



PLUG LEGEND	
	1400mm Low level Double Plug Port
	1400mm High Level Double Plug Port
	Plug port including USB Port
	ZA Combination plug Port (SANS 154-2)
	External Plug Port
	Blow Switch
	Eye Level Over Switch
	Ceiling mounted plug
	Floor mounted plug
	TV Point
	Telephone and Data Point
	Flame point
	Alarm/dimmer Indicator
	Geyser Isolator
	Swimming pool isolator
	Wall mounted Free Dryer/Spray unit






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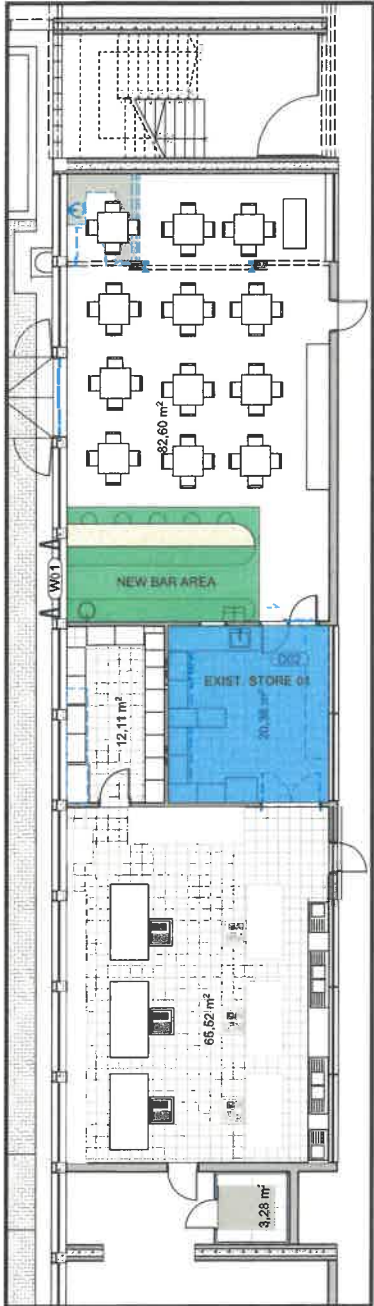




SANITARY SCHEDULE (INTERNAL)			Code
QTY	DESCRIPTION		
	NEW BAR AREA		A
	EXIST. STORE 01		B
NOTE: Flooring to comply with SANS 10400-J, Section 4.2 b, Water-resistant floors.			

A		FRANKE RONDO RDX 610-45 Stainless Steel Prep Bowl (Code: 1990012), inset installation type, Ø 450mm overall With No Tap Landing (90mm Waste - No Overflow) Includes: Rondo RDX610-45 Prep Bowl 1 x 90mm Basket Strainer Waste Fitting (BSW) SIZE: 450Øx161
		COBRA NILE PILLAR TYPE SINK MIXER (Code: NL-970) Notes: Nile pillar type sink mixer single lever flow rate restricted to 6 ltrs/ min G1/2 female connection ends chrome.
		COBRA ANGLE VALVE 232 CP INS (Code: 232-10/N) Notes: Angle regulating valve with durable ABS handle, DZR body, flow regulating spindle type headpart G1/2 X G1/2 BSP connections.
		COBRA BOTTLE TRAP 340 1&1/4X1&1/4CP INS (Code:340/N) Notes: 75mm deep seal type, With adjustable telescopic waste connection pipe, 1 1/4BSP female inlet connection, 1 1/4BSP male iron outlet connection, Brass body.

B		Single Pot Sink 900mm Stainless Steel (Code:SP900) with galvanized steel legs, 1 x pot sink = 750mm x 500mm x 380mm. With splashback at rear.
		FRANKE Blister BSW Fitting Stainless Steel 90mm (Local Code: 1120021)
		FRANKE Spazio/Spazi F/1 Plumbing kit 112.0312.025 50mm/90mm Outlet single bowl plumbing kit in Colour: Grey (Local Code:1120008)
		COBRA LEDIMO SINK MIXER (Code: LO-266/041/10/N) Notes: Wall type with aerated swivel outlet, 1/2 BSP male iron connection ends, (h) 310mm x (w) 130mm x (h) 100mm
		COBRA ANGLE VALVE 232 CP INS (Code: 232-10/N) Notes: Angle regulating valve with durable ABS handle, DZR body, flow regulating spindle type headpart G1/2 X G1/2 BSP connections.



SANITARY SCHEDULE MAP  
Scale 1:100

#### FLOOR FINISHES:

A. Epoxy floor coating, applied over internal floor screed strictly to manufacturer's product specifications. Existing floor surface to be prepared accordingly.  
• Provide a clean edge around perimeter between floor and wall  
• Epoxy Colour: Medium Grey

B. SLIP RESISTANT PORCELAIN TILES 300x300x8,5mm laid solidly with tile adhesive on clean new screed with wood trowel finish with 4mm wide joints in both directions. Joints shall be raked out and grouted up solid and flush pointed with an approved grout.  
• Provide min 10mm gap around perimeter between tile and wall. Provide  
• M-Trim 12mm high aluminium movement joint fitted with 6mm wide Dark Grey polyurethane infill (Code : BMJ120.09), fixed to floors with an approved adhesive.  
• Movement joints and tiles fitted according to manufacturer's specification.  
• Tile Colour: Salt & Pepper  
• Jointing compound colour: Dark Grey.

C. 25mm sand cement screed 1:3 (1 part by volume cement to three parts by volume sand) floated with a trowel (Specified in FINISHING SCHEDULE) to a smooth, even and level finish as per specification A8

#### SKIRTINGS:

A. 80mm High tile skirting as for floor. "Skirting tile to match floor tiles" size 300x60mm. Install with cut side tile down with adhesive and epoxy grout as per floor spec "B"

#### WALLS:

A. New Plascon Velvagio paint on existing plaster.  
Existing paint to be sanded off and wall freshly primed and prepared for new coats of paint as per Plascon guidelines. Paint according to PAINT METHOD 4.  
Colour: Silver Plascon DC 13 38.

B. New Plascon Velvagio paint on existing facebrick wall.  
Existing paint on facebrick to be sanded off and wall freshly primed and prepared for new coats of paint as per Plascon guidelines. Paint according to PAINT METHOD 4.  
Colour: Antique Petal DC 15 43.

