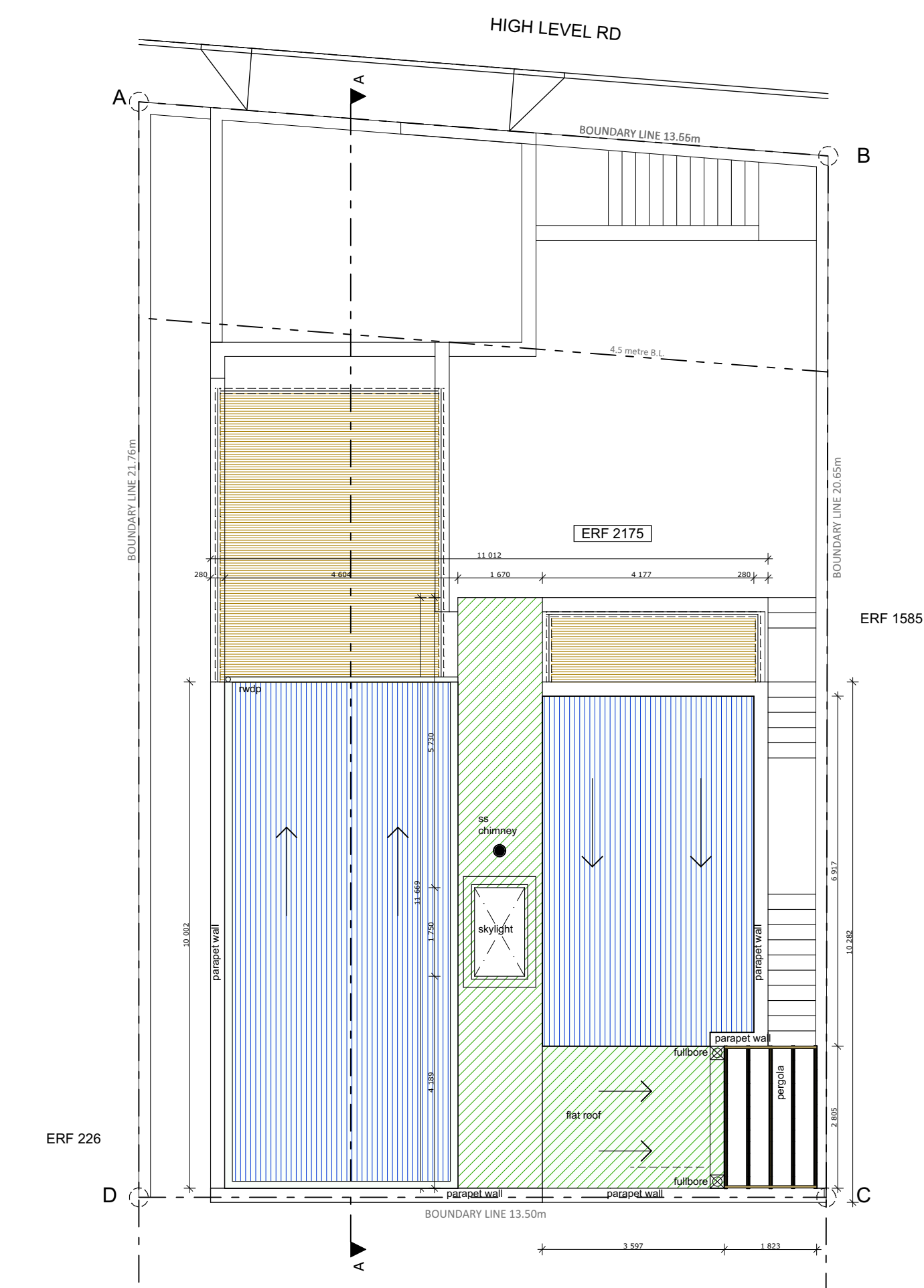
