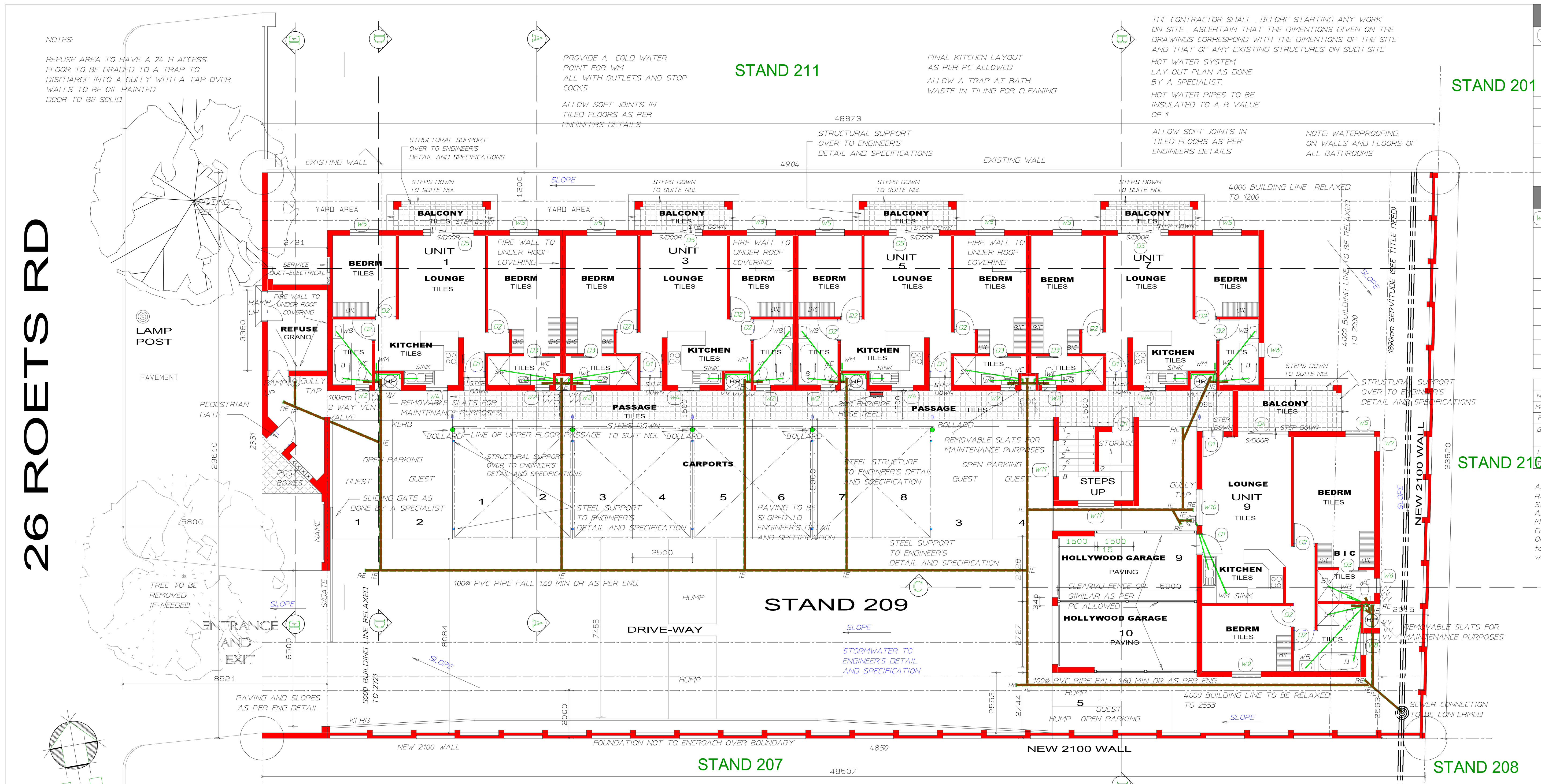


GROUND FLOOR PLAN 1:100

SANS 10400 – PART A:
- NO WORK ON SITE SHALL COMMENCE WITHOUT THE APPROVAL OF MUNICIPAL DRAWINGS FOR THE WORK PROPOSED.
- ON COMPLETION OF WORKS, AN OCCUPATION CERTIFICATE SHALL BE OBTAINED FROM THE LOCAL AUTHORITY.
- ALL BUILDINGS SHALL ONLY BE USED FOR THE OCCUPANCY IT IS ZONED FOR AS PER SANS 10400-A TABLE 1.
- ALL WORK ON SITE SHALL COMPLY WITH SANS 10400 AND NHBRC REQUIREMENTS

SANS 10400 – PART B: (STRUCTURAL DESIGN)
- ALL STRUCTURAL WORK SHALL BE DESIGNED AND SUPERVISED BY A COMPETENT ENGINEER WHO SHALL SIGN ALL DRAWINGS AND APPLICABLE FORMS.

