

SPECIFICATIONS:

EXCAVATIONS:
Excavate over the site to reduced levels under floors and external paving. The tenderer is to allow for excavating in any and all types of material encountered in the course of the work sand for wheeling and depositing surplus materials for fill. In principle, all site works ground to be graded smooth including any necessary filling and excavating to minimum of 150 mm below dpc's and to drain down to storm water channels or catch pits.
Fill up under solid floors, paving, etc. as required with approved materials free from organic matter all laid in layers not exceeding 250 mm thick and compacted to a degree not lower than 98% of the modified AASHO density.

CONCRETE:
All cement used shall be one of the following and shall be in compliance with the relevant S.A.B.S. specifications. Cement is to be stored in a waterproofed building on a floor raised clear from the ground and to be used as far as possible in the order in which it has been stored.
Aggregates shall comply with the S.A.B.S. 1083 requirements. Fine aggregate (sand) shall consist of clean, sharp, strong durable uncoated grains of natural river sand, free from all impurities. Coarse aggregate (stone) shall consist of hard, clean, sharp, strong durable crushed stone from an approved quarry.
Concrete for surface beds shall be mixed 1:3:5 - 19 mm aggregate - 15 m.p.a. and concrete for foundations shall be mixed 1:3:6 - 40 mm aggregate - 15 m.p.a.
All reinforced concrete slabs, beams and columns shall be done strictly in accordance with the structural engineer's drawings and specifications. The contractor shall give the structural engineer 24 hours notice before pouring concrete.

WATERPROOFING:
Below all walls at floor level lay Gunplus Brickgrip, one layer in thickness for the full width of walls, lapped 230 mm at joints. Below all concrete surface beds, 250 micron Gundle gunplus usb green waterproofing membrane, lapped 300 mm at joints and taped. All vertical damp proof membrane shall be 500 micron Gunplus hyperstastic orange plastic sheeting lapped 300 mm at joints and taped.

BRICKLAYER:
Cement and sand to be as previously described in concrete. Mortar for brickwork below damp proof course shall be composed of one part cement and three parts sand. Mortar for brickwork above damp proof course of one part cement and five parts sand mixed with an approved mortar plasticiser.
Stock bricks and face bricks are to be good, sound, machine made from an approved source and size with sharp arised and free from defects. All full skin walls are to be built in English bond and all half skin walls in stretcher bond. All bricks to be well soaked with water before being laid. All walls are to be carried up evenly, no part of the same wall is to be built up more than 1500 mm above the surrounding parts and are to be connected with falling toothing. No standing toothing will be allowed. All perpendes are to be truly kept and horizontal joints are not to exceed 10 mm. Where walls are to be plastered or tiled the joints are to be raked out 10 mm and brushed while the mortar is soft, to form a key. Cavity walls are to be formed of two 110 mm thick skins with a 50 mm cavity tied together with butterfly ties (5 ties per square meter). The cavities are to be kept free from mortar droppings and openings must be left at the bottom of wall for the cleaning of cavities. Unless detailed otherwise, leave vertical joints at 690 mm centers in the course immediately above the damp proof course. Fill all cavities at the underside of surface bed with mass concrete.
Pre-stressed concrete lintels to be 'Stresso - ID lintels' laid, propped and cured in accordance with the manufactures instructions. Brickforce to be laid directly above lintel and every course thereafter for five courses.

TILLER:
All work to be kept free from stains, protected from injury in an approved manner. All tiles to be soaked before fixing. All tiles showing defects or injured during the progress of the works shall be taken out and be replaced new at the contractor's expense.
Tiles to be set out from center lines and bedded solidly without voids on a 3:1 cement screed not less than 12 mm thick, laid to a true and even surface, set out with straight and continuous horizontal and vertical joints and pointed with approved Keenes cement. The use of small pieces of tiles around pipes or holes will not be permitted.
Wall tile: Tile 300 mm high splash back above wb and sink and 1500 mm high in bathrooms.
Floor tiles in all areas as indicated on layout drawing.

