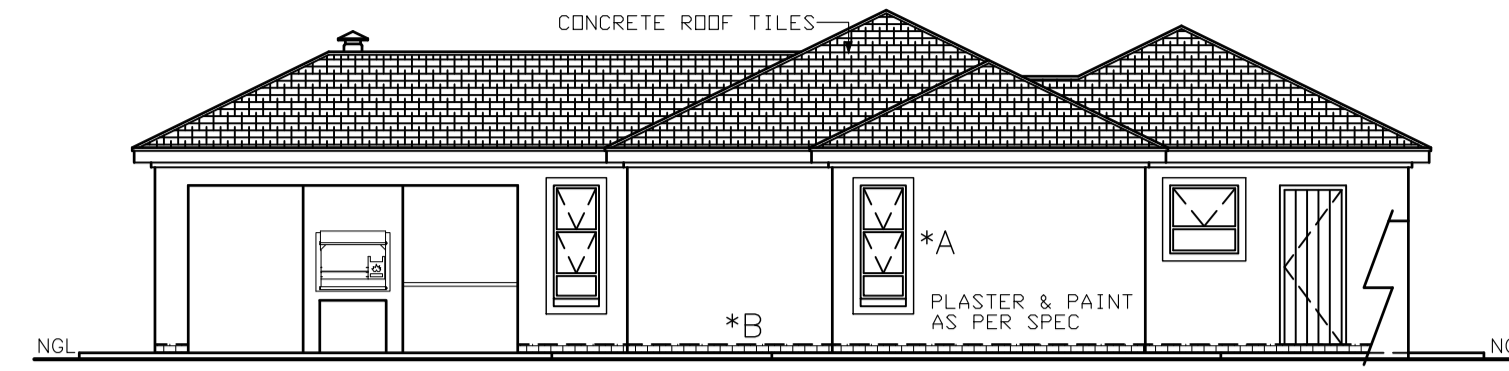
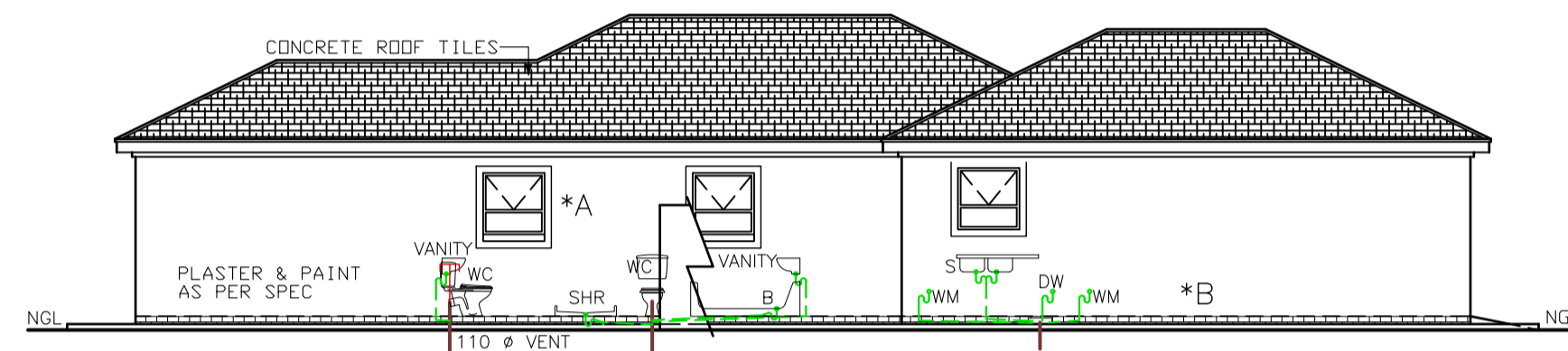


