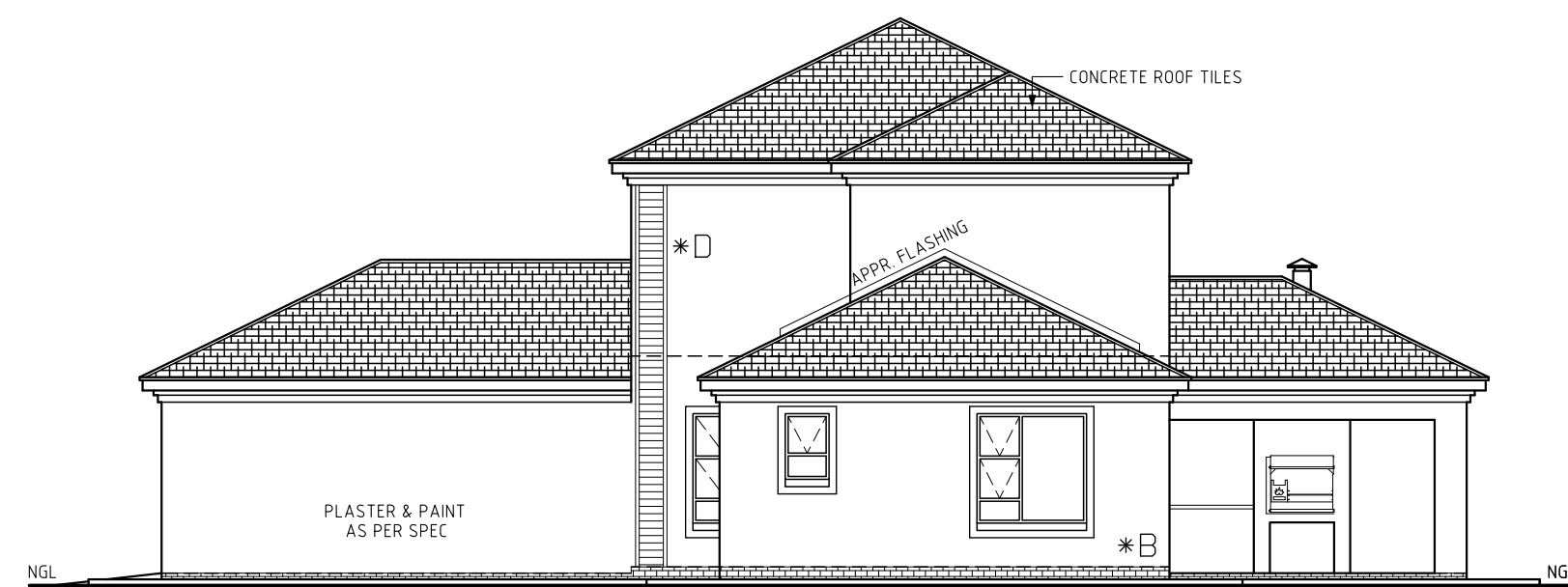
