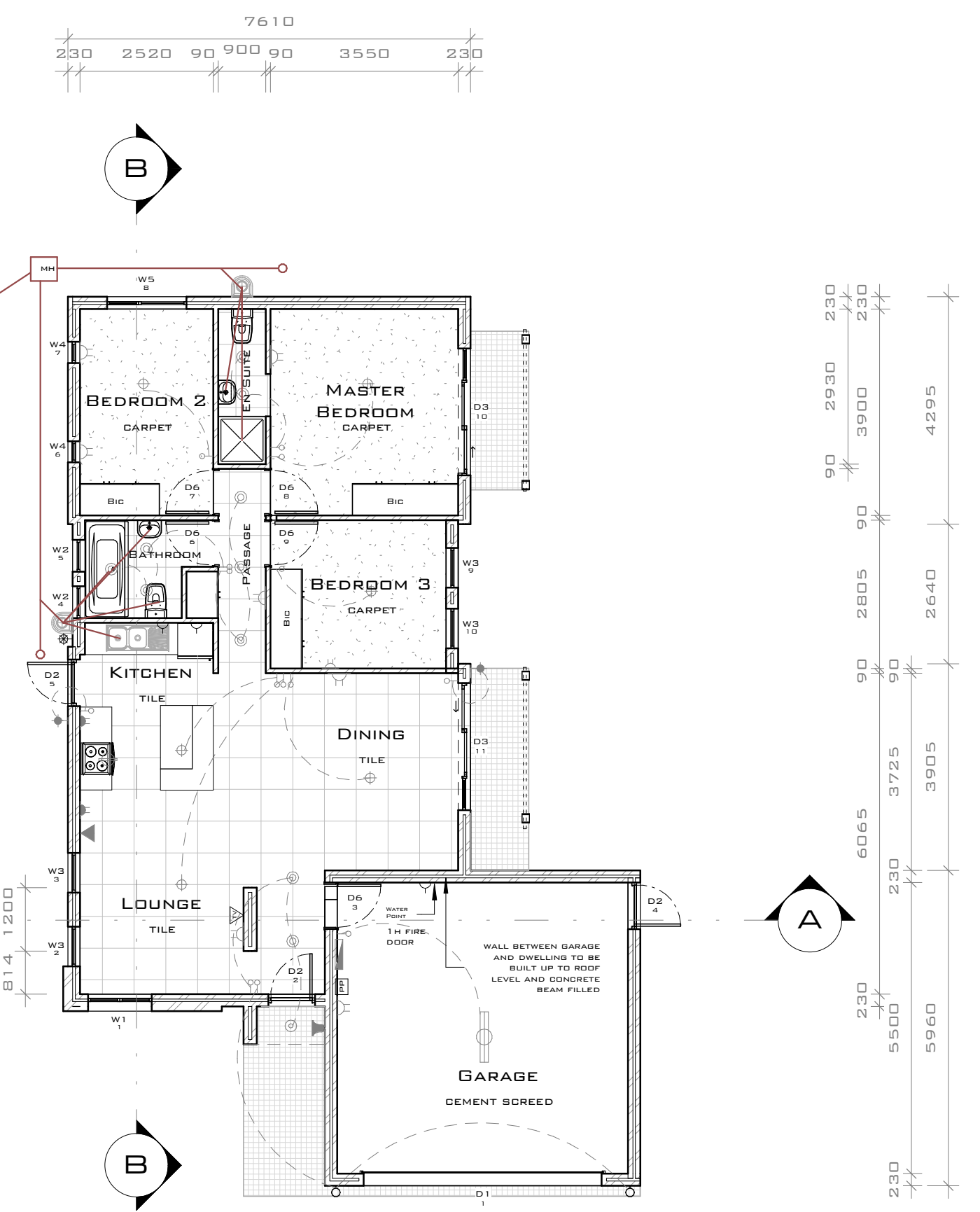
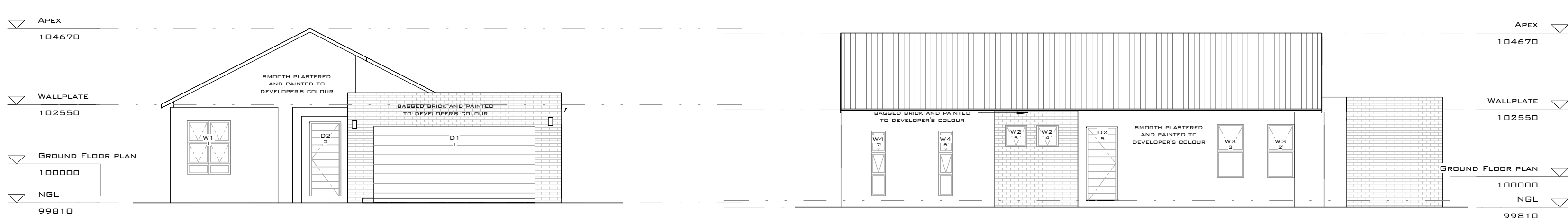
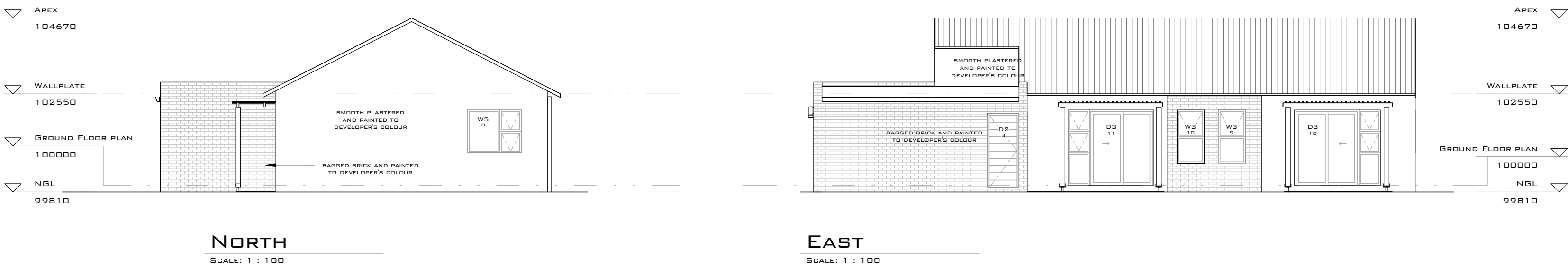
