

GROUND FLOOR PLAN
Scale 1:100

Area - New Additions		Area - Existing	
Ground Floor	- 252.27m ²	Ground Floor	- 421.18m ²
Total Ground Floor	- 252.27m²	Total Ground Floor	- 421.18m²
First Floor Balcony	- 118.90m ²		
	- 69.24m ²		
Total First Floor	- 188.14m²		
Total Area without balcony	- 371.17m²	Total Area	- 421.18m²
Total Area	- 792.35m²		

IF IN DOUBT, PLEASE ASK!

GENERAL NOTES

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR TO CHECK DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF ANY WORK OR COMMENCEMENT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT PROTECTED AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SABS AND NBR AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JBC) AND MODEL PREAMBLES FOR TRADES (1999-ASAGS) AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.

CONSTRUCTION NOTES

FOUNDATION:
SABS 0400 Part H - All foundations to be 800x300 concrete strip foundations, unless otherwise specified on Architects and/or Engineers drawings or specifications.

FILLING:
SABS 0400 Part J (JJ.3) - Fill to be well compacted in wetted layers of 150mm and according to Engineers specifications and recommendations. Certificate of compaction to be submitted to be submitted to the Architect once completed.

DAMP-PROOFING:
SABS 0400 Part J (JJ.3) - and Part K (KK15) - Install 375 micron USB Green damp-proof membrane to underside of all ground slabs and 375 micron Bricking DPC to all walls with min 100mm overlaps at all junctions. Install brickipg DPC to all window sills.

GROUND SLABS:
85mm Thick concrete ground slabs on fill with damp-proofing as described above. Reinforce ground slabs according to Engineers detail and specification. All expansion joints to be placed in accordance with Engineers specification.

BRICKWORK:
SABS 0400 Part K - Bricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be 270mm cavity walls, internal walls to be 110mm or as shown on plan.

BRICK REINFORCING:
Brickforce steel wire reinforcing to be installed in every course of foundation brickwork for a minimum of 5 courses and every 3rd course thereafter. Brickforce to be installed in every course below ground slab where brick wall is 110mm only. Brickforce installed over all lintels, unless otherwise specified.

LINTELS:
Precast concrete lintels over all openings, installed according to main specification. All face brick lintels to have reinforcing & curing on props to Engineers specification.

PLASTER WORK:
All internal and external plasterwork to be minimum 10mm thick. A test panel to be done by Architects satisfaction, prior to commencement of all plaster work.

GLAZING:
SABS 0400 Part N - All glazing to be clear unless otherwise specified in Architects details and schedules. Glass thickness according to the following: (Unless otherwise indicated)
0.75Sq m - 3mm
1.5Sq m - 4mm
2.5Sq m - 5mm
3.25Sq m - 6mm
Glazing in sliding & folding doors to be 6mm laminated safety glass. Glazing in bathroom to be opaque unless otherwise specified. All glazing in door panels too to be 6mm laminated safety glass. All sliding doors to have safety markers.

DRAINAGE:
SABS 0400 Part P - Sink, Prep bowl - 40mm dia PVC Bath, Shower, W/B - 50mm dia PVC WC - 100mm dia PVC Vent pipes - 100mm dia UPVC Stack Pipes - 100mm dia UPVC

All soil pipes to be laid in ransard to fall min. 1:60 all in accordance with local authority regulations. Drains under buildings and/or garden wall to have flexible memo-prene joints. All drains to be placed min. 900mm from building, depth of drain to be min. 600mm. No stormwater into drains. All first floor fittings to be supplied with anti-vac valves.