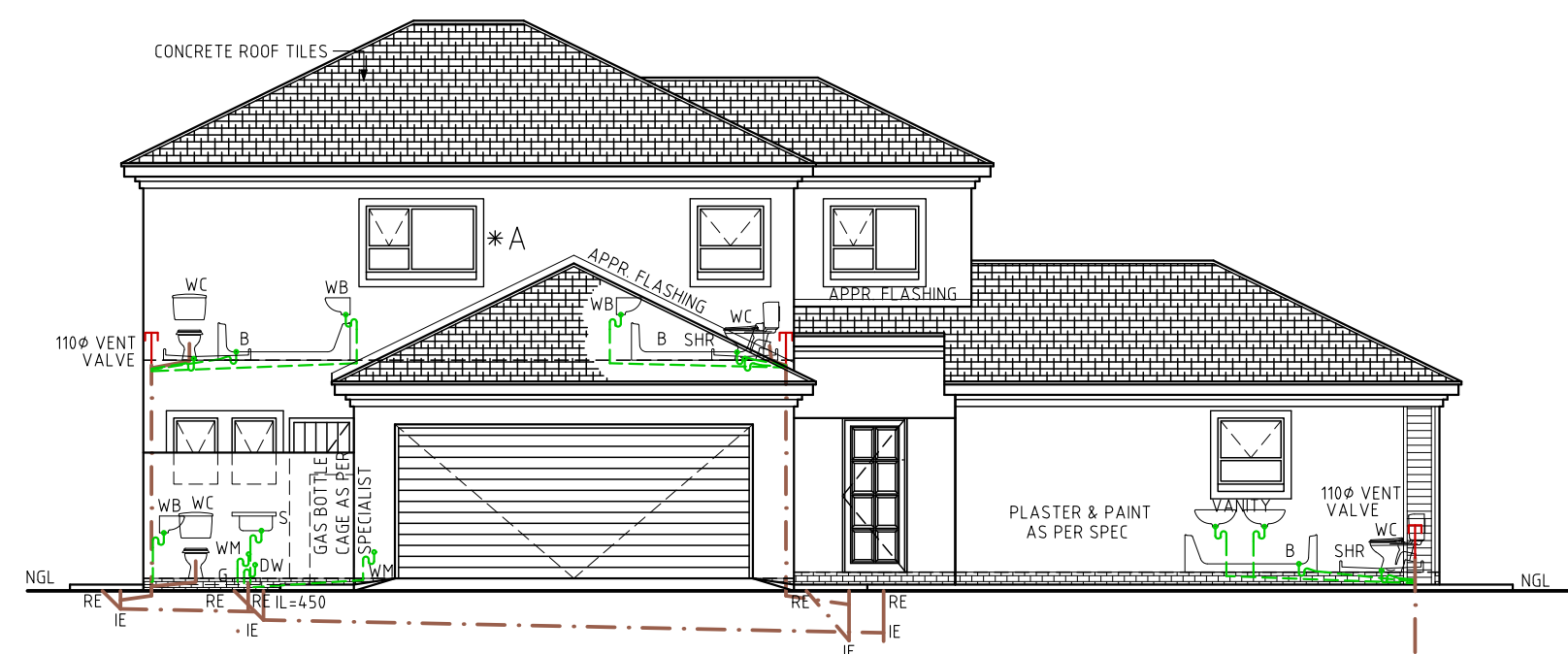