C. Metro Blanco Biseleado Gloss Glazed Ceramic Wall Tile 100 x 200mm  
• Existing Splashback tiles to be removed and surface made good and prepared.  
• New 13mm sand cement plaster applied in one coat and finished to an even finish with a wooden trowel 800x600mm high.  
• Paint above Tiles to underside ceiling as per A.  
• Apply 1 (Exist. Kitchen W3) or 3 rows (Exist. Kitchen W4, New Bar W2) 100x200mm White Ceramic wall tiles above counter level fixed to wall solidly with approved tile adhesive and approved tile grout between joints. Joints to be 3mm flush jointed. Tiles to stop below window frames in Existing Kitchen  
• M-Trim White 9mm high PVC round edge trim (Code: PRE090.01), bedded in tile adhesive while tiles are laid.  
• Tile Colour: Gloss White  
• Grout Colour: Grey

D. New mirror cladding on all 4 sides of the columns to underside ceiling, Application to specialist. Colour: Mirror

E. New Rust-Oleum® Chalked Paint Ultra Matte Paint Charcoal. Paint method strictly according to Rust-Oleum paint specifications and PAINT METHOD 4. Colour: Charcoal Grey

#### WINDOW SILLS:

A. 150mm x 15mm thick Everite Nutec fibre cement window sills to "Specification A15" Paint Colour - to colour schedule

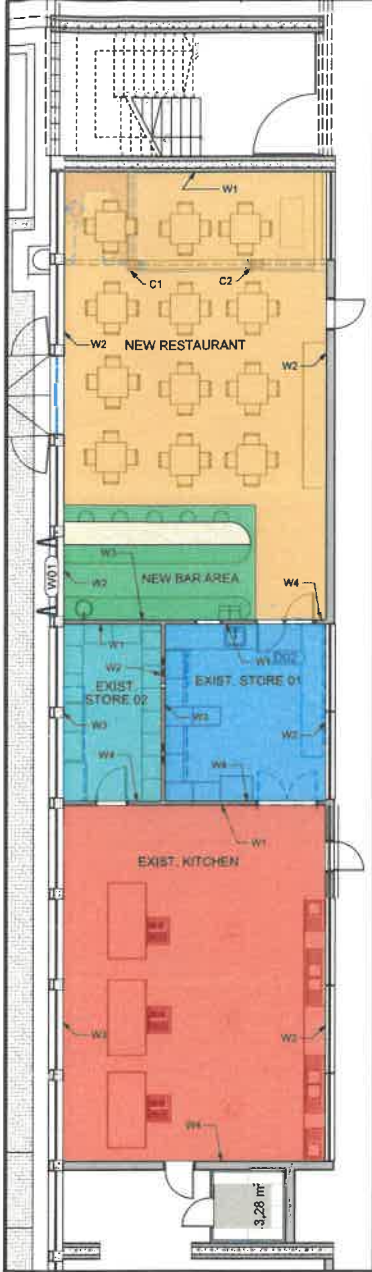
B. Tiled windowsill to match adjacent wall tiles.

#### CEILINGS:

A. Existing "Coated" Concrete ceiling to be prepared to receive Plascon Wall & All paint strictly according to Plascon paint specifications. Paint to PAINT METHOD 3. Colour: White

B. New Gyproc RhinoBoard® 9 mm Bulkheads to be prepared to receive Plascon Wall & All Paint. Paint to PAINT METHOD 6. Colour: White

FINISHING SCHEDULE (INTERNAL)		FINISH
RESTAURANT	FLOORS	C,A
	SKIRTING	
	W1	B
	W2	A
	W3	C
	W4	A
	C1	D
NEW BAR AREA	C2	D
	WINDOW SILLS	B
	CEILINGS	A,B
	GENERAL	
	FLOORS	C,A
	SKIRTING	
	W2	A
EXIST. STORE 01	W3	C
	WINDOW SILLS	B
	CEILINGS	A,B
	GENERAL	
	FLOORS	B
	SKIRTING	A
	W1	A
EXIST. STORE 02	W2	A
	W3	A
	W4	A
	WINDOW SILLS	
	CEILINGS	A
	GENERAL	
EXIST. KITCHEN	FLOORS	B
	SKIRTING	A
	W1	A
	W2	A
	W3	A
	W4	A
	WINDOW SILLS	
	CEILINGS	A
	GENERAL	
	FLOORS	B
	SKIRTING	A
	W1	A
	W2	A
	W3	A
	W4	A
	WINDOW SILLS	
	CEILINGS	A
	GENERAL	
	FLOORS	B
	SKIRTING	A
	W1	A
	W2	A
	W3	A
	W4	E
	WINDOW SILLS	
	CEILINGS	A
	GENERAL	



FINISHING SCHEDULE MAP  
Scale 1:100

PROUDLY SOUTH AFRICAN				
LIST OF REVISIONS				
NO.	DATE	REVISION DESCRIPTION		
Occupancy (Edit accordingly) Places of Instruction: Occupancy where school children, students or other persons assemble for the purpose of tuition or learning. Design Occupancy Times: 12/5 Design Population: 1 person per 5m²				
MUNICIPAL STAMPING SPACE				
T.J Architects International (Pty)Ltd - Richards Bay Tel +27 (0)35 7534605 Po Box 102411 Moerense 3901 admin@tjarchitects.co.za				
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Associated Offices: Bloemfontein Durban Moonbelle (Nelspruit) Pietermaritzburg South Coast (Port Shepstone)				
DRAWN: ZM/VL/TN	DATE: 2023/11/10	SCALE: 1:50, 1:100		
CHECKED: GM/Hendrix SACAP No. 7073 Phil. Arch.	DATE: 2023/11/10	SHEET SIZE: A1		
APPROVED: GM/Hendrix SACAP No. 7073 Phil. Arch.	DATE: 2023/11/10			
CLIENT/COMPANY NAME Richardsbaai Hoërskool				
MEMBER	SIGNATURE			
ID No.				
PHONE No.				
PROJECT INFORMATION				
PROJECT DESCRIPTION Additions and Alterations				
PROJECT NAME Richardsbaai Hoërskool - Hospitality Room				
STREET ADDRESS 90 Via Richardia Arboretum Richards Bay				
SITE DESCRIPTION ERF 1682				
DRAWING INFORMATION				
DRAWING TITLE SANITARY SCHEDULE, SANITARY MAP, FINISHING MAP				
PROJECT NUMBER R2023-26-WD-505-00				





LIST OF REVISIONS

NO.	DATE	REVISION DESCRIPTION	DRAWN

**Occupancy (Edit accordingly)**  
Places of instruction: Occupancy where school children, students or other persons assemble for the purpose of tuition or learning.  
Design Occupancy Times: 12/5  
Design Population: 1 person per 5m<sup>2</sup>

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RESPONSIBLE PERSON	DATE	SCALE
DRAWN: ZMAYR, TH	2023/11/10	1:50
CHECKED: GM Hendricks SACAP No. 7879 Prof. Arch.	2023/11/10	SHEET SIZE
APPROVED: GM Hendricks SACAP No. 7879 Prof. Arch.	2023/11/10	A1

CLIENT INFORMATION

CLIENT/COMPANY NAME  
**Richardsbaai Hoërskool**

MEMBER  
ID No.  
PHONE No.

