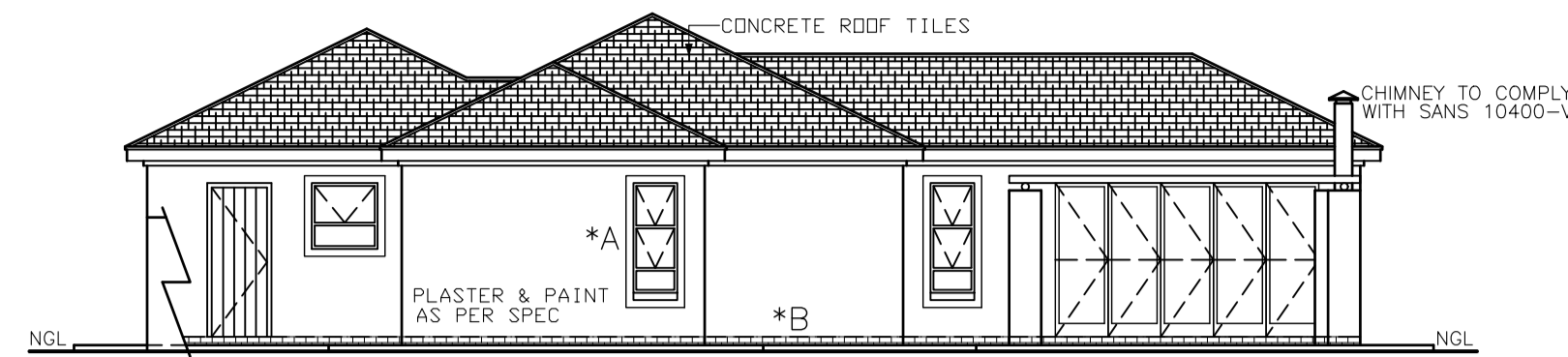
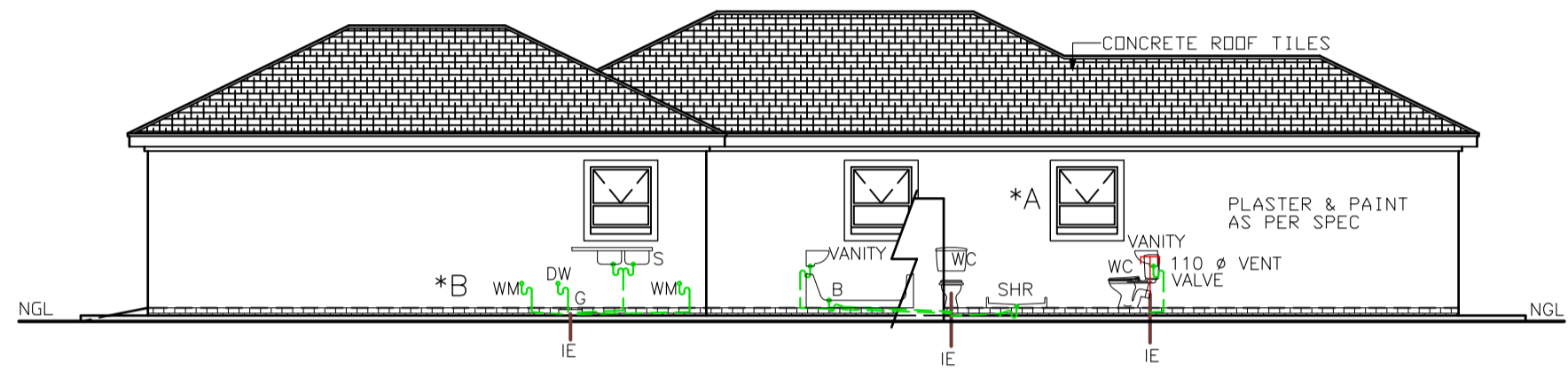