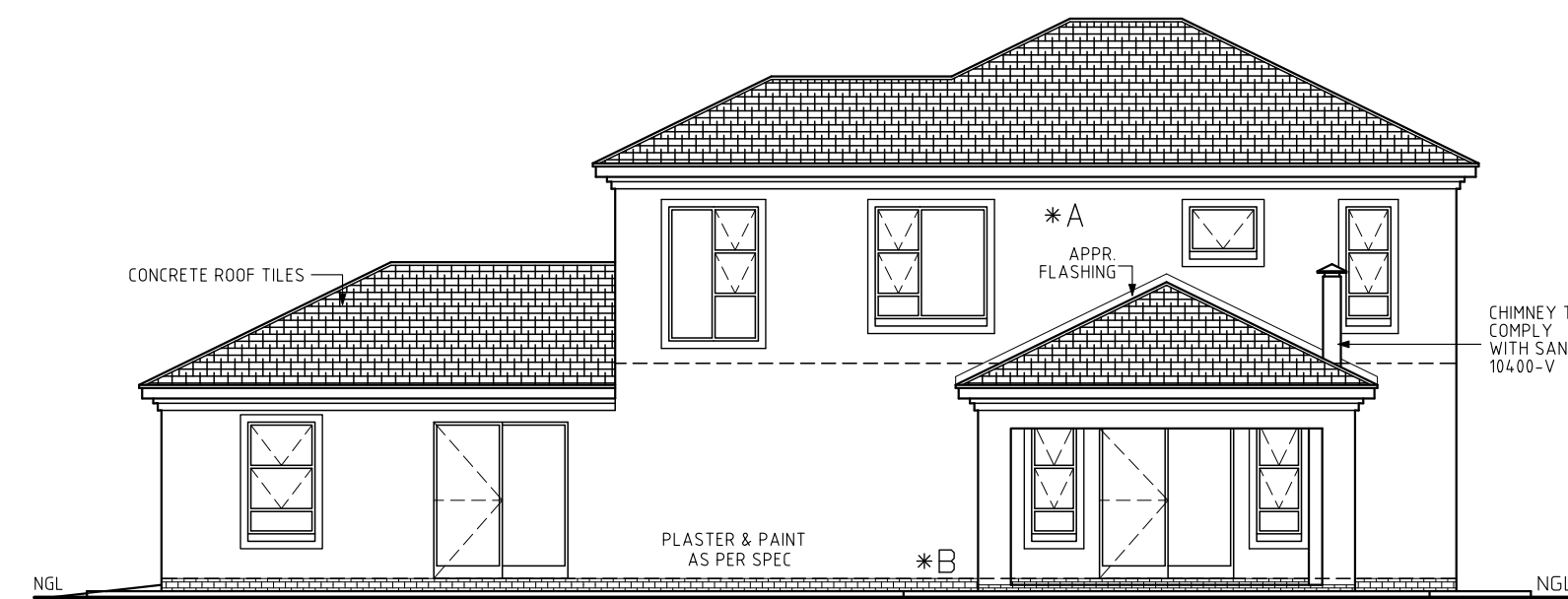
GROUND FLOOR ELECTRICAL PLAN 1:100



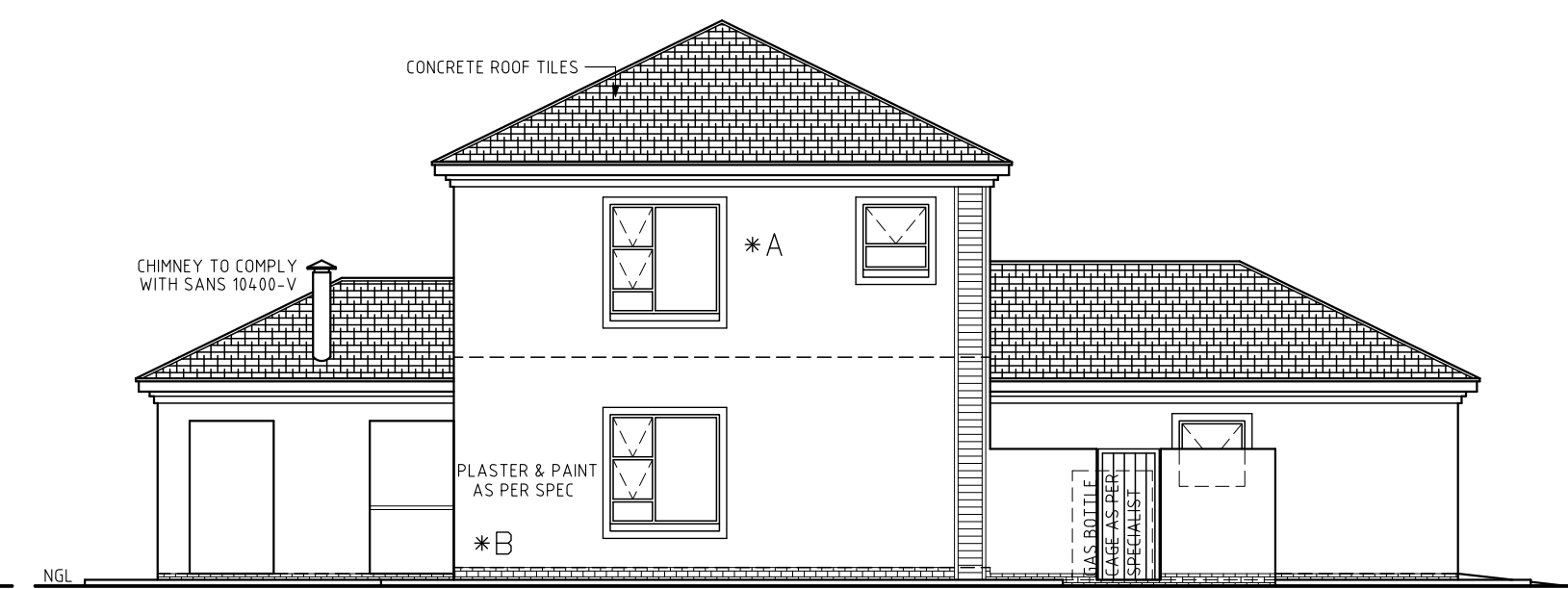
ELEVATION 1:100



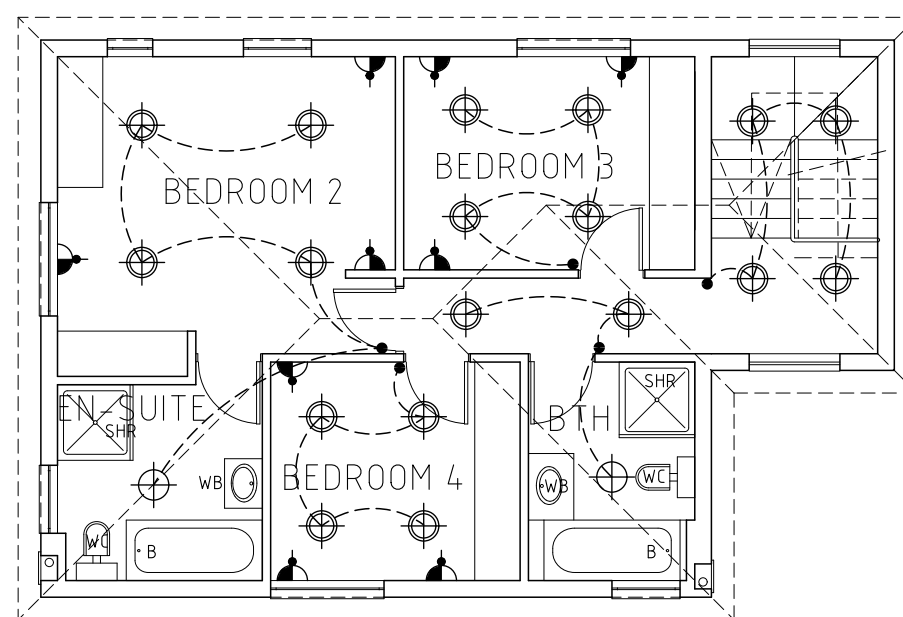
ELEVATION 1:100



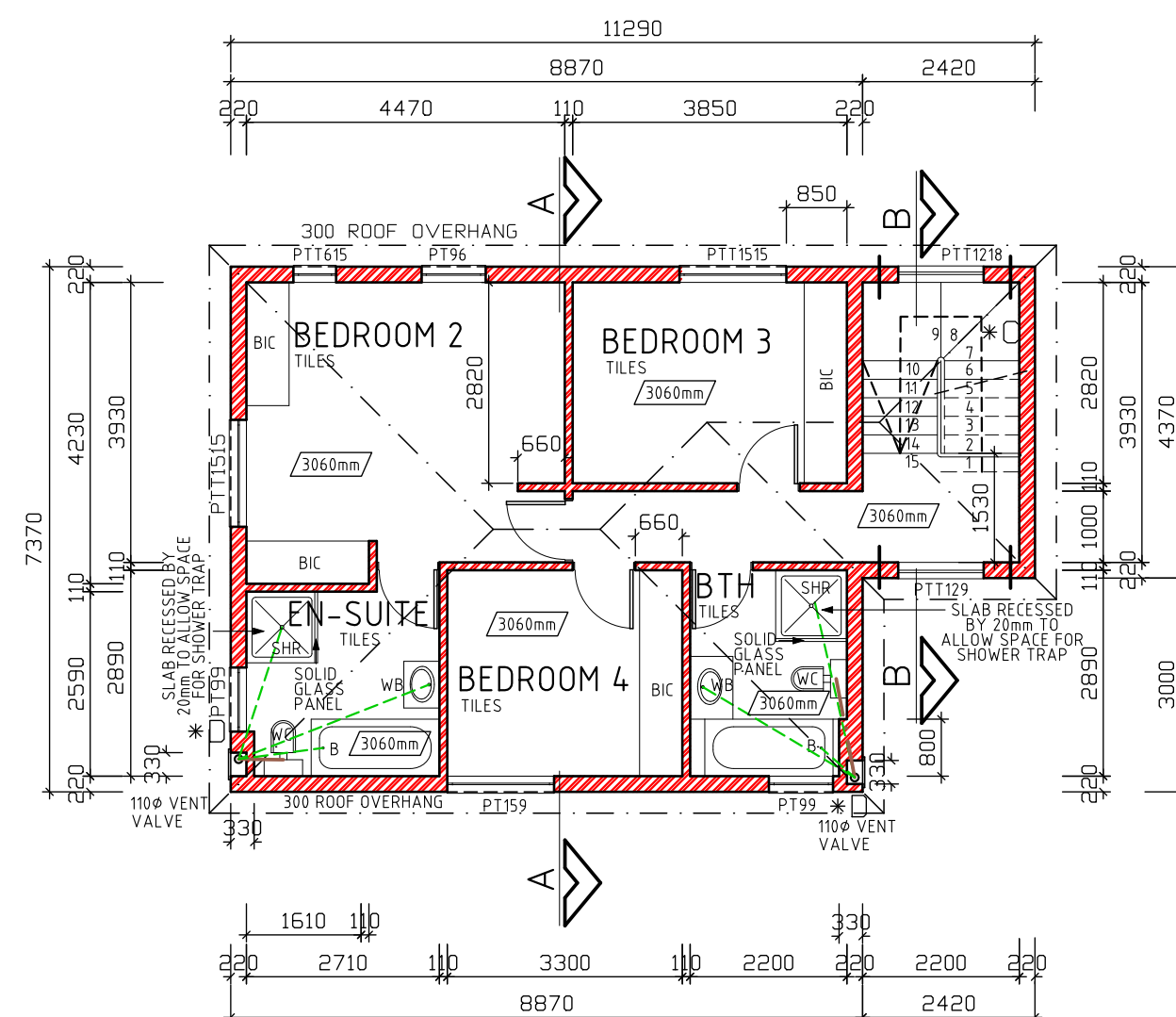
ELEVATION 1:100



