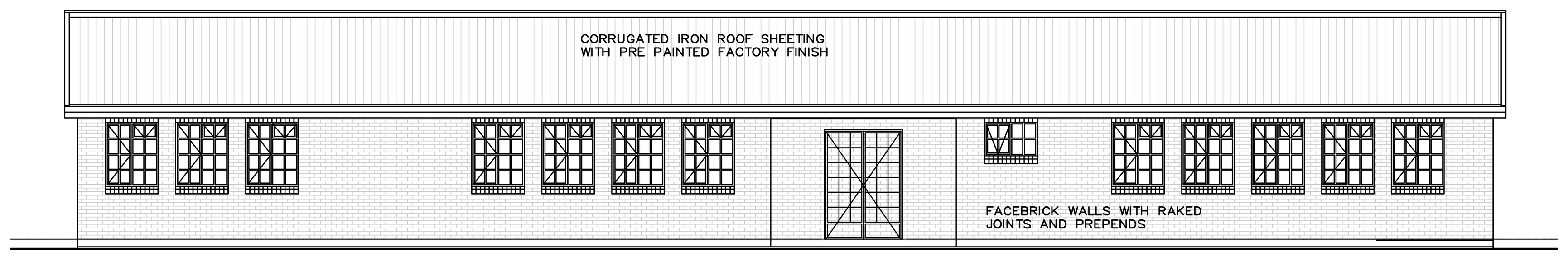
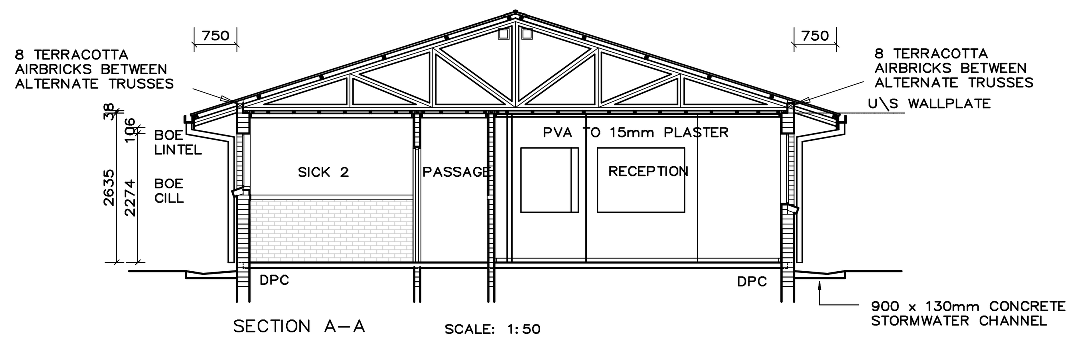
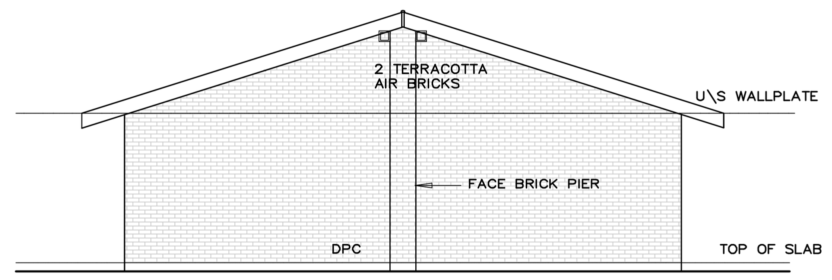
DEMOLISH BLOCK A AND BUILD NEW ADMIN



