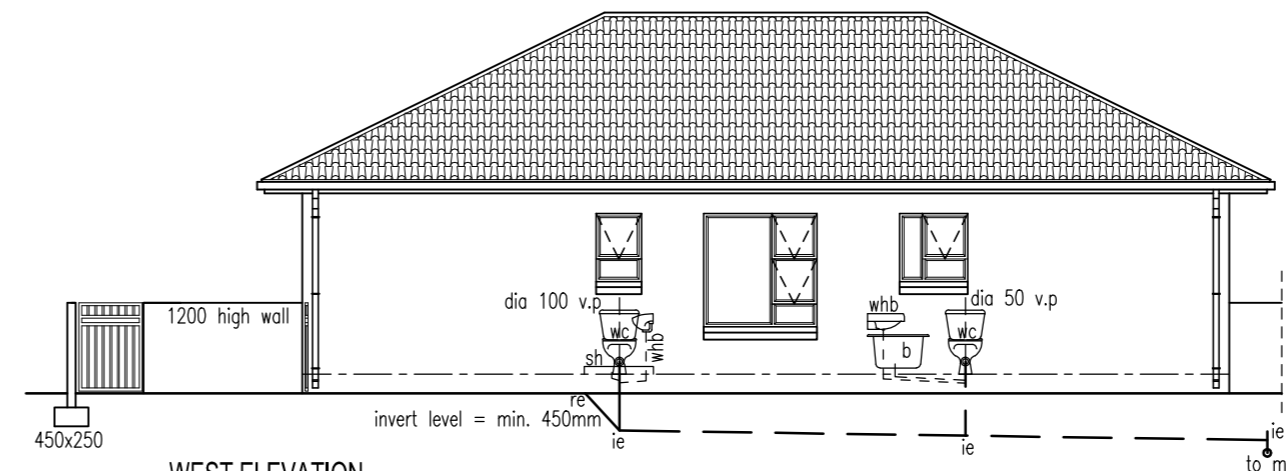
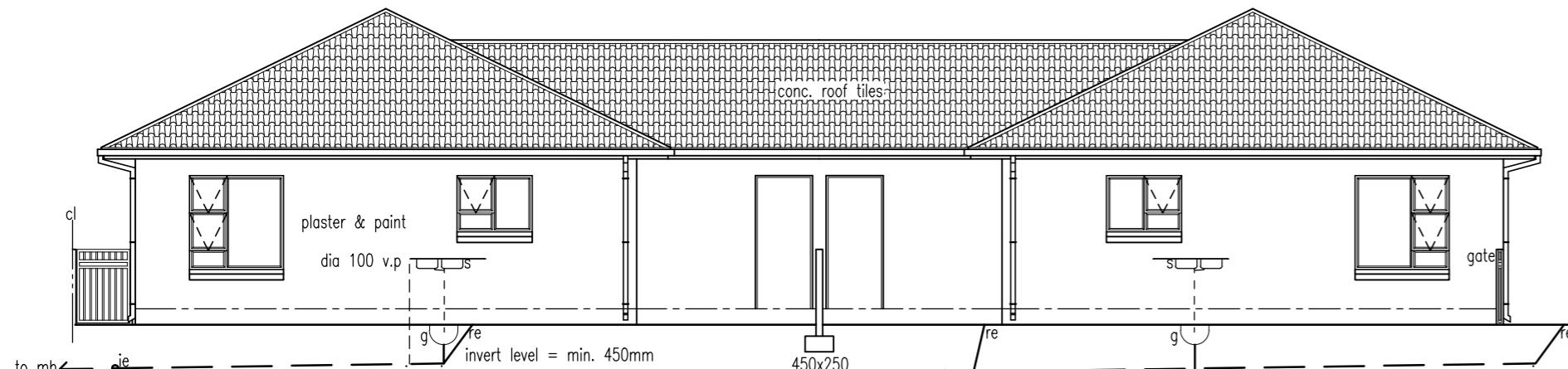


