


WINDOW SCHEDULE			
Window number Window type number	Symbol on drawings		
Lintol 2125			
Safety Glazing			
FFL			
UFL			
Window Type	01	02	03
Window QTY	02	02	01
Frame and Finish	Extruded aluminium residential type window frames in configuration as shown. Aluminium surfaces to be powder coated by powder manufacturer's approved applicator and shall be executed strictly in conformance with SANS 1796. Powder coat colour Bronze Powder coated A GUARANTEE of no less than 15 years is to be provided against peeling & discolouration. Note: Finished product to be delivered to site with a protective low tack adhesive tape coating and it must remain, in tact, till after installation.	Extruded aluminium residential type window frames in configuration as shown. Aluminium surfaces to be powder coated by powder manufacturer's approved applicator and shall be executed strictly in conformance with SANS 1796. Powder coat colour Bronze Powder coated A GUARANTEE of no less than 15 years is to be provided against peeling & discolouration. Note: Finished product to be delivered to site with a protective low tack adhesive tape coating and it must remain, in tact, till after installation.	Extruded aluminium residential type window frames in configuration as shown. Aluminium surfaces to be powder coated by powder manufacturer's approved applicator and shall be executed strictly in conformance with SANS 1796. Powder coat colour Bronze Powder coated A GUARANTEE of no less than 15 years is to be provided against peeling & discolouration. Note: Finished product to be delivered to site with a protective low tack adhesive tape coating and it must remain, in tact, till after installation.
Glazing	6mm Low E glass to comply to SANS 10400 Part N and AAAMSA. All individual safety glazing panes shall be permanently marked and be visible after installation. With thermal break.	6mm Low E glass to comply to SANS 10400 Part N and AAAMSA. All individual safety glazing panes shall be permanently marked and be visible after installation. With thermal break.	6mm Low E glass to comply to SANS 10400 Part N and AAAMSA. All individual safety glazing panes shall be permanently marked and be visible after installation. With thermal break.
Ironmongery	Provide complete with all fittings, handles, brushes, clip-on glazing beads with neoprene seals, etc. to be plugged and screwed to brickwork or concrete. Friction hinges to be used on opening sections. Removable glazing beads to be used. All as per manufacturer.	Provide complete with all fittings, handles, brushes, clip-on glazing beads with neoprene seals, etc. to be plugged and screwed to brickwork or concrete. Friction hinges to be used on opening sections. Removable glazing beads to be used. All as per manufacturer.	Provide complete with all fittings, handles, brushes, clip-on glazing beads with neoprene seals, etc. to be plugged and screwed to brickwork or concrete. Friction hinges to be used on opening sections. Removable glazing beads to be used. All as per manufacturer.

DOOR SCHEDULE	
Door number Door type number	Symbol on drawings
Lintol 2125	
Safety Glazing	
FFL	
Door Type	01
Door QTY	02
Frame and Finish	877 wide x 2074 high double rebated to wrap around 230mm wall, pressed steel door frame 1.6mm thick to suit left/right hand doors with one shop coat red oxide and 1.5 pair 100mm stainless steel butt hinges. (Facebrick wall with BOE lintel to have 877 x 2000 High Frame). Frame to be finished as per '01. General paint - Exterior' specification
Door Leaf and Finish	813 wide x 2032 high x 44mm thick heavy duty core, door with concealed edges, with marine ply veneer finish with horizontal grooves. Door to be painted as per '01. General paint - Exterior' specification. Colour to later spec.
Glazing	N/A
Ironmongery	Solid stainless steel lever handle with backplate, cylinder lockset with latch lock and deadbolt, stainless steel hinges, door stop, as per specialist to later specification.

Specifications	
Key Value	Keynote Text
A9: Facility Operation	The Contractor will keep constantly on the works a competent Foreman and any directions or explanations given by the Architect to such Foreman shall be held to have been given to the Contractor. The Contractor will be responsible for the proper protection of the works and shall make good all losses and damages thereto at his own expense all up to the time they are taken over by the Employer.