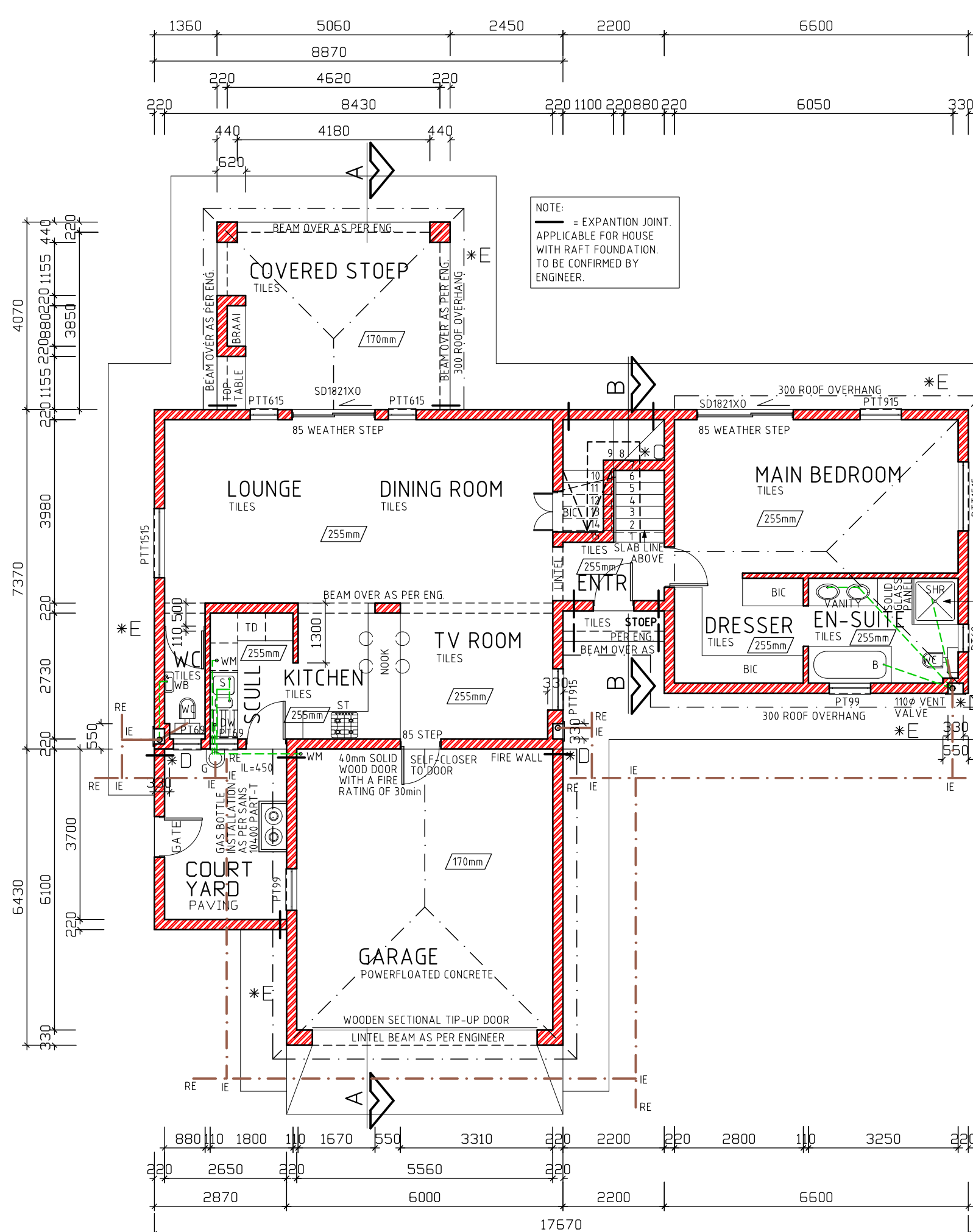
ELEVATION 1:100



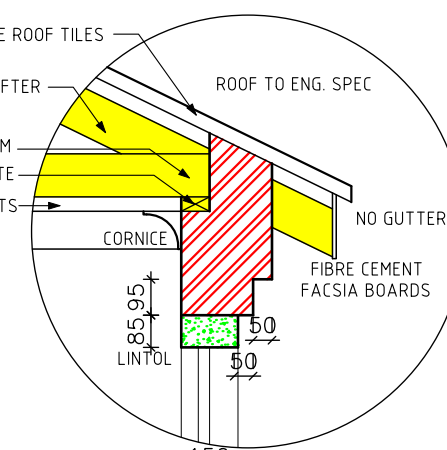
FIRST FLOOR ELECTRICAL PLAN 1:100



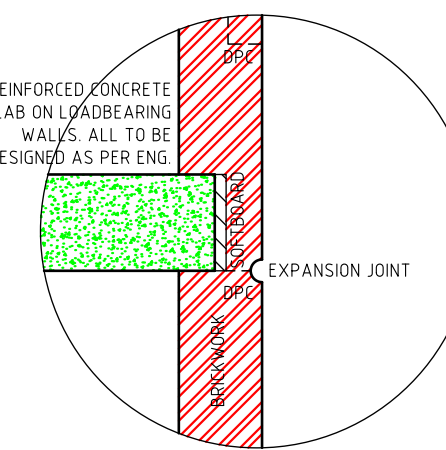
FIRST FLOOR PLAN 1:100



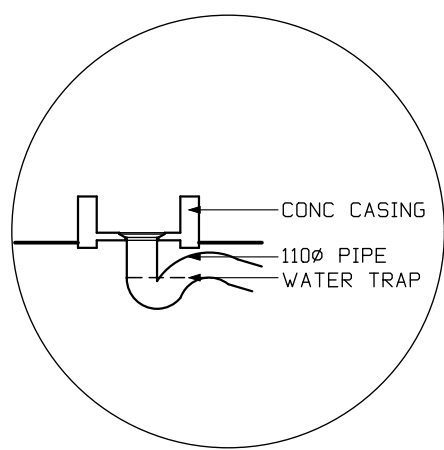
GROUND FLOOR PLAN 1:100



