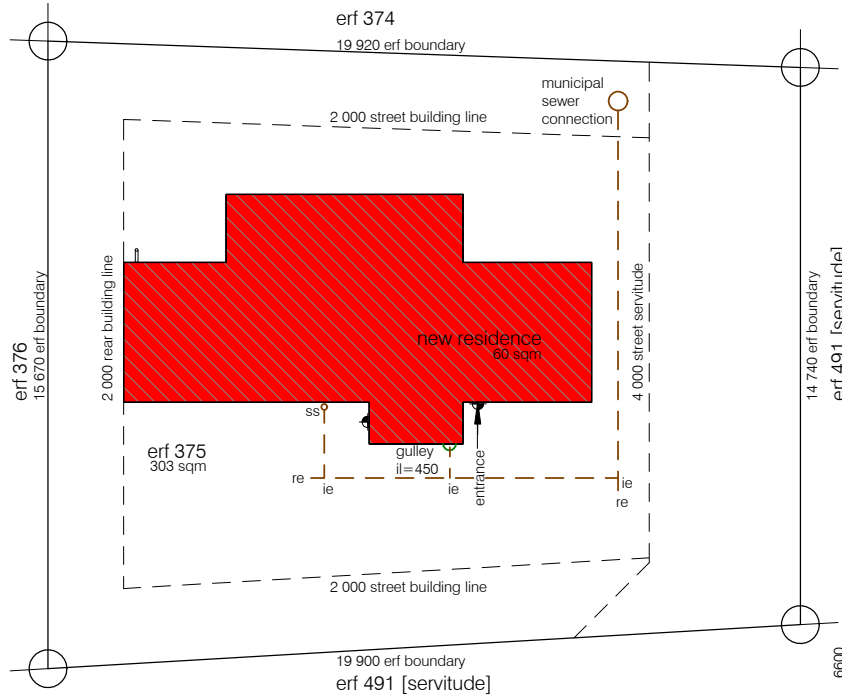
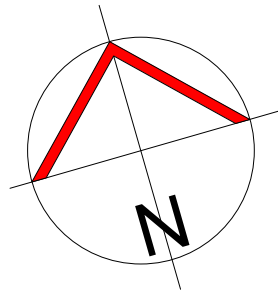


	actual	permissible
ground floor residence	60 sqm	
covered patio	0 sqm	
covered entrance	0 sqm	
single garage	0 sqm	
first floor residence	60 sqm	
total [covered]	60 sqm	
total residence	60 sqm	
site far coverage	0.20	
max height	20%	
flat roof %	0	