A13: Deviations	No deviation from the specified products or design of the building or approved drawings in whatever form will be allowed. The contractor will be responsible to rectify any deviation from the specified products at the contractor's cost. The contractor must give the relevant building inspector at least 2 days notice that an inspection is required.
A14: Municipal Inspection	The following compulsory municipal inspections must take place, and be passed before work can continue: Foundations; Open sewerage trenches; Backfilling Sewerage inspection; Dampproof course; Final Inspection; Roof Trusses
A15: Occupation Certificate	Once the final inspection is completed, the contractor must request that the building inspector should issue the occupation certificate from the estate as well as from the municipality.
A16: Roof-truss Engineer's Certificate	Roof-truss manufacturer to issue an Engineer's Certificate for the roof truss design to the project engineer for approval.
A18: Samples	Provide the following samples of workmanship and/or materials: (A) Wood doors and windows: Provide full details and sample with opening sections; provide proof in writing that frame construction of side-hung opening sections is adequate to prevent sagging. (B) Joinery: Provide samples of every type of finished surface showing final appearance and smoothness, including edge strips, stopping and doweling (C) Stonework. (D) Slate roofing tiles. 6 tiles representative of quality, colour and fixing holes. (E) Hardware. (F) Sanitary ware (G) Electrical fittings (H) Anything else as specified in the sample document provided by the architect.
A19: Discrepancies	In the case of discrepancies, vagueness and doubt in contract documentation, request clarification in writing by means of a RF I system.
A21: Shop drawings	Provide shop drawings of the following: (A) Joinery. (B) Architectural metalwork (C) Mechanical services: access doors and panels, fire and smoke dampers, floor wastes, holding down bolts and other anchors complete with loads to be imposed on the structures during installation and operation, penetrations and block-outs through external walls, fire walls, doors and access panels, or through membrane elements including roof coverings, and submit proposals to maintain the required structural, fire and other properties: pipe sleeves; plinths, kerbs, bases
A22: Test certificates	Provide copies of the following test certificates: (A) Structural steelwork (B) Adhesion of sealant to aluminium frame in accordance with ASTM C 794-80 (C) Fire tests in compliance with National Standards: thermal insulation
A23: Quality of finish	The quality of finishes to match the accepted samples and to be consistent throughout the works. Components having corners, edges or faces, which are broken, chipped, cracked, crazed, honeycombed, irregular, inconsistent, stained or otherwise marred such that their appearance or performance is significantly impaired will not be accepted.
A24: Trade names	Products with specified trade names may be substituted with an accepted equal. Contractor to inform of the substitution with the assurance that the substituted product will perform the same or better than the original product. Approval by the architect is required should the proposed product substitution differ in terms of appearance, texture, colour or functionally from the specified product.
B1: Benchmark	Set up a site datum level based on an established benchmark, as directed by the surveyor/ architect/ principal agent. Maintain and protect this benchmark.
B2: Services	Give notice to the architect/principal agent and obtain the required permissions and/or wayleaves from the local authority regarding the disconnection of electric cables, water pipes and telephone cables, and leave safe. Cut sewer-pipes and seal to the approval of the local authority.
B3: Topsoil	Remove topsoil over the building area to a depth of 150 mm and temporarily store on site for later use as garden soil. After the site has been cleaned at completion of the works, spread, level and lightly consolidate topsoil temporarily stored on site, or carted in as directed, in one layer at least 75 mm thick.
B4: Trees etc.	Remove trees and shrubs, vegetable matter, rubble, garbage, wire fences etc., all as shown on drawings or as directed by the architect/principal agent. Remove tree roots where these occur under buildings or paving under construction. Fill stump holes with approved filling material. Protect trees to be preserved. Burning on site of material from site clearing is not allowed.
B5: Clearing site at completion	At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble.