ELEVATION 1:100

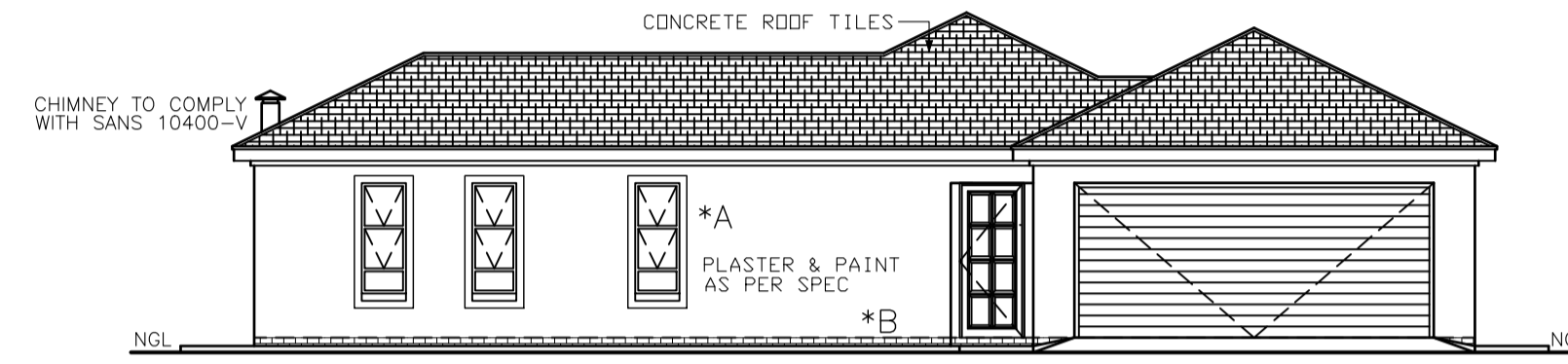


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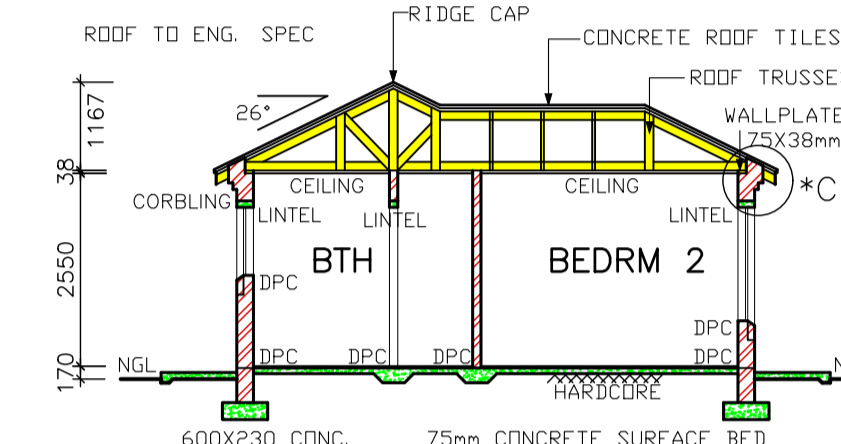


