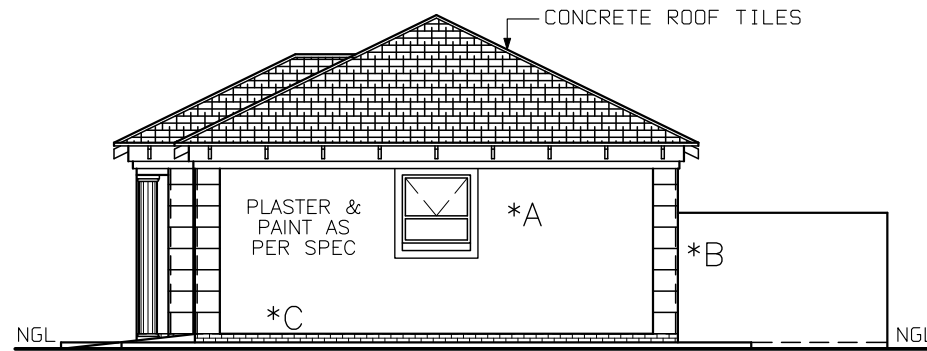
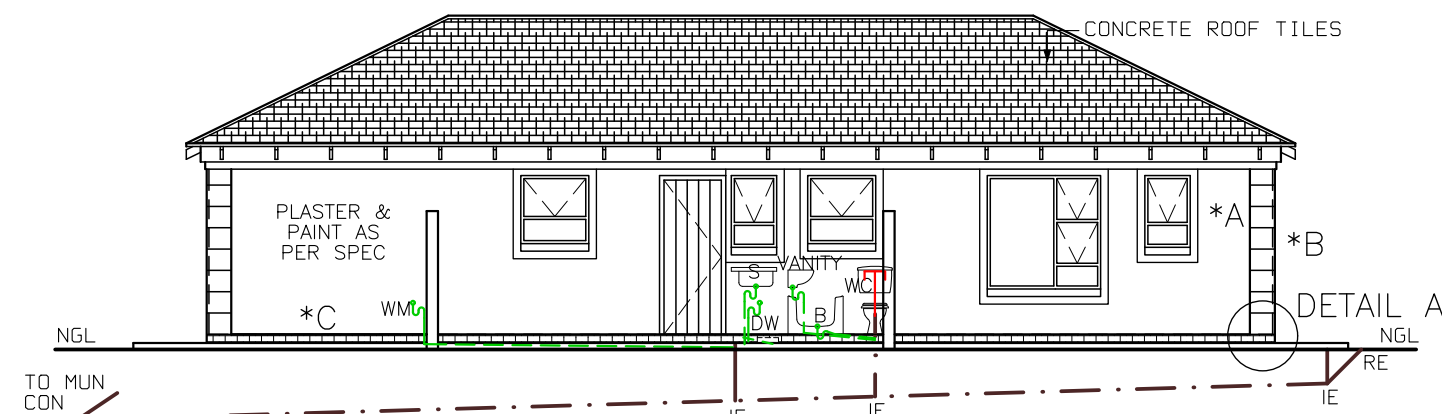


