

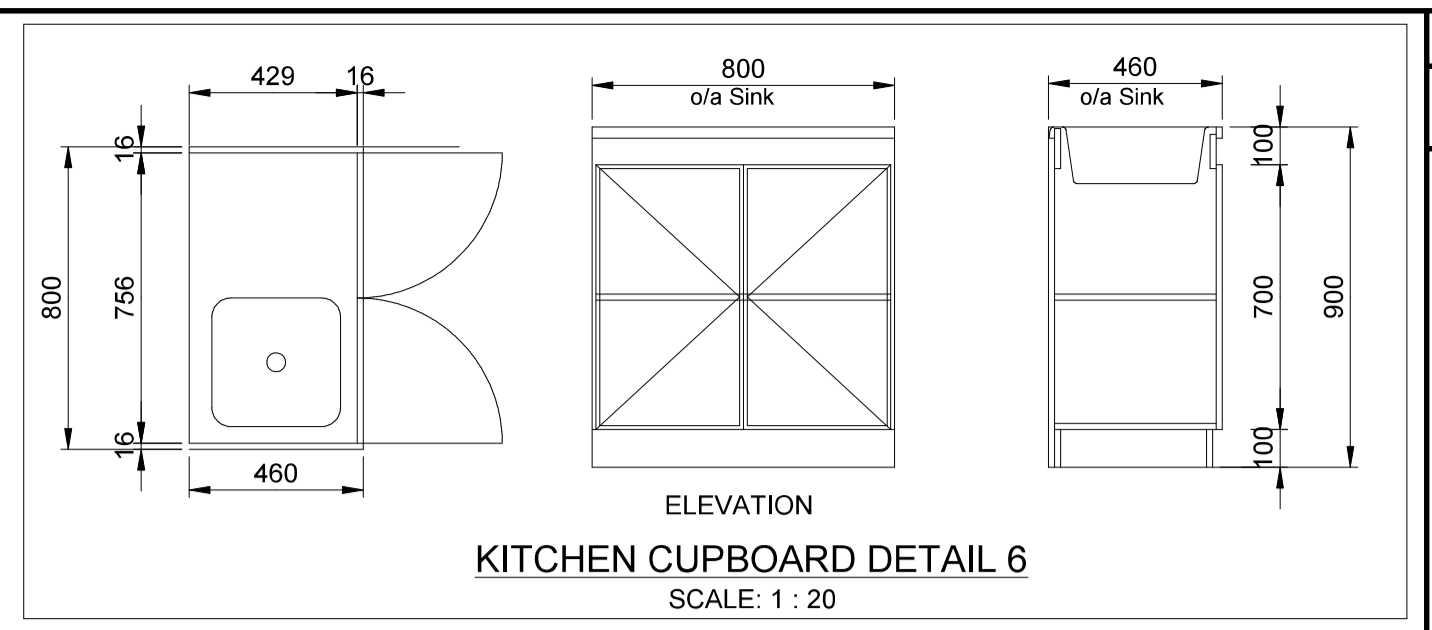
KITCHEN CUPBOARD SPECIFICATION:

All dimensions to be checked and verified on site before commencing the manufacture of joinery fittings. Fix joinery to masonry and/or concrete with suitable plugs and screws or expanding bolts. Provide all necessary blocking pieces and sub-frames. Cupboard unit to suit 800x460mm single bowl drop on stainless steel sink.

CARCASS, SHELVING & DOORS:

16mm thick high density class 3 particle board (SABS 1300) with 0.55mm thick high pressure light duty quality decorative laminate (SABS 1405) in standard colour and finish. All exposed edges to have matching 0.35mm thick laminate.

Doors to each be fitted with 1 pair quality self-closing metal hinges and 1 nylon handle. Shelf to be height adjustable.



