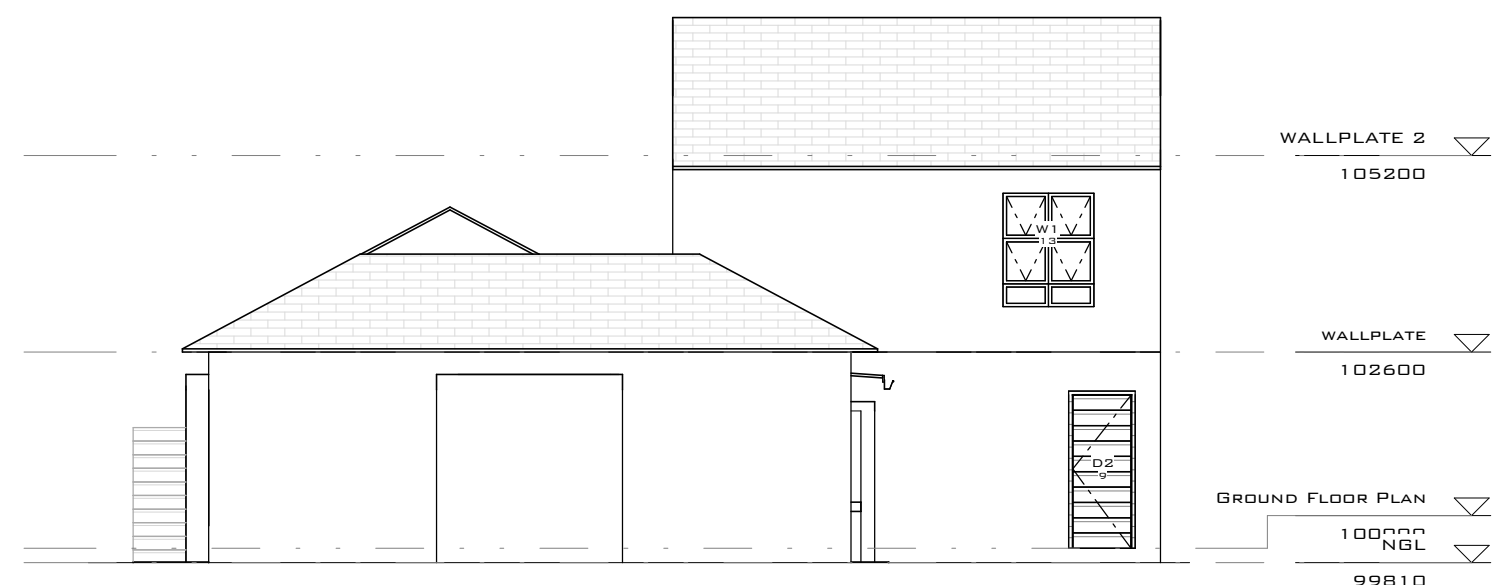


**SITE PLAN**  
SCALE: 1 : 200



**SOUTH ELEVATION**  
SCALE: 1 : 100



**NORTH ELEVATION**  
SCALE: 1 : 100

**SANS 10400 GEYSER AND PIPE INSULATION**

50% HOT WATER TO BE FROM SOLAR POWER GEYSER  
ALL EXPOSED PIPES TO AND FROM THE HWC SHAL 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 = 3.97

