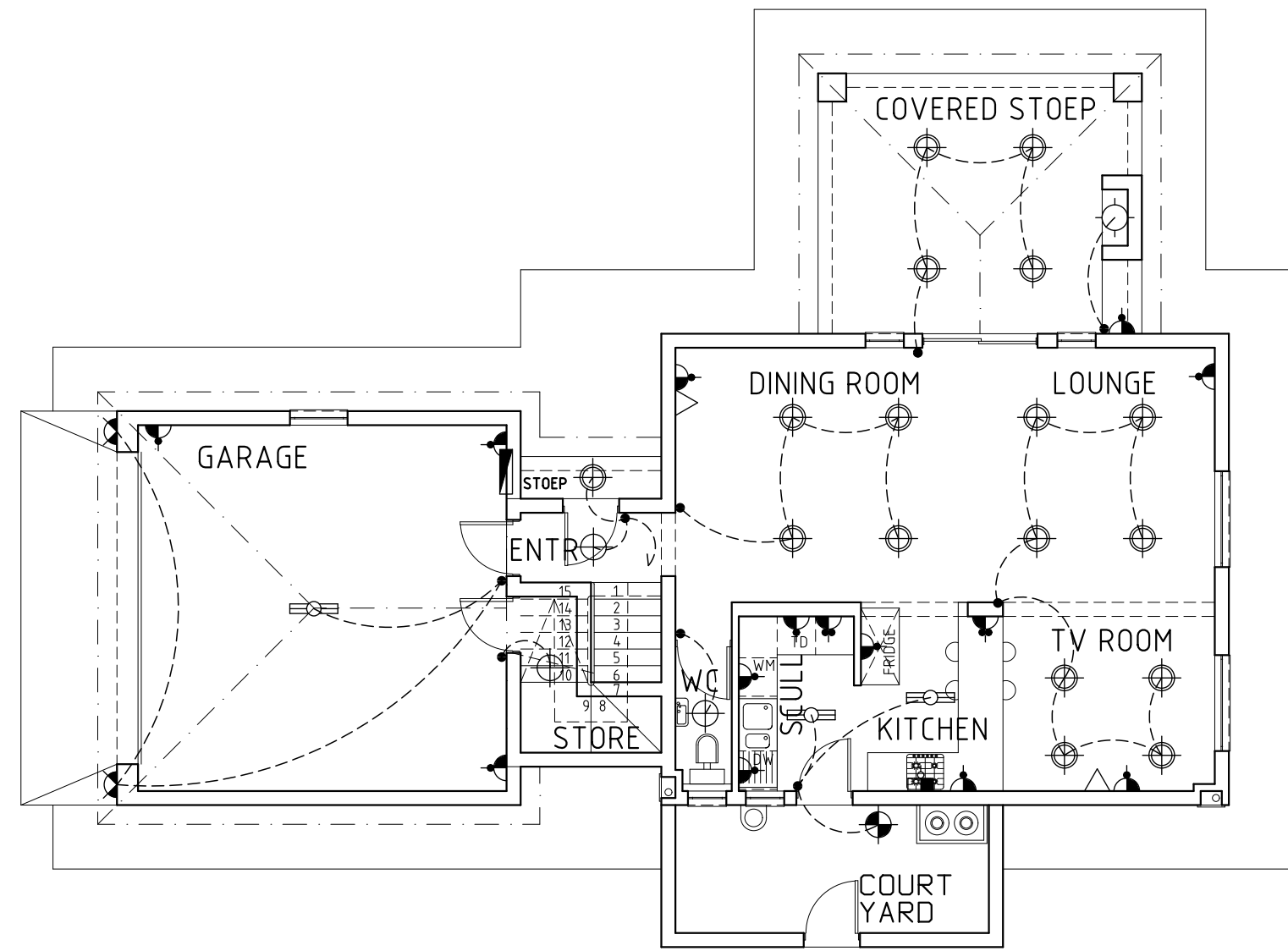