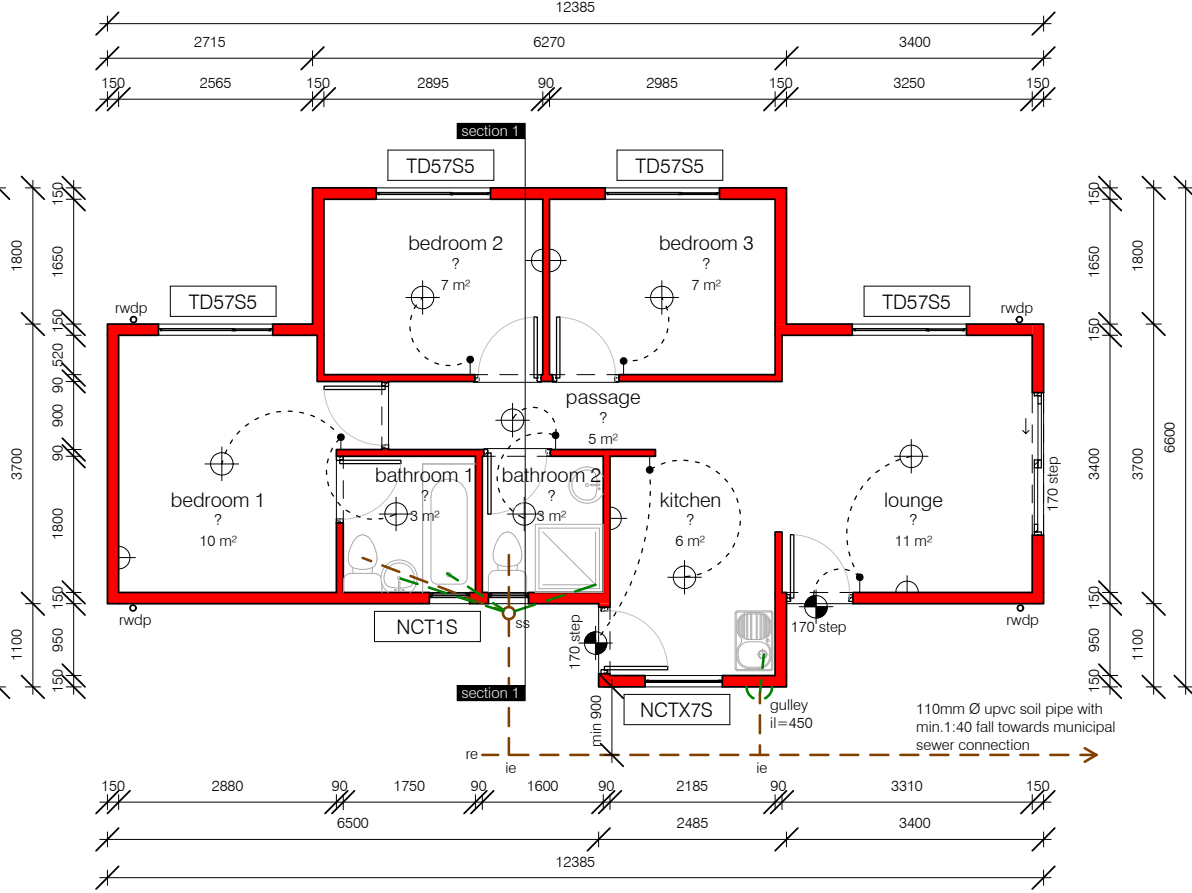
site plan
1 : 200



Note:
all work to be done in accordance with the national building regulations and municipal bylaws.
all dimensions to be checked on site prior to construction
all material to manufacturer's specification
external walls = 150mm

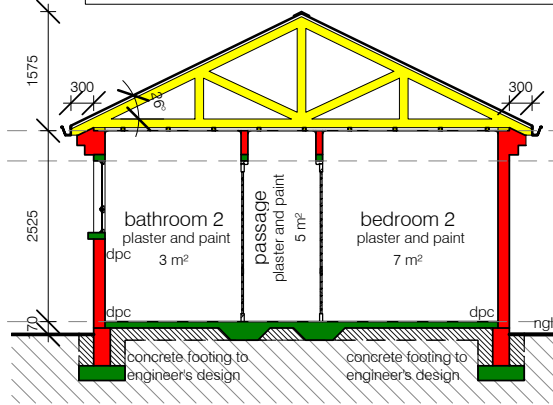
Electrical:
ceiling light
watertight light
30 amp wall plug
15 amp wall plug
stove connection
distribution board
5 amp light switch

Drainage:
swp 100mm dia upvc water pipe
wwp 38mm dia waste water pipe
g gully
ie inspection eye
re rodding eye
whb handwash basin
mc municipal connection
wc water closet
s sink
il invert level
ss stub stack



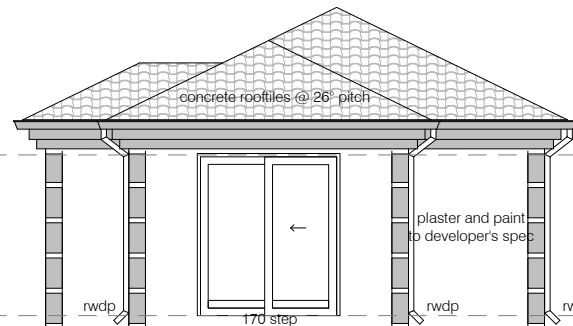
ground floor plan
1 : 100

conc. roof tiles @ 26 deg pitch on 38x38 S A pine battens @ 345 mm centre to centre max. on 152x38mm S A pine rafters @ 760mm centre to centre max. with 228x38 S A pine tie beam to be grade 6

