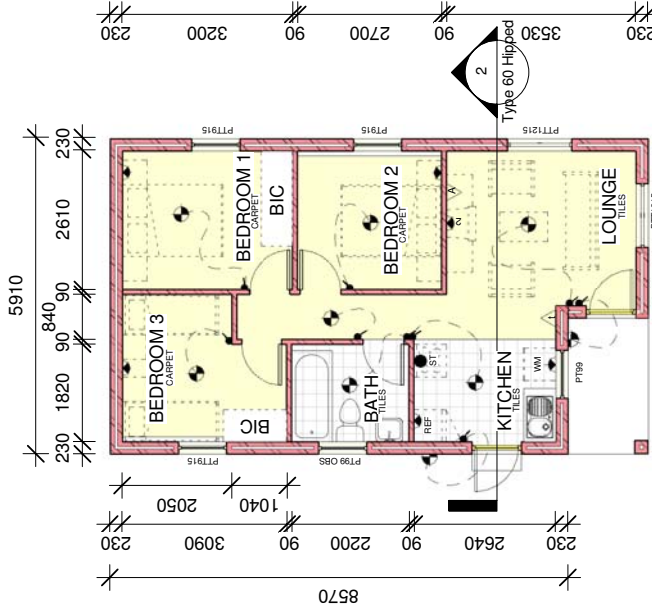
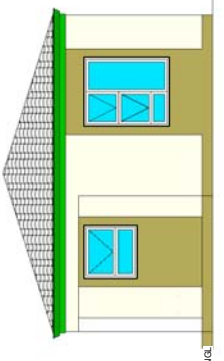
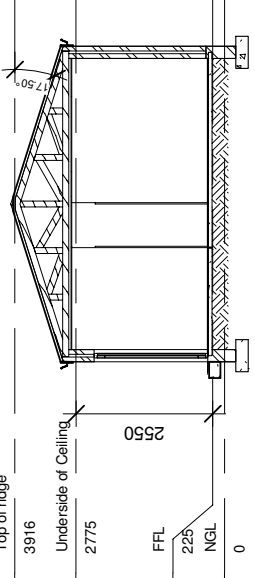


ANNEXURE C

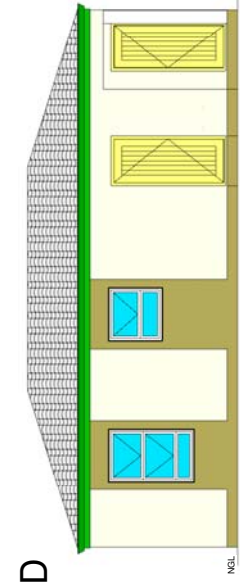


ELECTRICAL LEGEND:

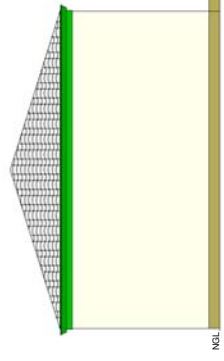
- SURFACE MOUNTED 250V LIGHT POINT
- WALL MOUNTED LIGHT POINT
- TELEPHONE POINT
- 15 AMP DOUBLE WALL PLUG POINT (200MM ABOVE FLOOR LEVEL)
- 15 AMP SINGLE WALL PLUG POINT (200MM ABOVE FLOOR LEVEL)
- 100 L GYSETER TO BE INSTALLED IN ROOF SPACE
- STOVE POINT
- LIGHT SWITCH