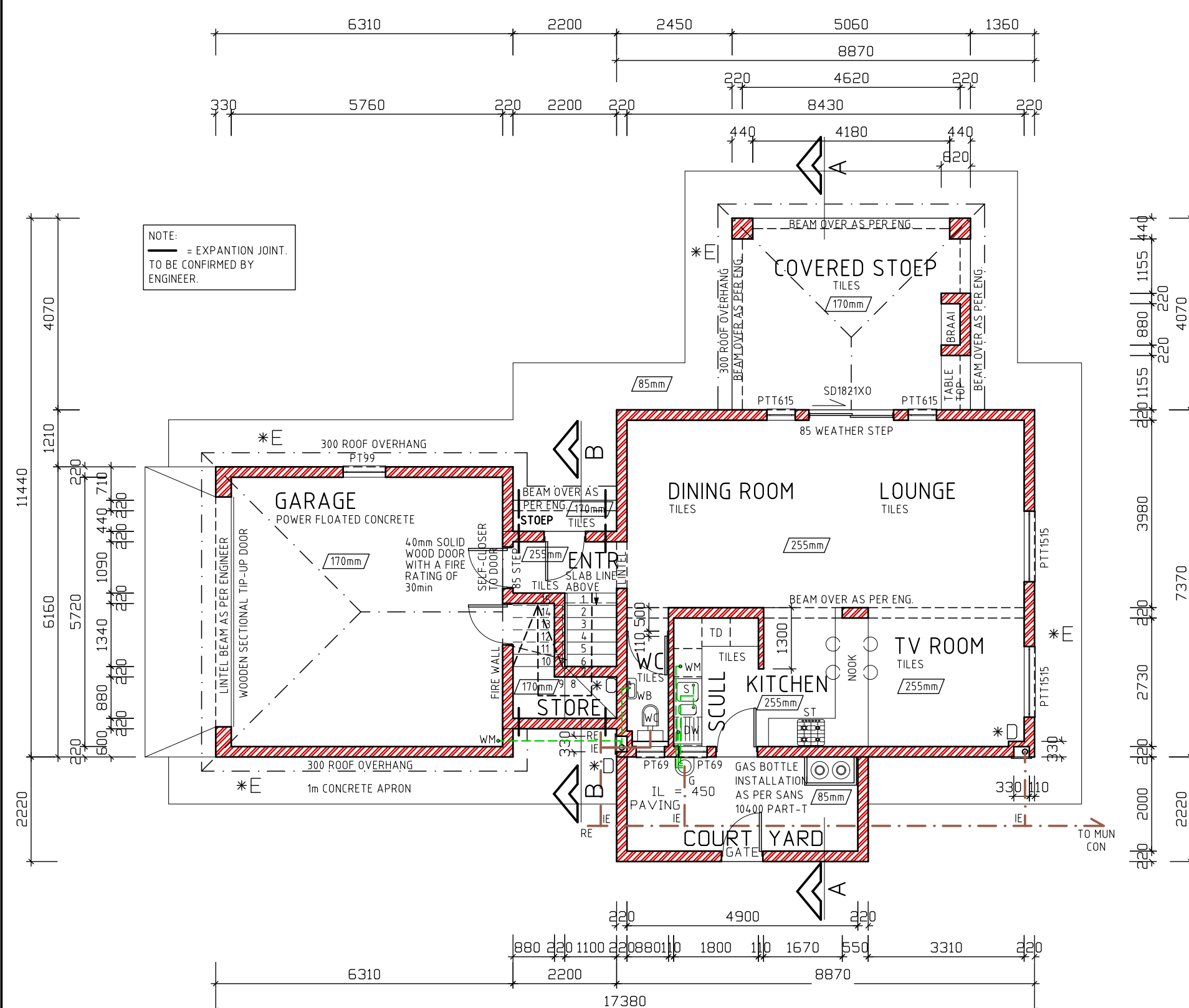


