



FIRST FLOOR PLAN
SCALE 1:100

SECOND FLOORPLAN
SCALE 1:100

ROOF FRAMING PLAN
SCALE 1:100

ROOF PLAN
SCALE 1:100

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

FOUNDATIONS :
FOUNDATIONS AS PER STRUCTURAL ENGINEER'S DETAILS

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.

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 BACKING STRIP AND SOFTBOARD. WOOD FLOAT TO NON-SLIP FINISH.

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

WALLS :
ALL WALLS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS. COROBRIK " FIRELIGHT SATIN " FBX FACE BRICK WALLS IN STRETCHER BOND WITH RULED JOINTS AND PERPENDS INTERNALLY AND EXTERNALLY. COROBRIK NFF TO BE USED FOR PLASTERED WALLS. COROBRIK ENGINEERING BRICKS TO BE WALLS USED IN PLINTH WALLS BELOW DPC LEVEL.

GALVANISED BRICKFORCE TO ALL COURSES FROM WINDOW HEAD TO UNDERSIDE OF WALLPLATE. GALVANISED CRIMP WIRE TIES TO BE Laid STAGGERED (1 PER SQUARE METER) EXTERNAL FACE OF 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 PLAN TO BE FORMED WITH A CONTINUOUS STRIP OF 12mm BITUMEN IMPREGNATED SOFTBOARD BETWEEN 200mm BRICK WALLS. TO BE SEALED INTERNALLY AND EXTERNALLY WITH 10mm DEEP POLYSULPHIDE SEALANT.

PLASTER :
INTERNAL PLASTER TO BE 13 to 16mm THICK. CEMENT / SAND RATIO OF 1:3. PLASTER SEALED, 1 UNDERCOAT, 2 COATS WALL N ALL' EMULSION PAINT. COLOUR TO BE APPROVED.

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

CEILING :
6.5mm THICK RHINOBOARD CLOUT NAILED TO 38 x 50mm BRANDING AT 450mm CRS. PRIME FILL AND SAND LEVEL FOR PAINTING. 10mm WIDE H-PROFILE METAL COVER STRIPS TO JOINTS. 75 x 20mm SOFTWOOD CORNICE SPKED TO WALL. ALL JOINTS TO BE BEVELLED. PRIME, SAND, UNDERCOAT AND TWO COATS PVA.

DOORS / SECURITY GATES :
REFER TO DOOR SCHEDULE

WINDOWS :
REFER TO WINDOW SCHEDULE

WINDOW CILLS :
INTERNAL CILLS TO BE ROLLER COURSE FBA FACE BRICK SET AT AN ANGLE OF 15 DEGREES. 375 MICRON EMBOSSED DAMP PROOF MEMBRANE BELOW ALL CILLS

VERANDAH WALKWAY STEELWORK :
100mm DIAMETER HOT DIPPED GALVANISED MILD STEEL POST AT CENTERS AT INDICATED ON FLOOR PLANS. FINISHING COLOUR AS PER ARCHITECT'S SPECIFICATIONS WHILST INTERMEDIATE COLOURS AS PER STRUCTURAL ENGINEERS. FIXING OF POST AT TOP AND BOTTOM AS PER STRUCTURAL ENGINEERS.

ROOF :
ROOF PITCH TO BE 17.5 DEGREES. 0.6mm CONTINUOUS BR PROFILE ROOF SHEETING WITH PRE PAINTED FACTORY FINISH FIXED WITH LEAK KING ROOFING SCREWS. HOLES FOR ROOFING SCREWS TO BE DRILLED NOT PUNCHED. SONDOR POLY CLOSURES 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 75mm x 50mm PURLINS AT MAX. OF 1250mm C.R.S. ON TRUSSES AT MAX. OF 1250mm CRS TO BE STRAPPED TO 114mm x 38mm WALLPLATE WITH 30mm x 1.6mm x 600mm LONG GALVANIZED HOOP IRON STRAPS BUILT INTO COURSING. SISALATION RSA 420 UNDERLAY OVER TRUSSES AND UNDER PURLIN ON STRAINING WIRES. PREFABRICATED CLEATED ROOF TRUSSES OR TRUSSES MANUFACTURED ON SITE TO BE TO DEPARTMENTAL ENGINEERS APPROVAL. 114mm x 38mm RATHERS AND TIES. 114mm x 38mm INTERMEDIATE MEMBERS AS PER DETAILS. HURRICANE CLIPS BE USED EXTERNALLY TO SECURE PURLINS TO TRUSSES AT EAVES OVERHANGS. DOUBLE WOUND 2.9mm DIAMETER GALVANISED WIRE TO SECURE PURLINS INTERNALLY. ALL EXPOSED ROOF TIMBER TO BE PAINTED WITH 2 COATS OF ABE PRYONITE. BEFORE FIXING OF ROOF SHEETS, FASCIAS AND BARGEBOARDS

ROOF INSULATION :
SUITABLE FLEXIBLE INSULATION ACHIEVING A MINIMUM 'R' VALUE OF 2.70m² KW TO BE FITTED BETWEEN PURLINS.

