

North Elevation
SCALE 1:100

NOTES TO ONE PIPE SYSTEM
500 ELF BOTTLE TRAPS TO WB
500 AAV's TO SHR & BATH
1100 GIVV TO WC
MIN INVERT LEVEL: -460mm
1100 UPVC OVP's
FALL OF DRAIN 1:60 MIN

East Elevation
SCALE 1:100

South Elevation
SCALE 1:100

NOTES TO ONE PIPE SYSTEM
500 ELF BOTTLE TRAPS TO WB
500 AAV's TO SHR & BATH
1100 GIVV TO WC
MIN INVERT LEVEL: -460mm
1100 UPVC OVP's
FALL OF DRAIN 1:60 MIN

West Elevation
SCALE 1:100

AREA SCHEDULE	TYPE B
UNIT	62,73m ²
COV. TERRACE	3,80m ²
UNIT TOTAL	66,53m²
SINGLE CARPORT	12,50m ²

FFL. TO BE MIN. 255 mm ABOVE NGL.
DPC TO BASE OF ALL WALLS & CHANGES IN LEVELS.
FINAL LEVELS TO BE DETERMINED ON SITE - CONTRACTOR TO TAKE NOTE OF CUT & FILL ON SITE

GLAZING NOTES

- THE NORMAL THICKNESS OF A PANEL OF GLASS WILL NOT BE LESS THAN THAT INDICATED IN THE FOLLOWING TABLE

GLASS THICKNESS(mm)	MAX. AREA OF PANEL(m ²)
3	0,75m ²
4	1,50m ²
5	2,10m ²
6	3,20m ²

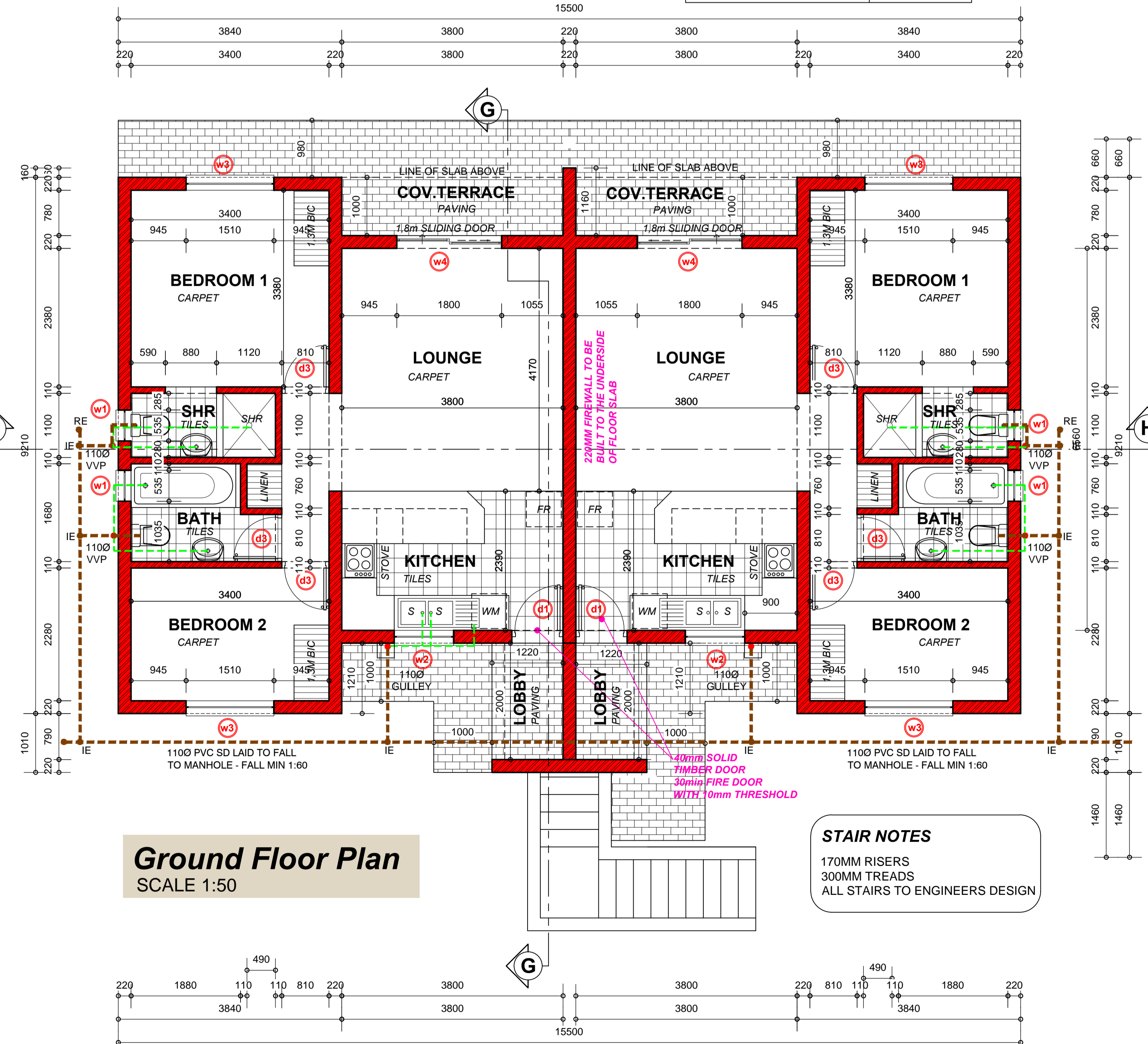
- GLAZING TO DOORS TO BE 6mm SAFETY GLASS OR SIMILAR
- GLAZING NOT APPARENT TO APPROACHING PERSONS SHALL BEAR DISTINCTIVE MARKING AS TO RENDER GLASS MORE APPARENT
- ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH SABS - 0137 & 1263