SANS 10400 – PART F: (SITE OPERATIONS)
- TERMITE TREATMENT SHALL COMPLY WITH SANS 10400-F, 4.3.
- PROTECTION OF THE PUBLIC ON SITE, SHALL COMPLY WITH SANS 10400-F, F1.
- THE CONTRACTOR ON SITE MUST CONTROL DUST AND NOISE TO COMPLY WITH SANS 10400-F, F6.
- CLEANING OF SITE SHALL COMPLY WITH SANS 10400-F, F9.
- BUILDERS SHEDS SHALL COMPLY WITH SANS 10400-F, F10.
- SANITARY FACILITIES ON SITE SHALL COMPLY WITH SANS 10400-F, F11.

SANS 10400 – PART C: (DIMENSIONS)
- ALL ROOM SIZES SHALL COMPLY WITH SANS 10400 – C, 4.2.3 TABLE 1.
- ALL ROOM HEIGHTS SHALL COMPLY WITH SANS 10400 – C, 4.3.2 TABLE 2.

SANS 10400 – PART D: (PUBLIC SAFETY)
- ALL PUBLIC SAFETY TO COMPLY WITH SANS 10400-D.
- BALUSTRADES AND HANDRAILS SHALL BE 1000MM HIGH WITH VERTICALS NOT TO EXCEED 100 CENTRE TO CENTRE MAXIMUM.
- ALL RAMPS AND DRIVEWAYS MUST COMPLY WITH SANS 10400-D, 4.3

SANS 10400 – PART G: (EXCAVATIONS)
- ALL EXCAVATIONS ON SITE SHALL COMPLY WITH SANS 10400-G, 4.2 AND G1.

SANS 10400 – PART H: (FOUNDATIONS)
- ALL FOUNDATIONS SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH SANS 10400 H AND H1.
- EXTERNAL FOUNDATIONS SHALL BE AS PER ENGINEERS DETAIL.
- INTERNAL FOUNDATIONS SHALL BE AS PER ENGINEERS DETAIL.
- RAFTS SHALL BE AS PER ENGINEERS DETAIL.
- NO FOUNDATION OR WALL MAY BE ENCROACH OVER A SITE BOUNDARY. BOOT FOUNDATION TO BE USED.

SANS 10400 – PART M: (STAIRWAYS)
- THE HEAD ROOM OF STEPS AT ANY POINT SHALL NOT BE LESS THAN 2.100M MEASURED VERTICALLY FROM THE PITCH LINE.
- NO STEP SHALL BE LESS THAN 750MM WIDE.
- VERTICAL RISE SHALL NOT EXCEED 3000MM BETWEEN LANDINGS.
- STAIRS:
  TREADS 250MIN – USED ON SITE 270
  RISERS 200 MAX – USED ON SITE 170
- BALUSTRADE 1000MM WITH VERTICALS NOT TO EXCEED 100 C/C.
- VARIATION OF TREADS OR RISERS SHALL NOT EXCEED 6MM.
- NO FLIGHTS OF STAIRS SHALL HAVE A VERTICAL RISE GREATER THAN 3M BETWEEN LANDINGS.
- WINDERS SHALL BE SEPERATED BY A FLIGHT OF STAIRS AND NO MORE THAN THREE WINDERS TO BE USED AT ANY POINT.
- STRUCTURAL STAIRS TO BE DESIGNED BY ENGINEER.
- ANY FLIGHT OF STAIRS WITH MORE THAN 3 RISERS SHALL BE PROTECTED ON BOTH SIDES.
- ALWAYS FORM STEPS DOWN TO NATURAL GROUND LEVEL AS REQUIRED.

SANS 10400 – PART N: (GLAZING)
- ALL GLAZING TO COMPLY WITH SANS 10400-N.
- SAFETY GLAZING TO BE CLEARLY MARKED AND BE VISIBLE AFTER INSTALLATION.
- NO WINDOW SHALL ALLOW PENETRATION OF WATER TO THE INTERIOR OF THE BUILDING.
- DOORS, BALUSTRADES, SHOWERS AND GLAZING SECTIONS NEXT TO DOORS SHALL BE FITTED WITH SAFETY GLAZING.
- SEE WINDOW SCHEDULE FOR GLAZING TO BE USED ON SITE.
- BATHROOMS TO BE FITTED WITH OBSCURE OR SANDBLASTED GLASS (SABS-0137 AND 1263 OF THE NHBRC).