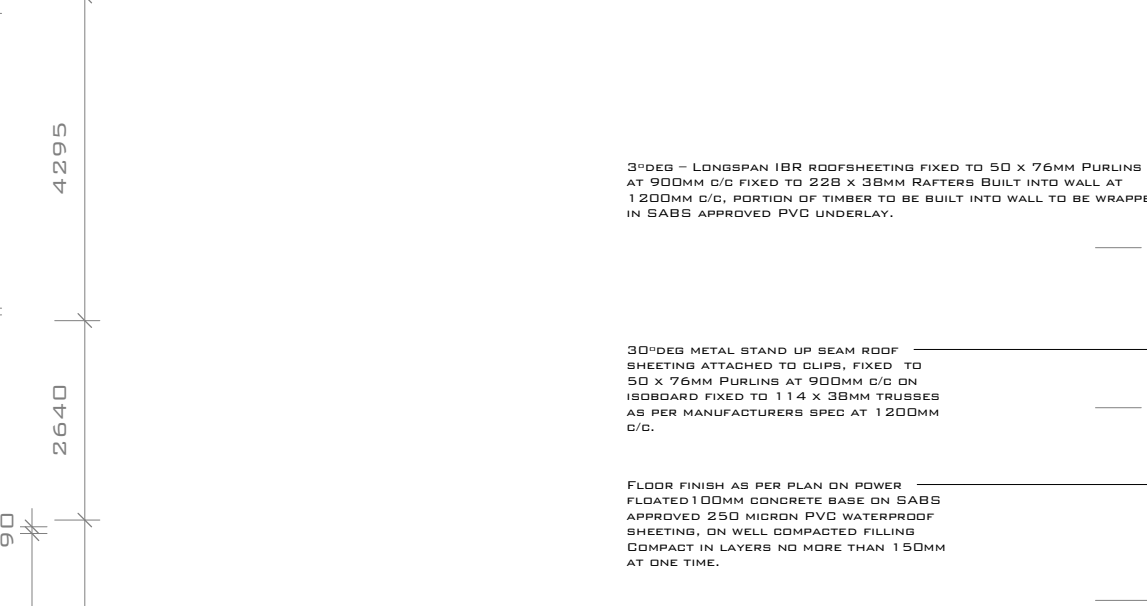
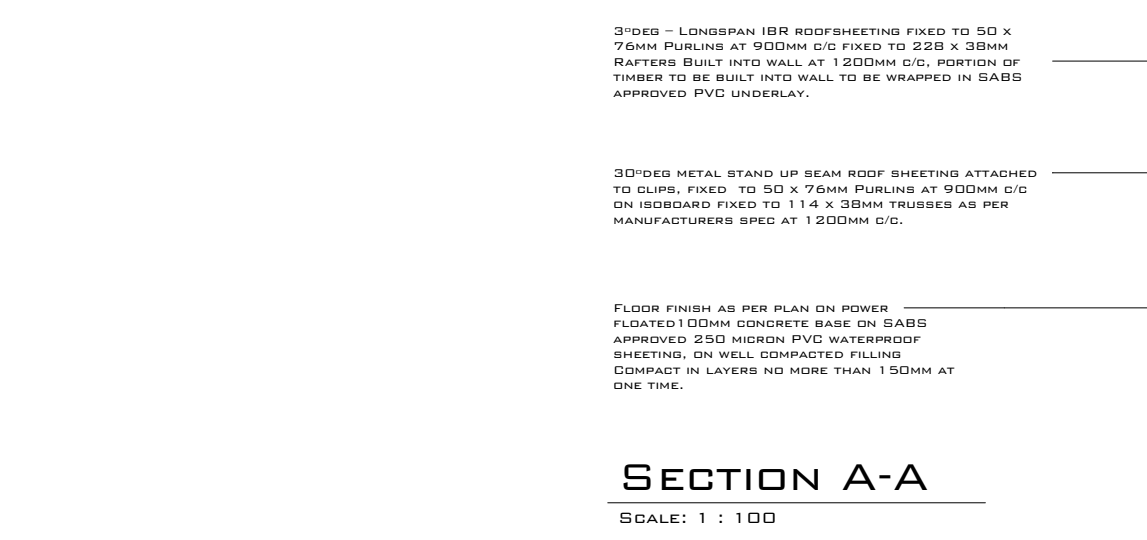