ELEVATION 1:100

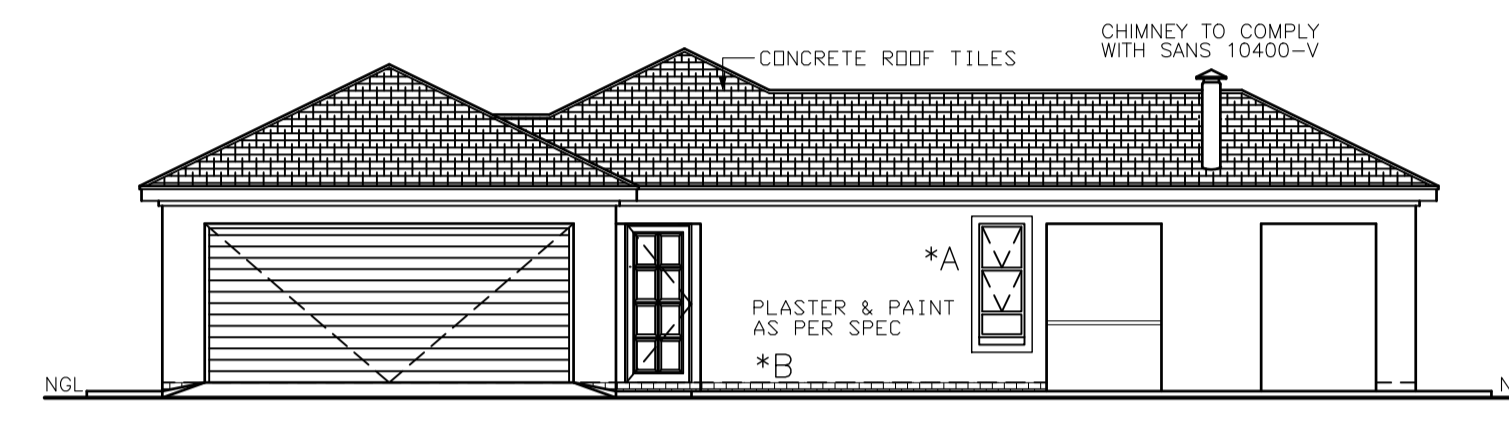


ELEVATION 1:100



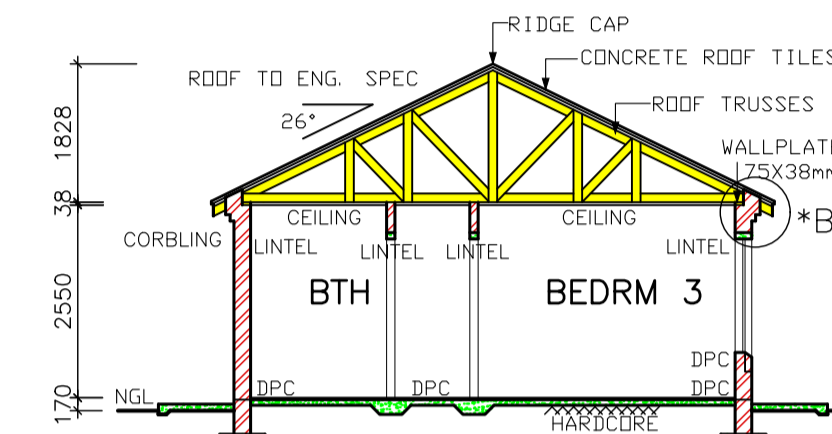
ELEVATION 1:100

50mm Ø WASTE WATER PIPES
SEWER FALL TO BE
1:1 60 MIN AND 1:1 40 MAX

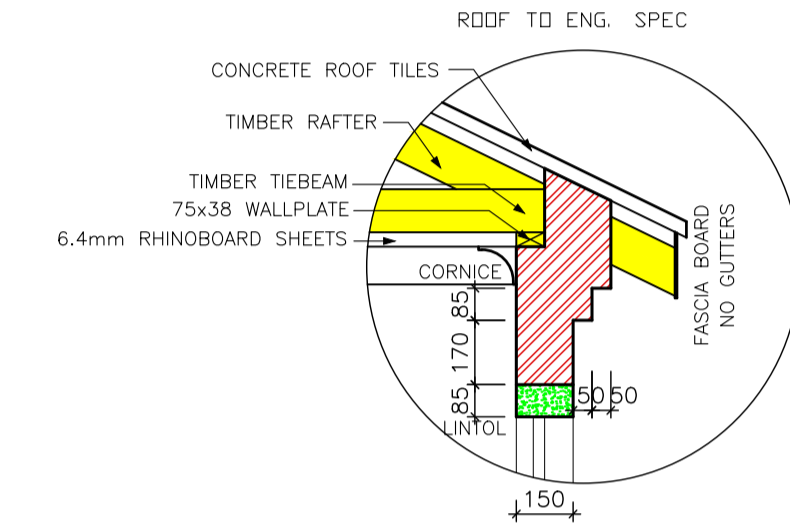


ELEVATION 1:100

- *A 100mm PLASTER BANDS AROUND WINDOWS. ALL TO COMPLY WITH SABS 0137
- *B FACE BRICK PLINTH AS PER SPEC.

