

All measurements to be checked before any
buildwork is commenced
Drawings not to be scaled

SPECIFICATIONS

WINDOWS: Aluminium as per plan. Windows area min. 10% of floor area with 5% openable
GLAZING: in excess of 1 square metre or within 500 mm above floor level to safety glazed
LINTELS: All precast and stesslo lintels exceeding 900 mm to be laid in accordance with manufac. specs. with 4 layers of brickwork on top.
CEILING: 6 mm rhinoboard on 38 x 38 mm battens @ 400 mm - 76 mm coved cornice
STAIRS: Rises - 200 mm max. Treads - 250 mm min.
WALLS: External & internal walls to be plastered & paint. Internal walls foundations: 200 x 600

FLOOR: 25 mm screed on 100 mm concrete slab on compacted filling. Provided DPM underlay to slab (min. 250 micron)

DRAINAGE: Gradient 1 : 40 - 100 mm PVC sewer pipe. Heavy duty inspection covers to be provided in driveways. Invert levels to be checked before any work is commenced
Finished floor level of dwelling to be a min. of 230 mm above the back of footway level (B.O.F.) at the sewer connection.

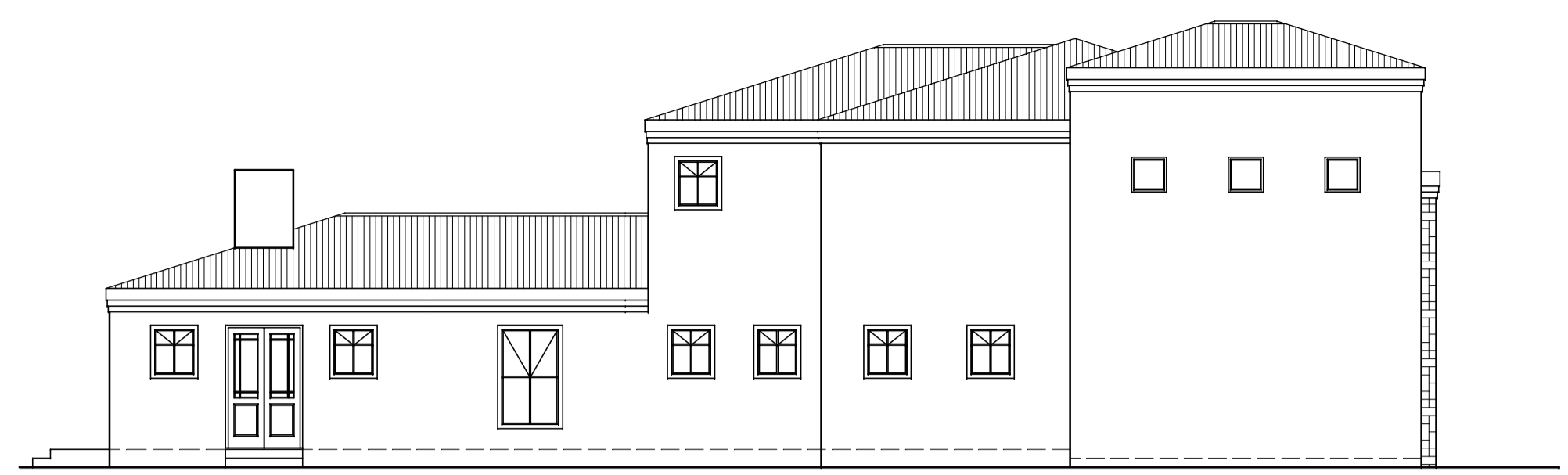
The garage floor level to be a min. of 150 mm above the B.O.F. at the driveway entrance.
No foundations to encroach any boundaries



