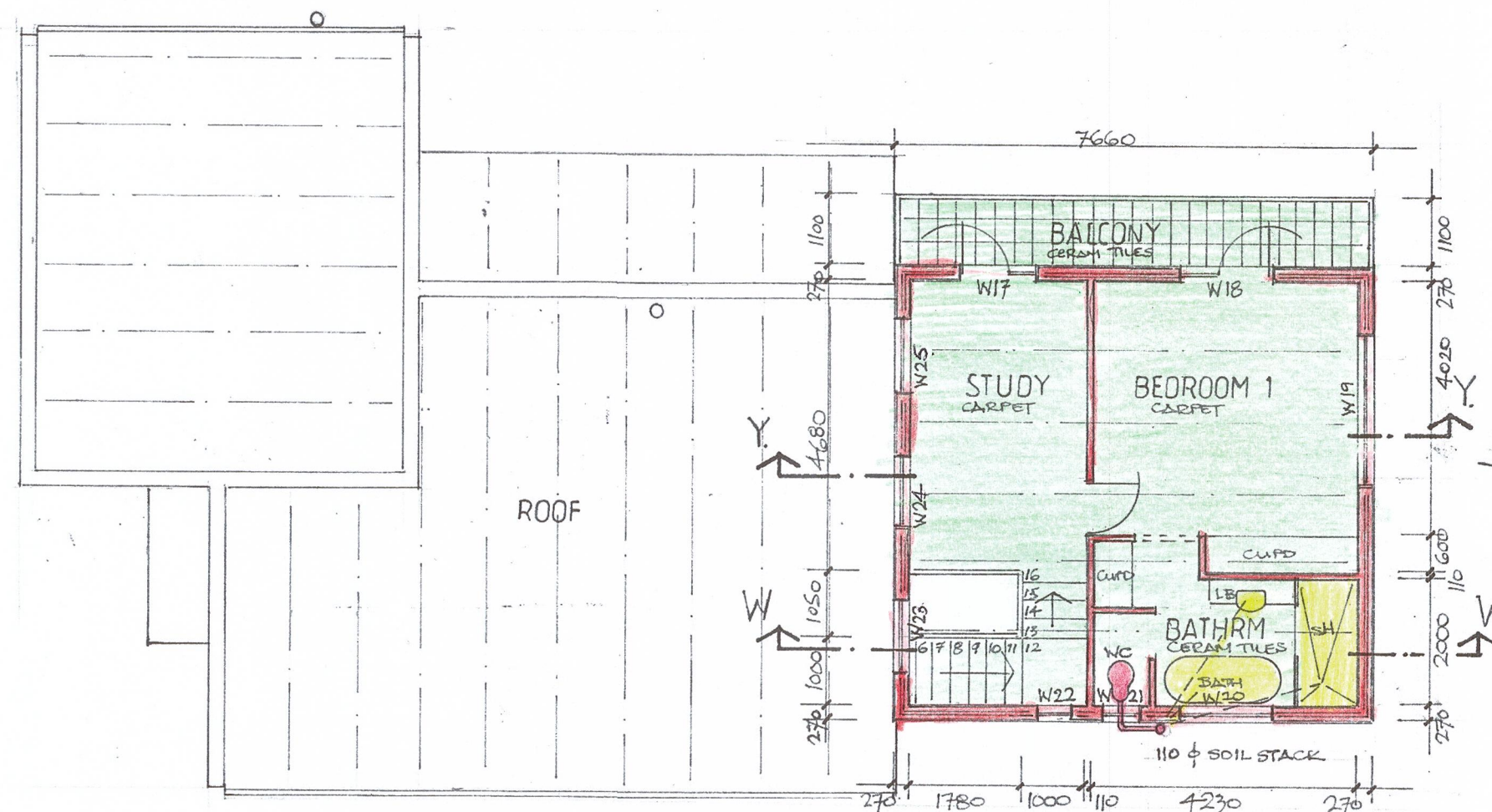
