✱A 100mm PLASTER BANDS AROUND WINDOWS. ALL TO COMPLY WITH SABS #517

✱B FACE BRICK PLINTH AS PER SPEC.

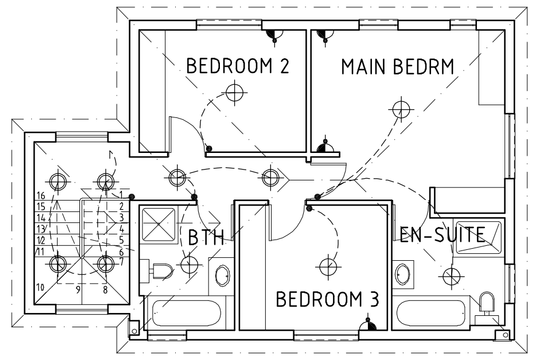
✱C STAIR NOTES:
PRECAST CONCRETE STAIRCASE WITH RISERS: 181mm
TREADS: 264mm
DIMENSIONS TO BE CONFIRMED ON SITE.

980 HIGH BALUSTRADE TO COMPLY WITH PART MM3 OF SABS 0400. NO OPENING BIG ENOUGH TO ALLOW 100mm ø SPHERE TO PASS THROUGH.

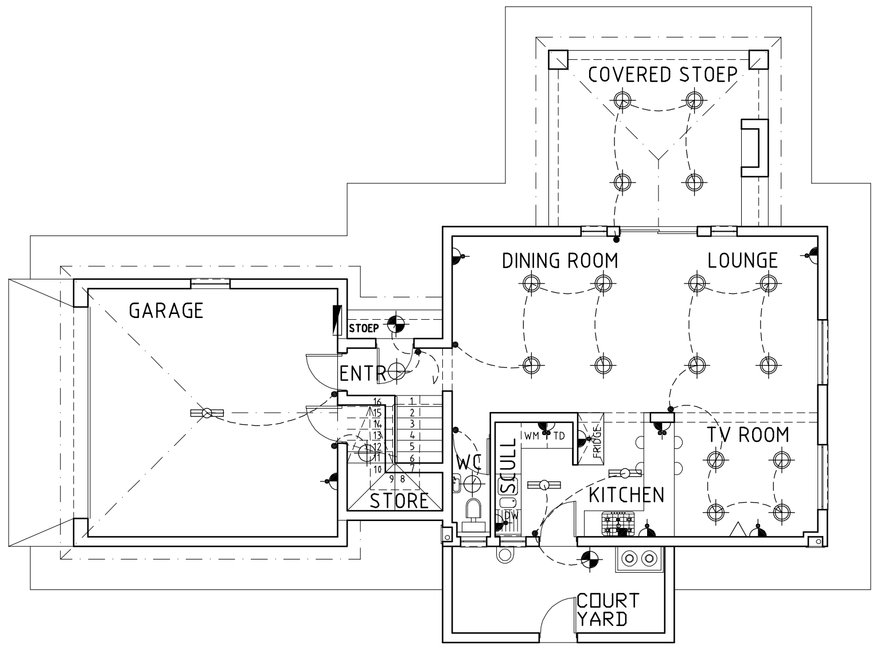
✱D DUCT NOTES:
330mm WIDE & 220mm DEEP CAVITY TO BE COVERED BY FIBER CEMENT SLATS THAT ALLOW ACCESS TO PIPES. SLATS TO BE PAINTED TO MATCH OUTSIDE OF BUILDING.

✱E 1m WIDE CONCRETE APRON WITH EXPANSION JOINTS AS PER ENGINEER

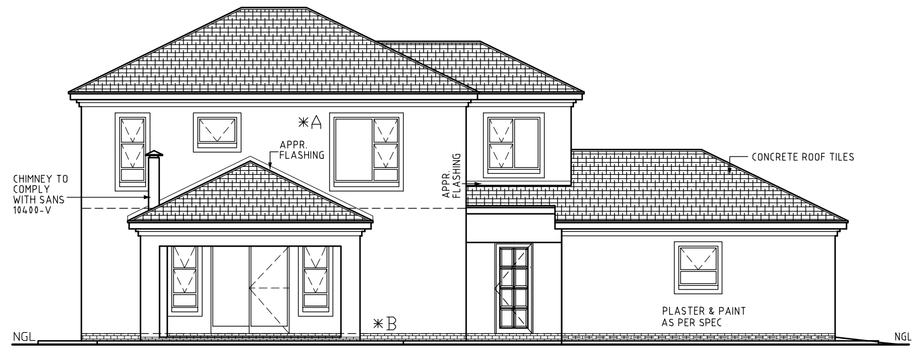
✱F DOOR TO BE CUT ON SITE TO FIT UNDER STAIRCASE.