Client: Mr & Mrs Brynard

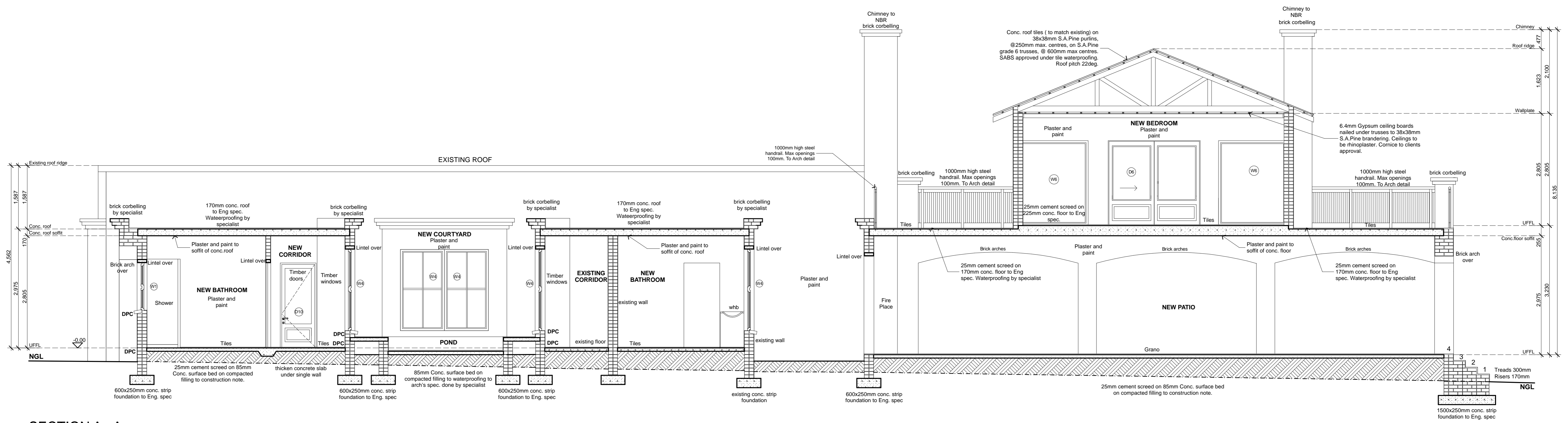


Project: New additions to existing residence

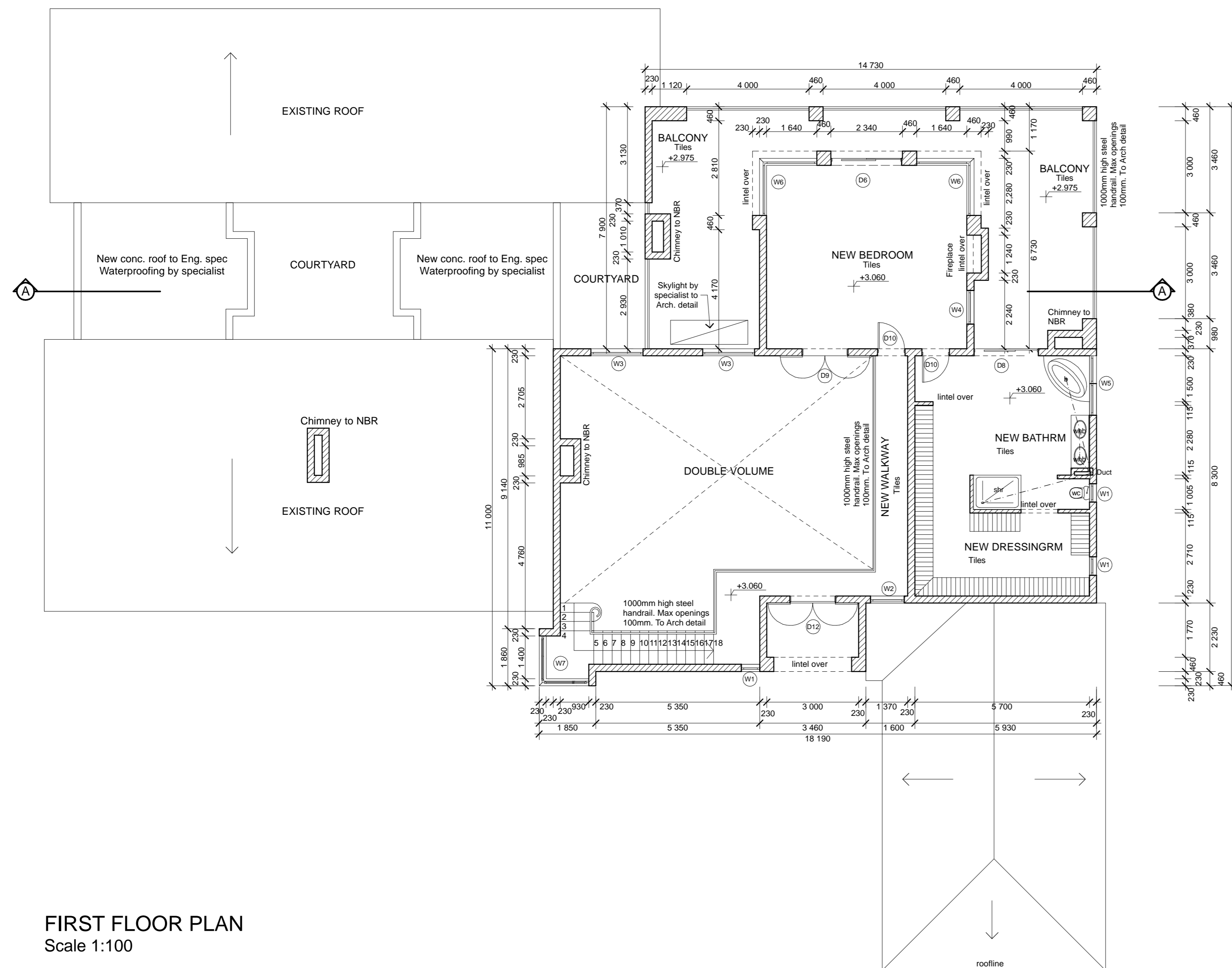
Drawing: Ground Floor Plan,

Date: 2007-11-19
Drawn: D&M Arc
Scale: as shown

Project No: 088
Drawing No: 1/4
Revision No: 01



SECTION A - A
Scale 1:50



FIRST FLOOR PLAN
Scale 1:100

