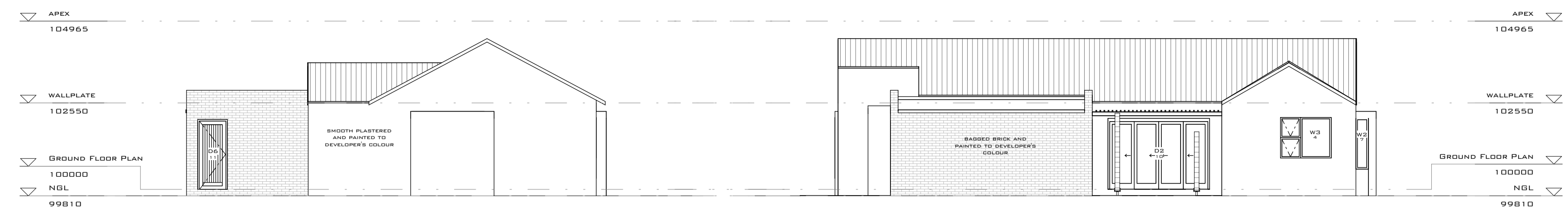
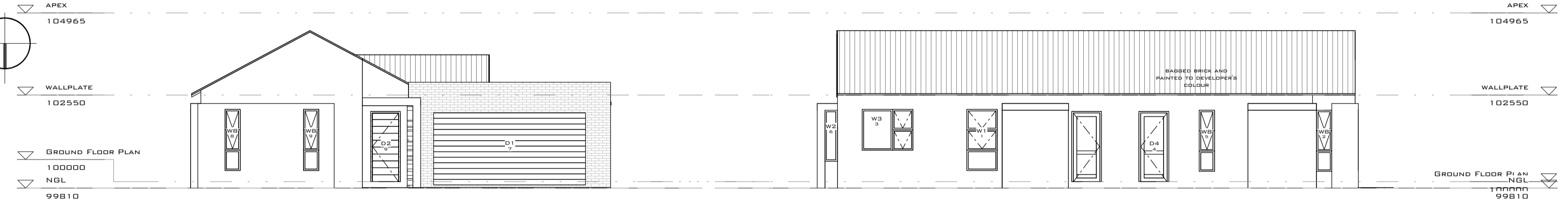