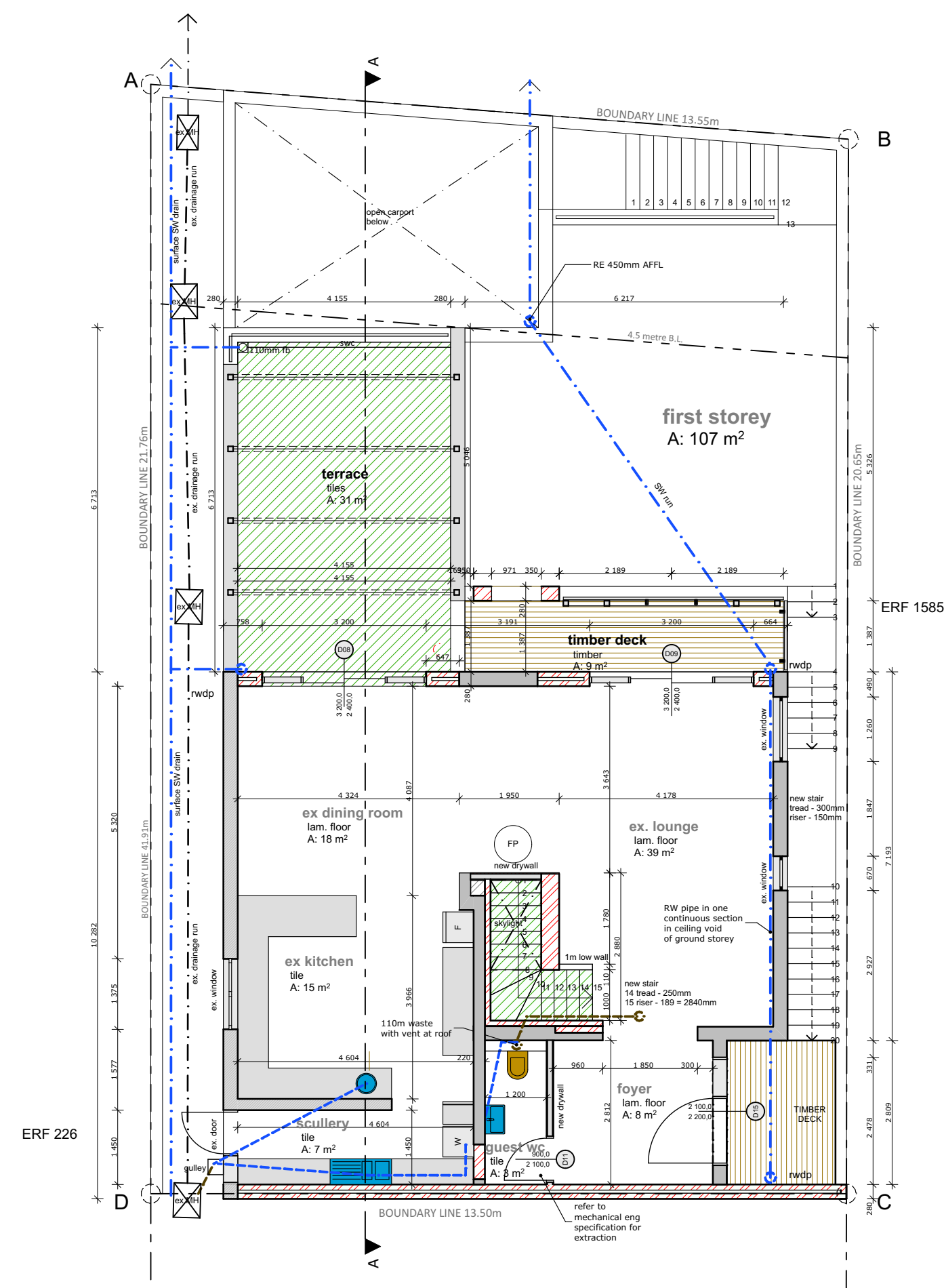
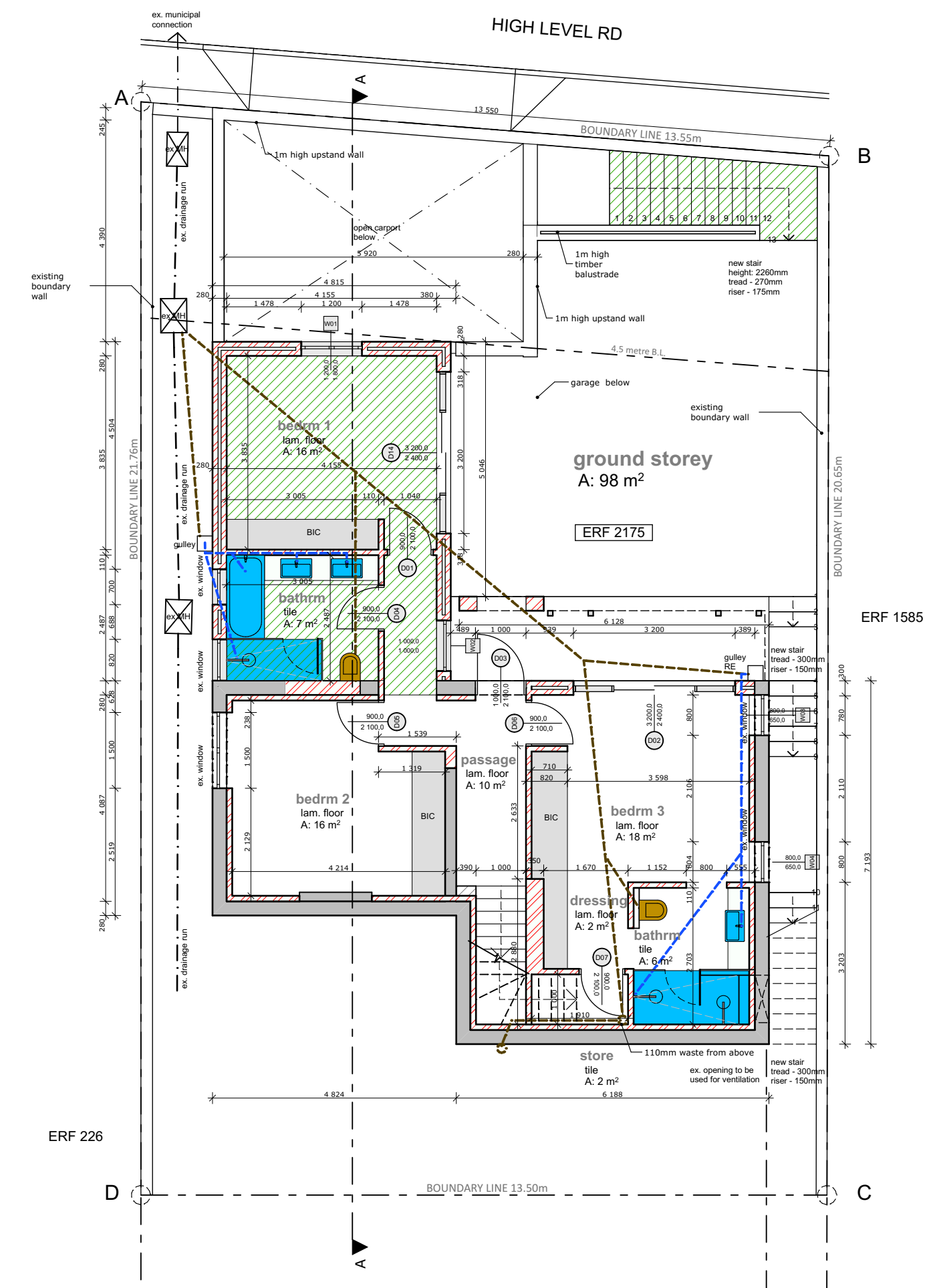