SANS 10400 – PART O: (LIGHT AND VENTILATION)
- ALL NATURAL LIGHT AND VENTILATION TO COMPLY WITH SANS 10400-O.

SANS 10400 – PART P: (DRAINAGE)
- ALL SEWER SHALL BE CONNECTED TO THE MUNICIPAL SYSTEM.
- NO PERSON SHALL PERMIT STORMWATER TO ENTER A DRAINAGE INSTALLATION ON SITE.
- PROVIDE A GULLY ON EVERY SITE WITH A TAP OVER / ONE GULLY PER BUILDING ON SITE.
- ALL 100 PVC PIPES TO HAVE A SLOPE OF 1:60MIN.
- ALL HOT WATER PIPES IN ROOF > 80MM SHALL BE INSULATED TO HAVE A R-VALUE OF 1.0 OR PRE-INSULATED TO COMPLY WITH SANS 10400 XA.
- ALLOW FOR GARDEN TAPS TO REACH 20M.
- ALL INTERNAL DUCTS TO BE A MIN OF 600X600. EXTERNAL DUCTS TO HAVE REMOVABLE COVERS TO ALLOW ACCESS FOR MAINTENANCE.
- NO DRAINAGE BENDS OR JUNCTIONS SHALL BE ALLOWED IN OR UNDER FLOOR SLABS.
- SEWER PIPES TO BE ENCASED IN CONCRETE WHERE UNDER BUILDINGS.
- IN DOLOMITE AREAS USE 100 HDPE SEWER PIPES AND AS PER ENGINEERS DETAIL AND MANUFACTURERS REQUIREMENTS.
- INVERT LEVEL MIN 460MM.
- 2 WAY VENT VALVES ON ALL CONNECTIONS.

SANS 10400 – PART J: (FLOORS)
- ANY FLOOR MUST BE CONSTRUCTED TO CARRY THE LOAD AND ITS OWN WEIGHT AS IT IS MEANT TO BE USED FOR.
- ANY FLOOR FOR A LAUNDRY, KITCHEN, BATHROOM, SHALL BE WATER RESISTANT.
- FLOORS CONSTRUCTED SHALL NOT HAVE A SLOPE THAT EXCEEDS 4MM.
- UNDER FLOOR MEMBRANES SHALL COMPLY WITH SANS 10400-J, 4.4.4.
- FLOOR NOTES:
  * 25MM CEMENT SCREED ON.
  * 75MM CONCRETE SURFACE BED ON.
  * 125MM LAYERS WELL COMPACTED HARDCORE FILLING.
- WHERE FILL BENEATH FLOORS EXCEED 400MM A ENGINEER SHALL DESIGN AND INSPECT.
- NO FLOOR LEVEL MAY BE LESS THAN 150MM ABOVE SURROUNDING GROUND LEVELS. SLOPES AWAY FROM HOUSE TO BE A MINIMUM OF 2 DEGREE

SANS 10400 – PART K: (WALLS)
- ALL WALLS, STRUCTURAL WALLS, GABLE WALLS, OPENINGS EXT. SHALL COMPLY WITH SANS 10400-K.
- MAXIMUM HEIGHT OF MASONRY FOUNDATION WALLS WHERE FILL IS RETAINED SHALL COMPLY WITH TABLE 8 IN SANS 10400.
- ALL RETAINING WALLS SHALL BE AS PER ENGINEERS DESIGN.
- ALL FREE STANDING WALLS SHALL COMPLY WITH SANS10400-K, TABLE 17 & 18.
- LINTELS OVER WINDOWS, OPENINGS AND DOORS SHALL COMPLY WITH SANS 10400-K, 4.2.9.
- ROOF TRUSSES SHALL BE FIXED TO WALLS:
  (A) TWO STRANDS OF 2.4 DIAMETER GALVANISED STEEL WIRE.
  (B) 30MM X 1.2MM GALVANIZED STEEL STRAP.
  (C) 30MM X 1.6MM GALVANIZED STEEL STRAP.
- ALL WALLS SUPPORTING ROOFS SHALL COMPLY WITH SANS 10400-K.
- ALL WALLS SHALL BE SO CONSTRUCTED THAT IT SHALL RESIST WATER PENETRATION INTO ANY PART OF THE BUILDING.
- JOINTS TO WALLS AND SLABS TO COMPLY WITH ENGINEERS DETAIL.
- ALL WATERPROOFING TO BE DONE BY SPECIALIST AT SLOPES AS BY MANUFACTURERS' SPECIFICATIONS.
- ALLOW WATERPROOFING AT PARAPET WALLS, BOUNDARY WALLS, COPING EXT. AS REQUIRED.
- WALLS INTERNALLY TO BE PLASTER AND PAINTED AS PER SPECIFICATION.
- EXTERNAL WALLS TO BE PLASTER AND PAINTED AS PER SPECIFICTION.

