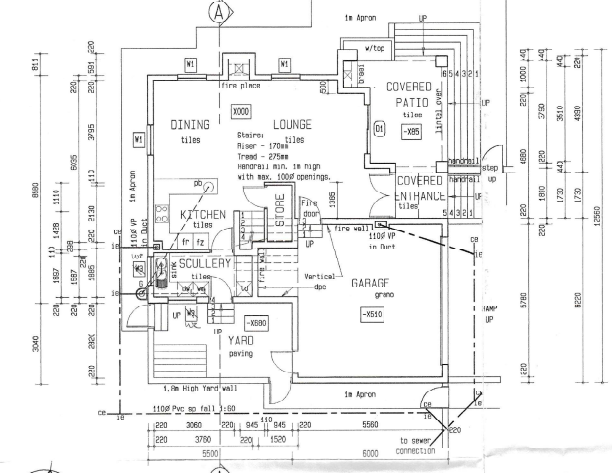
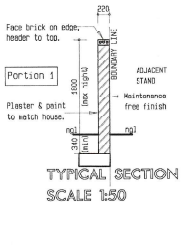
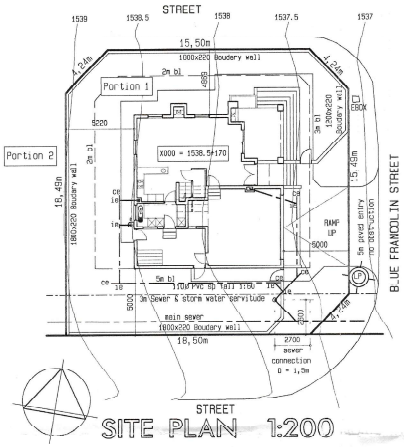