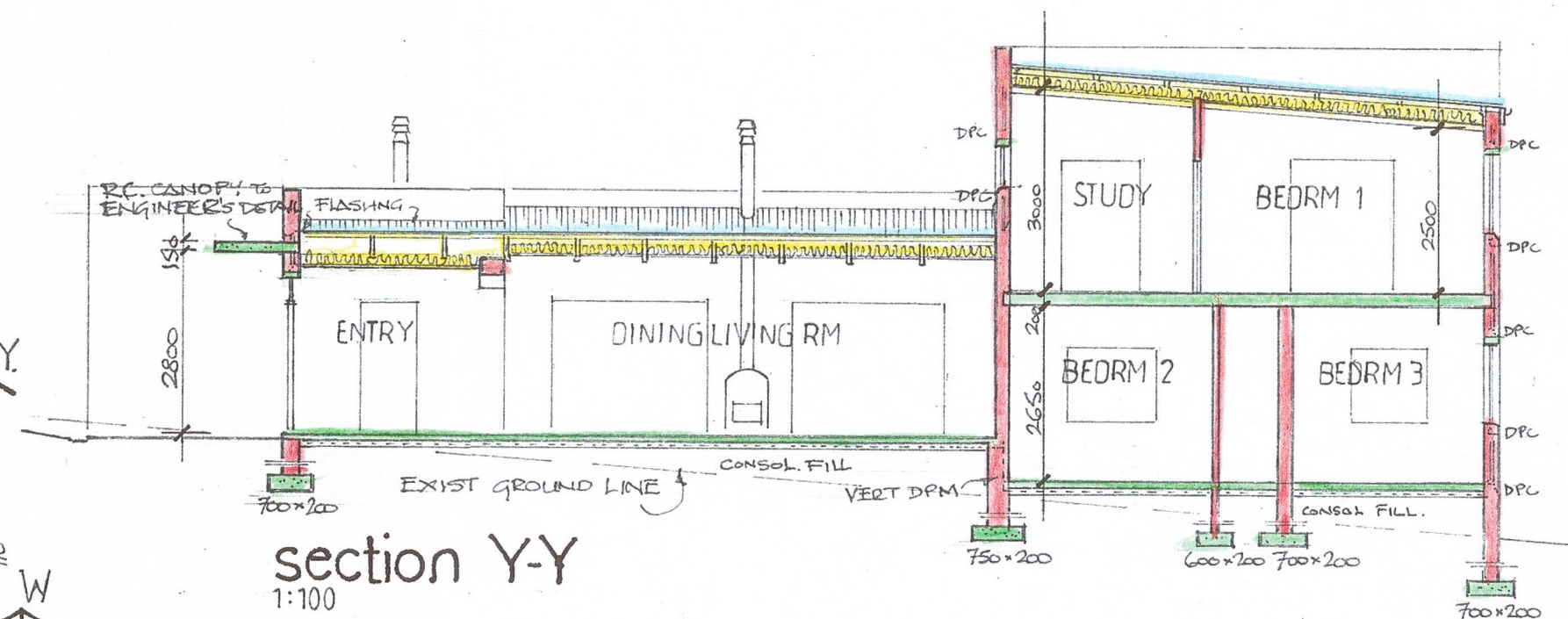