SANS 10400 – PART R: (STORMWATER DISPOSAL)
- STORMWATER CONTROL ON SITE TO BE AS PER ENGINEERS DESIGN.
- ALLOW WEEP HOLES IN BOUNDARY WALLS TO ALLOW STORMWATER NOT TO ACCUMILATE ON SITE.

SANS 10400 – PART U: (REFUSE REMOVAL)
- REFUSE STORAGE AND REMOVAL SHALL COMPLY WITH SANS 10400-U.

SANS 10400 – PART W: (FIRE INSTALLATION)
- FIRE INSTALLATION SHALL BE AS PER ENGINEERS DESIGN.

SANS 10400 XA – ENERGY EFFICIENCY:
- 50% OF ALL HOT WATER SUPPLY SHOULD BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANT HEATING INCLUDING BUT NOT LIMITED TO HEATPUMPS.
- FENESTRATION OF ALL WINDOWS AND DOORS TO BE LESS THAN 15% OF FLOOR AREA PER STOREY. IF NOT, THEN A RATIONAL ASSESSMENT MUST BE DONE TO PROOF COMPLIANCE BY A COMPETENT PERSON.
- ROOFING AND INSULATION TO COMPLY WITH SANS 10400XA AND AS SPECIFIED UNDER 'ROOF NOTES'.
- ROOF OVERHANG TO COMPLY WITH ROOF NOTES.
- MAJOR LIVING AREAS TO FACE NORTH.
- WALLS TO COMPLY WITH SANS 10400XA FOR CLIMATE ZONE 1 – R-VALUE OF 2.2 REQUIRED.
- AIR LEAKAGE SHALL NOT EXCEED 2L/S/M2 FENESTRATION AREA AND 0.306L/M2 FIXED GLAZING AREA, ALL FITTED WITH CEILING GASKETS IF REQUIRED.
- HEAT PUMP POSITION AS PER SPECIALIST.

SANS 10400 – PART L: (ROOFS)
- ANY ROOF MUST NOT ALLOW PENETRATION OF RAINWATER OR SURFACE WATER TO ITS INTERIOR.
- SHALL NOT ALLOW ACCUMULATION OF WATER UPON ITS SURFACE.
- WHERE LIGHT FITTINGS OR OTHER COMPONENTS PENETRATES ROOFS OR CEILINGS, IT SHALL BE NON-COMBUSTIBLE AND FIRE RESISTANT.
- ROOF PITCH 27 DEG
- TIMBER ROOFS CONCRETE ROOF TILES / 600mm OVERHANG:
  ON 38 X 38 SA PINE BATTENS 380 C/C
  ON SA PINE RAFTERS AS PER ENG DETAIL 760 C/C OR AS PER ENG
  WITH SA PINE TIE BEAM AS PER ENG DETAIL 760 C/C OR AS PER ENG
  WITH 114 X 38 SA PINE WALL PLATE
  WEB MEMBERS 114 X 38 SA PINE
  CEILINGS 38 X 38 SA PINE BATTENS AT 400 C/C
  FIBRE CEMENT BARGE BOARDS / FASCIA
  GUTTERS AND DOWNPIPES ALUMINIUM
  ROOF INSULATION ZONE 1 (UP)
  REQUIRED 3.7M2 K/W
  3.7 – 0.38 = 3.32
  3.32 .25 = 0.133M = 135 THICK
  SUPPLY AND FIT 135MM THICK CELLULOSE FIBRE LOOSE FILL OR EQUAL BY SPECIALIST.