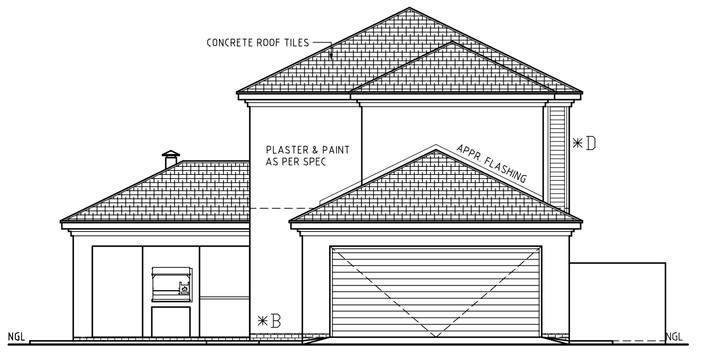
FIRST FLOOR ELECTRICAL PLAN 1:100



GROUND FLOOR ELECTRICAL PLAN 1:100



ELEVATION 1:100



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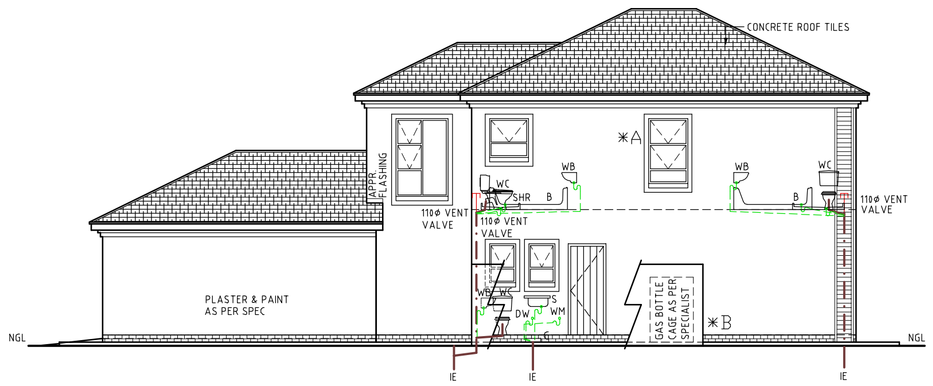

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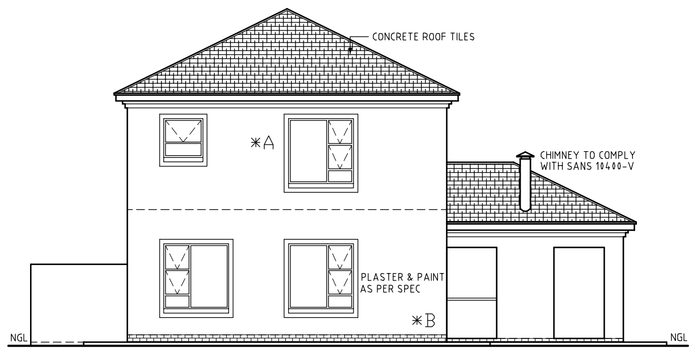

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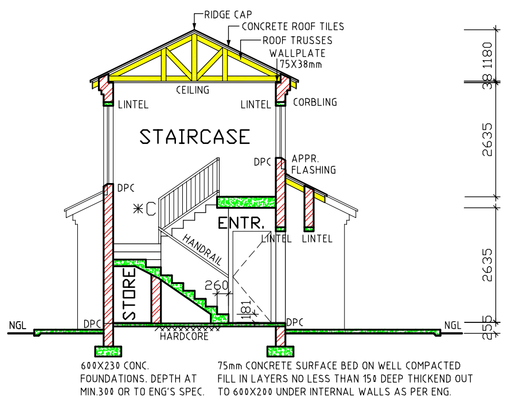
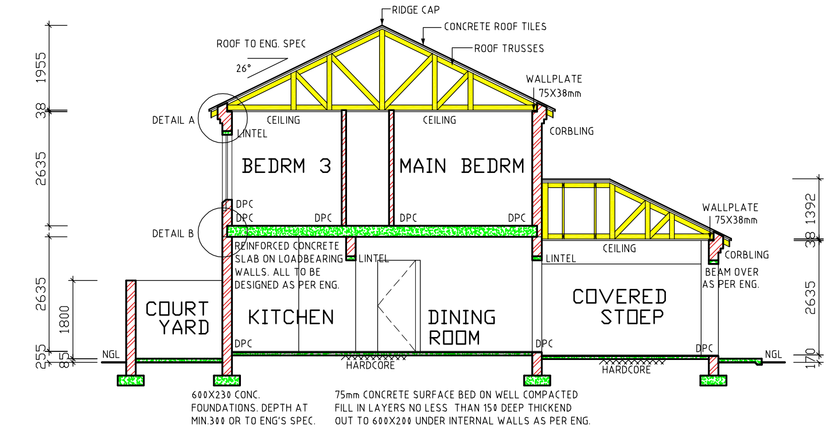
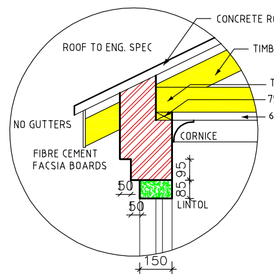