PLASTERED AND PAVIOR:
Sand and cement to be as previously described in concrete. Lime to be the best quality pressured hydrated lime, freshly and thoroughly burned, slaked at least two weeks before use and to comply with the requirements of S.A.B.S. 523.
External plaster to be finished true and smooth with a wood float and internal plaster with a steel trowel, all free from tool marks and other blemishes. No plaster on walls to be less than 12,5 mm in thickness. All plaster to be kept damp after initial setting by spraying with water. No one area of plastering or paving may be commenced unless it can be completed between two perimeter angles, v-joints etc., in one operation. Internal plaster to be finished in one coat 5:1 sand cement finish. External plaster to be finished in coat 4:1 sand cement finish. Plaster to concrete ceiling to be as for internal plaster and finished with one coat neat cretestone plaster applied in two layers; cross trowled to the cement plastered finish.
All brick paving areas to be paved with clay brick pavers (colour to be selected by owner) and as specified hereafter. The sub-base must be constructed similarly as that for surface bed areas. Bedding sand shall be maintained in a loose condition and protected against pre-compaction. The sand layer shall have a compacted thickness of not less than 10 mm and not more than 50 mm. All paving to be laid in a herringbone pattern and straight diagonal lines must be maintained. All jointing sand shall be clean builders sand. After laying the bricks, a mechanical vibrator shall be applied to the surface of the bricks to bed them. All paved areas to be sloped at 1 degree away from the building.

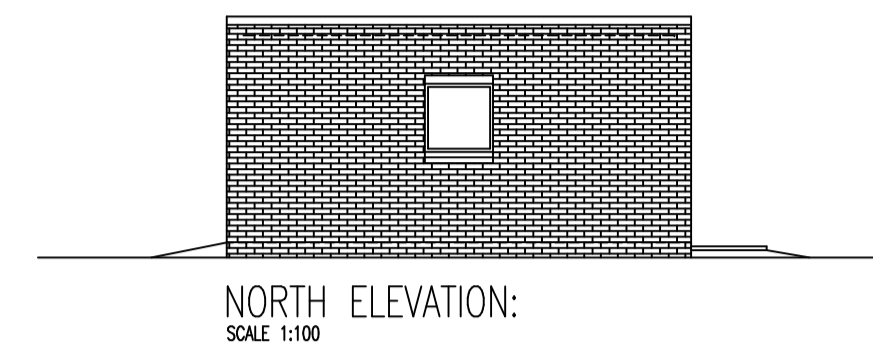
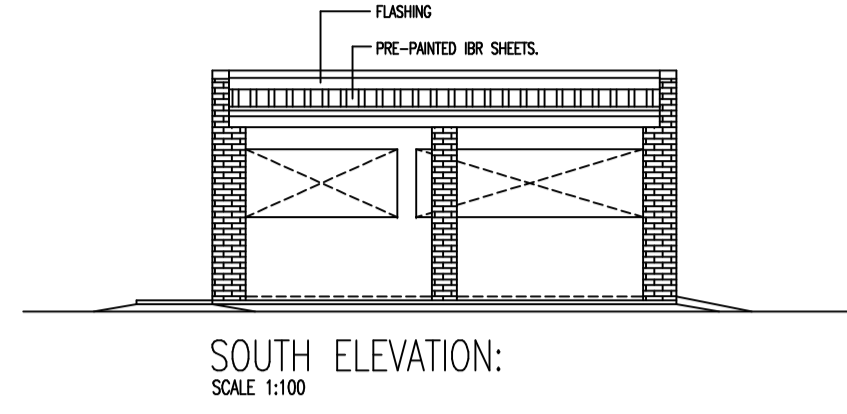
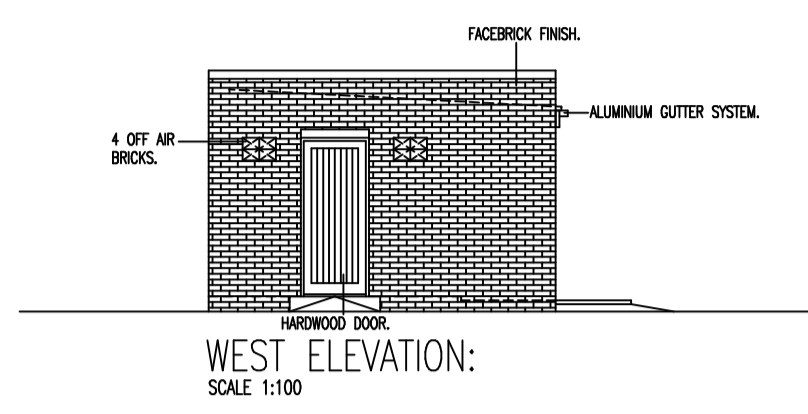
PLUMBER AND DRAIN LAYER:
All work to be executed by licensed plumbers and drain layers in accordance with the appropriate local and other authorities.