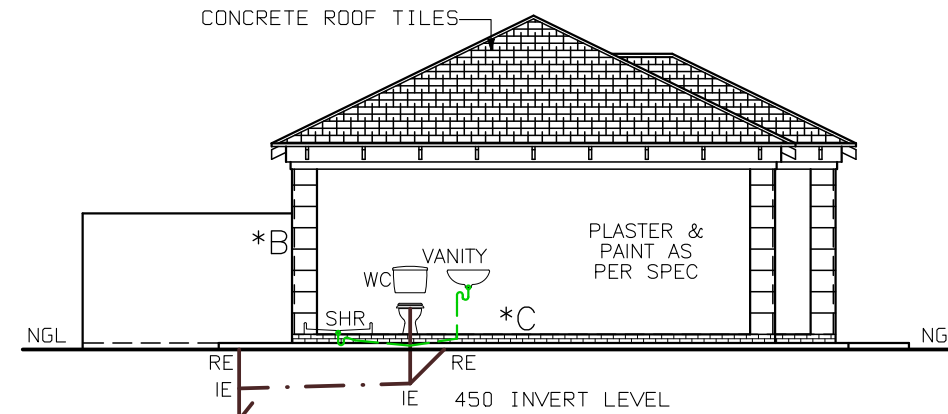
NORTH WEST ELEVATION 1:100



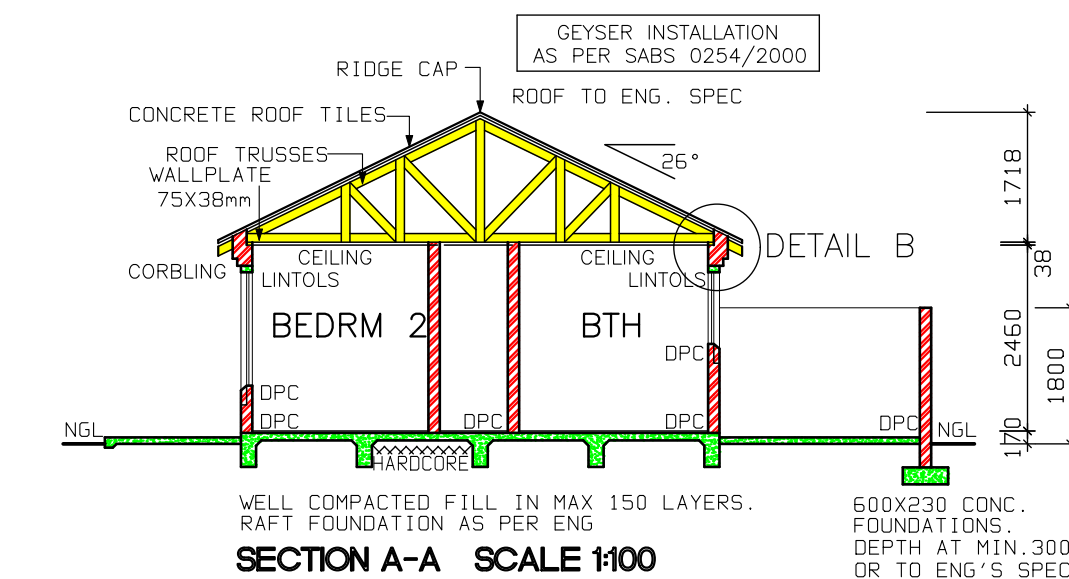
SOUTH WEST ELEVATION 1:100



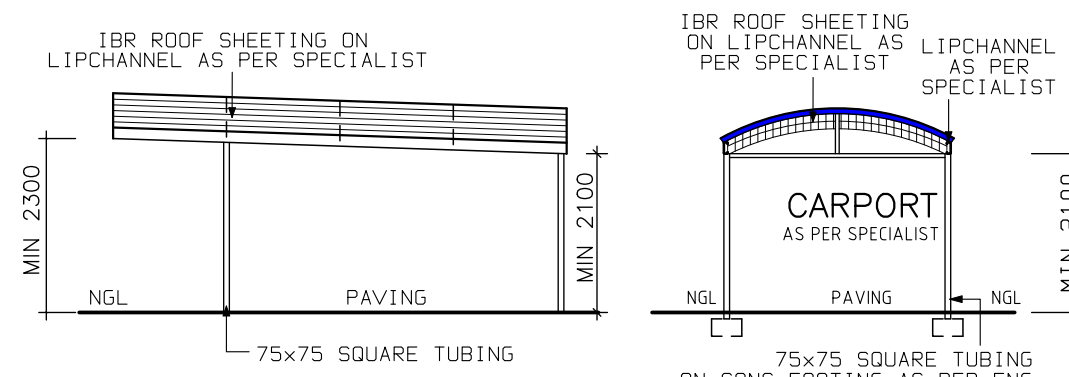
SOUTH EAST ELEVATION 1:100



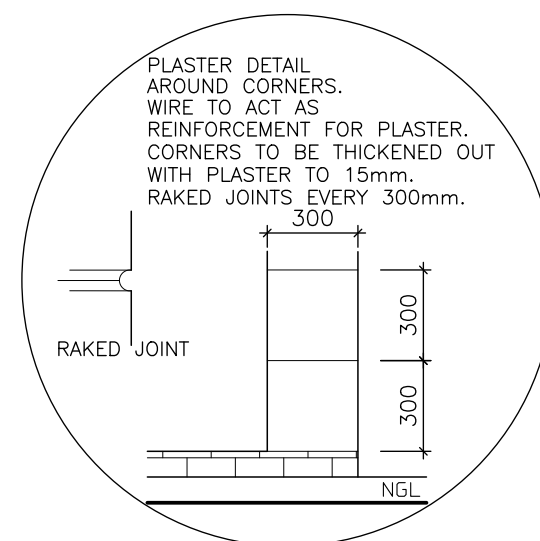
NORTH EAST ELEVATION 1:100