**ALBATROS STREET
SITE PLAN**
SCALE: 1 : 200



GROUND FLOOR PLAN
SCALE: 1 : 100



ELECTRICAL LEGEND

SWITCH	□
SMALL MOUNTED LIGHTER 1.2M HIGH	○
SMALL MOUNTED LIGHTS WATERPROOF	○
UP AND DOWN LIGHTS	○
DOWN LIGHTER	○
DOWNLIGHT RECESSED IN CONCRETE	○
FLUORESCENT LIGHT 1.2M DOUBLE	○
LIGHT SWITCH (1.2M HIGH)	○
DOUBLE WALL PLUG (1.5M HIGH)	○
DOUBLE WALL PLUG (1.1M HIGH)	○
SINGLE WALL PLUG (1.5M HIGH)	○
OUTLET	○
TV POINT	○
TELEPHONE POINT	○
DISTRIBUTION BOARD	○
PREPAID METER	○
OUTSIDE TAP	○
DOOR BELL	○

DOOR SCHEDULE

DESCRIPTION	MARK	HEIGHT	WIDTH
D6	3	2125	813
D2	2	2032	813
D3	11	2100	1800
D3	10	2100	1900
D1	1	2125	4500
D2	4	2032	813
D6	8	2125	813
D6	7	2125	813
D6	9	2125	813
D6	6	2125	813
D2	5	2032	813

WINDOW SCHEDULE

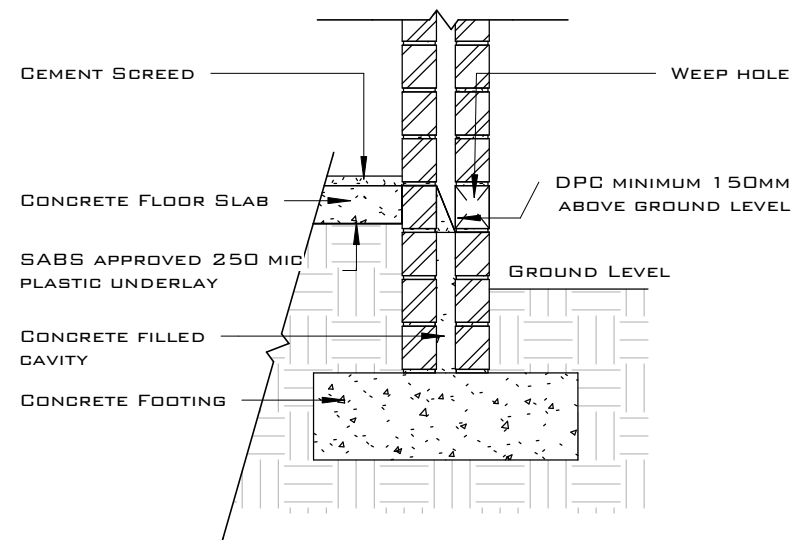
DESCRIPTION	MARK	HEIGHT	WIDTH
W5	8	1200	1500
W1	1	1500	1200
W3	2	1500	750
W3	3	1500	750
W2	5	600	600
W2	4	600	600
W4	7	1800	400
W4	6	1800	400
W3	10	1500	750
W3	9	1500	750

