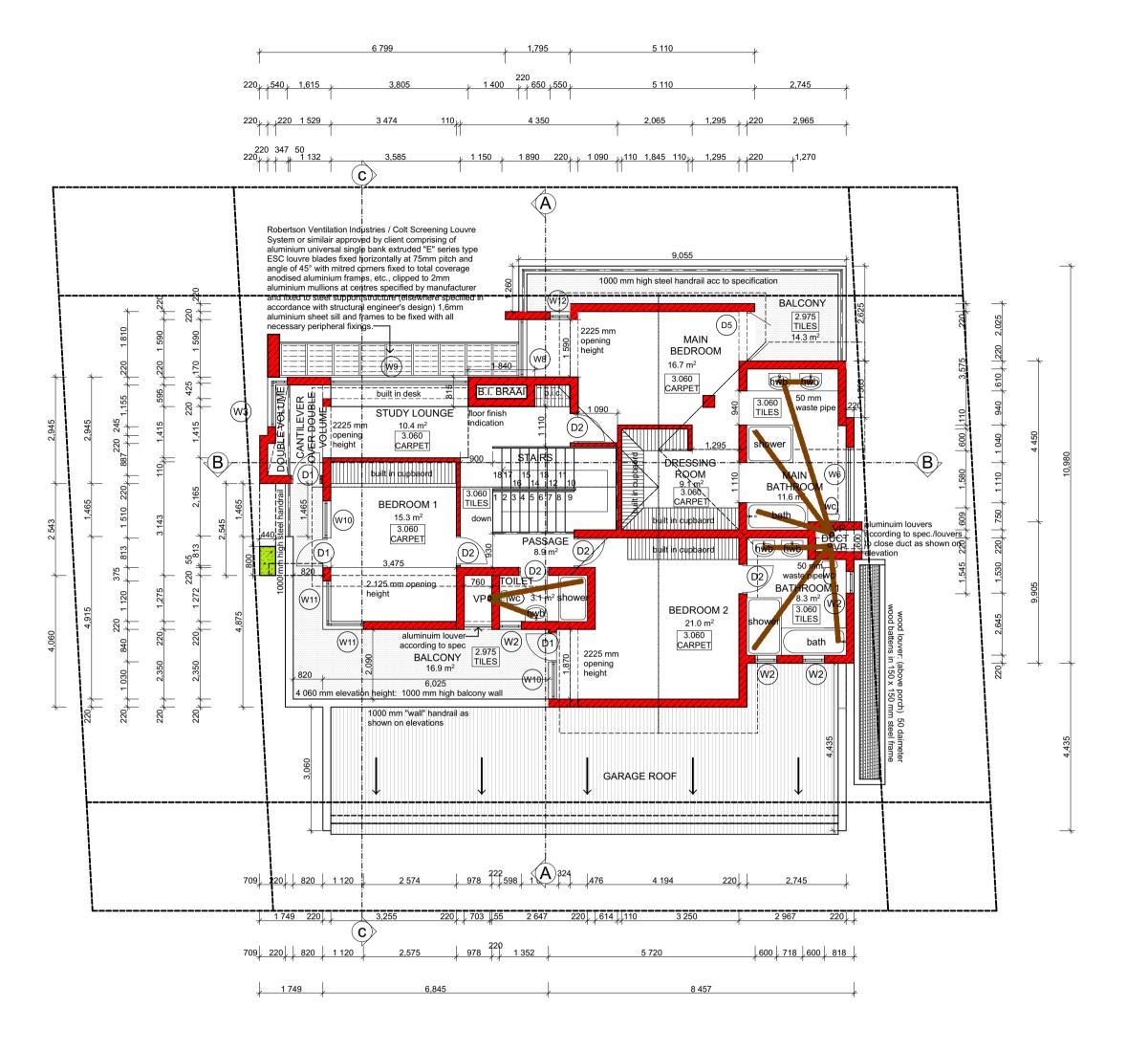


COVERAGE: 49 %



FIRST FLOOR PLAN SCALE

1:100

HOUSE COVERAGE 126 M²

BALCONIES: 36 M²

TOTAL FIRST FLOOR: 162 M²

GENERAL:

* This drawing is copyright reserved and remains the property of the architect. * All work to be executed in strict compliance with SABS 0400 * All dimensions to be checked on the site and any discrepancies to be reported to the Architect immediately before commencing with any work. * Written dimensions to be used in preference to scaled

* Drawings may not be scaled from prints. * All electrical and drainage work to be executed by registered * Where required, Architect's drawings to be read in conjunction with Engineer's drawings. * Where required, Architect's drawings to be read in conjunction with Manufacturer's specification. * All specified or equal approved specifications to be used. * Finished floor levels to be a minimum of 150mm above natural

ground level unless otherwise shown. Firewalls to underside of roof covering. Minimum 150mm threshold plus fire door to garage where interleading with house. * All doors to the exterior that open outwards are to have a 15mm step up to the inside on the inside of the door leaf, and those opening inward are to have a 15mm step up along the longitudinal centreline of the door leaf. * All concrete foundations to be a minimum of 600mm x 200mm

unless shown otherwise. Top of concrete foundation to be a minimum of 300mm below ground level unless otherwise shown. * All plumbing work to be carried out by licensed Drainlayers and

* IE's to all bends and junctions to be easily accessible. IE's to

have marked covers at ground level. Rodding eyes to be provided where necessary. * All soil pipes to be 100mm diameter glazed earthenware or pvc drains and to have a minimum fall of 1 : 60. Top of drain to be at least 300mm below G.L. * All waste pipes to be 50mm internal diameter. All waste fittings to have deep "P" resealed traps and to be fully accessible for repairs and cleaning.

* All vent pipes to extend 900mm above roof level. Waste pipes exceeding 6m to be vented. S.V.P.'s to all W.C's having more than 1200mm vertical discharge. * All soil and waste fittings to be accessible along their entire length for maintenance and repairs. All drains are to be accessible at 24m centres by means of M.H's or cleaning eyes. A manhole to be provided within 1,2m of the stand boundary. * All drains under building to be straight runs, with IE's at the ends. The works to be encased in 100mm concrete. (15MPa min.) * Stormwater to run naturally with slope.

WATERPROOFING AND DAMPPROOFING * 375 micron brickgrippolythene D.P.C.

* All paving to be laid to falls.

finished ground level. * D.P.C.'s under cills, behind weather boards and under ridge tiles. Vertical D.P.C.'s to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous sealed membrane with the D.P.C.'s under walls. Flashings to all changes of roof levels and to chimneys. Impervious copings to all parapets. * Remove stormwater from building and site. * Waterproofing to roof slabs: All waterproofing to roof slabs to be 'Derbigum SP4' sheeting, all to be laid (including flashing and counter-flashing) strictly in accordance with manufacturer's instructions, with UB7 bituminous paint to all exposed surfaces and guaranteed unconditionally for ten years.

* D.P.C.'s under all walls and screen walls to be 150mm above

NATURAL LIGHT AND GLAZING * All habitable rooms to have a minimum 10% natural light. * All glazing to comply with part N of the N.B.R. and SABS 0137-2000 Code of Practice: safety and laminated glass to conform to SABS 1263. * Aluminium doors and windows to conform to A.A.A.M.S.A.

* Minimum thickness of glazing panes: panes not exceeding 0,75sq.m=3mm thick, panes not exceeding 1,5sq.m= 4mm thick, panes exceeding 1,5sq.m=6mm thick. * Safety glass to window panes lower than 300mm from finished

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		REVISIONS			SCALE		CONSULTANT	CONSULTANT	CONSULTANT	ARCHITECTS	CLIENT/EMPLOYER	PROJECT DESCRIPTION	PAPER SIZE
NO DATE	DESCRIPTION FOR CONSTRUCTION	CHECKED NO DATE YVH	DESCRIPTION	CHECKED	AS SHOWN	DESIGN YVH				YOLANDE VAN HEERDEN ARCHITECTS	MNR BRINK HERON HILL ESTATE ERF 326 BOARDWALK X 16	NEW DWELLING: HOUSE BRINK	A 1
						DRAWN YVH						DRAWING DESCRIPTION	DRAWING NO.
						CHECKED YVH				PR ARCH 20510	PRETORIA CLIENT DATE	FLOOR & SITE PLANS, ELEVATIONS AND DETAILED SECTIONS	2015-01-02 REV.NO. 00