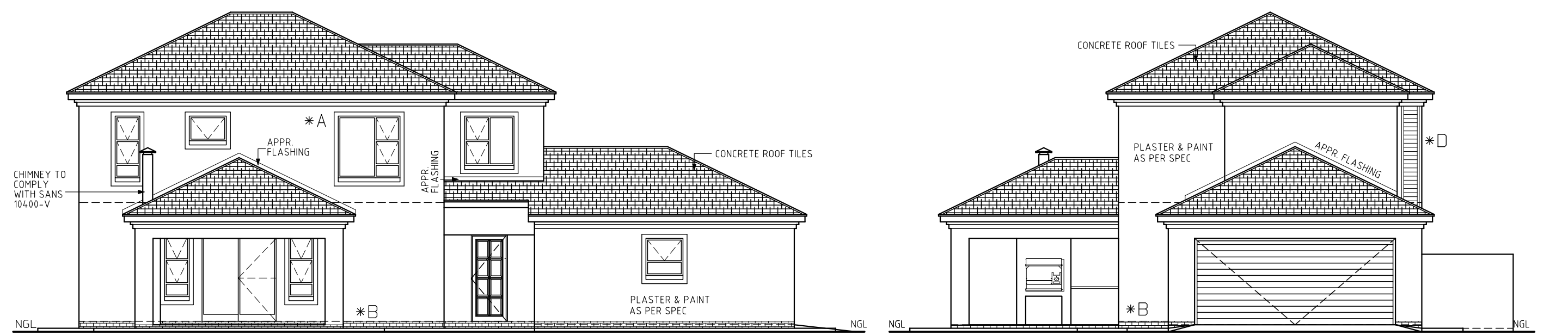
FIRST FLOOR ELECTRICAL PLAN 1:100



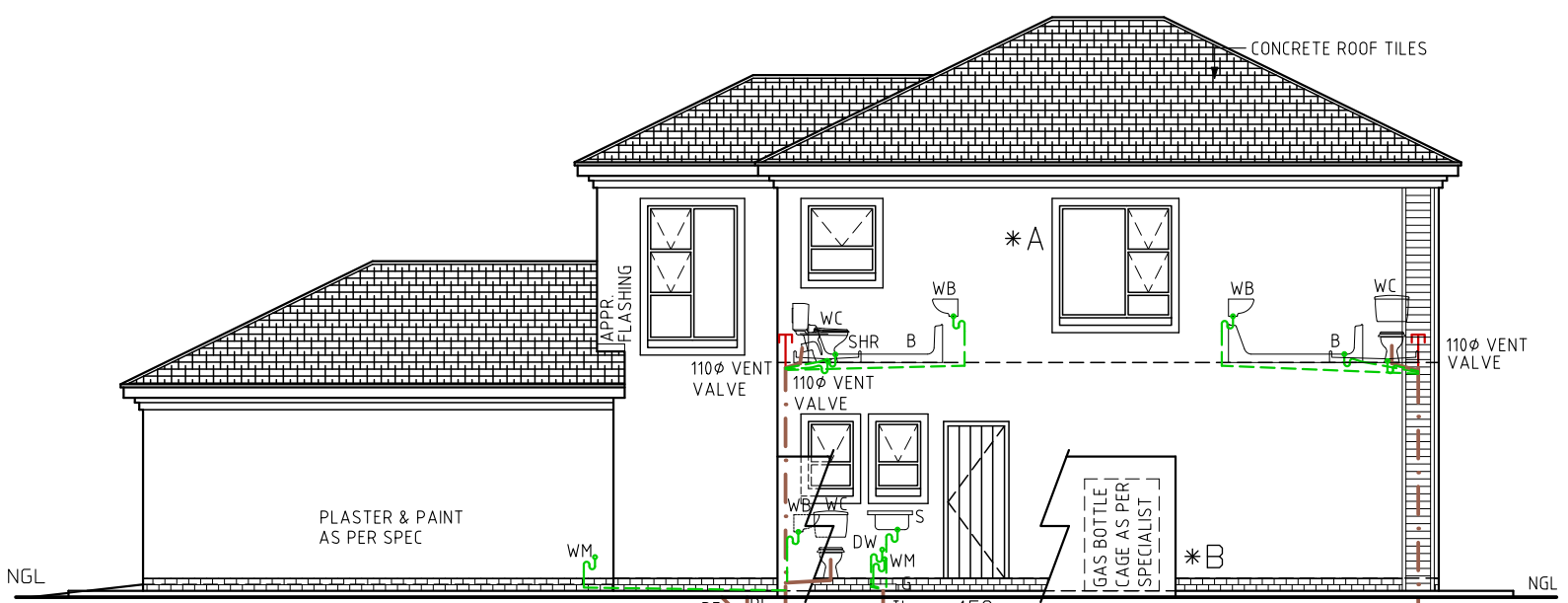