**ROOF 30 DEGREE PITCH WITH HORIZONTAL CEILING AND TILE: R VALUES**

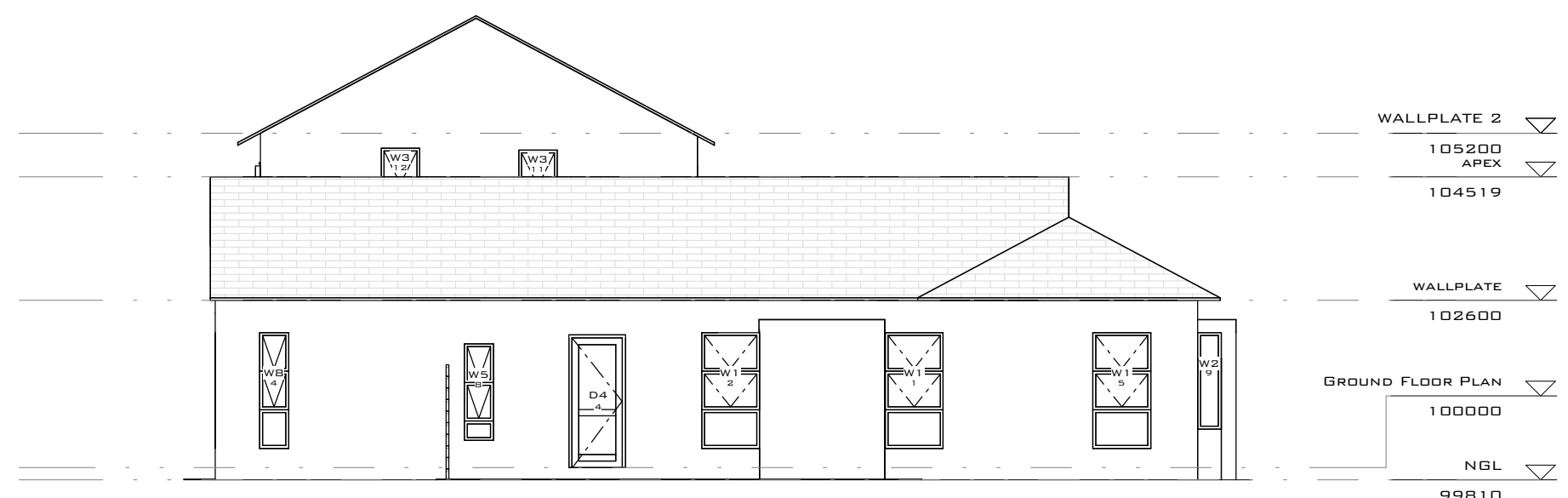
OUTDOOR AIR FILM (7M/S)	0.03
ROOF TILE, CONCRETE (1 922KG/M <sup>3</sup> )	0.02
RADANSHIELD DOUBLE SIDED	1.57
ROOF AIR SPACE (NON-REFLECTIVE)	0.18
PLASTERBOARD, GYPSUM (1 0MM, 880KG/M <sup>3</sup> )	0.02
INDOOR AIR FILM (STILL AIR)	0.11

