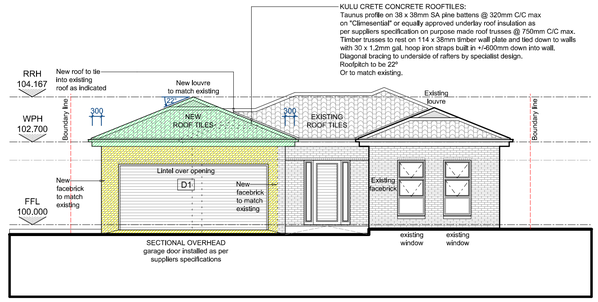
NOTE:
Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work.

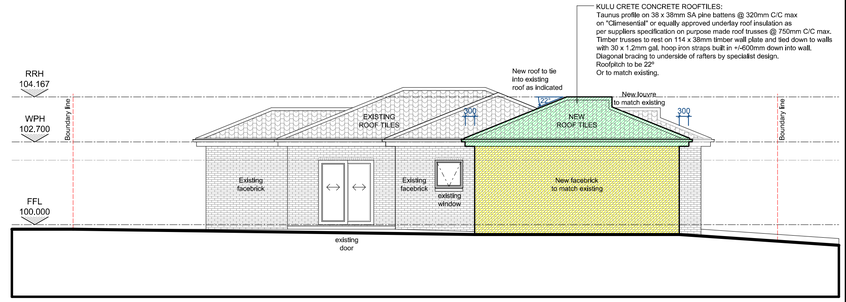
NOTE:
All materials and finishes on new addition to match those of the existing dwelling.

NOTE:
If existing geyser is situated in garage, contractor to do geyser reinstallation to appropriate spot.

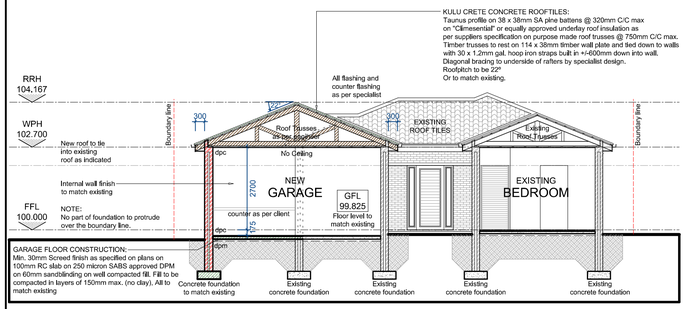
Stamps



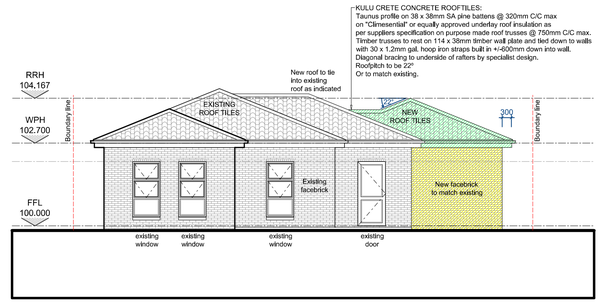
WEST ELEVATION
SCALE 1:100



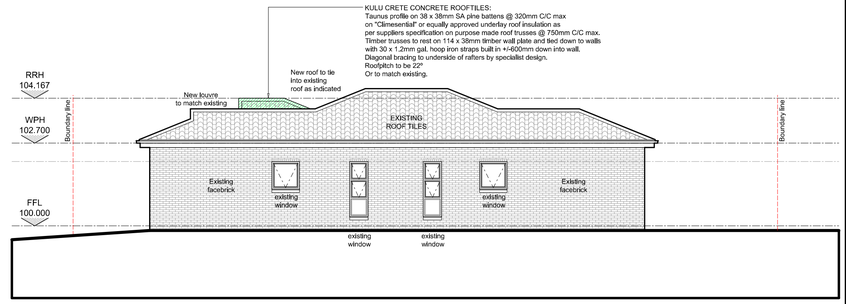
NORTH ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

