

01_GENERAL NOTES AND FINISHES:

- All work to comply with NBR & standards acc SANS 10400. All dimensions & levels must be checked on site.
- Architects to be notified of any discrepancies before any work is put in hand.
- Drawings not to be scaled.
- Corner beacons to be located & exposed before work commences on site.
- Contractor to inspect official Council approved copies of drawings to ensure that all amendments have been taken into account.
- No council approved drawings are to be used as construction drawing unless advised by architect.
- The Owner & Contractor are to note that changes to the plans and/or specifications after official council approval WILL invalidate the approval. No construction is to occur until plans have local authority approval. Architect will not be held liable for any unauthorized building commencement.
- Safety glass to be used within 500mm of finished floor levels.
- Shower cubicle: Flat frameless glass shower enclosure.
- Clear 6mm toughened safety glass installed by specialist.
- Glazing to comply with SANS 10400 PART. N4.4.6
- Max door size = 1.5sqm. Max fixed panel size = 2sqm
- All internal walls are generally plastered and painted Two courses brickforce (minimum) to be built-in at window & door head levels & at window sill levels where possible.
- Cills external: All Cills plaster & painted with a min fall of 10°
- Balustrades: Where shown, all balustrades powder coated aluminium (to later design) min 1m high and to have openings that will not permit the passage of a 100e ball

02_DRAINAGE:

- Provide deep seal traps to all fittings.
- Provide I.E's to all bends & junctions of all soil and waste pipes.
- All plumbing to be concealed.
- All I.E's to be accessible at all times.
- Access to be provided 150mm above ground level to feet of all stacks.
- 100e and 50e two-way vent valves to be provided where possible.
- Soil pipes to be 100mm dia. PVC with coreflo UPVC pipe under slabs where indicated.
- Waste pipes to be 50mm dia PVC.
- Floors to bathrooms and kitchens to be water-resistant.
- Provide hot & cold water to wash hand basins, sinks, showers & baths.
- Provide RE at all junctions and on straight runs not exceeding 21m
- Provide RE's at dist. not exceeding 1.5m to any MH.
- Sewer pipe fall to be decreased to 1:60 at a distance of 1m from any MH (only where no estate connection facilities have been provided) or S.T.
- Connection to estate sewer main provided - depth of connection to be checked on site.

03_WATER RETICULATION:

- All underground piping to be HDPE.
- All surface & internal piping to be copper.
- Main contractor to make good behind plumber.
- All internal water pipes to be pressure tested for leaks before applying finished plaster & paint or tiles.
- Installation to be done in accordance with requirements of local authority and SANS 10254-1, SANS 10400 & SANS 10254.2012
- All material used to be SABS approved and installed in accordance with manufacturers specification. Design based on minimum sustainable pressure of 5.0 bar NB. Pressure MUST be checked by a plumbing contractor prior to commencement of work. Plumbing contractor to be approved and licensed with P.R.I.B and to issue a signed Certificate of Compliance on completion of work.

04_STORMWATER LAYOUT:

- Stormwater layout to Prof. Engineer's design.
- Layout to building & site to comply with NBR & SANS 10400 Part R.
- Stormwater to discharge away from building(s) by means of precast concrete channels, surface drains or underground PVC pipes to soak pits.
- All soakways constructed in RC and to have a min capacity of 1cubic metre for every 40sqm of roof area.
- Hard surfaces: Contractor to ensure correct levelling of platform for natural water run-off
- Storm water layout for building and site to be designed by a Professional Engineer, and to comply with NBR and SANS 10400 Part R. No structure to be within 3m of building

05_ELECTRICAL:

- Unless the application of a rational assessment is required, the building is to comply with the maximum energy usage as required by SANS 204:2011 Part 4.5.1 where the energy demand and power consumption of the building may not exceed 5 kWh/m2 per annum.

06_LIGHTING, NATURAL LIGHTING AND VENTILATION:

- The minimum lighting levels shall be determined in accordance with the requirements of SANS 10114-1
- All natural lighting and ventilation as per SANS10400-O
- Natural Lighting - The total area of openings, inclusive of frames and glazing bars, shall be not less than 5% of the floor area of the room
- Natural Ventilation - The total area of openings (a door or operable glazed window) shall be not less than 5% of the floor area of the room.

07_FIRE:

- structural stability to comply with sans 10400 part 4.7
- all opening to protect in accordance with part 4.4.10 of sans 10400
- portable fire extinguisher to comply with sans 10400-44.37
- water reticulation for firefighting equipment purposes to comply with sans 10400-44.33
- building to comply with part 4.12 of sans 10400 with regards to roof assemblies and coverings
- all fire detection and alarm systems to be designed by a professional engineer to comply with part 4.31 of sans 10400 and a certificate is to be issue after completion
- all ceilings to comply with sans 10400 4.4.13
- all floor covering to comply with part 4.14.14 of sans 10400
- feeder routes to be provided in accordance with part 4.18 of sans 10400 when partition layouts are designed
- fire stopping of inaccessible concealed spaces to comply with part 4.39 of sans 10400
- service shafts to comply with part 4.40 of sans 10400
- fireman lift to be provided in accordance with part 4.44 4.46 and 4.47 of sans 10400
- all lifts to comply with part 4.46 and part s of sans 10400
- access for firefighting and rescue purposes to building to comply with sans 10400 part 4.54
- fire escape doors to be provided with approved panic bolts and to comply with part 4.49.8 of sans 10400
- thr to be placed every 500m² of floor area and to comply with sans10400 part 4.34
- marking and signposting to comply with part 4.29 of sans 10400
- where no water supply is available 2 5kg or equivalent fire extinguishers that comply with part 4.37, be provided in place of each required hose reel
- all fire installation pipe work shall be constructed in accordance with relevant requirements of sans 2011-dp2 or sans 2001-dp9 and shall have a pressure rating of no less than 1200kpa
- water supply pipes to thr's shall be at 50 dia and thr's 75 diam.

08_ENERGY EFFICIENCY (SANS 10400 PART XA):

- Buildings with up to 15% fenestration area to nett floor area per storey comply with minimum energy performance requirements (SANS10400-XA Clause 4.4.4.1).
- Buildings with more than 15% fenestration area to nett floor area per storey shall comply with minimum energy performance requirements for fenestration in accordance with SANS204 (SANS10400-XA Clause 4.4.4.2).
- All fenestration air leakage shall not exceed 2L/s/m² Fenestration area: 0.306 L/s/m² fixed glazing and 5L/s/m² revolving/swing doors in accordance with SANS 613 Clause 4.4 and SANS10400-XA Clause 4.4.11
- 50% of hot water required by volume to be provided through non-electrical resistance source in accordance with SANS10400-XA Clause 4.1. (heat pump & system to specialist detail & spec.)
- All exposed hot water piping to be clad with insulation with a minimum R value of 1,00 for internal pipe Ø meters <= 80 and 1,50 for internal pipe Ø meters > 80 for in accordance with SANS10400-XA Clause 4.1.3.
- The hot water circulation ring must be installed such that no air traps are created in accordance with SANS 10252:1 (6.7.2).
- Piping to be copper SANS 460 joined either using capillary fittings, SANS 1067-2 or compression type fittings SANS 1067-1. To be installed to manufacturer's instructions
- A roof assembly shall achieve minimum total R-value specified in Table 7 for the direction of heat flow (SANS10400-XA Clause 4.4.5.1).

09_POOL NOTES:

- All levels & dimensions to be checked on site.
- Earth leakage protection to be fitted to all electrical equipment.
- All electrical equipment to be housed.
- Precautions to be taken with regard to condensation, flooding, seepage, & rainwater within pool pump chamber & filter unit.
- 100mm gunite concrete to be monolithically & pneumatically placed against undisturbed soil, or any firm surface as directed by engineer.
- 12mm minimum cover to all reinforcing.
- Waste water to be directed to sewer system via bpt.
- Final position of pool & pump to be confirmed on site.
- Pool to be constructed & installed to manufacturer's instructions.
- Pool to be fenced in accordance with sans 10400-d : 2011-4.4 1000mm high balustrading to owners specification.
- Pool backwash to be discharged in accordance with the requirements of SANS 10400 Part P 4.10

10_STRUCTURAL-GENERAL:

- Timber beams and supports for timber decks, pergolas, covered patios or any other timber structure to be certified by ECSA registered professional engineer.
- All pools to be inspected, designed and certified ECSA registered professional engineer.
- Patios with concrete surfaces to have masonry foundations and RC footings to engineer's specification
- Summary: All structures to be designed and certified by an ECSA registered professional engineer.

11_STRUCTURAL-FOUNDATIONS:

- All platforms, banks, retaining walls & foundations to Prof. Engineer's details.
- Stability of existing foundations & site founding material to be inspected and confirmed by Prof. Structural Engineer.

12_STRUCTURAL-FLOOR SLABS:

- To Prof. Engineer's design & detail.
- 20mm cement screed on 90mm 150MPA Concrete slab with BRC mesh ref 193 and gunplas USB green waterproof underlay on well compacted prepared earth
- Suspended slab - 225mm Reinforced concrete slab to engineer's detail and screeded to fall.
- Waterproofing by specialist to balcony/covered patio.
- Waterproofing under floor finish to all exposed balconies & showers.

13_STRUCTURAL-DPC:

- 75 micron plastic DPC at minimum 150mm above external finished ground level, to all window sills, behind weather-boarding, under ridge tiles and vertical DPC's to all changes in ground floor level.

14_STRUCTURAL-WALLS:

- External walls 220mm (90mm common outer skin / 40mm cavity / 90mm inner skin with plaster and paint finish.)
- Internal walls 90mm maxi brick. Plaster and paint finish.
- 2 courses of brickforce at floor, window sill and brickforce at every course at lintel to wall plate level.
- Pre-cast reinforced concrete lintels over all doors, windows & openings unless otherwise specified.

15_STRUCTURAL-ROOF CONSTRUCTION:

- First Floor Patio slab: soil/planted material on waterproofing membrane & pressure of 5.0 bar NB. Pressure MUST be checked by a plumbing contractor prior to commencement of work. Plumbing contractor to be approved and licensed with P.R.I.B and to issue a signed Certificate of Compliance on completion of work.
- Aluminium seamless gutters with PVC down pipes painted to match walls.
- Rhinoboard ceilings with moulded cornices.

16_STRUCTURAL-CEILING CONSTRUCTION:

- New Rhinoboard ceiling - 6mm gypsum Rhinoboard taper edge flush jointed, supported on 38x38 brandering @ 450ccs with tapered & skimmed flush Rhinoglide joints. All fixings skimmed flush.
- 110mm deep moulded E.P. cornice throughout.
- Void between boarding & tile to be lined with sisalation
- Painted & plastered soffits and underside of RC slabs.
- White-painted T&G boarding ceilings over exposed, painted rafters where indicated.

17_STRUCTURAL-DOORS:

- Solid core hardwood doors to detail.
- Solid core hardwood slatted pivot door to detail.
- Semi-solid core doors to detail.
- Powder-coated aluminium-framed, safety-glazed sliding doors. Frameless aluminium sliding/folding doors by specialist.

18_STRUCTURAL-WINDOWS:

- Powder-coated aluminium framed windows as per Estate Architectural guidelines.

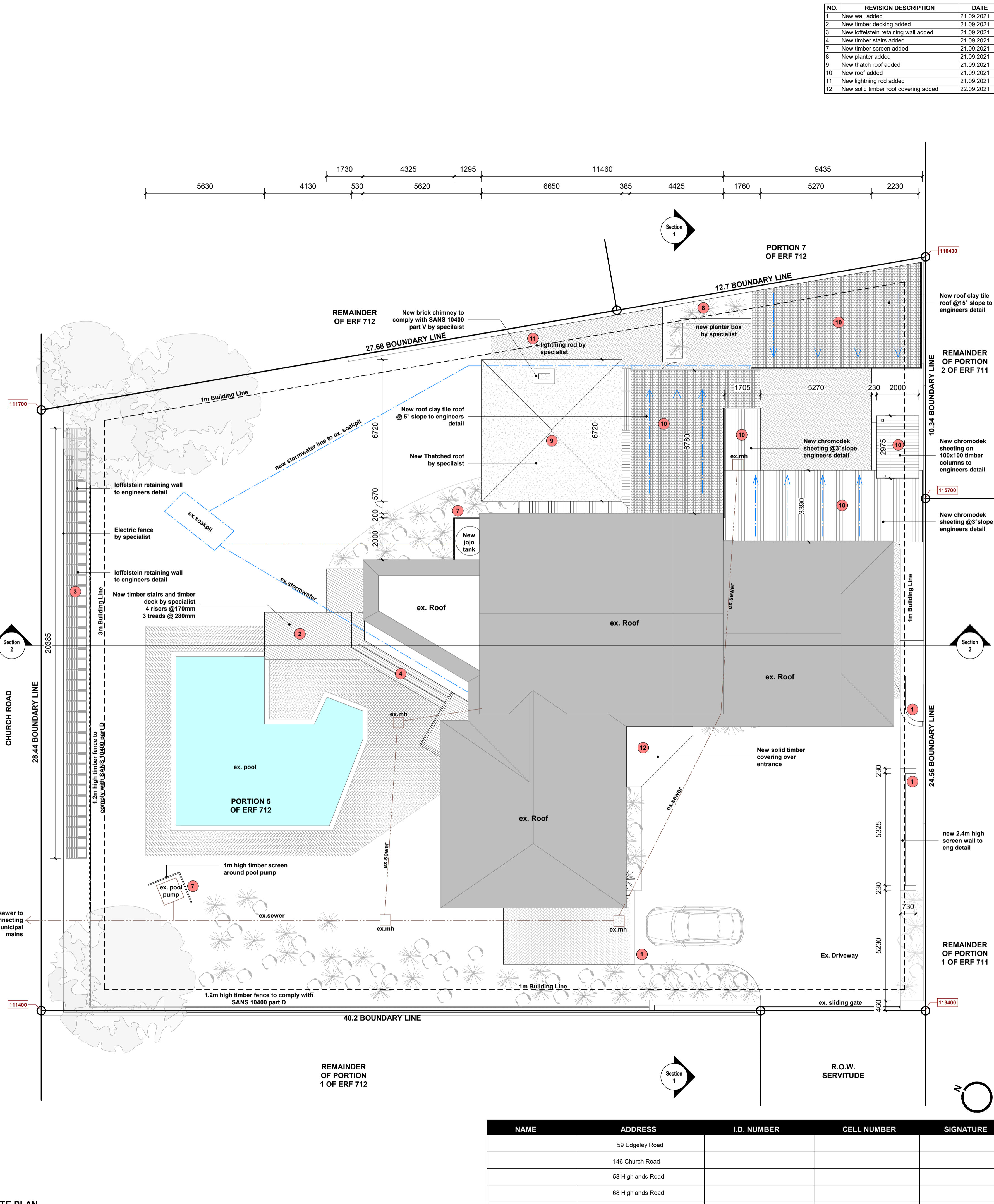
19_STRUCTURAL-STAIRS AND RAMPS:

- All stairways to comply with part M of SANS 10400.
- Variations in dimensions of risers and goings of the treads in any one flight shall not be more than 6mm. all balustrades to be min 1M high and to comply with part M of SANS 10400.
- All tread to min 250mm and risers to be max 200mm.
- All ramps to comply with part S of SANS 10400.

20_STRUCTURAL-SPACE HEATING:

- Chimney to extend min 1000mm above roof level.
- Plumbing duct & chimney flue to be independent of one another.
- Fireplace to have hearth made of non-combustible material of adequate thickness.
- Hearth to extend min 500mm in front of the grate/fire basket and min 300mm beyond each side of such grate or fire basket.
- Gas feature fire places to specialist detail & spec.

SCHEDULE OF AREAS	
PROPERTY ZONING	SPECIAL RES. 400
SITE AREA	1273m²
F.A.R.	N/A
ALLOWABLE F.A.R.	N/A
COVERAGE	50%
ALLOWABLE COVERAGE	636.5m²
EXISTING F.A.R.	270m²
PROP. ADDED F.A.R - GROUND	50m²
TOTAL F.A.R.	320m²
EXISTING COVERAGE	287m²
PROPOSED ADDED COVERAGE	162.6m²
TOTAL COVERAGE	449.6m²



SITE PLAN
SCALE 1 : 300

Owner: KATE MARGARET FRYER

Architect: GARETH MORAN SACAP: PSAT51693610

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DRAWING TITLE:
SITE PLAN

PROJECT:
DEVIATIONS TO APPROVED PLAN NO. 0702/09/86/5

FOR:
KATE MARGARET FRYER

ERF NUMBER:
PORTION 5 (OF 1) OF ERF 712

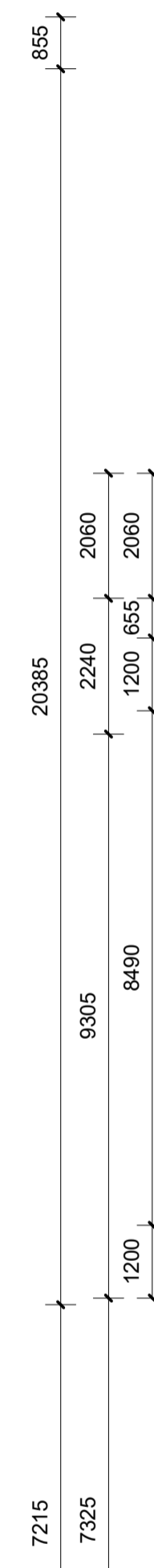
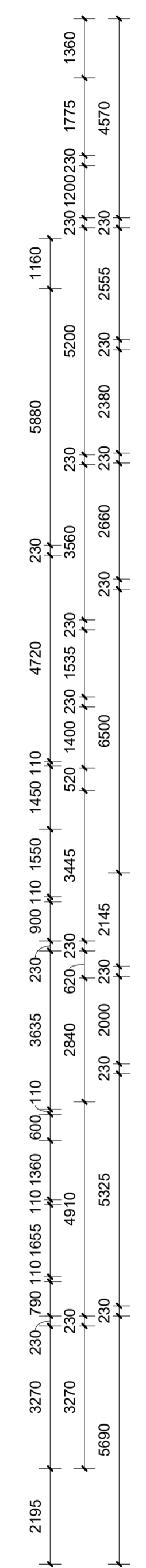
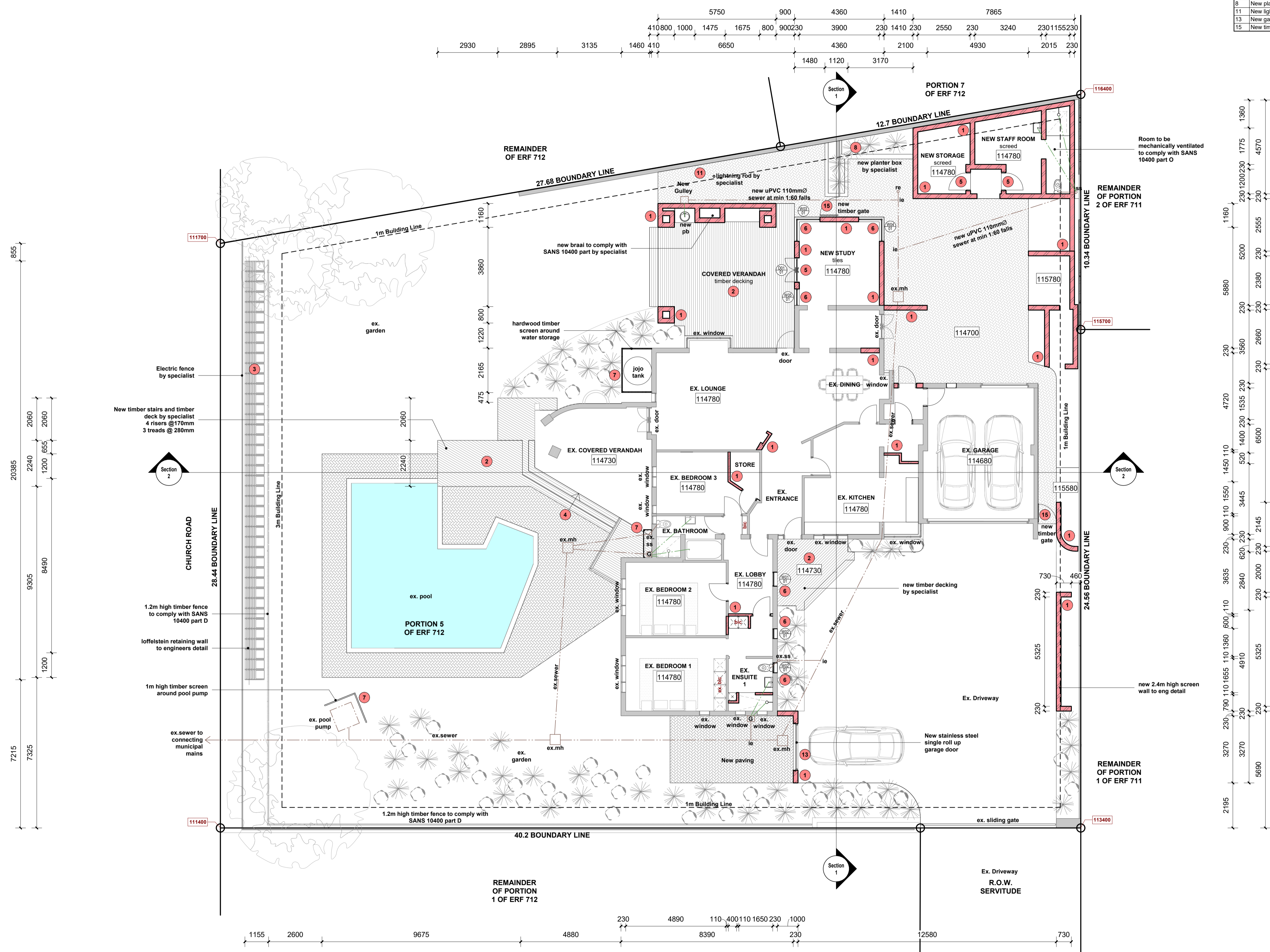
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DATE 2021/03/11	DRAWN BY TD1/GM
SCALE As indicated	

NAME	ADDRESS	I.D. NUMBER	CELL NUMBER	SIGNATURE
	59 Edgeley Road			
	146 Church Road			
	58 Highlands Road			
	68 Highlands Road			



NO.	REVISION DESCRIPTION	DATE
1	New wall added	21.09.2021
2	New timber decking added	21.09.2021
3	New loffelstein retaining wall added	21.09.2021
4	New timber stairs added	21.09.2021
5	New door added	21.09.2021
6	New window added	21.09.2021
7	New timber screen added	21.09.2021
8	New planter added	21.09.2021
11	New lightning rod added	21.09.2021
13	New garage door added	22.09.2021
15	New timber gate added	22.09.2021



Owner: KATE MARGARET FRYER

Architect: GARETH MORAN SACAP: PSAT51693610

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DRAWING TITLE:
GROUND FLOOR PLAN

PROJECT:
 DEVIATIONS TO APPROVED PLAN NO. 0702/09/86/5
FOR:
 KATE MARGARET FRYER

ERF NUMBER:
 PORTION 5 (OF 1) OF ERF 712

STREET ADDRESS:
 62 HIGHLANDS ROAD

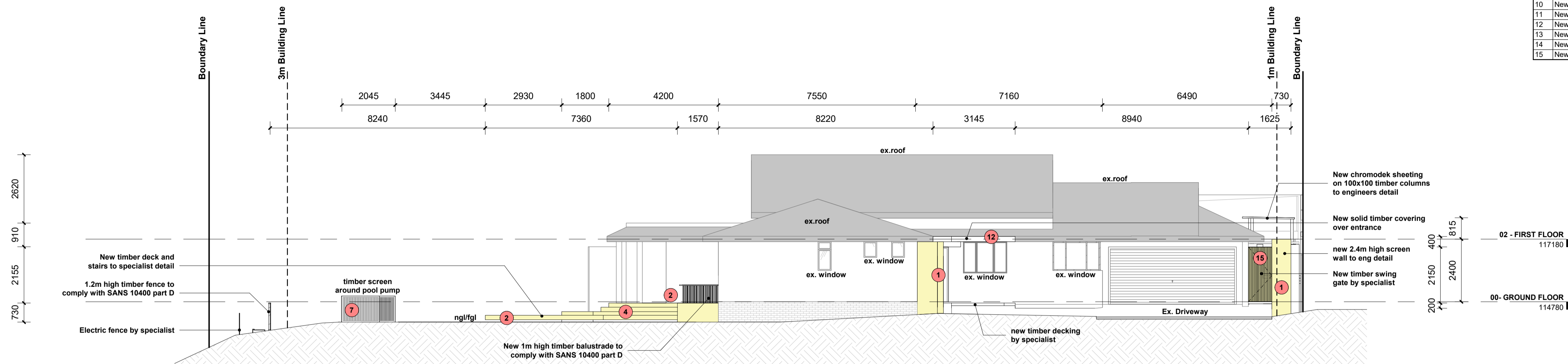
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DATE 2021/03/11	SCALE 1 : 100
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	58 Highlands Road			
	68 Highlands Road			

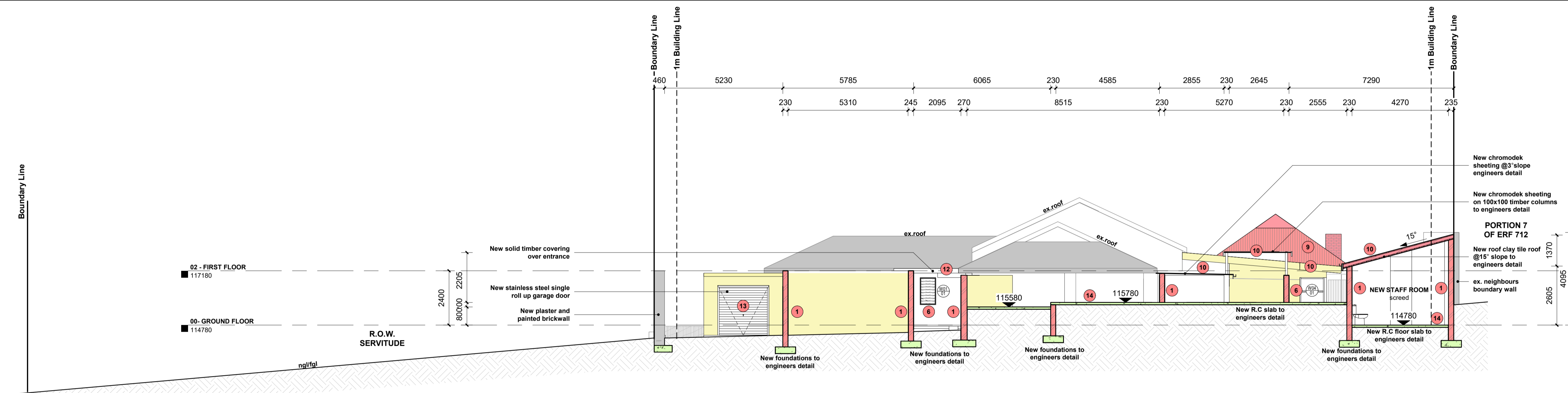


EMAIL: tadraughting@gmail.com
 TEL: 079 667 5565

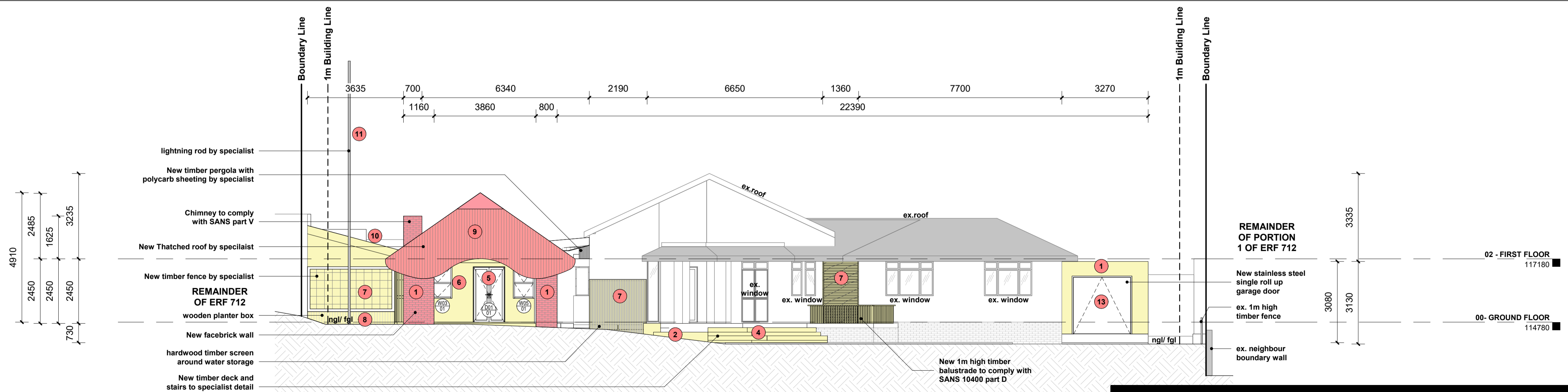
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3	New Ioffenstein retaining wall added	21.09.2021
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5	New door added	21.09.2021
6	New window added	21.09.2021
7	New timber screen added	21.09.2021
8	New planter added	21.09.2021
9	New thatch roof added	21.09.2021
10	New roof added	21.09.2021
11	New lightning rod added	21.09.2021
12	New solid timber roof covering added	22.09.2021
13	New garage door added	22.09.2021
14	New concrete floor slab added	22.09.2021
15	New timber gate added	22.09.2021



WEST ELEVATION
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100

Owner: KATE MARGARET FRYER

Architect: GARETH MORAN SACAP: PSATS1693610

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DRAWING TITLE:
ELEVATIONS

PROJECT:
DEVIATIONS TO APPROVED PLAN NO.
0702/09/86/5
FOR:
KATE MARGARET FRYER

ERF NUMBER:
PORTION 5 (OF 1) OF ERF 712

STREET ADDRESS:
62 HIGHLANDS ROAD

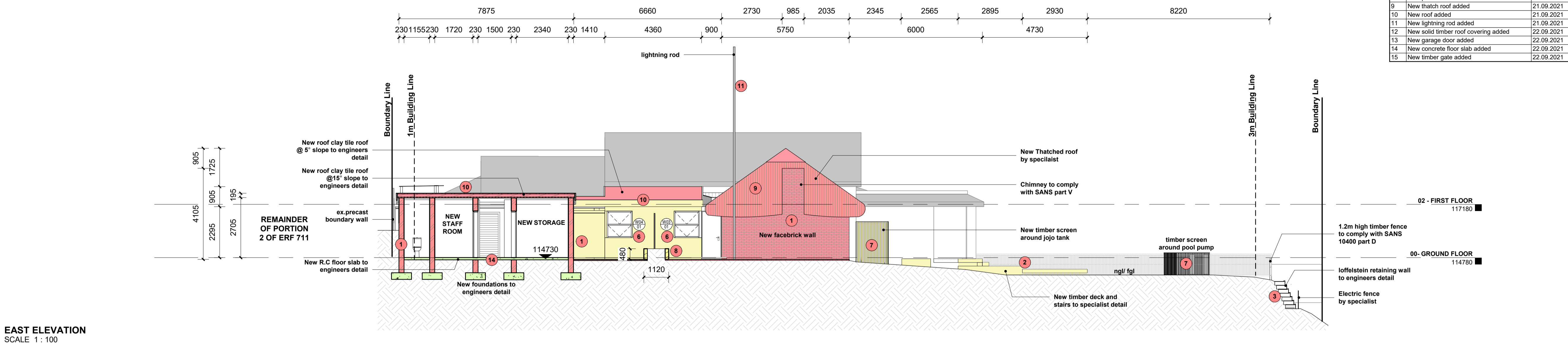
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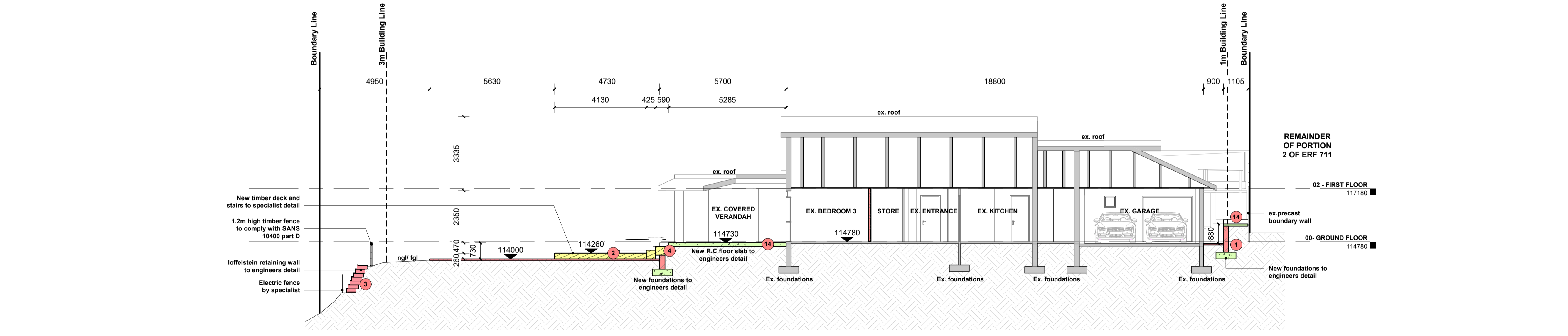
R.A.D.

EMAIL: tagdraughting@gmail.com
TEL: 079 667 5569

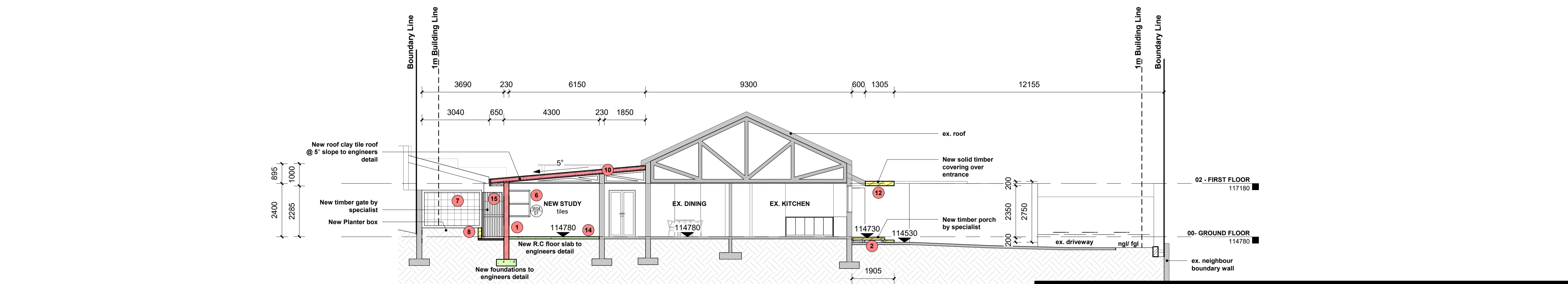
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14	New concrete floor slab added	22.09.2021
15	New timber gate added	22.09.2021



EAST ELEVATION
SCALE 1 : 100



Section 2
SCALE 1 : 100



Section 1
SCALE 1 : 100

Owner: KATE MARGARET FRYER

Architect: GARETH MORAN SACAP: PSATS1693610

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DRAWING TITLE:
ELEVATIONS & SECTIONS

PROJECT:
DEVIATIONS TO APPROVED PLAN NO. 0702/09/86/5
FOR:
KATE MARGARET FRYER

ERF NUMBER:
PORTION 5 (OF 1) OF ERF 712

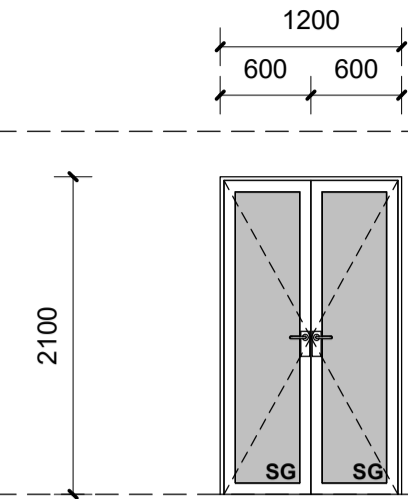
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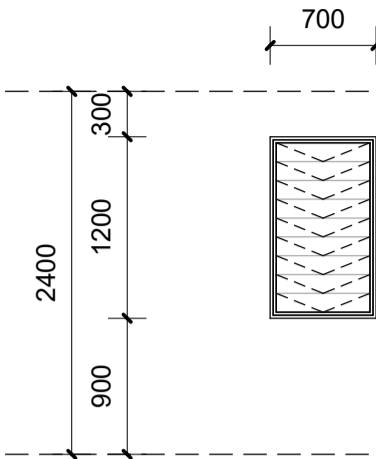
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	58 Highlands Road			
	68 Highlands Road			

R.A.D.

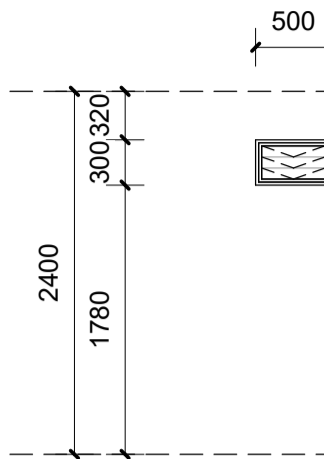
EMAIL: tagdraughting@gmail.com
TEL: 079 667 5559



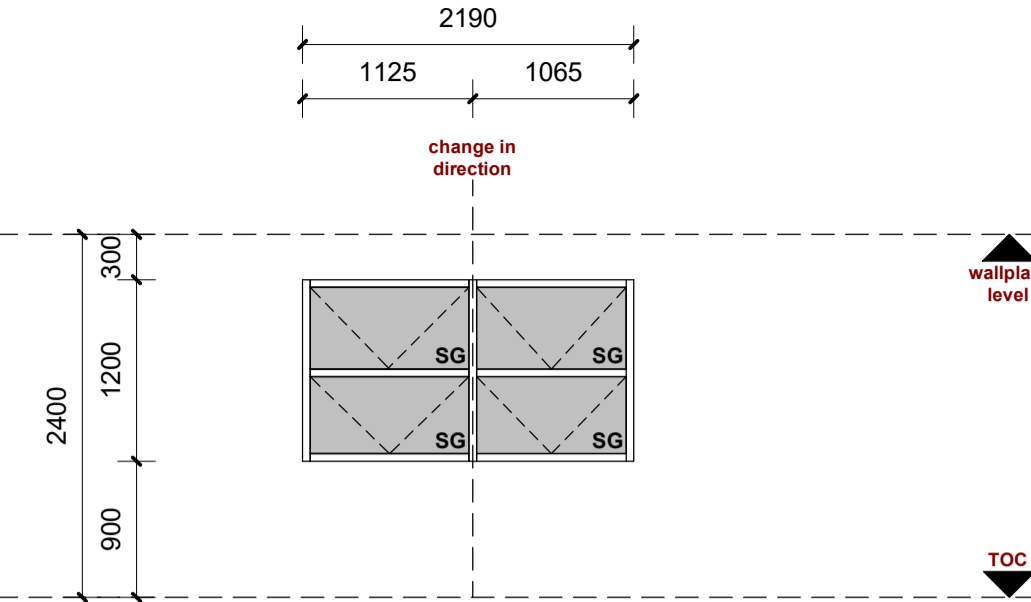
TYPE	D01
DESCRIPTION	Timber framed double door by specialist
FRAME	Hardwood timber frame by specialist
FINISH	Hardwood timber painted white by specialist
GLAZING	Clear glazing to comply with sabs recommendation 0137 and aaamsa regulations based on sabs137
IRONMONGERY	Handles, hinges, & lockset all by manufacturer
MIN PANE THICKNESS	8mm
QUANTITY	1
LOCATION	New Study



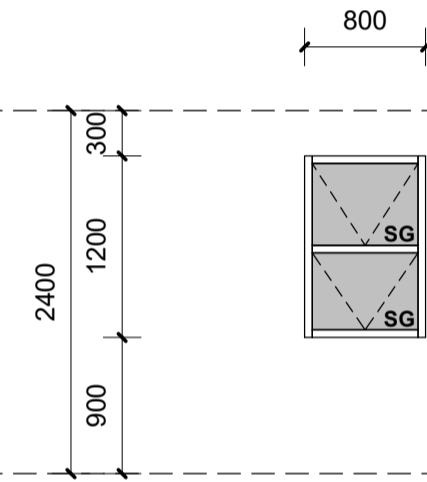
TYPE	W01
DESCRIPTION	Aluminium framed louvre window by specialist
FRAME	Powder coated white
FINISH	Powder coated aluminium frame by specialist
GLAZING	Clear glazing to comply with sabs recommendation 0137 and aaamsa regulations based on sabs137
IRONMONGERY	Handles, hinges, & lockset all by manufacturer
MIN PANE THICKNESS	8mm
QUANTITY	1
LOCATION	Ex. lobby



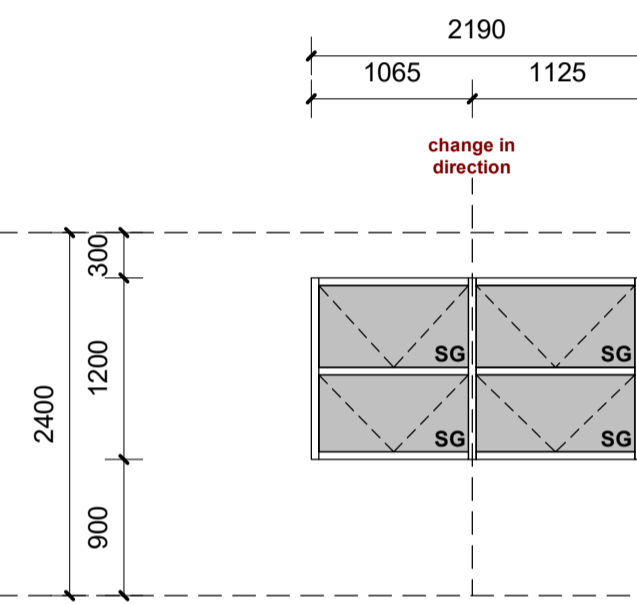
TYPE	W02
DESCRIPTION	Aluminium framed louvre window by specialist
FRAME	Powder coated white
FINISH	Powder coated aluminium frame by specialist
GLAZING	Clear glazing to comply with sabs recommendation 0137 and aaamsa regulations based on sabs137
IRONMONGERY	Handles, hinges, & lockset all by manufacturer
MIN PANE THICKNESS	8mm
QUANTITY	2
LOCATION	Ex. Bedroom 1, Ex. Ensuite 1



TYPE	W03
DESCRIPTION	Timber framed top hung window by specialist
FRAME	Hardwood timber frame by specialist
FINISH	Hardwood timber painted white by specialist
GLAZING	Clear glazing to comply with sabs recommendation 0137 and aaamsa regulations based on sabs137
IRONMONGERY	Handles, hinges, & lockset all by manufacturer
MIN PANE THICKNESS	8mm
QUANTITY	1
LOCATION	New Study



TYPE	W05
DESCRIPTION	Timber framed top hung window by specialist
FRAME	Hardwood timber frame by specialist
FINISH	Hardwood timber painted white by specialist
GLAZING	Clear glazing to comply with sabs recommendation 0137 and aaamsa regulations based on sabs137
IRONMONGERY	Handles, hinges, & lockset all by manufacturer
MIN PANE THICKNESS	8mm
QUANTITY	1
LOCATION	New Study



TYPE	W04
DESCRIPTION	Timber framed top hung window by specialist
FRAME	Hardwood timber frame by specialist
FINISH	Hardwood timber painted white by specialist
GLAZING	Clear glazing to comply with sabs recommendation 0137 and aaamsa regulations based on sabs137
IRONMONGERY	Handles, hinges, & lockset all by manufacturer
MIN PANE THICKNESS	8mm
QUANTITY	1
LOCATION	New Study

Owner: KATE MARGARET FRYER

Architect: GARETH MORAN SACAP: PSATS1693610

NOTES
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DRAWING TITLE:
GLAZING SCHEDULE

PROJECT:
DEVIATIONS TO APPROVED PLAN NO. 0702/09/86/5
FOR:
KATE MARGARET FRYER

ERF NUMBER:
PORTION 5 (OF 1) OF ERF 712

STREET ADDRESS:
62 HIGHLANDS ROAD

JOB NO. 21_02	DRAWING NO. - G01
DATE 2021/03/11	DRAWN BY TD1/GM
SCALE 1 : 50	

NAME	ADDRESS	I.D. NUMBER	CELL NUMBER	SIGNATURE
	59 Edgeley Road			
	146 Church Road			
	58 Highlands Road			
	68 Highlands Road			



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