SOUTH EAST

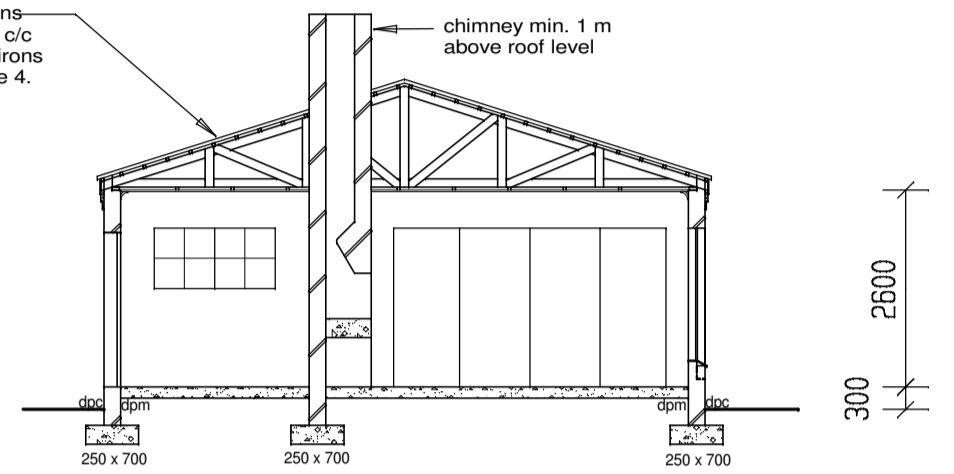


NORTH EAST



NORTH WEST

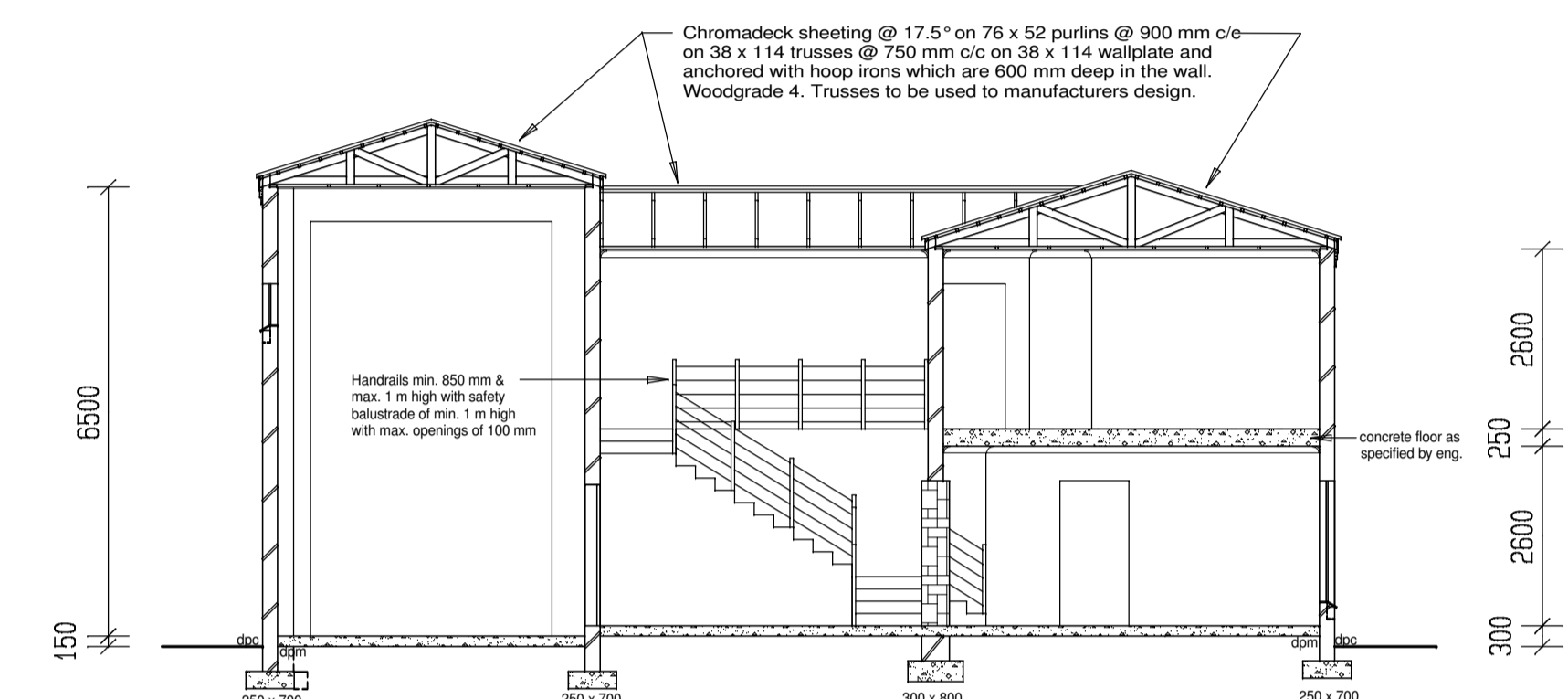
Chromadeck sheeting @ 17.5" on 76 x 52 purlins @ 900 mm c/c on 38 x 114 trusses @ 750 mm c/c on 38 x 114 wallplate and anchored with hoop irons which are 600 mm deep in the wall. Woodgrade 4. Trusses to be used to manufacturers design.