LEGEND

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GENERAL BUILDING SPECIFICATION

Note:
THIS SPECIFICATION IS FOR EXPANSIVE SOIL (SITE CLASS "H3", "C2", "NHBC MANUAL Part 1, Section 2, Table 1 AND SLOPING GROUND SUCH THAT THE HEIGHT OF FILL RETAINED BY FOUNDATION WALLS DOES NOT EXCEED 400mm NHBC MANUAL Part 2, Section 3, Table 8). FOR NON-EXPANSIVE, COMPRESSIBLE & POTENTIALLY COLLAPSIBLE, COMPRESSIBLE AND VARIABLE SOIL TYPES (SITE CLASS "H1", "H2", "C1", "C2", "C3" AND "P" NHBC MANUAL Part 1, Section 2, Table 1), THE COMPLETE STRUCTURE IS TO BE DESIGNER, INSPECTED AND APPROVED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.

GENERAL:
All materials and workmanship to comply with NHBC - Home Building Manual, SANS 1040 and DHS Norms and Standards.

SETTING OUT:
The longer axis of the house should be oriented to run as near east/west as possible to assist thermal efficiency.

SITE PREPARATION:
An area extending 1.5m beyond the perimeter of the house is to be cleared of all refuse and vegetation. The site shall be sloped so that no water pond within 1.5m of the house and the ground immediately around the house shall be sloped to fall at least 100mm over 1.5m beyond the perimeter of the unit. Topsoil containing grass and vegetation roots shall be removed from the area where the floor slab and apron will form.

FOUNDATIONS:
As per Engineers Design.

WALLS:
External walls of 300 x 190 x 140mm, internal walls and beam filling of 300 x 190 x 140mm concrete blocks (SABS 1215) laid, with 10mm thick horizontal and vertical mortar joints, in class 2 mortar (1:1 cement sand mortar). External 140mm walls to be reinforced with galvanized brickforce in the course above floor slab and every 2nd course thereafter. Above window and door openings, 20mm softwood batten and every 10th brick course up to wall plate level, 375 micron "Kingspan" (slump-of-cure course SABS 654) to be built into external and internal walls at floor level with minimum 150mm overlaps. Intersecting external and internal walls to be tied together with 200mm long x 1.2mm galvanized steel wall ties with 150mm bends at both ends, built into the intersecting walls at 400mm vertical centres (2 brick courses). Block course at hoop-iron straps fixed with 15mm thick smooth concrete. Walls finished both internally and externally with 15mm thick smooth plaster. External walls to be painted with 1 coat of approved exterior primer undercoat and 2 coats super acrylic paint (SABS 1564) complying with SABS 1566 Grade 2. In accordance with manufacturer's instructions. Internal walls, kitchen and kitchen to be painted with 1 coat of approved primer and 2 coats white acrylic emulsion. Beaming to be plastered flush with external face of walls, 150 x 150mm vertical joist concrete arches blocks to be built into the external face of each gable wall in position clear of bus members.

LINTELS:
All lintels to be precast concrete (SABS 1504) built in with a minimum bearing length of 150mm each side of door opening, no lintel required over window openings and external doorframes. Lintels are required over internal doorframes only. All lintels to be bedded in mortar as per wall blocks.

WINDOW & DOOR FRAMES:
All window and external door frames to be Betatec polykrome frames. Lugs have to be built into walls with slots turned down into block cores. Affected blocks to be filled with mortar or 10MPa concrete.
Windows to be Betatec Aluminium to fit exactly into the polykrome window outframe. fitted to manufacturer's specifications. Glass to be 4mm monolithic annealed clear glass. Internal door frames to be 15mm pressed metal to receive 813mm x 2032mm doors.

DOORS:
External doors to be 813 x 2032mm solid meranti with frames, ledges, cross brace and battened doors with SABS 3 level locks. External doors to be sanded down all round and treated with 50:50 mixture of wood preservative and mineral kieselguhr and finished with two generous coats of a clear Hi-Eat polyurethane varnish.
Internal doors to be 813 x 2032mm hollow core Masonite clad with SABS 2 level locks.

