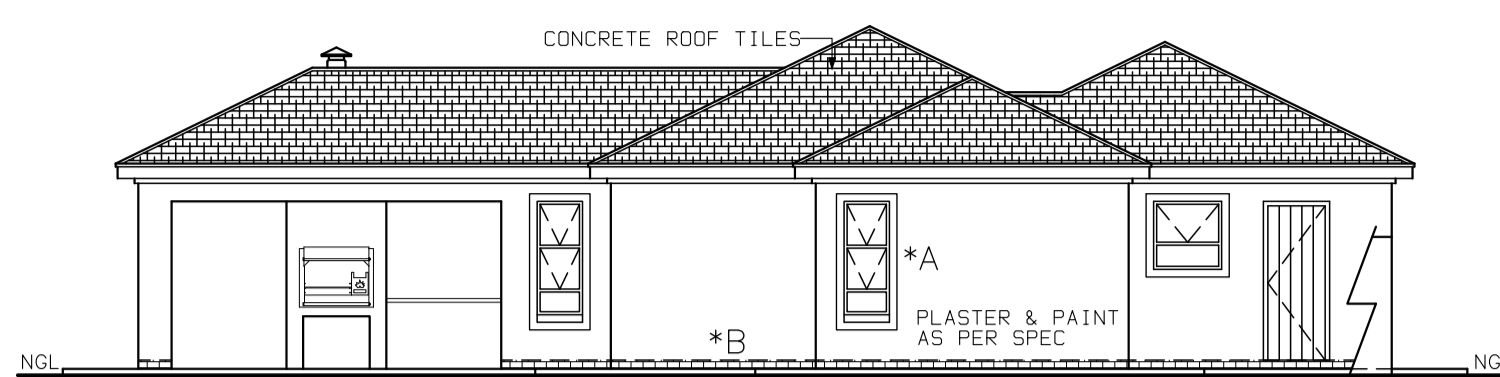


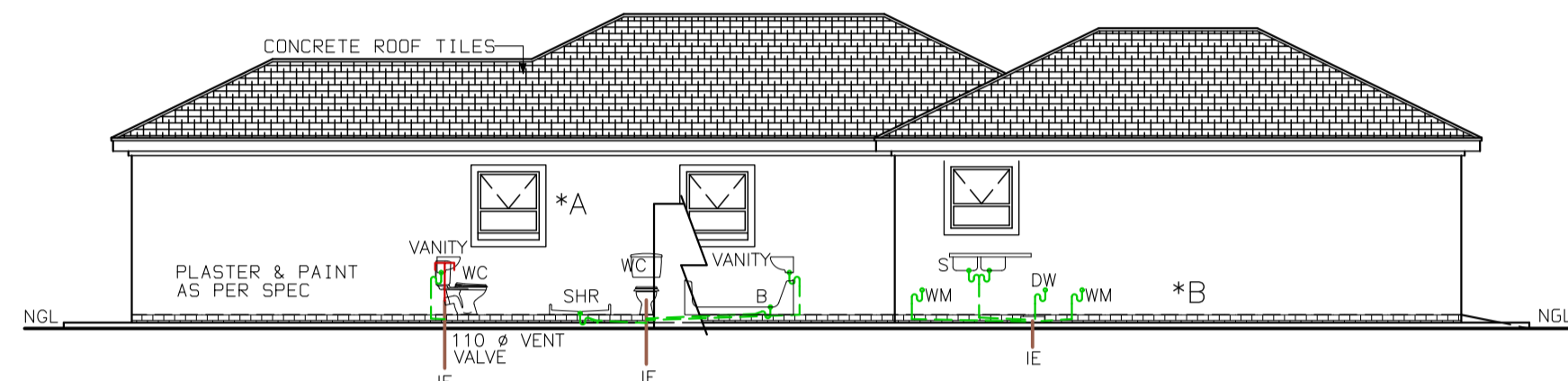
ELEVATION 1:00



ELEVATION 1:00