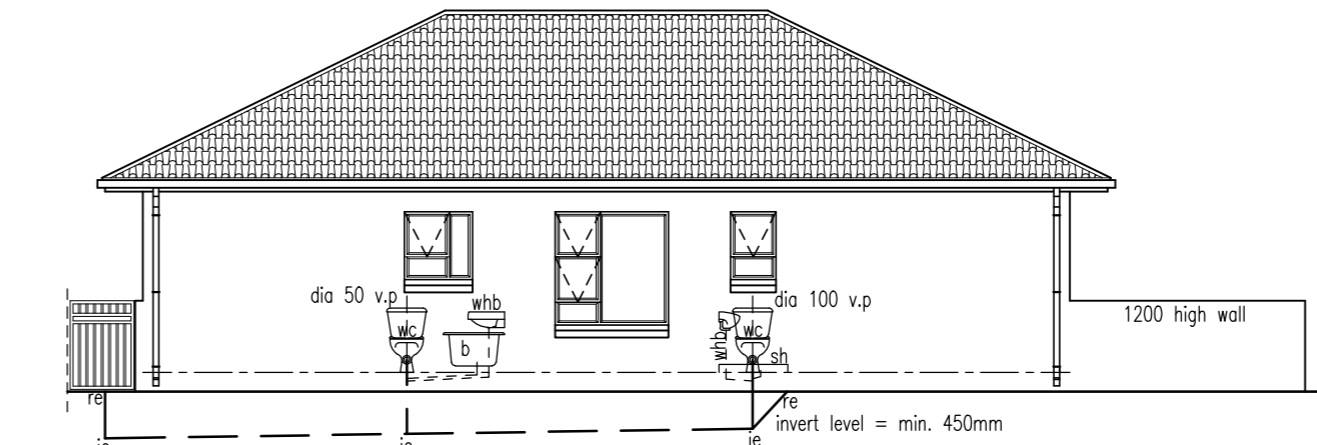
NORTH ELEVATION  
scale 1:100



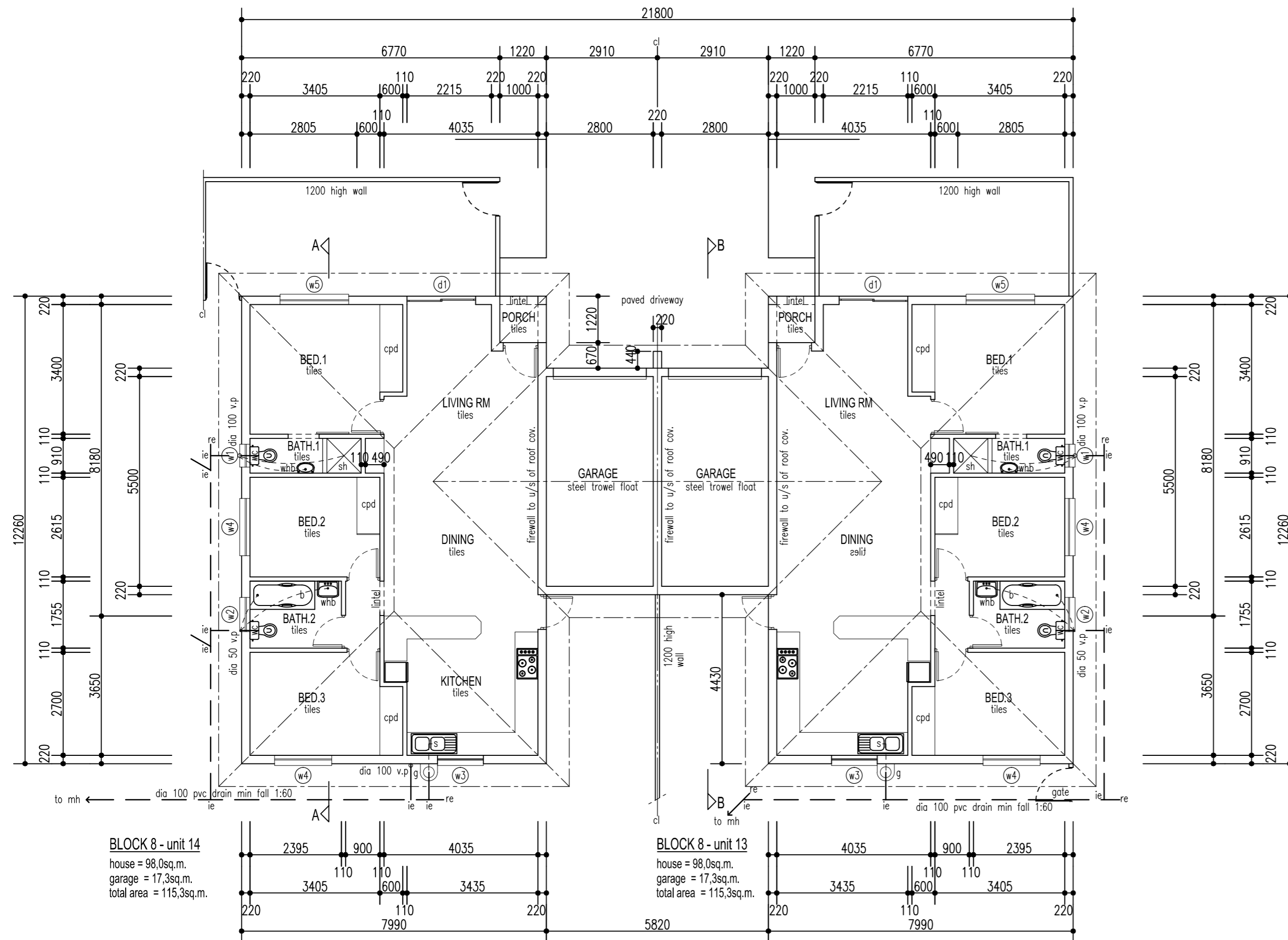
WEST ELEVATION  
scale 1:100



SOUTH ELEVATION  
scale 1:100



EAST ELEVATION  
scale 1:100



**BLOCK 8 - unit 14**  
house = 98,0sq.m.  
garage = 17,3sq.m.  
total area = 115,3sq.m.

**BLOCK 8 - unit 13**  
house = 98,0sq.m.  
garage = 17,3sq.m.  
total area = 115,3sq.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**  
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
<b>TOTAL R-VALUES</b>	<b>= 3,70 = REQUIREMENTS</b>

**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 ACCESSIBLE
- 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 8 ( units 13 & 14 )**

**DRAWING DESCRIPTION**

WORKING DRAWING - PLAN & ELEVATIONS

**PROJECT**

PROPOSED NEW TOWNHOUSES ON PARKRAND x17

**pieter bezuidenhout**  
architect  
reg. no. 7477

dwg. no.  
**4390 - 8 / 1**

7 alice avenue  
comet  
boksburg

p o box 25820  
east rand  
1462

date: 01/2014  
scale: 1:100  
area: total = 230,6 sq.m.

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