B6: Excavation for foundations	Excavate for foundations to at least 300 mm below the level of the adjoining natural ground, or down to firm natural ground or solid rock, or to a depth as specified by the structural engineer. Form steps in trench bottoms with horizontal and vertical surfaces where necessary, except where there is concrete rock. Steps must be in multiples of brick or block courses. Clean the bearing area of loose soil and provide steps or dowels to prevent lateral movement. Give sufficient notice to the architect/principal agent for approval of foundation excavations before concrete is cast. Protect excavations against flooding by the watercourse or seepage by pumping or barge. Do not fill around the foundation structure before this has been inspected and approved by the architect/principal agent.
B7: Risk of collapse	Maintain all excavated faces to a maximum depth of 1.5 m deep where necessary or when instructed by the architect/principal agent or structural engineer, against collapse by means of plank-ing, strutting or other appropriate methods. Maintain excavations deeper than 1.5 m in accordance with government safety regulations.
B8: Backfilling	Do not backfill until foundation walls are at least seven days old. Carry out backfilling equally to each side of the wall. Strictly according to engineer's specifications.
B11: Demolition	Demolish buildings and structures as shown on drawings, or as specified. Remove all material and rubble within one metre of the perimeter of the building, including floors, screen walls, services and manholes, down to 150 mm below ground level.
B13: Excess soil	Spread excess soil over treated area, or cart soil away to a suitable dumping site to be found by the contractor, outside the boundary of the site, as directed by the architect/principal agent.
B14: Banking	Cut and trim stopping banks at 30° to the horizontal, or as specified by civil engineer.
B16: Compacted soil	Use clean earth or gravel without clay or organic matter for general filling work of structural engineer. Provide test results of the filling material. Allow for reduction of volume as a result of compaction. Use hardcore consisting of broken stone, brick or concrete ranging in size from 25 to 75 mm, well consolidated by ramming, under floors or against basement walls, where specified by structural engineer.
B18: Termite protection	Ensure that foundation walls are adequately braced or have adequate strength to withstand the horizontal pressures resulting from compaction. Spread, level and compact filling under floors at optimum moisture content in layers not exceeding 150 mm thick, to a density of at least 90 % MOD AASHTO. Fill against the outside of foundation walls with a minimum fall of 1:30 away from the building(s) over a distance of at least 1.5 metres, or as specified. Finish stopping banks at a maximum gradient of 30° to the horizontal, or as specified.
B20: Roof control	Protect against roots at locations as shown on the Architect's Design Drawings. Lay a geotextile fabric roof barrier. Depth of barrier: 1200mm
C1: Test concrete	Cast concrete test cubes of size and quantity, and at intervals of batches as specified by structural engineer, in accordance with SABS test methods 861-2 and 861-3. Have these test cubes tested for compressive strength by an approved laboratory, all according to SABS test method 863 and the structural engineer.
C2: Casting concrete	Give timely notice to the architect/principal agent before casting of concrete is to commence. Obtain prior approval from the architect/principal agent if it is intended to place concrete by pumping.
C3: Curing	Cure concrete by means of all membrane-forming curing compound at an approved rate, by ponding with water, or by covering with polyethylene or similar vapourproof material in large sheets. Cure for 7 days, and longer when the ambient temperature falls below 10 °C.
C4: Tolerances	Permissible deviations (PD) to be according to the degree of accuracy as stipulated in SANS 2001-CC1, 2007 table 11. Maximum deviation measured over a length of 3m measured from a straight line joining two points on the surface. PD for levels to be +0, -10mm for accuracy I; +5, -15mm for accuracy II; and +10, -20mm for accuracy III. PD for flatness of plane exposed concrete surfaces to be ±3mm for accuracy I; ±5mm for accuracy II; and ±10mm for accuracy III.
C5: Foundations to Eng.	Concrete foundations strictly to engineer's detail and specifications.
C7: Concrete surface bed to Eng.	Ground floor concrete slab according to engineer's specifications on DPM on 25mm sandblinding.
C8: Suspended concrete floor and specifications	Finish to slab as per architect's specifications.
C10: Concrete coping	300 x 100mm precast concrete, MODcon type 012 precast concrete coping coping.
C13: Concrete upstand beam to Eng.	Reinforced concrete upstand beam to Structural Engineer's specification and details. Finish as per Architect.