GENERAL NOTES

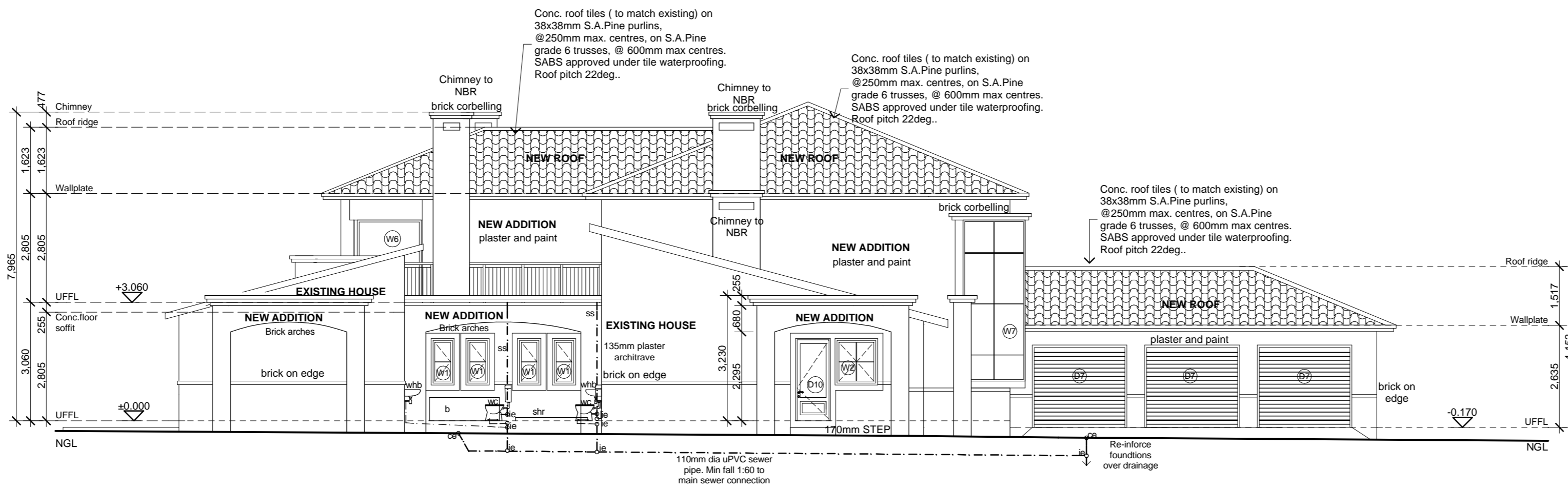
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QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SABS AND NBR AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JBCC) AND MODEL PREAMBLES FOR TRADES (1999-ASAS) AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.

