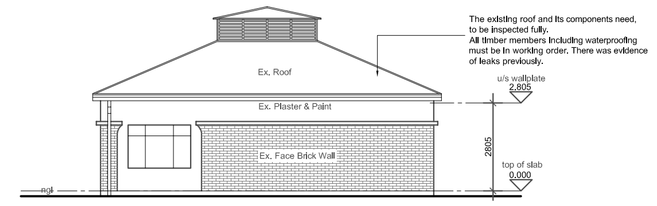

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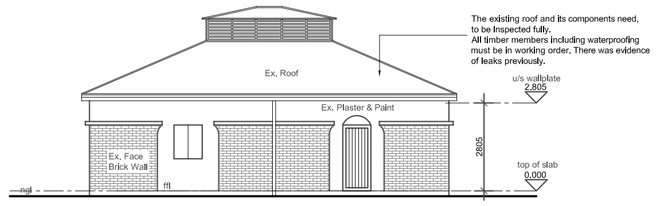

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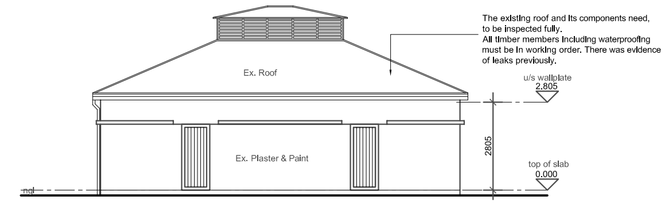

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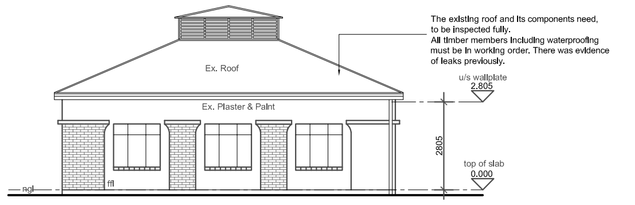

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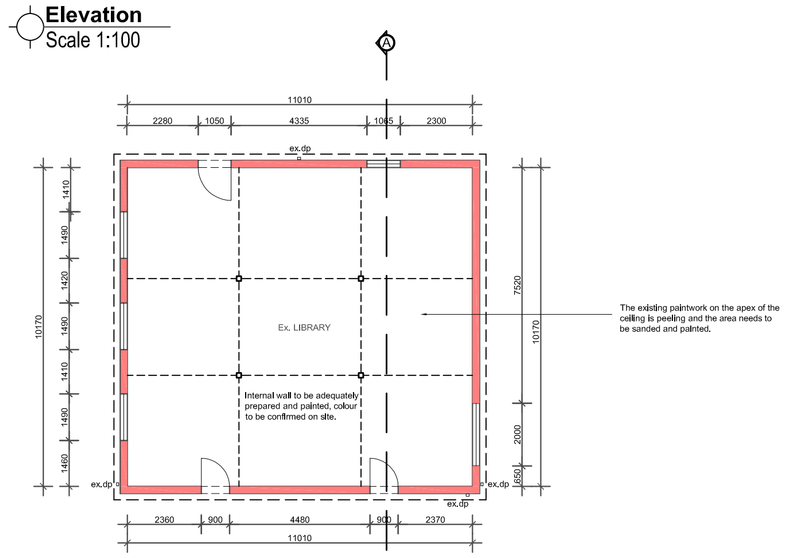
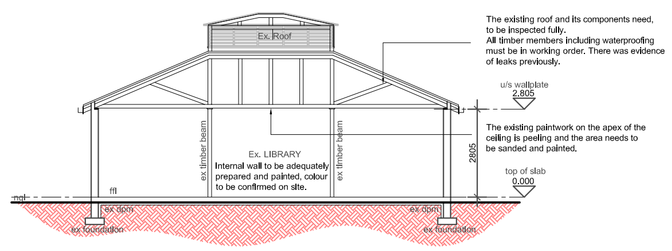