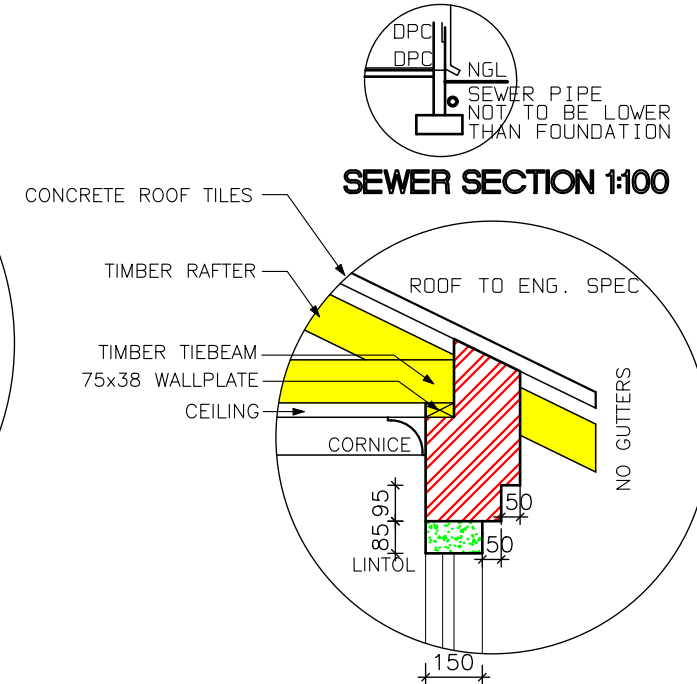
SECTION A-A SCALE 1:100



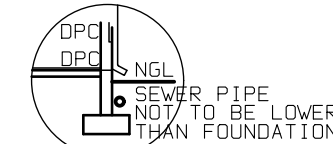
SECTION B-B SCALE 1:100



DETAIL A SCALE 1:25



DETAIL B SCALE 1:20



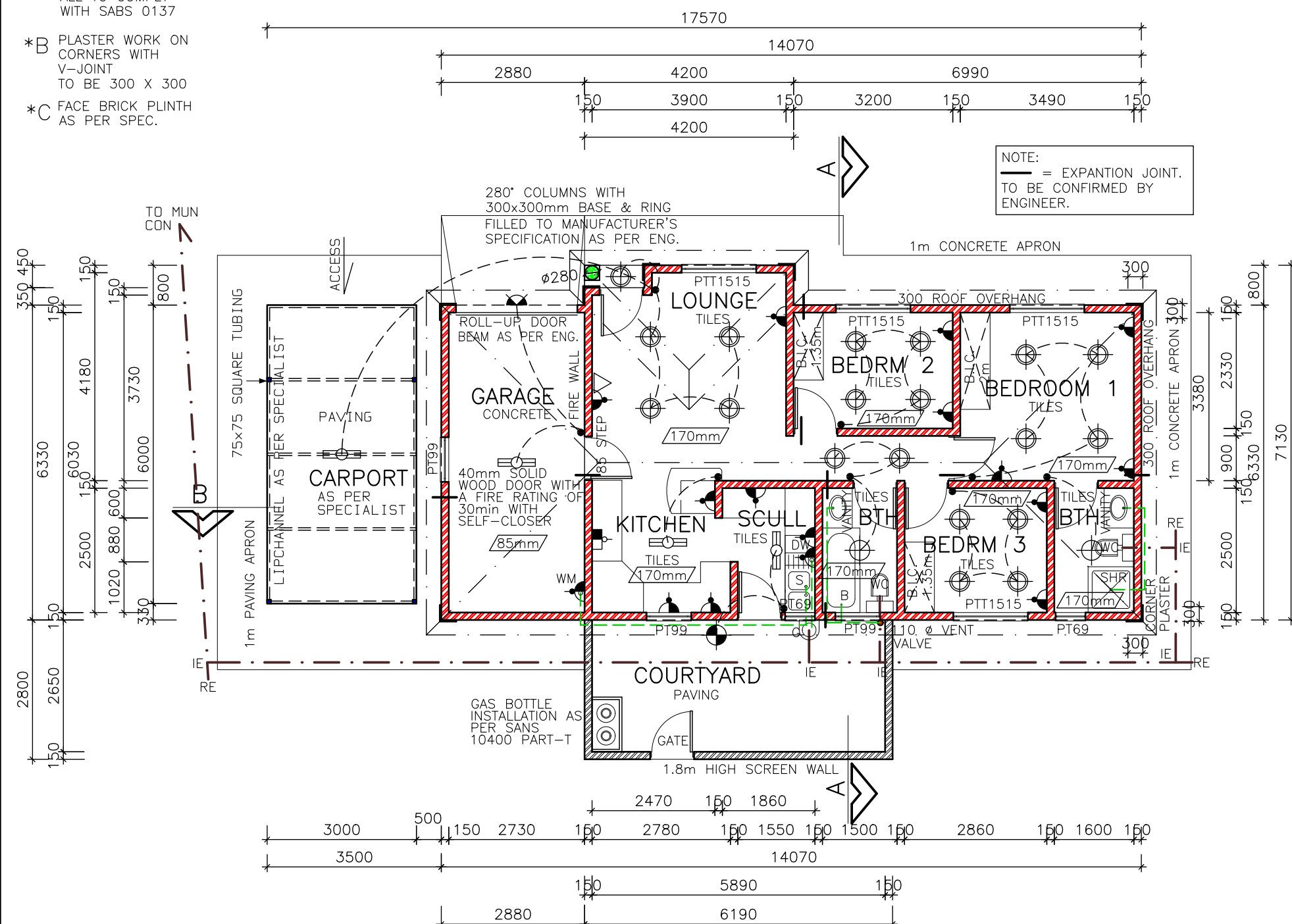
SEWER SECTION 1:100

ALL GLAZING TO COMPLY WITH SECTION N OF SABS 0400 IN ACCORDANCE WITH SABS 0137

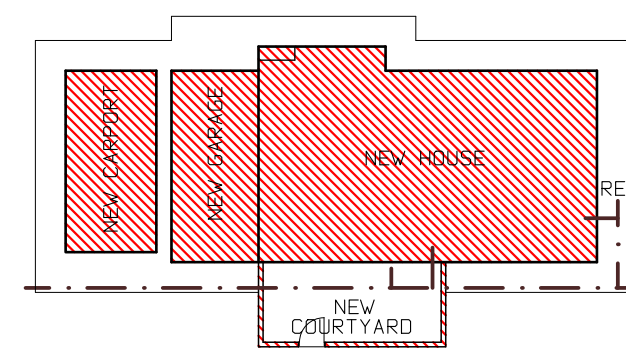
*A 100mm PLASTER BANDS AROUND WINDOWS. ALL TO COMPLY WITH SABS 0137

*B PLASTER WORK ON CORNERS WITH V-JOINT TO BE 300 X 300

*C FACE BRICK PLINTH AS PER SPEC.