C17: Concrete lintel	Pre-cast pre-stressed concrete lintel. Prop as per Engineer's design or as per guidelines in SANS part K 4.2.9.3. Prop at not more than 1200mm centres to prevent displacement during construction. Retain props in position for not less than 14 days or until mortar has matured, whichever is longer.
D1: General Masonry	Use a brick gauge of 85mm. Do not use units with damaged faces or edges. Do not wet bricks/blocks when air temperature is less than 5°C. Mix face bricks from different plants to ensure a uniform appearance. Finished work. Free from patches, horizontal stripes and racking back marks. Mortar joints: Fill vertical joints and lay bricks, solid and cellular blocks on a full bed. Keep brickwork 20mm from the face of the external work and 12mm back from the face of the internal work.
D2: Mortar testing	Sand to be adequately sieved before use. Samples of mortar to be sent for testing to a SANAS accredited laboratory. Testing method: SANS 10164-1 Works mortar test. Test results to the satisfaction of the structural engineer.
D3: Masonry Foundation wall to Eng.	Masonry foundation wall strictly to Engineer's specification and details. Engineer's specifications supersede those of the Architect. Galvanized brick reinforcing to be used every brick course from foundation to floor level.
D4: Face brickwork	Face laying bricks FBX. Type: Corobrik Flightline Travline. Wall thickness: As indicated on drawings. Bond: Stretcher. Joints: Recessed. Mortar mix: Class 2. Brickwork to be used every course above door and window openings for 5 course and every fourth course for the rest of the wall. Provide each of the five courses under the roof truss with brickwork. Brickwork to overlap by minimum of 300mm. Brickwork to extend 600mm beyond all openings. Provide 15mm horizontal soil joint to non-loadbearing walls below concrete slabs. Where internal skin of wall is to be plastered in terms of curing of brickwork. Finish as specified on drawings.
D5: Plastered brickwork	Type: Clay common bricks NFP. Wall thickness: As indicated on drawings. Bond: Stretcher. Mortar mix: Class 2. Brickwork to be used every course above door and window openings for 5 course and every fourth course for the rest of the wall. Provide each of the five courses under the roof truss with brickwork. Brickwork to overlap by minimum of 300mm. Brickwork to extend 600mm beyond all openings. Provide 15mm horizontal soil joint to non-loadbearing walls below concrete slabs. Control joints at maximum 12m centres. Consult with supplier in terms of curing of brickwork. Surface to receive plaster as specified on drawings. Ensure adequate plaster for plaster to bond to. Brick work still to be built straight and plumb and openings between bricks still to be filled completely irrespective of surface being plastered.
D6: Brickwork	Type: Clay common bricks NFP. Wall thickness: As indicated on drawings. Bond: Stretcher. Mortar mix: Class 2. Brickwork to be used every course above door and window openings for 5 course and every fourth course for the rest of the wall. Provide each of the five courses under the roof truss with brickwork. Brickwork to overlap by minimum of 300mm. Brickwork to extend 600mm beyond all openings. Provide 15mm horizontal soil joint to non-loadbearing walls below concrete slabs. Control joints at maximum 12m centres. Consult with supplier in terms of curing of brickwork. Finish as specified on drawings.
D9: Face brick window sill	Brick on edge facebrick (same as for wall) sill sloping from window position complete with DPC and weepholes. Joints same as for wall. Sill to project 45mm from wall edge. Mortar mix 1:1/4:3 cement:sand. Openings below window frame to be filled and sealed watertight. Ensure bricks on the ends are solid.
E1: General waterproofing	Contractor to ensure waterproofing complies with the standard SANS 10021: Waterproofing of buildings. The waterproofing must resist wind loads, dead loads and design live loads. Warrant the waterproofing for a minimum period of 10 years by a single source warranty, supported by component guarantees from manufacturers, for all materials and workmanship.
E2: Damp Proof Membrane	0.250mm polyethylene USB green damp proof membrane sheeting laid in the widest practical widths with 150mm laps and lapped with the damp -proof course in the walls. All Joints shall be sealed with pressure sensitive tape. Lay on 25mm thick sand bed and folded up all around surface bed.