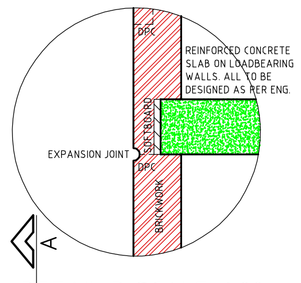
SECTION A-A SCALE 1:100



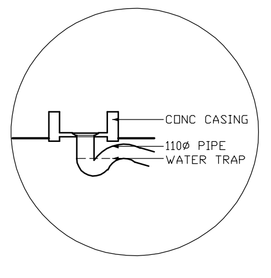
SECTION A-A SCALE 1:100



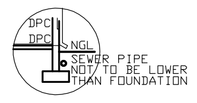
DETAIL A SCALE: 1:20

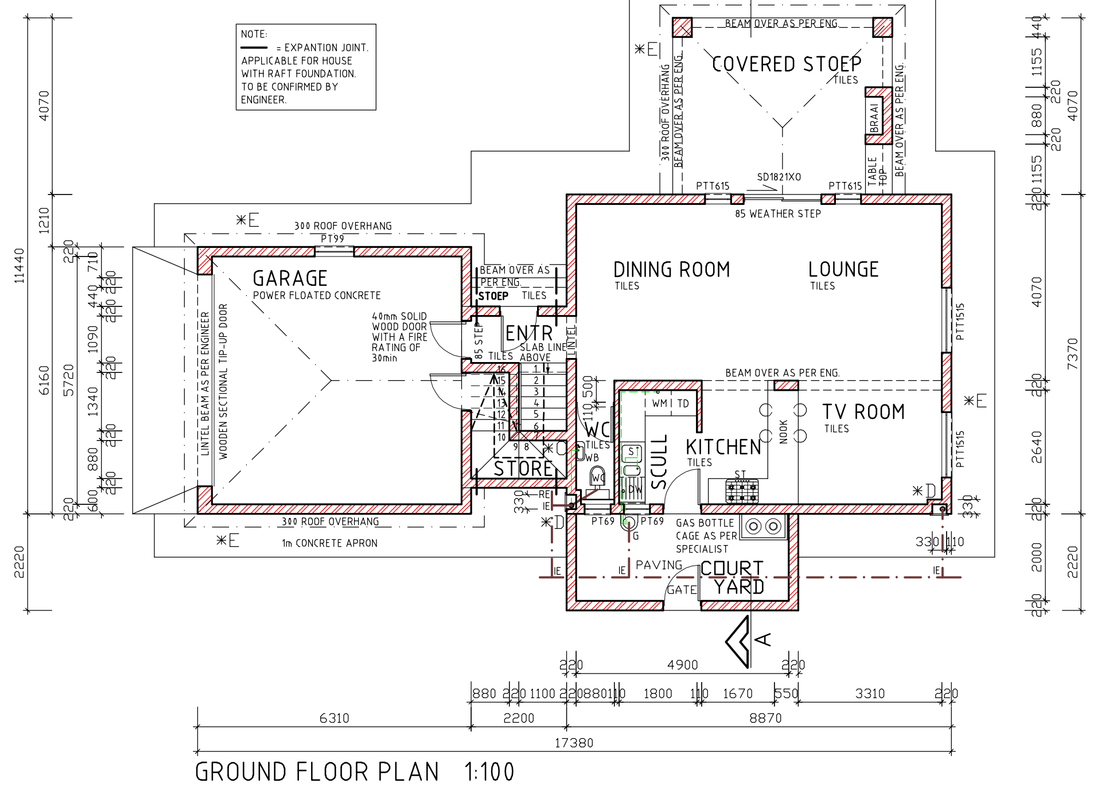


DETAIL B SCALE: 1:20

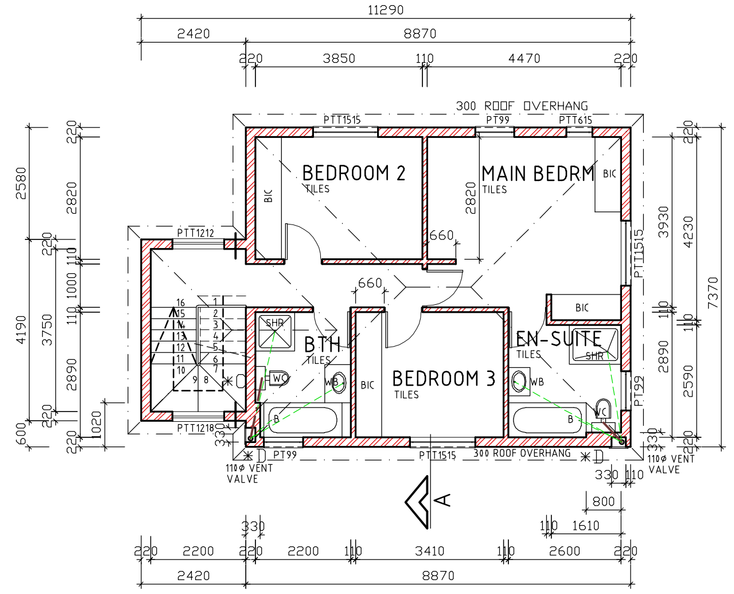


GULLEY DETAIL

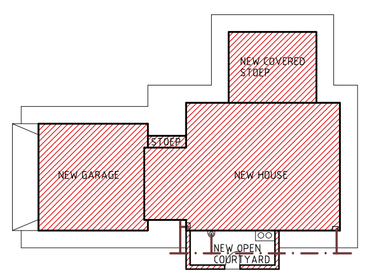




GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



SITE PLAN 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.
4. D. P. C. UNDER ALL WINDOWS, WALLS & FLOORS
5. ALL TO COMPLY WITH NBR. AND THE MUNICI= PALITY 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

ROOF CONSTRUCTION

8. CONCRETE ROOF TILES (ROOF COVERING TYPE B) ON 38X38mm BATTENS (BATTENS TO BE AT MAX 380mm) TO MANUFACTURERS SPACING ON 114X38mm RAFTERS, PDSTS & STRUTS AND 152X38 TIE BEAMS AT 760mm MAX SPACING ON 76X38mm WALL PLATES. VALLEYS TO BE MITERED WITH GAL= VANISED SHEET METAL, WITH FLASHINGS VALLEY GUTTER UNDERNEATH RIDGES & HIPS TO COMPRISE OF STANDARD RIDGE TILE BEDDED IN MOTAR. ALL SPECIFICATIONS TO BE CONFIRMED BY ENGINEER/ ROOF SPECIALIST.
9. 170mm FIBRE CEMENT FASCIA BOARDS WITH G. S. I. RINDBOARD CEILING ON 38X38mm BRANDERING. 2X4mm WIRE ROOF TIES @ 300mm DEEP AT 760mm CENTERS
10. PREFABRICATED TRUSSES ENG DESIGN TO SABS0160 & SABS0136. TIMBER AS SPECIFIED IS GRD 'S