ELECTRICIAN:
The installation must comply in all respects with the requirements and regulations set out in the Factories Machinery and Building Work Act 1941 as amended, the latest issue of the code of practice S.A.B.S. 0142, the wiring of premises.

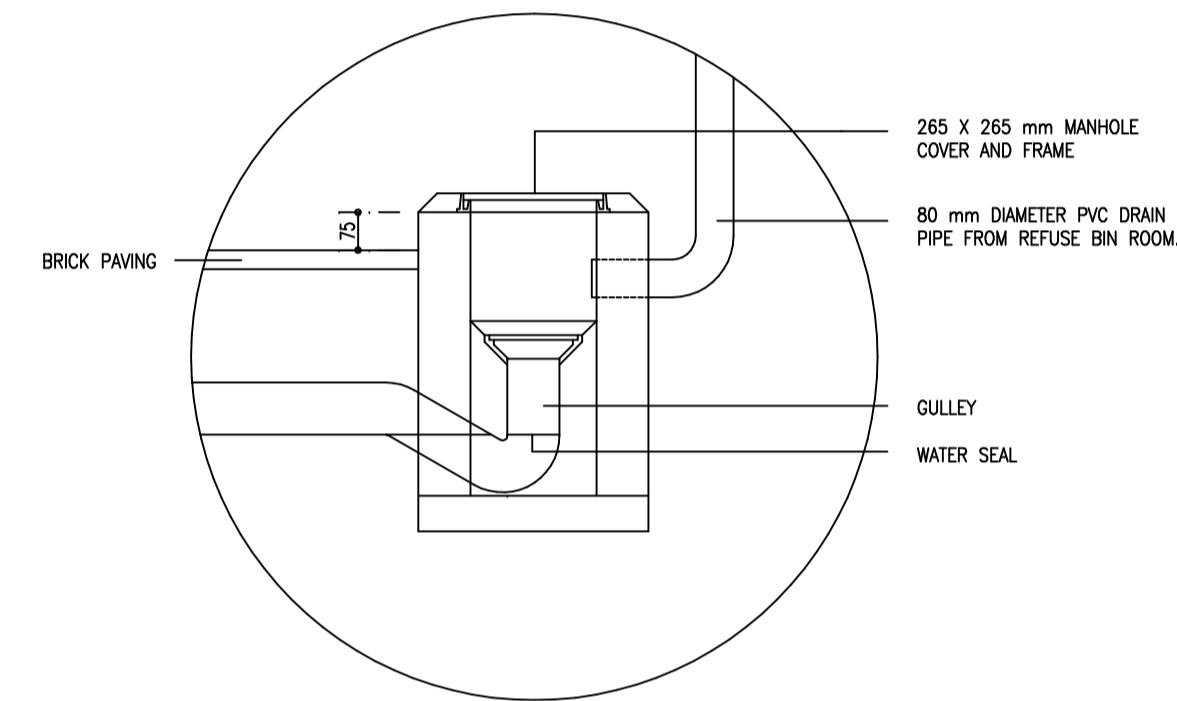
CARPENTER AND JOINER:
All timber is to be well seasoned, free of sap, large loose or dead knots or other defects. All timber is to be treated against borer and beetle attack. All timber is to be air or kiln dried to a moisture content of between 12 and 15%.
The ends of all timber built in or in contact with brickwork and the faces of all wall plates in contact with brickwork shall be treated with two coats of 'Solignum' before fixing and be wrapped in Gunplus black DPM. Protect all frames and thresholds from damage during the course of the works. Failure to comply with this may result in the removal and replacement of damaged work at no extra cost to the employer. All doors to be built in as the work progresses and shall be fitted with 2 mm hoop iron nailed to the back of the frame to coincide with and built in to mortar joints in brickwork.
The contractor shall obtain a written statement as part of his quotation from the manufacturer of gang-nail trusses, to the effect that the manufacturer accepts total responsibility for the structural sufficiency of the design, materials, fixing and workmanship.