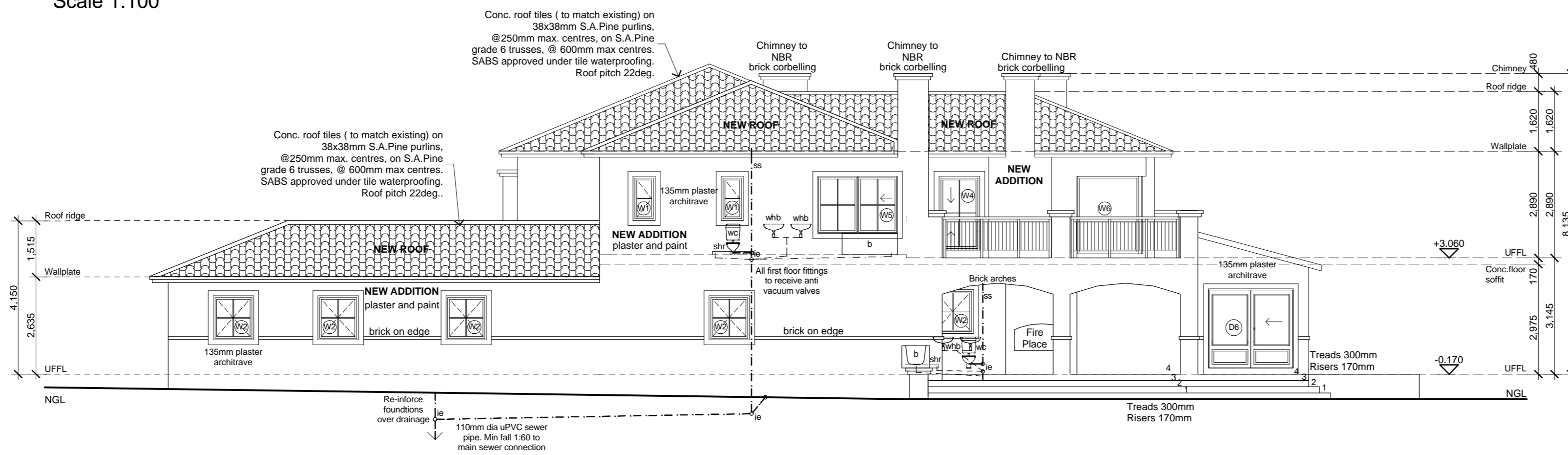
IF IN DOUBT, PLEASE ASK!