GROUND FLOOR ELECTRICAL PLAN 1:100



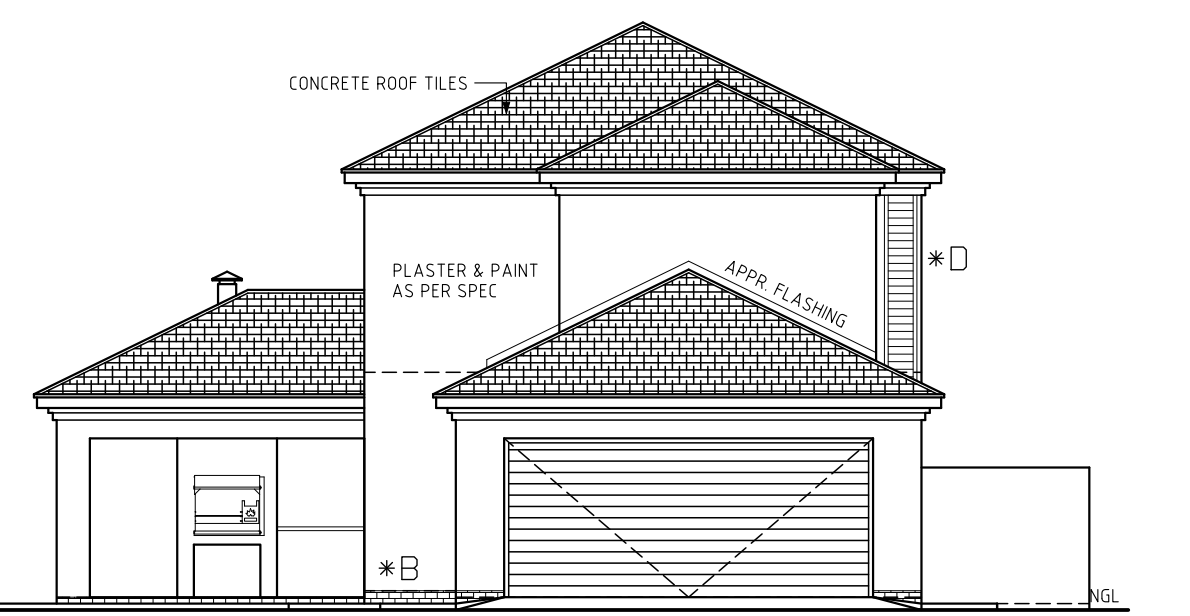
GROUND FLOOR PLAN 1:100



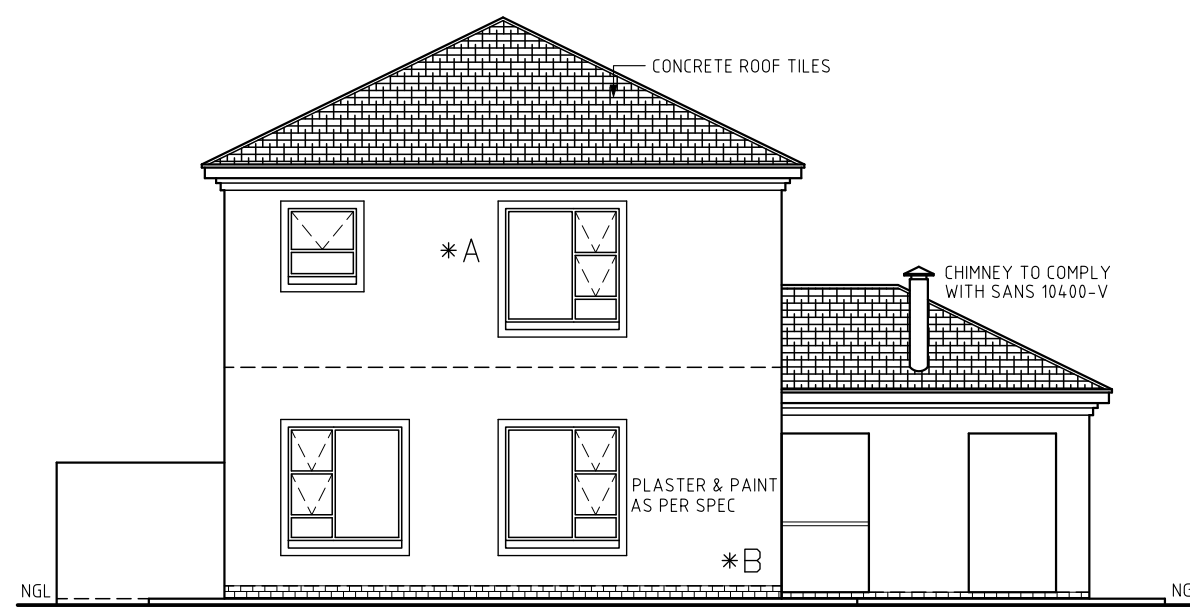