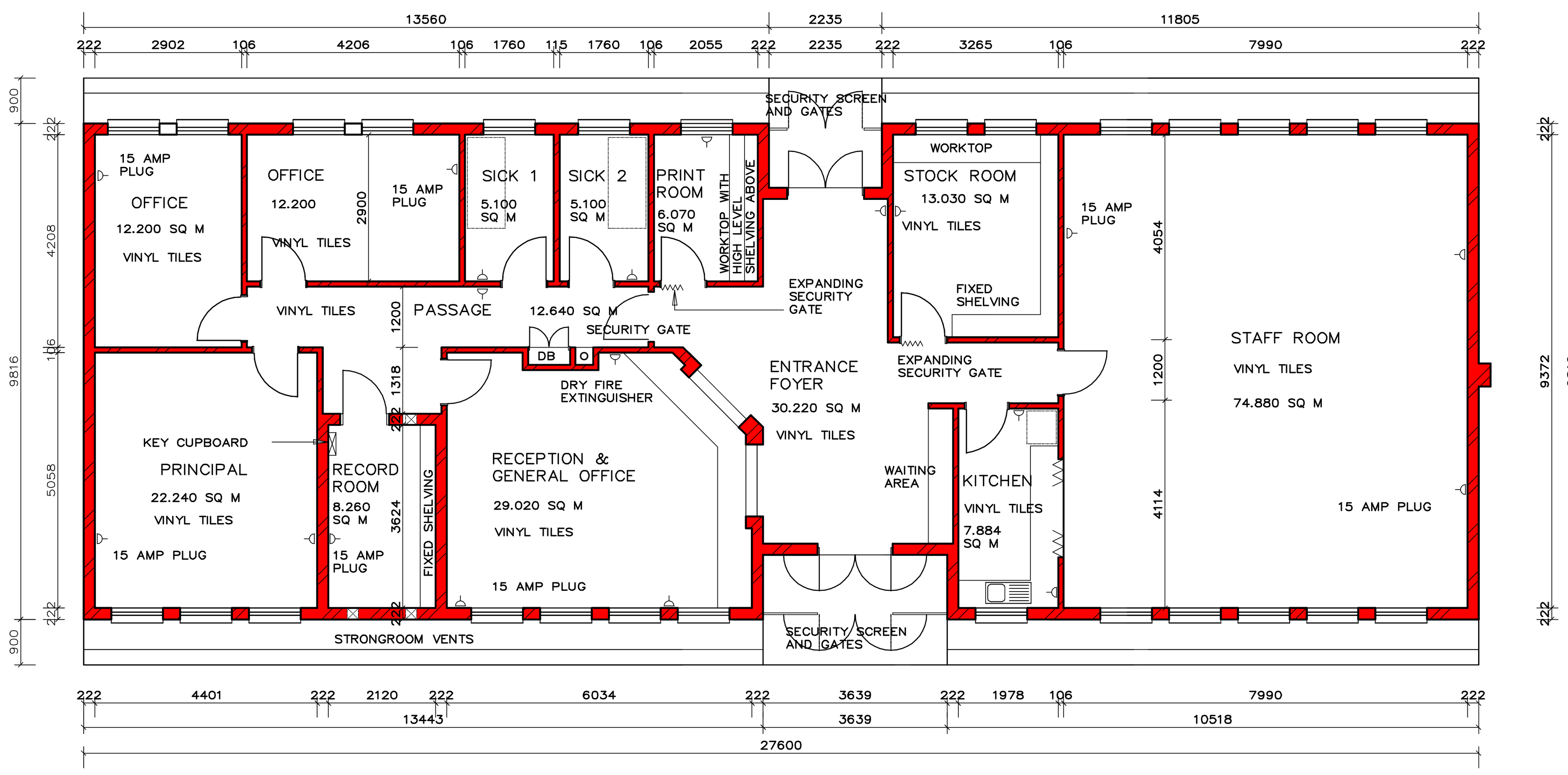
FRONT ELEVATION SCALE: 1:100



SECTION A–A SCALE: 1:50



GABLE ELEVATION SCALE: 1:100



FLOOR PLAN SCALE: 1:100 AREA OVER EXTERNAL WALLS – 264.450 SQ M

GENERAL SPECIFICATION NOTES TO BE READ WITH STANDARD TRADE PREAMBLES WB 20 TRADE NAMES AS SPECIFIED OR EQUAL APPROVED

FOUNDATIONS:
690 x 200mm 20 MPA CONCRETE STRIP FOOTING TO SIT ON NATURAL GROUND WITH A MINIMUM COVER OF 400mm, FOUNDATIONS TO BE APPROVED BY ENGINEER.
CONTROL JOINTS AT EVERY SECOND CLASSROOM OR AT EVERY 12000mm AS PER FOUNDATION DRAWING