Client:	Mr & Mrs Brynard	
Project:	New additions to existing residence	
Drawing:	First Floor Plan, Section A - A	
Date:	2007-11-19	Scale: as shown
Project No:	088	Revision No: 01
Drawn:	D&M Arc	
Drawing No:	2/4	

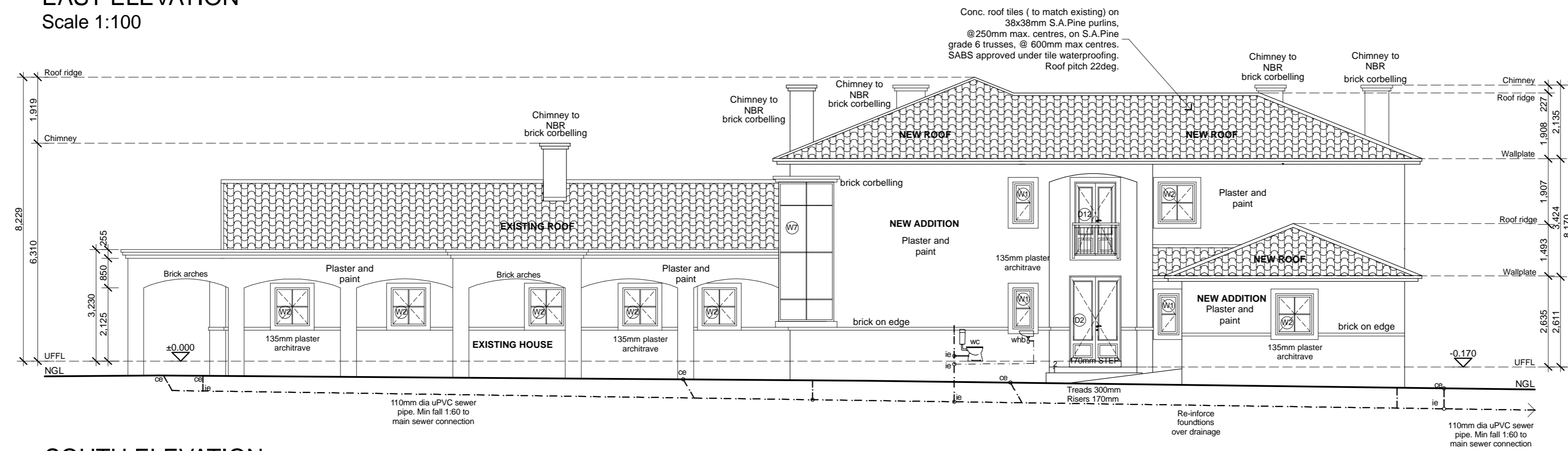
- CONSTRUCTION NOTES**
- FOUNDATION:** SABS 0400 Part H - All foundations to be 800x300 concrete strip foundations, unless otherwise specified on Architects and/or Engineers drawings or specifications.
 - FILLING:** SABS 0400 Part J (J.2.3) - Fill to be well compacted in wetted layers of 150mm and according to Engineers specifications and recommendations. Certificate of compaction to be submitted to be submitted to the Architect once completed.
 - DAMP-PROOFING:** SABS 0400 Part J (J.2.3) - and Part K (K.15) - Install 375 micron USB Green damp-proof membrane to underside of all ground slabs and 375 micron Brickgrip DPC to all walls with min 100mm overlaps at all junctions. Install brickgrip DPC to all window sills.
 - GROUND SLABS:** 85mm Thick concrete ground slabs on fill with damp-proofing as described above. Reinforce ground slabs according to Engineers detail and specification. All expansion joints to be placed in accordance with Engineers specification.
 - BRICKWORK:** SABS 0400 Part K - Bricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be 270mm cavity walls. Internal walls to be 110mm or as shown on plan.
 - BRICK REINFORCING:** Brickforce steel wire reinforcing to be installed in every course of foundation brickwork for a minimum of 5 courses and every 3rd course thereafter. Brickforce to be installed in every course below ground slab where brick wall is 110mm only. Brickforce installed over all lintels, unless otherwise specified.
 - LINTELS:** Precast concrete lintels over all openings, installed according to main specification. All face brick lintels to have reinforcing & curing on props to Engineers specification.
 - PLASTER WORK:** All internal and external plasterwork to be minimum 10mm thick. A test panel to be done to Architects satisfaction, prior to commencement of all plaster work.
 - ROOF CONSTRUCTION:** Roof construction as per Engineer specification.
 - GLAZING:** SABS 0400 Part N - All glazing to be clear unless otherwise specified in Architects details and schedules. Glass thickness according to the following: (unless otherwise indicated) 0.75sq.m - 3mm 1.5sq.m - 4mm 2.1sq.m - 5mm 3.2sq.m - 6mm Glazing in sliding & folding doors to be 6mm laminated safety glass. Glazing in bathrooms to be opaque unless otherwise specified. All glazing in door panels to be 6mm laminated safety glass. All sliding doors to have safety markers.
 - DRAINAGE:** SABS 0400 Part P - Sirk, Prepbowl - 40mm dia PVC Bath, Shower, WHB - 50mm dia PVC WC - 100mm dia PVC Vent pipes - 100mm dia UPVC Stack Pipes - 100mm dia UPVC All soil pipes to be laid in riversand to fall min. 1:60 all in accordance with local authority regulations. Drains under buildings and/or garden wall to have flexible neo-prene joints. All drains to be placed min. 900mm from building depth of drains to be min. 600mm. No stormwater into drains. All first floor fittings to be supplied with anti-vac valves.



