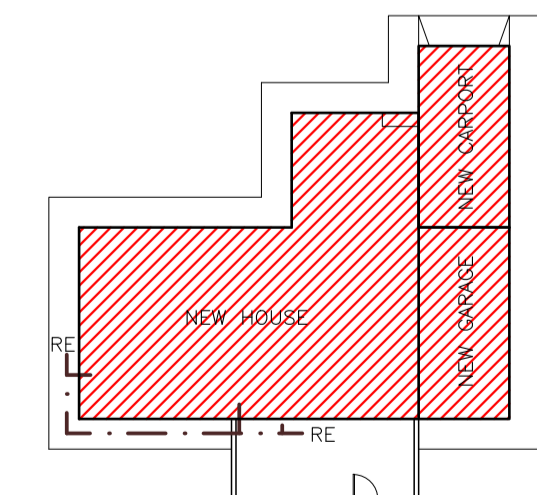
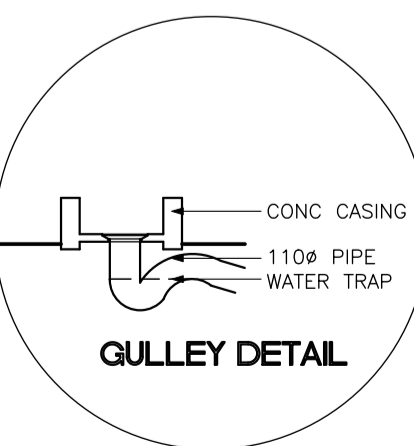
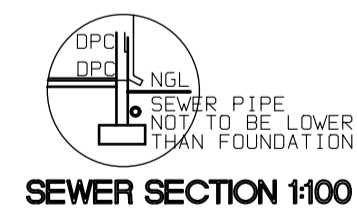
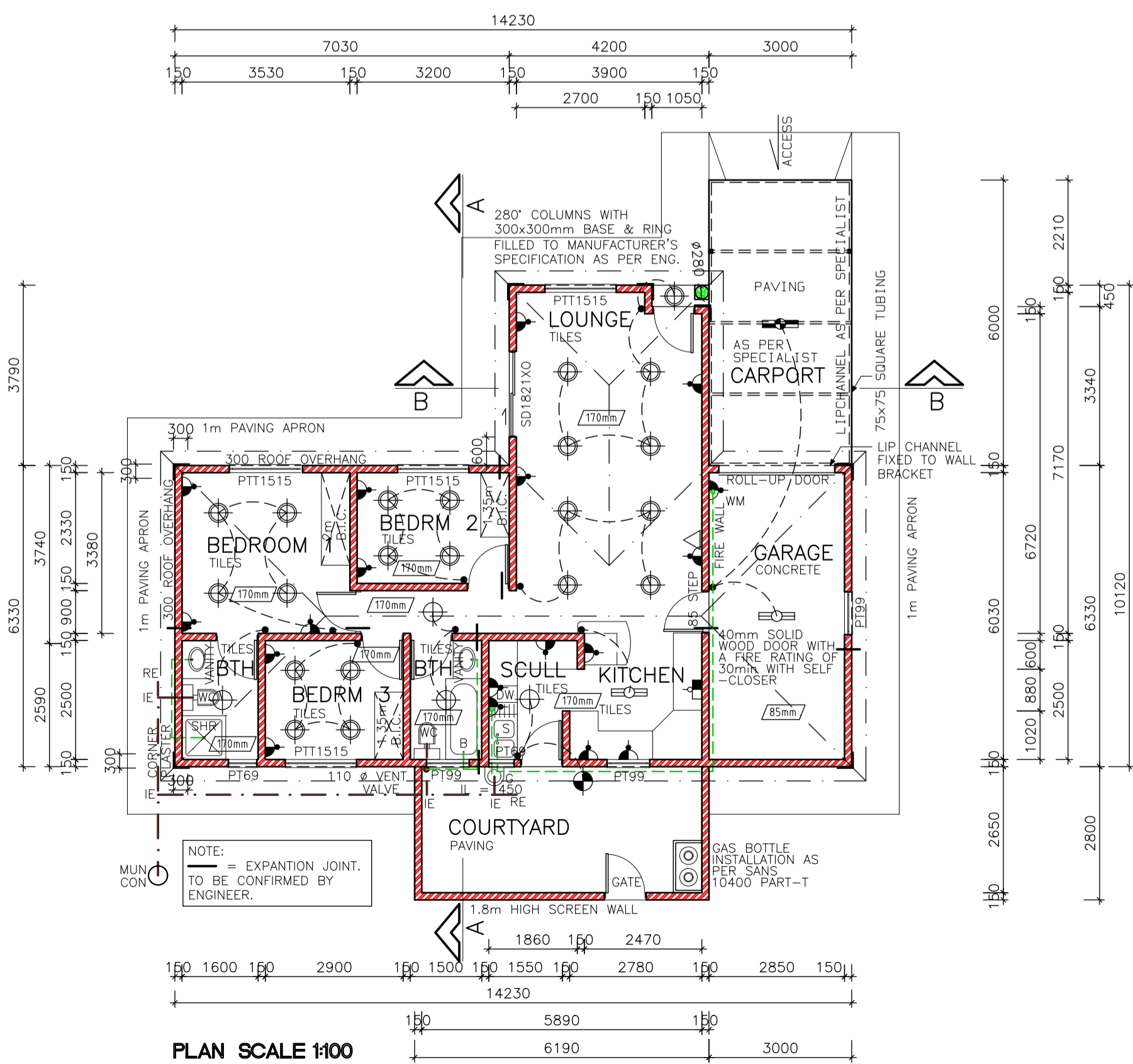
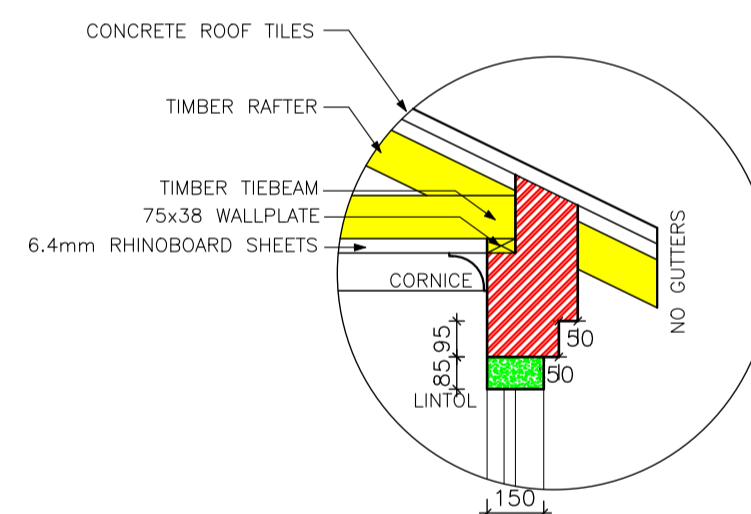
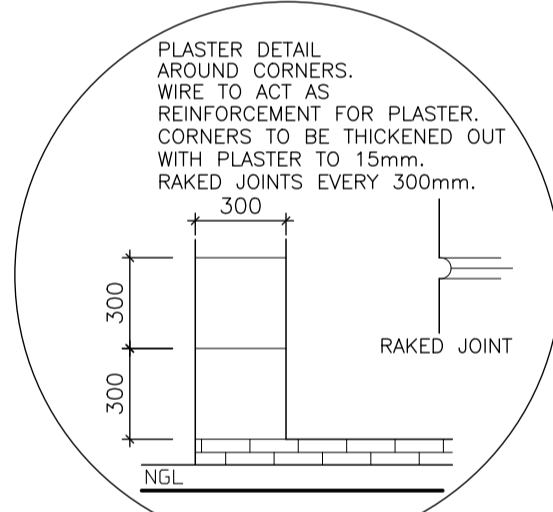
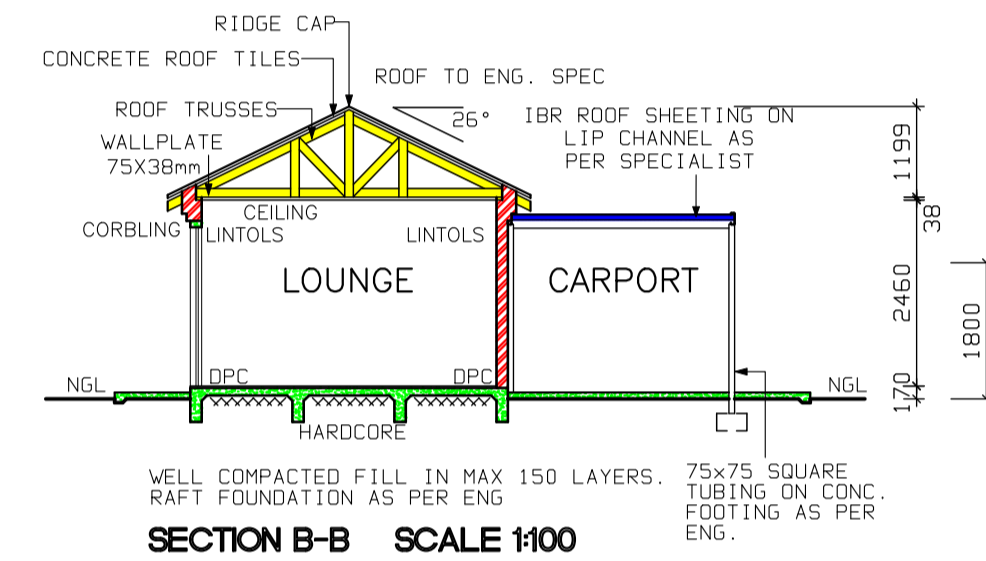
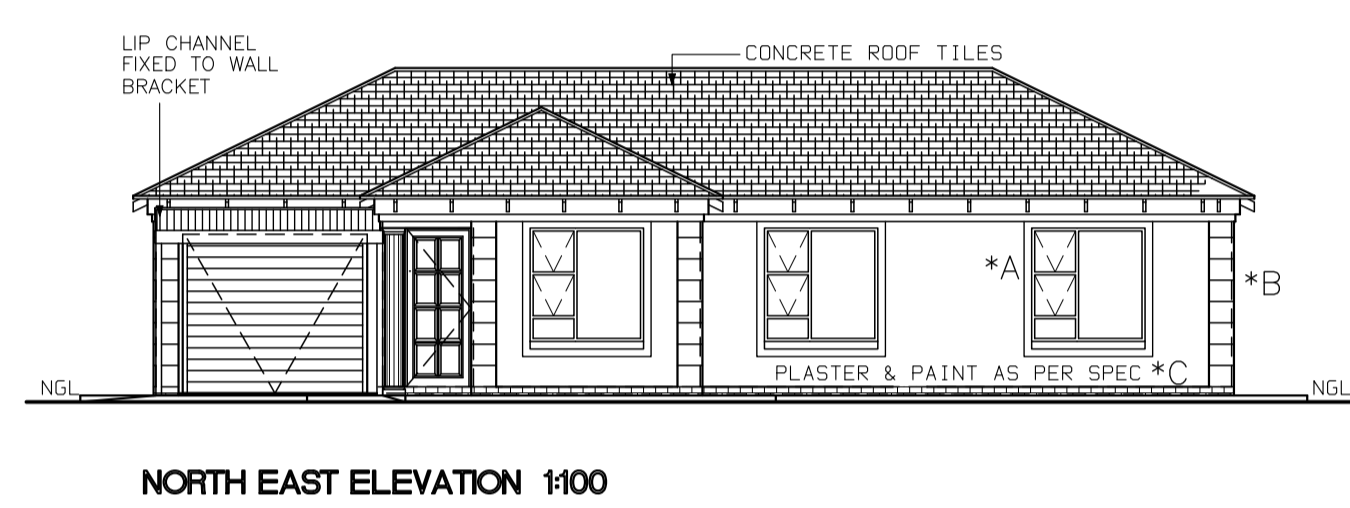
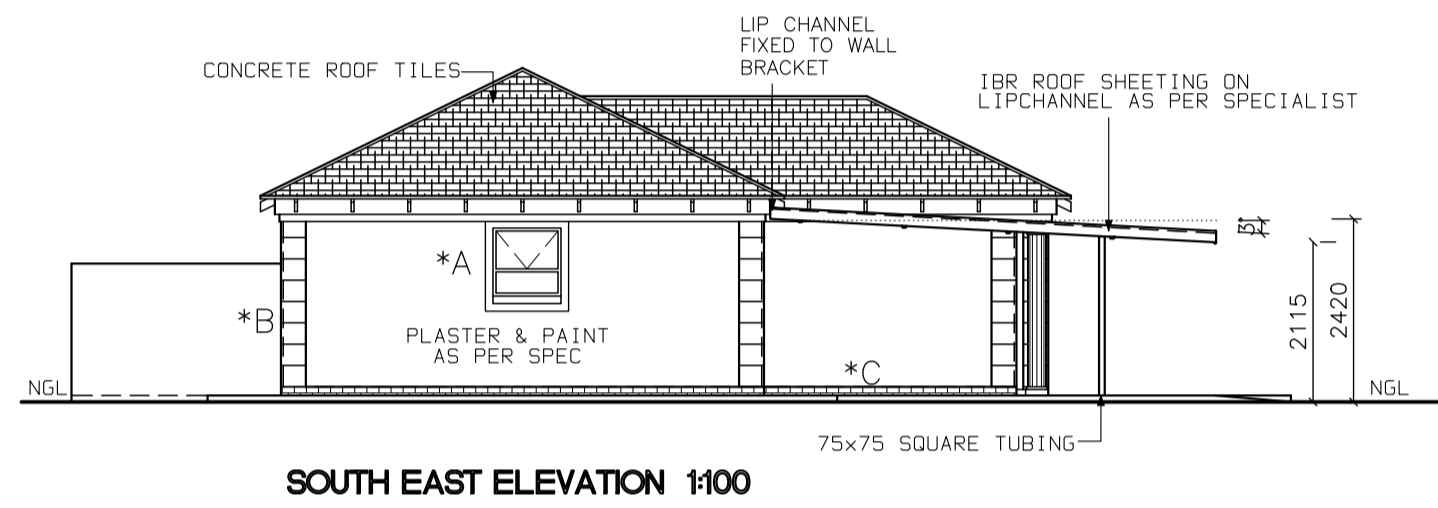
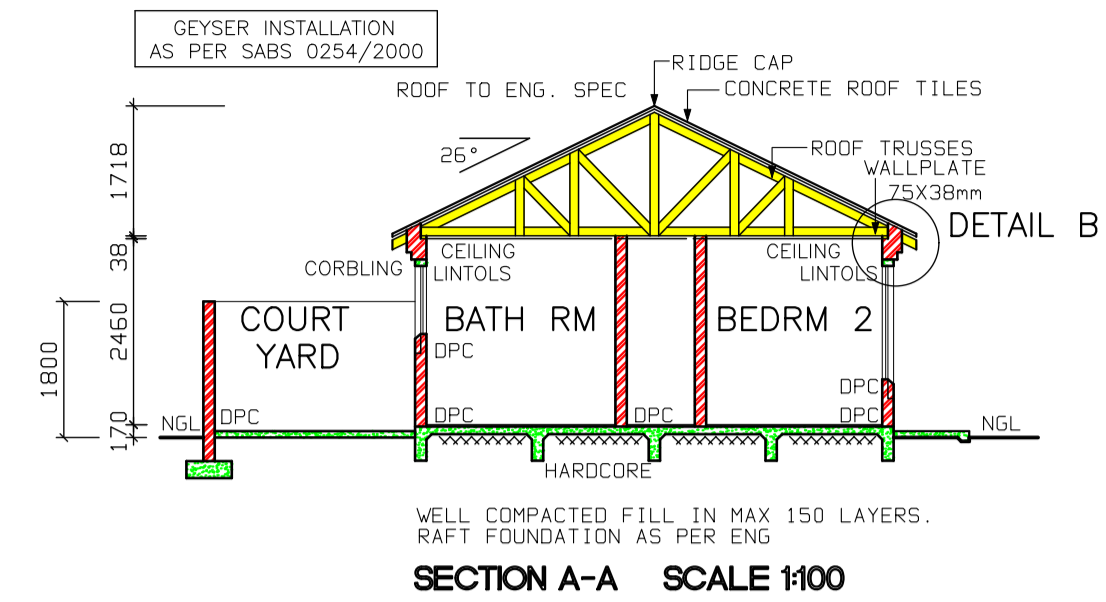


- \*A 100mm PLASTER BANDS AROUND WINDOWS. ALL TO COMPLY WITH SABS 0137