ELEVATION 1:100



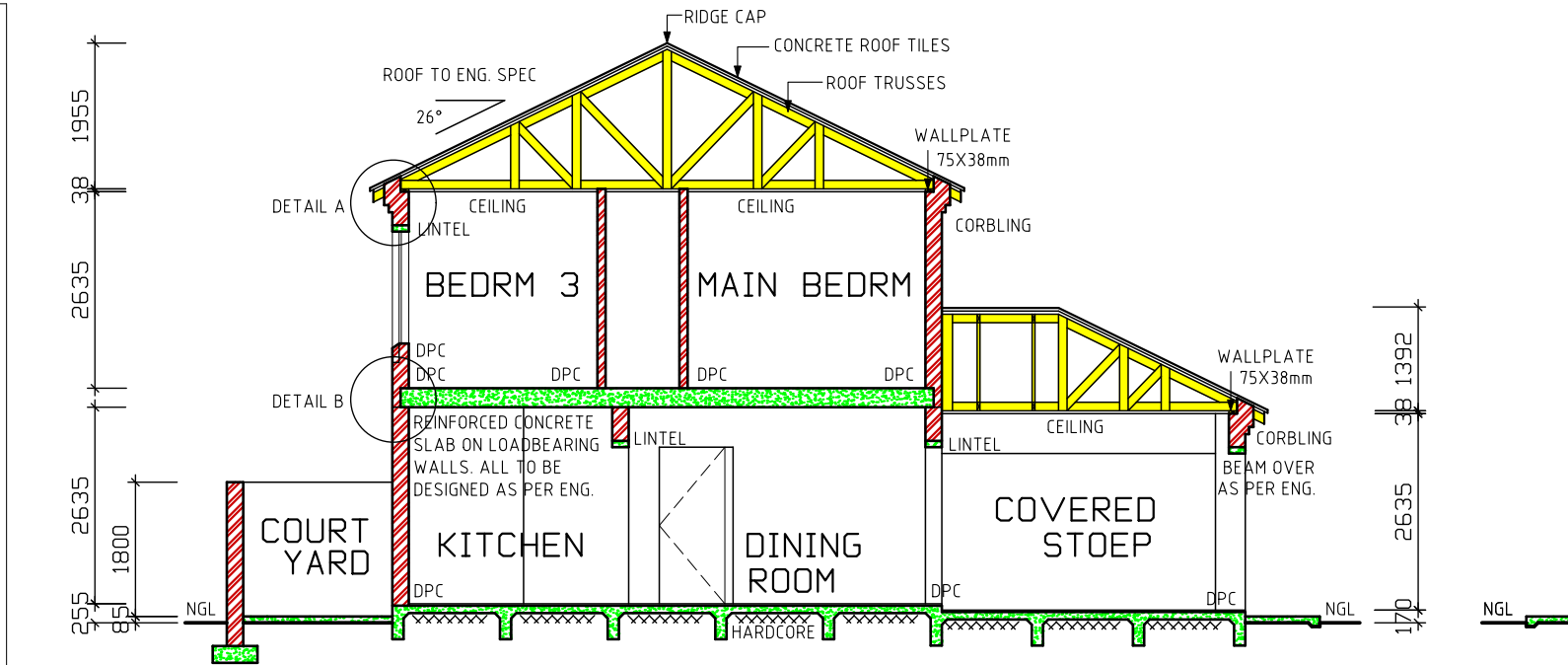
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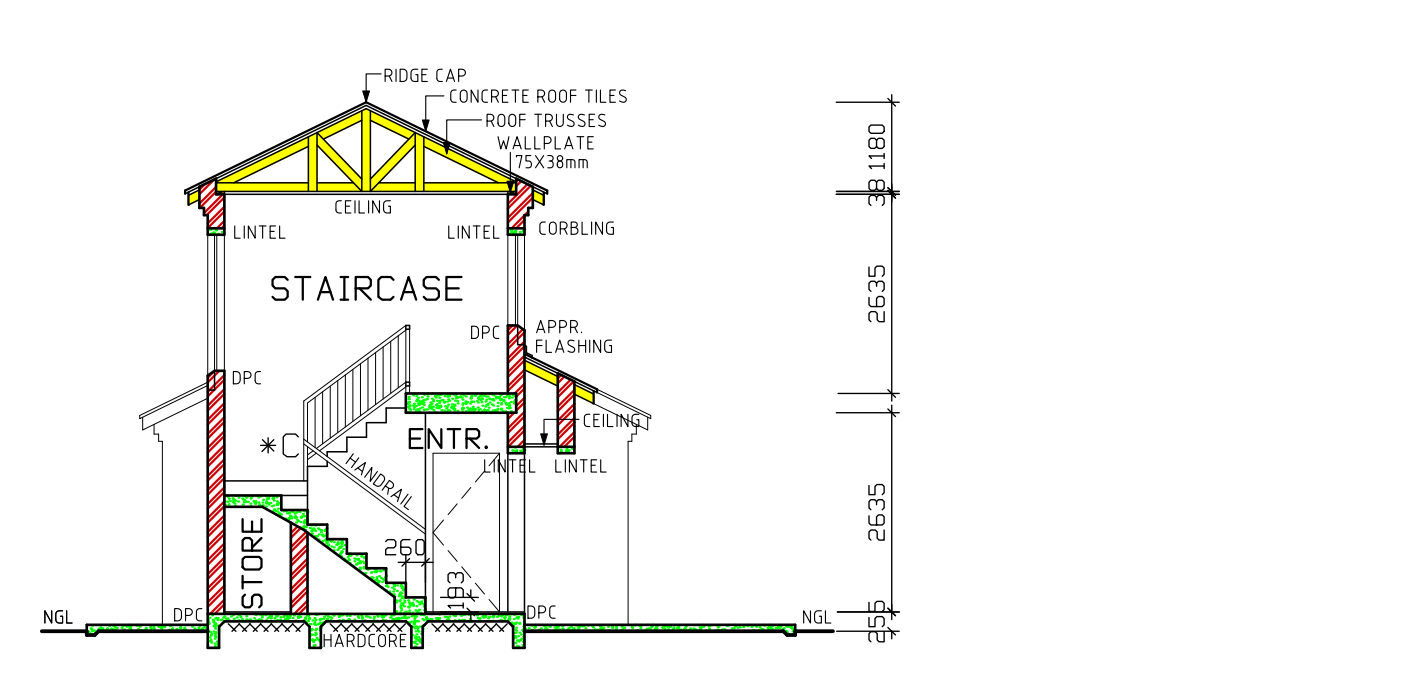
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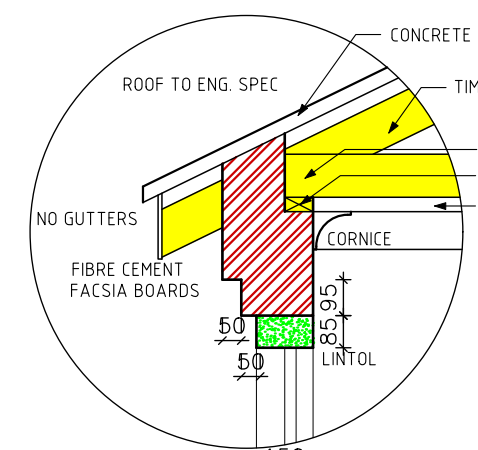
ELEVATION 1:100



