CONSTRUCTION NOTES

GENERAL SPECIFICATION NOTES TO BE READ WITH STANDARD TRADE PREAMBLES WB20 TRADE NAMES AS SPECIFIED OR EQUAL APPROVED

NOTE: ALL ALTERATIONS TO BE CONFIRMED WITH PRINCIPAL AGENT & QS.

FOUNDATIONS:

Existing concrete strip footing to be checked and approved by engineer.

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 where it is to be replaced. Corobrik NFP to be used for plastered walls. Corobrik engineering bricks to be used in plinth walls below dpc level. Brickforce every course from strip footing to top of floor level, Brickforce every 4th course from floor level to top of window, Brickforce to all courses from window head to underside of wallplate. Galvanised crimp wire ties to be laid staggered (7 per square meter). External face of the internal skin of 230mm walls to be bag washed and painted with bitumen. Beam filling to underside of roof sheets. Expansion joints as indicated on the plan to be formed with a continuous strip of 12mm bitumen impregnated softboard between 230mm brick walls. To be sealed internally and externally with 10mm deep polysulphide sealant

AIR-BRICKS:

ex 229x152mm terra-cotta vermin proofed air-bricks where needed on gable elevations

PLASTER:

Internal plaster to be 13 to 16mm thick where needed, cement/sand ratio of 1:5 plaster sealed, 1 undercoat, 2 coats 'Wall N' All' emulsion paint. Colour to be approved.

100mm thick power floated concrete slab where needed (30mpa) reinforced with mesh, ref.193, set 25mm above 250micron 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

ROOF:

Remove existing asbestos roof and repalce with sheeting. Roof pitch as per existing. 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 the wind before laying sheets. Sheets to project a minimum of 50mm beyond purlins at eaves. Sheets to be fixed to existing and ex 76x50mm purlins at max were necessary. Wallplate to remain and to be checked for structural integrity prior to fixing of ex roof finish. Sisalation 'rsa 420'underlay over trusses and under purlins on straining wires. 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:

Existing ceiling to be removed and replaced with ex 9mm Rhinoboard clout nailed to existing brandering, all brandering to be checked for structural integrity, prime, fill and sand level for painting, ex 12mm wide h-profile metal cover strips to joints, ex 75x20mm softwood cornice spiked to wall, all joints to be bevelled, prime, sand, undercoat and two coats pva

WALLS: EXISTING

All existing walls of entire dwelling to be inspected and cracks, blemishes, openings made good and all painted as per Plascon paints recommended systems of preparation and painting for existing walls. STRUCTURAL PROBLEMS TO BE ADVISED BY STRUCTURAL ENGINEER.
Existing existing facebrick wall to be cleaned and sealed were needed.

BARGE AND FASCIA BOARDS:
Remove existing barge boards and fascias and replace with ex Everite Nutec Fibre cement socket less barge boards (product no. 521-731) 200x80mm with h-profile aluminium barge board jointers (prod. No. 685-187). Drill for and fix with hot dipped galvinised screws and washers. 76x50mm trimmer batten fixed to underside of purlin ends for barge board fixing. Everite Nutec medium density fibre cement fascia (prod. No. 041-202) 12x225mm with h-profile aluminium fascia board jointers (prod. No. 685-195). Drill for and fix with hot dipped galvinised screws and washers

GUTTERS & DOWNPIPES:
Remove existing asbestos gutters and replace with 125mm 'Watertite' ogee profile seamless aluminium gutters with 100x75mm flutted aluminium downpipes to suit gutter with baked enamel finish and fixed to supplier's specifications.

VERANDAH WALKWAYS:
Veranda to be checked for structural integrity and were nesessary to be replaced with ex 100mm thick concrete slab (30mpa) reinforced with mesh, ref.193, set 25mm above 250micron 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:
ex 75mm thick, 30MPa concrete apron 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

EXISTING DOOR:
Paint specification: Inspect surfaces thoroughly, strip cracked or flaking varnish to bare wood, stop, sand down, clean with mineral turpentine to remove any wax, oil or silicone polish, and rinse. Apply one coat Plascon Woodgard Interior/Exterior Timbavarnish stained high gloss varnish to bare substrate, two coats Plascon Woodgard Interior/Exterior Timbavarnish stained high gloss varnish to existing interior wood varnished surfaces. Painted doors to receice Plascon Velvaglo.

WINDOWS:
Refer to window schedule

EXISTING WINDOWS:
Sand down and service all catches and mechanisms. Existing burglar proofing to be cleaned and Treat rusted areas and prime for no2 coats Plascon Velvalglo, Colour to approval.

WINDOW CILLS:
External cills to be roller course FBA face brick were needed and to be set at an angle of 15 degrees, 375micron 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

PAINTING:
Paint to be as specified or to be equal and approved by Principal agent, 1m² colour sample panels to be fully painted as a sample for approval, internally and externally before remainder of painting commences.