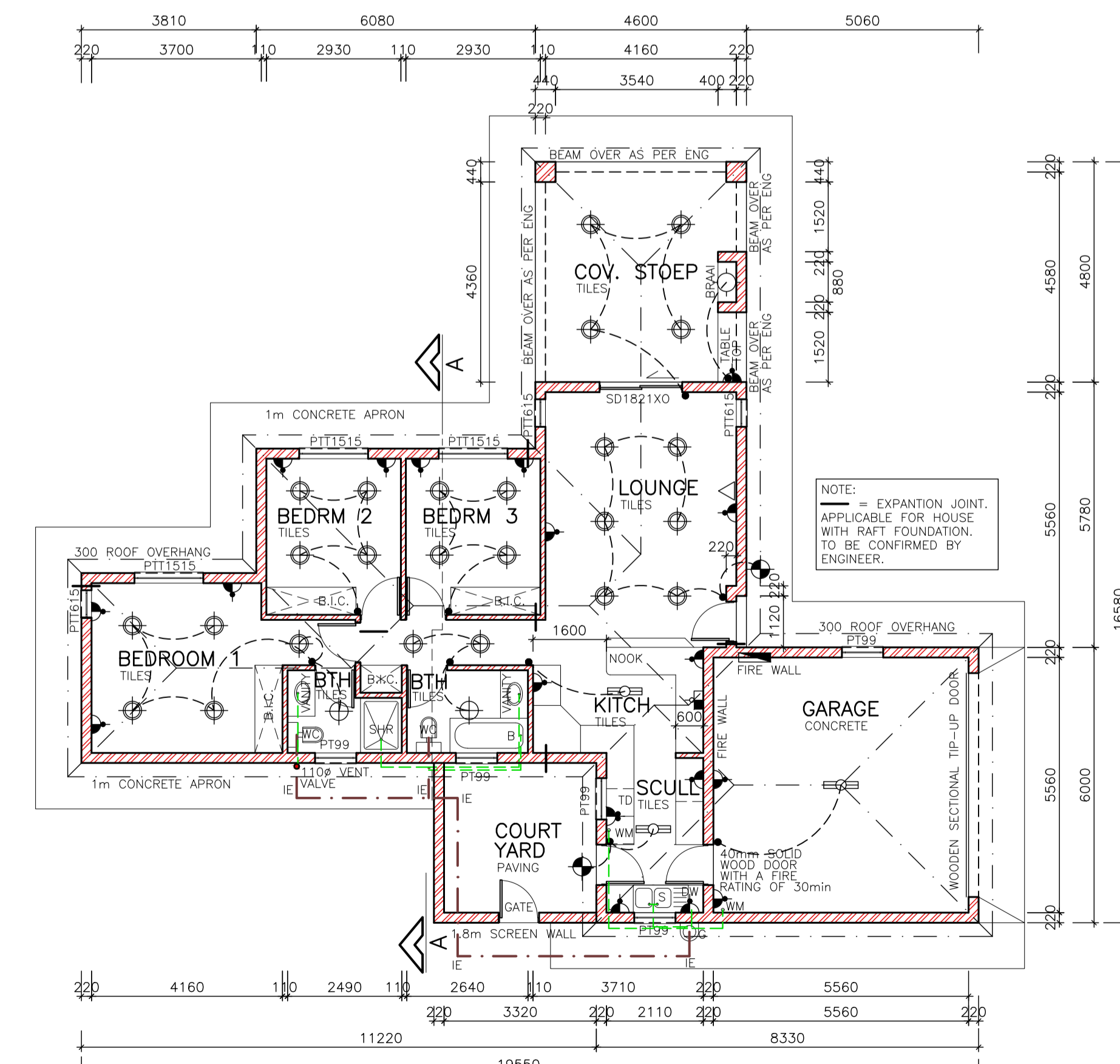
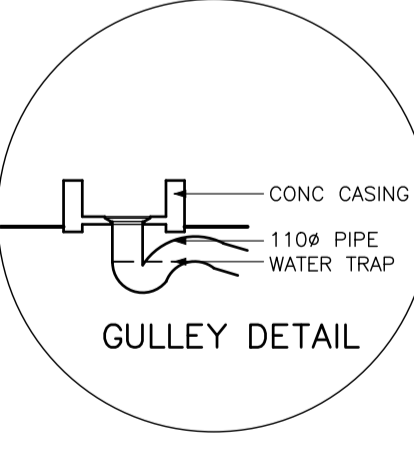
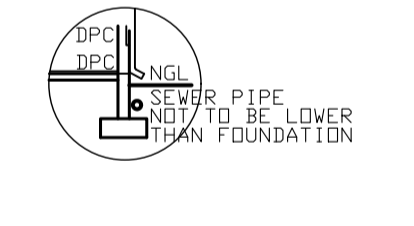
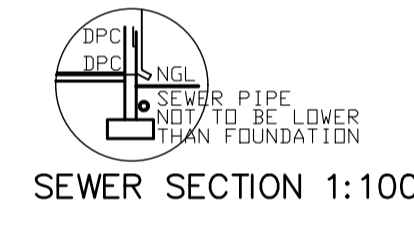