FINAL LEVELS TO BE DETERMINED ON SITE - CONTRACTOR TO TAKE NOTE OF CUT & FILL ON SITE

TYPE B
2bed, 2bath

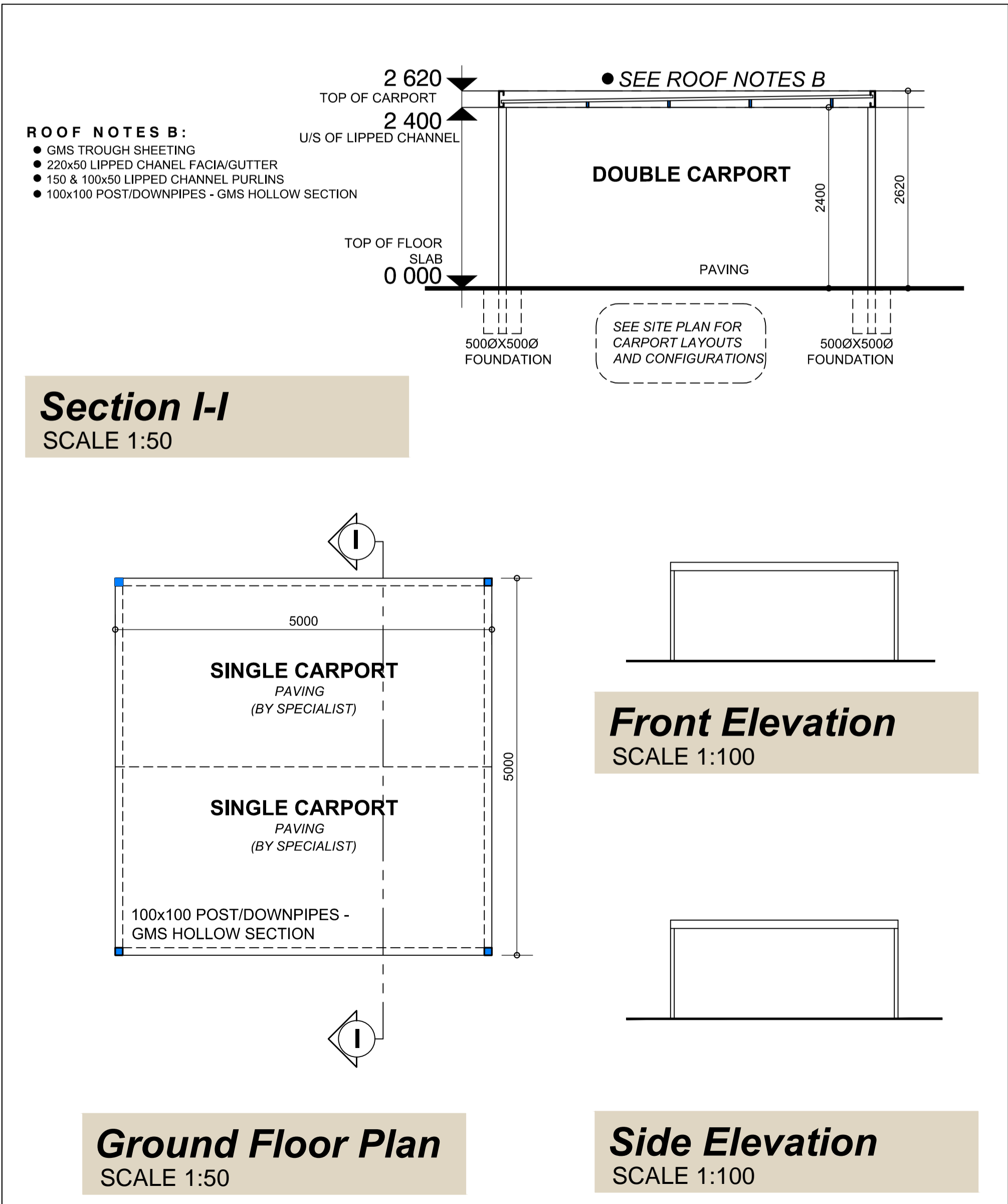
GENERAL NOTES TO ALL CONTRACTORS

- NOTE:**
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 - CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES WITHOUT DELAY TO THE DESIGNER.
- NOTES ON WALL:**
- ROOF ANCHORS: GALVANIZED STRAPS TO BE BUILT INTO WALLS 8-8 COURSES DEEP
 - LINTOLS: PRE STRESSED CONCRETE OVER ALL OPENINGS EXCEPT WHERE FACE BRICK OCCUR
 - BRICK ON EDGE WITH BRICK FORCE ABOVE - 3 COURSES
- NOTES ON FLOOR:**
- SKIRTING: AS PER DEVELOPER'S SPEC
 - FLOOR FINISH: AS ON PLAN
 - SCREED: SAND/CEMENT 25mm MINIMUM
 - SURFACE BED: 85mm CONCRETE FLOOR SLAB ON 250 MICRON DAMP PROOF MEMBRANE ON WELL COMPACTED EARTH FILL
- RC SLABS TO ENGINEERS DETAIL**
- DRAINAGE:**
- I.E'S TO ALL CONNECTIONS
 - R.E'S AT CHANGE OF DIRECTION & HEAD OF DRAIN WITH MARKED COVERS AT GROUND LEVEL
 - DRAIN PIPES EXCEEDING 6M TO JUNCTION TO HAVE OWN 1100 OVP
 - WHERE DRAINAGE OCCURS UNDER FOUNDATIONS AND CONCRETE FLOOR SLABS, DRAIN TO BE PROTECTED AGAINST THE LOAD
 - MINIMUM INVERT LEVEL OF DRAIN 460mm
 - 1100 OVP AT HEAD OF DRAIN
 - WHERE ONE PIPE SYSTEM OCCUR: SEE NOTES TO ELEVATIONS
 - MINIMUM FALL OF DRAIN: 1:60