ELEVATION 1:100

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

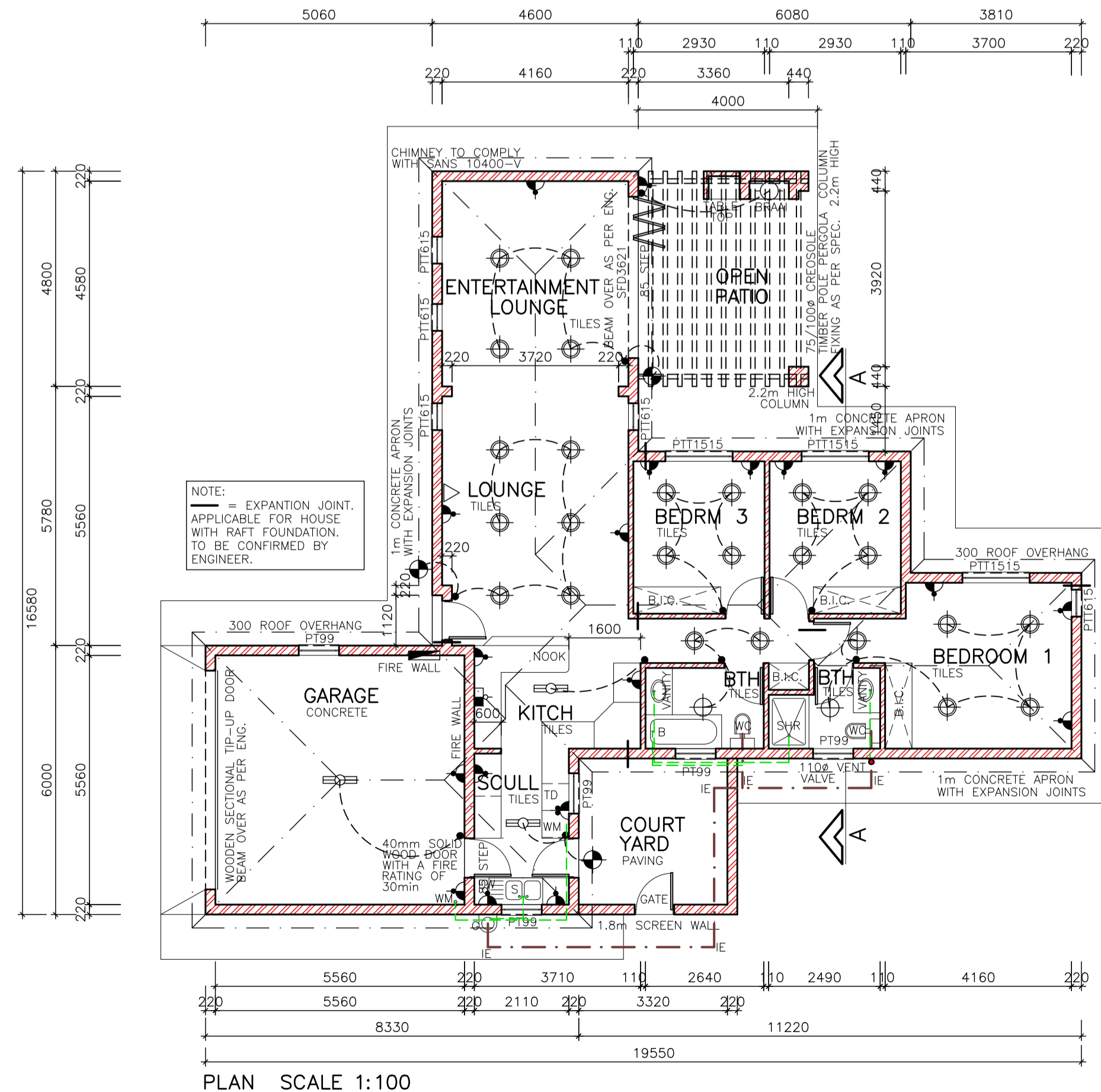


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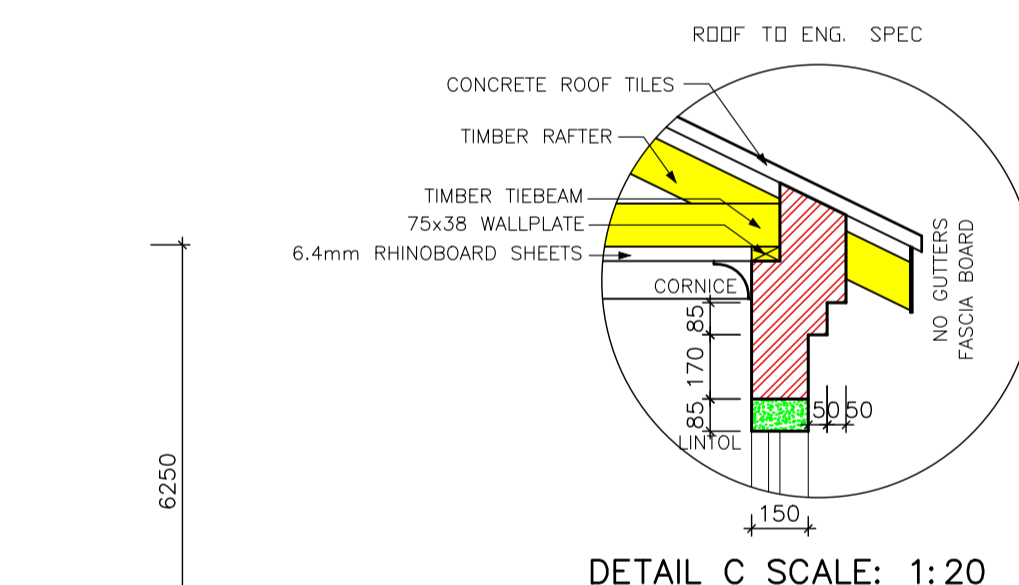