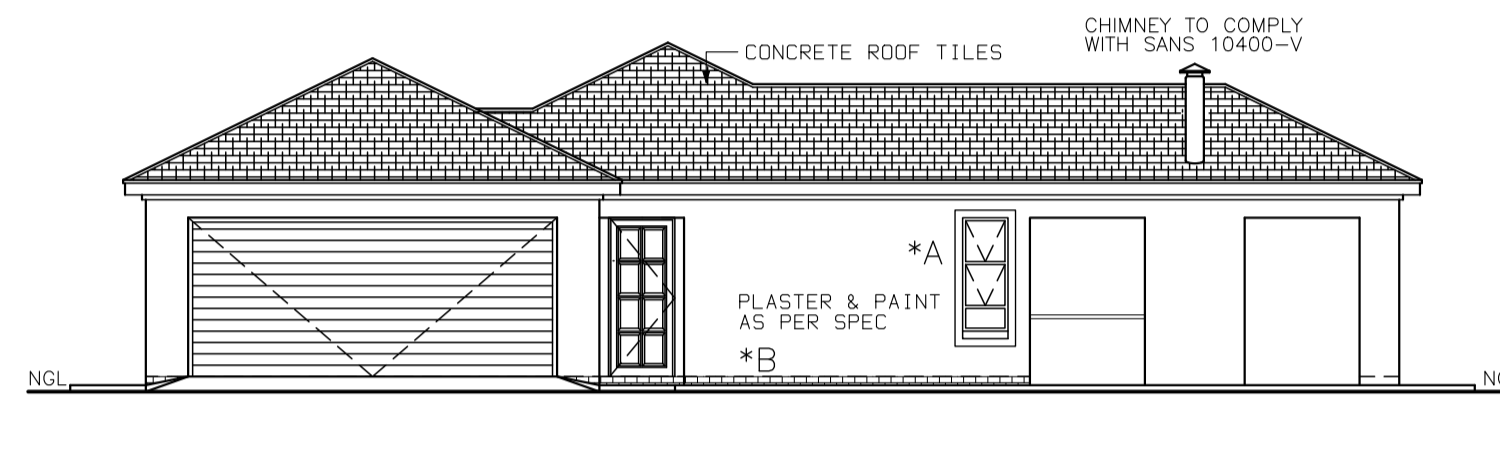
*A 100mm PLASTER BANDS
AROUND WINDOWS.
ALL TO COMPLY
WITH SABS 0137

*B FACE BRICK PLINTH
AS PER SPEC.