PAINT AND TILING FINISHES:
All surfaces to be clean and dry, free of flaking or oily deposits prior to painting commencing as per manufacturers recommendations. all plastered walls internally and externally to be filled and sanded after undercoat.

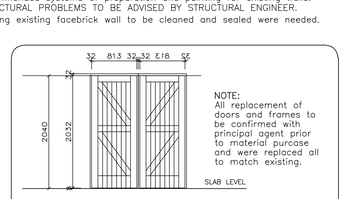
External walls:
Undercoat and wall preparation all as per manufacturer's specifications. Thereafter 2x coats Plascon 'Wall and All'

Internal walls: Generally
Undercoat and wall preparation all as per manufacturer's specifications. Thereafter, 2x coats Plascon 'Wall and All'

Kitchen Walls: Where applicable
Ceramic wall tiles from floor level to u/s high cupboards (approx. 1350mm). Undercoat and wall preparation all as per manufacturer's specifications. Thereafter 2x coats Plascon 'Wall and All' to u/s ceiling. All to owner's approval.

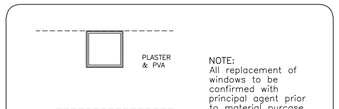
Ceilings and Cornices:
Undercoat and preparation to manufacturer's specifications and recommendations. Thereafter 2x coats Plascon Polvin Acrylic PVA

All materials to be applied to manufacturers specifications and recommendations. ALL COLOURS TO OWNERS APPROVAL



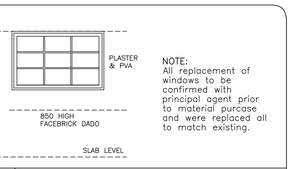
NOTE:
All replacement of doors and frames to be confirmed with principal agent prior to material purcase and were replaced all to match existing.

NUMBER	D01 NO. REQUIRED: 1
DOOR	2032x813x44mm SILIGNA 'BLACO' LEDGED AND BRACED BATTENED DOOR WITH 40x110mm STYLES AND TOP RAIL, 20x150mm MIDDLE LEDGE, 20x225mm BOTTOM LEDGE AND 20x110mm BRACES
DOOR FINISH	PRIMED, UNDERCOAT AND TWO COATS GLOSS ENAMEL
FRAME	STANDARD 1,2mm DOUBLE REBATED GALVINISED PRESSED METAL FRAME FOR 115mm WALL COMPLETE WITH STRAPS FOR BUILDING IN, 2X100mm GALVANISED AND WELDED LOOSE PIN HINGES, ADJUSTABLE CHROME PLATED STRIKING PLATE
FRAME FINISH	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
SECURITY GATES	GALVANISED SECURITY GATE AS PER DETAILS
	SCALE 1:100 — DOOR SCHEDULE



NOTE:
All replacement of windows to be confirmed with principal agent prior to material purcase and were replaced all to match existing.

TYPE	STEEL WINDOW NO. REQUIRED: 1
NUNBER	W03
FRAME	STANDARD STEEL SCHOOL RESIDENTIAL SECTION BOTTOM HUNG OPEN IN SABS APPROVED
GLASS	4mm OPAQUE GLASS WITH STEEL WINDOW PUTTY
FITTINGS	STANDARD BRASS FITTINGS
BURGLAR BRAS	FACTORY FITTED
FINISH	GALVANISED NO PAINTING REQUIRED
NOTES	HEAVY STEEL SECTION
	SCALE 1:100 — WINDOW SCHEDULE



NOTE:
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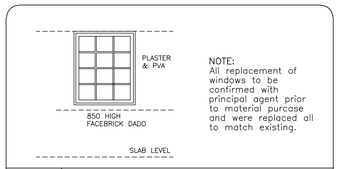
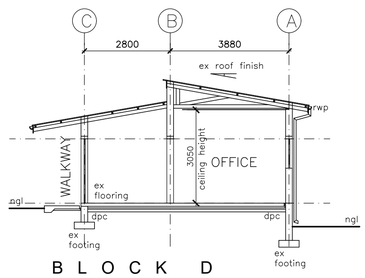
TYPE	STEEL WINDOW NO. REQUIRED: 5
NUNBER	W01
FRAME	STANDARD STEEL SCHOOL RESIDENTIAL SECTION BOTTOM HUNG OPEN IN SABS APPROVED
GLASS	4mm OPAQUE GLASS WITH STEEL WINDOW PUTTY
FITTINGS	STANDARD BRASS FITTINGS
BURGLAR BRAS	FACTORY FITTED
FINISH	GALVANISED NO PAINTING REQUIRED
NOTES	HEAVY STEEL SECTION
	SCALE 1:100 — WINDOW SCHEDULE



NOTE:
All replacement of windows to be confirmed with principal agent prior to material purcase and were replaced all to match existing.