**INSULATION**  
100 MM ISOTHERM INSULATION 2.04

**TOTAL R VALUE**  
3.97



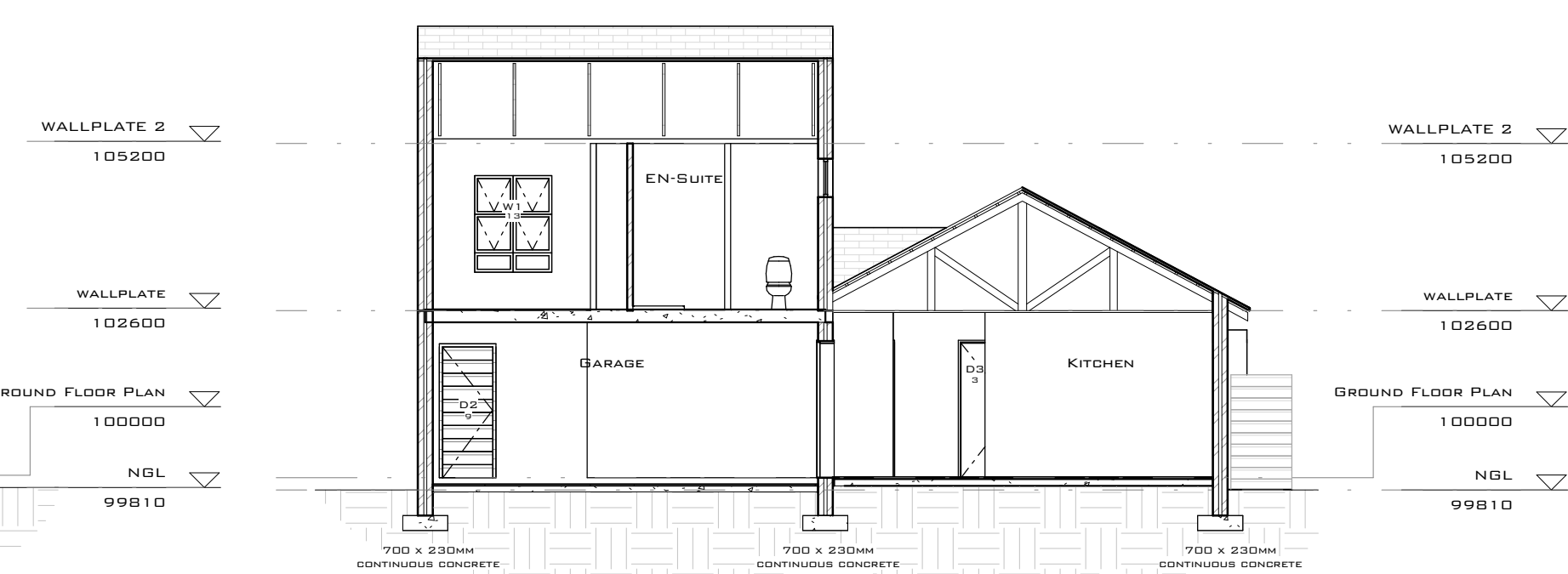
**EAST ELEVATION**  
SCALE: 1 : 100



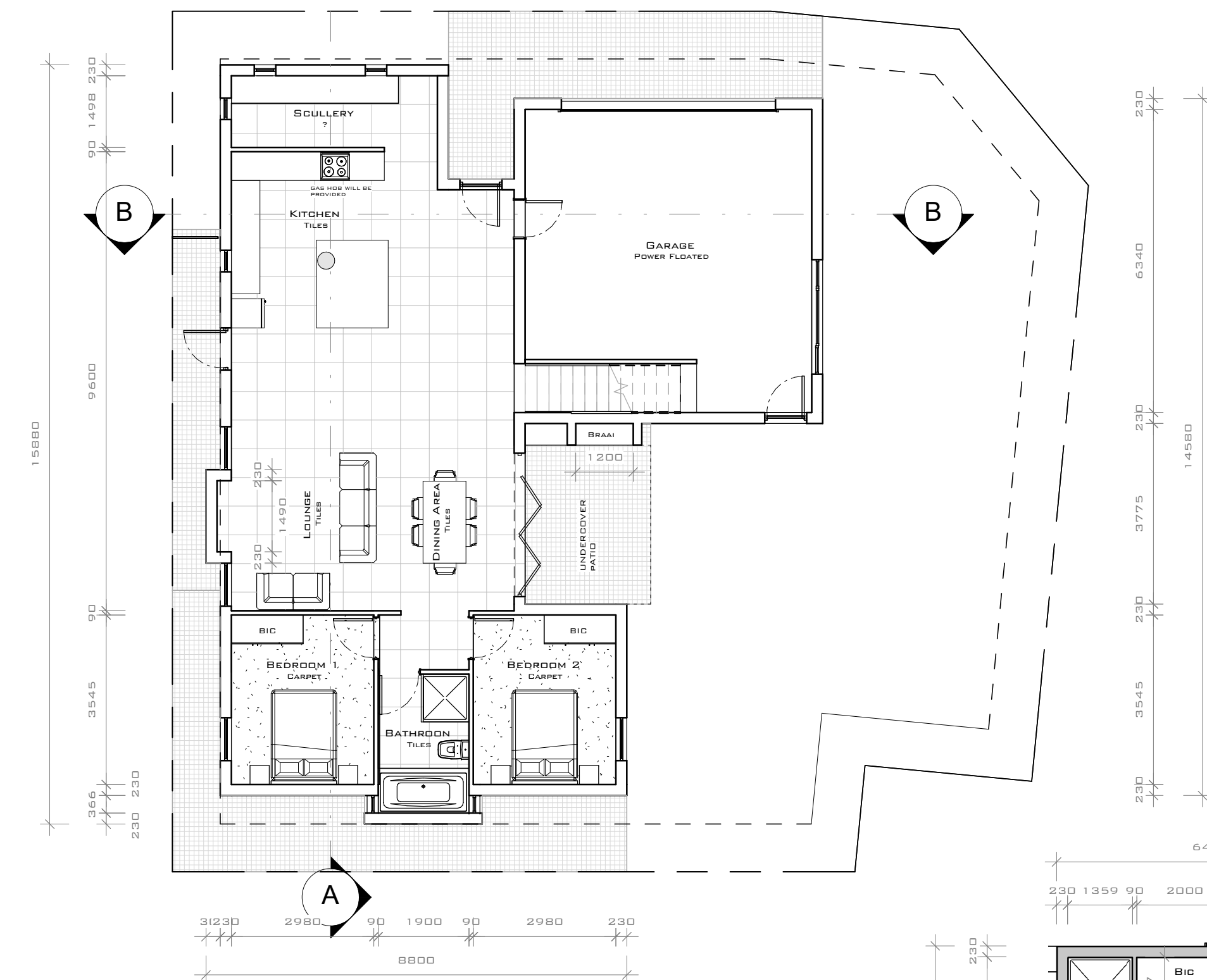
**WEST ELEVATION**  
SCALE: 1 : 100



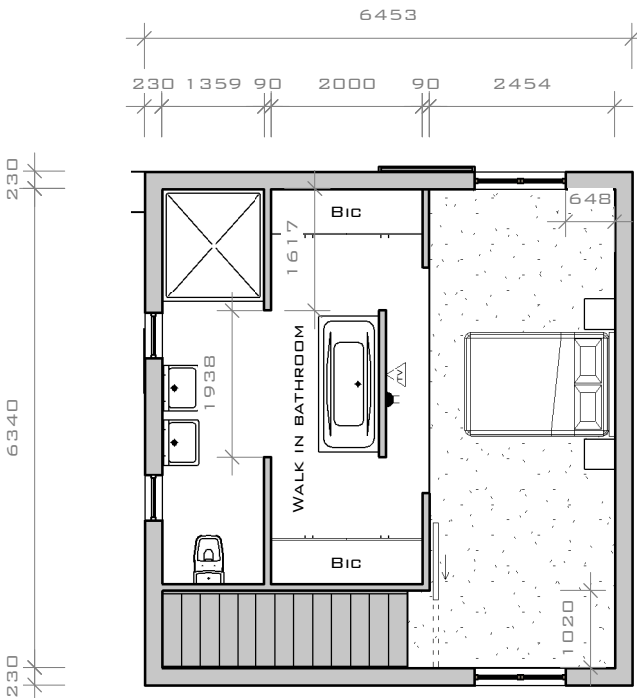
**SECTION A-A**  
SCALE: 1 : 100



**SECTION B-B**  
SCALE: 1 : 100



**GROUND FLOOR PLAN COPY 1**  
SCALE: 1 : 100



**FIRST FLOOR COPY 1**  
SCALE: 1 : 100

**ELECTRICAL LEGEND**

LIGHT POINT	☉
WALL MOUNTED LIGHTS (2M HIGH)	☉
WALL MOUNTED LIGHTS, WATERPROOF	☉
UP AND DOWN LIGHTS	↑ ↓
DOWNLIGHTS	☉
DOWNLIGHTS RECESSED IN CONCRETE	☉
FLUORESCENT LIGHT (1.2M DOUBLE)	☉
FLUORESCENT LIGHT (1.2M SINGLE)	☉
FLUORESCENT LIGHT (1.2M HIGH)	☉
DOUBLE WALL PLUG (1.1M HIGH)	⊕
DOUBLE WALL PLUG (1.1M HIGH)	⊕
TRIP SWITCH (1.1M HIGH)	⊕
ISOLATOR (1.1M HIGH)	⊕