CONSTRUCTION NOTES: GENERAL –
- ALL WORK TO COMPLY WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT 1993.
- CONTRACTOR TO REPORT ANY DISCREPANCIES, OMISSIONS OR DEVIATIONS OR ADDITIONS TO THE ARCHITECTURAL PRACTITIONER IMMEDIATELY.
- DO NOT SCALE FROM DRAWINGS OR PRINTS.
- CONTRACTOR TO NOTIFY LOCAL AUTHORITY WHEN INSPECTIONS ARE DUE AND TO OBTAIN ALL THE NECESSARY CLEARANCES AND CERTIFICATES.
- CONTRACTOR TO LOCATE & IDENTIFY ANY SERVICES ON SITE AND PROTECT THESE FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR TO ENSURE ALL CERTIFICATES OF COMPLIANCE ARE HANDED TO OWNER ON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR MUST MAKE SURE ON SITE THAT GROUND SLOPES AND PLATFORMS AND FLOOR LEVELS ARE CORRECT WHEN SETTING OUT. ANY CONCERN MUST BE ATTENDED TO PRIOR TO CONSTRUCTION STARTING ON SITE.
- ANY CONTRACTOR SHALL ON SITE KEEP A COMPETENT FOREMAN WHO IS FAMILIAR WITH ALL NATIONAL REGULATIONS AT ALL TIMES.
- V-JOINTS IN PLASTER WORK WHERE BRICK WORK / CONCRETE OR OTHER MATERIAL MEET.

- BUILD-IN CUPBOARD LAYOUT BY SPECIALIST AND PC AMOUNT ALLOWED. ALL FOR WATER PIPES OUTLETS AND STOP COCKS AS REQUIRED.
- ALLOW FOR SOFT JOINTS IN FLOOR TILING AS PER MANUFACTURERS SPECIFICATION.
- FLOOR LEVELS FOR GARAGE, STOEPS AND BALCONIES TO BE A MINIMUM OF 85MM LOWER THAN RESIDENCE OR AS PER SLOPES INDICATED ON PLAN OR ENGINEERS DETAILS.
- THE CONTRACTOR SHALL BEFORE STARTING WORK ON SITE ASCERTAIN IF AN ENGINEER IS REQUIRED TO INSPECT AND DESIGN WORKS AND SITE CONDITIONS.
- THE OWNER HEREWITH PERMITS CHANGES TO THE PLAN TO BE DONE BY THE ARCHITECTURAL PROFESSIONAL AS REQUIRED BY THE LOCAL AUTHORITY FOR APPROVAL OF THESE PLANS.

SANS 10400 XA – ENERGY EFICIENCY:
- 50% OF ALL HOT WATER SUPPLY SHOULD BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANT HEATING INCLUDING BUT NOT LIMITED TO SOLAR HEATING.
- FENESTRATION OF ALL WINDOWS AND DOORS TO BE LESS THAN 15% OF FLOOR AREA PER STOREY. IF NOT, THEN A RATIONAL ASSESSMENT MUST BE DONE TO PROOF COMPLIANCE BY A COMPETENT PERSON.
- ROOFING AND INSULATION TO COMPLY WITH SANS 10400XA AND AS SPECIFIED UNDER 'ROOF NOTES'.
- ROOF OVERHANG TO COMPLY WITH ROOF NOTES.
- MAJOR LIVING AREAS TO FACE NORTH.
- WALLS TO COMPLY WITH SANS 10400XA FOR CLIMATE ZONE 1 – R-VALUE OF 2.2 REQUIRED.
- AIR LEAKAGE SHALL NOT EXCEED 2L/S/M2 FENESTRATION AREA AND 0.306L/M2 FIXED GLAZING AREA, ALL FITTED WITH CEILING GASKETS IF REQUIRED.
- SOLAR POSITION AS PER SPECIALIST.

ALUMINIUM WINDOW SCHEDULE

Ref	Size	Finish	Code	Glazing	Orientation
W1	W 0600mm x H 0400mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: ... SPECIAL	GLAZING: 4mm OBSCURE GLASS	ORIENTATION: SOUTH
W2	W 0600mm x H 0900mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: PT69 SPECIAL	GLAZING: 4mm OBSCURE GLASS	ORIENTATION: SOUTH
W3	W 0900mm x H 0900mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: PT99	GLAZING: 4mm CLEAR GLASS	ORIENTATION: SOUTH
W4	W 0900mm x H 0400mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: ... SPECIAL	GLAZING: 4mm CLEAR GLASS	ORIENTATION: SOUTH
W5	W 1500mm x H 1200mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: PTT1512	GLAZING: 4mm CLEAR GLASS	ORIENTATION: NORTH
W6	W 0600mm x H 0900mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: PT69	GLAZING: 4mm OBSCURE GLASS	ORIENTATION: EAST
W7	W 0600mm x H 1500mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: PTT615	GLAZING: 4mm CLEAR GLASS	ORIENTATION: EAST
W8	W 0900mm x H 0900mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: PT99	GLAZING: 4mm OBSCURE GLASS	ORIENTATION: EAST
W9	W 1500mm x H 1200mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: PTT1512	GLAZING: 4mm CLEAR GLASS	ORIENTATION: SOUTH
W10	W 1500mm x H 1500mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: PTT1515	GLAZING: 4mm CLEAR GLASS	ORIENTATION: WEST
W11	W 1500mm x H 0315mm ALUMINIUM WINDOW x3	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: ... SPECIAL	GLAZING: 4mm CLEAR GLASS	ORIENTATION: SOUTH / WEST
W12	W 1500mm x H 1500mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: ... SPECIAL	GLAZING: 4mm CLEAR GLASS	ORIENTATION: WEST
W13	W 0900mm x H 0900mm ALUMINIUM WINDOW	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: PT99	GLAZING: 4mm CLEAR GLASS	ORIENTATION: WEST
W14	W 1500mm x H 0345mm ALUMINIUM WINDOW x3	FINISH: CHARCOAL ANNODISED ALUMINIUM	CODE: ... SPECIAL	GLAZING: 4mm CLEAR GLASS	ORIENTATION: SOUTH

