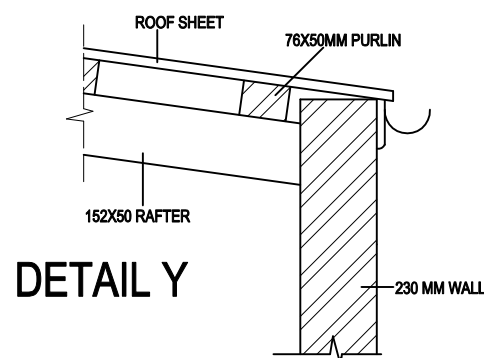


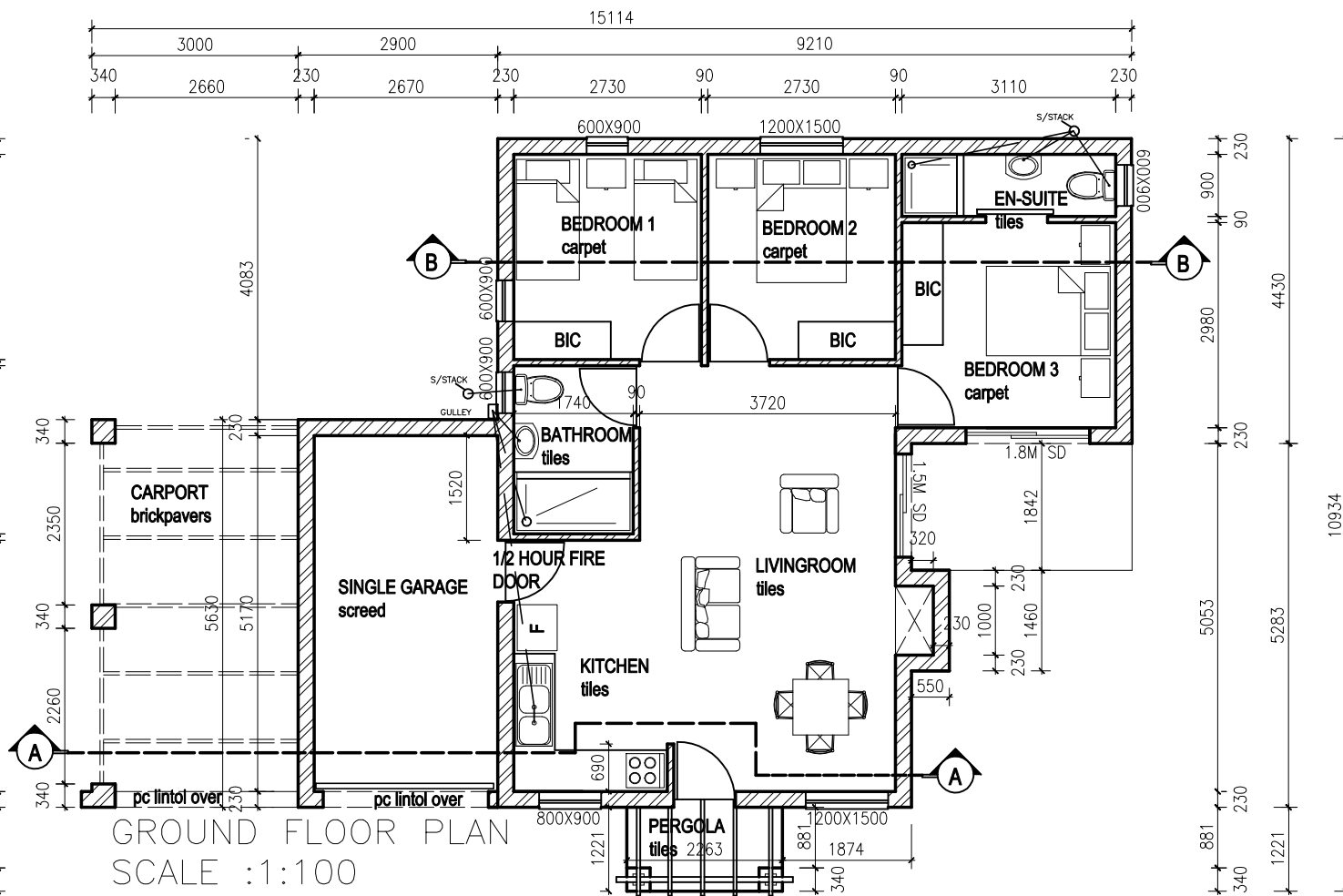
DRAINAGE SPECS :