SECTION A-A SCALE 1:100

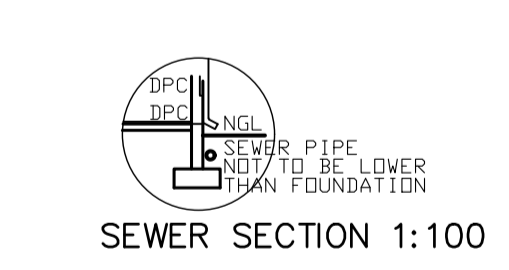
- NOTES**
- THE DEVELOPER RESERVES THE RIGHT TO ADAPT AND ADJUST ALL LEVELS ON SITE
  - ALL DIMENSIONS MUST BE VERIFIED
  - ALL GLAZING TO COMPLY WITH SECTION N OF SABS 0400 IN ACCORDANCE WITH SABS 0137 WINDOW AREAS TO BE 10% OF FLOOR AREA
  - D.P.C UNDER ALL WINDOWS, WALLS & FLOORS
  - ALL TO COMPLY 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 ARCHITECT'S NOTICE
- 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 152X38mm 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 BEDED IN MOTAR
  - 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**
- 1:60 TO ALL BENDS, JUNCTIONS & CHANGE OF DIRECTION LAST TO HAVE MARKED GROUND COVERS
  - DRAIN PASSING UNDER BUILDING TO BE PROTECTED AGAINST LOAD. ALL ROISINS 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 - 110mm PVC PIPE
  - WP - 50mm WASTE WATER PIPE
  - VENT - 110mm 2 WAY VENT VALVE
- WINDOWS AND DOORS**
- MINIMUM RESISTANT 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



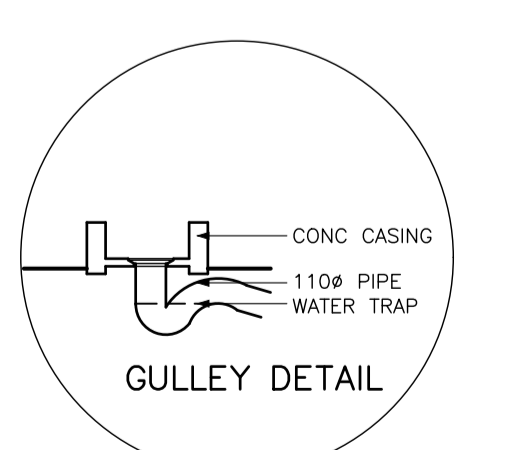
PLAN SCALE 1:100



DETAIL C SCALE: 1:20



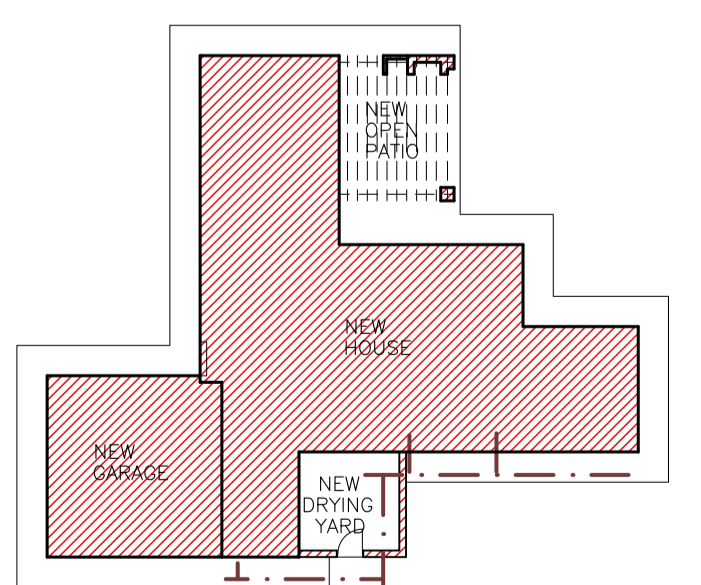
SEWER SECTION 1:100



GULLY DETAIL

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

SITE PLAN SCALE 1:250



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PROJECT  
**NEW HOUSE FOR XXX ON STD XXX**

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

AREA	
HOUSE	124.90m <sup>2</sup>
GARAGE	34.52m <sup>2</sup>
OPEN COURTYARD	12.52m <sup>2</sup>
OPEN PATIO	18.24m <sup>2</sup>
TOTAL COVERED	159.42m <sup>2</sup>
STAND	XXX m <sup>2</sup>
COVERAGE	XXX %
F.A.S.	XXX

DRAWN	SCALE
P H S	AS SHOWN
DATE	REV.0
XXX	
HOUSE TYPE	
MDV 159-ALT BR 021	

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