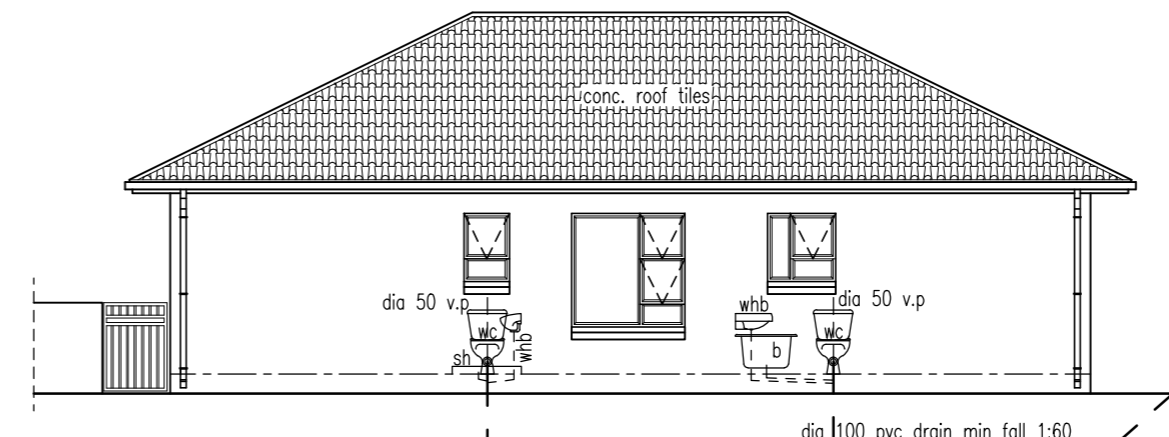
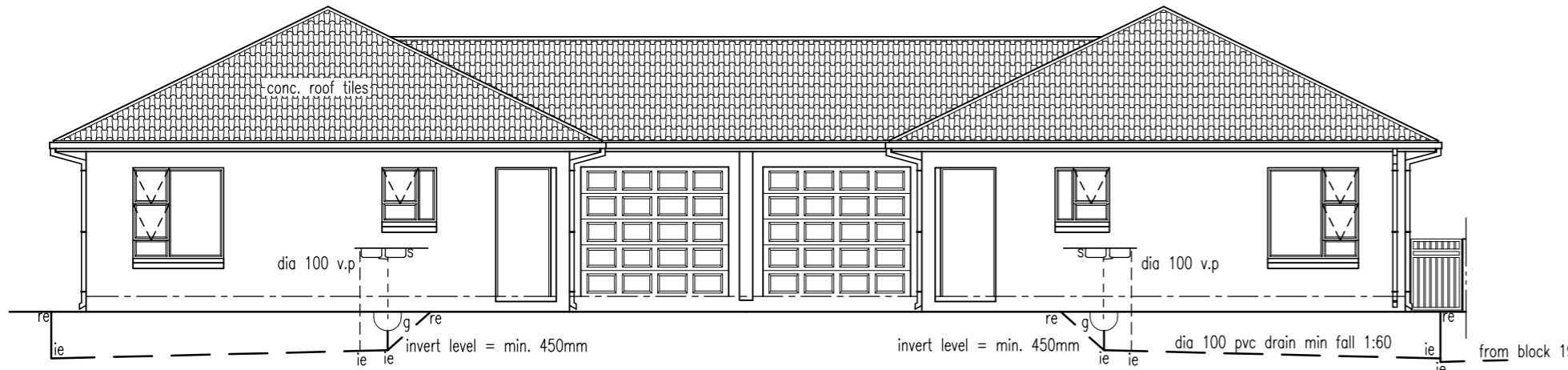


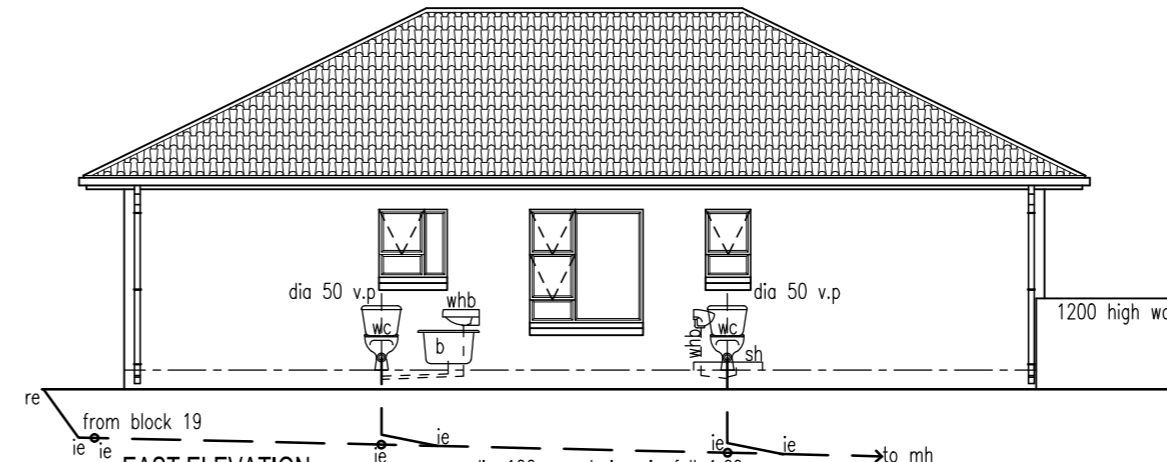
NORTH ELEVATION
scale 1:100



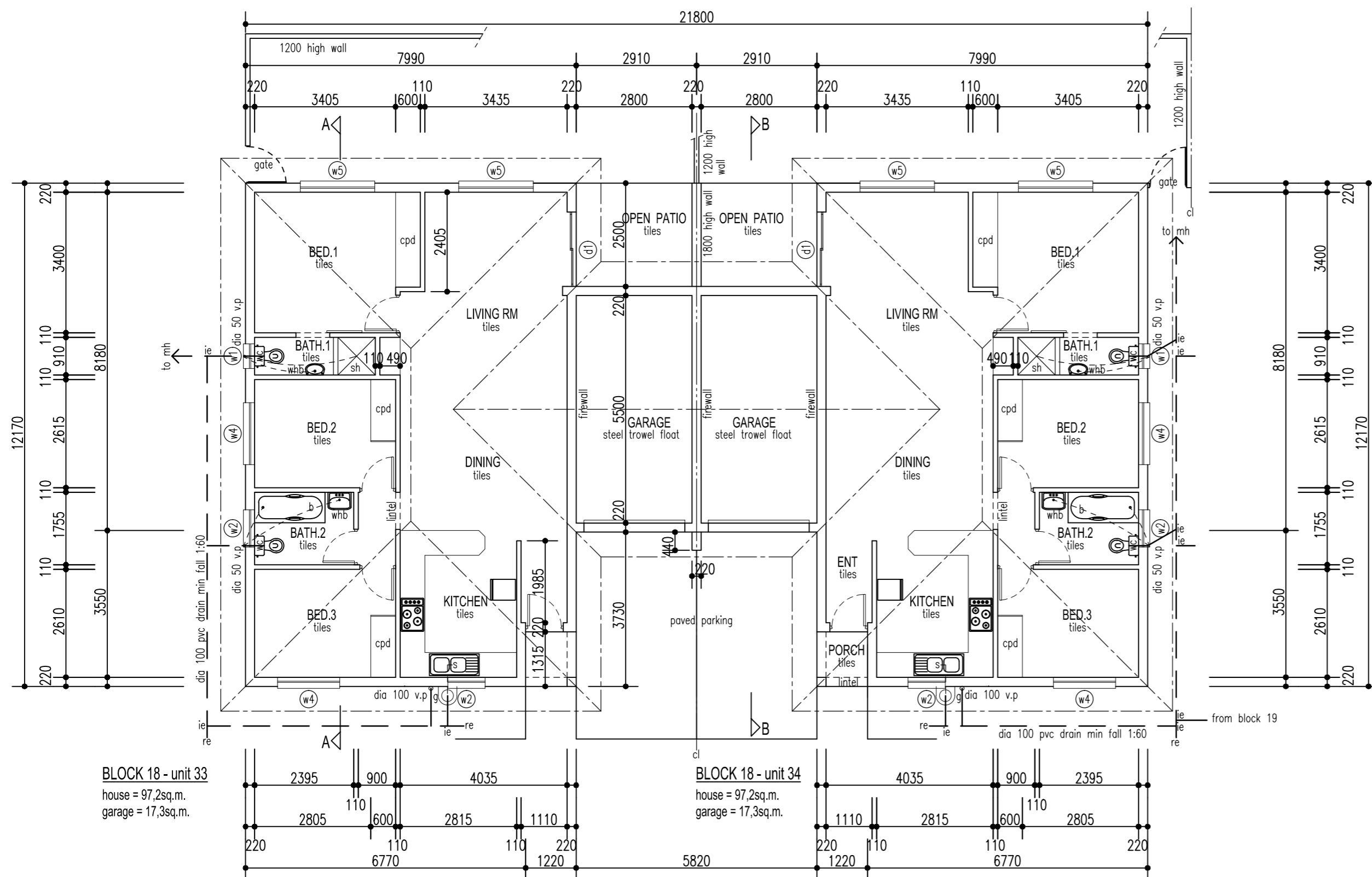
WEST ELEVATION
scale 1:100



SOUTH ELEVATION
scale 1:100



EAST ELEVATION
scale 1:100



BUILDING MATERIAL SPECIFICATIONS

Mortar mix:
Class II mortar mix for brickwork, composed of 1 part Surebuild 42,5N cement (Code: CEM II/B 42,5N) and 6 parts sand in thickness as indicated to brickwork. Surebuild cement is to be manufactured in accordance with SANS 50197-1.

Dampproofing: under surface bed
Gundie® API USB Green 250µm damp proof membrane under concrete surface beds conforming to SANS 952-1:2011 laid with minimum 150 overlaps and sealed with Gunplas sensitive tape.

Screed:
Floor screed mix for concrete surface beds, composed of 1 part Surebuild 42,5N cement (Code: CEM II/B 42,5N) and 3 parts sand in thickness as indicated to concrete surface beds. Surebuild cement is to be manufactured in accordance with SANS 50197-1.

Dampproofing: walls
Gundie® API Brickgrip DPC 250µm damp proof course in solid walls conforming to SANS 952-1:2011 laid with minimum 150mm overlaps.

Plaster:
Plaster mix for rough brick walls, composed of 1 part Surebuild 42,5N cement (Code: CEM II/B 42,5N) and 6 parts sand 10-20mm thick. Surebuild cement is to be manufactured in accordance with SANS 50197-1.

Insulation: in roof space
Min. 135mm thick flexible fibre glass blanket (SABS approved) above ceiling.

Underlay: under concrete roof tiles
Gundie® API UT White 180µm roofing underlay conforming to SANS 952-2:2011, laid with a slight sag and with a minimum overlap of 100mm over timber rafters (at approximately 685mm centres) and fixed concurrent with tiling battens, turned down at eaves.

ROOF ASSEMBLY REQUIREMENTS

MIN. TOTAL R-VALUE OF ROOF ASSEMBLY REQUIRED (CLIMATE ZONE 1) = 3,7
DIRECTION OF HEAT FLOW : UP

R-value of outdoor air film	= 0,03
R-value of conc. roof tiles	= 0,02
R-value of air space (non-reflective)	= 0,18
R-value of plasterboard, 10mm gypsum	= 0,06
R-value of indoor air film (still air)	= 0,11
R-value of added insulation (flexible fibre glass insulation)	= 3,30
TOTAL R-VALUES	= 3,70 = REQUIREMENTS

GLAZING NOTES

- ALL GLAZING TO COMPLY WITH SANS 10400-N:2010 (EDITION 3)
- GLAZING INSTALLATIONS: SEE SECTION 4.2
- GLAZING REQUIREMENTS: SEE SECTION 4.3 & 4.4
- GLAZING TABLE:

	3mm	4mm	5mm	6mm	8mm	10mm	12mm
MONOLITHIC ANNEALED GLASS	0.75m²	1.5m²	2.1m²	3.2m²	4.6m²	6.0m²	6.0m²
TOUGHENED SAFETY GLASS	-	1.9m²	3.0m²	4.5m²	8.0m²	8.0m²	8.0m²

ALL WINDOW PANES BELOW 500mm FROM FINISHED FLOOR LEVEL AND ALL GLASS DOORS TO BE GLAZED WITH TOUGHENED SAFETY GLASS TO SABS 0137

GENERAL NOTES

- ALL WORK TO COMPLY WITH N.B.R. & SANS 10400 BUILDING REGULATIONS (EDITION 3)
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING
- ALL LEVELS, HEIGHTS OF PLINths, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS TO BE FINALLY CHECKED AND DETERMINED ON SITE
- DPC UNDER ALL WALLS, CILLS AND TO VERTICAL WALLS BELOW GROUND LEVEL
- FLOOR & WALLS IN SHOWER & WALL BEHIND SINK TO BE WATERPROOFED BEFORE TILING
- TRUSSES FIXED WITH ROOF WIRE BUILT 5 COURSES INTO WALL

DRAINAGE NOTES

- ALL BENDS & JUNCTIONS TO BE FITTED WITH IE'S
- WASTE FITTINGS TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESSIBLE
- WASTE PIPES SIZES:- WHB'S = dia 40
- ALL DRAINS UNDER BUILDING TO BE ENCASED IN 100mm CONCRETE

ROOF NOTES

ROOF TO COMPLY WITH SECTION L OF SANS 10400-N:2010 (EDITION 3)

ROOF COVERING	conc. roof tiles
PITCH	26 degrees
PLASTIC UNDERLAY	n/a
BATTENS	38x38
TRUSSES	to eng. detail
TIE BEAMS	152x38

BLOCK 18 (units 33 & 34)

DRAWING DESCRIPTION

WORKING DRAWING - PLAN & ELEVATIONS

PROJECT

PROPOSED NEW TOWNHOUSES ON PARKRAND x17



pieter bezuidenhout
architect
reg. no. 7477

dwg. no.
4390 - b.18 / 1

7 alice avenue
comet
boksburg

p o box 25820
east rand
1462

date: 03/2015
scale: 1:100
area: total = 229 sq.m.

tel:- (011)892-3958
fax:- (011)892-3958
cell:- 082-458-4839
e-mail:- pbez@pjb-architect.co.za
web:- www.pjb-architect.co.za