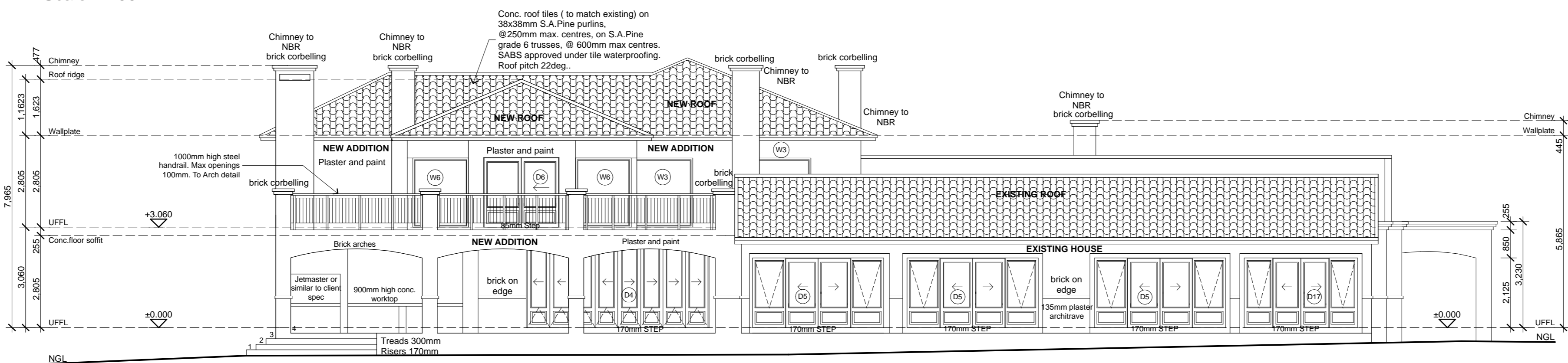
WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

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LINTELS:
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PLASTER WORK:
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Glazing in sliding & folding doors to be 6mm laminated safety glass. Glazing in bathrooms to be opaque unless otherwise specified. All glazing in door panels too be 6mm laminated safety glass. All sliding doors to have safety markers.

DRAINAGE:
SABS 0400 Part P - Sink, Prep bowl - 40mm dia PVC Bath, Shower, WHB - 50mm dia PVC WC - 100mm dia PVC Vent pipes - 100mm dia UPVC Stack Pipes - 100mm dia UPVC

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IF IN DOUBT, PLEASE ASK!