N.B DRAIN WITH LESS THAN 300MM COVER TO BE ADEQUATELY PROTECTED
 N.B MAX LENGTH OF DRAIN LINE NOT TO EXCEED 25M WITHOUT A RODDING EYE.
 N.B FIXTURES TO BE ANTISYPHONED OR DEEP SEALED TRAPS TO BE PROVIDED WHERE APPLICABLE.
 N.B 1 OPEN GULLEY TO BE PROVIDED TO EACH DRAINAGE INSTALLATION

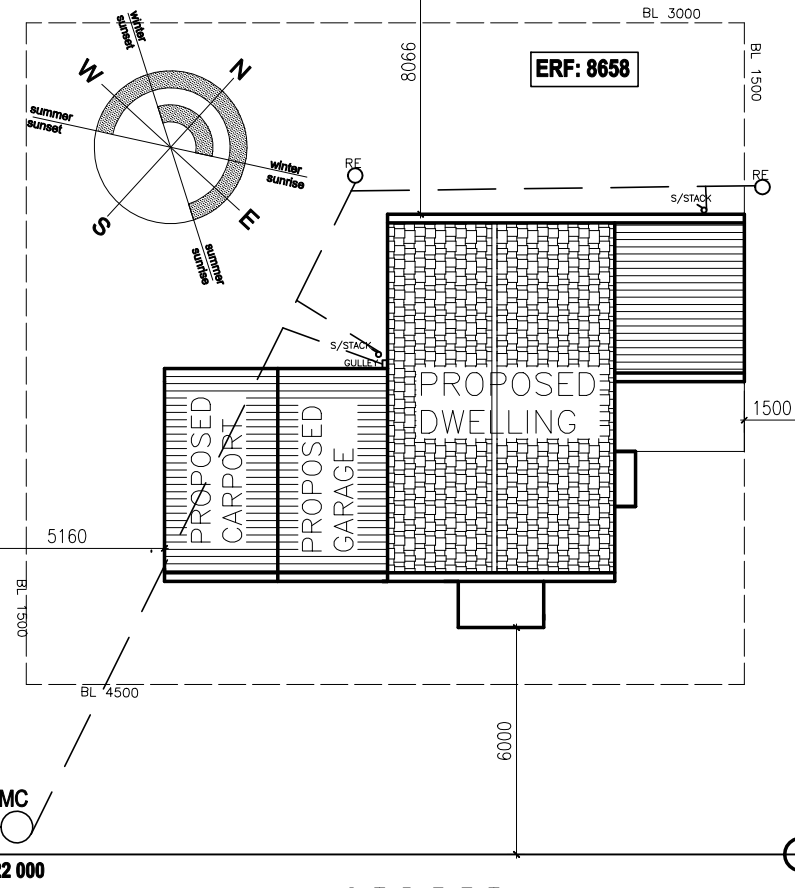
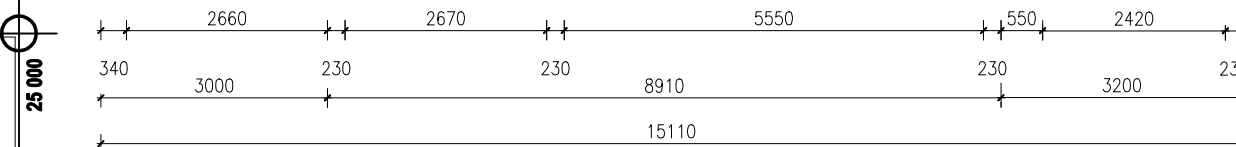
N.B DRAINAGE GRADIENT TO BE 1:60



DETAIL Y



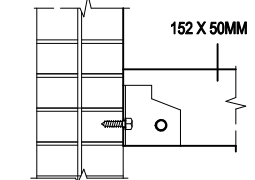
**GROUND FLOOR PLAN
 SCALE :1:100**



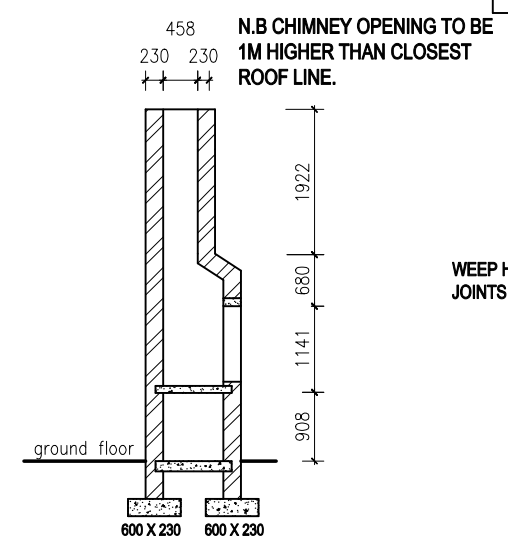
**SITE PLAN
 1:200**

COVERAGE CALCULATION
 ERF : 550 sqm
 HOUSE : 72 sqm
 PEGOLA : 3 sqm
 SINGLE GARAGE : 17 sqm
 CARPORT : 16 sqm
TOTAL : 108 sqm 19% COVERAGE