PROJECT INFORMATION

PROJECT DESCRIPTION  
**Additions and Alterations**

PROJECT NAME  
**Richardsbaai Hoërskool - Hospitality Room**

STREET ADDRESS  
**90 Via Richardia Arboretum Richards Bay**

SITE DESCRIPTION  
**ERF 1682**

DRAWING INFORMATION

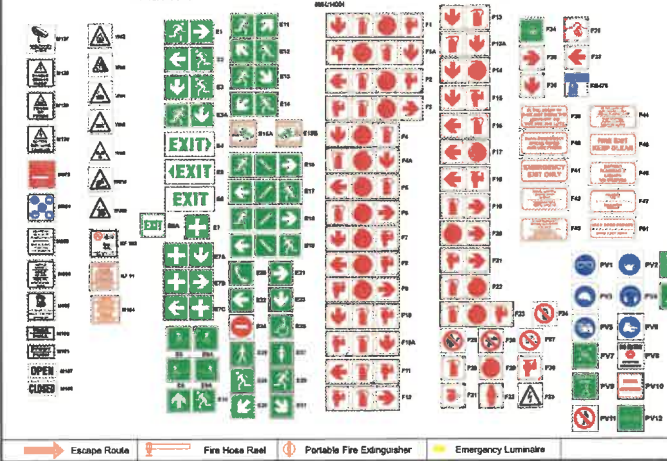
DRAWING TITLE  
**GF FIRE & SIGNAGE**

PROJECT NUMBER

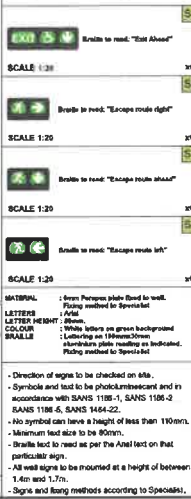
**R2023-26-WD-115-00**

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**PHOTOLUMINESCENT FIRE AND DIRECTIONAL SIGNAGE**

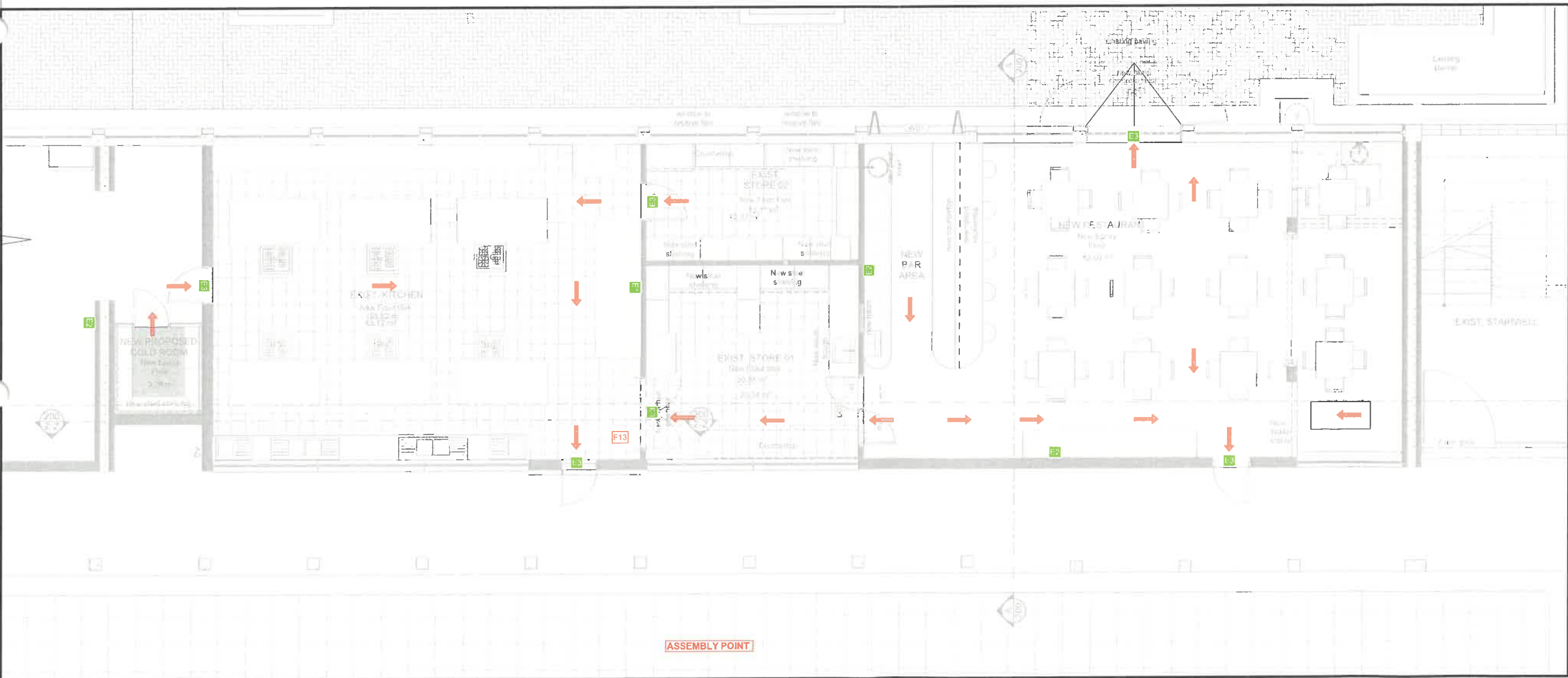


**DISABLED FRIENDLY SIGNS :**



**FIRE & DIRECTIONAL SIGNAGE**

SYMBOL	SIGNAGE MEANING	QUANTITY
E1	EMERGENCY EXIT PATH TO THE RIGHT	1
E2	EMERGENCY EXIT PATH TO THE LEFT	3
E3	EMERGENCY EXIT PATH BELOW	6
E6	EMERGENCY EXIT DOOR	0
F4	FIRE EXTINGUISHERS & FIRE HOSE REEL BELOW	0
F4S	FIRE EXIT KEEP CLEAR	0
F13	FIRE EXTINGUISHER BELOW	1
F14	FIRE HOSE REEL BELOW	0
SMOKE DETECTION FINAL POSITIONS STRICTLY AS PER FIRE ENGINEER'S SPECIFICATIONS & DETAILS		



**GF FIRE AND SIGNAGE PLAN**  
Scale 1:50





LIST OF REVISIONS

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Design Population: 1 person per 5m<sup>2</sup>

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CHECKED: GM Hendricks SACAP No. 7073 Phil. Anst.	2023/11/10	SHEET SIZE
APPROVED: GM Hendricks SACAP No. 7073 Phil. Anst.	2023/11/10	A1

CLIENT/COMPANY NAME  
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MEMBER  
ID No.  
PHONE No.

