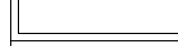
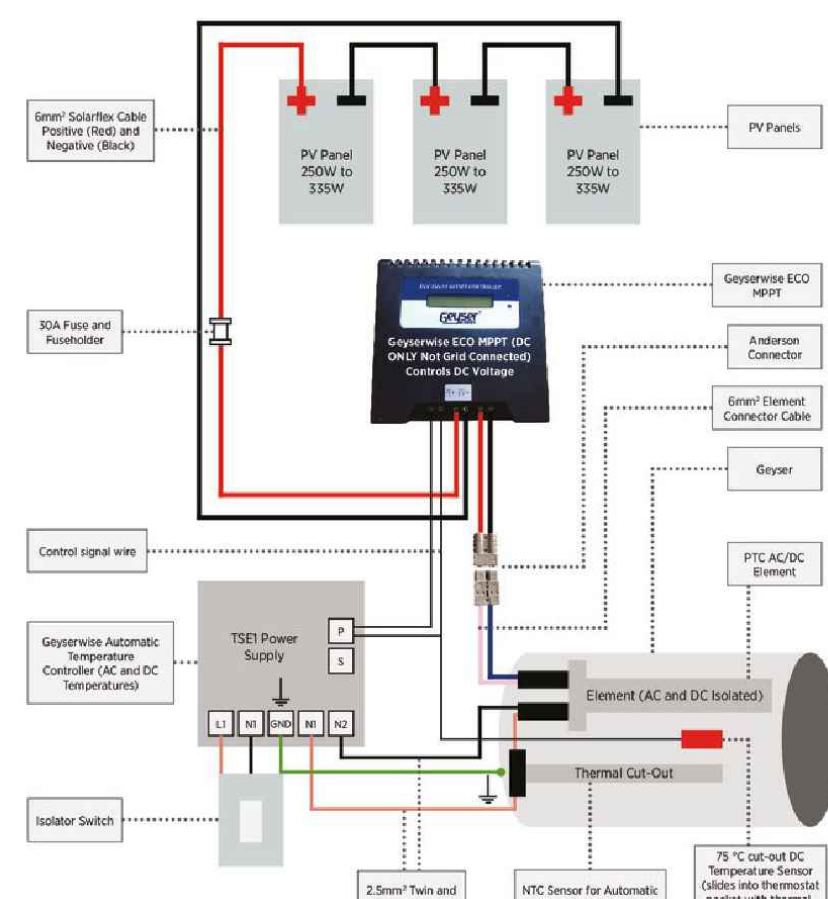
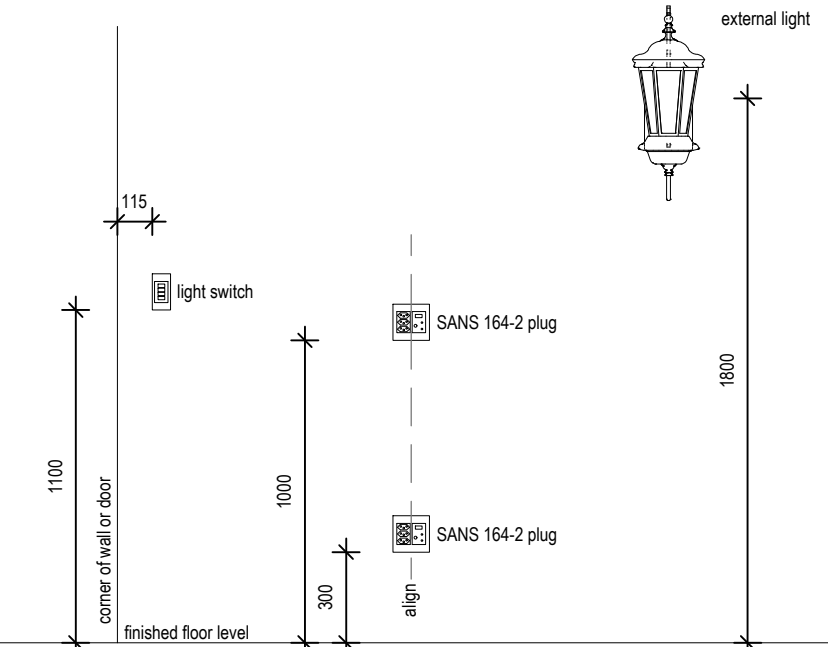