SITE PLAN
SCALE: 1 : 200



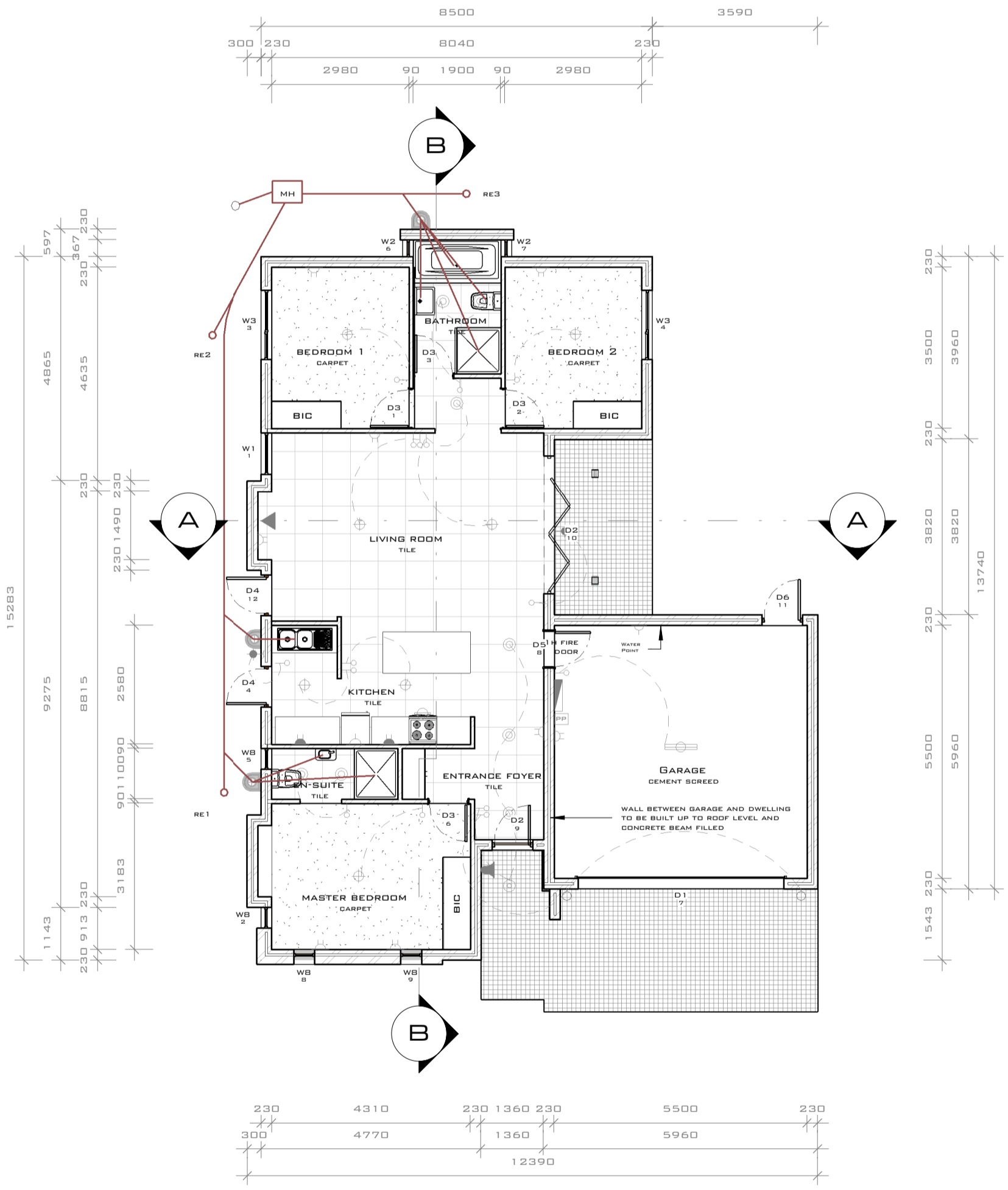
NORTH ELEVATION
SCALE: 1 : 100

EAST ELEVATION
SCALE: 1 : 100

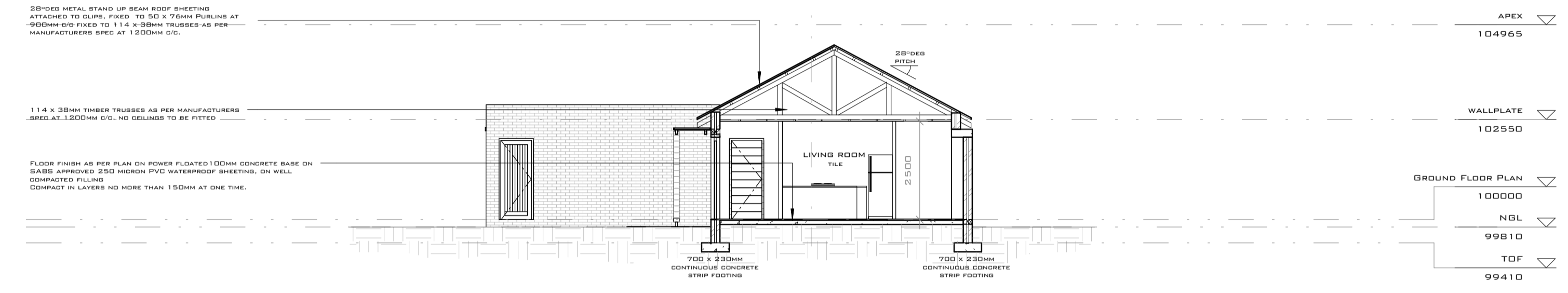


SOUTH ELEVATION
SCALE: 1 : 100

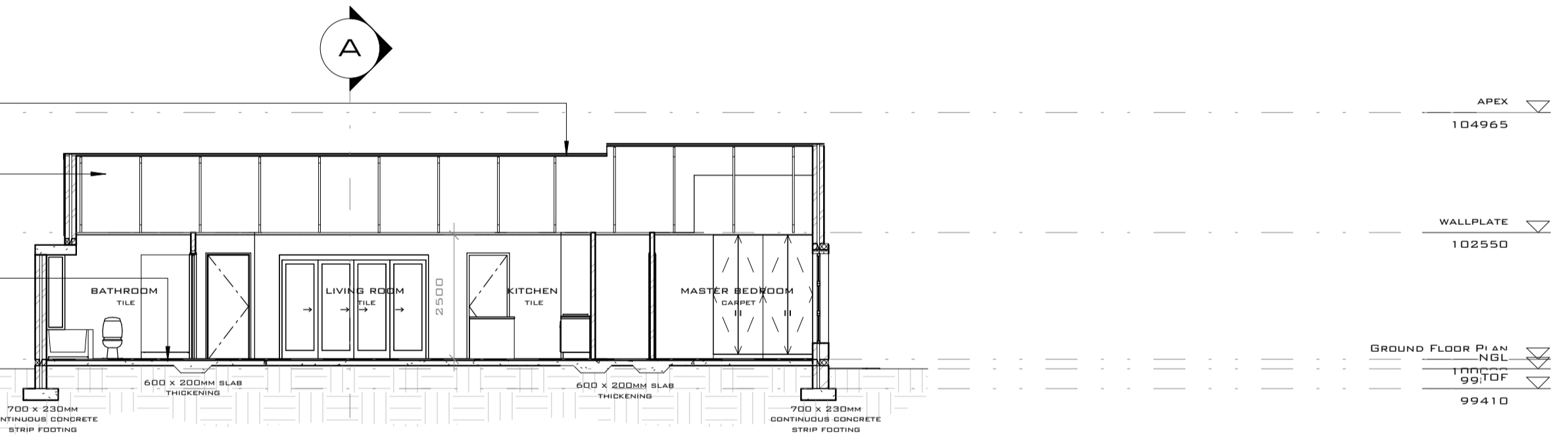
WEST ELEVATION
SCALE: 1 : 100



GROUND FLOOR PLAN
SCALE: 1 : 100



SECTION A-A
SCALE: 1 : 100



SECTION B-B
SCALE: 1 : 100

ELECTRICAL LEGEND

Light Point	⊕
Wall Mounted Light (2M HIGH)	⊕
Wall Mounted Light, Waterproof	⊕
Up and Down Lights	⊕
Down Light	⊕
Downlights recessed in concrete	⊕
Fluorescent Light (1.2M DOUBLE)	⊕
Light Switch (1.3M HIGH)	⊕
Double Wall Plug (1.3M HIGH)	⊕
Single Wall Plug (1.3M HIGH)	⊕
Isolator (1.1M HIGH)	⊕
TV Point	⊕
Telephone Point	⊕
Distribution Board	⊕
Prepaid Meter	⊕
Outdoor M	⊕
Door Bell	⊕

WINDOW SCHEDULE

DESCRIPTION	MARK	HEIGHT	WIDTH
W1	1	1800	900
W2	6	1500	366
W3	3	1200	1500
W4	4	1200	1500
W5	8	1800	450
W6	9	1800	450
W7	2	1800	450
W8	5	1800	450

DOOR SCHEDULE

DESCRIPTION	MARK	HEIGHT	WIDTH
D1	7	2125	4480
D2	9	2032	813
D3	10	2100	3000
D4	1	2125	813
D5	2	2125	813
D6	3	2125	813
D7	6	2125	813
D8	4	2032	813
D9	12	2032	813
D10	8	2125	762
D11	11	2032	813