PROJECT INFORMATION  
PROJECT DESCRIPTION  
**Additions and Alterations**

PROJECT NAME  
**Richardsbaai Hoërskool - Hospitality Room**

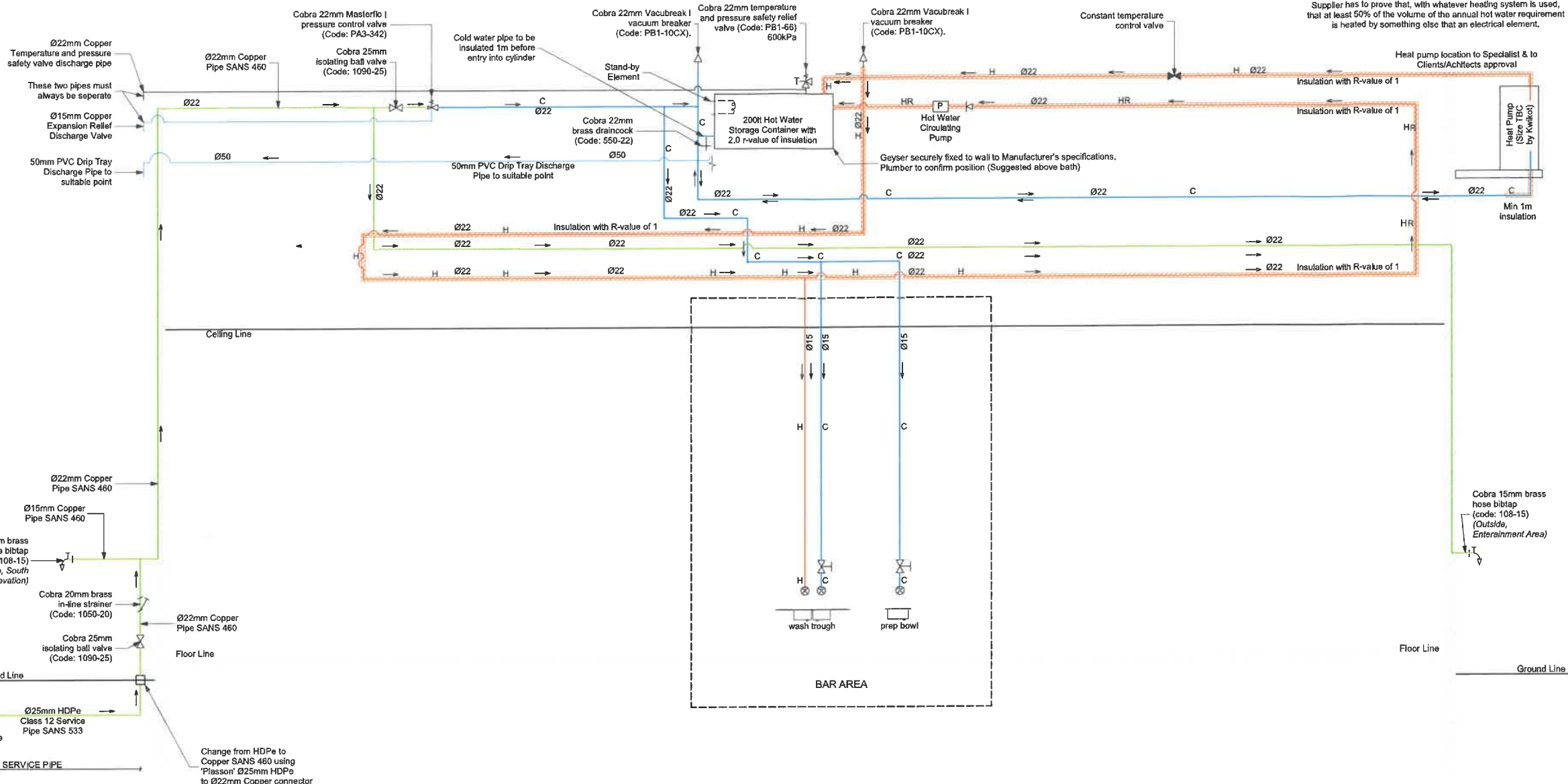
STREET ADDRESS  
**90 Via Richardia Arboretum Richards Bay**

SITE DESCRIPTION  
**ERF 1682**

DRAWING INFORMATION  
DRAWING TITLE  
**WATER RETICULATION**

PROJECT NUMBER  
**R2023-26-WD-120-00**

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SANS 10252-1 WATER LEGEND

Pipe carrying cold water	-- T --	Draining tap
Pipe carrying hot water	-- A --	Shower (fixed)
HR - Pipe carrying hot water (return)	-- A --	Stop cock
-- M -- Pipe carrying mixed (temperature) water	-- M --	Water meter
-- X -- Pipe crossing (not connecting)	-- X --	Non-return valve
Lagged pipe with 1.0 r-value of insulation	-- A --	Vacuum relief valve
-- A -- Normal direction of flow	-- A --	Temperature and pressure safety valve (safety valve)
Tap (external)	-- T --	Pressure control valve
Tap (internal)	-- T --	Strainer
-- C -- Mixer (single manual controls, single lever)	-- C --	Float valve
-- C -- Mixer (two manual controls)	-- C --	Isolating valve (screwed ends) (manual control)

PLUMBING NOTES -WATER INSTALLATION

**General**  
Installation to be done in accordance with the requirements of the local authority and SANS 10252:1 (Water Installations for Buildings), SANS 10400 (National Building Regulations) and SANS 10254:2012 (where Hot Water Cylinders are required). SANS XA 204 shall also apply.  
Heat Pumps and associated Vessels and equipment shall be installed by an Approved and Licensed Supplier and Installer and shall be done in accordance with SANS 1352.  
Solar Water Heaters shall be installed in accordance with SANS 10106.  
All material used shall be SABS and be installed in accordance with the manufacturers specification  
Design based on minimum sustainable supply pressure of 5.0 bar.  
NB, Pressure must be checked by the plumber prior to commencement of work.  
Work to be carried out by an approved and Licensed Plumbing Contractor that is Licenses and Registered with the P.I.R.B. Certificate of compliances to be signed by same on completion of work.

**Hot Water Piping (Circulating Hot Water)**  
All exposed Hot Water Piping must be adequately lagged.  
The installed Hot Water Circulating Ring must be installed such that no air traps are created in accordance with SANS 10252:1 (6.7.2)

**Piping Material and Joining.**  
Piping to be Copper SANS 460 joined using either capillary type fittings SANS 1067-2 or compression type fittings SANS 1067-1. Installed in accordance with the manufacturers specification.

**INSPECTION, TESTING and DISINFECTION.**  
All pipe work shall be inspected in accordance with SANS 10252:1 (9.2.1) and Pressure Tested in accordance with SANS 10252:1 (9.2.2) and considerations of Disinfection SANS 10252:1 (9.3.2) shall be observed.

**P.I.R.B.** The Plumbing Industry Registration Board. All plumbers must be registered and Licensed and must take accountability by signing off a C.O.C. The requirement of annual examination and renewal of Plumbing Licenses.

**5.3.3.1 TAPS AND MIXERS SHALL COMPLY WITH THE REQUIREMENTS OF SANS 226, SANS 1026, SANS 1808-35 or SANS 1808-3 AS RELEVANT.**  
**5.3.2.4 FLUSHING DEVICES SHALL COMPLY WITH THE REQUIREMENTS OF SANS 821 & SANS 1240.**

**Hot Water Cylinders must be installed:**  
1) In strict compliance with SANS 10254:2012  
2) With all required safety devices / Control valves, Drip Trays etc.  
3) Quality of vital components eg. SANS 198 for valves- SANS 151 for Geysers.

PLUMBING NOTES -WATER INSTALLATION

Plumber/client to discuss quantities & location of taps on site.  
No uPVC pipes exposed to the elements to be used.  
All hot water pipes exposed to the environment shall also be clad with an insulating material that has an R-value of 1 or bigger for pipes with an internal diameter of 80mm or less and 1.5 if it has an internal diameter of greater than 80mm.

WATER RETICULATION  
Scale 1:50



ALL DIMENSIONS, WHERE A VERTICAL PLANE IS APPLICABLE, SHALL BE READ AS THE HORIZONTAL DIMENSION FIRST FOLLOWED BY THE VERTICAL DIMENSION.

A. WALLS AND FLOOR STRUCTURE:

GALVANISED BRICKFORCE to be provided as follows:

From foundation to floor level - Continuous at every course.  
From floor level to door height - Continuous at every fourth course.  
From door height to wall plate - Continuous at every course.  
Gable ends - Continuous at every course.  
Brickforce to overlap 150mm at end joints and 75mm at corners and 110mm at connecting walls.

CEMENT:

Cement shall be PORTLAND cement complying with SABS 471 or PORTLAND CEMENT 15 complying with SABS 831.

DPC:

DPC shall be 375micron black polyethylene sheeting (SABS 952) Type B having Embossed surfaces and shall be laid to the full thickness of the wall above foundations. At end joints, angles and intermediate junctions, it shall be lapped for 150mm.

MORTAR:

Mortar to be sand cement mortar (one part by volume of cement to five parts by volume sand).