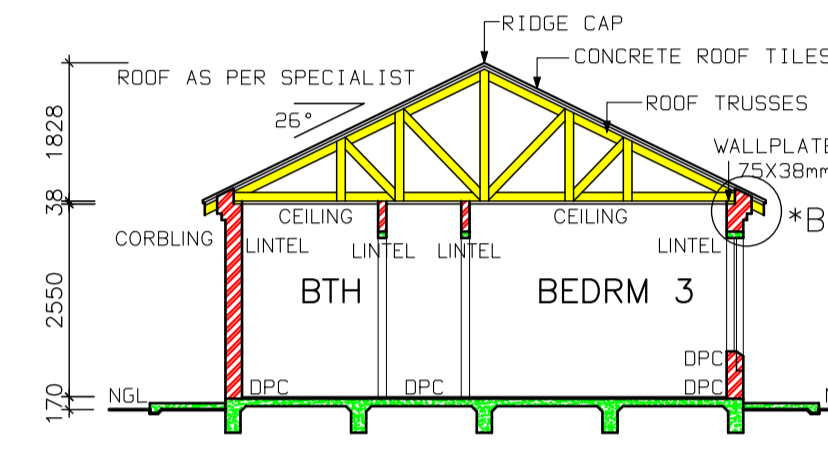


ELEVATION 1:00

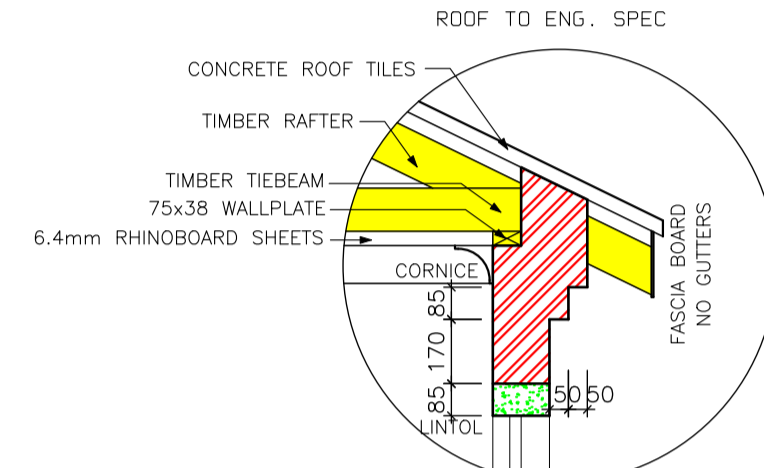
50mm Ø WASTE WATER PIPES
SEWER FALL TO BE
1 : 60 MIN AND 1 : 40 MAX



ELEVATION 1:00

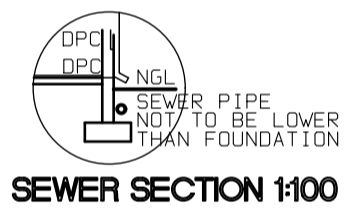


SECTION A-A SCALE 1:00

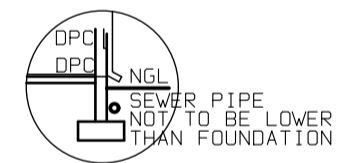


DETAIL B SCALE 1:20

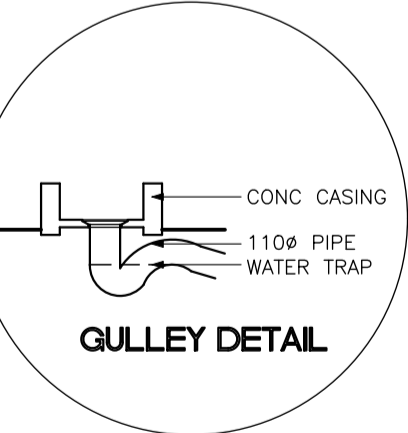
- NOTES**
- THE DEVELOPER RESERVES THE RIGHT TO ADAPT AND ADJUST ALL LEVELS ON SITE
 - ALL DIMENSIONS MUST BE VERIFIED
 - ALL GLAZING TO COMPLY WITH SECTION N OF SABS 0400 IN ACCORDANCE WITH SABS 0137 WINDOW AREAS TO BE 10% OF FLOOR AREA
 - D.P.C. UNDER ALL WINDOWS, WALLS & FLOORS
 - ALL TO COMPLY WITH 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 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 152X38mm 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
 - 170mm FIBRE CEMENT FASCIA BOARDS WITH G.S.I. RIBBOARD CEILING ON 38X38mm BRANDBERING. 2X4mm WIRE ROOF TIES @ 300mm DEEP AT 760mm 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. INVERT LEVEL TO BE 40mm
 - 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
 - FLOURESCENT LIGHT
 - TV POINT
 - WATERTIGHT WALL-MOUNTED BULKHEAD