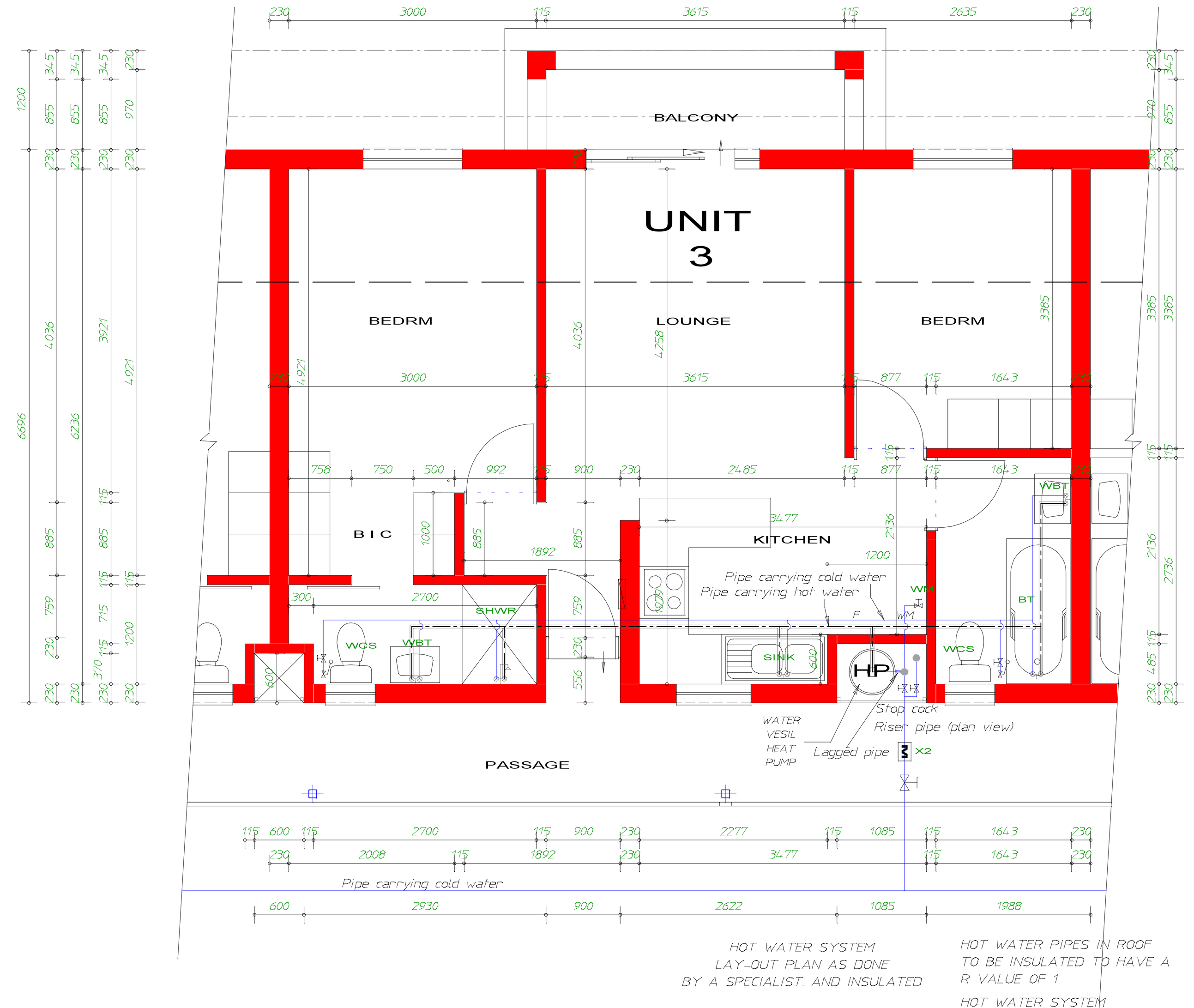
DOOR SCHEDULE

Ref	Size	Description
D1	813 x 2125	SELF CLOSING DEVICE AS PER FIRE DESIGN. 813x2032x40mm SOLID MERANTI DOOR IN FRAME WITH WEATHER BAR AND 3 LEVER LOCK SET WITH 30 MIN FIRE RATING
D2	813 x 2125	813x2032 HOLLOW CORE TYPE DOOR IN STEEL FRAME WITH TWO LEVER LOCK SET
D3	813 x 2125	813x2032 HOLLOW CORE TYPE DOOR IN STEEL FRAME WITH SLIDING GEAR AS DONE BY A SPECIALIST
D4	2100 x 2134	2100x2125mm ALUMINIUM SINGLE SLIDING DOOR WITH 6.5mm CLEAR SAFETY GLASS. ORIENTATION: NORTH
D5	1800 + 300 x 2134	1800x2125mm ALUMINIUM SINGLE SLIDING DOOR WITH 6.5mm CLEAR SAFETY GLASS WITH 0300mm x 1500mm SIDE LIGHT WITH CLEAR SAFETY GLASS. ORIENTATION: NORTH

GLAZING NOTES	MAXIMUM PANEL SIZE IN sq m						
NOMINAL GLASS THICKNESS (mm)	3	4	5	6	8	10	12
MONOLITHIC ANNEALED GLASS	0.75	1.5	2.1	3.2	4.6	6.0	6.0
PATERNED ANNEALED & WIRED GLASS	–	0.75	1.2	1.9	2.6	3.4	–
GEORGIAN WIRED GLASS TO HAVE A FIRE RESISTANCE OF 60 MINUTES MIN							
LAMINATED ANNEALED SAFETY GLASS	–	–	–	2.9	4.3	5.7	5.7
TOUGHENED SAFETY GLASS	–	1.9	3.0	4.5	8.0	8	8

All products applied by the contractor must comply with:
R-Values required
SANS 10400
Architects details and design
Manufacturers details and specifications
Contractor not to deviate from the Energy Efficiency specifications as specified
On completion of the project, compliance certificates for all Energy Efficiency to the architect and the contractor and to provide surety that the products appl with the R-Values and the SANS 10400 Deemed to Satisfy regulations.

PLUMBING NOTE:
- AT COMPLETION OF THE DRAINAGE INSTALATION THE PLUMBER MUST PROVIDE THE ARCHITECT WITH MARKED-UP SET OF DRAWINGS, SHOWING ANY ALTERATIONS VARIATIONS TO DRAINAGE AS INDICATED ON PLAN. (APPROVED CITY COUNCIL DRAWINGS)