BRICK BOND:

Brickwork shall be built in stretcher bond, with 10mm thick bedding  
Joints and 10mm thick perpendicular joints. Perpendicular joints to be flushed up solid and each course is to be laid on a solid bed of mortar.

WETTING OF CLAY BRICKS: (Not applicable for cement bricks)

Clay bricks shall be well saturated with water, in stack or dump, approximately 2 hours before being used. Tops of walls left unfinished to be well wetted before work commences. Where new brickwork joins brickwork of existing buildings, it shall be toothed into well wetted existing brickwork at every second course.

BAGGING AND SEALING outer brick skin:

Inner face of outer skin of external walls to be bagged down to obtain an even finish and painted with two coats of approved bitumen emulsion (SABS 307-309) waterproofing compound.

PLASTER KEY:

Mortar joints (plaster side of wall) shall be raked out 10mm while mortar is soft to form key for plaster bagging.

WETTING BEFORE PLASTERING:

Brickwork, surface beds and concrete shall be adequately wetted (NOT WAKED) before plastering / screeding to prevent drying out from the k, resulting in cracks and poorly blinded plaster.

SAND FOR PLASTER:

River sand for floor finishes and screeds shall be clean, sharp, coarse and free from any impurities and washed if so directed. (SABS 1090).  
Plaster sand shall be clean, sharp, coarse and free from any impurities and washed if so directed. (SABS 1090).

CHASING FOR PIPES, CONDUITS AND PRESSURE TESTING ON PIPE WORK:

All chasing and fixing of electrical conduits and plumbing as well as pressure testing for pipe work shall be completed before commencing with plasterwork.

QUALITY OF PLASTER:

Plaster shall be floated to a smooth, even and level finish. The Contractor shall plaster WITHOUT the idea that poor quality plasterwork can be corrected with POLYFILLA or similar products, resulting in walls with different textures.

CURING AND PROTECTION:

All floor finishes, paving, plaster finishes and screeds are to be properly cured to approval and all cracks, blisters and other defects which may occur are to be made good and the whole left in a satisfactory condition at completion. On windy or hot days, where quick drying out of outer surfaces might occur, surfaces must be wetted for seven days with a fine spray of water or protected with plastic to prevent surface cracks.

A1. Face brick foundation wall and plinths:

Extra hard burnt clay bricks (SABS 227) in stretcher bond up to max 300mm below finished ground level - left open for inspection. Above this level, build with face bricks, size 222 x 106 x 73mm, bedded and jointed in Class I mortar and pointed with flush vertical and flush horizontal joints, suitable for exposure zones 1-2.  
Should brickwork above DPC level be plastered, the plaster shall overlap, to it's full thickness beyond the plinth, finished perfectly straight and slightly rounded.  
Face brick: TBC

A2. Walls to be plastered:

Burnt clay common bricks (SABS 227) in stretcher bond.

A. Beamfilling:

Beamfilling shall be built up with a 1/2 brick, cut between roof timbers  
Carried up to underside of roof covering and flushed up with mortar to be a vermin and insect proof.

A4. External plaster: SMOOTH

13mm Sand cement plaster 1:4 (1 part by volume of cement and four parts by volume sand) shall be applied in one coat on well wetted brickwork and finished with a wood trowel to a smooth, even and level finish.  
Paint - According to FINISHING SCHEDULE.

A5. Internal plaster to be painted:

13mm Sand cement plaster 1:5 (1 part by volume of cement and five parts by volume sand) shall be applied in one coat on well wetted brickwork and finished with a steel trowel to a smooth, even and level finish.  
Paint - According to FINISHING SCHEDULE.

A6. Internal plaster to be tiled:

13mm Sand cement plaster 1:5 (1 part by volume of cement and five parts by volume sand) shall be applied in one coat on well wetted brickwork and finished with a wood trowel to a smooth, even and level finish.  
Tiles - According to FINISHING SCHEDULE.

A7. Internal or external plaster on concrete:

Where rough formwork has been used, concrete shall immediately after formwork has been removed, be well wetted and wire brushed whilst the concrete is still green and then skushed over with 2:1 cement grout (2 parts by volume of cement and 1 part by volume sand) to form a key for plaster. Where smooth formwork is used, concrete surface shall be hacked adequately at NO EXTRA COST to the Client. 13mm Sand cement plaster 1:3 (1 part by volume of cement and three parts by volume sand) shall be applied in one coat and finished with a wood trowel (external or to be tiled) or steel trowel (internal). Cut a V-groove to the full depth of the plaster between adjacent plaster.

A8. Floor construction with a screed:

Epoxy Floor coating finish to FINISHING SCHEDULE on min 25mm sand cement screed 1:3 (1 part by volume cement to three parts by volume sand) floated with a trowel (Specified in FINISHING SCHEDULE) to a smooth, even and level finish (final floor finishes to be on the same level) on concrete surface bed to ENGINEER'S DETAILS on 250 Micron green polyethylene sheeting (SABS 952) Type C plain surface damp proof membrane turned up and dressed to load bearing walls and lapped with DPC in walls and all joints sealed with pressure sensitive laps applied on SABS approved termite poison on 50mm sand bed and sub-layers to ENGINEER'S DETAILS.

A9. Sand cement finish:

Sand cement finish to treads of steps, thresholds etc, shall be min 25mm sand cement plaster 1:2 (1 part by volume sand to two parts by volume cement) The same plaster shall be applied to risers of steps and sides of kerbs and shall be 13mm thick. Exposed saileint angles shall be neatly rounded to 18mm radius. All to be finished with a steel trowel to a smooth and even finish. Treads of slaps and upper surfaces of external thresholds shall be rendered non-slip by reeding near front edge for a width of 100mm and stopped 100mm from ends. Concrete construction below shall be according to ENGINEER'S SPECIFICATION.

A10. Doors:

Doors according to DOOR SCHEDULE.

A11. Windows:

Windows according to WINDOW SCHEDULE.

A12. Reinforced brick lintels (not for cavity walls):

Shall be built with face bricks in mortar 1:3 (1 part by volume cement to three parts by volume sand) with all vertical and horizontal joints filled solid with mortar throughout the required of courses and to a distance of at least 330mm on either side of the clear opening. Lintels from 1m to 3m in length shall be propped for at least14 days. The number of courses to be treated are as follows:

Clear span	Number of Courses	Reinforcement
Max 1m	4	One row of 150mm wide galvanised brickforce 330mm wider than opening on each side.
Over 1m to 1,5m	6	As above
Over 1,5m to 2,5m	7	Six 6,3mm( Mkd steel rods for each brick Width, 330mm wider than opening on each Side.
Over 2,5m to 3,0m	8	As above.

A13. Precast prestressed concrete lintel:

Contractor to provide a certificate issued by manufacturer certifying that the lintel is adequate for it's purpose in terms of span, loading, number of courses of brickwork and method of brickwork construction above, the minimum bearing length required at each bearing and as well as nature and period of propping required.

A14. Vertical DPC:

500 Micron orange polyethylene sheeting (SABS 952) Type C plain surface laid vertical to DETAIL and joined strictly according to Manufacturer's Specification.