BARGE AND FASCIA BOARDS :
FIBRE CEMENT SOCKETLESS BARGE BOARDS 200mm x 80mm WITH H-PROFILE. ALUMINIUM BARGE BOARD JOINTERS. 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 FASCIA 57mm x 225mm WITH H-PROFILE ALUMINIUM FASCIA BOARD JOINTERS. DRILL FOR AND FIX WITH HOT DIPPED GALVANISED SCREWS AND WASHERS.

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

CHALKBOARD :
4800mm WIDE x 1140mm HIGH GREEN CHALKBOARD TO BE SUPPLIED COMPLETE WITH CHALK RAIL AS ONE UNIT. CHALKBOARD TO BE FIXED AS PER MANUFACTURERS INSTRUCTIONS. CLEARANCE HEIGHT FROM BOTTOM OF CHALKBOARD TO FLOOR LEVEL TO BE 935mm.

WHITE BOARD :
4800mm WIDE x 1140mm HIGH WHITEBOARD SUPPLIED COMPLETE WITH RAIL AS ONE UNIT AND TO BE FIXED AS PER MANUFACTURERS INSTRUCTIONS. CLEARANCE HEIGHT FROM BOTTOM OF WHITE BOARD TO FLOOR LEVEL TO BE 935mm.

PIN BOARD :
1200mm WIDE x 1200mm HIGH ANODISED ALUMINIUM FRAMED FINISHING BOARD WITH INFILL BOARD FELT AS PER ARCHITECT'S SPECIFICATIONS AND TO MANUFACTURERS FIXING INSTRUCTIONS. CLEARANCE HEIGHT FROM BOTTOM OF PIN BOARD TO FLOOR LEVEL TO BE 935mm.

SIGNAGE :
KINDLY MAKE REFERENCE TO THE ARCHITECT'S SCHEDULE DRAWINGS.

PLUMBING AND DRAINAGE :
ALL PLUMBING AND DRAINAGE WORK IS TO BE DONE BY A QUALIFIED PLUMBER AND IS TO COMPLY WITH THE NATIONAL AND BUILDING REGULATIONS.

ELECTRICAL :
ALL ELECTRICAL WORK IS TO BE DONE BY A QUALIFIED ELECTRICIAN AND IS TO COMPLY WITH THE NATIONAL AND BUILDING REGULATIONS.

FIRE :
THE FIRE ASPECT OF THE PROJECT IS TO COMPLY WITH THE NATIONAL AND BUILDING REGULATIONS.

HANDRAILS / BALUSTRADES :
RAMPS : 50mm dia. HOT DIPPED GALVANISED HANDRAIL FIXED TO 1000mm HIGH FACEBRICK WALL.

EXTERNAL STAIRCASE : 50mm dia. HOT DIPPED GALVANISED HANDRAIL FIXED TO 1000mm HIGH FACEBRICK WALL.

NOTES FOR GUTTERING	
	ASBESTOS GUTTER TO BE REMOVED AND REPLACED WITH ALUMINIUM GUTTERS
NOTES ON DOWNPIPE	
	ASBESTOS DOWNPIPES TO BE REMOVED AND REPLACED WITH 100x100mm ALUMINIUM FLUTED DOWNPIPES

All work to be done in accordance with SANS 10400
Figured dimensions to be taken in preference to unlabelled dimensions
Reported any discrepancies direct to the Architect before commencing work
This drawing is copyright and remains with the architect

REVISIONS			
REV.	DATE	BY	CHECKED BY
0	29.11.2022	K.M.	S.M.

FOR TENDER SUBMISSION

PROPOSED DEVELOPMENT USE:
**KZN DOE INFRASTRUCTURE
DEVELOPMENT AND
MAINTENANCE PROGRAMME
FOR RIDGE PARK COLLEGE**

STREET ADDRESS
399 PETER MOKABA RIDGE

CADASTRAL DESCRIPTION (REF No.)

OWNER / CLIENT SIGNATURE: _____ PHONE: _____

DRAWING TITLE
**FLOOR PLANS & ROOF PLANS
FOR BLOCK B**

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
	K.M.	S.M.	

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DRAWING TYPE: FOR TENDER