



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

ALL GLAZING TO COMPLY WITH SECTION N OF SABS 0400 IN ACCORDANCE WITH SABS 0137

- 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. WINDOW AREAS TO BE 10% OF FLOOR AREA
 4. D.P.C. UNDER ALL WINDOWS, WALLS & FLOORS
 5. ALL TO COMPLY WITH NBR. AND THE MUNICIPALITY 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, 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 & HIPS TO COMPRISE OF STANDARD RIDGE TILE BEDDED IN MORTAR
 9. 170mm FIBRE CEMENT FASCIA BOARDS WITH G.S.I. RINGBOARD CEILING ON 38x38mm BRANDING. 2x4mm WIRE ROOF TIES @ 300mm DEEP AT 760mm CENTERS
 10. PREFABRICATED TRUSSES ENG DESIGN TO SABS0160 & SABS0136. TIMBER AS SPECIFIED IS GRD 5
- DRAINAGE**
11. IE'S TO ALL BENDS, JUNCTIONS & CHANGE OF DIRECTION LAST TO HAVE MARKED GROUND COVERS AGAINST LEAD. ALL DRAINS TO COMPLY WITH NBR RE-SEAL TRAPS TO ALL WASTE FITTINGS (ACCESSIBLE FOR REPAIR AND MAINTENANCE)
 12. WASTE PIPES EXCEEDING 6m TO BE VENTED
 13. GRADIENT OF DRAINS TO BE 1:60 FALL MINIMUM TO 1:40 MAXIMUM. INVERT LEVEL TO BE 450mm
 14. 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**
17. 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
 - WATERTIGHT WALL-MOUNTED BULKHEAD
 - STOVE CONNECTION
 - DISTRIBUTION BOARD
 - 5 amp LIGHT SWITCH
 - FLUORESCENT LIGHT
 - TV POINT

TEL (012) 653-8080
FAX (012) 653-8049

PROJECT
NEW HOUSE FOR XXX
ON STD XXX
XXX

DRAWING TITLE
FLOOR PLANS, SITE PLAN,
ELEVATIONS & DETAILS

AREA	
HOUSE	139.88
COVERED STOEP	15.55
GARAGE	37.83
OPEN COURTYARD	10.24
TOTAL COVERED	192.26m²
STAND	1000
COVERAGE	19.23%
F.A.R.	0.19

DRAWN	SCALE
P.H.S	AS SHOWN
DATE	REV:0
XXX	
HOUSE TYPE	
MDV 192 BR (21)	

ARCHITECTURAL PROJECT SERVICES
Tel: (011) 486 2602 Fax: 086 684 6864

SITE PLAN 1:250