A15. Wall claddded with Natural stone:

Capstone 21 Natural stone or similar approved product to be used as cladding on outside of wall, where inner skin is constructed with Corobrick Imperial burnt clay bricks to engineers detail. Outer face of wall to be bagged down to obtain an even finish and painted with two coats of approved bitumen emulsion (SABS 307-309) waterproofing compound. Stone cladding to be applied with Dry packed mortar 1:3 (1 part volume mortar 3 parts volume sand)to 30% the depth of the stone wall so as not to be visible from the outside and with 7 butterfly ties per square meter attached to inners skin as per manufacturers detail. All visible mortar is to be scratched out with a nail or other sharp object. Wall to be built by specialist to engineers detail.

A16. Balua Wall Cladding:

Naturally aged Balau timber size 19x90mm planks fixed to 50x38 treated SA Pine subframe. Planks to be fixed to subframe with 2x self tapping brass screws above each other perfectly aligned in vertical plane and spaced at 45mm c/c. Subframe to be hilt'd to wall at 500mm c/c.

A17. External plaster band around window or door opening:

200mm Wide x 50mm deep plaster band constructed with protruded brickwork & sand cement plaster band 1:4 (1 part by volume of cement and four parts by volume sand) shall be applied in two coats on well wetted brickwork and finished with a wood trowel to a smooth, even and level finish.  
Paint - According to FINISHING SCHEDULE.

A18. Granolithic finish:

35mm Thick untinted granolithic finish (2 parts by volume granite or other approved hard stone chippings, screened to maximum size of 5mm, 1/2 part by volume clean pit sand screened through a 2,4mm mesh sieve and 1 part by volume cement), on well wetted (not soaked) concrete surface bed, laid by experienced workmen in V-jointed panels not exceeding 20m<sup>2</sup> and no length of any panel exceeding 4,0m, steel trowelled to a smooth, even and level finish. Cover up, protect and cure as for plaster. The material must test for 30-35 MPa. Clean down and polish twice with approved wax polish. Floor construction below to be as for "A9".

A19. Granolithic skirting:

75mm high x 5mm beyond face of adjacent plaster or 10mm beyond faces of face brick. Granolithic skirting as "A15" shall be formed by turning up the granolithic floor finish against walls and other vertical surfaces, hollow rounding it at junction with floors and finishing the top perfectly straight and slightly rounded.

A20. Internal fibre cement sills:

Everite Nutec window internal sill, size 2000 x 150mm x 15mm thick (Code: 031-510), manufactured in accordance with SANS 803:2005 and installed below window with window sill lug screwed to underside of sill at 400mm centres, minimum of 75mm from end of window sill and bedded in Class II mortar with plastic slip joints at end of sills at plaster reveals and projecting from the finished face of wall, all in accordance with the manufacturer's recommendations.  
Paint according to "Paint method 5"

A21. External fibre cement sills:

Everite Nutec window external sloping sill, size 2000 x 150mm x 15mm thick (Code: 031-510), manufactured in accordance with SANS 803:2005 and installed below window with window sill lug screwed to underside of sill at 400mm centres, minimum of 75mm from end of window sill and bedded in Class II mortar with plastic slip joints at end of sills at plaster reveals and projecting from the finished face of wall, all in accordance with the manufacturer's recommendations.  
Paint according to "Paint method 5"Corobrick® (Midrand - Gauteng) 20-30MPa

A22. Facebrick Walls:

Imperial FBX clay face brick, size 222 x 106 x 73mm, manufactured in accordance with SANS 227:2007, bedded and jointed in Class I mortar and pointed with recessed vertical and recessed horizontal joints, suitable for exposure zones 1-2.  
Face brick: TBC

A23. Balua Screens:

Naturally aged Balau timber size 19x90mm planks fixed to 50x50 treated SA Pine subframe. Planks to be fixed to subframe with 2x self tapping brass screws above each other perfectly aligned in vertical plane and spaced at 45mm c/c. Subframe to be hilt'd to wall at 500mm c/c.

A24. Mirror Wall Cladding:

Adhesive mirror cladding to be fixed to existing columns to underside ceiling/beam all strictly to specialist's specification.

B. ROOF STRUCTURE

PRE-FABRICATED ROOF TRUSSES:

The design of the trusses, bracing and secondary members forming part of the total timber roof construction shall be prepared by a professional Structural Engineer (Truss System Engineer) strictly in accordance with SABS 0163. Two sets of detailed working drawings showing all elements, bracings, fixings, anchoring methods, all calculations, copies of the TR1 certificate signed by the Truss System Engineer as well as pertinent erection instructions for the whole roof construction shall be provided for consideration and WRITTEN permission to proceed BEFORE MANUFACTURING ANY TRUSSES.

The Truss system Engineer will be required to inspect the roof structure and certify on the TR2 certificate that the construction is in conformity with his APPROVED design.

The following will not be permitted:

Knots, splits or finger joints.  
Varying member thicknesses.  
Plates not fully pressed into timber.  
Gaps between members exceeding 1,5mm average over the width of members.

Stress Grade marks must be clearly visible on all members.  
Purlins and battens shall be spray cut and joined over rafters with one nail skew driven in to the rafter.  
Relevant dimensions must be checked on site before design.  
Trusses must be stored off the ground and under cover both in the factory and on site.

B1. Roof Sheeting GRS:

GRS Kipp-Tile ZincAL AZ150 0,5mm thick G550 interlocking roof covering, fixed to steel purlins at 1200mm centres using KL 700 clips secured to purlins with no.10-11 x 45mm long self drilling Wafer head PH2 screws type 17 drill point, all in accordance with the manufacturer's recommendations.  
Roof Angle: 10.0°/15.0°  
Sheet colour: TBC

B2. Roof Sheeting Modex:

Modex Kipluk 700 profile, tinted Opal (70%, 50%, Diffused TBC; Samples to be provided by contractor) polycarbonate translucent roof sheeting 1,0mm thick fastened to supports through eachcrown of the profile and side stitched to adjacent sheet not exceeding 400mm with minimum 250mm sealed end laps in continuous run pattern to steel purlins at 1000mm centres.  
Roof Angle: 10.0°/15.0°  
Sheet colour: TBC

B3. Side Wall Sheeting GRS:

GRS Kipp-Tile ZincAL AZ150 0,5mm thick G550 interlocking side wall covering, fixed to steel purlins at 1200mm centres using KL 700 clips secured to purlins with no.10-11 x 45mm long self drilling Wafer head PH2 screws type 17 drill point, all in accordance with the manufacturer's recommendations.  
Sheet colour: TBC

B4. Side Wall Sheeting Modex:

Modex Kipluk 700 profile, tinted Opal (70%, 50%, Diffused TBC; Samples to be provided by contractor) polycarbonate translucent roof sheeting 1,0mm thick fastened to supports through eachcrown of the profile and side stitched to adjacent sheet not exceeding 400mm with minimum 250mm sealed end laps in continuous run pattern to steel purlins at 1000mm centres.  
Sheet colour: TBC

B5. Headwall flashing:

GRS 0,55mm thick ZincAL AZ150 Headwall flashing, all in accordance with the manufacturer's recommendations.

B6. Barge flashing:

GRS 0,55mm thick ZincAL AZ150 Ridge flashing, all in accordance with the manufacturer's recommendations.

B7. Nutec fascia boards

Everite medium density plain ungrooved Nutec fascia boards (Code: 040-904), size 225 x 10mm, fixed to 38 x 38mm titter batten and 38 x 38mm support battens between rafters twice screwed with 12 x 40mm countersunk brass screws at 900mm centres to support battens with PVC H-profile fascia joiner between boards and at board ends.