ROOF:
Double Roman roof tiles and V ridge tile (SABS 542). Bottom 2m of rise of eave to be rafter/clipped to resist wind uplift with 2mm gauge aluminium alloy oriented chip nails of the correct length to suit the profile of approved non-combustible "Sonder" Tiles to be fixed in accordance with 38 x 38mm softwood batten and 38 x 50mm rafter battens at max. 200mm centres. 0.25mm under-roofing membrane with min. 150mm overlaps on prefabricated roof trusses as per engineer's specifications. Trusses fixed on 38 x 50mm wallplates designed, manufactured and erected in accordance with SABS 243 (TC certificate to be provided by contractor for design & construction of complete roof structure. Trusses at max. 700mm c/c laid down to walls with steel galvanized wire built maximum 400mm into walls. Roofline to be bopped around trusses and wire ends nailed down. Trusses braced with 38 x 14mm continuous bracing members nailed to underside of rafters at approximately 45 degrees, so that it does not interfere with the truss walls, with 3 no. x 75mm nails per connections.

BARGE BOARDS:
80 x 200mm F.C. barge boards, screwed etc to ends of 44 x 70mm rail and pre-bed 38 x 38mm softwood bracing at 640mm centres with 15mm brass screws with washers. Use PVC spacers and No. 485-211 H-profile jaspers throughout.

FASCIA BOARDS:
225 x 15mm EVERETTE Nutec Fascia boards, medium density plan, including jarring strip for butt-jointing. fixed to truss ends with 15mm brass screws with washers.

GUTTERS & DOWNPIPES:
VYNADEEP gutters with eights (DE81) both sides and outlet (DO80) as indicated. Gutter fixed with fascia brackets (DK501) and brass screws @ 750mm c/c to a minimum fall of 1:60. 80mm VYNADEEP downpipes including all bends as required fixed to walls with pins (DK300). Gutters & downpipes installation as per VYNADEEP specifications.

CEILING:
4mm thick fibre gypsum ceiling boards galvanized steel nailed at 150mm c/c to 38 x 38mm softwood bracing (SABS 653) fixed to underside of ledgers at maximum 400mm c/c in span direction only. Fix 44 x 13mm softwood cover strips over all sheet joints. Fix 38 x 38mm softwood batten around ceiling edges for 75mm gypsum covered cornice all round, galvanized steel nailed at 300mm c/c. Prime nail heads with galvanized iron primer and paint ceiling with 2 coats matt acrylic white SABS 1566 Grade 2. Provide a 600 x 600mm trap door or 32 x 44mm wrought softwood related framing with one 38 x 38mm sawn softwood bracing member with ceiling board and fixed flush in opening.

CEILING INSULATION:
75mm thick x 750mm wide lightweight compressible mineral fibre insulation (SABS 135-1) laid on top of the ceiling between trusses.

APRON & STEPS:
1000mm wide x 80mm thick 20MPa concrete apron with a 1:10 fall away from the house. Apron to be cast in panels of maximum length of 1.5m, on selected heavy material, well compacted to required levels. For sloping sites - cast minimum 200Pa concrete steps 1.2m wide with maximum 270mm tread width and maximum 200mm riser height. Brush the surface after concrete has stiffened sufficiently to leave a coarse non-slip surface.

ELECTRICAL:
Electrical cables to be reticulated in PVC electrical conduits within the roof trusses and returned down in the blockwork cavities to all plug points, light switches and wall lights. COC required for each unit constructed. See Electrical drawing (00001) rev.1.

NOTE:
Any alternative material / building system or deviation from the above specification is to be shown on plans and submitted for approval by the chief building inspector prior to commencement of construction.