FLOOR PLAN SCALE 1:100



SITE PLAN SCALE 1:250

NOTES

1. THE DEVELOPER RESERVES THE RIGHT TO ADAPT AND ADJUST ALL LEVELS ON SITE
2. ALL DIMENSIONS MUST BE VERIFIED
3. ALL GLAZING TO COMPLY WITH SECTION N OF SABS 0400 IN ACCORDANCE WITH SABS 0137.WINDOW AREAS TO BE 10% OF FLOOR AREA
4. D.P.C. UNDER ALL WINDOWS, WALLS & FLOORS
5. ALL TO COMPLY WITH NBR. AND THE MUNICIPALITY BY-LAWS
6. ALL MATERIALS TO MANUFACTURERS SPEC'S & ALL FINISHES IN ACCORDANCE WITH DEVELOPERS SPEC.
7. PLAN TO BE CHECKED BY DEVELOPER PRIOR TO CITY COUNCIL SUBMISSION AND CONSTRUCTION ANY DISCREPANCIES TO BE BROUGHT TO THE AUTHOR'S NOTICE
8. 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 75X38mm WALL PLATES. VALLEYS TO BE MITERED WITH GALVANISED SHEET METAL WITH FLASHINGS VALLEY GUTTER UNDERNEATH RIDGES & HIPS TO COMPRISE OF STANDARD RIDGE TILE BEDDED IN MOTAR
9. 170mm FIBRE CEMENT FASCIA BOARDS WITH G.S.I. RINGBOARD CEILING ON 38X38mm BRANDING. 2X4mm WIRE ROOF TIES @ 300mm DEEP AT 760mm CENTERS
10. PREFABRICATED TRUSSES ENG DESIGN TO SABS0160 & SABS0136. TIMBER AS SPECIFIED IS GRD 5
11. IE'S TO ALL BENDS, JUNCTIONS & CHANGE OF DIRECTION LAST TO HAVE MARKED GROUND COVERS
12. 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)
13. WASTE PIPES EXCEEDING 6m TO BE VENTED
14. GRADIENT OF DRAINS TO BE 1:60 FALL MINIMUM TO 1:40 MAXIMUM. INVERT LEVEL TO BE 450mm
15. ALL TRAPS TO WASTE FITTINGS ON A ONE PIPE SYSTEM TO BE FITTED WITH VENT VALVE'S
16. SP - 110Ø PVC PIPE
17. WP - 50Ø WASTE WATER PIPE
18. VENT - 110Ø 2 WAY VENT VALVE
19. WINDOWS AND DOORS
20. 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
- WATERTIGHT WALL-MOUNTED BULKHEAD
- STOVE CONNECTION
- DISTRIBUTION BOARD
- 5 amp LIGHT SWITCH
- FLUORESCENT LIGHT
- TV POINT




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

PROJECT
NEW HOUSE FOR XXX
ON STD XXX
XXX

DRAWING TITLE
FLOOR PLANS, SITE PLAN,
ELEVATIONS & DETAILS

AREA	
HOUSE	73.65
COVERED ENTRANCE	0.54
GARAGE	18.23
CARPORT	18.00
OPEN COURTYARD	17.33
TOTAL COVERED	110.42m²
STAND	1000
COVERAGE	11,04 %
F.A.R.	0.11

 ARCHITECTURAL & PROJECT SERVICES tel: (011) 486 2602 fax: 086 684 6864	J.A. VENTER PR-ARCH TECH SACAP NR: 10547	DRAWN P H S	SCALE AS SHOWN
		DATE XXX	REV:0
		HOUSE TYPE MDV 92BR (21)	