WALLS:
ALL WALLS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS.
COROBRIK FBA FACE BRICK WALLS IN STRETCHER BOND WITH RULED JOINTS AND PERPENDS INTERNALLY AND EXTERNALLY.
COROBRIK NFP TO BE USED FOR PLASTERED WALLS. COROBRIK ENGINEERING BRICKS TO BE USED IN PLINTH WALLS BELOW DPC LEVEL.
BRICKFORCE TO ALL COURSES FROM WINDOW HEAD TO UNDERSIDE OF WALLPLATE.
GALVANISED CRIMP WIRE TIEL TO BE LAID STAGGERED (7 PER SQUARE METER).
EXTERNAL FACE OF INTERNAL SKIN OF 230mm WALLS TO BE BAG WASHED AND PAINTED WITH BITUMEN.
BEAM FILLING TO UNDERSIDE OF ROOR SHEETS.
EXPANSION JOINTS AS INDICATED ON PLAN TO BE FORMED WITH A CONTINUOUS STRIP OF 12mm BITUMEN IMPREGNATED SOFTBOAED BETWEEN 230mm BRICK WALLS. TO BE SEALED INTERNALLY AND EXTERNALLY WITH 10mm DEEP POLYSULPHIDE SEALANT

AIR-BRICKS:
229 x 152mm TERRA-COTTA VERMIN PROOFED AIR-BRICKS AS INDICATED ON GABLE ELEVATIONS

PLASTER:
INTERNAL PLASTER TO BE 13 to 16mm THICK, CEMENT/SAND RATIO OF 1:5. PLASTER SEALED, 1 UNDERCOAT, 2 COATS 'WALL N' ALL' EMULSION PAINT. COLOUR TO BE APPROVED

FLOORS:
100mm THICK POWER FLOATED CONCRETE SLAB (25MPA) REINFORCED WITH MESH, REF. 193, SET 25MM ABOVE 250 MICRON GUNPLAS USB GREEN DPC ON 50mm TREATED AND RAMMED RIVER SAND ON CLEAN EARTH FILL IN LAYERS NOT EXCEEDING 150mm, TO BE WELL WATERED AND COMPACTED TO 90% MOD AASHTO. SOIL TO BE POISONED IN ACCORDANCE WITH SABS 1165, CERTIFICATE MUST BE PROVIDED

GENERAL SPECIFICATION NOTES

ROOF:
ROOF PITCH TO BE 17.5 DEGREES.
0,8mm CONTINUOUS CORRUGATED IRON 'S' PROFILE ROOF SHEETING WITH PRE PAINTED FACTORY FINISH FIXED WITH LEAK KING ROOFING SCREWS, HOLES FOR ROOFING SCREWS TO BE DRILLED NOT PUNCHED, SONDOR POLYCLOSURES AT RIDGE FLASHING AND MASTIC SEALANT TO ALL SIDE LAPS. DETERMINE DIRECTION OF WIND BEFORE LAYING SHEETS. SHEETS TO PROJECT A MINIMUM OF 50mm BEYOND PURLINS AT EAVES. SHEETS TO BE FIXED TO 76 x 50mm PURLINS AT MAX. OF 1250mm CRS ON TRUSSES AT MAX. OF 1250mm CRS TO BE STRAPPED TO 114 x 38mm WALLPLATE WITH 30 x 1.6 x 1600mm LONG GALVANISED HOOP IRON STRAPS BUILT INTO COURSING. SISALATION 'RSA 420' UNDERLAY OVER TRUSSES AND UNDER PURLINS ON STRAINING WIRES. PREFABRICATED CLEATED ROOF TRUSSES OR TRUSSES MANUFACTURED ON SITE TO BE TO DEPARTMENTAL ENGINEERS APPROVAL, 114 x 38mm RAFTERS AND TIES, 114 x 38mm INTERMEDIATE MEMBERS AS PER DETAILS