AREA SCHEDULE

NAME	AREA
DWELLING	105 M ²
GARAGE	35 M ²
TOTAL	140 M²
SITE COVERAGE	292M ² 47.9%

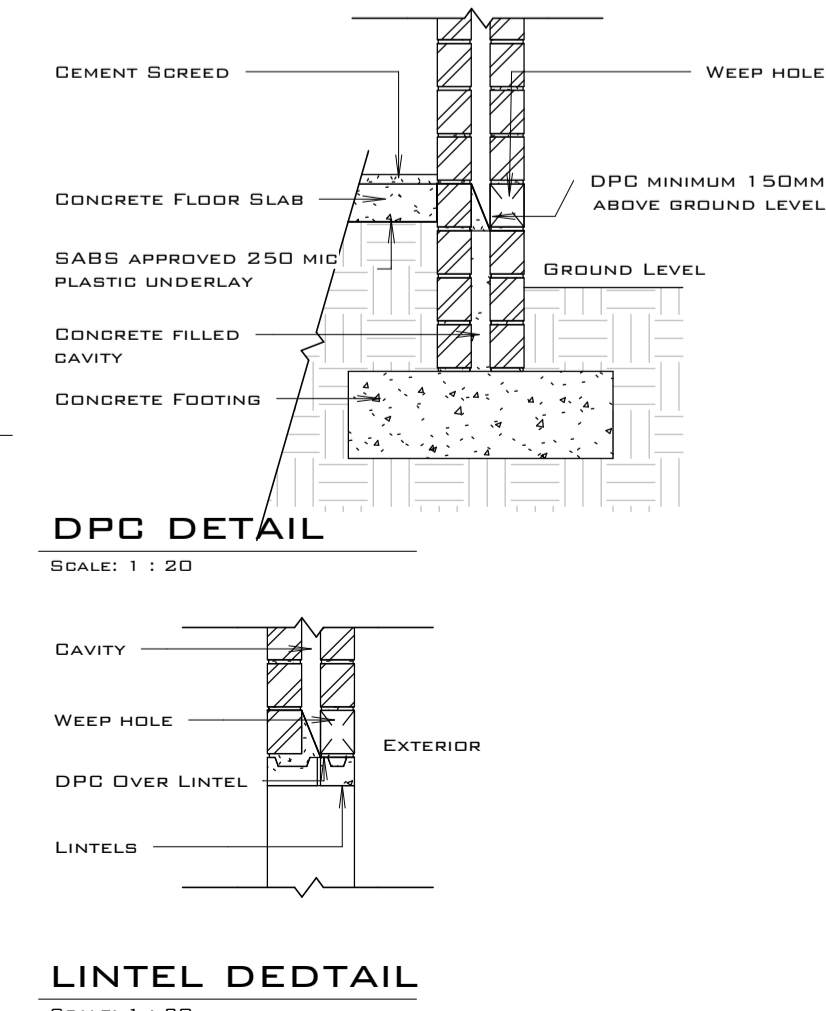
ENERGY EFFICIENCY ON FENESTRATION

GLAZED DOORS & WINDOWS TOTAL 14.9% THUS LESS THAN 15% OF FLOOR AREA ENVELOPE THEREFORE COMPLIES

DRAINAGE SECTION
SCALE: 1 : 100

COVER LEVEL	99 B10	99 B10	99 B10	99 B10	99 B10	99 B10	99 B10
INVERTED LEVEL	99 158	99 142	99 004	99 142	99 246	99 484	99 310
DEPTH	652	668		668	564	516	500
DISTANCE	1000	3000	716	3000	6500	3000	1000
FALL	1:60						

Drain to be adequately covered and protected



SANS 10400 GEYSER AND PIPE INSULATION

50% HOT WATER TO BE FROM SOLAR POWER GEYSER
ALL EXPOSED PIPES TO AND FROM THE HWC SHALL BE INSULATED

GEYSER BLANKET- NON COMBUSTABLE FLEXIBLE GLASS WOOL WITH FOIL FACING 1.25
GEYSER BLANKET INSULATION 1.28
NON COMBUSTABLE GLASS WOOL SNAP ON PIPE INSULATION TO BE FITTED R-VALUE 1.0

SANS 10400 ROOF ASSEMBLY

REQUIRED R VALUE = 3.7
OBTAINED R VALUE = 3.82

ROOF 30 DEGREE PITCH WITH HORIZONTAL CEILING AND SHEETING:

OUTDOOR AIR FILM (7M/S) R 0.03
ROOF METAL SHEETING R 0.00
ROOF AIR SPACE (NON-REFLECTIVE) R 0.18
PLASTERBOARD, GYPSUM (10MM, 880KG/M³) R 0.02
INDOOR AIR FILM (STILL AIR) R 0.11
TOTAL R-VALUE R 0.34

INSULATION

100 MM ISOTHERM INSULATION R 3.48
TOTAL R VALUE R 3.82

ALL STORM WATER FROM DOWNPIPES AND ROOFS TO BE LEAD TO MUNICIPAL STORM WATER DRAINS BY STORM WATER CHANNELS.



GENERAL NOTES:

THE DESIGN OF THIS DRAWING IS COPYRIGHTED AND REMAINS THE PROPERTY OF THE DESIGNER.

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE, BY THE CONTRACTOR, PRIOR TO COMMENCING WORKS.

SHOULD DRAWINGS BE SCALED, DIMENSION TO BE CHECKED WITH DESIGNER BEFORE IMPLEMENTED. OVERALL DIMENSIONS TO TAKE PRECEDENCE.

DISCREPANCIES ON DRAWINGS, OR INTENDED VARIATIONS ARE TO BE CLEARED WITH THE DESIGNER, PRIOR TO COMMENCEMENT.