B8. Gutter profile aluminium gutter:

Heldberg Aluminium Guttering commercial 150mm Box profile aluminiumseamless gutter, overall size 150 x 140 x 0,9mm thick coated internally and externally with ColourTech G4 in colour Charcoal Grey with matching splashplate including out and mitred angles covered with a mitre strip externally, stop ends riveted and all sealed on the inside with Dow Corning 813 silicone sealer, secured to fibre cement fascia with 2 x 2,5mm L - Shaped and internal brackets at 600mm centres using aluminium peeled rivets, including a 50 x 20mm high overflow spigot, with 100 x 75 x 0,6mm thick aluminium downpipe Charcoal Grey fixed to wall with straps at 1500mm centres using nail plugs, with downpipes riveted and silicone sealed to gutter outlets, including

- Gutter profile: 150mm Box
- Gutter size: 150 x 140 x 0,9mm thick
- Gutter colour: TBC
- Downpipe size: 100 x 100 x 0,8mm thick
- Downpipe colour: TBC.

See downpipe detail, datsign & fixing

B9. Parapet Coping:

Madcon Concrete Solutions precast concrete coping (Type: 028), overall size 345 x 60mm high, bedded and jointed in Class II mortar and pointed on all exposed faces.

B10. Apex Flashings:

GRS 0,55mm thick ZincAL AZ150 Apex Flashing, all in accordance with the manufacturer's recommendations.

B11. Concrete Roof Slab

Concrete Roof Slab to Engineers Specification with min 25mm sand cement screed 1:3 (1 part by volume cement to three parts by volume sand) floated with a steel trowel to a smooth and even finish sloping to Saint Gobain Pipelines South Africa 100mm 180° centre bolt vertical roof outlet with dome grate code 03505. One layer Derbigum S4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface to falls and crossfalls by 'torchfusion' finished with two coats Roofcoats bituminous aluminum paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee.

C. CEILINGS:

C1. Internal or external ceiling plaster on concrete:

Where rough formwork has been used, concrete shall immediately after formwork has been removed, be well wetted and wire brushed whilst the concrete is still green and then skushed over with 2:1 cement grout (2 parts by volume of cement and 1 part by volume sand) to form a key for plaster. Where smooth formwork is used, concrete surface shall be hacked adequately at NO EXTRA COST to the Client. 13mm Sand cement plaster (1 part by volume of cement and three parts by volume sand) shall be applied in one coat and finished to a smooth, even and level finish with a wood trowel. Existing plastered concrete ceilings to be prepared, sandpapered, and cleaned for new paint coats, strictly to Plasccon's methodology & specifications. Paint according to FINISHING SCHEDULE.

C2. Nailed up ceiling bulkhead (standard plasterboard)

12mm "CAPCO" plasterboard bulkhead shall comprise 52 x 32 x 0,5mm studs and 52 x 25 x 0,5mm tracks or 52mm curved drywall tracks for curved sections. Tracks to be fitted to conical timber structure above and to 38 x 38mm ceiling battens with 32mm Grabber screws. Studs to be fitted vertically at 400mm centres and 200mm centers for curved sections to top curved track. Fit bottom corner track to 38 x 38mm ceiling battens. Fix all stud and track joints with 4,2 x 13mm wafer-tak screws to steelwork and steelwork to sections and 12mm "CAPCO" Plasterboard to horizontal sections. Fix plasterboard tapered edges facing outwards with 25mm drywall screws at 150mm centres. Fit Trim-Tex corner bead TT4010 and Archway Corner Bead TT4110 to bulkhead corner. All screws to be stopped with "CAPCO" jointing compound to a smooth finish. Apply 50mm wide self-adhesive glass fibre tape to all joints and finish with "CAPCO" jointing compound. Flush plaster entire ceiling with 4-6mm "RhinoLite Natural Plus" skim plaster.

C3. Suspended Ceiling bulkhead (standard plasterboard)

12mm "CAPCO" plasterboard bulkhead shall comprise 51 x 32 x 0,5mm studs and 52 x 25 x 0,5mm tracks or 52mm curved drywall track for curved sections. Tracks to be fitted to conical timber roof structure with 32mm grabber screws and to walls with 5/6/36 wall anchors. Studs to be fitted vertically at 400mm centres and 200mm centres for curved sections to top track. Fit bottom corner track to vertical studs. Fit horizontal studs to wall track and corner track by cutting a flap down to bottom corner track. Fix all stud and track joints with 4,2 x 13mm wafer-tak screws. Fix 6,5mm "CAPCO" Plasterboard to vertical sections and 12mm "CAPCO" Plasterboard to horizontal sections. Fix plasterboard tapered edges facing outwards with 25mm drywall screws at 150mm centres. Fit Trim-Tex corner bead TT4010 and Archway Corner Bead TT4110 to bulkhead corner. All screws to be stopped with "CAPCO" jointing compound to a smooth finish. Apply 50mm wide self-adhesive glass fibre tape to all joints and finish with "CAPCO" jointing compound. Flush plaster entire ceiling with 4-6mm "RhinoLite Natural Plus" skim plaster.

PLEASE NOTE: AS PER TIASA FIRE PERFORMANCE CLASSIFICATION OF THERMAL INSULATED BUILDING ENVELOPE SYSTEMS IN ACCORDANCE WITH SANS428:2012

The fire performance classification of products is required in terms of SANS 10400 Part 1 Fire Protection. Refer section 4.5 subsection 4.5.3, section 4.12 subsection 4.12.1.5, and section 4.13 subsection 4.13.1; which states, quote "When any insulation, roof lining or waterproof membrane not used as a ceiling and used under a roof covering as part of a roof assembly, is tested in accordance with SANS 10177-5 and found to be combustible, such material shall be acceptable should it be classified, marked and installed in accordance with the requirements of SANS 428" unquote. The classified products shall bear the manufacturer's name; date manufactured, batch number, trade name and SANS 428 Classification. This classification shall be fixed permanently to the original product and container/packaging and include the end-use conditions of approval, i.e. Fire Performance Classification

D. INSULATION:

D1. Isover 100mm thick Aerolite

Isover 100mm thick Aerolite non-combustible light weight fibreglass Glasswool thermal ceiling insulation 12kg/m<sup>3</sup> closely fitted with ends butted firmly between tie beams and laid loose on top of brandering between roof timbers, all in accordance with manufacturer's recommendations.