GLAZIER:
All sheet glass to be of South African manufacture of ordinary quality. All glass to be free from scratches and other defects incompatible with the quality specified and the thickness to be in accordance with Part N of the National Building Regulations. Glazing more than 1 m sq in size or 500 mm above ffl. to be safety glass.

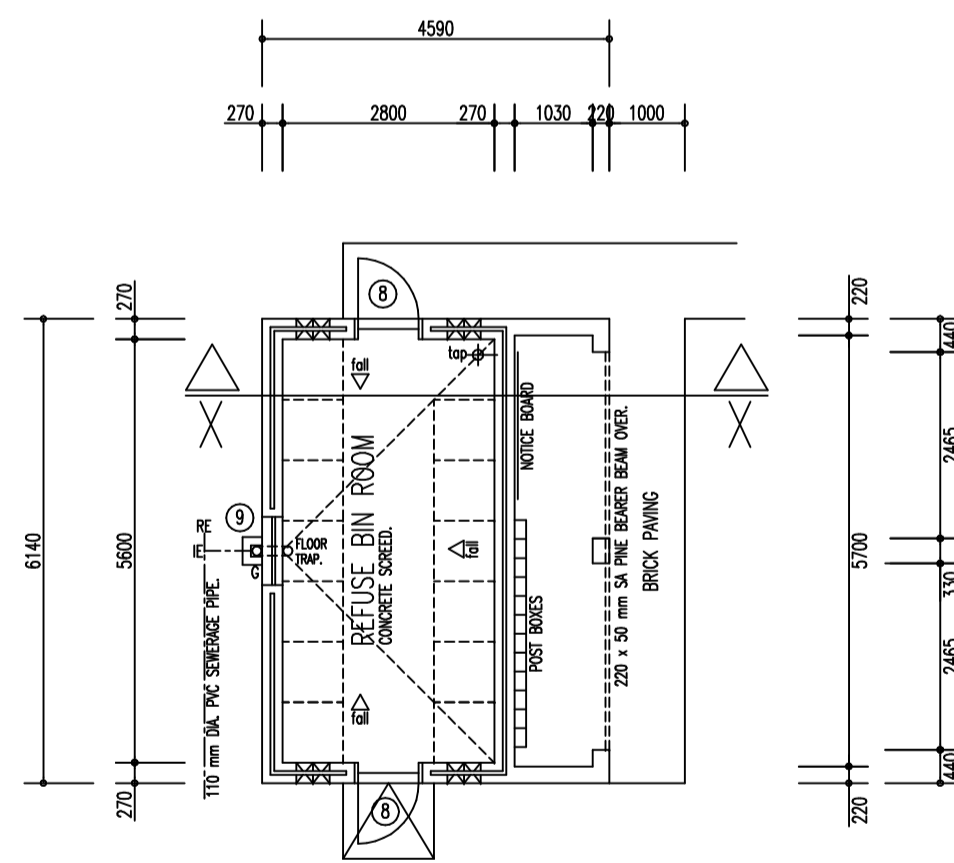
METAL WORKER:
All items of fabricated steel, except those described as galvanized shall be cleaned in accordance with S.A.B.S. code of practice 064 to remove loose scale and rust and be painted, unless otherwise specified, with an approved priming coat in accordance with S.A.B.S. 909 prior to dispatch from the works. All steel surfaces to be galvanized are to be thoroughly sand, grit or steel blasted to white metal in accordance with S.A.B.S. code of practice 064, fluxed ready for galvanizing and the complete unit to be hot dip galvanized after fabrication in accordance with international standards ISO 1461, ensuring that all surfaces are covered with a galvanized coating.