Block D- Ground Storey Plan
Scale 1:100



Section A-A
Scale 1:100

GENERAL NOTES:

1. All dimensions to be checked before work commences. Architect to be notified immediately of any discrepancies, errors, omissions, etc.
2. Only figured dimensions to be taken; drawings are not to be scaled. All dimensions in mm's unless otherwise stated.
3. All levels to be checked on site before any work commences.
4. All reinforced concrete work to be strictly in accordance with structural engineers detaill and specification.
5. Damproof course to comply with S.A.N.S. 10-400 requirements.
6. All walls to be reinforced with two courses brickforce at cill and wall plate levels.
7. Workmanship is to be of the highest standard through-out.
8. The contractor is to locate and identify any / all existing services and to protect these from damage whilst on site throughout the contract period.
9. The contractor is responsible for the correct setting out of all works, particularly boundaries, building lines servitude's, etc.
10. All work to be executed in strict accordance to S.A.N.S. 10-400 and LOCAL AUTHORITY BY-LAWS.
11. All materials to be used in strict accordance to manufacturers specification
12. Salt poisoning to be used under all new concrete work and new water tank stands.
13. Screed to be applied as directed, to Engineers detail.
14. Polydosurers to be installed as indicated in drawings, and to be confirmed on site.
15. Roof element sizes and specifications as per drawings and to be confirmed on site (trusses, purlins, rafters, roof sheeting, fascia, barge board brandering, ceilings, trap doors and cornices), and to match existing where applicable.
16. Removal of asbestos to be in strict accordance with The Department of Labour and OHS regulations and procedures.
17. Salt Poisoning to be applied where specified, for all new work and existing where applicable, to manufacture's specification and to Engineers detail.

NOTE:
- *All STRUCTURAL, CIVIL and ELECTRICAL* work to professional Engineers detail.
- *All STRUCTURAL, CIVIL & ELECTRICAL ENGINEERS* detaills to take preference over structural, civil & electrical detaills indicated on this drawing.

GENERAL SPECIFICATION /CONSTRUCTION NOTES:

ROOF:
All roofs are to comply with "Part L" of the S.A.N.S 10-400.

0,53mm thick, Aluminium+Zinc IBR (AZ150) profile 'colorplus' roof sheeting or other approved finish to both sides, (Colour on topc to be confirmed and factory standard grey to underside), or similar approved. Sheets to be fitted to every purlin using appropriate self drilling/ tapping screws. At the ridge and eave purlins, fixing to be at every crown. Purlins spaced as per manufacturers specifications, on engineered timber trusses (or existing).
Holes in sheets to be drilled not punched. Sheets are to be fixed to 76 x 50mm purlins spaced at max. 1100mm (to manufacturers specification as per sheeting requirements) on engineered timber trusses (trusses and purlins to be replaced where specified and sizes may vary).
OR
0,53mm thick, Aluminium+Zinc Corrugated (AZ150) profile 'colorplus' roof sheeting or other approved finish to both sides, or similar approved. Thickness of sheeting to be confirmed on site where matching existing, (Colour on topc to be confirmed and factory standard grey to underside). Sheets to be fixed to every purlin using appropriate self drilling/ tapping screws. At the ridge and eave purlins, fixing to be at every crown.Purlins spaced as per manufacturers specifications, on engineered timber trusses (or existing).
Holes in sheets to be drilled not punched. Sheets are to be fixed to 76 x 50mm purlins spaced at max. 1100mm (to manufacturers specification as per sheeting requirements) on engineered timber trusses (trusses and purlins to be replaced where specified and sizes may vary).
OR
0,53mm thick, Aluminium+Zinc Kliplok 700 (AZ150) profile 'colorplus' Interlocking roof sheeting or other approved finish to both sides, or similar approved. Thickness of sheeting to be confirmed on site where matching existing, (Colour on topc to be confirmed and factory standard grey to underside)
Sheets shall be fixed to every purlin using galvanized steel "KL700" clips. "KL700" clips to be fixed to purlins using the appropriate self drilling / tapping screws. At the ridge and eave purlins, fixing to be at every crown. Purlins to be spaced as per manufacturers specifications, on engineered timber trusses (or existing).
Sheets are to be fixed to 76 x 50mm purlins spaced at max. 1100mm (to manufacturers specification as per sheeting requirements) on engineered timber trusses (trusses and purlins to be replaced where specified and sizes may vary).