SHOULD PRODUCTS SPECIFIED NOT BE AVAILABLE IT IS IMPERATIVE TO NOTIFY THE DESIGNER PRIOR TO SUBSTITUTION.

ALL WORKS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.

THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.

ENGINEER TO INSPECT AND ASSESS ALL LOAD BEARING WALLS, BEAMS, SLABS AND TO PROVIDE THE NECESSARY DETAILS WHERE APPLICABLE.



CONSTRUCTION NOTES:

FOUNDATIONS:
SIZES INDICATED IN SECTIONS.
CONCRETE STRENGTH TO BE 20MPA.

PLUMB BRICKWORK:
WALLS TO BE 280MM CAVITY CONSTRUCTION.
CAVITY TO BE CONCRETE FILLED, 15MPA.

FLOOR CONSTRUCTION:
FLOOR COVERINGS AS PER PLAN ON 25MM CEMENT SCREED ON 100MM CONCRETE BASE ON SABS APPROVED 250 MICRON PVC WATERPROOF SHEETING, ON WELL COMPACTED FILLING COMPACT IN LAYERS NO MORE THAN 150MM AT ONE TIME.

WALLS:
EXTERIOR TO BE 230MM BRICK CAVITY WALLS. WALL BETWEEN GARAGE AND DWELLING TO BE SAMPLIFIED. INSTALL 3 BUTTERFLY WALL TIES FOR EVERY WF OF WALL FACE AREA. 57MM WELDED MESH (BRICKFORCE) EVERY FORTH COURSE AND EVERY COARSE OVER DRENCHES. INTERIOR TO BE 110MM CLAY BRICK WALLS.
WALLS TO BE SMOOTH PLASTERED AND THEN PAINTED TO COLOUR APPROVED BY DEVELOPER OR BAGGED FINISH AS INDICATED.

PRECAST LINTELS:
TO BE LAID OVER ALL DRENCHES GREATER THAN 900MM.
LINTELS TO BE LAID AS PER MANUFACTURERS SPECIFICATION.
WELDED MESH (BRICKFORCE) OVERLAPPING TWO BRICKS EITHER SIDE OF DRENCHES AND ANOTHER FOUR COURSES HIGHER.

ROOFING:
PITCH TO SECTIONAL AND ELEVATIONAL SPECIFICATIONS - METAL STAND UP BEAM ROOF SHEETING ATTACHED TO CLIPS, FIXED TO 50 X 75MM PURLINS AT 900MM C/C FIXED TO 114 X 38MM TRUSSES AS PER MANUFACTURERS SPEC OR RAFTERS BUILT INTO WALL AT 1200MM C/C. PORTION OF TIMBER TO BE BUILT INTO WALL TO BE WRAPPED IN SABS APPROVED PVC UNDERLAY.

COLUBS:
6.5MM RHINOBOARD SMOOTH SKIMMED FIXED TO 38 X 38MM BATTENING OR 50 X 75MM PURLINS AS INDICATED AT 400MM C/C FIXED TO UNDERSIDE OF TRUSSES OR RAFTERS.

PERFLA:
38MM X 38MM BATTENS ON 150 X 35MM TIMBER BRADING ON 114 X 114MM TIMBER COLUMN FITTED ON GALVANIZED SADDLE CABT INTO A 350 X 350 X 300MM CONCRETE BASE FRAME FIXED TO WALL WITH 8MM ROLL BOLTS COUNTERSUNK INTO TIMBER

PLUMBING:
AS PER MUNICIPAL REGULATION.
AS PER SECTIONS ELEVATIONS & FLOOR PLANS.

DOORS AND WINDOWS:
AS PER SECTIONS ELEVATIONS & FLOOR PLANS.
LIGHT AREAS TO BE MIN. 10% OF FLOOR AREA.
VENTILATION TO BE MIN. 5M³ OF FLOOR AREA.
GLAZING IN EXCESS OF 1M² OR WITHIN 500MM ABOVE FLOOR LEVEL TO BE SAFETY GLAZED. (PART N OF THE SABS D400)

WAYNE MICHAEL DESIGN
ENGINEERS ARCHITECTS

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AMPHORIA PROPERTY DEVELOPERS

KUILSRIVER
TURNBERRY VILLAGE
ERF 23401
PLOT 45

FLOOR PLAN

PROJECT NUMBER	TV-007
DATE	12 Aug 2014
DRAWN BY	RIKUS BRUWER
SACP REG NO:	T1248

HOUSE TYPE 7

SCALE AS INDICATED