 - WHERE FALL EXCEEDS 1:10, BACK DROPS TO BE PROVIDED TO ENSURE MAX. FALL ONLY 1:10
- ROOF NOTES A:**
- PITCH: 17.5°
 - ROOF FINISH: TO MATCH EXISTING
 - BATTENS: 38x38
 - DAMP/DUST MEMBRANE: TALCOM WHITE BY GUNDEL
 - TRUSSES: TIMBER @ 760c/c
RAFTER 152x38
TIE BEAMS: 152x38
 - WALL PLATE: 114x38
 - BRANDERING: 38x38
 - CEILING: 6mm THICK RHINO BOARD WITH COVED CORNICE TO OWNER'S SPEC.



Ground Floor Plan
SCALE 1:50

STAIR NOTES
170MM RISERS
300MM TREADS
ALL STAIRS TO ENGINEERS DESIGN



Section I-I
SCALE 1:50

Front Elevation
SCALE 1:100

Side Elevation
SCALE 1:100

Ground Floor Plan
SCALE 1:50

COMPLEX NAME
Hlanganani Village

ENGINEER'S SIGNATURE _____ DATE _____

COPY FOR

ISSUE	DATE	DESCRIPTION
000	28/10/2014	WORKING DRAWINGS

I hereby approve this drawing (i) for the design contained herein and (ii) for submission to the Local Authority for their approval

OWNER'S SIGNATURE / AUTHORISED REPRESENTATIVE _____ DATE _____
Who warrants his authority to sign

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PROJECT
PROPOSED NEW TOWNHOUSE DEVELOPMENT ON ERF 21 & 22 FAIRVIEW ESTATE FOR CLIENT

UNIT NUMBERS	REV	00	
1 - 28 & CARPORTS	DATE	09/10/2014	
GROUND FLOOR, ELEVATIONS	DRAWN	JB	
DRAWING NUMBER	S14/T/FAIRVIEW/WD/C6	SHT NO	6/7

KOAD DESIGN STUDIO

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