SITE CLASS: H

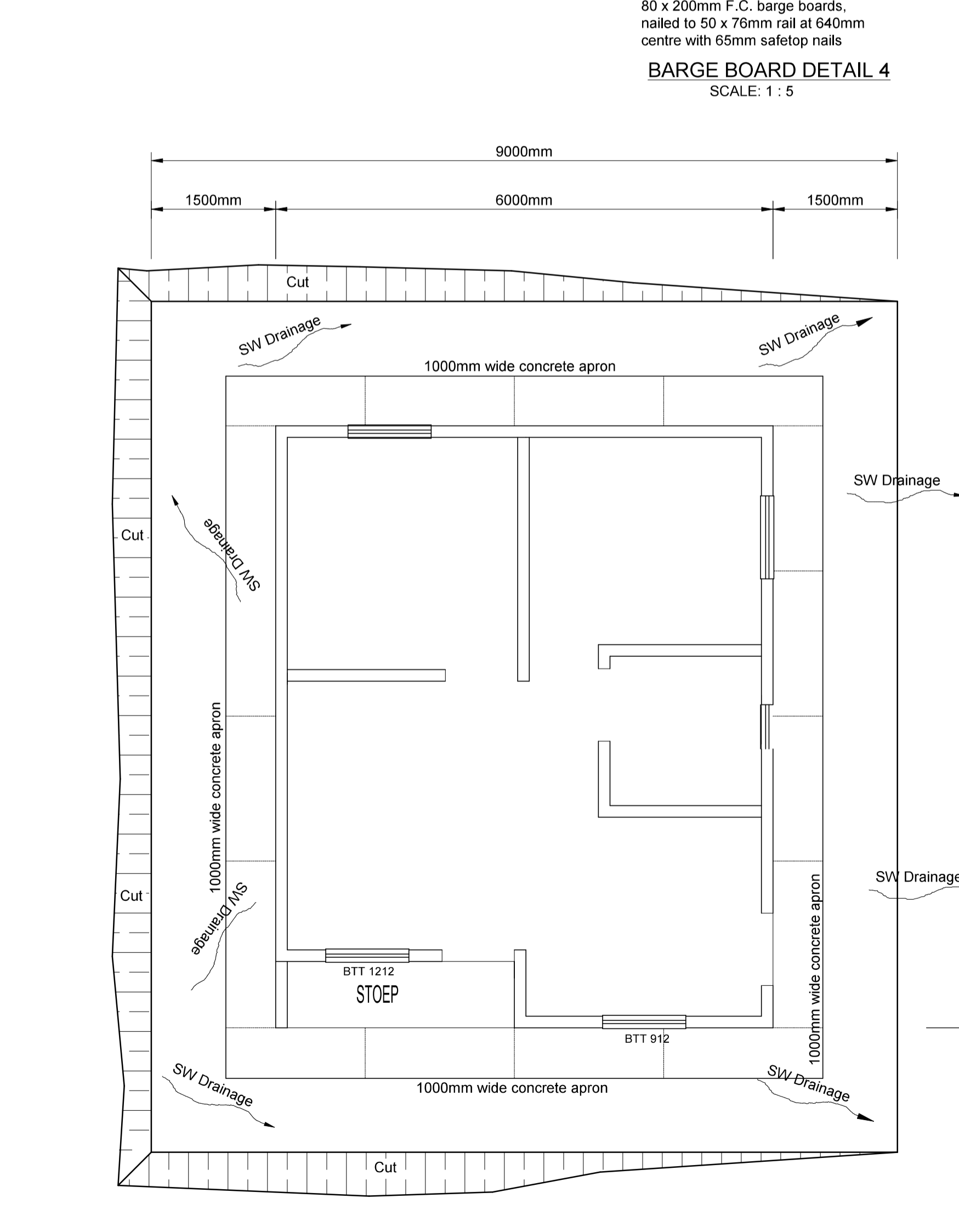