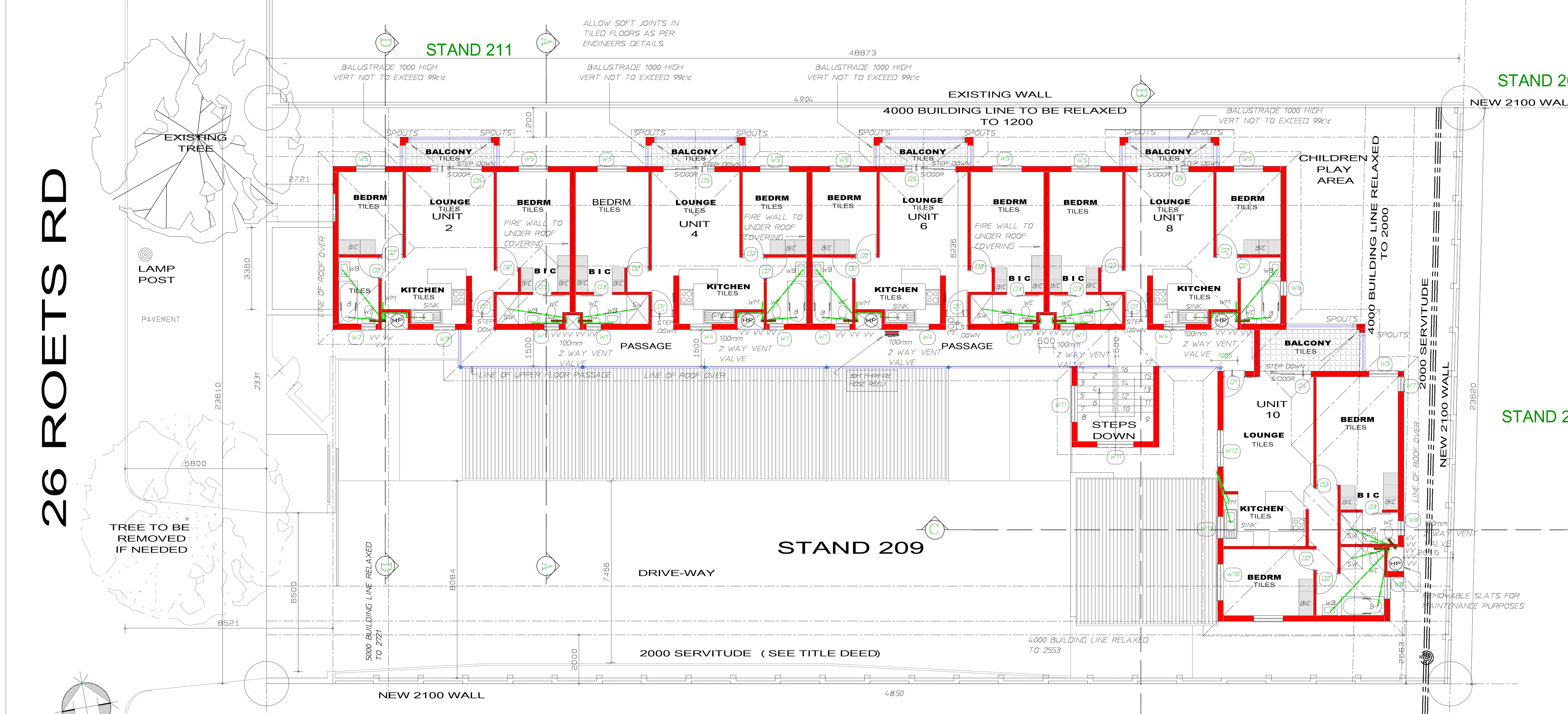


GROUND FLOOR
HOT WATER LAY-OUT

SCALE 1:50

GLAZING CALCULATIONS

Description	Facing	Height	Width	Cu	Cshgc	P	H	E
Window 5	N	1.5	1.2	7.9	0.81	0.4	2	0.52
Door 5	N	2.1	1.8	5.9	0.81	1.6	2.6	0.3
Window 5	N	1.5	1.2	7.9	0.81	1.6	2	0.26
Door 5	N	1.5	0.3	5.9	0.81	1	2	0.33
N&Nw TOTAL Area=7.83 Cu=2.655 Cshgu=2.176065 PH=2.11538461538 E=1.41								
W&Sw TOTAL Area=0 Cu= Cshgu= PH=0 E=0								
Window 1	S	0.4	0.6	7.9	0.81	2	0.9	0
Window 3	S	0.9	0.9	7.9	0.81	0.6	1.4	0.36
Window 2	S	0.9	0.6	7.9	0.81	0.6	1.4	0.36
S&Se TOTAL Area=1.59 Cu=4.266 Cshgu=.39366 PH=3.07936507937 E=.72								
E&Ne TOTAL Area=0 Cu= Cshgu= PH=0 E=0								
Beyers Park Total	- TYPICAL UNIT NO 2 -							
Conductance=65.958 out of Maximum of 79.2 = 83.3% (Pass)								
Solar Heat Gain=2.569725 out of Maximum of 9.9 =26% (Pass)								



FIRST FLOOR PLAN 1:100

- TOTAL GROUND FLOOR PLAN
- TOTAL FIRST FLOOR PLAN
- GROUND FLOOR HOT WATER
- UNIT DIMENSIONS

OWNERS SIGNATURE:

REVISIONS:	A	B	C
		DATE:	01 Aug 2017
Computer Number:		DRAWN :	MORNE LUDIK

z:\theuns – beyers park – 209\working\mun drawings.drw

Tel: 011-396-1440
011-396-1417
SUITE #78
PRIVATE BAG 7
ASTON MANOR
1630
SUITE 17
VILLA VALENCIA OFFICE PARK
c/o ANEMOON & MONUMENT rd
GLEN MARIAS EXT. 1
KEMPTON PARK
1619
JOHAN MARAIS
Pr. S. ARCH. T.
SACAP REG NO ST1025
JOHAN MARAIS ARCHITECTURE
SIGNATURE:
e-mail: pjmm@mweb.co.za

PROPOSED NEW FLATS ON STAND 209 BEYERSPARK TOWNSHIP PTYTRADE 374 (PROPRIETARY) LIMITED

BEY-102