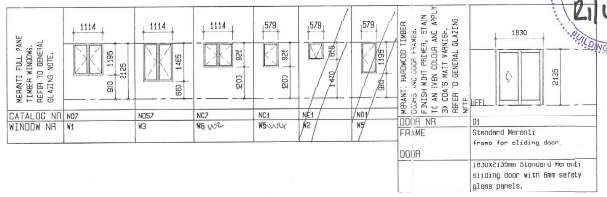
GROUND FLOOR PLAN 1:100



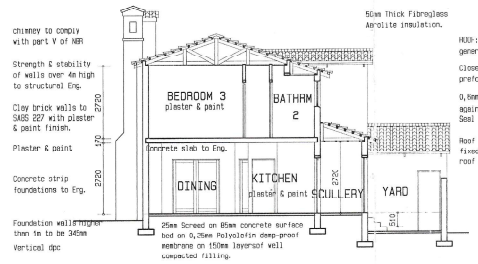
TYPICAL SECTION
SCALE 1:50



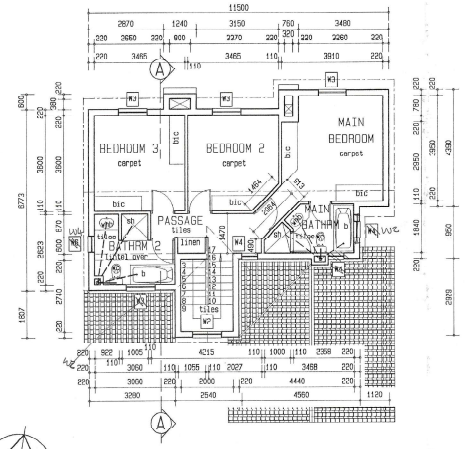
SITE PLAN 1:200



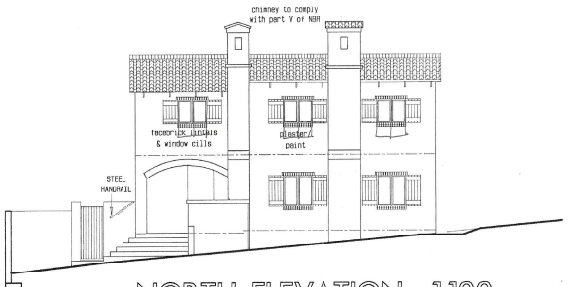
WINDOW & DOOR SCHEDULE SCALE 1:100



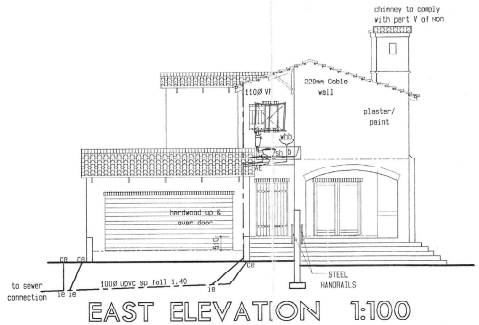
SECTION A-A 1:100



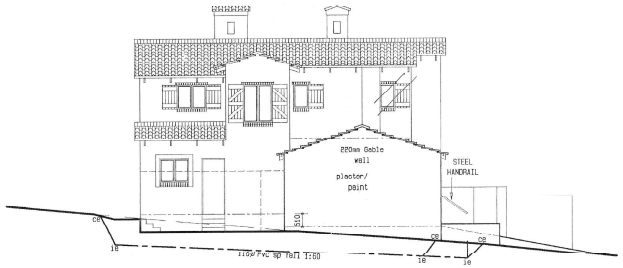
FIRST FLOOR PLAN 1:100



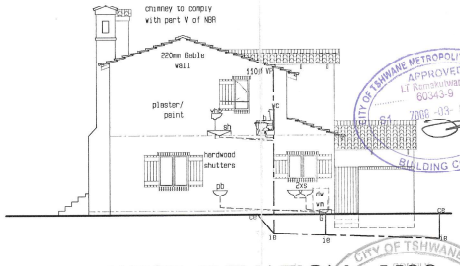
NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

NOTES

1. All levels and dimensions to be checked on site prior commencing of work.
2. All work to be in accordance with the National Building Regulations and Local Authority by-laws.
3. This drawing is copyright to KWP, all rights reserved
4. Contractors must verify all dimensions and levels on on site before commencing work - Architect to be notified of any discrepancies immediately

DRAINAGE NOTES:

BATH 50mm ø UPVC
- SINK 50mm ø WP
- WHB 40mm ø WP
- SHOWER 50mm ø WP
- WC 110mm ø CP
- SEWER PIPES 110mm ø AND 150mm ø PVC.
- FALL 1:60 TO MINICIPAL CONNECTION POINT
- ALL GE's TO GROUND LEVEL.
- 2 WAY VENT VALVES TO STUB STACKS.
- ANTI-VAC TRAPS TO ALL FIRTST FLOOR HWB
- ALL WORK TO COMPLY TO SABS 0400
- MINIMUM INVERT LEVEL = 450mm BELOW NGL.
- AE's TO ALL SEWER PIPE BENTS AND TURNS.
- REINFORCE FOUNDATIONS OVER SEWER PIPES.
- SEWER PIPE CLOSER THAN 1m NOT LOWER THAN FOUNDATIONS.

Geyser installation to comply with SABS 0254.

GENERAL ROOF NOTE:

CONCRETE ROOF TILES FIXED TO TIMBER PURLINS AND TRUSSES DESIGNED AND SPECIFIED BY EMS ROOF ANGLE AT 17,5°. 114x38mm TIMBER WALL PLATE. 0,25 mm WHITE POLYTHELENE UNDER ROOF TILE MEMBRANE (SABS 952 type E).

GLAZING NOTES:

NOMINAL GLASS THICKNESS.	MAXIMUM PANE SIZE
3mm	0,75 m²
4mm	1,5 m²
5mm	2,1 m²
6mm	3,2 m²

GLAZING TO COMPLY WITH SABS 0137 AND AAAMSA REGULATIONS BASED ON SABS 0137

6mm SAFETY GLASS TO ALL DOORS

OBSCURE GLASS IN ALL BATHROOM WINDOWS

MARKERS ON ALL SLIDING DOORS.

AREAS

GROUND FLOOR:

HOUSE AREA	=	104m²
COVERED PATIO	=	14m²
COVERED ENTRANCE	=	4m²
TOTAL	=	122m²

FIRST FLOOR:

HOUSE AREA	=	77m²
TOTAL	=	77m²
TOTAL COVERED AREA	=	199m²
ERF AREA	=	442m²
COVERAGE	=	27%
FSR	=	0.44

Nr	Date	Description

REVISIONS

KWP
architects
project managers
landscape architects

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W J Lubbe
SACAP: Z452

F E Booysen
SACAP: ST0947

PROJECT

Proposed new house for Mr J Pienaar on Portion 1 of erf 902, Rietvalleirand X14, Pheasant Hill Country Estate. Phase 2

SA FAM TRUST

DATE OF DRAWING 11/12/2007 | # 11829 rev 0

DRAWING TITLE

SITE & FLOOR PLANS, ELEVATIONS & SECTION A-A

PHASE 4A

Council Drawing

SCALE	SHOWN
DRAWN	SAMMER
CHECKED BY	WJL
PROJECT NUMBER	P/NLPIENAAR

KWP Architects

CITY OF TSHWANE METROPOLITAN MUNICIPALITY RECEIVED 2007-12-14 BUILDING CONTROL

CITY OF TSHWANE METROPOLITAN MUNICIPALITY APPROVED 2008-03-07 BUILDING CONTROL

CITY OF TSHWANE METROPOLITAN MUNICIPALITY 25 FEB 2008 EMERGENCY MANAGEMENT SERVICES