TV POINT	⊕
TELEPHONE POINT	⊕
DISTRIBUTION BOARD	⊕
PREPARED HEATER	⊕
OUTSIDE TAP	⊕
DOOR BELL	⊕

**WINDOW SCHEDULE**

DESCRIPTION	MARK	HEIGHT	WIDTH
W1	1	1800	900
W1	1	1500	1200
W1	2	1800	900
WB	3	1800	450
WB	4	1800	450
W1	5	1800	900
W1	6	1800	900
WB	7	1800	450
WS	8	1500	450
W2	9	1500	366
W2	10	1500	366
W3	11	600	600
W3	12	600	600
W1	13	1500	1200
W1	14	500	2400

**DOOR SCHEDULE**

DESCRIPTION	MARK	HEIGHT	WIDTH
D3	1	2125	813
D3	2	2125	813
D3	3	2125	813
D4	4	2032	813
D2	5	2050	813
D2	6	2100	3000
D1	7	2125	4480
D5	8	2125	762
D2	9	2050	813

**AREA SCHEDULE**

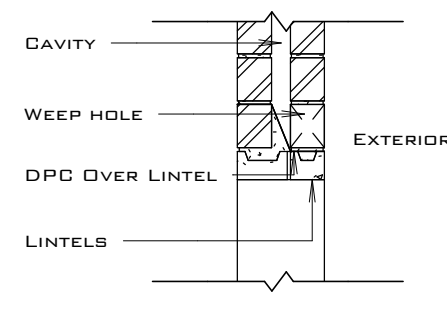
NAME	AREA
DWELLING	97 M <sup>2</sup>
GARAGE	44 M <sup>2</sup>
WALK IN BATHROOM	26 M <sup>2</sup>
MASTER BEDROOM	18 M <sup>2</sup>
BATHR.	6 M <sup>2</sup>
<b>TOTAL</b>	<b>191 M<sup>2</sup></b>
SITE COVERAGE	47.82%