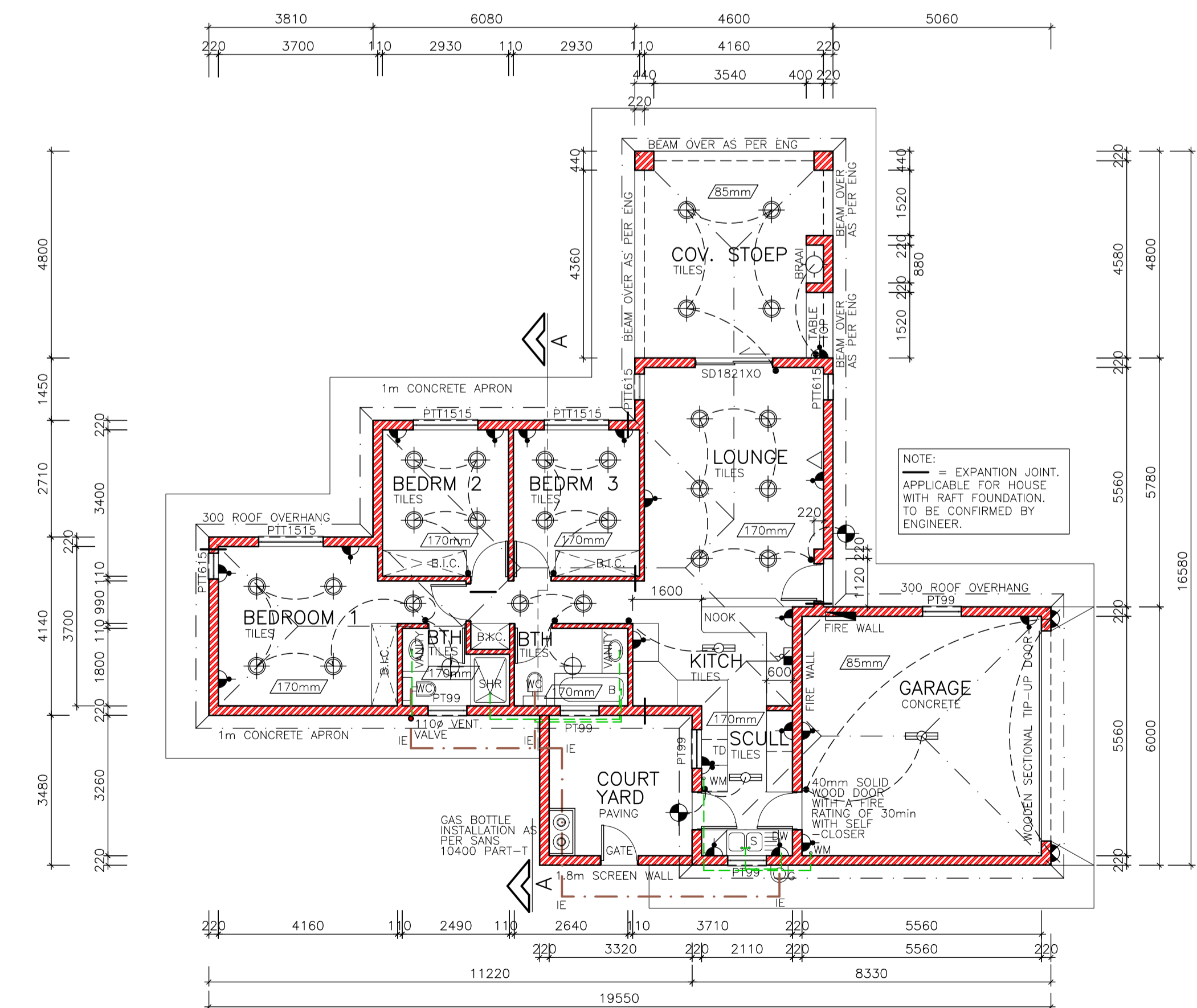
SEWER SECTION 1:00



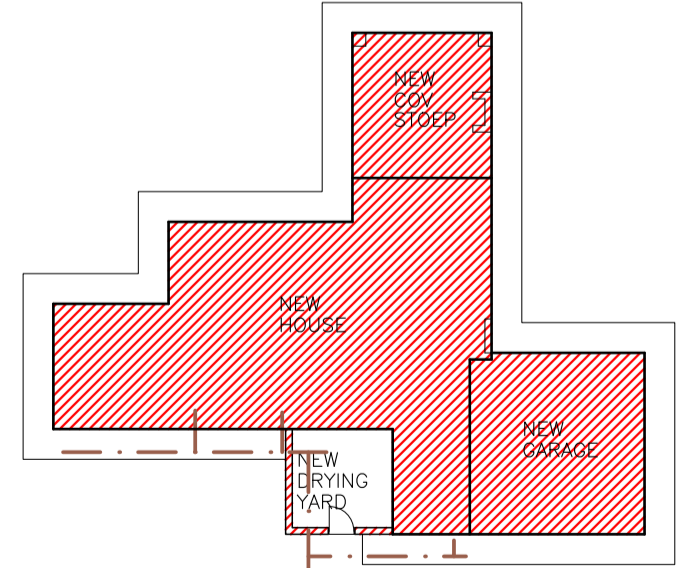
SEWER SECTION 1:00



GULLY DETAIL



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 2602 Fax: 086 684 6864	DRAWN P H S	SCALE AS SHOWN
	DATE XXX	REV.0
HOUSE TYPE MDV 159 BR (21)		