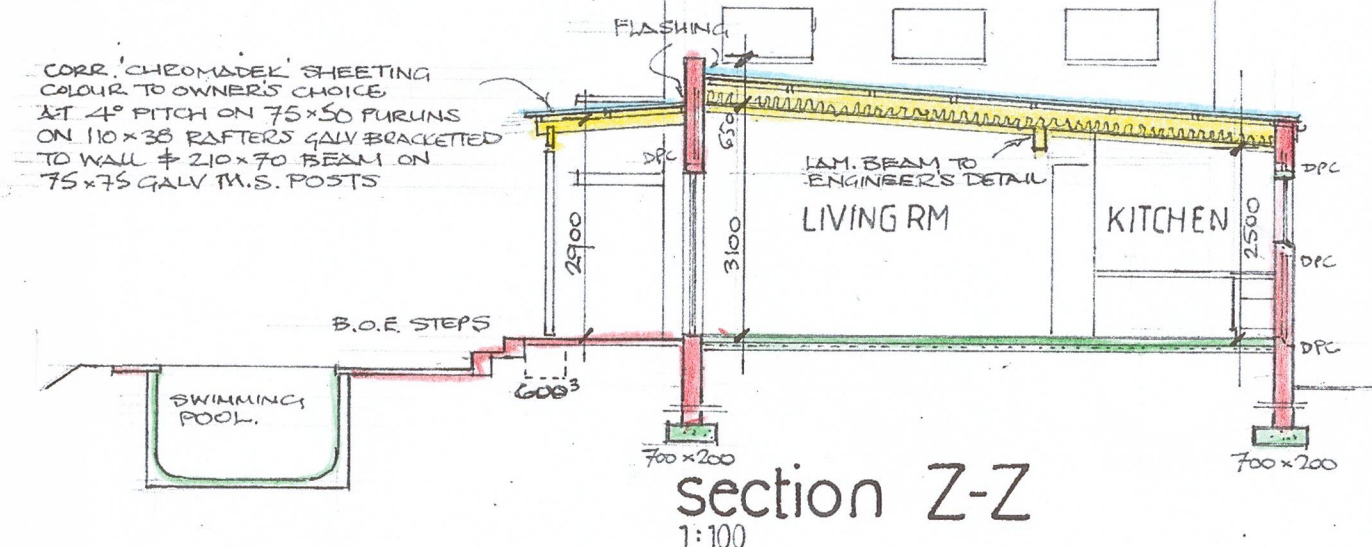
roof plan + first storey
1:100



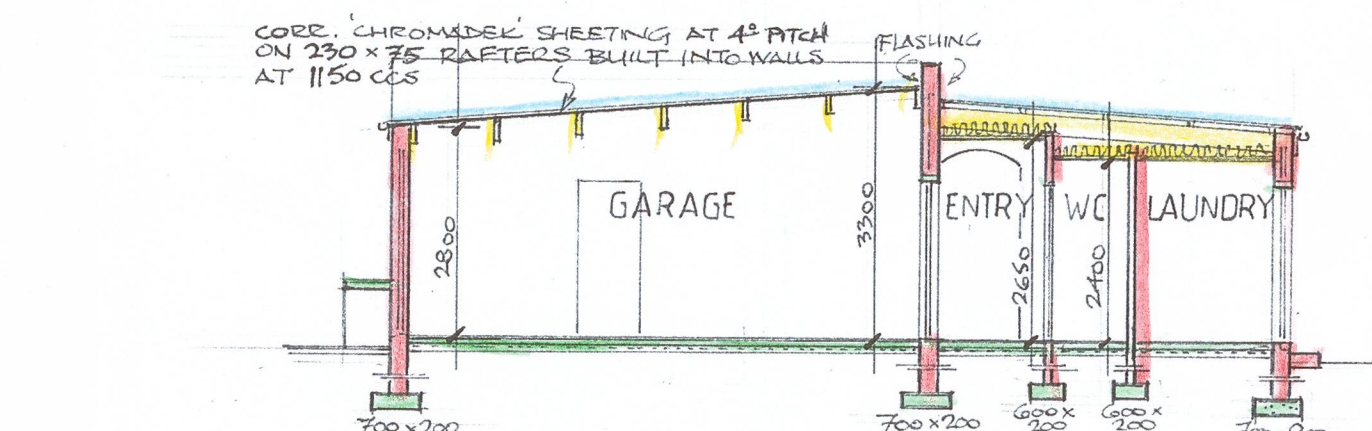
section Y-Y