SECTION A-A SCALE 1:100

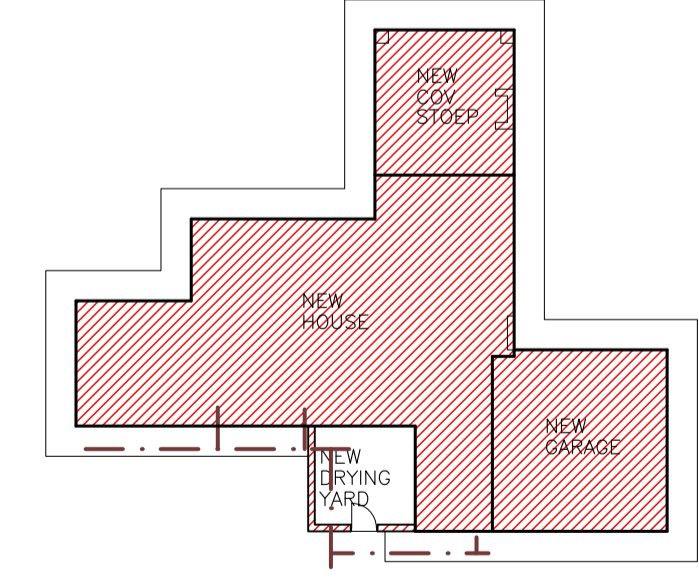


DETAIL B SCALE: 1:20

- 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. WINDOW AREAS TO BE 10% OF FLOOR AREA
 - B.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 GALVANISED SHEET METAL WITH FLASHINGS VALLEY GUTTER UNDERNEATH RIDGES & HIPPS TO COMPRISE OF STANDARD RIDGE TILE BEDDED IN MORTAR
 - 170mm FIBRE CEMENT FASCIA BOARDS WITH G.S. 1. RYNOBOARD CEILING ON 38x38mm BRANDING 24mm WIRE ROOF TIES @ 300mm DEEP AT 760mm CENTERS
 - PRE-FABRICATED TRUSSES ENG DESIGN TO SABS0160 & SABS0136. TIMBER AS SPECIFIED IS GRD 5
- DRAINAGE**
- 1:1 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 - 110Ø PVC PIPE
 - WP - 50Ø WASTE WATER PIPE
 - VP - 110Ø 2 WAY VENT VALVE
- WINDOWS AND DOORS**
- STANDARD RESIDENTIAL ALUMINIUM WINDOW FRAMES. ALL DOORS & LOCKS TO SPEC
- ELECTRICAL**
- CEILING LIGHT
 - WATER TIGHT 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



PLAN SCALE 1:100



SITE PLAN SCALE 1:250



PROJECT
NEW HOUSE FOR
XXX
XXX

DRAWING TITLE
FLOOR PLANS, SITE PLAN,
ELEVATIONS & DETAILS

AREA	
HOUSE	102.82 m ²
COV. STOEP	22.08 m ²
GARAGE	34.52 m ²
OPEN COURTYARD	12.32 m ²
TOTAL COVERED	159.42 m ²
STAND	XXX m ²
COVERAGE	XXX %
F.A.R.	XXX

ARCHITECTURAL PROJECT SERVICES
Tel: (011) 486 2622 Fax: 086 684 6864

DRAWN P. H. S.	SCALE AS SHOWN
DATE XXX	REV.0
HOUSE TYPE MDV 159 BR (21)	