SEWER	
LEGEND	DESCRIPTION
	SOIL PIPE - 110Ø uPVC SOIL WATER PIPE AT A MIN 1:40 FALL
	WASTE PIPE - 50Ø uPVC WASTE WATER PIPE
	VENT - 50Ø/110Ø uPVC VENT VALVE

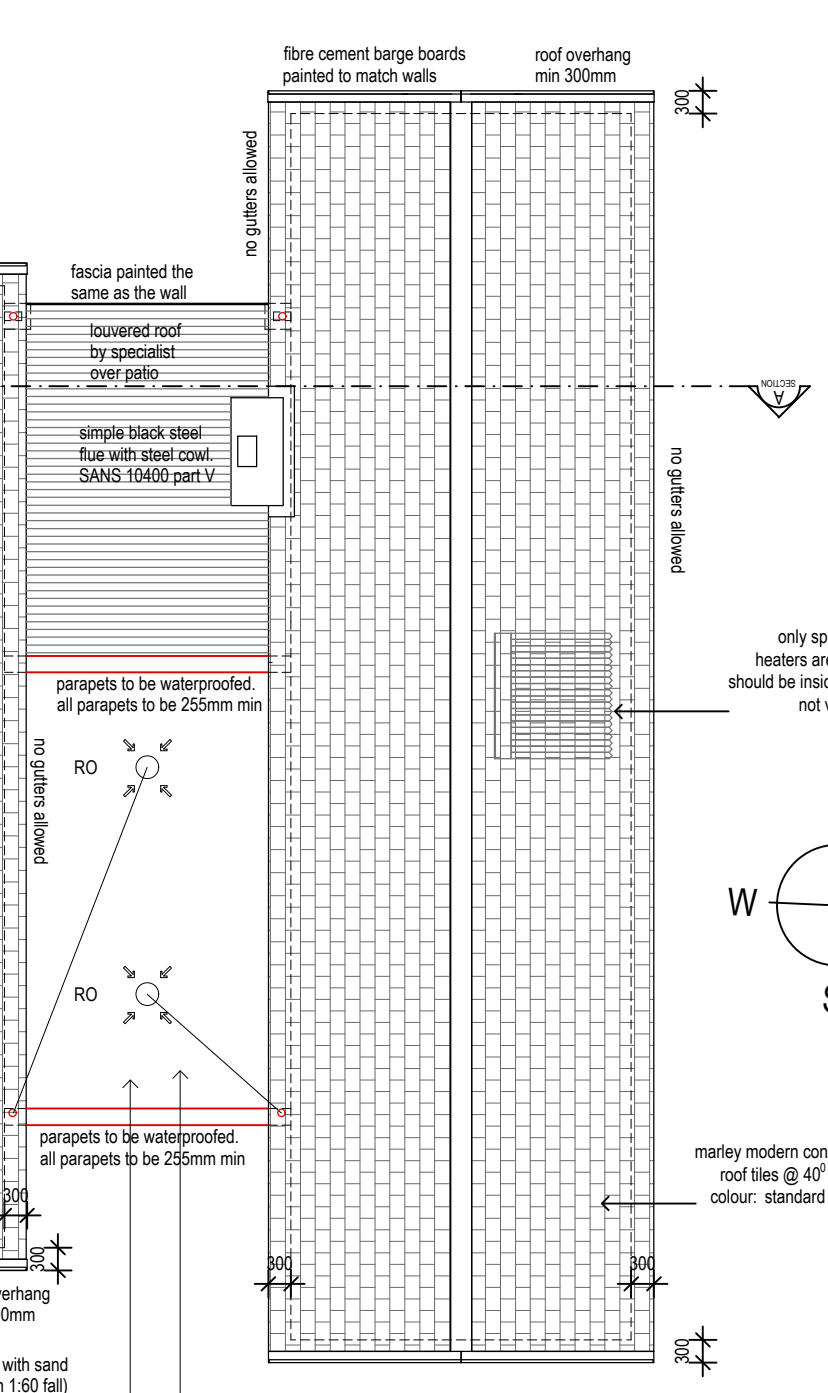
FLEXIBLE PIPE CONSTRUCTION BENEATH HOUSING UNIT