- R-value: 2,50m<sup>2</sup> K/W
- Thermal conductivity: 0,04 W/m<sup>2</sup> K/W

GENERAL NOTES:  
BOUNDARY BEACONS TO BE EXPOSED AND DEMARKATED.  
SOIL POISONING IN ACCORDANCE WITH SABS 0124 REQUIRED.  
ALL DIMENSIONS ARE TO BE VERIFIED WITH THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.  
ALL BUILDING MATERIALS SHALL BE INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS  
THE WATERPROOFING OF BUILDINGS (INCLUDING DAMP PROOFING AND VAPOUR BARRIER INSTALLATION) SHALL COMPLY WITH SANS 10221:2012 Edition 1.1  
ALL BUILDING WORK IS TO COMPLY WITH SANS 10400, SANS 204, SANS 428 & SANS 10021 AND LOCAL MUNICIPAL BY-LAWS NAMELY:  
SANS 10400-A: STRUCTURAL DESIGN: THE STRUCTURAL SYSTEM OF THE BUILDING MUST COMPLY WITH PARTS H,I,K,L,M & N OF SANS 10400  
SANS 10400-C: DIMENSIONS: DIMENSIONS OF ANY ROOM OR SPACE  
SANS 10400-D: PUBLIC SAFETY: CHANGES IN LEVEL, DESIGN OF RAMPS OR DRIVEWAYS OR ACCESS TO POOLS  
SANS 10400-E: DEMOLITION WORKS  
SANS 10400-F: SITE OPERATIONS: PROVISION OF SANITARY FACILITIES  
SANS 10400-G: FOUNDATIONS: GEOTECHNICAL INVESTIGATION, COMPLIES WITH 10400-B, -H, OR SAME AS SATISFACTORY EXIST FOUNDATION OR RATIONAL DESIGN  
SANS 10400-I: FLOORS: FLOORS IN WET AREAS, SUSPENDED FLOORS, SLABS ON GROUND COMPLY WITH 10400-B, -H, -J OR RATIONAL DESIGN  
SANS 10400-K: WALLS: STRUCTURAL STRENGTH AND STABILITY, ROOF FIXING & WATER PENETRATION MUST COMPLY TO 10400  
SANS 10400-L: ROOFS: ROOF COVERINGS AND WATERPROOFING SYSTEMS, FLAT ROOFS AND GUTTERS, ROOF ASSEMBLY AND CEILING ASSEMBLY, GUTTERS & DOWNPIPES, FIRE RESISTANCE AND COMBUSTIBILITY MUST ALL COMPLY TO 10400-B,K,L,R & T  
SANS 10400-M: STAIRWAYS, STAIRWAYS, WALLS, SCREENS, RAILINGS, BALUSTRADES MUST COMPLY WITH 10400-B,K,M & T  
SANS 10400-N: GLAZING: TYPE & FIXING OF GLAZING MUST COMPLY WITH 10400-B & N  
SANS 10400-O: LIGHTING & ELEVATIONS: LIGHTING IN HABITABLE ROOM, BATHROOM, SHOWER ROOM & ROOM MUST COMPLY WITH 10400-T & O, VENTILATION MUST COMPLY WITH 10400-T & O  
SANS 10400-P: DRAINAGE: DESIGN OF DRAINAGE MUST COMPLY  
SANS 10400-Q: NON-WATER BORNE MEANS OF SANITARY DISPOSAL  
SANS 10400-R: STORMWATER DISPOSAL: STORM WATER MUST COMPLY WITH 10400-R OR RATIONAL DESIGN, INTERCONNECTED COMPLEXES SHALL HAVE RATIONAL DESIGN.  
SANS 10400-S: PERSONS WITH DISABILITIES: PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES.  
SANS 10400-T: FIRE: FIRE PROTECTION MUST COMPLY OR RATIONAL DESIGN  
SANS 10400-V: SPACE HEATING: PROVISION OF SPACE HEATING MUST COMPLY  
SANS 10400-W: FIRE INSTALLATION: FIRE INSTALLATION AND WATER SUPPLY MUST COMPLY OR BE RATIONALLY DESIGNED  
SANS 10400-XA: ENERGY EFFICIENCY IN BUILDINGS: ORIENTATION & SHADING, EXTERNAL WALLS, FENESTRATION, ROOF ASSEMBLY, FLOORS HEATING, SERVICES THAT USE ENERGY & HOT WATER SYSTEMS MUST ALL COMPLY & IF NOT IT MUST COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 204.

PAINT SPECIFICATIONS:

All drying times indicated at 23 degrees Centigrade.

Contractor to supply Architect & Client with guarantee certificates issued by an official representative from Plasccon. Contractor to contact representative prior to application of the paint methods listed below.

Richards Bay Area: Delecia Manilla  
dmanilla@kansaiplasccon.co.za  
083 628 0916

PAINT METHOD 1: EXTERIOR / INTERIOR WOOD - UNCOATED - TO BE PAINTED WITH VELVAGLO

Untreated hardwood or softwood, in sound condition, displaying only dirt and light fading and weathering of surface layers.  
Sand all surfaces to remove dirt and weathered layers, rounding all sharp edges. Sand smooth with 150 grit paper and remove dust. Fill any defects with POLYCELL MENDALL 90 (801601) working off smoothly. Allow to dry and sand to an even smooth finish. Apply one coat PLASCON WOODCARE KNOT SEAL (PK2) to knots and resinous areas and allow 1 hour at 23 deg to dry. Apply one overall coat of PROFESSIONAL WOOD PRIMER (PP 800) and allow 24 hours drying. Apply one overall coat of PROFESSIONAL ALL PURPOSE UNDERCOAT (PU 800) to all surfaces. Allow to dry for 16 hours. Apply two coats of PLASCON VELVAGLO SATIN (VLO) to achieve complete obliteration, allowing 24 hours drying between coats and after second coat.

PAINT METHOD 2: GALVANISED IRON - UNPAINTED - TO BE PAINTED WITH VELVAGLO

Galvanised surfaces in good condition, displaying some dirt and white rust, but NO RED RUST.  
Clean all surfaces with PLASCON GALVANISED IRON CLEANER (GIC 1) to remove temporary protective coatings and other contaminants, including white rust, to achieve a water break-free surface. Rinse thoroughly with fresh water and allow to dry. Apply one overall coat of PLASCON GALVANISED IRON PRIMER (PP 1000). Allow 24 hours to dry. Apply two coats PLASCON VELVAGLO SATIN (VLO) to achieve complete obliteration, allowing 24 hours drying between coats and after second coat.

PAINT METHOD 3: EXTERIOR / INTERIOR CEMENT PLASTER - UNCOATED - TO BE PAINTED WITH PLASCON WALL & ALL

For new uncoated smooth cement plaster.  
Ensure that all surfaces are sound, dry and free from any contamination.  
Remove loose material and projecting points. Make good any cracks or minor defects using POLYCELL MENDALL 90 (801601), matching the texture as close as possible and allow to dry. Apply an overall coat of PROFESSIONAL PLASTER PRIMER (PP 700) diluted 5 parts primer to one part PLASCON MINERAL TURPINTINE (AZH 1). Allow 16 hours drying. Apply two coats PLASCON WALL & ALL (WAA) to achieve complete obliteration, allowing minimum 4 hours drying time between coats and after second coat.  
All existing paint to be prepared, sandpapered, and cleaned for new paint coats, strictly to Plasccon's methodology & specifications

PAINT METHOD 4: EXTERIOR / INTERIOR CEMENT PLASTER - UNCOATED - TO BE PAINTED WITH VELVAGLO

For new uncoated smooth or textured cement plaster.  
Ensure that all surfaces are sound, dry and free from any contamination.  
Remove loose material and projecting points. Make good any cracks or minor defects using PPOLYCELL MENDALL 90 (801601), matching the texture as close as possible and allow to dry. Apply an overall coat of PROFESSIONAL PLASTER PRIMER (PP 700) diluted 5 parts primer to one part PLASCON MINERAL TURPINTINE (AZH 1). Allow 16 hours drying. Apply an overall coat of PLASCON UNIVERSAL UNDERCOAT (UC 1) and allow to dry overnight. Apply two coats PLASCON VELVAGLO to achieve complete obliteration, allowing minimum 24 hours drying time between coats and after second coat. All existing paint to be prepared, sandpapered, and cleaned for new paint coats, strictly to Plasccon's methodology & specifications

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