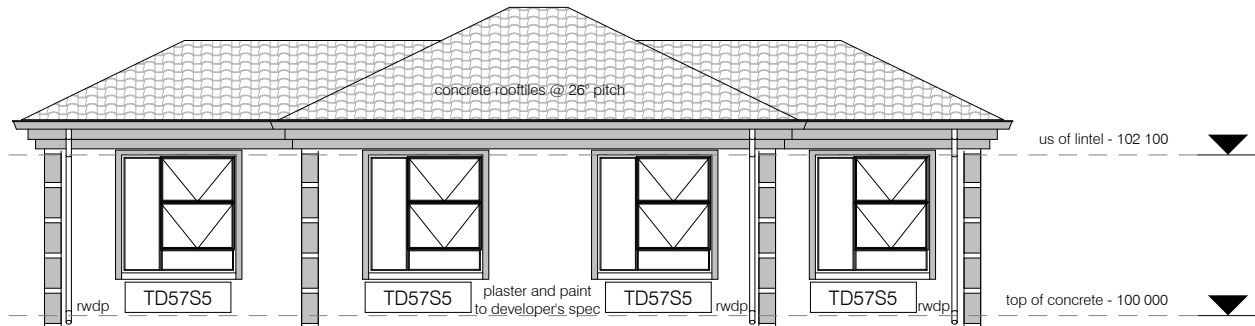


section 1
1 : 100

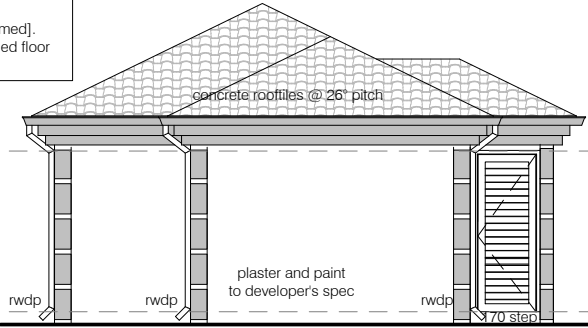
75mm surface bed [15mPa after 28 days, 19mm stone on backfill compacted in layers not more than 150mm watered and well rammed]. Damp proof course underneath surface bed. 25mm screed, finished floor level must be at least 150mm above finished ground level



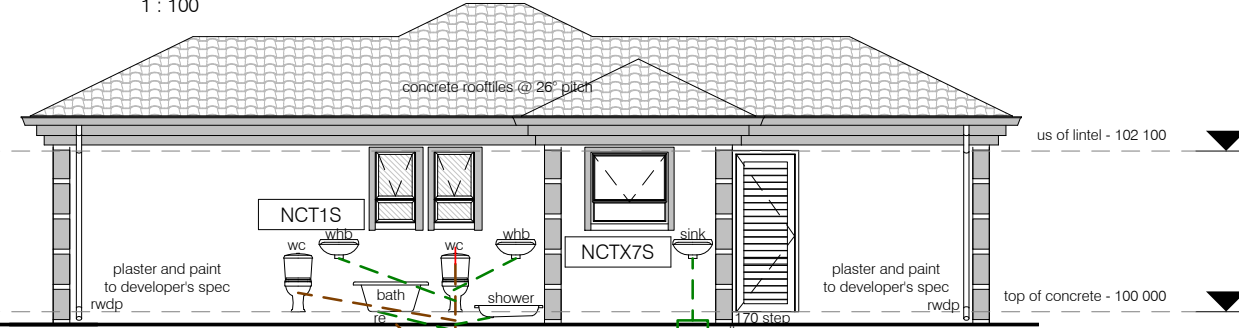
east
1 : 100



north
1 : 100



west
1 : 100



south
1 : 100

The developer reserves the right to adopt all levels and vary positioning of units to suit site conditions. All construction work should comply with standards and specifications as laid down by Calgro Homes. DPC under all windows, doors & floors. Plan to be checked by developer prior to council submission and construction

ROOF CONSTRUCTION
Cement roof tiles (roof covering type B) on 38 x 38mm purlins to manufacturers spacing on trusses ex 114 x 38mm rafters, posts and struts and 152 x 38mm tie beams at 760mm max. spacing on 76 x 38mm wall plates. All timber to be grade 6, to comply with SABS. 0400. Valleys to be closed mitred with galvanised sheet metal, with flashings valley gutter underneath ridges and hips to comprise standard ridge tiles bedded in mortar. 150mm fibre cement barge boards to gable ends.

WINDOWS AND DOORS
Standard residential steel window frames
All external doors to be flush back hardwood with 3 lever lockset.
All internal doors to be hollow core with 2 lever lockset.

GLAZING [as per NBR part N]
Panels not exceeding 0.75m sq = 3mm
Panels not exceeding 1.50m sq = 4mm
Panels exceeding 1.50m sq = 6mm
Obscure glass to all bathrooms and wc's. to be in accordance with SABS 0137
window areas to be 10% of floor areas

DRAINAGE
All bends and junctions in drains to be fitted with i.e.'s and harkedovers i.e. within 1.2m from connection.
All waste fittings to have reseal traps, and to be fully accessible along its entire length.
All work to comply with local authorities laws.
Drain passing under building to be protected against load; all drains to comply with NBR
Waste pipes exceeding 6m to be vented
Gradient or drains to be 1:60 fall minimum 1:40 max. il = 450mm
All traps to waste fittings on a 1 pipe system to be fitted with vent valves

Unit name: SM/60.00sqm/2010-11-10 revB

Total stand area	303 sqm
New house area	60 sqm
New outbuilding area	
Total area	60 sqm
Actual coverage	20.0%

new residence for ?? on erf 375, jukskei view x 17

<input checked="" type="checkbox"/> for information	<input type="checkbox"/> for construction	<input type="checkbox"/> for approval
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I, accept the orientation of the house or the property.
.....
date