**ENERGY EFFICIENCY ON FENESTRATION**

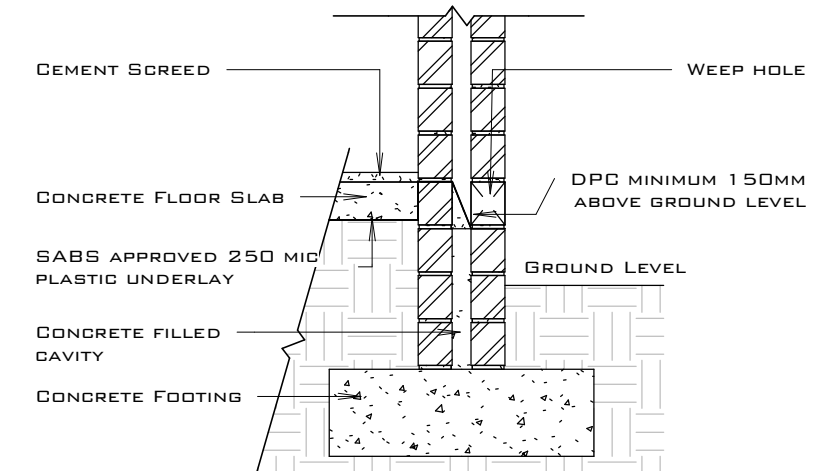
GLAZED DOORS & WINDOWS  
TOTAL 14.9% THUS LESS  
THAN 15% OF FLOOR AREA  
ENVELOPE THEREFORE  
COMPLIES

COVER LEVEL	99 810	99 810	99 810	99 810	99 810
INVERTED LEVEL	98 002	99 810	99 110	99 246	99 310
DEPTH	908	99 030	99 030	99 484	99 310
DISTANCE		8000	780	5000	1000
FALL					

RAIN TO BE ADEQUATELY COVERED AND PROTECTED



**LINTEL DETAIL**  
SCALE: 1 : 20



**DPC DETAIL**  
SCALE: 1 : 20



**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.

**PLUMB BRICKWORK:**  
WALLS TO BE 230MM CAVITY CONSTRUCTION.

**FLOOR CONSTRUCTION:**  
FLOOR COVERINGS AS PER PLAN ON 25MM CEMENT SCREED ON 100MM CONCRETE SLAB 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 BEANFILLED. INSTALL 3 BUTTERFLY WALL TIES FOR EVERY M<sup>2</sup> OF WALL FACE AREA. 57MM WELDED MESH (BRICKFORGE) 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 BAGGED FINISH AS INDICATED.

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

**ROOFING:**  
28° DEGREE PITCH TO SECTIONAL AND ELEVATIONAL SPECIFICATIONS - COVERLAIN, ELITE™ OR EQUIVALENT PROFILE CONCRETE TILE. GARK SLATE GREY FIXED TO 38 X 38MM BATTENS AT 345MM C/C FIXED TO 114 X 38MM TRUSSES AS PER MANUFACTURERS SPEC AT 760MM C/C.

**GARAGE ROOF:**  
370ES™ LONGSPAN IFR ROOF SHEETING FIXED TO 50 X 76MM PURLINS AT 600MM C/C FIXED TO 228 X 38MM RAFTERS BUILT INTO WALL AT 760MM C/C. PORTION OF TIMBER TO BE BUILT INTO WALL TO BE WRAPPED IN SABS APPROVED PVC UNDERLAY.

**CEILING:**  
6.5MM RHINOBOARD SMOOTH SKIMMED FIXED TO 38 X 38MM BATTENS OR 50 X 76MM PURLINS AS INDICATED AT 400MM C/C FIXED TO UNDERSIDE OF TRUSSES OR RAFTERS.

**PATIO ROOF:**  
4° DEGREE LONGSPAN IFR ROOF SHEETING FIXED TO 228 X 50 MM RAFTER PURLINS BUILT INTO WALL AT 760MM C/C. PORTION OF TIMBER TO BE BUILT INTO WALL TO BE WRAPPED IN SABS APPROVED PVC UNDERLAY.

**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 1.4M OR WITHIN 500MM ABOVE FLOOR LEVEL TO BE SAFETY GLAZED. (PART N OF THE SABS Q400)



**AMPHORIA PROPERTY DEVELOPERS**

KUILSRIVER  
TURNBERRY VILLAGE  
ERF 23436  
PLOT 73

**DETAILED LAYOUT**

PROJECT NUMBER TV-73  
DATE 30 Nov 2016  
DRAWN BY DILLAN GROENEWALD  
SACP REG NO: T1248

**HOUSE TYPE 7A**

SCALE AS INDICATED