SCALE 1:25

ELECTRICAL LEGEND	
LEGEND	DESCRIPTION
	DISTRIBUTION BOARD
	OVEN ISOLATOR
	GEYSER ISOLATOR
	TV / HDMI / DATA POINT
	PLUG POINT
	PLUG POINT @ 300mm AFFL
	PLUG POINT @ 1100mm AFFL
	ALL WEATHER PLUG
	SATELLITE DISH - see roof plan
	LIGHT SWITCH @ 1100mm AFFL
	LED DOWN LIGHT 6W
	LED PENDANT 6W
	2 x 16 W TS LIGHT 149mm WITH PROXIMITY SENSOR
	LIGHT POINT
	LED WALL LIGHT 6W
ALARM, SPEAKERS, HOME AUTOMATION BY CLIENT	



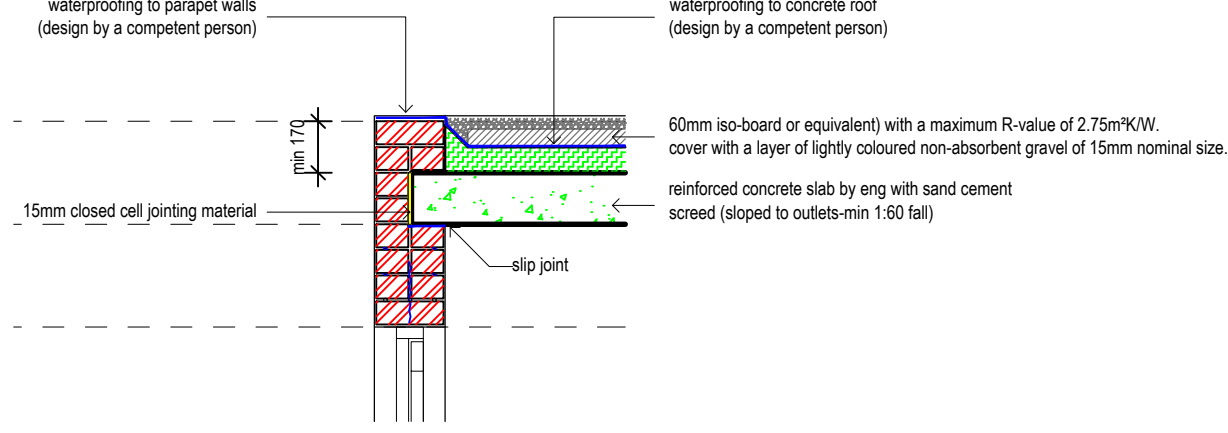
HOT WATER NOTE:
• ALL HOT WATER PIPES TO BE INSULATED
• A MIN OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENTS SHALL BE PROVIDED BY MEANS OF OTHER THAN ELECTRICAL RESISTANCE HEATING



RO - Roof outlet installed according to manufacturers specifications. Saint-Gobain, Full Flow Outlet 90 degrees side roof outlet. Centre hole domed. Pipe size 110mm with u-PVC downpipe. Eng to spec size and quantity