DRAINAGE

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
13. RE-SEAL TRAPS TO ALL WASTE FITTINGS (ACCESSIBLE FOR REPAIR AND MAINTENANCE)
14. WASTE PIPES EXCEEDING 6m TO BE VENTED
15. GRADIENT OF DRAINS TO BE 1:60 FALL MINIMUM TO 1:40 MAXIMUM. INVERT LEVEL TO BE 450mm
16. ALL TRAPS TO WASTE FITTINGS ON A ONE PIPE SYSTEM TO BE FITTED WITH VENT VALVE'S

SP - 110ø PVC PIPE
WP - 50ø WASTE WATER PIPE
VENT - 110ø S WAY VENTS VALVE

WINDOWS AND DOORS

17. STANDARD RESIDENTIAL ALUMINIUM WINDOW FRAMES. ALL DOORS & LOCKS TO SPEC.

ELECTRICAL

CEILING LIGHT	STOVE CONNECTION
WATERTIGHT LIGHT	DISTRIBUTION BOARD
30 amp WALL PLUG	5 amp LIGHT SWITCH
30 amp DOUBLE PLUG	FLUORECENT LIGHT
RECESSED DOWNLIGHTER	TV POINT

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PROJECT
NEW HOUSE FOR
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DRAWING TITLE
FLOOR PLANS, SITE PLAN, ELEVATIONS, ELECTRIC PLAN & DETAILS

AREA	
GROUND FLOOR	75.37m²
FIRST FLOOR	69.03m²
COVERED STOEP	20.59m²
COVERED ENTRANCE	1.45m²
GARAGE	37.95m²
TOTAL	204.39m²
STAND	XXXX m²
COVERAGE	XX.XX%
F.A.R.	X.XX

ARCHITECTURAL & PROJECT SERVICES
tel: (011) 486 2602 fax: 086 684 6864
J.A. VENTER PR.ARCH SACAP NR: 19547

DRAWN	SCALE
P H S	AS SHOWN
DATE	REV:
XXX	

HOUSE TYPE
MDV 204BR