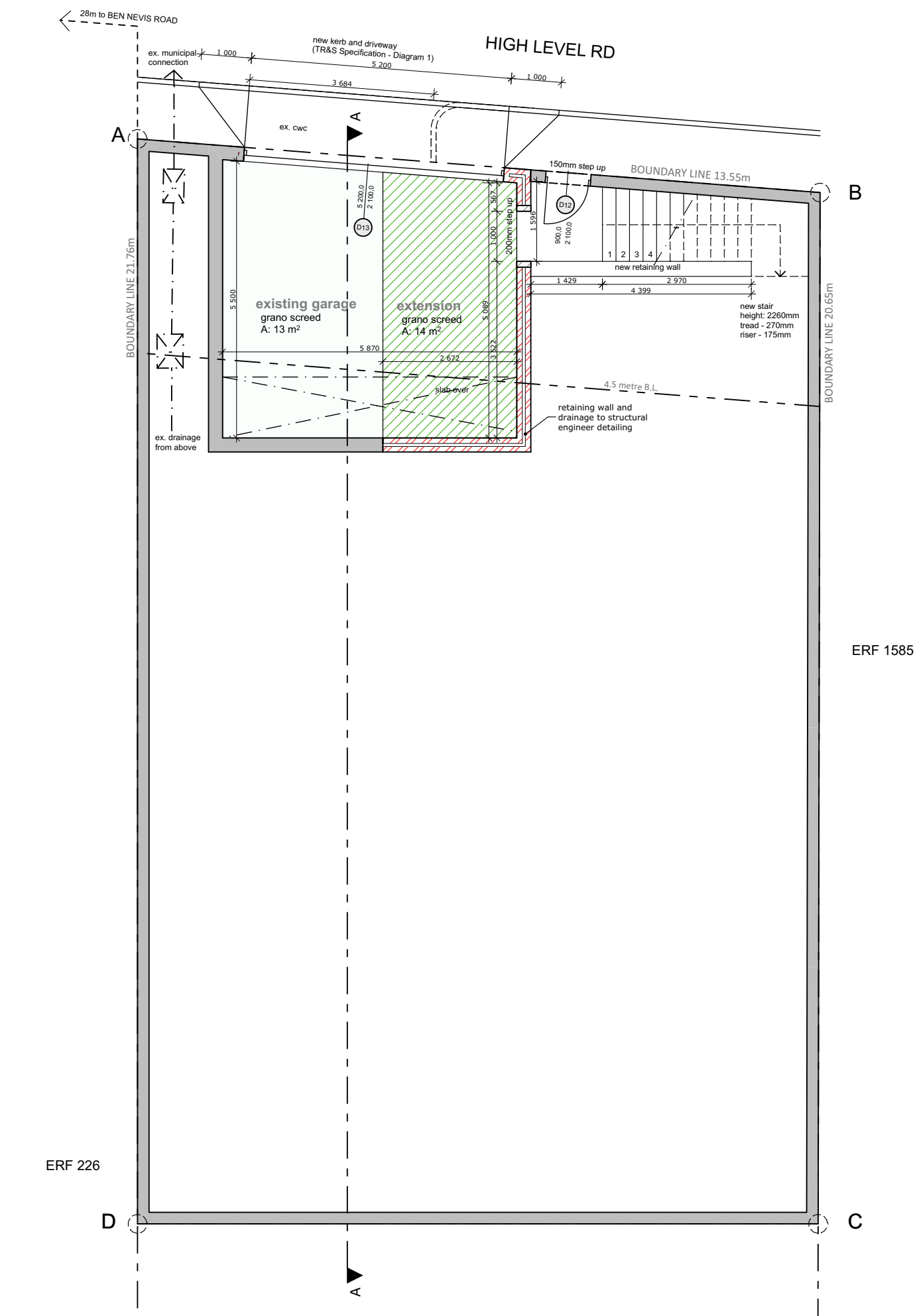