TYPE	STEEL WINDOW NO. REQUIRED: 1
NUNBER	W02
FRAME	STANDARD STEEL SCHOOL RESIDENTIAL SECTION BOTTOM HUNG OPEN IN SABS APPROVED
GLASS	4mm OPAQUE GLASS WITH STEEL WINDOW PUTTY
FITTINGS	STANDARD BRASS FITTINGS
BURGLAR BRAS	FACTORY FITTED
FINISH	GALVANISED NO PAINTING REQUIRED
NOTES	HEAVY STEEL SECTION
	SCALE 1:100 — WINDOW SCHEDULE



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SECTION A-A
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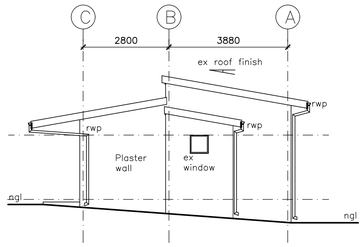
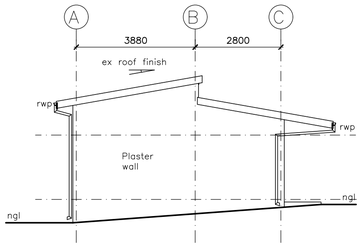


BLOCK D
SIDE ELEVATION
SCALE 1:100



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SIDE ELEVATION
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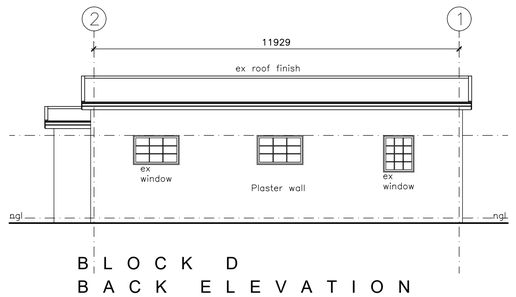

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BACK ELEVATION
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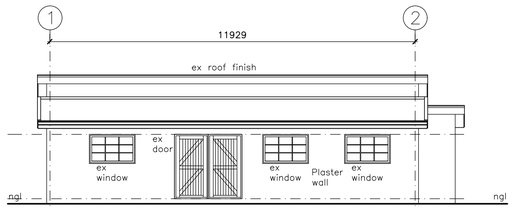

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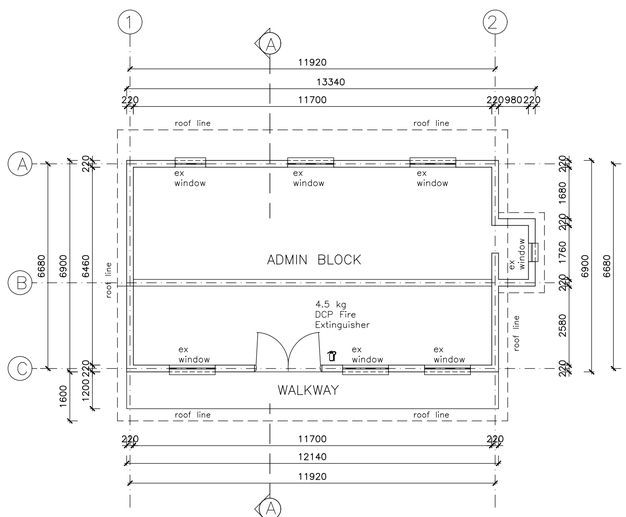
FRONT ELEVATION
SCALE 1:100



BLOCK D
GROUND FLOOR PLAN
SCALE 1:100

ALL FINISHES TO BE VERIFIED BY PRINCIPAL AGENT IN WRITING PRIOR TO ODERING AND PURCHASING OF MATERIALS

ALL MEASUREMENTS TO BE CINFIRMED ON SITE AND TO BE APPROVED BY THE PRINCIPAL AGENT IN WRITING PRIOR TO PURCHASING OF ALL MATERIALS

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ALL DIMENSIONS ARE INDICATED IN MILLIMETRES AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.

NOTES

All bulk excavations, platforms, soil improvements, foundations and construction joints to be in accordance with the engineer's specifications, drawings and geotechnical report.

All concrete aprons and stormwater channels to be according to engineer's drawings and specifications.

Signature by the Client department

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Revisions

Rev. No.	Date	Description	Rev. by

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CHECKED BY CONSULTANT

NAME

SIGNATURE Date

basic education
Department:
Basic Education
REPUBLIC OF SOUTH AFRICA

PROJECT
DEPARTMENT OF EDUCATION:
KING CETSHWAYO DISTRICT MUNICIPALITY
PROPOSAL - UPGRADES & ADDITIONS
AT NDABAYAKHE PRIMARY SCHOOL

DRAWING DESCRIPTION
CONSTRUCTION DRAWING BLOCK D

PROJECT No.	DRAWING No.	REVISION
1905-06	SP400	0

SCALE	DATE	DESIGNED/DRAWN	CHECKED
1:100	Mar 2023	cq	sm

NDABAYAKHE PRIMARY SCHOOL