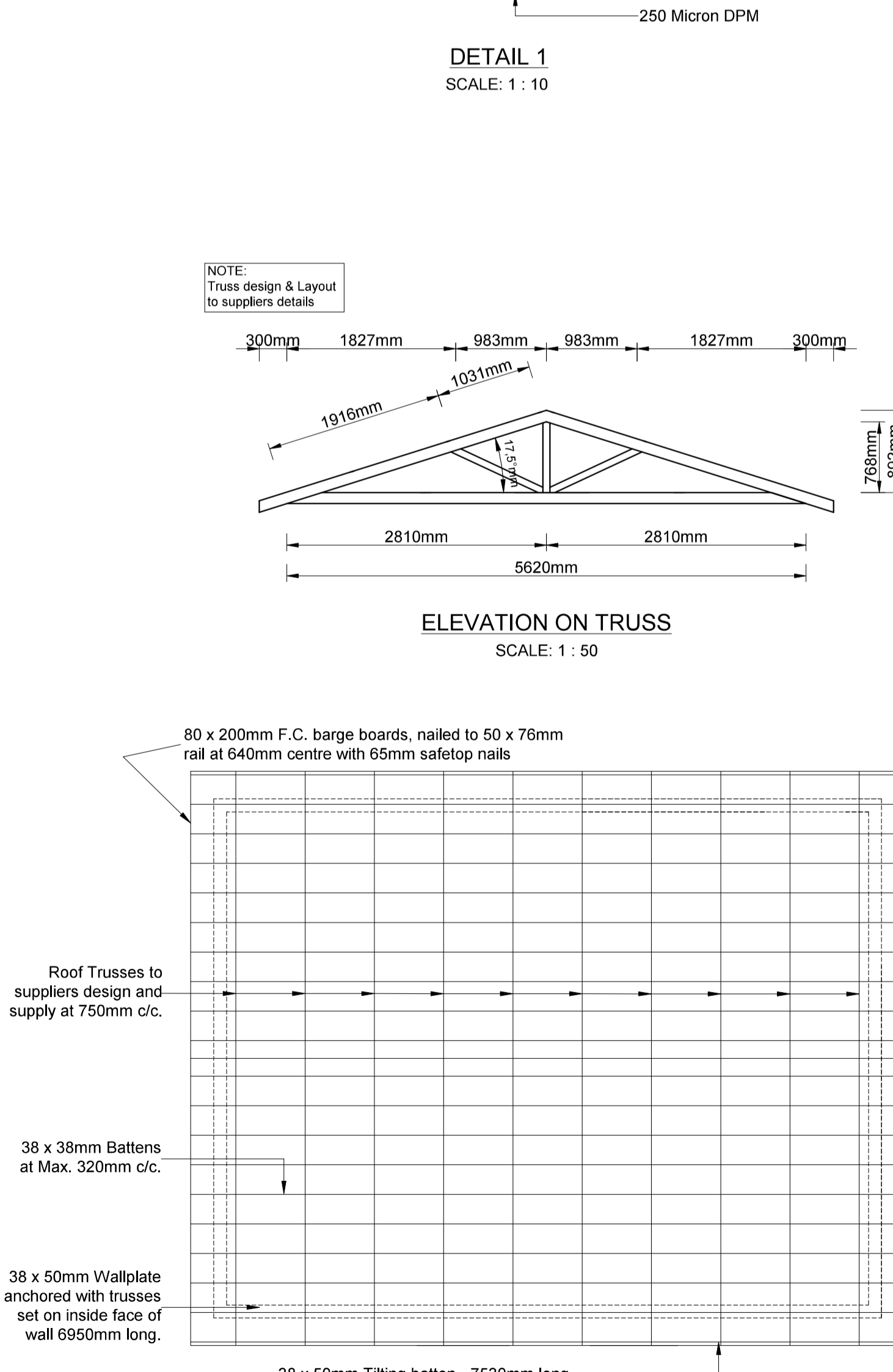
CONSTRUCTION TYPE: STIFFENED RAFT