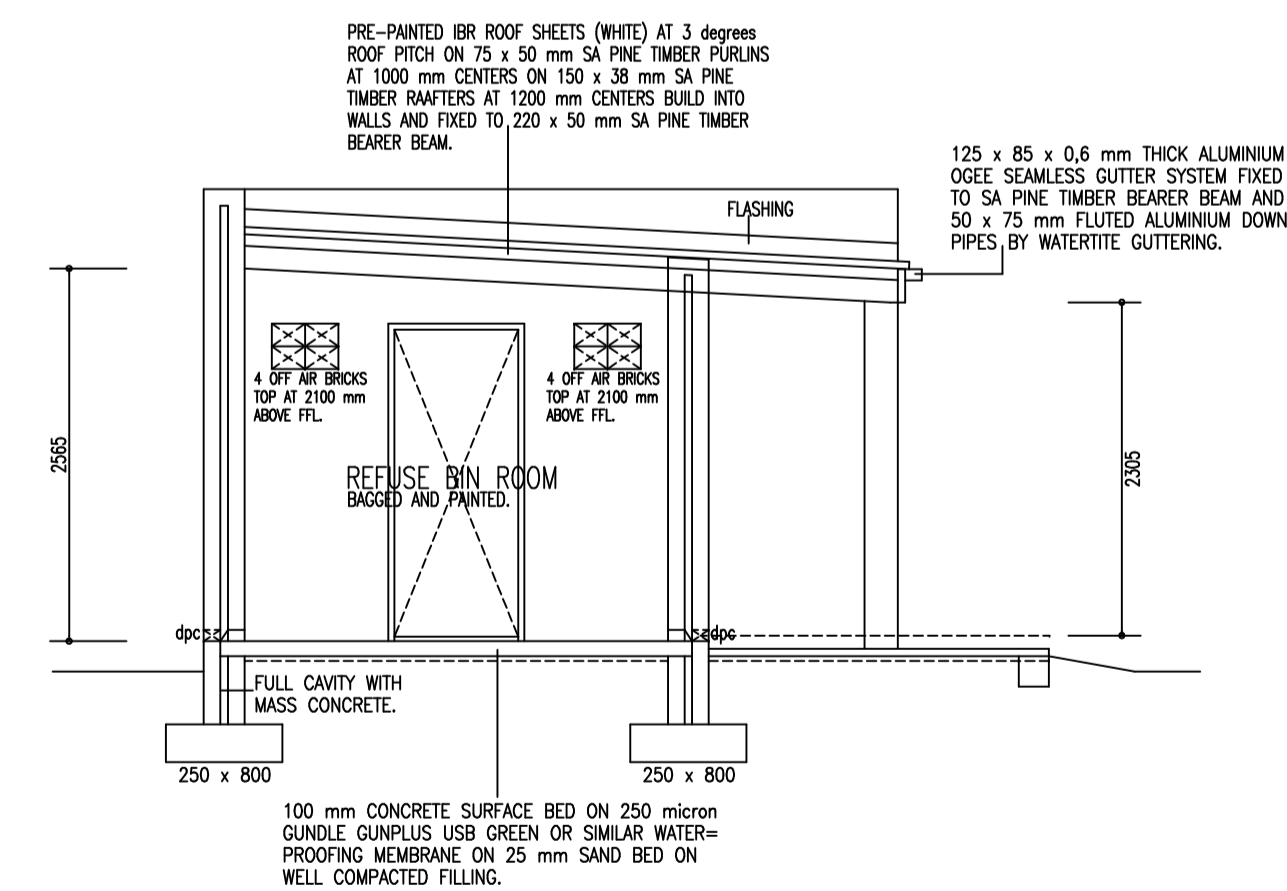
- REFUSE BIN ROOM:**
1. A solid hardwood door at least 815 mm wide must be provided and be fitted with a self-closing and self-latching device of a non-locking type.
 2. A non-slip concrete ramp having a grading not exceeding 1:8 from the ground to the floor level of the refuse bin room.
 3. "ANY SPILLAGE THAT MAY OCCUR MUST FIRST BE REMOVED BEFORE THE FLOOR OF THE REFUSE ROOM IS WASHED DOWN". Suitable notices in both official languages in 75 mm high lettering must be painted or affixed to the inner walls of the refuse room.
 4. The refuse room must be rodent proofed.



