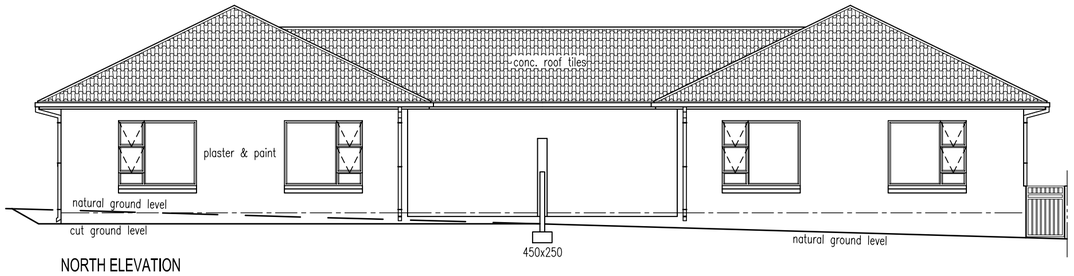
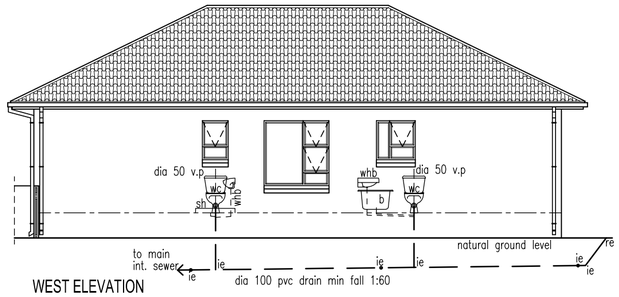
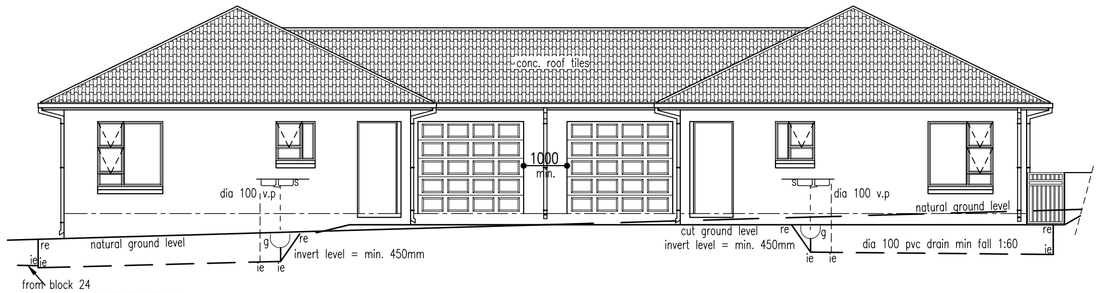


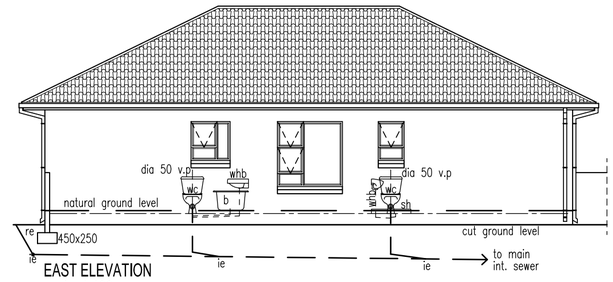
NORTH ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100