HURRICANE CLIPS BE USED EXTERNALLY TO SECURE PURLINS TO TRUSSES AT EAVES OVERHANGS. DOUBLE WOUND 2.5mm DIAMETER GALVANISED WIRE TO SECURE PURLINS INTERNALLY

ALL EXPOSED ROOF TIMBER TO BE PAINTED WITH 2 COATS OF ABE PROVONITE, BEFORE FIXING OF ROOF SHEETS, FASCIAS AND BARGEBOARDS

CEILINGS:
9mm RHINOBOARD CLOUT NAILED TO 38 x 50mm BRANDERING AT 450mm CRS, PRIME, FILL AND SAND LEVEL FOR PAINTING, 12mm WIDE H-PROFILE METAL COVER STRIPS TO JOINTS, 75 x 20mm SOFTWOOD CORNICE SPIKED TO WALL, ALL JOINTS TO BE BEVELLED, PRIME, SAND, UNDERCOAT AND TWO COATS PVA.

BARGE AND FASCIA BOARDS:
EVERITE NUTEC FIBRE CEMENT SOCKETLESS BARGE BOARDS (PRODUCT NO. 521-731) 200 x 80mm WITH H-PROFILE ALUMINIUM BARGE BOARD JOINTERS (PROD. NO. 685-187). DRILL FOR AND FIX WITH HOT DIPPED GALVANISED SCREWS AND WASHERS.
76 x 50mm TRIMMER BATTEN FIXED TO UNDERSIDE OF PURLIN ENDS FOR BARGE BOARD FIXING.
EVERITE NUTEC MEDIUM DENSITY FIBRE CEMENT FASCIAS (PRODUCT NO. 041-202) 12 x 225mm WITH H-PROFILE ALUMINIUM FASCIA BOARD JOINTERS (PROD. NO. 685-195). DRILL FOR AND FIX WITH HOT DIPPED GALVANISED SCREWS AND WASHERS.

GENERAL SPECIFICATION NOTES

GUTTERS & DOWNPIPES:
SEAMLESS ALUMINIUM OGEE GUTTERS WITH BAKED ENAMEL FINISH AND FIXED TO SUPPLIERS SPECIFICATIONS, WITH 100 x 75mm FLUTTED ALUMINIUM DOWNPIPES WITH BAKED ENAMEL FINISH AND FIXED TO SUPPLIERS SPECIFICATION

VERANDA WALKWAY:
100mm THICK CONCRETE SLAB (20 MPA) REINFORCED WITH MESH, REF. 193, SET 25mm ABOVE 250 MICRON GUNPLAS USB GREEN DPC ON 50mm TREATED AND RAMMED RIVER SAND ON FILL COMPACTED TO 95% MOD AASHTO. SLAB LAID WITH 25mm FALL AWAY FROM WALL AND CAST IN ALTERNATE PANELS OF 2000mm, CONTROL JOINTS SEALED WITH 10MM POLYSULPHIDE SEALANT WITH BACKING BACKING STRIP AND SOFTBOARD

CONCRETE APRONS / CHANNELS:
75mm THICK 20 MPA CONCRETE APRONS LAID TO A FALL OF 1:200 TO RELIEF POINTS, CAST ALTERNATE PANELS WITH A CONTROL JOINTS EVERY 2000mm, ON FILL COMPACTED TO MOD AASHTO 95% CONTROL JOINTS TO BE SEALED WITH 10mm POLYSULPHIDE