REFUSE BIN ROOM GULLY DETAIL:
SCALE 1:20



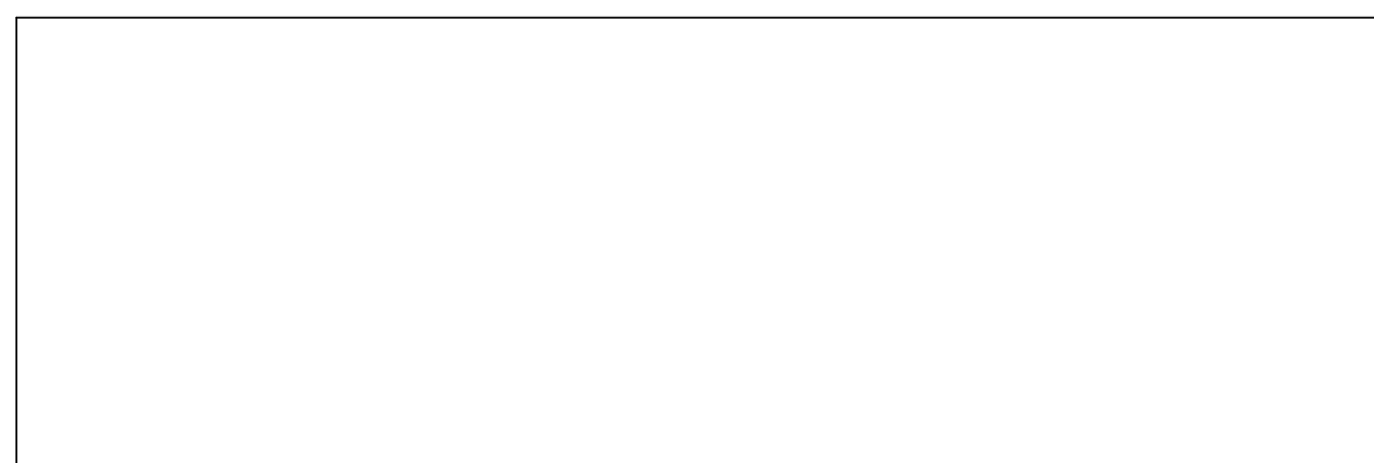
GROUND FLOOR LAYOUT:
SCALE 1:100



SECTION X-X:
SCALE 1:50

SIRROCCO'S PLAZA

REVISION - HERSIENING		NOTE	
		COPYRIGHT RESERVED ON THIS DRAWING.	
		GIVEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE.	
		SCALE 1:100	DATE MAR. 09
		DESIGN ddw	DRAWN ddw
		CHECKED	



PROJECT	NEW BLOCK OF FLATS FOR JORTRADE GLOBAL PTY LTD	STAND	40035
DRAWING	REFUSE BIN ROOM	MUNICIPALITY	BELLVILLE
<p>danie de wet - building designs -</p> <p>SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION - 11144 VILLA SONDRIO 6 P.O. BOX 4342 ROSDALE ESTATE TYGERVALLEY DURBANVILLE BELLVILLE 7536</p> <p>TEL. (021) 975 7002 CELL. 082-8686 219</p>		PROJECT NO.	0760
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