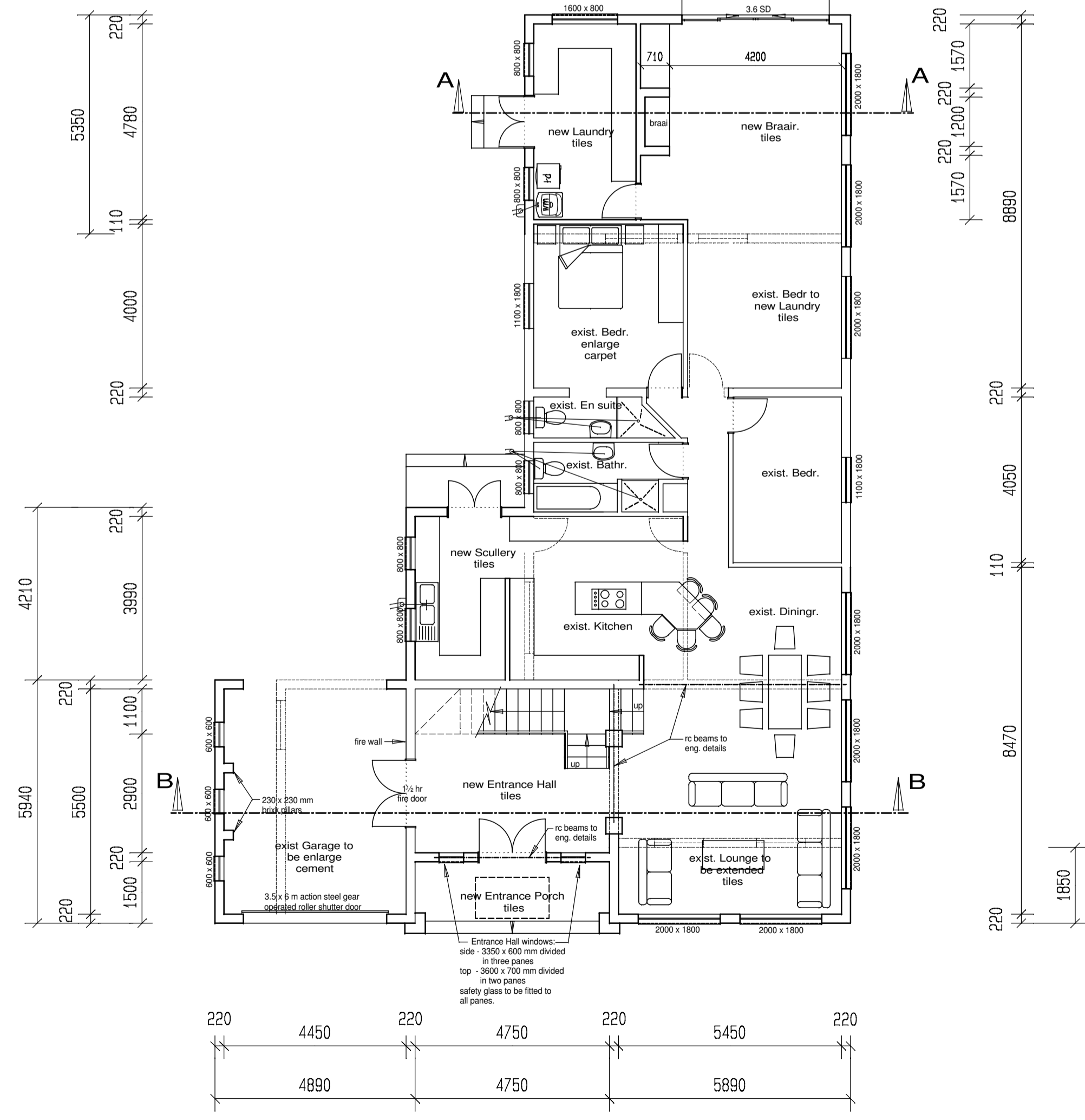
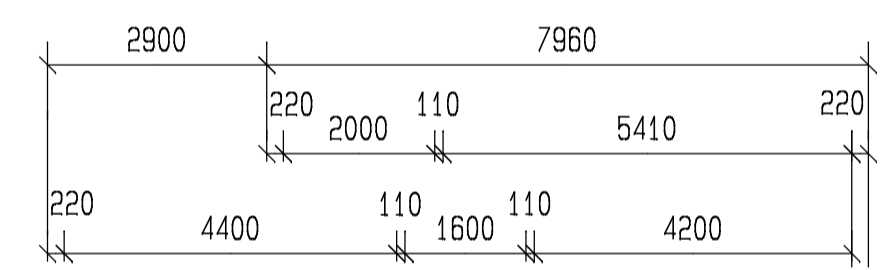
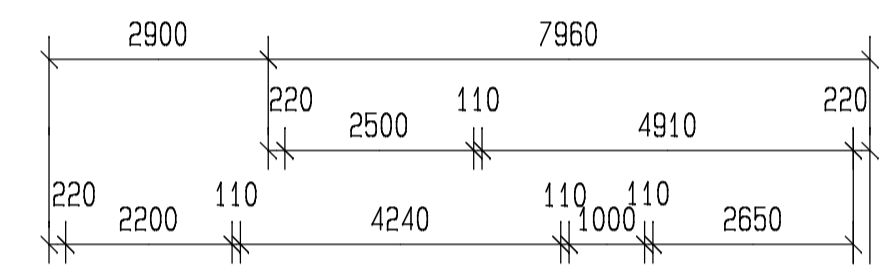
SECTION A-A