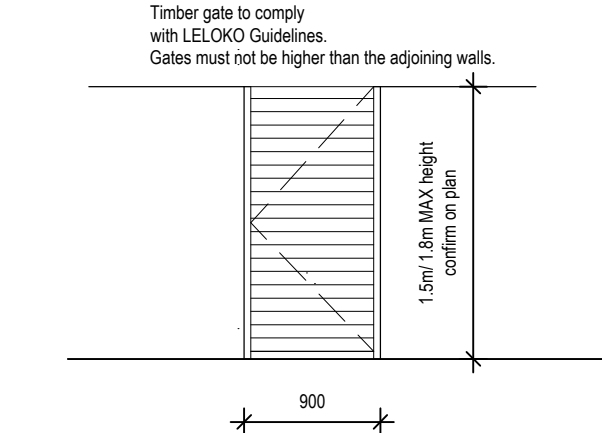
protect waterproofing with a drainage layer of geocomposite material, followed by insulation (60mm iso-board or equivalent) with a minimum R-value of 2.75m²/Kw. cover with a layer of lightly coloured non-absorbent gravel of 15mm nominal size.

SCALE 1:100



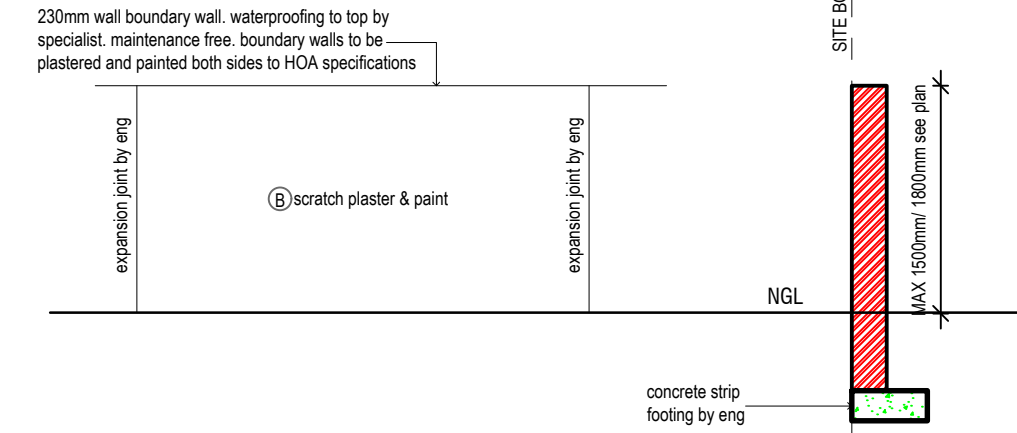
CONCRETE ROOF SLABS & PARAPET WALLS

SCALE 1:25



TYPICAL GATE ELEVATION

SCALE 1:50



TYPICAL BOUNDARY WALL ELEVATION

SCALE 1:50

NOTE:
HOT WATER PIPES
ALL hot water pipes with an internal diameter of less or equal to 80mm must be insulated.
Minimum required R-value for Pipe Insulation 1
NOTE AIR LEAKAGE:
ALL EXTERNAL DOORS to be fitted with foam or rubber compressible strips around the edge of the door frame to restrict air leakage. draught protection shall be fitted to the bottom edge of each door leaf.