General roof notes:
Roof to be installed in strict accordance with manufacturers specification. All sheeting to be handled with care, no scratched or damaged sheeting shall be installed. All scratched or damaged sheets to be removed off site immediately. Sheeting to be installed by manufacturer approved installer. Manufacturer to Inspect sheeting after installation and supply certification.

Reflective foil insulation underlay (economical, durable, double sided reflective foil laminate with advanced fire retardant properties) over trusses and under purlins on trahking tape.

Roof trusses to be tied down to walls with 30mm x 1,6mm thick and 1,6m long galvanised hoop iron straps built into brickwork as per S.A.N.S. 10-400 requirements prior to erection of trusses. Reflective foil insulation not to extend into eaves. Reflective foil insulation to be installed where specified. Trusses spaced as per engineers specification and resting on 114 x 38mm wall plates.

-Hurricane clips to be used at all purlin/ truss nodes, and to be doubled at eave and ridge purlins (diagonally), as directed on site.
- Polydosures (polyethylene) or similar approved to be installed at the ridge and eaves. Where new roof sheeting is being installed, polyclosures are to be installed at the ridge and eaves. Where a portion of sheeting is being replaced, or the ridge is being re-installed or replaced polyclosures are to be added at the ridge only.
-Broadflute closure or similar approved is to be installed for all IBR and Klliplok roof sheeting at the ridge, profile, colour and material is to match the roof sheeting.
Flexible wax and resin impregnated polyurethane foam to be installed at the ridge when installing ridge cap (Corrugated roof sheeting) and/or broadflute closure and ridge cap (IBR and Klliplok roof sheeting).
-Roof pitch to match existing and be confirmed on site.
-All exposed timber to be painted with carbolineum, painting to be completed prior to installation.
-Appropriate ridge cap to be installed as per roof sheeting specification. Colour to match roof sheet.
-114 x 38mm false rafters to be installed, at every alternative truss for the full length on both sides of the eave (fascia board support) as well as both gable ends (barge board support).
-Beam fill purlin/s to be installed at ridges and gable ends, as directed on site.
-Roof sheeting as specified above or similar approved.
-Roof Screws:
Timber application with corrugated sheeting: 12x65 timberfix hex head washer flange EPDM seal.
Timber application with IBR sheeting: 12x85 timberfix hex head washer flange EPDM seal.
new roofs to use these screws with the washer supplied by the supplier, existing roofs to use the beveled metal/rubber washer.
-Gutter bolts to be added where there are excessive holes, that are not fixing holes, to be directed on site.

AIR-BRICKS:
229 x 152mm Terra-cotta vermin proofed air-bricks, or similar approved built into brick beam fill. Install as specified on drawings, or similar approved.

BARGE BOARD:
Fibre cement 200mm x 60mm sockerless barge boards. 200mm x 80mm joined together with Plastic H-Profile Barge Joiners. Fix 76 x 50mm timber trimmer batten to underside of purlin ends for barge board fixing. Drill for and fix barge board to trimmer batten with hot-dipped galvanised screws and washers. Item as above or similar approved. Where specified and to be confirmed on site, Item as above or similar approved.

FASCIA BOARD:
Medium density plain fibre cement 225 X 10mm un-grooved fascia board, or similar approved with H-profile plastic fascia joiners. Drill for and fix with hot-dip galvanised drive screws and washers. Item as above or similar approved. Where specified and to be confirmed on site, Item as above or similar approved.