SOUTH WEST

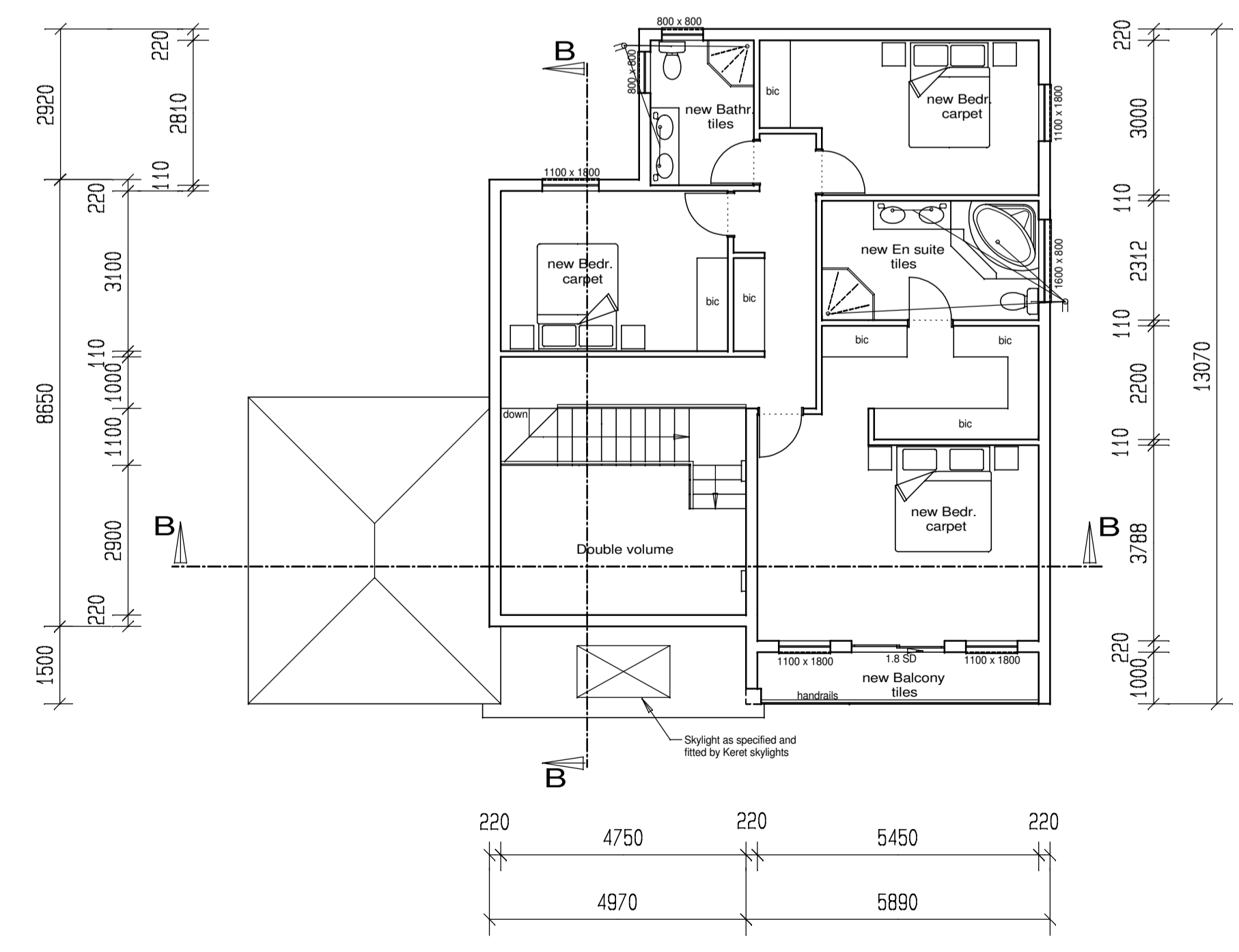


SECTION B-B

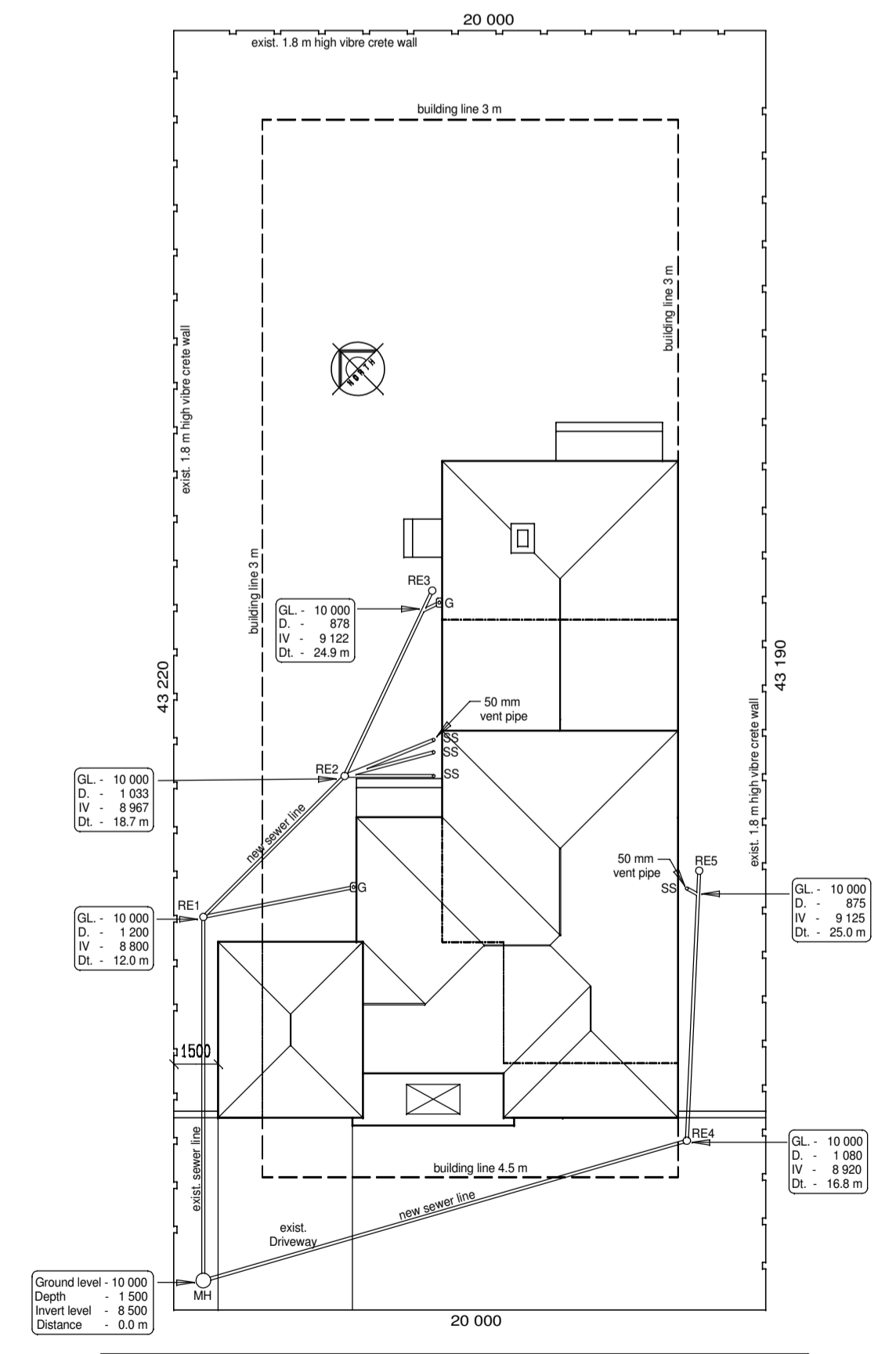


GROUND FLOOR

FLOOR PLAN



FIRST FLOOR



SITE PLAN

Erf size:	864.0 m ²
Exist. coverage:	131.3 m ² (15%)
Exist. dwelling:	111.2 m ²
Exist. garage:	20.1 m ²
Ground floor additions:	87.3 m ²
New first floor:	99.2 m ²
Garage extension:	8.9 m ²
New entrance porch:	8.4 m ²
New Balcony:	5.9 m ²
Prop. coverage:	235.0 m ² (27%)
Prop. dwelling:	198.5 m ²
Prop. garage:	28.1 m ²
Prop. entrance porch:	8.4 m ²
Prop. balcony:	5.9 m ²

project:	
owner:	
date:	
scale:	1:100 floor plan, sections, elevations 1:200 siteplan

diverse design
development planning & architecture

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