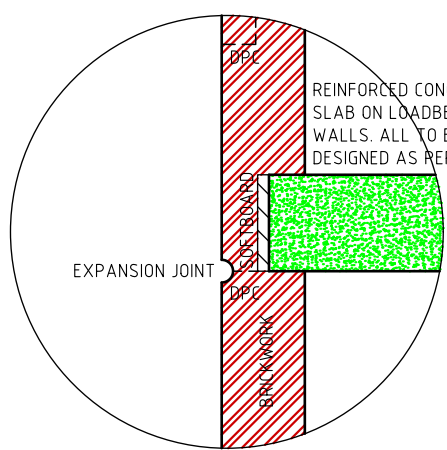
SECTION A-A SCALE 1:100



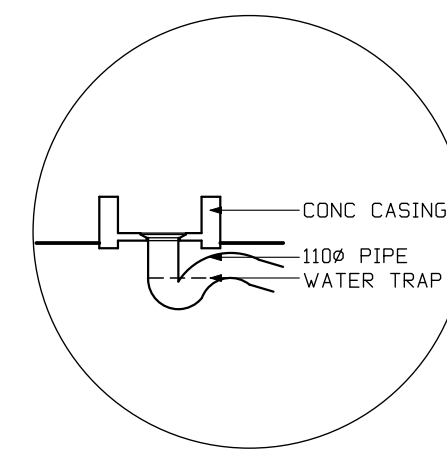
SECTION B-B SCALE 1:100



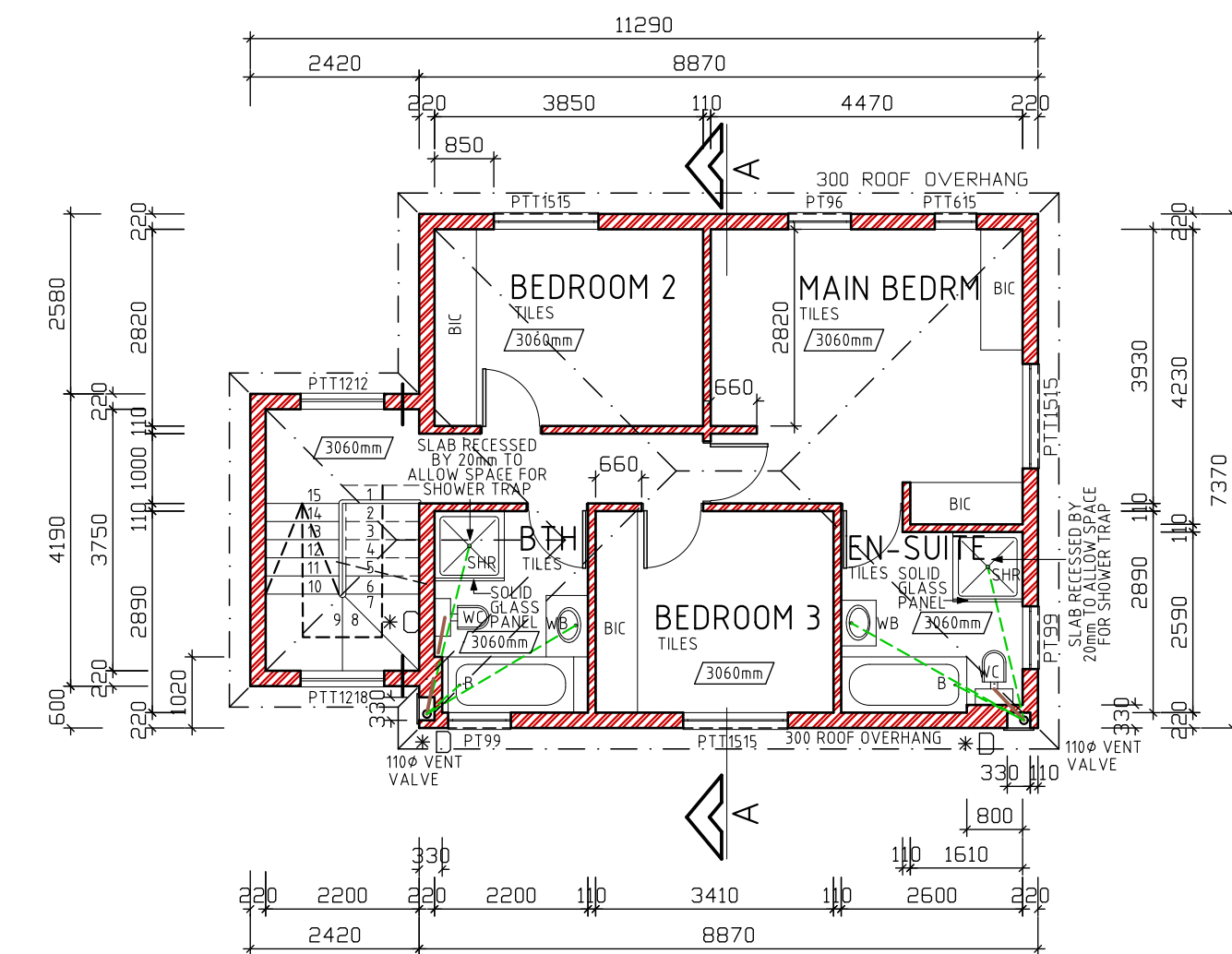
DETAIL A SCALE 1:20



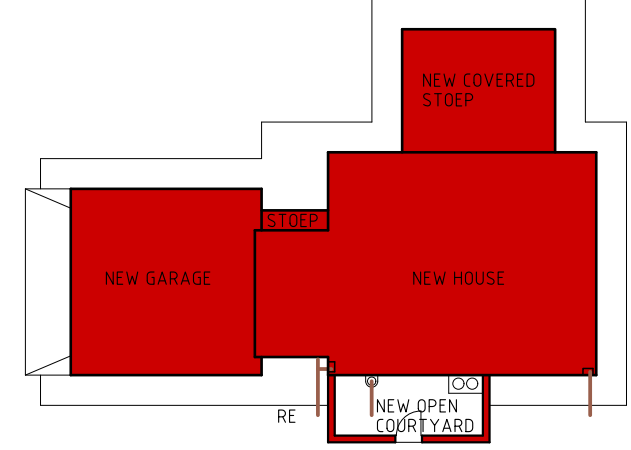
DETAIL B SCALE 1:20



GULLEY DETAIL



FIRST FLOOR PLAN 1:100



SITE PLAN 1:250

- * A 100mm PLASTER BANDS AROUND WINDOWS. ALL TO COMPLY WITH SABS 937.
- * B FACE BRICK PLINTH AS PER SPEC.
- * C STAIR NOTES:
PRECAST CONCRETE STAIRCASE WITH RISERS: 193mm
TREADS: 260mm
DIMENSIONS TO BE CONFIRMED ON SITE.
- * D DUCT NOTES:
330mm WIDE & 220mm DEEP CAVITY TO BE COVERED BY FIBER CEMENT SLATS THAT ALLOW ACCESS TO PIPES. SLATS TO BE PAINTED TO MATCH OUTSIDE OF BUILDING.
- * E 1m WIDE CONCRETE APRON WITH EXPANSION JOINTS AS PER ENGINEER.
- * F DOOR TO BE CUT ON SITE TO FIT UNDER STAIRCASE.