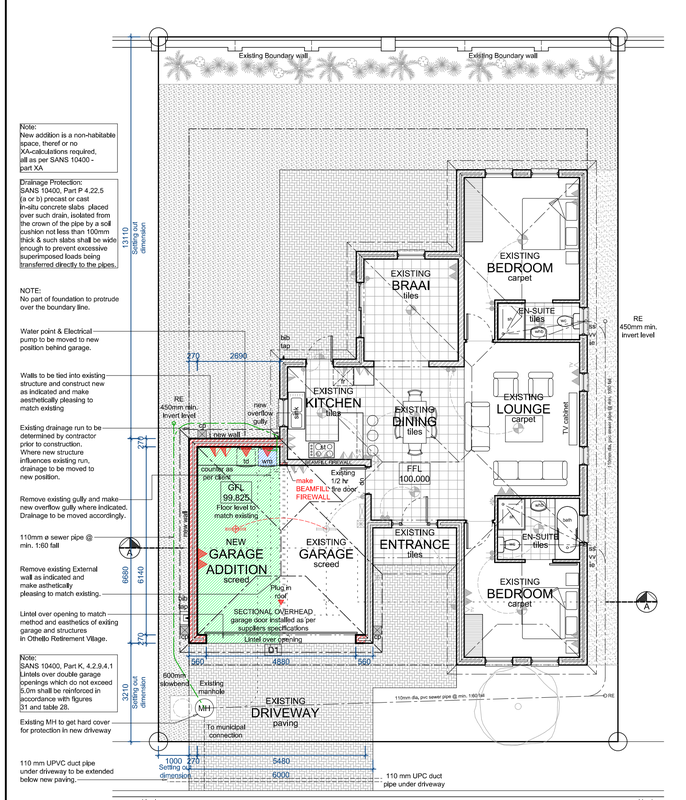


EAST ELEVATION
SCALE 1:100



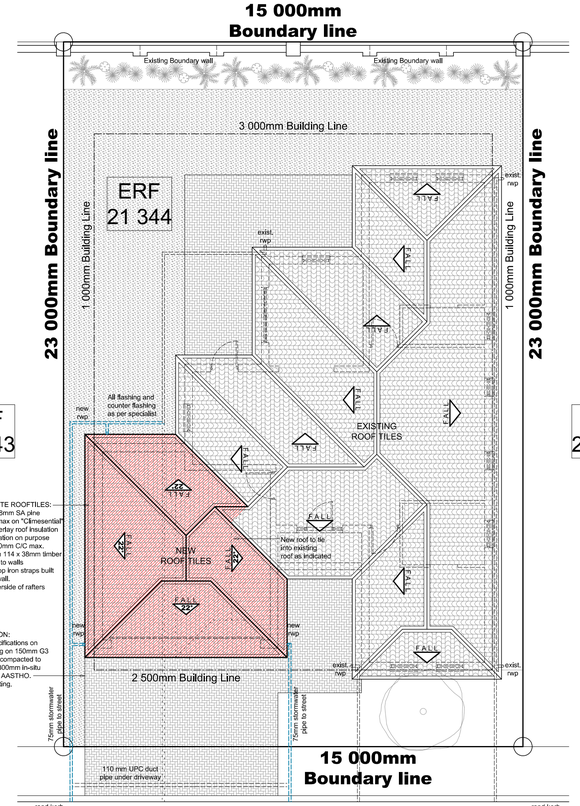
SOUTH ELEVATION
SCALE 1:100

BRACKENFELL BOULEVARD



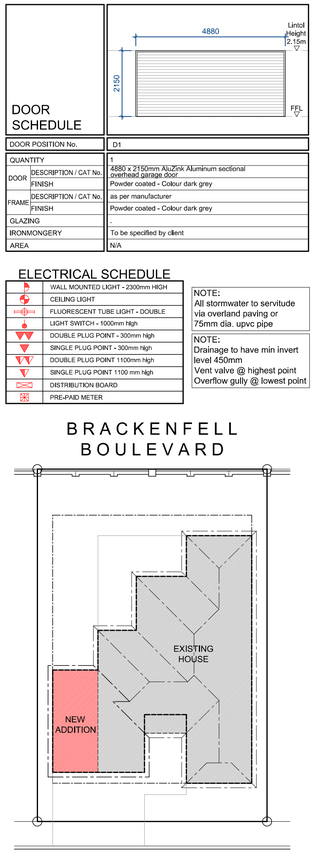
VENICE CRESCENT

GROUND FLOOR PLAN
Scale 1:100



VENICE CRESCENT

SITE PLAN & ROOF PLAN
Scale 1:100



DOOR SCHEDULE

DOOR POSITION No.		D1
DOOR	QUANTITY	1
	DESCRIPTION / CAT No.	4880 x 2150mm AluZink Aluminium sectional overhead garage door
	FINISH	Powder coated - Colour dark grey
FRAME	DESCRIPTION / CAT No.	as per manufacturer
	FINISH	Powder coated - Colour dark grey
GLAZING		-
IRONMONGERY		To be specified by client
AREA		N/A

ELECTRICAL SCHEDULE

	WALL MOUNTED LIGHT - 2300mm HIGH
	CEILING LIGHT
	FLUORESCENT TUBE LIGHT - DOUBLE
	LIGHT SWITCH - 1000mm High
	DOUBLE PLUG POINT - 300mm high
	SINGLE PLUG POINT - 300mm high
	DOUBLE PLUG POINT 1100mm high
	SINGLE PLUG POINT 1100 mm high
	DISTRIBUTION BOARD
	PRE-PAID METER

NOTE:
All stormwater to servitude via overland paving or 75mm dia. upvc pipe

NOTE:
Drainage to have min invert level 450mm
Vent valve @ highest point
Overflow gully @ lowest point

BRACKENFELL BOULEVARD

VENICE CRESCENT

LOCALITY PLAN
Scale 1:200

- NOTES -

GENERAL:
Foundation of any boundary wall not to project beyond boundary line. FFL of house to be min. 300mm above NGL. All work to comply to SANS 10400 and National Building Regulations. All work to be in accordance to Local Authorities regulations and by-laws. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences.Contractor shall be deemed to have aquainted themselves with site conditions and make allowances in their tenders for all site development work.

LEVELS AND DIMENSIONS:
The building to be laid out and erected in the position and to the levels asindicated on the site layout plan. General- All top soil must be removed from the area to be build upon, including roads and paving areas. Excavate where necessary to reduce levels as shown on drawings. Excavated material can be used for filling if suitable and can also be used for other site works.
All grading and levelling of ground will be done by qualified civil contractor. Minor filling tobe done by Contractor. Where large tree stumps and stones are to be removed in the area, the hole must be filled with suitable material and well compacted in layers of max. 150mm before being built upon.

FOUNDATIONS:
Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 10MPa at 28 days. Refer to sections for foundation size. Min. requirements, load bearing walls min 600 x 250mm and non load bearing wall min. 450 x 200mm. Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1.5m to be in accordance with engineers specification.

FLOOR CONSTRUCTION:
GARAGE FLOOR STRUCTURE:
Min. 30mm Screed finish as specified on plans on 100mm RC slab on 250 micron SABS approved DPM on 60mm sandblinding on well compacted fill.
Fill to be compacted in layers of 150mm max. (no clay)

WALL CONSTRUCTION:
EXTERNAL - 270mm cavity wall construction - Facebrick (to match existing)
INTERNAL - 90mm walls plastered and painted. Longer than 5m to be supported by brick pier - colour specified by client.
Cavities in foundation walls to be filled with concrete.
Weepholes left on outside skin of cavity tray at 900mm C/C at floor level and above lintols.
Wall ties built in every third brick course at 2.5m² of wall face area.
375 micron 300mm wide DPC to be built in around all door and window openings.
375 micron DPC (brickgrip) stepped down into cavity tray at floor level and above precast concrete lintols. Precast concrete lintols over all door and window openings for up to 2m as to engineers specifications with 4 coarses of brickforce over.
Lintols to have end bearing of 230mm min. on each side

