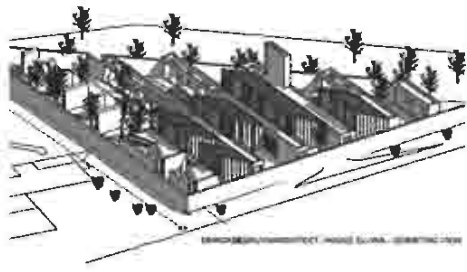


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INEERING



HOUSE GJ - WATERKLOOF



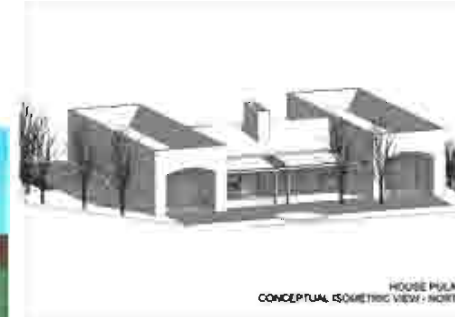
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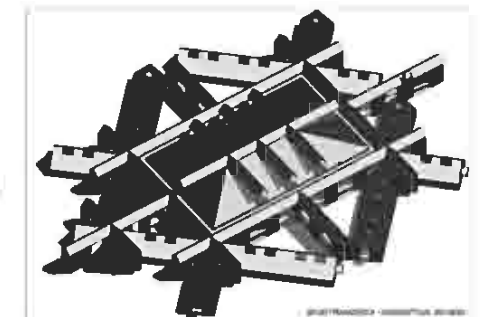
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HOUSE PULA 2 - HARTE-
BEERSPOORT DAM



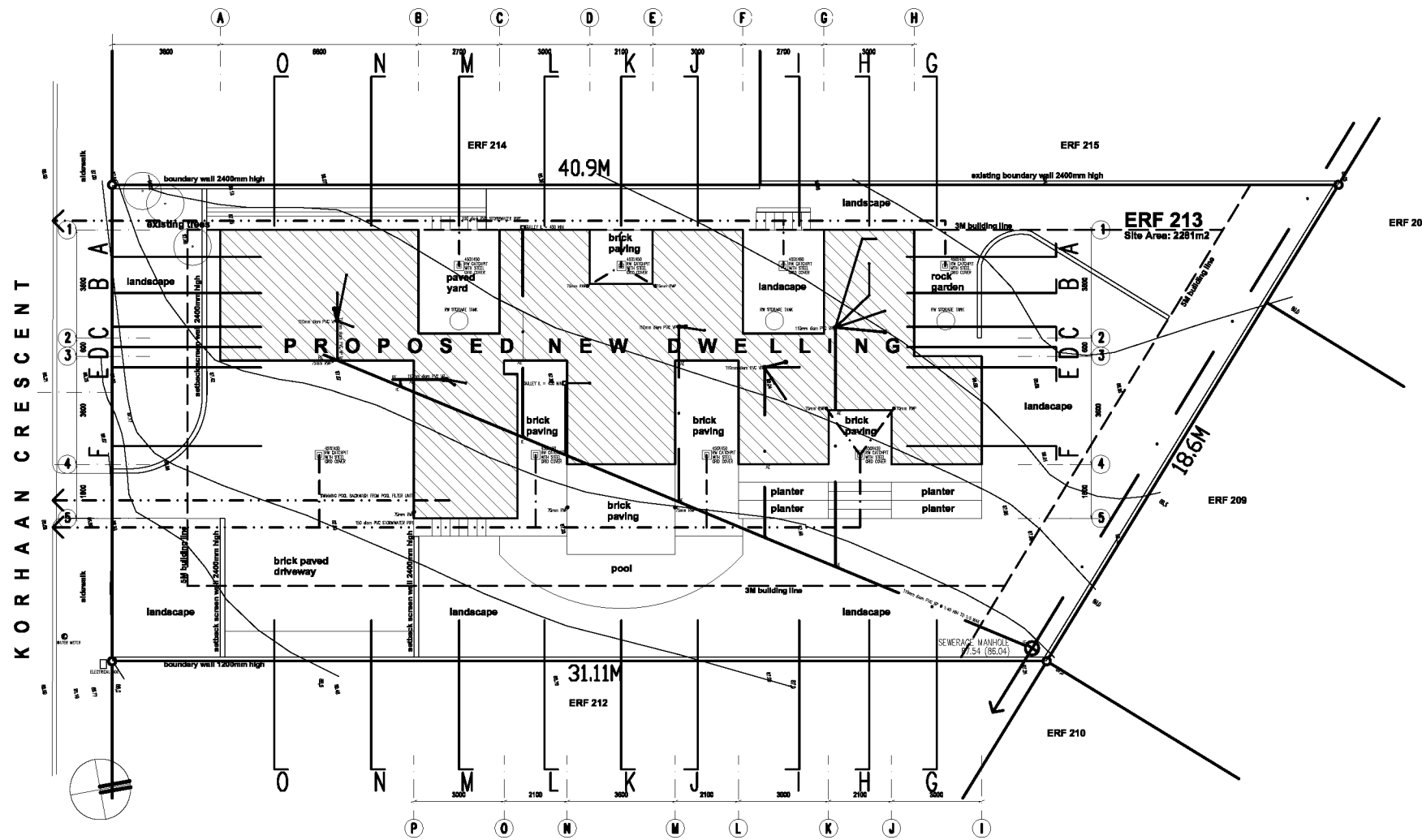
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PRACTICAL YEAR 2007 2008 d d b a r c h

HOUSE NATASHA - MEY-ERSDAL





SITE PLAN 1/200

GENERAL NOTES

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SABS CODE OF PRACTICE AND LOCAL BY-LAWS
 ANY ERRORS OR DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECT ASAP
 ALL LEVELS, DIMENSIONS, POSITIONS AND NO. OF STEPS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING WORK
 DRAWINGS ARE NOT TO BE SCALED
 ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND CONSULTANTS DRAWINGS
 COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS

AREAS

LOWER LEVEL FLOOR AREA = 209.79M²
 UPPER LEVEL FLOOR AREA = 514.98M²
 STEEP & BALCONY AREA = 51.94M²
 TOTAL FLOOR AREA = 776.69M²
 SITE AREA = 2281M²
 COVERAGE = 34% [50% PERMISSIBLE]
 F.A.R. = 0.3 [0.6 PERMISSIBLE]

DATUM LEVEL

DATUM LEVEL (X 100 000) TO BE LEVEL WITH UNFINISHED FLOOR LEVEL OF SURFACE BED AT CONTOUR LEVEL 87.5

EXCAVATION NOTES

EXCAVATIONS TO REDUCE LEVELS AND FOR FOUNDATIONS TO BE ACCORDING TO THE ENGINEERS INSTRUCTIONS.

GEOTECHNICAL NOTES

THE ENGINEER TO OBTAIN THE NHRC EFG03 CERTIFICATE & GEOTECHNICAL REPORT
 WATER & DRAINAGE INSTALLATIONS TO COMPLY WITH NHRC WITH REGARD TO ANY POSSIBLE GEOTECHNICAL CONSTRAINTS

DRAINAGE NOTES

PLUMBING INDICATED IS SCHEMATIC
 PLUMBING TO BE EXECUTED ONLY BY A REGISTERED PLUMBER
 SP'S TO HAVE MIN FALL OF 1:40
 IE'S TO ALL CHANGES OF DIRECTION & JUNCTIONS
 PIPES UNDER BUILDINGS & WALLS TO HAVE REINFORCING AT CROSSING ACCESS IS TO BE PROVIDED AS NEAR AS POSSIBLE TO THE POINTS OF ENTRY AND EXIT FROM UNDER THE BUILDING

WASTE PIPES

B & SH 50mm dia.
 WC 100mm dia.
 SHK 50mm dia.
 WB 40mm dia.

WATERPIPES TO HAVE A MINIMUM COVER OF 500mm

ALL SEWERAGE, WATERPIPES AND FITTINGS TO BE FLEXIBLE WATER TIGHT JOINTS
 C.E. AT GULLIES DEEPER THAN 500mm



ALL DRAINAGE UNDER BUILDINGS OR FOUNDATIONS TO BE ENCASED IN 150mm CONCRETE
 RES TO BE CLEARLY MARKED ABOVE FGL

NO CHASING FOR PLUMBING IN FLOORS AND WALLS ALLOWED AND WASTE PIPES AND SOIL PIPES TO BE POSITIONED IN GROUND SLABS AFTER INSPECTION AND BEFORE CONC. IS POURED.

STORMWATER NOTES

PVC 80'S BUILT IN WALL
 STORMWATER DISCHARGE TO ENG. SPECIFICATIONS
 DRAINAGE PORTS TO BE INCORPORATED IN BOUNDARY WALLS AT LOWEST PARTS OF SITE

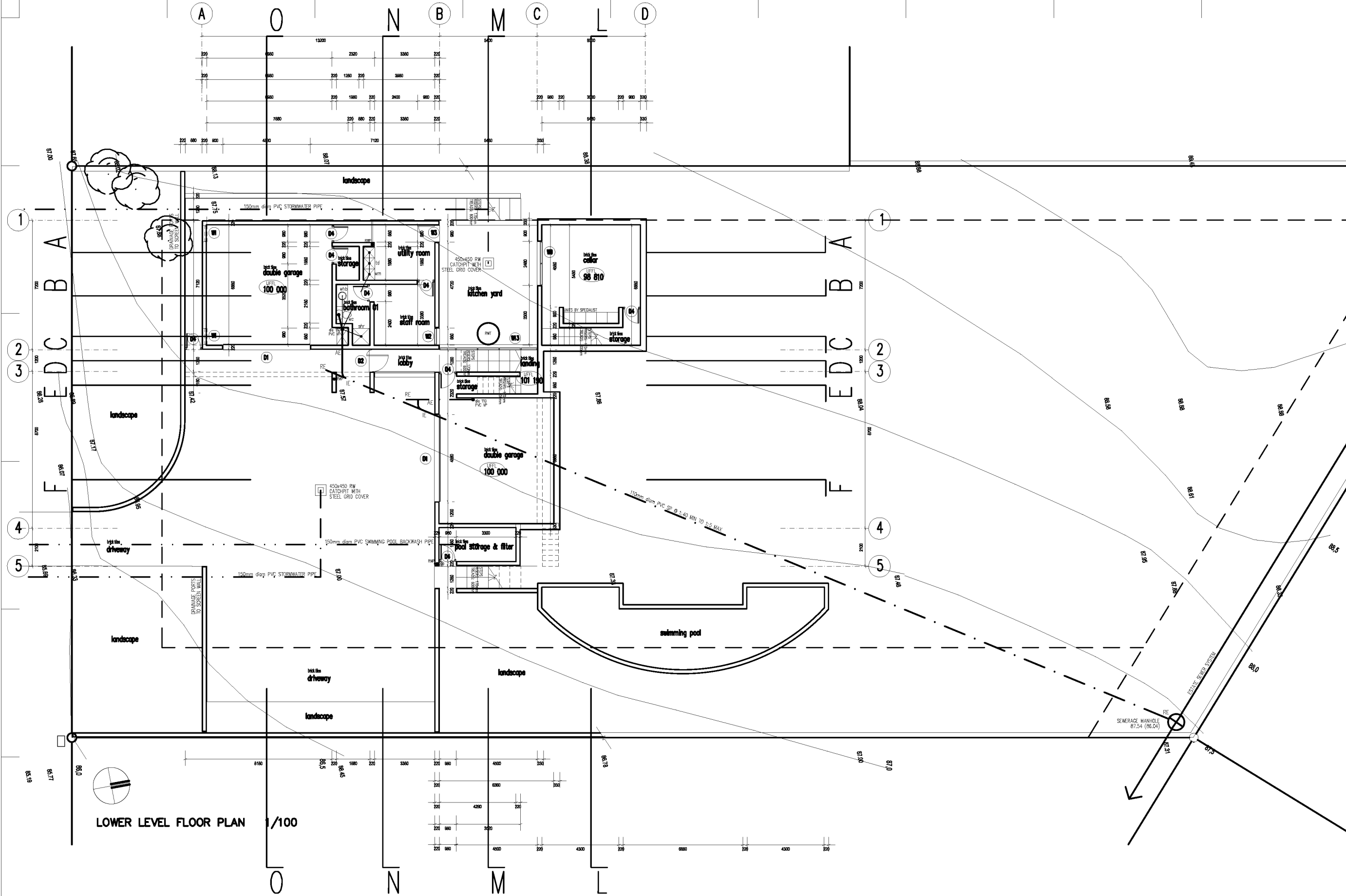
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GENERAL NOTES

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DRAWINGS ARE NOT TO BE SCALED

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND CONSULTANTS DRAWINGS

COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS

REF. TO DETAIL BATHROOM AND KITCHEN LAYOUTS

AREAS

LOWER LEVEL FLOOR AREA = 209.79M²
 UPPER LEVEL FLOOR AREA = 514.59M²
 STOEPE & BALCONY AREA = 51.84M²
 TOTAL FLOOR AREA = 776.61M²
 SITE AREA = 2292M²
 COVERAGE = 34% (50% PERMISSIBLE)
 F.A.R. = 0.3 (0.6 PERMISSIBLE)

DATUM LEVEL

DATUM LEVEL (X 100 000) TO BE LEVEL WITH UNFINISHED FLOOR LEVEL OF SURFACE BED AT CONTOUR LEVEL 87.5

EXCAVATION NOTES

EXCAVATIONS TO REDUCE LEVELS AND FOR FOUNDATIONS TO BE ACCORDING TO THE ENGINEER'S INSTRUCTIONS.

GEOTECHNICAL NOTES

THE ENGINEER TO OBTAIN THE MBERC EFO03 CERTIFICATE & GEOTECHNICAL REPORT.

WATER & DRAINAGE INSTALLATIONS TO COMPLY WITH MBERC WITH REGARDS ANY POSSIBLE GEOTECHNICAL CONSTRAINTS

DRAINAGE NOTES

PLUMBING INDICATED IS SCHEMATIC

PLUMBING TO BE EXECUTED ONLY BY A REGISTERED PLUMBER

SP'S TO HAVE MIN FALL OF 1:40

IES TO ALL CHANGES OF DIRECTION & JUNCTIONS

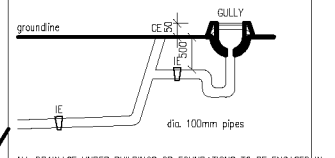
PIPES UNDER BUILDINGS & WALLS TO HAVE REINFORCING AT CROSSING. ACCESS IS TO BE PROVIDED AS NEAR AS POSSIBLE TO THE POINTS OF ENTRY AND EXIT FROM UNDER THE BUILDING

PVC FMP'S BUILT IN WALL

WASTE PIPES:

- WC 100mm dia.
- B & SH 50mm dia.
- SINK 50mm dia.
- WB 40mm dia.

C.E. AT GULLEYS DEEPER THAN 500mm



ALL DRAINAGE UNDER BUILDINGS OR FOUNDATIONS TO BE ENCASED IN 150mm CONCRETE

RES TO BE CLEARLY MARKED ABOVE FGL

NO CHASING FOR PLUMBING IN FLOORS AND WALLS ALLOWED AND WASTE PIPES AND SOIL PIPES TO BE POSITIONED IN GROUND SLABS AFTER INSPECTION AND BEFORE CONC. IS POURED.

STORMWATER NOTES

PVC FMP'S BUILT IN WALL

STORMWATER DISCHARGE TO ENG. SPECIFICATIONS

DRAINAGE PORTS TO BE INCORPORATED IN BOUNDARY WALLS AT LOWEST PARTS OF SITE

WALL NOTES TYPE A

BRICKS TO BE CORCORRK ROAN SATIN OR SIMILAR FBS CLAY FACE

BRICK CAVITY WALLS TO BE 280mm WITH BUTTERFLY WALL TIES ON STEPPED DPM AT FLOOR LEVEL WITH WEEHOLES, DPC'S TO SIDES AND SILLS OF SQUARE & PLUMB WINDOW & DOOR OPENINGS.

UNITED CEMENT MORTAR JOINTS TO BE STRUCK FLUSH.

WALLS ARE LEFT UNPLASTERED WITH 85mm STRETCHER BOND GAUGE.

WINDOW NOTES

PROVIDE PLUMB AND LEVEL OPENINGS TO TAKE LATER INSTALLATION OF POWDER COATED ALUMINUM SLIDING DOOR

FRENCH DOOR, SIDE HUNG CASEMENT & FIXED UNITS [REF. SCHEDULE] SUPPLIED AND FIXED INCL. IRONMONGERY & GLASSING BY SPECIALIST

PROVIDE PLUMB AND LEVEL OPENINGS TO TAKE LATER INSTALLATION OF HARDWOOD FRAMES & DOORS [REF. SCHEDULE] SUPPLIED AND FIXED INCL. IRONMONGERY BY SPECIALIST.

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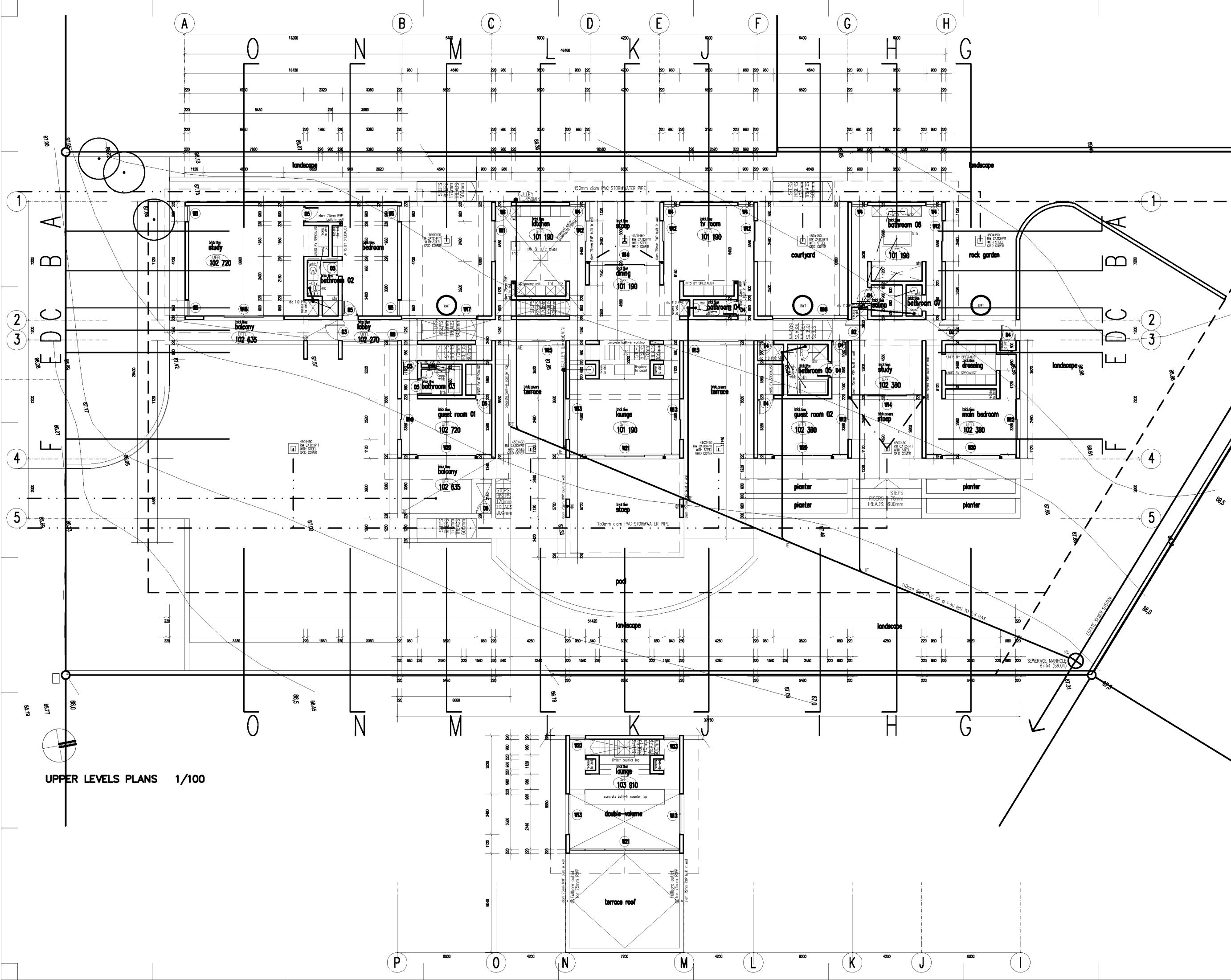
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UPPER LEVELS PLANS 1/100

GENERAL NOTES

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 REF. TO DETAIL BATHROOM AND KITCHEN LAYOUTS

AREAS

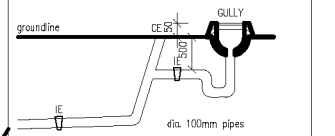
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 STEEP & BALCONY AREA = 51.84M²
 TOTAL FLOOR AREA = 776.61M²
 SITE AREA = 229M²
 COVERAGE = 34% (50% PERMISSIBLE)
 F.A.R. = 0.3 (0.6 PERMISSIBLE)
DATUM LEVEL
 DATUM LEVEL (X 100 000) TO BE LEVEL WITH UNFINISHED FLOOR LEVEL OF SURFACE BED AT CONTOUR LEVEL 87.5

EXCAVATION NOTES

EXCAVATIONS TO REDUCE LEVELS AND FOR FOUNDATIONS TO BE ACCORDING TO THE ENGINEERS INSTRUCTIONS.
GEOTECHNICAL NOTES
 THE ENGINEER TO OBTAIN THE MBERC EROSION CERTIFICATE & GEOTECHNICAL REPORT.
 WATER & DRAINAGE INSTALLATIONS TO COMPLY WITH MBERC WITH REGARDS ANY POSSIBLE GEOTECHNICAL CONSTRAINTS

DRAINAGE NOTES

PLUMBING INDICATED IS SCHEMATIC
 PLUMBING TO BE EXECUTED ONLY BY A REGISTERED PLUMBER
 SP'S TO HAVE MIN FALL OF 1:40
 RES TO ALL CHANGES OF DIRECTION & JUNCTIONS
 PIPES UNDER BUILDINGS & WALLS TO HAVE REINFORCING AT CROSSING. ACCESS IS TO BE PROVIDED AS NEAR AS POSSIBLE TO THE POINTS OF ENTRY AND EXIT FROM UNDER THE BUILDING
 PVC FIP'S BUILT IN WALL
 WASTE PIPES:
 WC 100mm dia.
 B & SH 50mm dia.
 SINK 50mm dia.
 WB 40mm dia.
 C.E. AT GULLIES DEEPER THAN 500mm



ALL DRAINAGE UNDER BUILDINGS OR FOUNDATIONS TO BE ENCASED IN 150mm CONCRETE
 RES TO BE CLEARLY MARKED ABOVE FGL

NO CHASING FOR PLUMBING IN FLOORS AND WALLS ALLOWED AND WASTE PIPES AND SOIL PIPES TO BE POSITIONED IN GROUND SLABS AFTER INSPECTION AND BEFORE CONC. IS POURED.

STORMWATER NOTES

PVC FIP'S BUILT IN WALL
 STORMWATER DISCHARGE TO ENG. SPECIFICATIONS
 DRAINAGE PORTS TO BE INCORPORATED IN BOUNDARY WALLS AT LOWEST PARTS OF SITE

WALL NOTES TYPE A

BRICKS TO BE CORBORAK ROAN SATIN OR SIMILAR FBS CLAY FACE
 BRICK CAVITY WALLS TO BE 280mm WITH BUTTERFLY WALL TIES ON STEPPED DPM AT FLOOR LEVEL WITH WEAPHOLES, DPC'S TO SIDES AND SILLS OF SQUARE & PLUMB WINDOW & DOOR OPENINGS.
 UNITED CEMENT MORTAR JOINTS TO BE STRUCK FLUSH.
 WALLS ARE LEFT UNPLASTERED WITH 85mm STRETCHER BOND GAUGE.

WINDOW NOTES

PROVIDE PLUMB AND LEVEL OPENINGS TO TAKE LATER INSTALLATION OF POWDER COATED ALUMINUM SLIDING DOOR
 FRENCH DOOR, SIDE HUNG CASEMENT & FIXED UNITS (REF. SCHEDULE) SUPPLIED AND FIXED INCL. IRONMONGERY & GLASSING BY SPECIALIST
 PROVIDE PLUMB AND LEVEL OPENINGS TO TAKE LATER INSTALLATION OF HARDWOOD FRAMES & DOORS (REF. SCHEDULE) SUPPLIED AND FIXED INCL. IRONMONGERY BY SPECIALIST.

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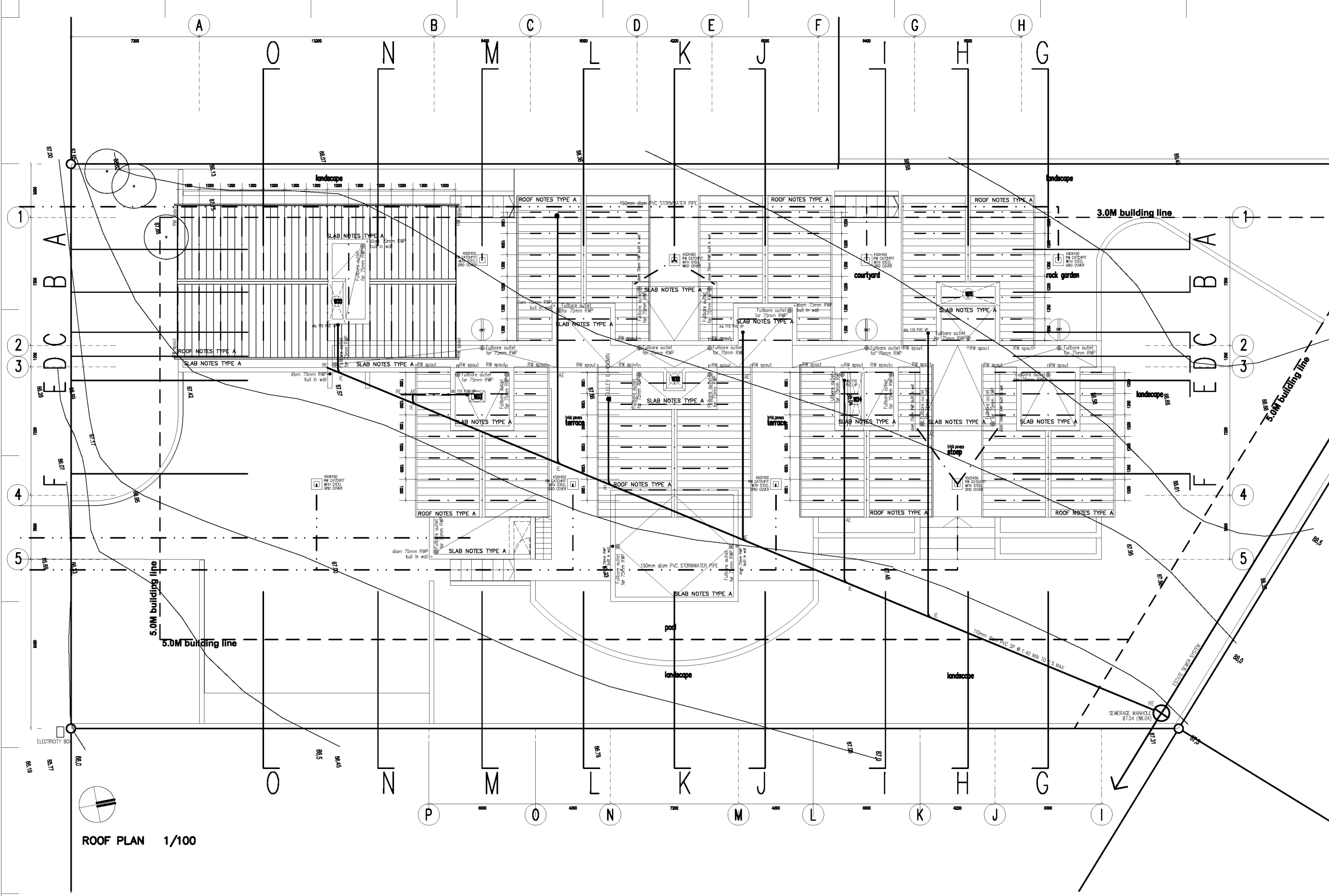
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ROOF PLAN 1/100

GENERAL NOTES
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AREAS
 DATUM LEVEL [X 100 000] TO BE LEVEL WITH UNFINISHED FLOOR LEVEL OF SURFACE BED AT GROUND FLOOR

STORMWATER NOTES
 PVC RWP'S BUILT IN WALL STORMWATER DISCHARGE TO ENG. SPECIFICATIONS DRAINAGE PORTS TO BE INCORPORATED IN BOUNDARY WALLS AT LOWEST PARTS OF SITE
SLAB NOTES TYPE A
 CRUSHED STONE ON DERIGUM SP 4mm WATERPROOFING BY SPECIALIST ON CEMENT SCAFFOLD LAD TO FALL 1:80 TO FULFILLER OUTLETS TO POSITIONS INDICATED ON 225mm RC SLAB ALL TO ENG. DETAILS. SOFFIT TO BE PLASTERED
ROOF NOTES TYPE A
 CHROMADEX (DARK DOLPHIN) 0.6mm S-RIB ROOF SHEETING @ 45 deg. FIXED ON ISOLATION OR SIMILAR WATERPROOF THERMAL INSULATION ON 50X100 STEEL COLD-FORMED LIPPED CHANNEL PURLINS @ 600 cc FIXED TO TOP OF STEEL PORTALS ALL TO ENGINEERS SPECIFICATIONS. CEILING TO BE 12.5mm GYPSUM BOARD FIXED TO THE UNDERSIDE OF STEEL PURLINS AND PLASTERED WITH SKIM PLASTER WITH EDGE & SHADOW LINES AS PER DETAILS.

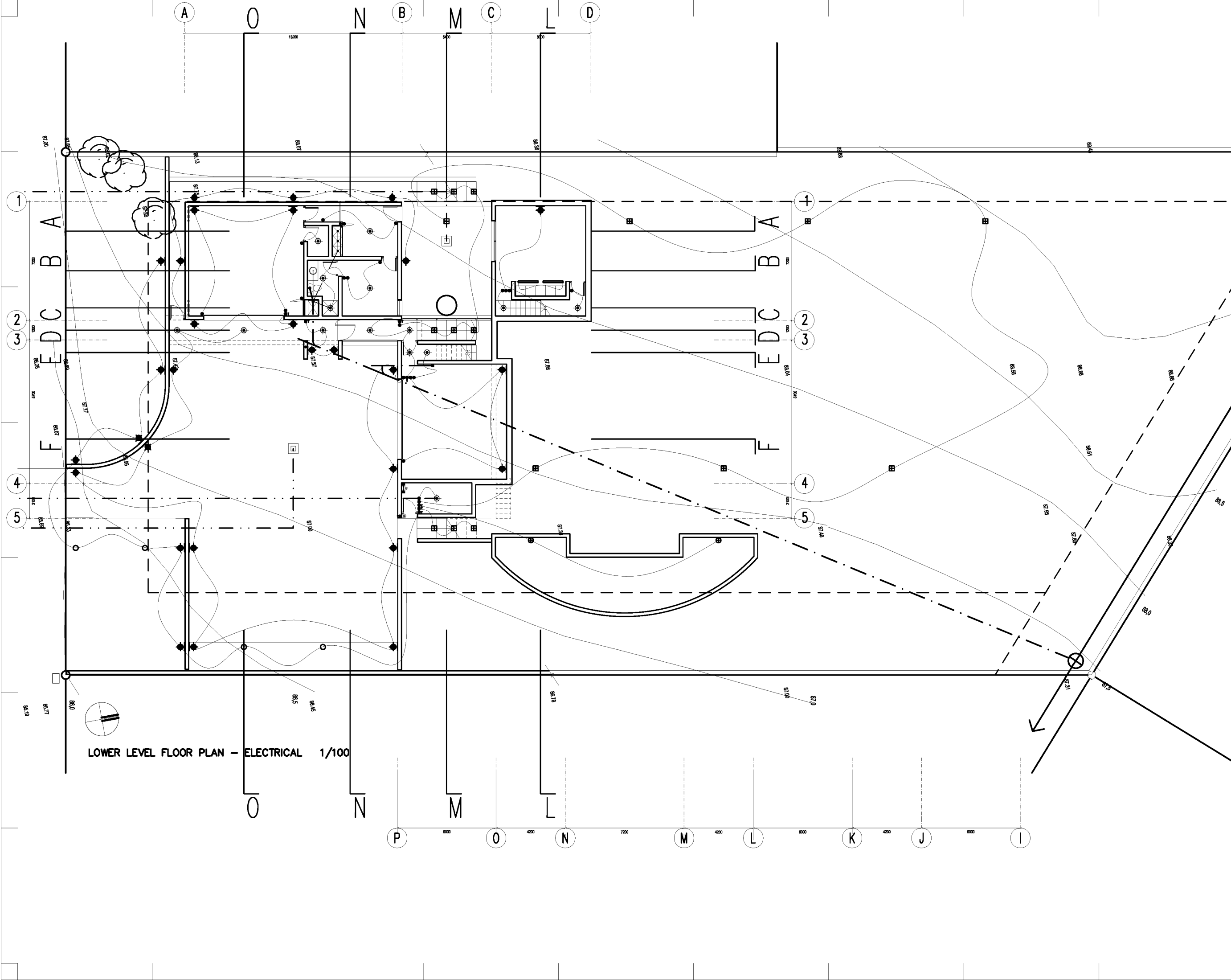
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P06/104	rsr	JAN 08	WD_04_ROOF



LOWER LEVEL FLOOR PLAN - ELECTRICAL 1/100

GENERAL NOTES

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SABS CODE OR PRACTICE AND LOCAL BY-LAWS
 ANY ERRORS OR DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECT ASAP
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 DRAWINGS ARE NOT TO BE SCALED
 ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND CONSULTANTS DRAWINGS
 COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS REF. TO DETAIL BATHROOM AND KITCHEN LAYOUTS

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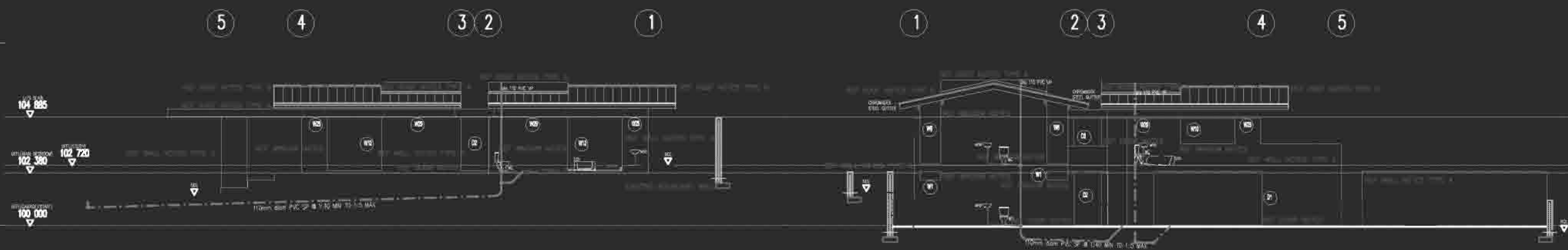
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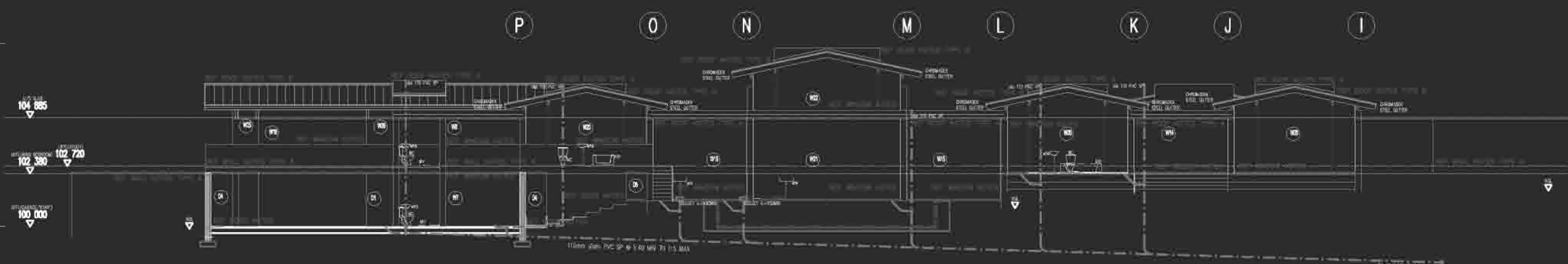
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P06/104	rsr	JAN 08	WD_05_ELEC



NORTH ELEVATION 1/100

SOUTH ELEVATION 1/100



EAST ELEVATION 1/100

WEST ELEVATION 1/100

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400, OR PRACTICE AND LOCAL BY-LAWS.
 ANY ERRORS OR DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 ALL LEVELS, DIMENSIONS, POSITIONS AND W/O OF STAIRS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING WORK.
 DRAWINGS ARE NOT TO BE SCALED.
 ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S AND CONSULTANTS' DRAWINGS.
 COPYRIGHT IS RESERVED BY ALL DRAWINGS AND RECORDS.

GROUND LEVEL (100 000) TO BE LEVEL WITH UNFINISHED FLOOR LEVEL OF SHEDS. BED AT GROUND LEVEL (100 000).
 FOUNDATIONS TO BE ACCORDING TO THE ENGINEER'S INSTRUCTIONS.
 THE ENGINEER TO OBTAIN THE MIBEC LEADS CERTIFICATE & GEOLOGICAL REPORT FOR THE DESIGN OF A FOUNDATION SYSTEM REFER TO ENGINEER'S DRAWINGS AND INSTRUCTIONS FOR FOUNDATION TYPES, DIMENSIONAL BEARING CAPACITY AND COMPRESSIVE STRENGTH.
 TOP OF FOUNDATION TO BE MIN. 300mm BELOW NGL.

CORNER JOINTS/SECTIONS: CLAY PAVING BRICKS LAY TO 80mm OVERLAP. FINISHED FLOOR FINISH THICKNESS ON 80mm CONCRETE SURFACE BED ON 100mm OF WELL COMPACTED FIRM FILLING.
 CORNER JOINTS/SECTIONS: CLAY PAVING BRICKS LAY TO 110mm OVERLAP. FINISHED FLOOR FINISH THICKNESS ON 110mm REINFORCED CONCRETE SLAB TO ENGINEER'S DETAILS.
 CORNER JOINTS/SECTIONS: CLAY PAVING BRICKS LAY TO 110mm OVERLAP. FINISHED FLOOR FINISH THICKNESS ON 110mm REINFORCED CONCRETE SLAB TO ENGINEER'S DETAILS.

BRICKWORK TO BE CONCRETE BLOCKS WITH 40mm OVERLAP. FINISHED FLOOR FINISH THICKNESS ON 80mm CONCRETE SURFACE BED ON 100mm OF WELL COMPACTED FIRM FILLING.
 CORNER JOINTS/SECTIONS: CLAY PAVING BRICKS ON 80mm CLEAN WASH SAND WITH FALLS TO STORMWATER CATCHER AS INDICATED. JOINTS FILLED WITH 3 COARSE 10MM SAND.
 BRICKWORK TO BE CONCRETE BLOCKS WITH 40mm OVERLAP. FINISHED FLOOR FINISH THICKNESS ON 80mm CONCRETE SURFACE BED ON 100mm OF WELL COMPACTED FIRM FILLING.
 ALL TO ENG DETAILS. SOFFIT TO BE PLASTERED & PAINTED.

BRICKWORK TO BE CONCRETE BLOCKS WITH 40mm OVERLAP. FINISHED FLOOR FINISH THICKNESS ON 80mm CONCRETE SURFACE BED ON 100mm OF WELL COMPACTED FIRM FILLING.
 CORNER JOINTS/SECTIONS: CLAY PAVING BRICKS ON 80mm CLEAN WASH SAND WITH FALLS TO STORMWATER CATCHER AS INDICATED. JOINTS FILLED WITH 3 COARSE 10MM SAND.
 BRICKWORK TO BE CONCRETE BLOCKS WITH 40mm OVERLAP. FINISHED FLOOR FINISH THICKNESS ON 80mm CONCRETE SURFACE BED ON 100mm OF WELL COMPACTED FIRM FILLING.
 ALL TO ENG DETAILS. SOFFIT TO BE PLASTERED & PAINTED.

GLAZING TO BE AS PER NBR 2615:2010
 0 to 0.75 m² - 3mm
 0.75 to 1.5 m² - 4mm
 1.5 plus - 6.0mm safety glass.
 GLASS BELOW 600mm TO BE SAFETY GLASS.
 PROVIDE PLUMB AND LEVEL OPENINGS TO TAKE LATER INSTALLATION OF PLYWOOD COATED (OR) ALUMINUM SLIDING DOOR, FRENCH DOOR, SIDE WING CASEMENT & FIXED UNITS (SEE SCHEDULE) SUPPLIED AND FITTED IN ACCORDANCE WITH SANS 10400 BY SPECIALIST.
 PROVIDE PLUMB AND LEVEL OPENINGS TO TAKE LATER INSTALLATION OF HARDWOOD (OPTICAL SLATED) ENTRANCE DOOR. ALL VERTICAL GLAZING INTERNAL HARDWOOD CASING (SEE SCHEDULE) SUPPLIED AND FITTED IN ACCORDANCE WITH SANS 10400 BY SPECIALIST.

GLAZING TO BE AS PER NBR 2615:2010
 0 to 0.75 m² - 3mm
 0.75 to 1.5 m² - 4mm
 1.5 plus - 6.0mm safety glass.
 GLASS BELOW 600mm TO BE SAFETY GLASS.
 PROVIDE PLUMB AND LEVEL OPENINGS TO TAKE LATER INSTALLATION OF PLYWOOD COATED (OR) ALUMINUM SLIDING DOOR, FRENCH DOOR, SIDE WING CASEMENT & FIXED UNITS (SEE SCHEDULE) SUPPLIED AND FITTED IN ACCORDANCE WITH SANS 10400 BY SPECIALIST.
 PROVIDE PLUMB AND LEVEL OPENINGS TO TAKE LATER INSTALLATION OF HARDWOOD (OPTICAL SLATED) ENTRANCE DOOR. ALL VERTICAL GLAZING INTERNAL HARDWOOD CASING (SEE SCHEDULE) SUPPLIED AND FITTED IN ACCORDANCE WITH SANS 10400 BY SPECIALIST.

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