SPECIFICATION

GENERAL:
Contractor to check all dimensions & levels before setting out of any work. Figured dimensions are to be preferred to scaled dimensions. Any discrepancies to be brought to the Architect's attention immediately for clarification before commencement of any work. All work to be done in accordance with SABS 0400 codes & to comply with Local Authority Rules, Regulations and Requirements.

All glazing to comply with Part N of NBR.

1. SUB STRUCTURE:

1.1. FOUNDATIONS

New strip footings, concrete slabs & beams to Structural Engineer's design & specification.

1.2. FOUNDATION WALL

All new walls to be constructed in brickwork as per Structural Engineer's design & specification.

2. SUPER STRUCTURE

2.1. SURFACE BED & FLOOR SLAB CONSTRUCTION

New surface bed as per Structural Engineer's design & specification, on 250 micron USB green DPM, on well compacted fill material, finish as per drawings.
1st floor slab to Structural Engineer's design & specification, finish as per drawings.

4. EXTERNAL ENVELOPE:

4.1. WALLS

All new external to be 280mm cavity brickwork construction & internal loadbearing to be 230mm brickwork. All internal non-loadbearing to be 110mm brickwork construction. Brickforce to be built into brickwork every x4 courses and every course above lintols. Provide expansion joints @ 10m max. for free- standing walls.

4.2. FINISHING

External - x2 coat plastered & x2 coats acrylic PVA (colour as per Architect).

4.3. WINDOW

All new window frames to be aluminium as per Window Schedule .
Glazing to doors & windows in excess of 1m² or less than 500mm
above FFL to be safety glazed in accordance with SANS 10400 Part N 4.2.
All glazing to be 6.2mm unless otherwise specified.

4.4. DOORS

External is solid timber in timber frames. Internal is semi-solid flush panel doors with timber frames to Schedule.

5. ROOF:

5.1. COVERING & CONSTRUCTION

0.41mm `KlipLok - 406` roof sheeting on approved underlay fixed to gms purlins to structural engineers' detail.

5.2. INSULATION

Insulation: 150mm Isotherm

5.3. RAINWATER GOOD

"Watertight" aluminium gutters & downpipes installed strictly to manufacturer's specification.

5.4. CEILING

6.4mm Gypsum plasterboard ceiling on galv. screw up system
suspended from roof trusses & u/s of slabs. Gypsum to receive
cretestone skim.

6. LINTOLS

PC lintols over all openings & to extend min. 230mm beyond any opening
with a min. x4 courses of brickwork with galv. brickforce each course.
In accordance with part K 4.2.9 (SANS 0400)

7. VENTILATION

Light Area = Min. 10% of floor area.

Ventilation = Min. 5% of floor area.

Smoke ventilation = Min. 3% of floor area.

All internal bathrooms to be mechanically ventilated as per Mechanical eng's design.

8. PLUMBING

All drainage to comply with Part P of NBR. 2-way vent valves to be provided to soil & vent pipes at roof level.

9.CANOPIES & SCREENS:

All canopies, pergolas & sunscreens all to architect's & engineer's details.

10. MASONRY WALL:

Single and double storey walls to be in accordance with part K 4.2.2 (SANS0400). Retaining and garden walls to be in accordance with part K 4.2.1

AREA CALCULATIONS		
existing erf	erf 2175	287m ²
dwelling	basement	27m ²
	ground storey	98m ²
	first storey	107m ²
	TOTAL	232m ²
coverage	(37%)	107m ²

[illegible]