- \*B PLASTER WORK ON CORNERS WITH V-JOINTS TO BE 300 X 300
- \*C FACE BRICK PLINTH AS PER SPEC.



- 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 DEVELOPER'S SPEC.
  - 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**
- 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 750mm MAX SPACING ON 76x38mm 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. ALL SPECIFICATIONS TO BE CONFIRMED BY ENGINEER/ROOF SPECIALIST.
  - 170mm FIBRE CEMENT FASCIA BOARDS WITH G.S.I. RINGBOARD CEILING ON 38x38mm BRANDING. 24x4mm WIRE ROOF TIES @ 300mm DEEP AT 750mm CENTERS
  - PREFABRICATED TRUSSES ENG DESIGN TO SABS0160 & SABS0136. TIMBER AS SPECIFIED IS GRD 5
- DRAINAGE**
- IE'S 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 INVERTER 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
  - VENT - 110ø 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
  - WEATHER PROOF FLUORESCENT LIGHT



PROJECT  
NEW HOUSE FOR XXX ON STD XXX

DRAWING TITLE  
FLOOR PLANS, SITE PLAN, ELEVATIONS & DETAILS

AREA	AREA
HOUSE GROUND FLOOR	86.46
COVERED ENTRANCE	0.54
GARAGE	18.99
CARPORT	18.00
OPEN COURTYARD	17.33
TOTAL COVERED AREA	123.99m²
STAND	1000
COVERAGE	13.40 %
F.A.R.	0.12

ARCHITECTURAL PROJECT SERVICES  
J.A. VENTER  
S.A.C.P. No. 10547  
DRAWN P.H.S. SCALE AS SHOWN  
DATE XXXX REV:0  
HOUSE TYPE  
MDV 106-ALT BR (21)