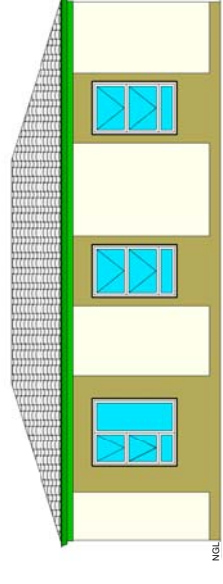
ELEVATION A
SCALE 1:100



ELEVATION B
SCALE 1:100



ELEVATION C
SCALE 1:100



ELEVATION D
SCALE 1:100

STANDARD SPECIFICATIONS

- BRICKWORK**
 - 1.1 Exterior Walls: All exterior walls will be of SABS approved cement Maxi stock bricks - 222mm x 90mm - and finished in one coat smooth plaster, with one (1) coat undercoat and two (2) coats interior acrylic in broken white enamel.
- WINDOW SILL**
 - 2.1 Exterior: Plastered and painted.
 - 2.2 Interior: Plastered and painted.
- WALL COVERINGS** will be as per PLAN (White Epoxy Aluminium).
- DOORS AND DOOR FRAMES**
 - 4.1 Front door: Standard Meranti door in standard Meranti frame, painted with one (1) coat primer, and two (2) coats white gloss enamel paint.
 - 4.2 Back door: Standard Meranti door in standard Meranti frame, painted with one (1) coat primer, and two (2) coats white gloss enamel paint.
 - 4.3 Internal doors: hollow core type in 1.2mm pressed steel frame, painted with one (1) coat primer, and two (2) coats white gloss enamel paint.
- ROOF TRUSSES AND COVERING**
 - 5.1 Roof trusses will be manufactured and erected with pre-fabricated roof trusses.
 - 5.2 Roof covering will be of cement tiles of recognized manufacturer and approved PVC underlay.
 - 5.3 Colour of roof tiles as per developer's choice.
- FLOOR COVERINGS**
 - 6.1 Kitchen and Bathrooms: Will be ceramic tile of the DEVELOPER'S choice.
 - 6.2 Bedrooms, entrance hall and lounge: Will be of Belgtex Colour tile carpeting selected by the DEVELOPER (With no underlay)
- BUILT-IN-CUPBOARDS**
 - 7.1 One bottom kitchen cupboard with fill on single sink only. (No top cupboards are allowed for this kitchen.)
- SANITARY WARE**
 - 8.1 Bath and basin: Will be manufactured of white acrylic material with a chrome plated tap and mixer tap.
 - 8.2 Toilet: Will be of white ceramic material with a chrome plated pedestal.
 - 8.3 Sinks: Will be of white ceramic material with a chrome plated pedestal.
 - 8.4 Kitchen sink: Will be standard fit on single bowl stainless steel with extended BIP taps.
 - 8.5 Taps: Will be as per DEVELOPER'S choice.
 - 8.6 Hot water cylinder: Will be 100 litres semi-pressure type to be installed in roof space.
 - 8.7 Hot water connection and supply: Will be 15mm diameter apex pipe internally and 22mm polypropylene from the water meter to the cylinder.
 - 8.8 Water connection and supply: Will be 15mm diameter apex pipe internally and 22mm polypropylene from the water meter to the cylinder.
 - 8.9 Garden tap: One garden tap to be provided on final hand-over.
 - 8.10 Garden taps: One garden tap to be provided on final hand-over.
- ELECTRICAL INSTALLATION:**

Positions of the distribution board and economizer, electrical outlets and switches, T.V. and phone connections shall be as per the DEVELOPER'S description. The following installations have been included: alteration will be at the DEVELOPER'S discretion.

 - PLUG POINTS:**
 - Lounge
 - 1 Double plug point
 - 1 single plug point
 - Kitchen
 - 1 double plug point
 - 1 single plug point
 - Stove
 - 1 single plug point
 - Main bedroom
 - 1 single plug point per room
 - 2nd bedroom
 - 1 single plug point per room
 - TV Point
 - 1 TV point in lounge
 - TV ANTENNAE**
 - No TV antennae will be supplied. Only conduit and draw boxes will be fitted.
 - LIGHT FITTINGS**
 - 1 x Single bowl head type per room.
 - 1 x Single bowl head type per bathroom.
 - 1 x Single bowl head type per kitchen.
 - 1 x Single bowl head type in kitchen.
 - 1 x Exterior light at back door.
 - 1 x Exterior light at front door.
 - CEILING**
 - Generally, will be a height of 2400, above floor level.
 - 12.1 Internal: Will be H-Strip joint Rhino board with cove corners, painted with 2 (two) coats acrylic PVA.
 - 12.2 Garage: There will be no ceiling in the garage. (If Applicable).
 - WALL TILING**
 - Will be selected for colour and/or design and/or shape by the EMPLOYER from the DEVELOPER'S preferred range.
 - All tiling will be fixed by a specialist, (as specified by the DEVELOPER).
 - 13.2 All tiling will be fixed to a 100mm x 100mm timber batten spaced at 600mm, splash back above basin and bath only, but will not be applied behind cupboards, bath or any other fixture or fitting.
 - 13.3 Shower: will be tiled from floor to 2.0m height. (If Applicable).
 - Clear sheet glass generally. Obscure glass to bathrooms to glazer's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to glazing position.
 - WARRANTY**
 - 15.1 Internal doors are to be fitted with standard two lever mortice locksets and chrome plated furniture - 15.2 External doors are to be fitted with three lever mortice lockset with chrome plated furniture to front door and chrome plated furniture to kitchen door.
 - FINISHES**
 - 16. THE EMPLOYER hereby acknowledges and agrees that the choice of finishes will be limited to the choice of finishes as per these STANDARD SPECIFICATIONS and shall be subject to availability thereof.
 - BUILDING STANDARDS**
 - All construction procedure and standards will be in accordance with the requirements of the SANS 10400.
 - GENERAL**
 - 18.1 Facia boards: Cement Fibre or Treated pine painted with one (1) coat primer, and two (2) coats white gloss enamel paint.
 - 18.2 Sillings: S4P and painted with one (1) coat primer, and two (2) coats white gloss enamel paint.
 - EXCLUSIONS**
 - Kitchen cabinets
 - Kitchen cupboards
 - Built in cupboards

NOTES

GENERAL NOTES: All drawings comply with SABS 0400. All buildings work to comply with local Municipality by-laws.

No dimensions to be stated or assumed from drawings unless specifically stated as such and all dimensions to be checked and confirmed on site before work commences. It is the responsibility of the contractor to check all dimensions and components to the drawings on site prior to manufacture.

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All elements shown in this drawing are preliminary design only. They may not be implemented in detail, in whole, in any structure without notification and written approval being issued by the proprietors.

BELLA DONNA
ESTATE

No.	Description	Date

ARCHITECTS SIGNATURE: _____
CLIENT SIGNATURE: _____



WORKING DRAWINGS

MSP GROUP	
BLUE DOWNS	
Project number	471
Date	29 - 10 - 2009
Drawn by	BP
Checked by	PHG
Scale	1 : 100
Drawing No.	Type 60 Hipped
TYPICAL 2 - BEDROOM LAYOUT	
Type 60 Hipped	

FLOOR AREA = 60m²