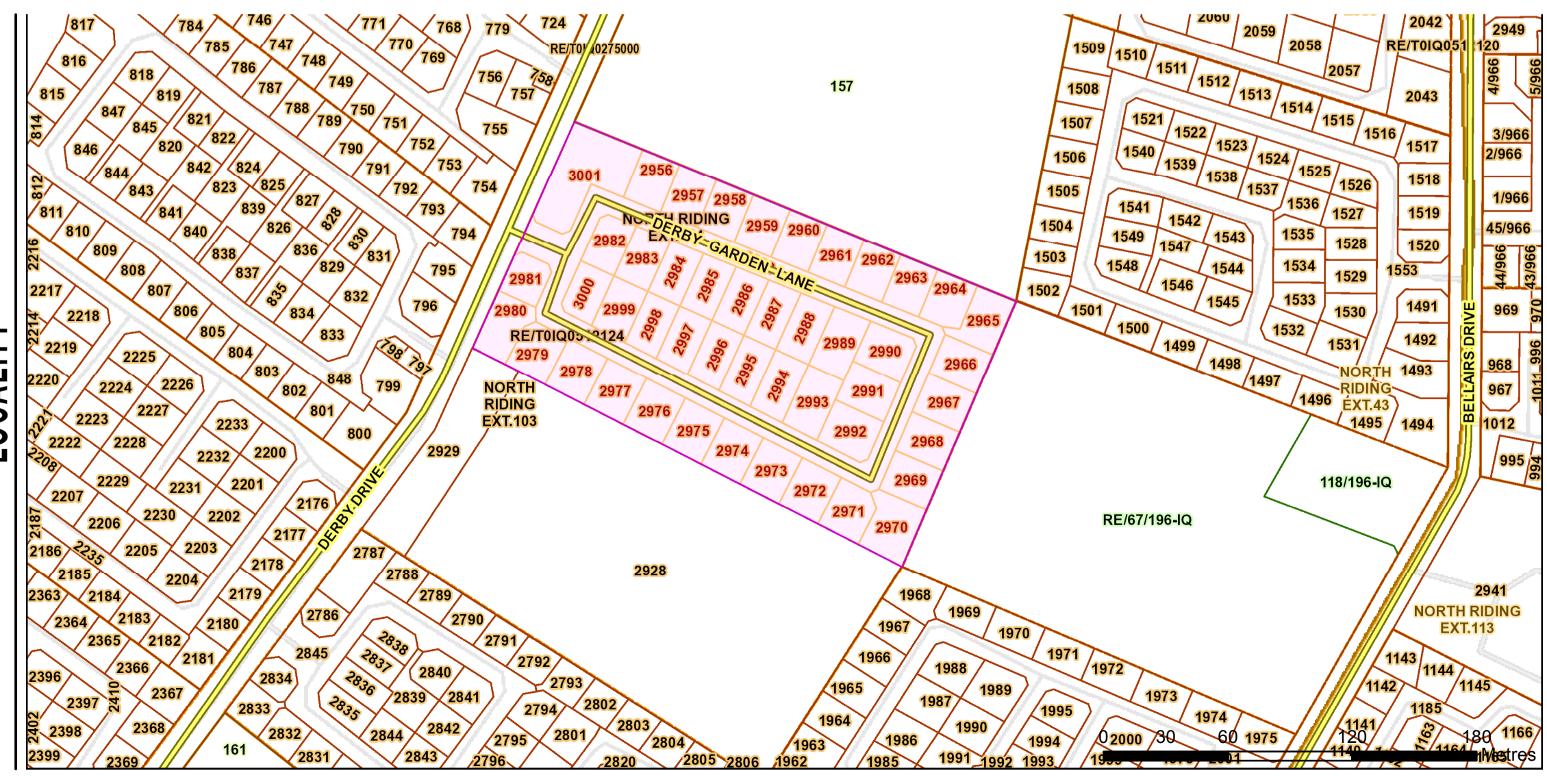
### DOOR SCHEDULE

Door Number	D1	D2	D3	D4	D4	D5	D5	D6	D6	GD1	SD2	SSD1
<b>Elevation</b>												
<b>Orientation</b>	L	R	R	L	R	L	R	L	R	L	R	R
<b>Opening Size</b>	900x2,400	900x2,100	893x2,100	877x2,100	877x2,100	813x2,100	813x2,100	590x2,100	590x2,100	4,880x2,100	1,800x2,100	1,540x2,100
<b>Door</b>	813x2400 Solid Core	Aluminium   Hinged door.	Class E Fire (30 minute) solid door.	813x2032 Semi Solid	813x2032 Semi Solid	813x2032 Semi Solid	813x2032 Semi Solid	Hinged Laminated Safety glass door	Hinged Laminated Safety glass door	Sectional Aluminium double garage door to Architects choice.	Aluminium   Sliding door.	Aluminium   Sliding / Stacking door.
<b>Frame</b>	As per manufacturer.	As per manufacturer.	As per manufacturer.	Steel door frame. Wall thickness confirmed on site.	Steel door frame. Wall thickness confirmed on site.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White	Powder coated Aluminium window frames. COLOUR: White
<b>Ironmongery</b>	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.	As per manufacturer.
<b>Glazing</b>	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.	Clear.
<b>Glazed Area</b>	0.77	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.10	1.11	1.97
<b>Quantity</b>	1	1	1	2	4	1	1	1	1	1	1	1