1:100



section V
1:100



section Z-Z
1:100

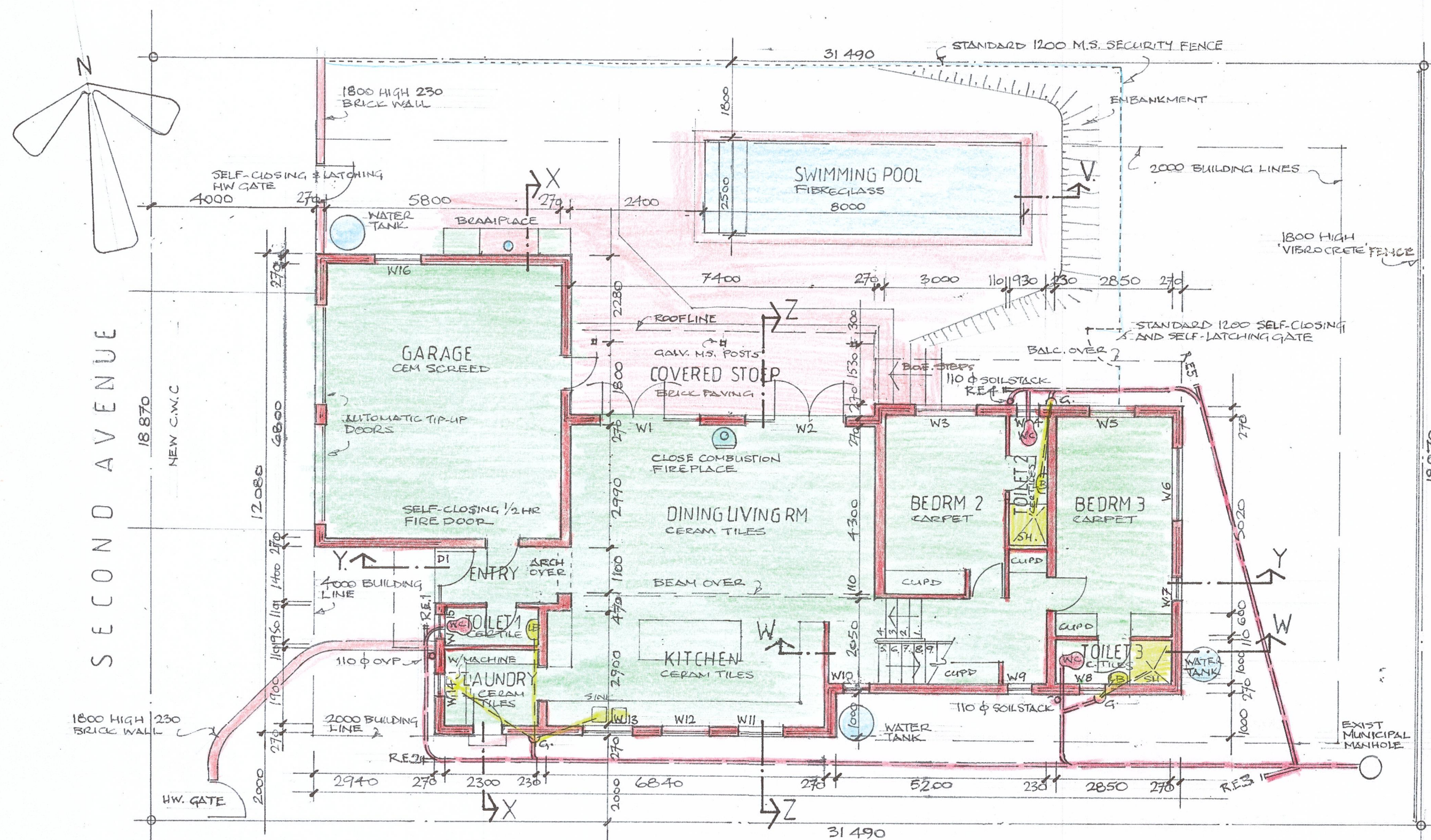


section X-X
1:100

AREAS:

SITE	595.0 m ²
FIRST FLOOR	55.7 m ²
GROUND FLOOR	128.2 m ²
GARAGE	45.9 m ²

NB:
FOR NOTES SEE
DRWG 2021-3/4



site plan + ground storey
1:100

KERTON

ERF 1521 SECOND AVE BOT RIVER

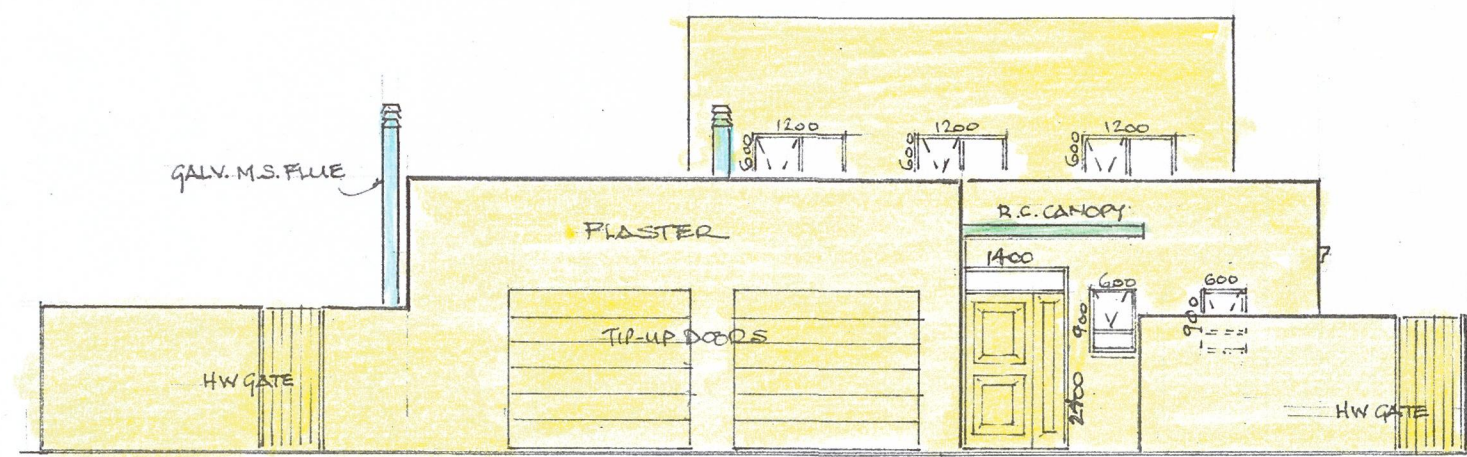
PLANS + SECTIONS: NEW HOUSE

JOHN MACFARLANE ARCHITECT

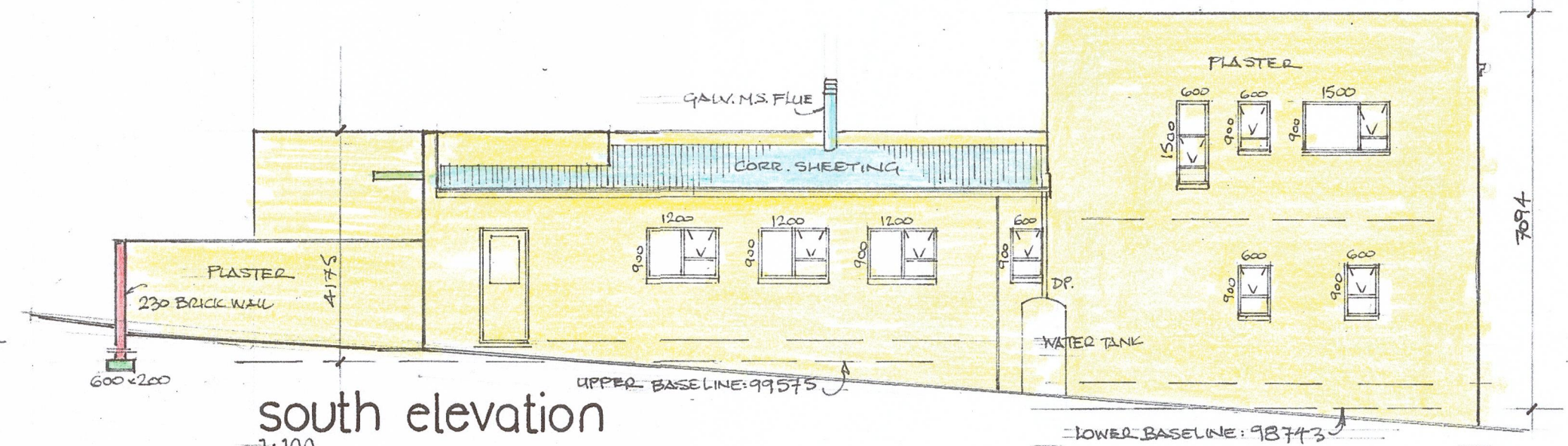
PH: 0728253295
POBOX 26352 HOUT BAY 7872
omphalos66a@telkomsa.net