DOORS:
REFER TO DOOR SCHEDULE

WINDOWS:
REFER TO WINDOW SCHEDULE

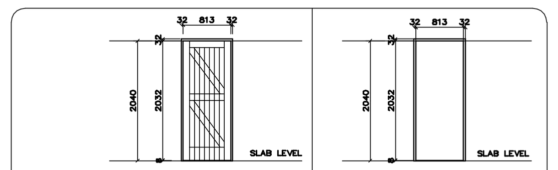
WINDOW CILLS:
EXTERNAL CILLS TO BE ROLLER COURSE FBA FACE BRICK SET AT AN ANGLE OF 15 DEGREES, 375 MICRON EMBOSSED DAMP PROOF MEMBRANE BELOW ALL CILLS INTERNAL CILLS TO BE EVERITE NUTEC FIBRE CEMENT (PRODUCT NO. 031-509) COMPLETE WITH FIXING LUGS AND SELF TAPPING SCREWS

CHALKBOARD:
4800 X 1140mm GREEN CHALKBOARD TO COMPLY WITH CKS 38-1980 SUPPLIED COMPLETE WITH CHALK RAIL AS ONE UNIT. CHALKBOARD TO BE FIXED AS PER MANUFACTURERS INSTRUCTIONS

GENERAL SPECIFICATION NOTES

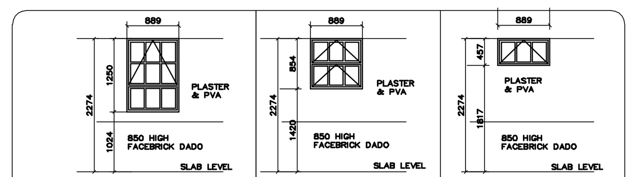
	NO. REQD
FRANKE LUXTUB DROP-ON STAINLESS STEEL WASHTROUGH, MODEL LDL, 600 x 500 x 258mm DEEP ON 1 PAIR FALCON WALL BRACKETS, WITH COBRA C.P. WASTE, CODE: 310 AND 1 COBRA C.P. STAR BIB TAP	1

SANITARY SCHEDULE



NUMBER	D01 NO REQD: 1 – WITH SECURITY GATE	D02 AND D03 NO REQD: 2
DOOR	2032 x 813 x 44mm SLLIGNA 'BLACO' LEDGED AND BRACED BATTENED DOOR WITH 40 x 110mm STYLES AND TOP RAIL, 20 x 150mm MIDDLE LEDGE, 20 x 225mm BOTTOM LEDGE AND 20 x 110mm BRACES	2032 x 813 x 44mm SOLID CORE HARDWOOD PANEL DOOR WITH COMMERCIAL VENEER
DOOR FINISH	PRIMED, UNDERCOAT AND TWO COATS GLOSS ENAMEL	PRIMED, UNDERCOAT AND TWO COATS GLOSS ENAMEL
FRAME	STANDARD 1.2mm DOUBLE REBATED GALVANISED PRESSED METAL FRAME FOR 115mm WALL COMPLETE WITH STRAPS FOR BUILDING IN, 2x100mm GALVANISED AND WELDED LOOSE PIN HINGES, ADJUST. CHROME PLATED STRIKING PLATE	STANDARD 1.2mm DOUBLE REBATED GALVANISED PRESSED METAL FRAME FOR 115mm WALL COMPLETE WITH STRAPS FOR BUILDING IN, 2x100mm GALVANISED AND WELDED LOOSE PIN HINGES, ADJUST. CHROME PLATED STRIKING PLATE
FRAME FINISH	GALVANISED NO PAINTING REQUIRED	GALVANISED NO PAINTING REQUIRED
FURNITURE	SOLID ART 390/313 4 LEVER MORTICE LOCKSET AND SATIN CHROME PLATED HANDLES. 38mm DIAMETER DOOR STOP PLUGGED AND SCREWED TO FLOOR WITH A 50mm LONG BRASS SCREW	SOLID ART 390/313 4 LEVER MORTICE LOCKSET AND SATIN CHROME PLATED HANDLES. 38mm DIAMETER DOOR STOP PLUGGED AND SCREWED TO FLOOR WITH A 50mm LONG BRASS SCREW
SECURITY GATES	GALVANISED SECURITY GATE AS PER DETAILS	NIL