E3: Damp Proof Course	0.375mm polyethylene embossed flexible damp proof course (DPC) for full width of leaf unless otherwise specified. Exposed DPC to be free from mortar and debris. Horizontal DPC to be placed in continuous lengths on full even bed of fresh mortar, with 100mm laps at joints and full laps at angles.
E11: Flood test	Flood test roof and balconies. Before flooding occurs, coating must be completed to a stage where integrity can be tested and the surfaces must be clean. Flood level to be to a minimum of 50mm. Flood duration to be 24 hours. Inspection for cracks and leaks to be done regularly. On completion of test, slowly drain and submit test results and warranty to architect.
F7-a: Roof sheeting - IBR	0.58mm galvanised steel roof sheeting. Profile: IBR 886. Finish: Chromadek. Colour: Dark dolphin. Fixing method: Strictly according to manufacturer's specifications. Profile fixer: Polycosure matching profile. Bottom edge to be turned down at the valley/ trough portions of the sheet. Roof pitch as indicated on the drawings (minimum 5°). All strictly according to manufacturer's specifications.
F8-g: External corner flashing	0.55mm thick external corner flashing with a girth of 462mm bent to provide two sides with widths of 231mm and soft bends on both edges. Flashing finish and colour to be the same as the adjacent sheet. Flashing secured to substrate strictly according to manufacturer specifications.
G12-a: Gypsum Ceiling - jointed finish	Isover Think Pink Aeroflex or accepted equal non-combustible glass wool insulation. Install 100mm thick insulation material with an R-value of at least 2.5m ² /K, between the roof trusses and over banderling/purlins in a completed roof and ceiling system. Installation strictly in accordance with the manufacturer's detail and specification. Fire certificate classification to be A A1.1.
G16-a: Glass wool insulation	25mm minimum screed composed of 3 parts sand and 1 part cement. Wood float screed for porcelain or ceramic tiles. Steel float screed for vinyl or epoxy flooring.
H1-b: Screed to fall	Size: 400 x 400mm ceramic tiles to wood floated screed. PC amount of 250mm ² tile material only. Fix tile to screed with Proprip Flexgrip tile adhesive o.e.a. for ceramic tiles. Tile Type and Colour: To be confirmed by architect. Grout: Proprip Waterproof Tile Grout o.e.a.
H5-a: Ceramic tiles	Colour: Dove Grey. Set-out detail and pattern as indicated on floor plan. Install strictly to manufacturer's specifications.
H10-a: Grano	30-35mpa Granolithic finish to floors, treads of steps, thresholds and similar horizontal surface shall be not less than 25mm thick, composed of 2 parts granite stone chippings, graded up to a max. size of 5mm, half part clean pit sand screened through a 2.4mm mesh sieve and 1 part of cement, and steel trowled to a true and smooth surface. Falls where applicable.
H13-a: Epoxy coating	Polyresol UT Slip Resistant Heavy Duty 4.5mm Polyurethane trowel and broadcast applied floor topping based on a 3-part liquid polyurethane resin system with anti-microbial silver ion protection or similar to be approved. Concrete substrate surfaces are to be minimum of 20-25 MPa, free of dust and friable materials with moisture content below 5%. Refer to Technical Finishes Data Sheet for application requirements. Colour to be confirmed and approved by architect.
H21-c: Tile skirting	150mm high x 600mm tile skirting to match floor tiles. To be installed with Kirk Aluminium Straight Edge M-Trim - 12mm. Fix tile to wall with UNILOC Superbond The Adhesive for porcelain tiles (or similar) or with UNILOC Super Tile Adhesive (or similar) for Porcelain tiles. Install strictly to manufacturer's specifications. Grout: UNILOC waterproof tile grout (or similar). Colour: Cloud Grey.
H21-d: Coved grano skirting	Install Coved Granolithic skirting with Radius of 30mm to be covered by a special coating (epoxy or similar) 150mm up the wall from the finished floor level. Finish off cove with a PVC edge cap as per the manufacturer's specifications.