04 JUL 2021

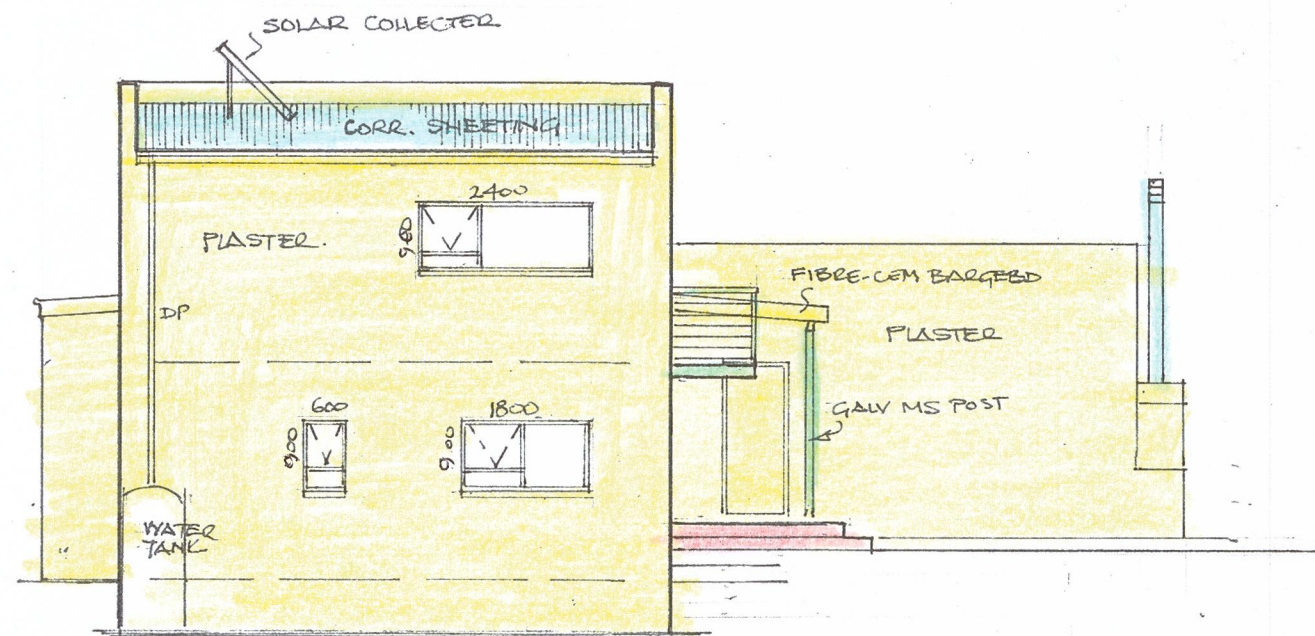
2021 3/3



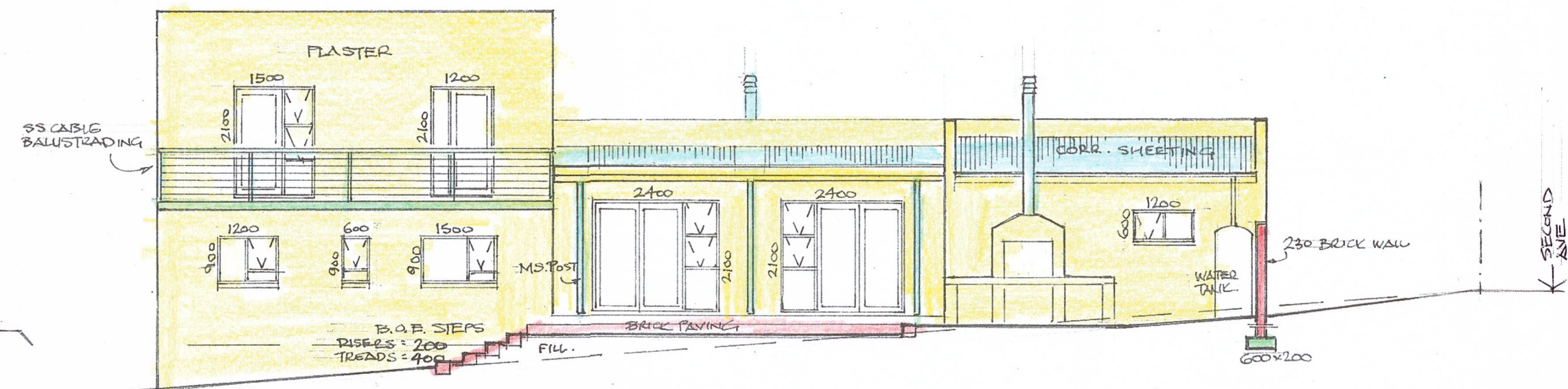
west elevation
1:100



south elevation
1:100

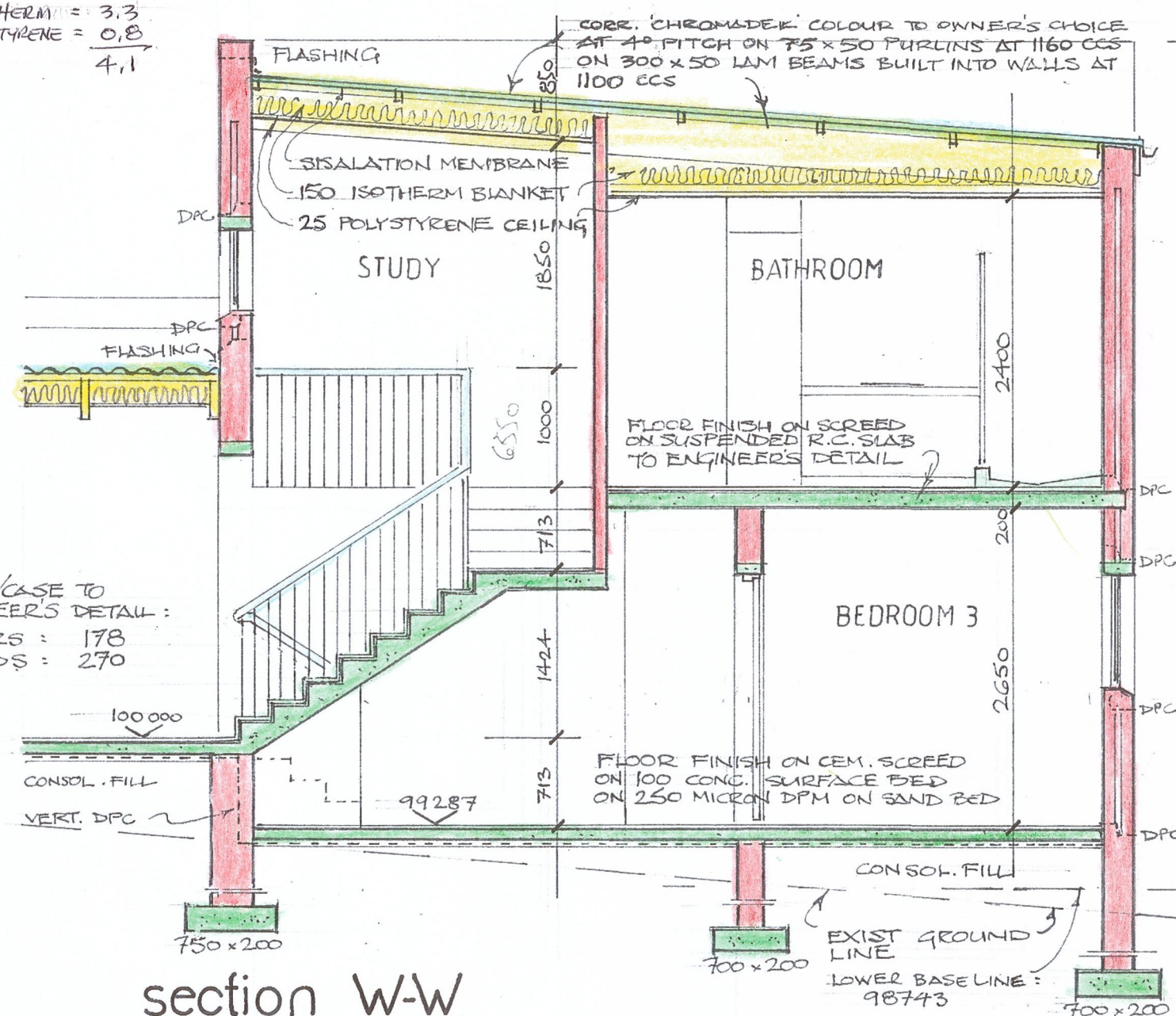


east elevation
1:100



north elevation
1:100

ROOF: MIN. R-VALUE = 3,7
150 ISOTHERM = 3,3
25 POLYSTYRENE = 0,8
4,1



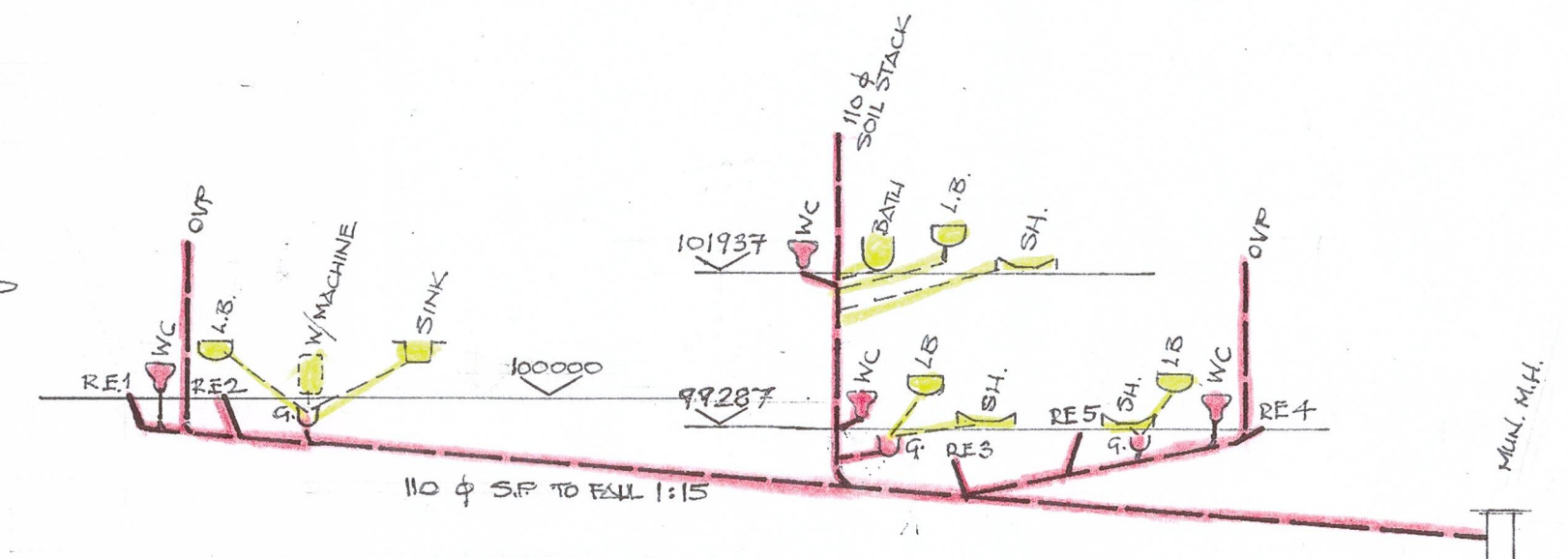
section W-W
1:50

DRAINAGE NOTES:

ALL DRAINPIPE TO BE UPVC
ACCESS EYE TO EVERY BEND & JUNCTION;
MIN. RADIUS OF BENDS IS 600
TILED SPLASHBACK TO EVERY WASTE FITTING,
TO EXTEND MIN. 450 ABOVE & 300 EACH SIDE.