SCALE 1:100 DOOR SCHEDULE



TYPE	14BH OVER 9-F/LT COMPOSITE	4BH OVER 4BH COMPOSITE	4BH2
NUMBER	W09 TO W15 NO REQD: 7	W01 TO W06 NO REQD: 6	W07, W08, W16 AND W17 NO REQD: 4
FRAME	STANDARD STEEL SCHOOL RESIDENTIAL SECTION BOTTOM HUNG OPEN IN SABS APPROVED	STANDARD STEEL SCHOOL RESIDENTIAL SECTION BOTTOM HUNG OPEN IN SABS APPROVED	STANDARD STEEL SCHOOL RESIDENTIAL SECTION BOTTOM HUNG OPEN IN SABS APPROVED
GLASS	4mm CLEAR FLOAT GLASS WITH STEEL WINDOW PUTTY	4mm CLEAR FLOAT GLASS WITH STEEL WINDOW PUTTY	4mm OPAQUE GLASS WITH STEEL WINDOW PUTTY
FITTINGS	STANDARD BRASS FITTINGS	STANDARD BRASS FITTINGS	STANDARD BRASS FITTINGS
BURGLAR BARS	FACTORY FITTED	FACTORY FITTED	FACTORY FITTED
FINISH	GALVANISED NO PAINTNG REQUIRED	GALVANISED NO PAINTNG REQUIRED	GALVANISED NO PAINTNG REQUIRED
NOTES	HEAVY STEEL SECTION	HEAVY STEEL SECTION	HEAVY STEEL SECTION

SCALE 1:100 WINDOW SCHEDULE

NOTES
- This drawing is the property of COENG . and is intended for the use only on site and for the project to which it relates.
- Copyright in this drawing is owned by COENG .
- All work is to be carried out in accordance with SANS 10400 and other relevant SANS standards.
- This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- All levels and dimensions to be checked on site by the contractor before work is carried out and any discrepancies to be reported to the Architect.
- The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- The drawings must be read in conjunction with all the relevant drawings, schedules and specifications from the Architect and all other consultants related to the project.

COPYRIGHT NOTICE

Copyright © COENG CONSULTING AND CONSTRUCTION ENGINEERS

Copyright subsists in this drawing. The person or entity, whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and/or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.

This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of COENG
Any unauthorized reproduction, publication, film or television, adaptation and/or inclusion of this drawing in the cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution. Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

ACTS OF PARLIAMENT

All contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

Revision Schedule

Number	Date	Description	Issued by

SCHEDULE OF RIGHTS

SITE DESCRIPTION	
SITE AREA	
USE ZONE	
HEIGHT ZONE	
BUILDING LINES	

COVERAGE

PERMISSIBLE	ACTUAL

FOOR AREA RATIO (F.A.R)

PERMISSIBLE	ACTUAL

AREA CALCULATIONS

PARKING RATIO

PERMISSIBLE	ACTUAL

CLIENT

education
Department: Education
PROVINCE OF KWAZULU-NATAL

IMPLEMENTING AGENT:

DBSA
Development Bank of Southern Africa

NAME:......
SIGNATURE:......
DATE:......

CONSULTANT
COENG
Engineered Sustainable Solutions
COENG Consulting & Construction Engineers
81 REGENCY DRIVE
ROUTE 21 CORPORATE PARK
PRETORIA
0178
TEL: 012 450 3700

ARCHITECT
FAHEEM JOGIAT
SACAP REG. NUMBER
PSAT-58230510
SIGNATURE: DATE:

PROJECT LOCATION
King Cetshwayo District Municipality

PROJECT DESCRIPTION
PROPOSED ADMIN BLOCK

CONTRACT NUMBER :

DRAWING DESCRIPTION
RENOVATION PLAN

SCALE	SHEET SIZE	DATE
1:100	A0	2019-06-12
DRAWN BY: F.J	CHECKED BY:	DATE: 2022/06/10

PRELIM	MUNICIPAL	TENDER	CONSTRUCTION

PROJECT NO.	DISCIPLINE	DRAWING NO	REVISION