PREPARE AND PAINT BARGE & FASCIA BOARDS WITH UNIVERSAL ENAMEL AS DESCRIBED BELOW:
SURFACE PREPARATION:
Ensure that substrates as weill as primed and undercoated surfaces are clean, sound and dry.
NEW WORK:
Prime with PLASTER PRIMER or MULTI-SURFACE PRIMER. Apply liberally in order to obtain an unbroken barrier coat to seal surface properly.
FILLING: Fill defects with a good wall crack filler.
UNDERCOAT: To all surfaces prepared and primed as above, apply a coat of UNIVERSAL UNDERCOAT.
APPLICATION:
Apply one or more coats to achieve complete obliteration. Colour to Architects choice.

GUTTERS:
150 x 150mm seamless aluminium gutters with end closers. Gutters to be adequately supported and fixed to building.
Or otherwise stated on drawings, to match existing.

DOWN-PIPES:
100 x 75mm seamless aluminium down-pipe. Down-pipe to be adequately fixed to wall. Shoes to be provided to bottom of down-pipes.
Or otherwise stated on drawings, to match existing.

CEILINGS:
9mm thick fibre cement plain boards, fixed to 38 x 50 on edge timber brandering at max 600mm centres with timber cover strips at joins. Cross brandering to be used at 150mm centres at joints, ends of sheets, cornices and light fittings. All wall heads to be stopped & sanded level and fixed to trusses at max 1420mm centres. Cornices to be 75mm fibre cement, glued to ceiling board and wall with a good adhesive.
- Ceiling and cornice to be prepared adequately and painted 2 coats Super Acrylic Polvin matt WHITE paint. Items as above or similar approved.

CEILING TRAP DOORS:
Provide 1 x 900 x 900mm fibre cement trap door. Item indicated on drawings and position to be confirmed on site.

WALLS:
All walls are to comply with "Part K" of the S.A.N.S 10-400.

New walls or infill walls to match existing, brick or block walls to be constructed as per construction standards, be to indicated by responsible individual as required.

All founding and / or retaining walls to Structural Engineers details.

P.C. lintols to be installed over all new openings where walls to be plastered and painted, as specified on drawings and to be confirmed on site.

All fire walls to underside of roof sheeting. Walls to be constructed as per existing and where specified.

Wall stitching to be strictly in accordance to Engineers detail.

MASONRY WALL: INTERNAL AND EXTERNAL (PLASTER & PAINT)
NEW PLASTERED WALLS: Two coat steel trowelled rendered plaster with smooth finish. Prepare and paint walls as specified below.
Prepare and paint with a water-based satin finish paint as described below:

SURFACE PREPARATION:
Ensure that substrates as weill as primed and undercoated surfaces are clean, sound and dry.

NEW WORK:
Prime with PLASTER PRIMER or MULTI-SURFACE PRIMER to form an unbroken barrier coat to seal alkaline surfaces properly.

FILLING: Fill defects with a good wall crack filler as appropriate.

APPLICATION:
Water-based paint Is ready for use and Is best applied by brush. Apply generous full coats so that brush marks flow out to a smooth even coat. Apply one or more coats to achieve complete obliteration., • Paint colour: To match existing and to be confirmed on site.

FLASHING / WATERPROOFING:
Metal flashing or paint on waterproofing membrane or similar approved to be Installed as specified on drawings.

GMS POST:
1000 gms steel post to be installed as indicated, fixing to Engineer's detail. Posts to be fixed to concrete and not screed, using basing appropriate base plate and to be fixed to truss or beam above using appropriate channel.

WINDOWS:
New windows to be hot dipped galvanised steel windows or to match existing as indicated on drawings, to be confirmed on site. All new windows to be Installed with 6mm toughened safety glass. Putty to be painted to match window frame, colour to be confirmed on site.

GLAZING PANELS:
New glazing panels to be 6mm toughened safety glass. New putty to be installed as per manufacturers specifications, hardener to be applied once putty is smooth and applied correctly. Putty to be painted to match existing window frame, colour to be confirmed on site.