WINDOWS, DOORS AND OPENINGS
Windows to exceed 0.2 or 10% of room floor area with 5% minimum to be open able.
Glazing to comply with SANS 10400 Part N and SANS 0137 and 1263 as relevant.
Provide 375 micron SABS approved dpc around all window and door openings.
Glazing to windows exceeding 1 square metre or lower than 500mm from floor level to be 6mm laminated safety glazing. All sections of SANS Part-T and W3 to be complied with. Doors & windows built into walls securely, plumb and correctly to manufacturers instructions.

ROOF CONSTRUCTION:
KULU CRETE CONCRETE ROOFTILES:
Taurus profile on 38 x 38mm SA pine battens @ 320mm C/C max on "Climesential" or equally approved underlay roof insulation as per suppliers specification on purpose made roof trusses @ 750mm C/C max. Timber trusses to rest on 114 x 38mm timber wall plate and tied down to walls with 30 x 1.2mm gal. hoop iron straps built in +/-600mm down into wall. Diagonal bracing to underside of rafters by specialist design. Roofpitch to be 22º Or to match existing.

FACIA:
Nutec Cement facia boards, medium density (225 x 12mm) fixed to rafter ends. Facia joiners to be used between facia lengths and at corners.

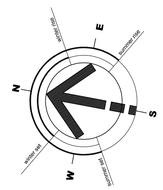
CEILING:
6.4mm Rhinoboard flush nailed at 150mm C/C to the underside of 38 x 38mm brandering at 400mm C/C max. Joints covered with fabatape, skimmed level and smoothe and painted. Gypsum cornices to be used and installed as per supplier specification. No ceiling to garage.

RAINWATER GOODS:
110 x 75mm Alum gutters fixed to facia at rafter ends. 80mm dia. uPVC downpipes fixed to walls with uPVC downpipe clips. All stormwater led to road via overland or 75mm uPVC pipe or overland on paving
Refer to roof plan for positions of downpipes.rainwater goods colour to be white / as per existing.

DRAINAGE:
Hot and cold water to be provided to all washing facilities. All waste fittings to have 40mm dia. PVC waste pipes. All waste fittings to have 75mm dia. re-seal traps. Any foundation within 1250mm of sewerage run to be below such sewerage run. All soil fittings to have 110mm dia. PVC soil pipes. Gully rim to be 150mm above surrounding natural ground level. Crown of lowest trap to be 150mm above gully rim. First floor to be fitted with deep seal traps. All drainage to be in accordance with municipal regulations. Drainage to have min invert level of 450mm Vent valve at highest point overflow gully at lowest point All underground pipes to be 110mm diameter uPVC pipes.
Drainage Protection:
SANS 10400, Part P 4.22.5 (a or b) precast or cast-in-situ concrete slabs placed over such drain, isolated from the crown of the pipe by a soil cushion not less than 100mm thick & such slabs shall be wide enough to prevent excessive superimposed loads being transferred directly to the pipes.

Notes

All requirements of muinicipal and other authorities concerned must be adhered to.
Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work.
Figured dimensions have preference over scaled measurements and large scale details supercede small scale drawings.



Area

Existing house -	106.56m²
Existing entrance -	3.30m²
Existing garage -	17.15m²
TOTAL existing:	127.01m²
New Garage Extention -	19.77m²
TOTAL	146.78m²
ERF -	345m²
Coverage -	42.54%

Revisions

no	date	description
.		

client signatures

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for: johan van zyl architects

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Project

PROPOSED NEW ADDITION for DR. C PIEK on ERF 21 344 25 VENICE CRESCENT OTHELLO RETIREMENT VILLAGE BRACKENFELL

Description
Floor Plans
Roof Plan
Elevations
Section
Specifications
Locality Plan
Notes

Project no.

428

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