### AERIAL



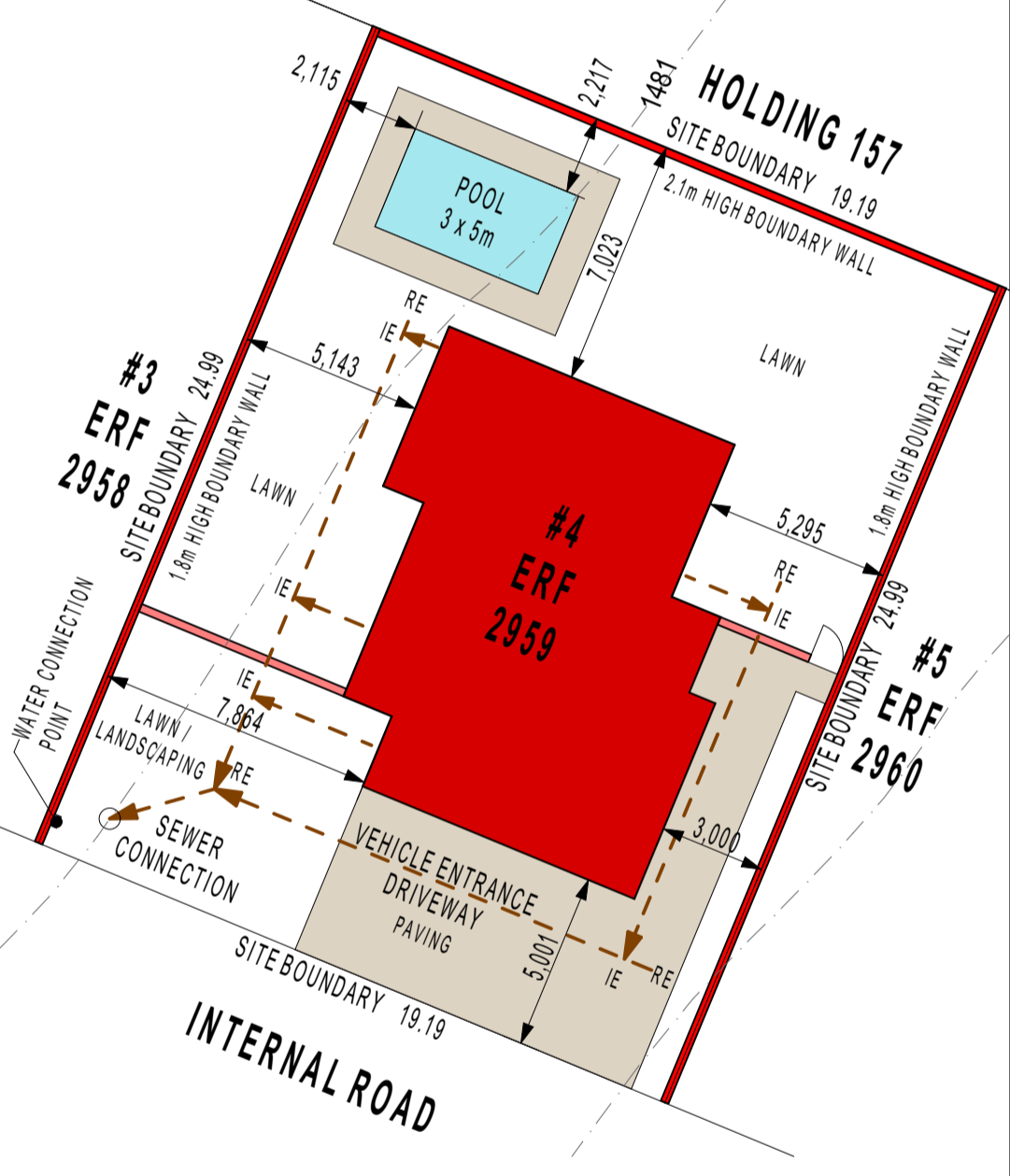
### LOCALITY



SITE | KEY 1:1500

**AREA SCHEDULE TYPICAL UNIT**

GROUND FLOOR AREA	36.1m <sup>2</sup> - DBL GARAGE
COVERED PATIO	6.3m <sup>2</sup> - COVERED PATIO
MAIN HOUSE	67m <sup>2</sup> - MAIN HOUSE
SUB TOTAL AREA	109.4m <sup>2</sup> - SUB TOTAL AREA
FIRST FLOOR AREA	79.4m <sup>2</sup> - FIRST FLOOR AREA
TOTAL HOUSE AREA	188.8m <sup>2</sup> - TOTAL HOUSE AREA
SEMI-COVERED PATIO	7.9m <sup>2</sup> - SEMI-COVERED PATIO
TOTAL HOUSE AREA	196.7m <sup>2</sup> - TOTAL HOUSE AREA



SITE PLAN 1:200

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion:	ERF 2959	Site Area:	
Township:	NORTH RIDING	Title Deed No:	
ZONING INFORMATION			
Town Planning Scheme:	TOWN PLANNING SCHEME	Amendment Scheme No:	
Use Zone:		Annexure No:	
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Actual	
	Height Zone		
	Height of buildings		
	Coverage		
	Floor Area Ratio		
	Floor Area		
	Density (Dwelling Units per hectare)		
	No of Dwelling Units on the erf		
The information provided above is hereby certified to be correct and precise			
NAME	SIGNATURE		
DATE	PLAN No		



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### SITE PLAN | DOOR AND WINDOW SCHEDULE

**Project Details**  
Project No.: #Pin  
**NEW HOUSING DEVELOPMENT**  
Client & Site Information  
Client: **FOR OWNER**  
Erf No.: ERF 2959  
Township: NORTH RIDING  
Address: DERBY DRIVE NORTH RIDING JOHANNESBURG

Architect: Mr Sean Brunke PARCH 4742710  
Drawn by: DJ  
Page No. 2  
Stage 4.1 Council Submission  
Client: Architect