Client: Mr & Mrs Brynard

LUKE Architect
P.O. Box 2810
Brooklyn Square
0075
Cell: 082 454 2548
Tel/Fax: 0121 346 2173
E-mail: luke@luke-arc.com

Project: New additions to existing residence

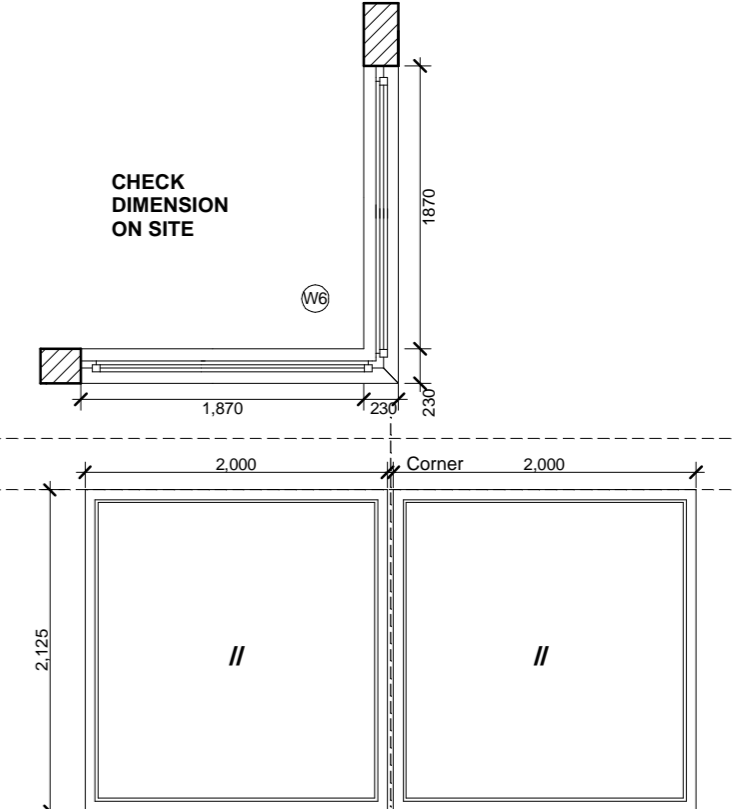
Drawing: Elevations

Date:	2007-11-19	Drawn:	D&M Arc	Scale:	as shown
Project No:	088	Drawing No:	3/4	Revision No:	01

DOOR AND WINDOW SCHEDULE

ALL DIMENSIONS TO BE CHECKED ON SITE

REFERENCE NO.	W1	W2	W3	W4	W5	W6
NO. REQUIRED	9	13	2	14	2	2
DESCRIPTION	Side hung timber window	Side hung timber window	Fixed timber frame with glass	Vertical sliding sash timber window	Horizontal sliding sash timber window	Fixed timber frame with glass
FINISH	Timber to be varnished	Timber to be varnished	Timber to be varnished	Timber to be varnished	Timber to be varnished	Timber to be varnished
GLASS	4mm clear float glass	4mm clear float glass	// 6mm laminated safety glass float glass	4mm clear float glass	4mm clear float glass	// 6mm laminated safety glass
IRONMONGERY	As supplied by manufacturer	As supplied by manufacturer	—	As supplied by manufacturer	As supplied by manufacturer	—



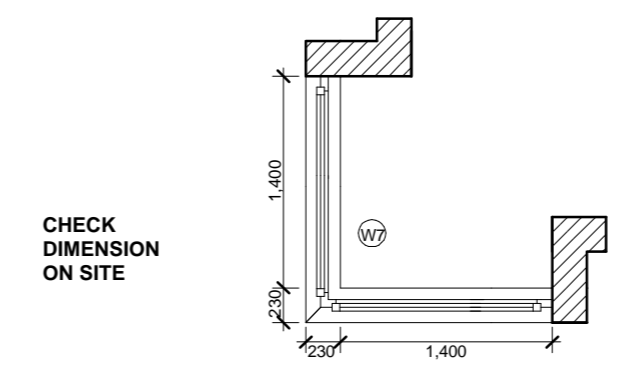
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GLAZING:
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 0.75Sq.m - 3mm
 1.5Sq.m - 4mm
 2.1Sq.m - 6mm
 3.25Sq.m - 6mm
 Glazing in sliding & folding doors to be 6mm laminated safety glass. Glazing in bathrooms to be spigot unless otherwise specified. All glazing in door panels too to be 6mm laminated safety glass. All sliding doors to have safety markers.