- NOTES**
- THE DEVELOPER RESERVES THE RIGHT TO ADAPT AND ADJUST ALL LEVELS ON SITE.
 - ALL DIMENSIONS MUST BE VERIFIED.
 - ALL GLAZING TO COMPLY WITH SECTION N OF SABS 0400 IN ACCORDANCE WITH SABS 0137.
 - D.P.C. UNDER ALL WINDOWS, WALLS & FLOORS.
 - ALL TO COMPLY WITH NBR. AND THE MUNICIPALITY BY-LAWS.
 - ALL MATERIALS TO MANUFACTURERS SPEC'S & ALL FINISHES IN ACCORDANCE WITH DEVELOPERS SPEC. PLAN TO BE CHECKED BY DEVELOPER PRIOR TO CITY COUNCIL SUBMISSION AND CONSTRUCTION ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE DEVELOPER.
 - ROOF CONSTRUCTION**
 - CONCRETE ROOF TILES (ROOF COVERING TYPE B) ON 38X38mm BATTENS (BATTENS TO BE AT MAX 380mm) TO MANUFACTURERS SPACING ON 114X38mm RAFTERS, POSTS & STRUTS AND 152X38 TIE BEAMS AT 760mm MAX SPACING ON 76X38mm WALL PLATES. VALLEYS TO BE MITERED WITH GALVANIZED SHEET METAL WITH FLASHINGS. VALLEY GUTTER UNDERNEATH RIDGES & HIPPS TO COMPRISE OF STANDARD RIDGE TILE BEDDED IN MOTAR. ALL SPECIFICATIONS TO BE CONFIRMED BY ENGINEER/ROOF SPECIALIST.
 - 170mm FIBRE CEMENT FASCIA BOARDS WITH G.S.I. RINGBOARD CEILING ON 38X38mm BRANDING. 24mm WIRE ROOF TIES @ 300mm DEEP AT 760mm CENTERS.
 - PREFABRICATED TRUSSES ENG DESIGN TO SABS0160 & SABS0136. TIMBER AS SPECIFIED IS GRD 5.
 - DRAINAGE**
 - LEAKS TO ALL BENDS, JUNCTIONS & CHANGE OF DIRECTION LAST TO HAVE MARKED GROUND COVERS.
 - DRAIN PASSING UNDER BUILDING TO BE PROTECTED AGAINST LOAD. ALL DRAINS TO COMPLY WITH NBR RE-SEAL TRAPS TO ALL WASTE FITTINGS (ACCESSIBLE FOR REPAIR AND MAINTENANCE).
 - WASTE PIPES EXCEEDING 6m TO BE VENTED.
 - GRADIENT OF DRAINS TO BE 1:60 FALL MINIMUM TO 1:40 MAXIMUM. INVERT LEVEL TO BE 450mm.
 - ALL TRAPS TO WASTE FITTINGS ON A ONE PIPE SYSTEM TO BE FITTED WITH VENT VALVE'S.
 - SP - 1100 PVC PIPE
 - WP - 500 WASTE WATER PIPE
 - VENT - 100 2 WAY VENT VALVE
 - STAIRCASE TO BE ALUMINIUM WINDOW FRAMES. ALL DOORS & LOCKS TO SPEC.

- ELECTRICAL**
- CEILING LIGHT
 - WATERTIGHT LIGHT
 - 30 amp WALL PLUG
 - 30 amp DOUBLE PLUG
 - RECESSED DOWNLIGHTER
 - BRAAI LIGHT
 - STOVE CONNECTION
 - DISTRIBUTION BOARD
 - 5 amp LIGHT SWITCH
 - FLUORESCENT LIGHT
 - TV POINT
 - WATERTIGHT WALL-MOUNTED BULKHEAD

TEL (012) 653-8080
FAX (012) 653-8049

PROJECT
NEW HOUSE FOR XXX ON STD XXX
BRITS EXT. XXX

DRAWING TITLE
FLOOR PLANS, SITE PLAN,
ELEVATIONS, ELECTRIC PLAN &
DETAILS

AREA	SIZE
GROUND FLOOR	75,37m²
FIRST FLOOR	69,03m²
COVERED STOEP	20,59m²
COVERED ENTRANCE	1,45m²
GARAGE	37,95m²
OPEN COURTYARD	11,85m²
TOTAL COVERED	204,39m²
STAND	1000 m²
COVERAGE	20,44 %
F.A.R.	0,14

ARCHITECTURAL PROJECTS SERVICES

JA WINTER
SAP & W. TEST

tel: 0111 486 2602 fax: 086 684 6864

DRAWN
P.H.S.

DATE
XXX

HOUSE TYPE
MDV 204 BR (21)

SCALE
AS SHOWN

REV: