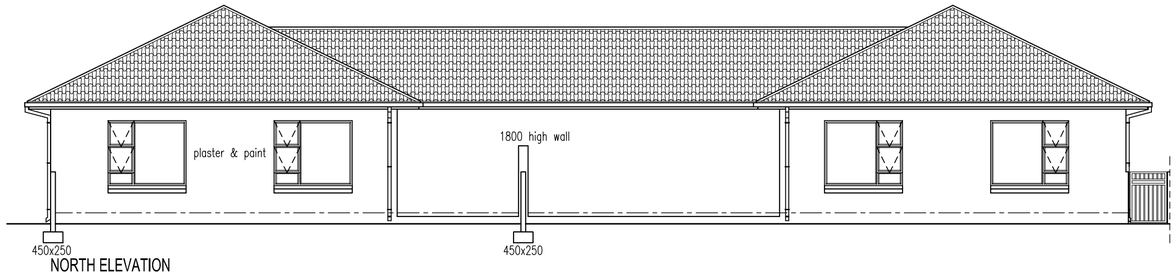
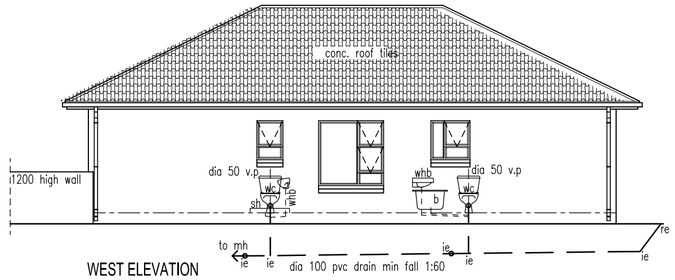
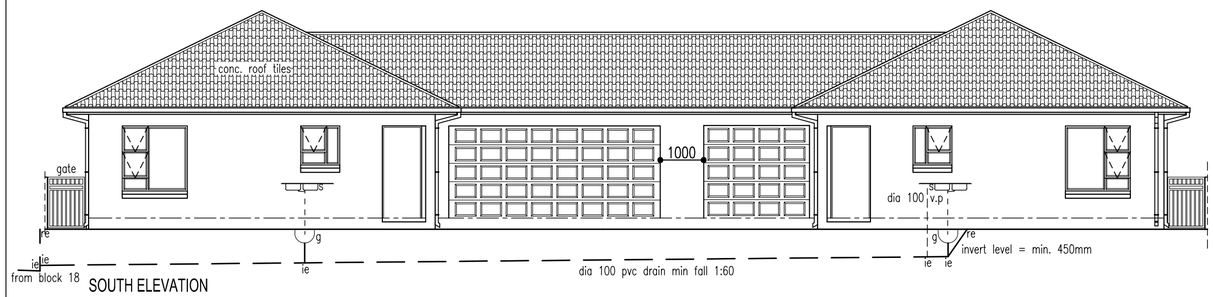


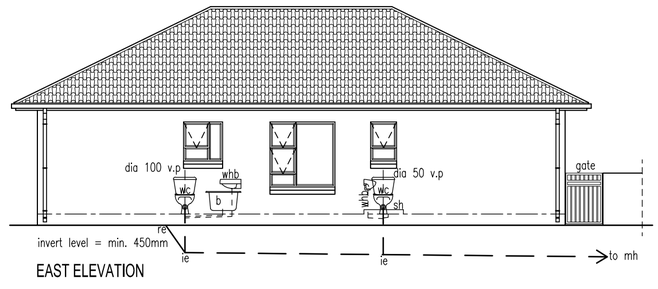
NORTH ELEVATION



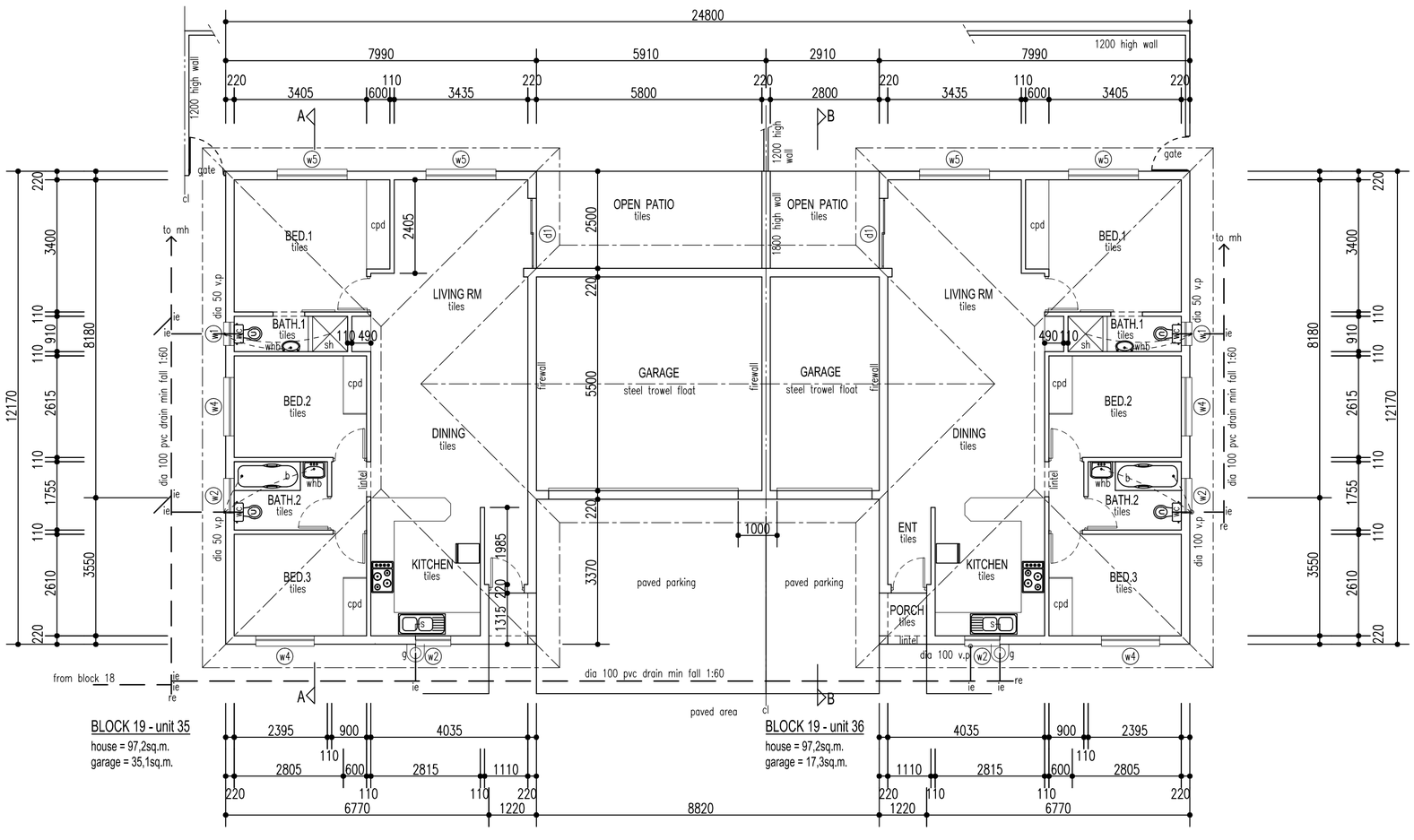
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



BLOCK 19 - unit 35

house = 97,2sq.m.
garage = 35,1sq.m.

BLOCK 19 - unit 36

house = 97,2sq.m.
garage = 17,3sq.m.

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

Gundle® 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

Gundle® 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

Gundle® 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 insultion (flexible fibre glass insulation)	= 3,30
TOTAL R-VALUES	= 3,70 = REQUIREMENTS

GLAZING NOTES

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

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

DRAINAGE NOTES

1) ALL BENDS & JUNCTIONS TO BE FITTED WITH IE'S
2) WASTE FITTINGS TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESSABLE
3) WASTE PIPES SIZES:- WHB'S = dia 40
4) 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 19 (units 35 & 36)

DRAWING DESCRIPTION

WORKING DRAWING – PLAN & ELEVATIONS

PROJECT

PROPOSED NEW TOWNHOUSES ON PARKRAND x17

pieter bezuidenhout
architect
reg. no. 7477

7 alice avenue
comet
boksburg

p o box 25820
east rand
1462

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

dwg. no. 4390 - b.19 / 1

date:	03/2015
scale:	1:100
area:	total = 246,8 sq.m.