DEEP SEAL TRAPS TO UPPER LEVEL WASTE FITTINGS,
MIN 5° OF HOT WATER. REQUIREMENTS TO BE SUPPLIED
BY SOLAR SYSTEM IN ACCORDANCE WITH SANS 1307;
SANS 10106; SANS 10254; AND SANS 10252-1.
ALL HOT WATER PIPES TO BE LAGGED WITH
INSULATION OF R-VALUE 1.

NOTES:

CONTRACTOR TO CHECK ALL DIMENSIONS AND
LEVELS ON SITE BEFORE WORK IS PUT IN HAND.
ALL BALUSTRADE TO BE 1000 HIGH AND TO
PREVENT PASSAGE OF 100 Ø BALL
OPENINGS IN WALLS 900 WIDE TO HAVE R.C.
LINTEL AND ONE COURSE BRICKWORK; WITH
ONE EXTRA COURSE BRICKWORK FOR
EVERY 300 INCREMENT IN SPAN
ALL GLAZED DOORS, AND WINDOWS CLOSER THAN
500 MM TO THE GROUND TO BE SAFETY GLAZED
IN ACCORDANCE WITH SANS 10400 PART N
POWDER-COATED AL. FRAMES BY FG ALUMINIUM
OR EQUAL APPROVED



RE.No.	RE1	RE2	RE3	RE4	RE5	M.H.
C.L.:	99850	99800	98300	98950	98550	97950
I.L.:	98670	98490	97090	98030	97730	96950
DEPTH:	1180	1310	1210	920	820	1000
DISTANCE:	2500	21000	To MH: 2000	4500	To RE3: 9500	

drainage diagram

KERTON
ERF 1521 SECOND AVE BOT RIVER

ELEVATIONS + SECTION: NEW HOUSE

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2021-3/4