J1: Steel beam to Eng.	Steel beam to engineer's specifications and detail. Finish Paint as per O13-a: Mild steel paint specifications. Colour to be confirmed.
J15: Steel purlins to Eng.	Steel Purlins to engineer's specifications and detail. Finish to be galvanized. Size and spacing strictly as per structural engineer's details.
K1: Smooth plaster	(A) Interior plaster: Plaster shall be not less than 12mm or more than 20mm thick 1x coat of sand/cement (4:1) smooth plaster finished with a steel float or wooden float if tiled. (B) Exterior plaster: Plaster shall be not less than 9mm or more than 16mm thick coat (5:1) of sand/cement smooth plaster finished with a wood float. All plaster splashes, loose material and surface contamination to be removed by brushing or scraping. Using approved filler, all defects to be made good. Remove powdery residues once dry before painting.
K2: Textured plaster	Plaster shall be not less than 9mm or more than 16mm thick coat (5:1) of sand/cement mix with small stone aggregate mixed in. Surface to be raked from multiple directions with an even and straight wooden plank or straight edge to achieve the required texture. Finished surface to be even and plumb with varying holes and indentations. All plaster splashes, loose material and surface contamination to be removed by brushing or scraping. Using approved filler, all defects to be made good. Remove powdery residues once dry before painting. Provide a sample of texture plaster for approval before applying technique to entire building.
K11-a: Plastered window sill	Window reveals, returns, sills not exceeding 150mm wide to be plastered and painted as per wall finishes. For exterior sills - to slope away from building at an angle of 3 degrees. For interior sills - no slope required. All corners to be rounded smooth and even.
L4-d: Accessible wash basin	Wall mounted vandal-proof wash basin, 420x340x185mm deep from Franke or accepted equal. Unit to be manufactured from Grade 304 (18/10) Stainless Steel, 1.2mm gauge. Unit to include a one piece pressurized bowl with a 40mm waste outlet, with a 50mm splashback and 100mm radius apron. Basin to be fixed to the wall with 4 x 6mm anchor bolts. To be fitted with Cobra 505-21B Elbow angled Pillar tap square type with Blue Indico or accepted equal.
L5-a: Toilet	Project specific - to be completed if used. Floor standing vanda-proof WC pan from Franke or accepted equal for fitting through wall, manufactured from grade 1.4301 (304) stainless steel, material thickness 1.5mm for the pan and shroud - satin polish finish. Installation inclusive of a stainless steel P trap and pressed seating area for a seatless installation. Products to be foam filled, for extra strength and reduction of noise. Product to be SABS approved. Gebert Sigma concealed cistern 8cm, 6 litre, with Mambo Actuator plate or accepted equal.
L5-d: Accessible toilet	Floor standing vanda-proof WC pan for disabled persons from Franke or accepted equal, manufactured from grade 1.4301 (304) stainless steel - satin polish finish, material thickness of 1.5mm for the pan and shroud with a stainless steel P trap 102mm o/d, supplied complete with multiblock connector. A flush bend and 90° plastic bend are provided for the cistern downpipe connection. Rear mounting plate with 4 no. stainless steel bolts supplied, for mounting onto duct wall. The front of the WC to be fixed to the floor using a joggle strip. The WC is supplied with a white plastic seat for disabled persons. WC supplied with hole for downpipe. Gebert Sigma concealed cistern 8cm, 6 litre, with Mambo Actuator plate or accepted equal.
M1: General drainage	Sewage uPVC waste water pipes and fittings to SABS 791. uPVC soil waste and vent pipes to SABS 697. Lay pipes to SABS 1200.0, and SABS 112. Minimum invert level must be no less than 450mm below the finished ground level. All sewage pipes under structures must be encased in concrete. All soil and waste fittings to be accessible along their entire length. Qty's to be carried up to 1800mm above and opening within 5m thereof. All sanitary fixtures to have self-cleaning traps. Vent valves to all waste fittings.