AREA SCHEDULE

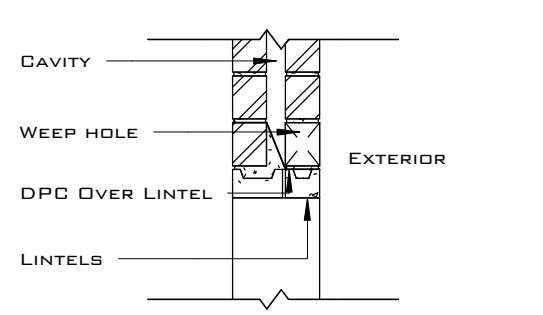
NAME	AREA
DWELLING	87 M ²
GARAGE	35 M ²
BATHROOM	5 M ²
EN-SUITE	4 M ²
TOTAL	130 M²
BITE COVERAGE	270M ² 48.1%

ENERGY EFFICIENCY ON FENESTRATION

GLAZED DOORS & WINDOWS TOTAL 14.8% THUS LESS THAN 15% OF FLOOR AREA ENVELOPE THEREFORE COMPLIES



DPC DETAIL
SCALE: 1 : 20



LINTEL DETAIL
SCALE: 1 : 20

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 3D DEGREE PITCH WITH HORIZONTAL CEILING AND SHEETING:

OUTDOOR AIR FILM (7M/S)	R VALUES
ROOF METAL SHEETING	0.03
ROOF AIR SPACE (NON-REFLECTIVE)	0.00
PLASTERBOARD, GYPSUM (10MM, 880KG/M ³)	0.18
INDOOR AIR FILM (STILL AIR)	0.02
TOTAL R-VALUE	0.11
INSULATION	
100 MM ISOTHERM INSULATION	3.48
TOTAL R VALUE	3.82



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.

PLINTH BRICKWORK:
WALLS TO BE 200MM 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 P.V.C. WATERPROOF SHEETING, ON WELL COMPACTED FILLING COMPACT IN LAYERS NO MORE THAN 150MM AT ONE TIME.

WALLS:
EXTERIOR TO BE 200MM BRICK CAVITY WALLS, WALL BETWEEN GARAGE AND DWELLING TO BE BRICKFILL, INSTALL 3 BUTTERFLY WALL TIES FOR EVERY M² OF WALL FACE AREA, 57MM WELDED MESH (BRICKFORD) EVERY FORTH COURSE AND EVERY COARSE OVER OPENINGS, INTERIOR TO BE 110MM CLAY BRICK WALLS.
WALLS TO BE SMOOTH PLASTERED AND THEN PAINTED TO COLOUR APPROVED BY DEVELOPER OR BASED FINISH AS INDICATED.

PREFAB LINTELS:
TO BE LAID OVER ALL OPENINGS GREATER THAN 900MM.
LINTELS TO BE LAID AS PER MANUFACTURERS SPECIFICATION, WELDED MESH (BRICKFORD) OVERLAPPING TWO BRICKS EITHER SIDE OF OPENING AND ANOTHER FOUR COURSES HIGHER.

ROOFING:
PITCH TO SECTIONAL AND ELEVATIONAL SPECIFICATIONS - METAL STAND UP SEAM ROOF SHEETING ATTACHED TO GUTTS, FIXED TO 50 X 76MM 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 P.V.C UNDERLAY.

CEILING:
6.5MM RHINOBOARD SMOOTH SKIMMED FIXED TO 38 X 38MM BATTENING OR 50 X 47.5MM PURLINS AS INDICATED AT 400MM C/C FIXED TO UNDERSIDE OF TRUSSES OR RAFTERS.

PERGOLA:
38MM X 38MM BATTENS ON 150 X 35MM TIMBER BRACING ON 114 X 114MM TIMBER COLUMN FITTED ON GALVANISED SADDLE CAST 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. 5% OF FLOOR AREA.
GLAZING IN EXCESS OF 1M² OR WITHIN 500MM ABOVE FLOOR LEVEL TO BE SAFETY GLAZED. (PART N OF THE SABS D400)

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AMPHORIA PROPERTY DEVELOPERS

KUILSRIVER
TURNBERRY VILLAGE
ERF 23403
PLOT 44

DETAILED LAYOUTS

PROJECT NUMBER TV-006
DATE 12 Aug 2014
DRAWN BY RIKUS BRUWER
SACP REG NO: T1248

HOUSE TYPE 6

SCALE AS INDICATED