DOORS:
New doors to match existing as indicated on drawings, to be confirmed on site. All external doors to be solid hardwood, Internal doors to be hollow core,

SKIRTING:
18mm x 75mm Merantil skirting, or similar approved with 18mm timber quadrant sanded smooth and pre-varnished in mahogany, then fixed to wall. Item as above or similar approved as required on drawings.

FLOOR COVERING:
Refer to drawings for location of new floor covering.
Supply and fix 2,5mm thick x 300mm x 300mm semi-flexible vinyl tiles, manufactured In accordance with SANS 581, laid in acrylic adhesive, spread with a "Kicker A248" trowel at the rate of between 5,5m² and 6,5m² per litre, depending on the sub-floor porosity, laid on screed to fall, made with waterproof admixture,

The newly laid floor after 72 hours must be stripped using a good Stripper, rinsed using a good Rinse and then sealed with 3 coats of a good Sealer.
-Tile colour: to be confirmed, Item as above or as per existing,

OR

Screed floors to Engineers detail, Includes removall of existing screed and application of new. Above Is as specified on drawings.

IN-SITU CHANNELS:
Concrete aprons and v-drains laid to tall and in panels, not exceeding 1,8m lin length with control joints as specified by engineer on fill compacted to MOD AASHTO 95% or as specified & approved by engineer. Control joints sealed with 12mm polysulphide sealant with backing strip and impregnated softboard. All to Engineers detail.

Ex. In-situ channels (v-drains and aprons) where action needs to be taken due to vegetation growth, then the following shall apply. Excess soil / vegetation to be removed from all gaps, area to be treated with soil poisoning as per manufacturer's specification. Gaps to be sealed with polysulphide sealant (with backing strip and impregnated softboard where applicable), to be confirmed on site, to Engineers detail.

BACKFILL:
Filling to be approved clean earth, well watered and rammed In layers not exceeding 150mm in depth and thoroughly consolidated., all to engineers detail.

WATER TANK AND PLINTH:
Water tank plinth constructed to Engineers detail, with 2500 litre polyethylene water tank tied down with twisted galvanised wire fixed to eye hooks cast into concrete slab - All to Engineers detail. Tap to be Installed as per manufacturer's instruction. Rainwater downpipes to be inserted as indicated on drawings and supplied with overflow pipe and lid with vermin proof vent. PVC ball valve to be Installed as per BOQ. Screed to fall around tank once Installed. The above fixing method also applies to existing water tanks on existing or new plinths.

ELECTRICAL:
Electrical as per drawings, to match existing where appropriate and to be confirmed on site.

SECURITY GATE:
Galvanised gate to be Installed as directed on site, drawings to be provided.

CHALKBOARD:
1140mm (High) x 2400mm (long) wall mounted board, complete with aluminium chalk rail and fixing brackets plugged and screwed to wall as per manufacturer's Instructions.

All information is to be confirmed on site and directed by the responsible individual, items as above or similar approved, and to match existing where applicable. Any discrepancies to be brought to the consultants attention prior to the commencement of any work.

KZN Department of Public Works Stamp and Signature

Signature: Date:

Consultant:

REALISING CONTINENTAL POTENTIAL

Signature: Date:

public works
Department:
Public Works
PROVINCE OF KWAZULU-NATAL

Project Title:
Proposed works to existing buildings on Lot 0 of Erf 2214,lot 2 Erf 2214, Lot 3 of Erf 2214, Lot 4 of ERf 2014, Lot 0 of Erf 2215, Lot 8 of Erf 2215 and Lot 10 of Erf 2015, 149 Hoosen Haffajee Street, PMB for Dept. of Education/ Dept. of Works for Russell High School

Drawing Description:
Proposed new works to Block D Ground Floor, First Floor Plan, Sections and Elevations for Russell High School

Drawn: T. Mkhize / S.Geness Date: 2022/10/19

Scales: A0 -1:100 A1 -1:200

Consultant Drawing No:	Revision:
1353-18-WD03	00
DOPW Drawing No:	Revision:
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DOPW WIMS No:
WIMS : 068897

Stamped by Design Review Committee