CATEGORY OF EXPECTED DAMAGE:

COMPETENT PERSON:

REGISTRATION NUMBER:

SIGNATURE:



ELECTRICAL LEGEND

⊕ CEILING MOUNTED LIGHT FITTING

⊙ WALL/SURFACE MOUNTED LIGHT FITTING 2300mm ABOVE FFL

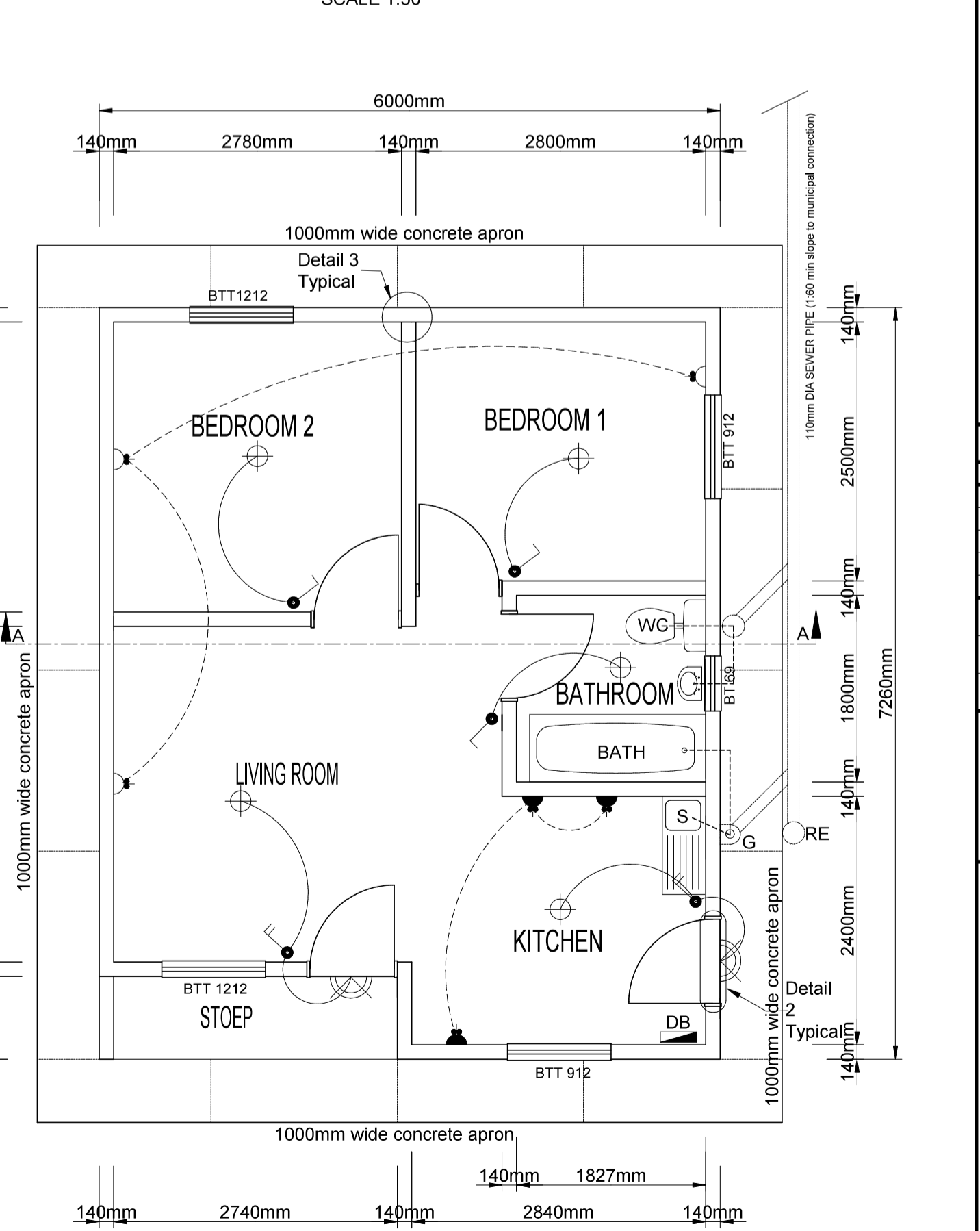
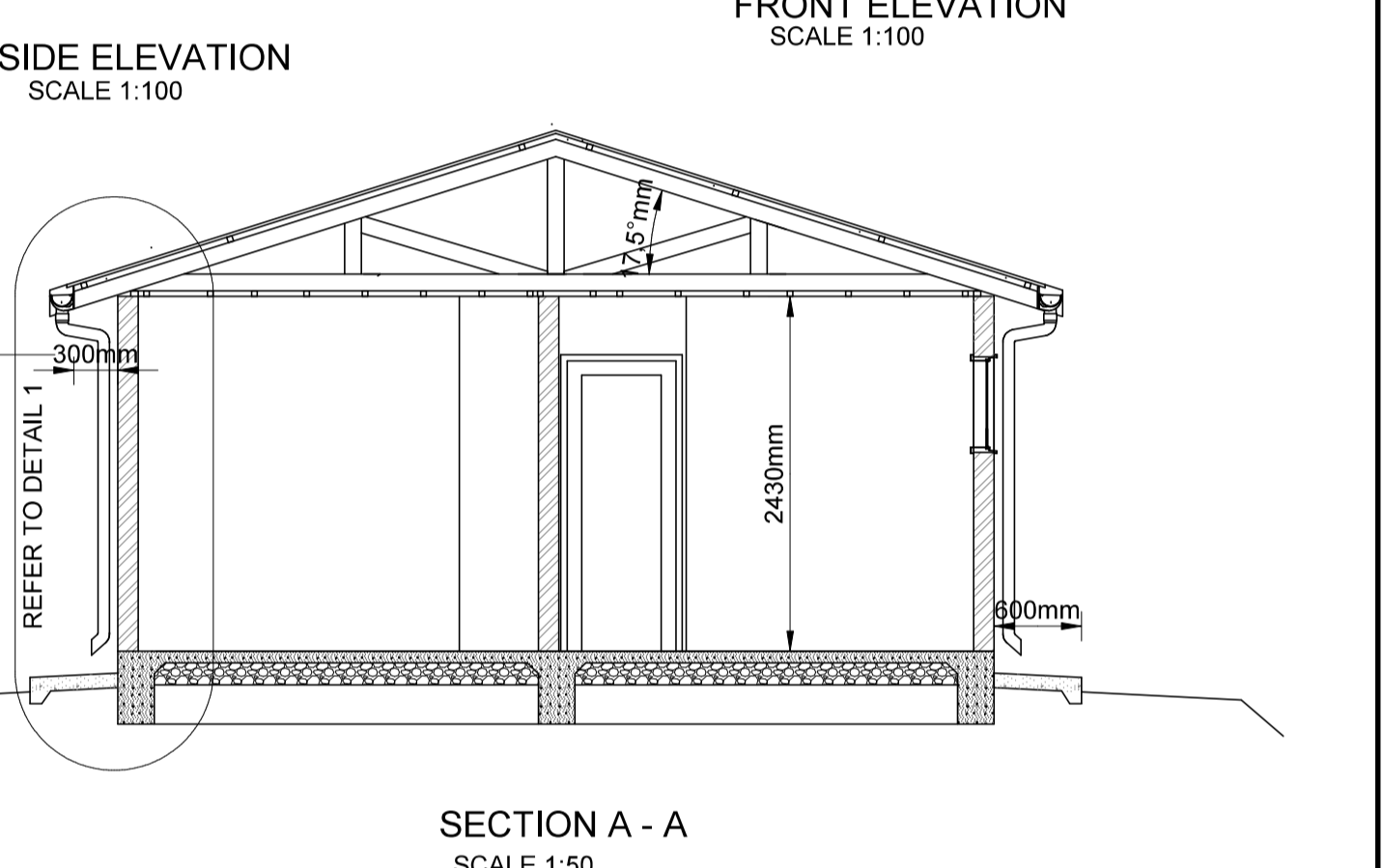
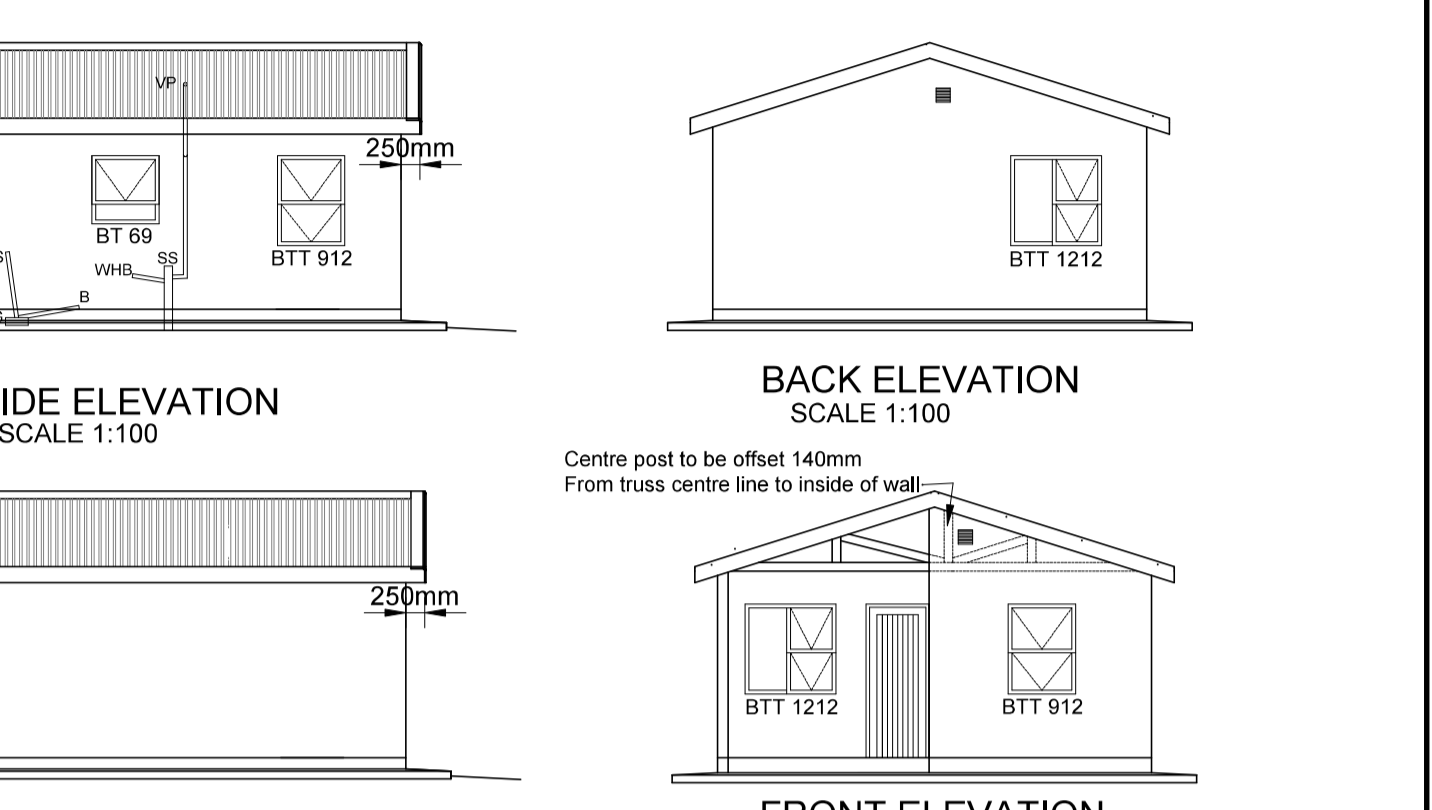
□ DISTRIBUTION BOARD 1500mm ABOVE FFL

○ SINGLE 15 AMP PLUGPOINT 1100mm ABOVE FFL

● SINGLE 15 AMP PLUGPOINT 300mm ABOVE FFL

○ LIGHT SWITCH 1350 mm ABOVE FFL

● TWO-WAY LIGHT SWITCH 1350 mm ABOVE FFL



Scale as shown

REVISIONS

No	Description	Date
8	FOR APPROVAL	12/06/2018

Drawn: PB (Designed)
Checked: BN (Engineer)
Fr Eng No: []
Date: 23/02/2018

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HDA

CONSTRUCTION OF HOUSING UNITS IN MANDELAVILLE

Title: []

Contract: [] Contract Name: []

HOUSE PLAN LAYOUT, SECTIONS & DETAILS

6919A - 02 - M []

Drawing No: [] Rev No: []