REFERENCE NO.	D1	D2	D3	D4	D5	D6	D7	D8
NO. REQUIRED	2 LH - 1 RH - 1	2 1 with parliament hinges	1	1	3	2	3	1
DESCRIPTION	Hollow core timber door	Timber double door with fielded panels	Timber double door with fielded panels	8 Panel timber sliding stacking door with glass and fielded panels	Timber double sliding door with glass and fielded panels and two top hung sidelights	Timber sliding door with glass and fielded panels	Timber garage door	Timber sliding door with glass and fielded panels
FINISH	To be painted	Timber to be varnished	Timber to be varnished	Timber to be varnished	Timber to be varnished	Timber to be varnished	Timber to be varnished	Timber to be varnished
GLASS	—	—	—	// 6mm laminated safety glass	// 6mm laminated safety glass	// 6mm laminated safety glass	—	// 6mm laminated safety glass
IRONMONGERY	4 lever locksets to be approved by client	4 lever locksets with rebate-kit to be approved by client	4 lever locksets with rebate-kit to be approved by client	Sliding gear and rail together with locks and latches as supplied by manufacturer	4 lever locksets with rebate-kit to be approved by client	4 lever locksets with rebate-kit to be approved by client	As supplied by manufacturer. Electric sliding garage door mechanism by specialist	4 lever locksets with rebate-kit to be approved by client

REFERENCE NO.	D9	D10	D11	D12
NO. REQUIRED	1 with parliament hinges	12 LH - 5 RH - 7	1 with parliament hinges	1
DESCRIPTION	Timber double door fielded panels	Timber door with fielded panels	Timber double door with glass and fielded panels and sidelights	Timber double door with glass and fielded panels
FINISH	Timber to be varnished	Timber to be varnished	Timber to be varnished	Timber to be varnished
GLASS	—	—	// 6mm laminated safety glass	// 6mm laminated safety glass
IRONMONGERY	4 lever locksets with rebate-kit to be approved by client	4 lever locksets to be approved by client	4 lever locksets with rebate-kit to be approved by client	4 lever locksets with rebate-kit to be approved by client

REFERENCE NO.	W7
NO. REQUIRED	1
DESCRIPTION	Timber window
FINISH	Timber to be varnished
GLASS	// 6mm laminated safety glass 4mm clear float glass
IRONMONGERY	As supplied by manufacturer



IF IN DOUBT, PLEASE ASK!

REFERENCE NO.	D13	D14	D14	D16	D17
NO. REQUIRED	1 LH-0 RH-1	1 LH-1 RH-0	1 LH-1 RH-0	1	1
DESCRIPTION	Timber door with fielded panels	Solid Timber fire door with fielded panels	Timber door with fielded panels	Timber double door with glass and fielded panels	Timber double sliding door with glass and fielded panels and two top hung sidelights
FINISH	To be varnished	To be varnished	To be varnished	Timber to be varnished	Timber to be varnished
GLASS	—	—	—	// 6mm laminated safety glass	// 6mm laminated safety glass
IRONMONGERY	4 lever locksets to be approved by client	4 lever locksets to be approved by client	4 lever locksets to be approved by client	4 lever locksets with rebate-kit to be approved by client	4 lever locksets with rebate-kit to be approved by client

Client: Mr & Mrs Brynard

LUKE Architect
 P.O. Box 2810
 Brooklyn Square
 0970
 Cell: 082 454 2548
 TollFree: 011 346 2173
 E-mail: lukearchitect@brarc.net

Project: New additions to existing residence

Drawing: Window & Door Schedule

Date: 2007-11-19
 Project No: 088
 Drawn: D&M Arc
 Revision No: 4/4
 Scale: 1:50
 Revision No: 01