O1: General paint - Exterior	Apply two or more coats Plascan Wall & Al or accepted equal pure acrylic emulsion sheen paint with a low sheen finish. Surface to be dry, sound, clean and free of dirt and loose particles; and cured for a minimum of 14 days, with a moisture content of 8% or less. Application to adequately primed surface to be strictly according to manufacturer's specifications. Colour: Refer to colour schedule.
O3: General paint - Interior	Apply two coats Plascan Velveto or accepted equal polyurethane enamel paint with a satin sheen finish. Surface to be dry, sound, clean and free of dirt and loose particles. Application to adequately primed surface to be strictly according to manufacturer's specifications. Colour: White.
O5-a: General paint - Ceilings	Apply two coats Plascan Professional Contractors Matt or accepted equal acrylic emulsion paint with a matt finish. Surface to be dry, sound, clean and free of dirt and loose particles. Application to adequately primed surface to be strictly according to manufacturer's specifications. Colour: White.
O5-b: General paint - Moisture resistant Ceilings	Apply two or more coats Plascan Aquashield or accepted equal pure acrylic resin paint with a low sheen finish. Surface to be dry, sound, clean and free of dirt and loose particles. Application to adequately primed surface to be strictly according to manufacturer's specifications. Colour: White.
O6: Hygiene Paint	Apply two or more coats Plascan Professional Hygiene Low Sheen or accepted equal acrylic emulsion paint with a low sheen finish. Surface preparation and application to be strictly according to manufacturer's specifications. Colour: Refer to colour schedule.
O7-a: Expansion joints	Provide a 10mm Jointlex board control joint between masonry and frame or floor slabs and fill with an appropriate joint sealant.
O7-b: Control joints	Provide a 10mm Jointlex board control joint between masonry and frame or floor slabs and fill with an appropriate joint sealant.
O7-c: Movement joints	12mm control joint with a compressible closed cell polyethylene filler. Seal with an appropriate joint sealant. Colour to match grout or mortar.
O7-d: Load Transfer Movement joints	Terapoint movement joint or accepted equal. For heavy duty requirements, Terapoint Strong must be used. Sizing of product and product type as per engineer's specifications. Installed strictly according to manufacturer's specifications.
O8: Crack inducing groove	Saw-cut crack inducing groove as per SANS 10108-1. Length in width ratio not to exceed 1:25 or as detailed on the Structural Engineer's drawings. Depth of groove to be 1/3rd the depth of the slab, minimum depth 40mm. Cut to be made when concrete is sufficiently hard not to spall during cutting but not later than 24 hours after placement.
P2-c: Bench	450mm deep timber and steel bench with a width as specified on drawings. Installation as per specialist installer. Finish to be moisture resistant. Shopdrawings to be provided for approval before manufacturing commences.
P4: Lockers	Lockers to specialist supplier.
S1: General note	Prior to commencing with any electrical work, all drawings must be reviewed to avert possible conflicts and where needed, work must be coordinated with other trades to avoid conflict. Where work cannot be coordinated with the other trades, consult with the architect for instruction on how to continue. All discrepancies to be brought to the attention of the architect before work commences. Install all new work in a neat workmanlike manner readily accessible for operation, maintenance and repair. All conduits to be adequately concealed and covered completely.
T4: Signage	Stainless steel room identification signs to be screw fixed to all room entrance doors either depicting a bathroom symbol or the room name. Bathroom symbols to be 150 x 150mm with symbol etched in black. Room names to be on a 300 x 150mm plate with 50mm high letters black etched. All necessary fire signs as per signifier to comply with SANS 10400.
T7-a: Soap dispenser	Soap dispenser for wall mounting, manufactured from 0.8 mm Stainless Steel, size 200 x 85 x 140mm, surface satin finished, folded front cover, cylinder lock with standard key, suitable for liquid soaps and lotions. 1 litre soap tank, push button on front, includes Stainless Steel screws and dowels. Plugged and screwed to wall with stainless steel screws. From Franke Rodan Range or accepted equal.
T7-h: Toilet roll holder - Double	Project specific - to be completed if used.
