

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 perpend 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 everite 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 pointed 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 'ra 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 the 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 branderling, all branderling to be checked for structural integrity, prime, fill and sand level for pointing, 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 pointed 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 joiners (prod. No. 685-187). Drill for and fix with hot dipped galvanised 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 joiners (prod. No. 685-195). Drill for and fix with hot dipped galvanised screws and washers

GUTTERS & DOWNPIPES:

Remove existing asbestos gutters and replace with 125mm 'Waterlife' open profile seamless aluminium gutters with 100x75mm fluted 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 necessary 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 receive Plascon Velvalgo.

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 Velvalgo, 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'

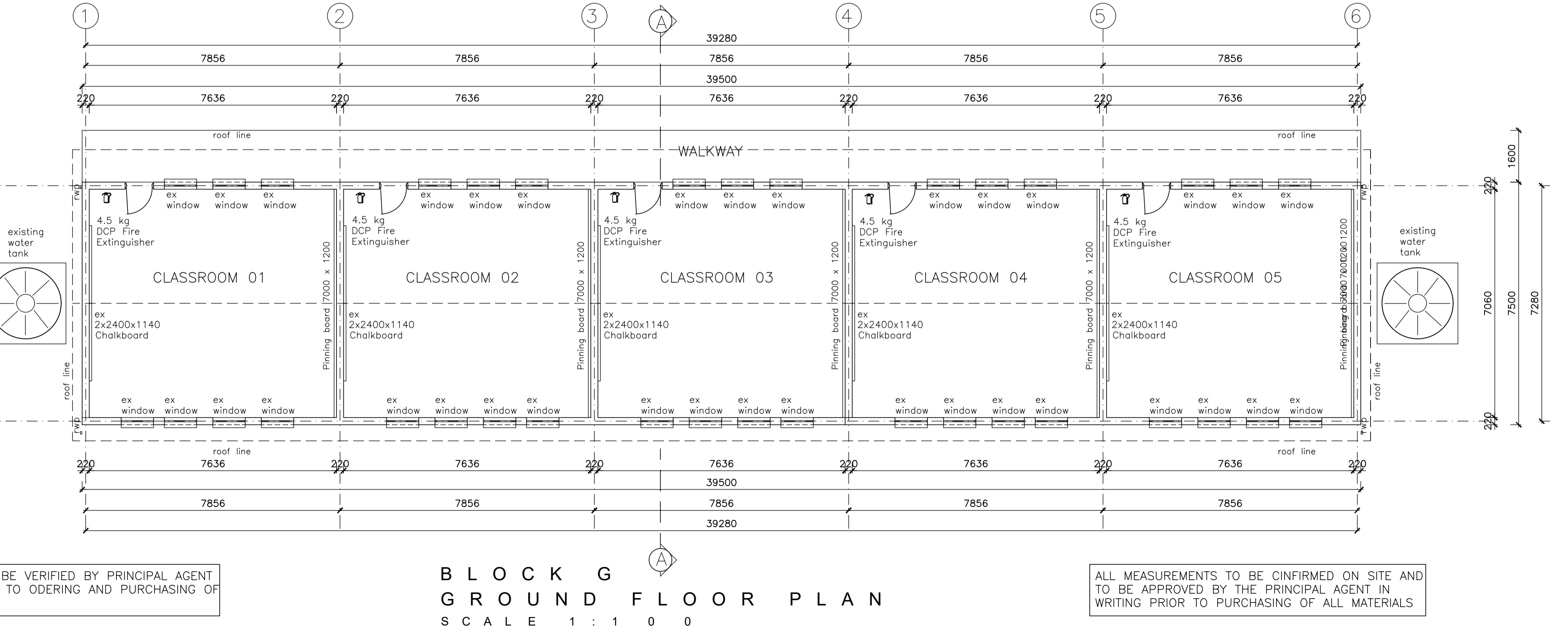
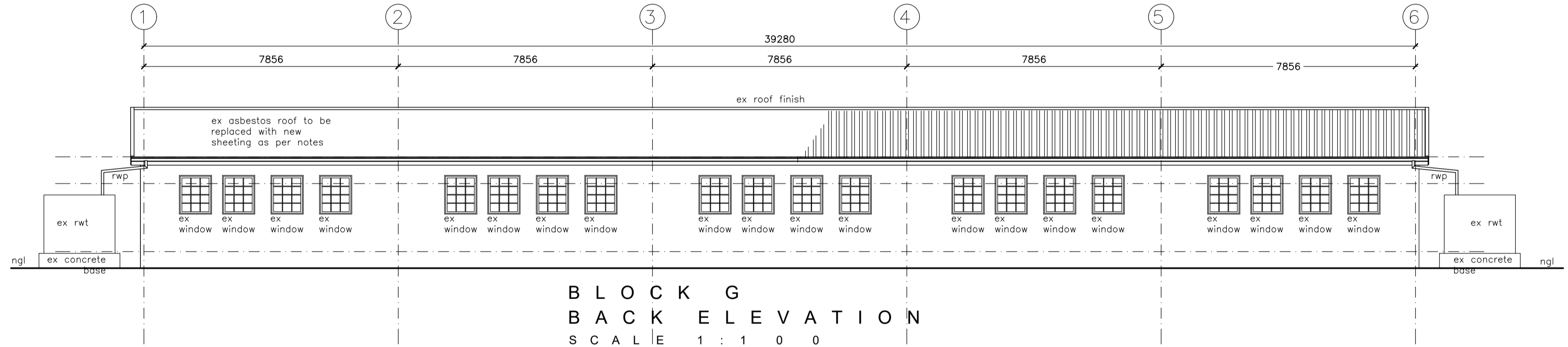
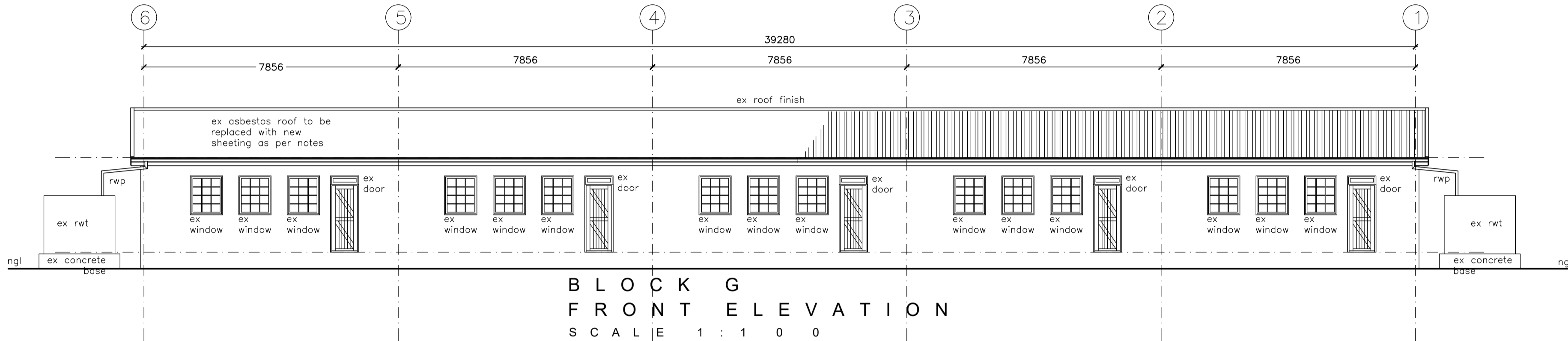
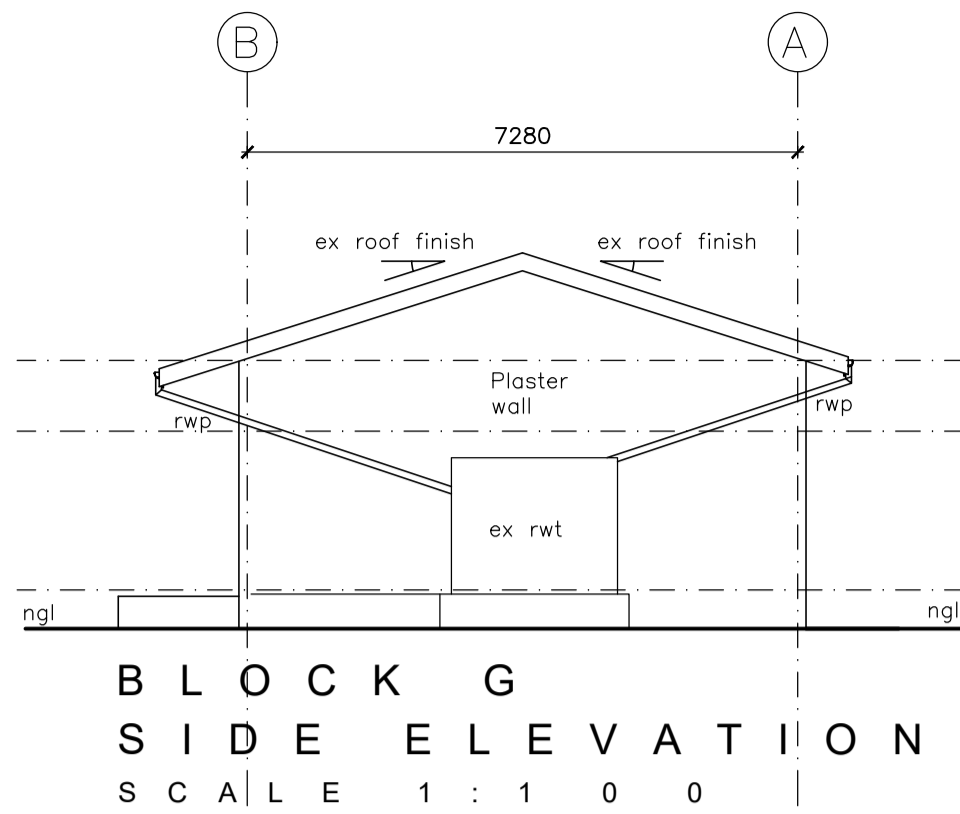
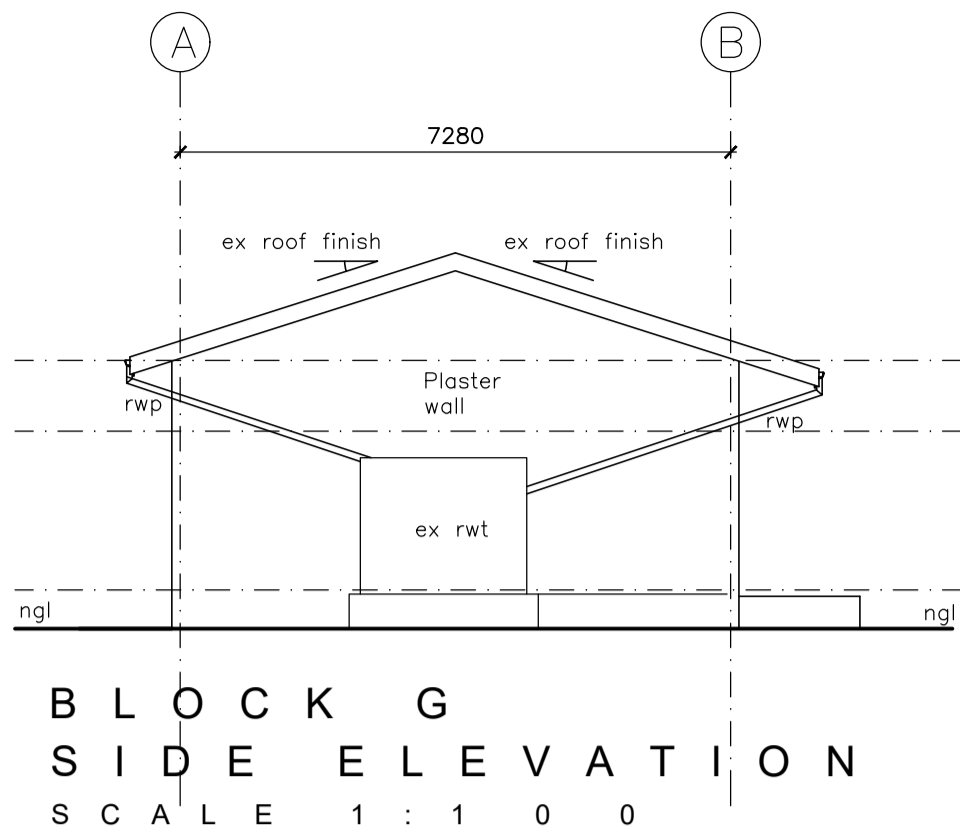
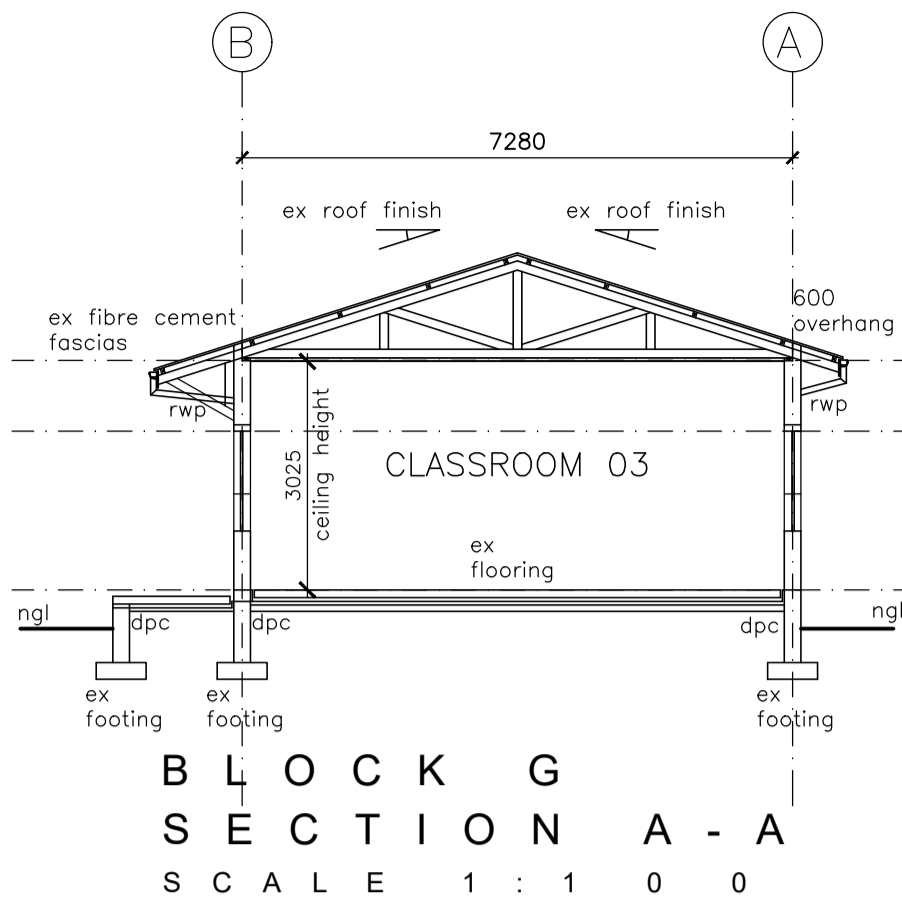
Kitchen Walls: Where applicable