LELOKO TYPICAL NOTES	
Clause 4.1	Building plans submitted and approved by the LDRC expire after 12 months if construction has not commenced within that period. All plans which have expired will require resubmission and review based on the latest version of the design rules.
Clause 5	Contractors are to adhere to the approved plans and construct the house according to the approved drawings. No deviations are allowed without the prior written consent of the LDRC. Requests for changes are to be emailed to the estate office at operationsmanager@leleko.co.za
Clause 7.4	The finished floor level shall be a maximum of 500mm above the natural ground level at any point.
Clause 8.1	The Primary form must have large roof overhangs of at least 300mm.
Clause 9.1	Concrete slabs must be non-reflective and finished in natural light coloured stone chisel/gravel.
Clause 9.2	Parapet walls must project at least 170mm above the concrete slab it surrounds.
Clause 9.2.1 to 9.2.10.1	Cappings and plaster bands are not permitted.
Clause 9.5.1	Gutters are not permitted.
Clause 10.1	Changes of material or finish or colour on the same wall, on the same plane will not be permitted. Changes are to occur at a logical separation (in a corner, not on a corner). Any step along a facade where a change in colour is required must be more than 230mm.
Clause 10.3	Chimneys are to be simple black steel flue pipes with fixed or rotating black cowls.
Clause 10.4	Retaining walls must not exceed 500mm from natural ground level or exceed a total height of 1000mm.
Clause 10.6	Clothes lines, gas and bins must be concealed within the yard and must not be visible from the street or green belts.
Clause 11.1	Paint colours to be natural earth tones or warm grey colours. Only the approved paint colours are to be indicated on the drawings. Should the owner wish to apply for approval of alternative colours, a 2m x 2m sample panel of each colour must be approved on site by the LDRC during construction.
Clause 12.1	No external burglar bars.
Clause 14	Only warm white (2700K-3000K) energy efficient external lighting fittings will be allowed. All exterior lights are to be in such a position so as not to be disturbing to neighbours or other residents. All external lighting must be simple, square, rectangular, circular, or tubular type fittings. The height of lights along common boundaries may not be more than 1.5m above finished ground level.
Clause 15.1	Satellite dishes must be mounted as discreetly as possible below the eaves. Dishes must be no more than 600 mm diameter. Air Conditioners & Heat Pumps must be installed at ground level (Max of 1.2m above finished ground level) and must not be visible from any street.
Clause 15.3	Only split system solar water heaters are permitted.
Clause 16	Swimming pool backwash water must be pumped into a soak away pit on site. No backwash water may leave the site or negatively affect the landscape.
Clause 18	Only indigenous plant and tree species will be permitted. Trees are to be carefully selected and positioned to minimize the obstruction of Neighbour's views. Landscaping and maintenance of adjacent sidewalks (area between street kerb and boundary) is the responsibility of the owner.

All dimensions to be checked on site before any work is put in hand.
All work to be in accordance with the provisions of the relevant parts of SANS 10400 and the local authority regulations. Additionally all work is to be in accordance with the latest NHBRC regulations. Where the above regulations the architect or engineer is to be notified immediately for ratification. The contractor is obliged to be in full compliance with the relevant building regulations, SANS 10400 and any relevant SANS regulations.
Shop drawings to be approved by the architect before the fabrication of any special order.
Any discrepancy or faulty dimension must immediately be brought to the attention of the architect for ratification.
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Limits to Architects Responsibility:
Ryan Pelley hereby declares that the client has been advised of the limitations of the specifications set out in this document. Furthermore please note that I will not be held accountable responsible in any way for the performance of the building, where the client/contractor or any other party knowingly or by fault relies to conform to the requirements within this document. Responsibility rests the moment plans are handed over to the client or contractor. Any deviation from the above document in any way will result in this document becoming null and void and I will no longer be responsible for the performance of the building or the end product differs in any way from the requirements set out in this document.