T7-o: Accessible grab rails	Paraplegic dogleg grab rail, size 300x60x300mm; fold down grab rail, size 950 x 100 x 249mm; straight grab rail, size 750 x 95mm. All grabrails manufactured from Grade 304 Stainless Steel with diameter 31.8mm with a satin finish to prevent slipping plugged and screwed to wall with stainless steel screws. All from Franke or accepted equal.
T8-a: Mirror Type A	Stainless Steel Heavy Duty Mirror (M60HD) Franke or accepted equal. Manufactured from Grade 304 8mm thick Stainless Steel with a reflective polished surface and concealed vandal resistant fixings, size 600 x 500mm. Screws and wall plugs are included. Mirror to be installed at each wash basin except where the basin is installed directly below a window where they would clash.

GENERAL SPECIFICATIONS			
GENERAL			
1. In terms of the National Building Regulations and Standards Act (Act 103 of 1977) the construction of the works on these drawings can only commence once approval in writing from the Local Authority is obtained.			
2. All materials used in the construction of the works indicated on these drawings shall either be SABS approved or have an Agreement South Africa Certificate unless otherwise stated.			
3. No deviations from the approved building plans shall be allowed unless approved by the Local Authority prior to construction.			
4. The Contractor shall adhere to all National Acts, Regulations, Standards, Ordinances and Bye Laws during construction.			
CONSTRUCTION			
The building / buildings on these drawings were designed by following the Deemed-to-Satisfy requirements of SANS10400 - 3rd edition or by Rational Design demonstrating better or equal than the SANS10400 requirements.			
No deviation from the specifications will be allowed - it is an offence in terms of the National Building Regulations and Standards Act (Act 103 of 1977) to deviate from any approved building plan.			
All demolition work shall be carried out as per Regulation E of the National Building Regulations and the Construction Regulations as issued in terms of The Occupational Health and Safety Act.			
All construction work shall be executed by the contractor in terms of the requirements as set out in SANS10400 - Application of the National Building Regulations, unless otherwise stated.			
General Requirements:	Part A		
Structural:	Part B		
Dimensions:	Part C		
Public Safety:	Part D		
Site Operations:	Part E		
Excavations:	Part F		
Foundations:	Part G		
Floors:	Part H		
Walls:	Part J		
Roofs:	Part K		
Glazing:	Part L		
Lighting and Ventilation:	Part M		
Drainage:	Part N		
Non-hazardous sanitary disposal:	Part O		
Stormwater Disposal:	Part P		
Installation of Glazing in Frames:	Part R		
Fire Protection:	Part S		
Space Heating:	Part T		
Fire Installation:	Part U		
Energy Usage:	Part V		
	Part XA		
Additional requirements as describe in the parts of SANS2001 - Construction Works shall be adhered to.			
Earthworks (General)	Part BE1		
Site Clearance	Part BS1		
Concrete Works (Structural)	Part CS1		
Concrete Works (Minor Works)	Part CC2		
Installation of Glazing in Frames	Part CS2		
Masonry Walling	Part CS2		
Scaffolding for masonry walling	Part CM1		
Structural Steelwork	Part CS1		
Structural Framework (Roofing)	Part CS1		
Structural Framework (Flooring)	Part CS1		
Earthworks for buried pipelines	Part DP1		
Medium Pressure Pipelines	Part DP2		
Cable ducts	Part DP3		
Stormwater Drainage	Part DP5		
Below-ground Water Installations	Part DP5		
Cement Plaster	Part EM1		
All glycer installations shall comply with Regulation XA2 of the National Building Regulations.			
* Solar shall comply with SANS1537, SANS10106, SANS10254			
* Heat Pumps shall comply with ISO5449 and SANS1352			
All water reticulation system installations shall comply with SANS10252-1			
All electrical low voltage installations and wiring shall comply with SANS10142-1			
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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			
No. -	Date:	Description:	Initials
0	2023/09/15	Drawings Issued for Tender	FB
J. TERBLANCHE SACAP member no. 4787			
			
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