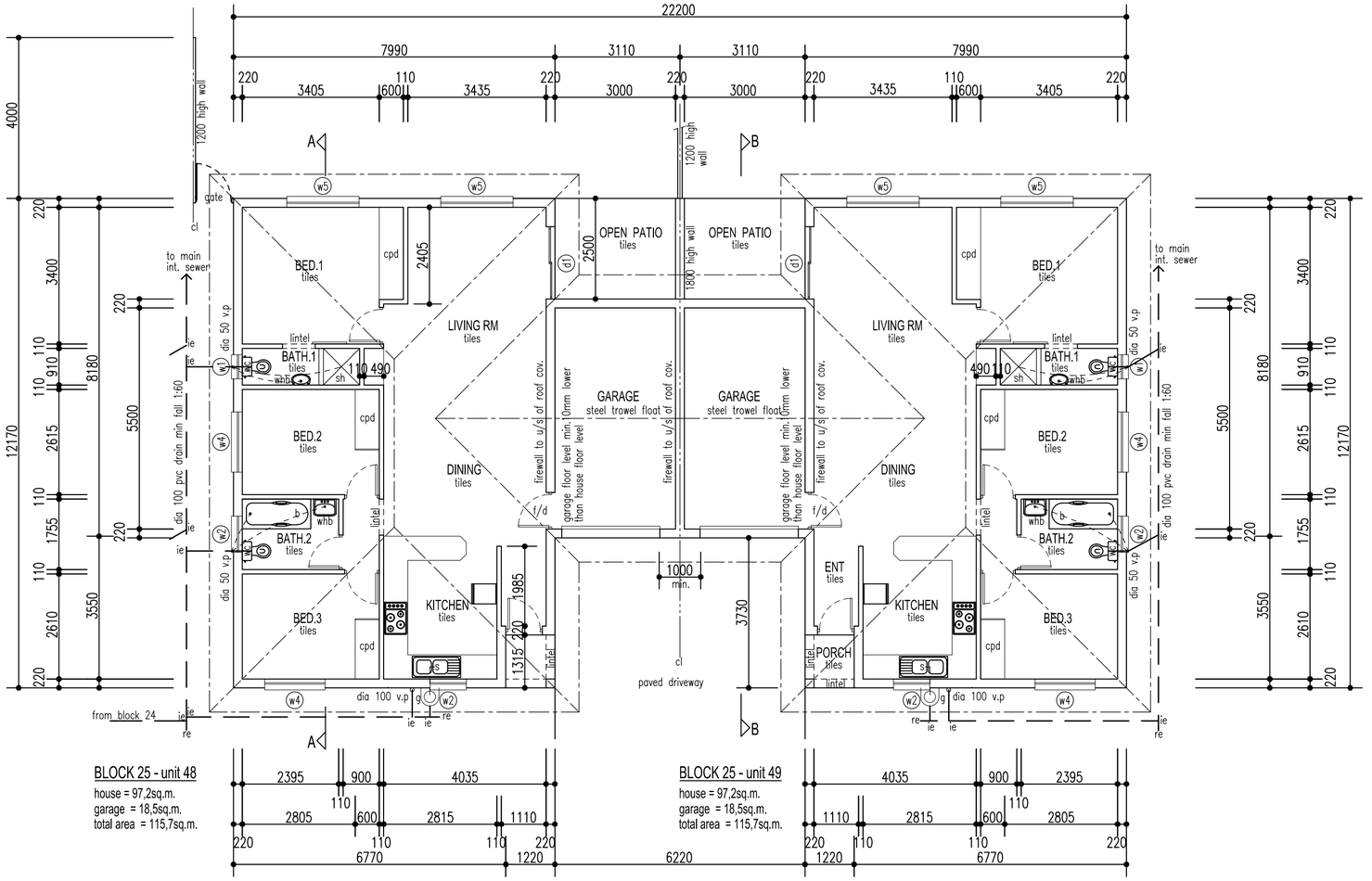


SOUTH ELEVATION
scale 1:100



EAST ELEVATION
scale 1:100

NOTE:
All platform levels to be finally determined on site as levels may vary from block to block.



BLOCK 25 - unit 48
house = 97,2sq.m.
garage = 18,5sq.m.
total area = 115,7sq.m.

BLOCK 25 - unit 49
house = 97,2sq.m.
garage = 18,5sq.m.
total area = 115,7sq.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.

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.

Insulation: in roof space

Min. 135mm thick flexible fibre glass blanket (SABS approved) above ceiling.

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) SEE WINDOW SCHEDULE FOR FURTHER SPECS.

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, SILLS 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
7) CUT AREAS OF TIMBER RAFTERS SHALL BE THOROUGHLY BRUSHED WITH TWO COATS OF A PRESERVITIVE BEFORE FIXING OF FACIAS
8) METAL MASONRY ANCHORS SHALL BE OF THE EXPANDING TYPE, CORROSION RESISTANT, HAVE A DIA. AND LENGTH OF NOT LESS THAN 10mm AND 75mm, RESPECTIVELY AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
9) BATTENS AND PURLINS SHALL BE CONTINUOUS OVER AT LEAST THREE RAFTERS AND SHALL BE FIXED TO EVERY RAFTER THEY CROSS. BATTENS OF SIZE 38x38mm SHALL BE NAILED TO RAFTERS WITH 75mm WIRE NAILS. THE ENDS OF BATTENS OR PURLINS SHALL BE SAWN SQUARE AND BUTT-JOINTED CENTRALLY OVER THE RAFTER MEMBER AND FIXED
10) PINE BRANDERING 38x38mm REQUIRED TO SUPPORT GYPSUM PLASTERBOARD, FIBRE-CEMENT BOARD OR SIMILAR SHALL BE SECURELY SPIKED TO THE SUPPORTING TIMBERS WITH 75mm WIRE NAILS AT CENTRES THAT DO NOT EXCEED 450mm. CROSS BRANDERING SHALL BE CUT IN BETWEEN THE LONGITUDANAL BRANDERING AND SKEW-NAILED TO THE SAME USING 75mm WIRE NAILS AT CENTRES THAT DO NOT EXCEED 900mm

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 32 ALL OTHERS 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	/to engineer's detail
TRUSSES	grade 5 timber	
TIE BEAMS	152x38	

note:
no combustible roof component shall penetrate firewall

BLOCK 25 units 48 & 49 (S Ent)

DRAWING DESCRIPTION
WORKING DRAWING - PLAN & ELEVATIONS

SHEET SIZE
A2

PROJECT
PROPOSED NEW TOWNHOUSES ON PARKRAND x16

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dwg. no.
4435 - B 25/1

date:	01/2016
scale:	1:100
area:	total= 231,4 sq.m.