OWNER'S SIGNATURE

OWNER'S SIGNATURE

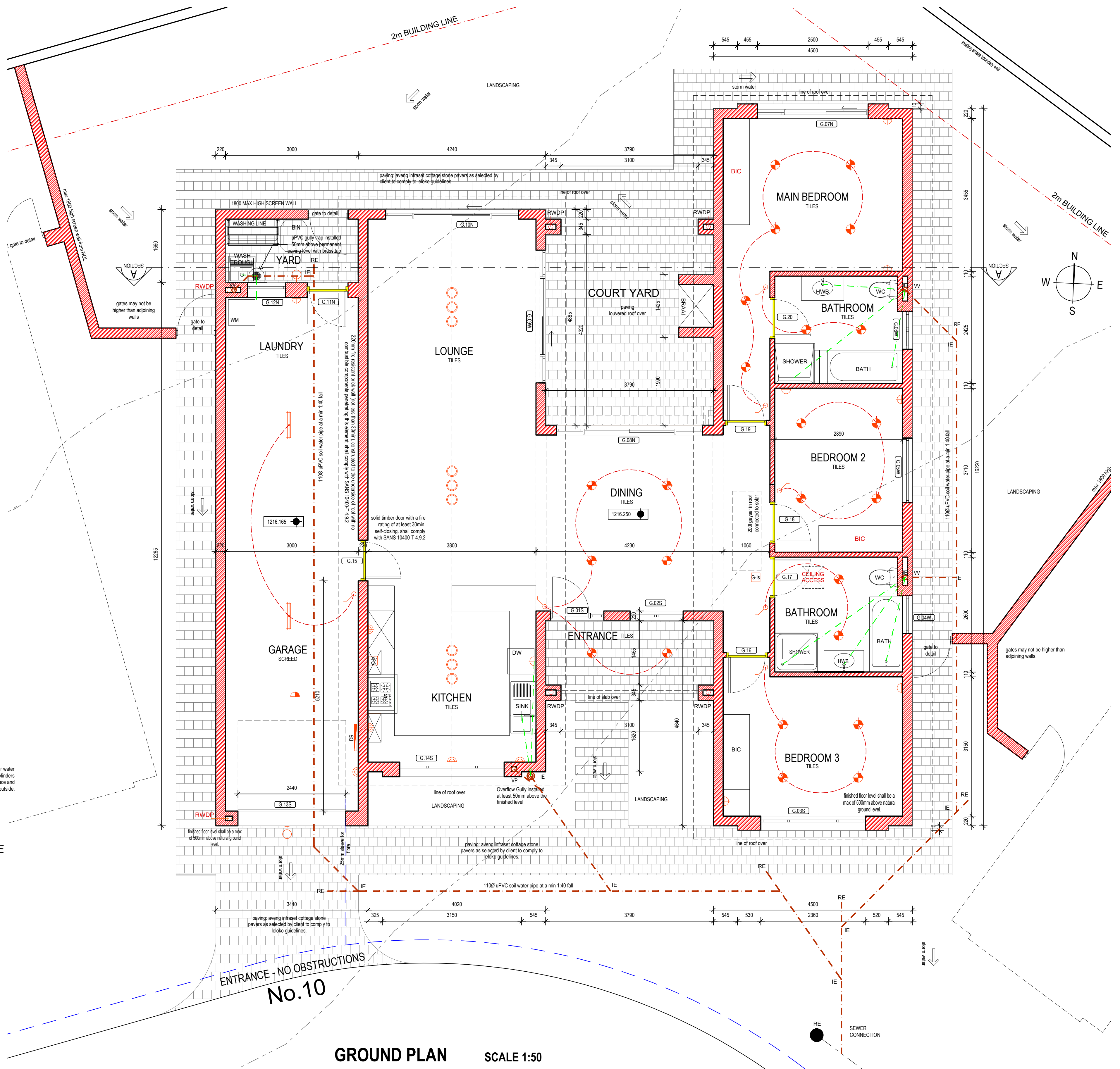
ARCHITECT'S SIGNATURE
Ryan P Pelley
Practice number
P64655

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www.studiomhrarchitects.co.za

PROJECT DESCRIPTION
NEW RESIDENCE ON
ERF 687
KOSMOS EXT 7
LELOKO
UNIT 10

DRAWING DESCRIPTION
PLAN
ROOF PLAN
DETAILS

DRAWING NUMBER: 2119/101 10A1
REVISION: 0 MUNICIPAL DRAWINGS



GROUND PLAN

SCALE 1:50

ROOF PLAN