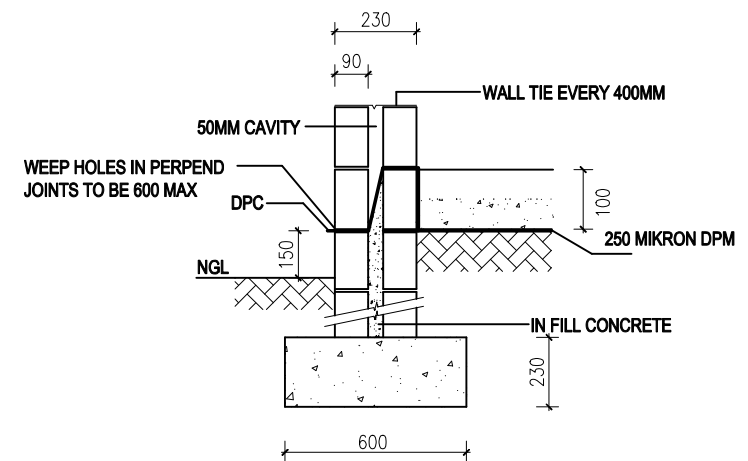
N.B rafter tied to existing wall with 2x10mmx85mm coach screw in plug in wall.



DETAIL X



**TYPICAL SECTION THROUGH BRAAI
 1:100**



FOOTING DETAIL

GENERAL NOTES :

- 1: ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE.
- 2: READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
- 3: DAMP PROOF COURSE TO BE MIN 150MM ABOVE GROUND.
- 4: FINAL LEVELS, HEIGHT OF PLINTHS, DEPTH OF EXCAVATION & NUMBER OF STEPS TO BE DETERMINED BY BUILDER ON SITE.
- 5: ALL WASTE FITTINGS TO HAVE RESEAL TRAPS.
- 6: IF THE EXTERNAL AND INTERNAL DIMENSIONS DO NOT AGREE THEN THE EXTERNAL DIMENSIONS SHALL APPLY.
- 7: F.F.L OF DWELLING TO BE MIN OF 230MM ABOVE THE BACK OF FOOTWAY LEVEL AT THE DRIVEWAY.
- 8: IT IS RECOMMENDED THAT THE GARAGE FLOOR LEVEL IS A MINIMUM OF 150MM ABOVE THE BACK OF FOOTWAY LEVEL AT THE DRIVEWAY.
- 9: DRAINAGE UNDER FLOOR TO BE PROTECTED ACCORDING PP 24,5 A & B OF N.B.R.
- 10: ALL PRECAST LINTOLS TO BE LAID ACC MANUFACTURER.

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.
 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

THE REQUIREMENTS OF THE NATIONAL BY-LAWS AND ANY OTHER APPLICABLE AUTHORITY MUST BE COMPLIED WITH.

ENGINEER CERT :

SCALE	DATE	DRAWN	CHECKED
AS DEPICTED	FEB 2010	MUNSIF	JODY VH
TYPE	SUBURB	DWG NO.	REV
TYPE 3	JALOERSBAAI		

PROJECT :
 PROPOSED NEW DWELLING
 ERF : 8658 JALOERSBAAI
 St HELENA BAY

OWNER : BOTHA PRETORIUS

OWNERS SIGNATURE :

DESIGNER SIGNATURE :

ARCHITECTURAL DESIGN



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 tel: +27 (0) 21 903 7570 / fax: +27 (0) 21 903 7581
 e-mail: jvharchitectural@absamail.co.za

STANDARD NOTES :

- 1: GLASING IN EXCESS OF 1 SQ.M AND LOWER THAN 500MM OF F . F . L TO BE SAFETY GLASED ACC SABS 0400.
- 2: DOOR BETWEEN LIVING DWELLING AND GARAGE TO BE 40MM FIRE DOOR AND HAVE HALF HOUR SEPERATION.
- VENTILATION: 10 % LIGHT TO LIVING AREAS AND 5% OPENABLE.
- FLASHING :WHERE APPLICABLE AS PER SUPPLIERS SPECS.