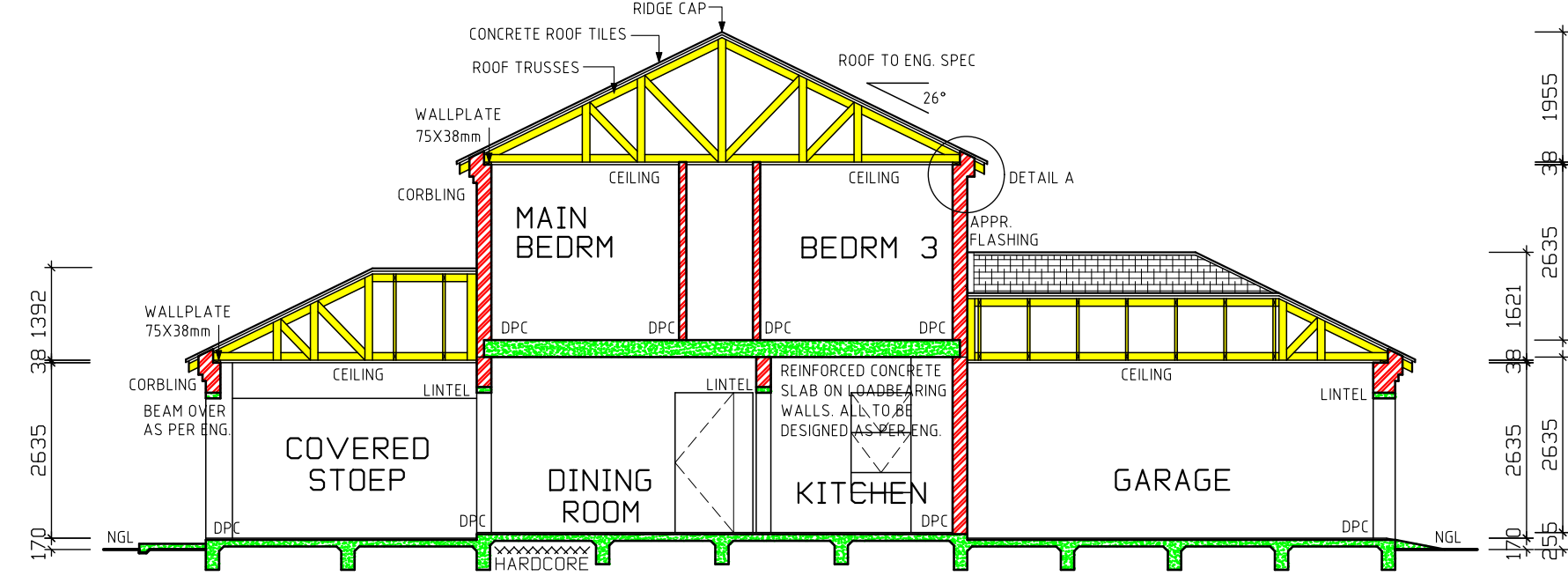
DETAIL A SCALE: 1:20



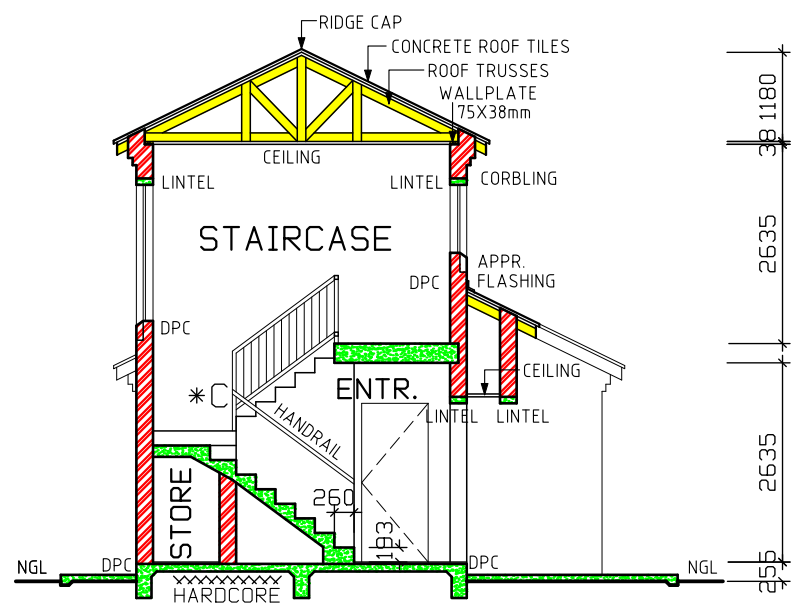
DETAIL B SCALE: 1:20



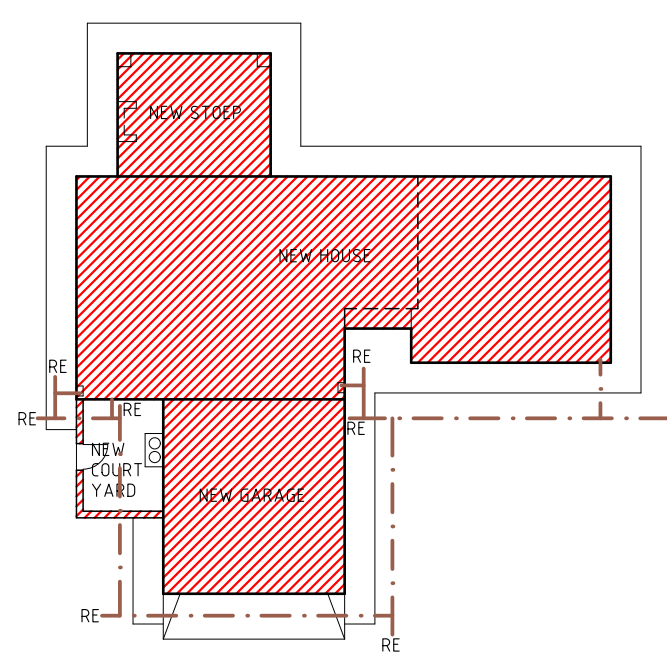
GULLY DETAIL



SECTION A-A SCALE 1:100



SECTION B-B SCALE 1:100



SITE PLAN 1:250

- 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 DEVELOPER'S ATTENTION
- 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**
- 1:5 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 1:50 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 - 1100 2 WAY VENT VALVE
- WINDOWS AND DOORS**
- STANDARD RESIDENTIAL 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



PROJECT
NEW HOUSE FOR XXX
ON STD

DRAWING TITLE
FLOOR PLANS, SITE PLAN,
ELEVATIONS & DETAILS

AREA	
GROUND FLOOR	115,64m ²
FIRST FLOOR	69,22m ²
COVERED GR. FLR. STOEP	20,59m ²
COVERED ENTRANCE	1,45m ²
GARAGE	38,58m ²
OPEN COURT YARD	11,25m ²
TOTAL COVERED	245,48m ²
STAND. COVERAGE	XXX %
F.A.R.	XXX

ARCHITECTURAL PROJECTS SERVICES
TEL (011) 486 2602 Fax: 086 684 6864

DRAWN
P H S
DATE
XXX
HOUSE TYPE
MDV 245 BR (21)