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



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

ALL MEASUREMENTS TO BE CNFIRMED 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

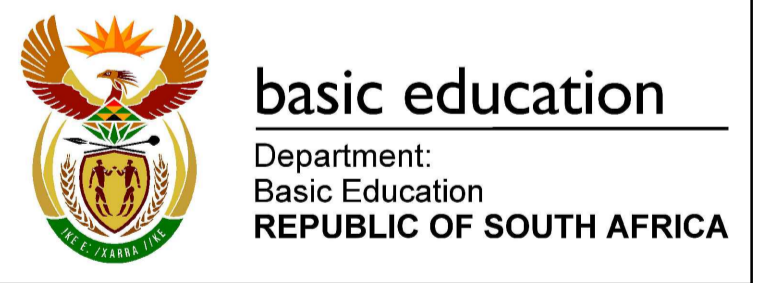
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PROJECT DEPARTMENT OF EDUCATION:
KING CETSCHWAYO DISTRICT MUNICIPALITY
PROPOSAL - UPGRADES & ADDITIONS
AT NDABAYAKHE PRIMARY SCHOOL

DRAWING DESCRIPTION

CONSTRUCTION DRAWING BLOCK G

PROJECT No.	DRAWING No.	REVISION
1905-06	SP700	0

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

NDABAYAKHE PRIMARY SCHOOL