

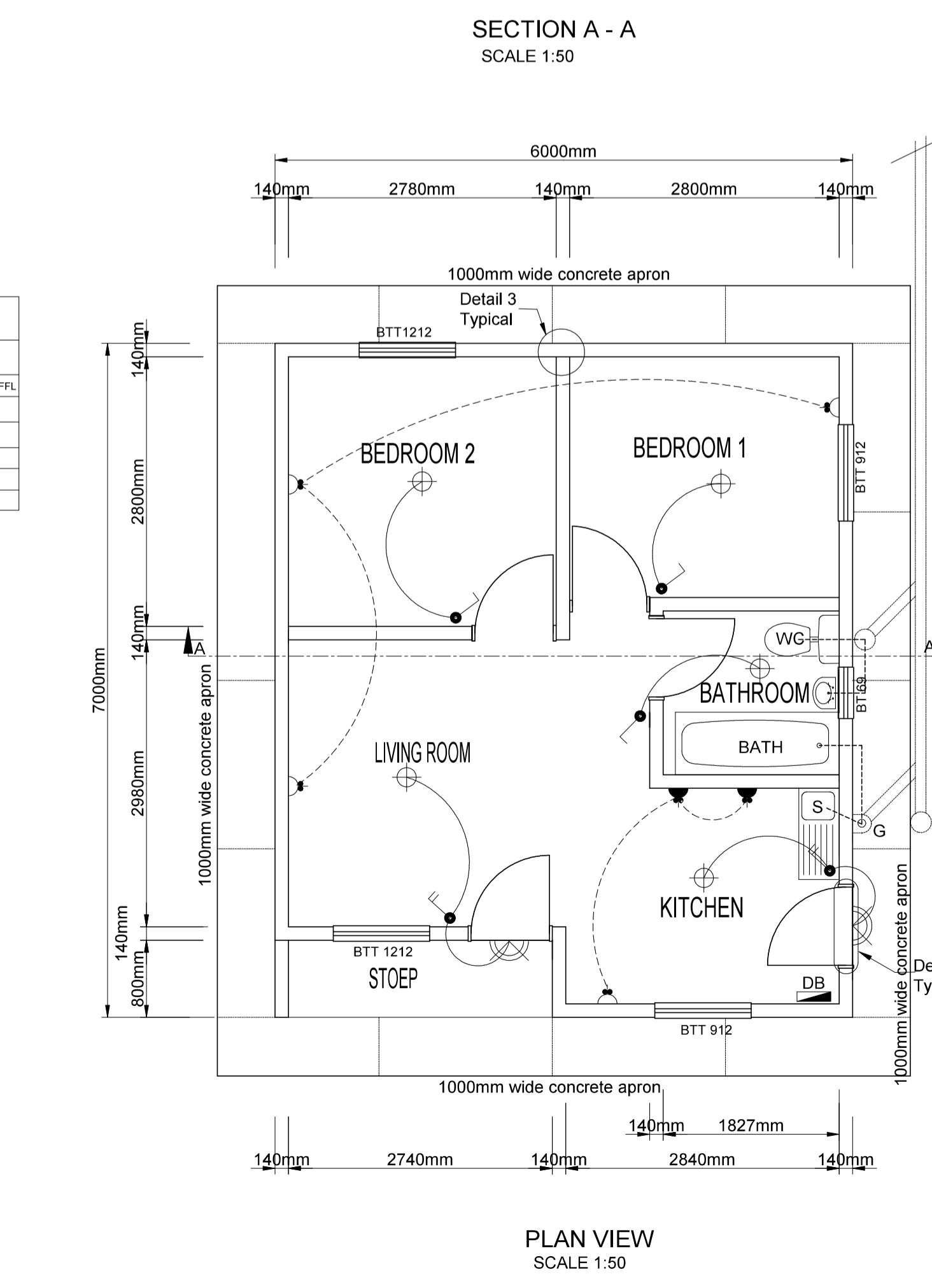
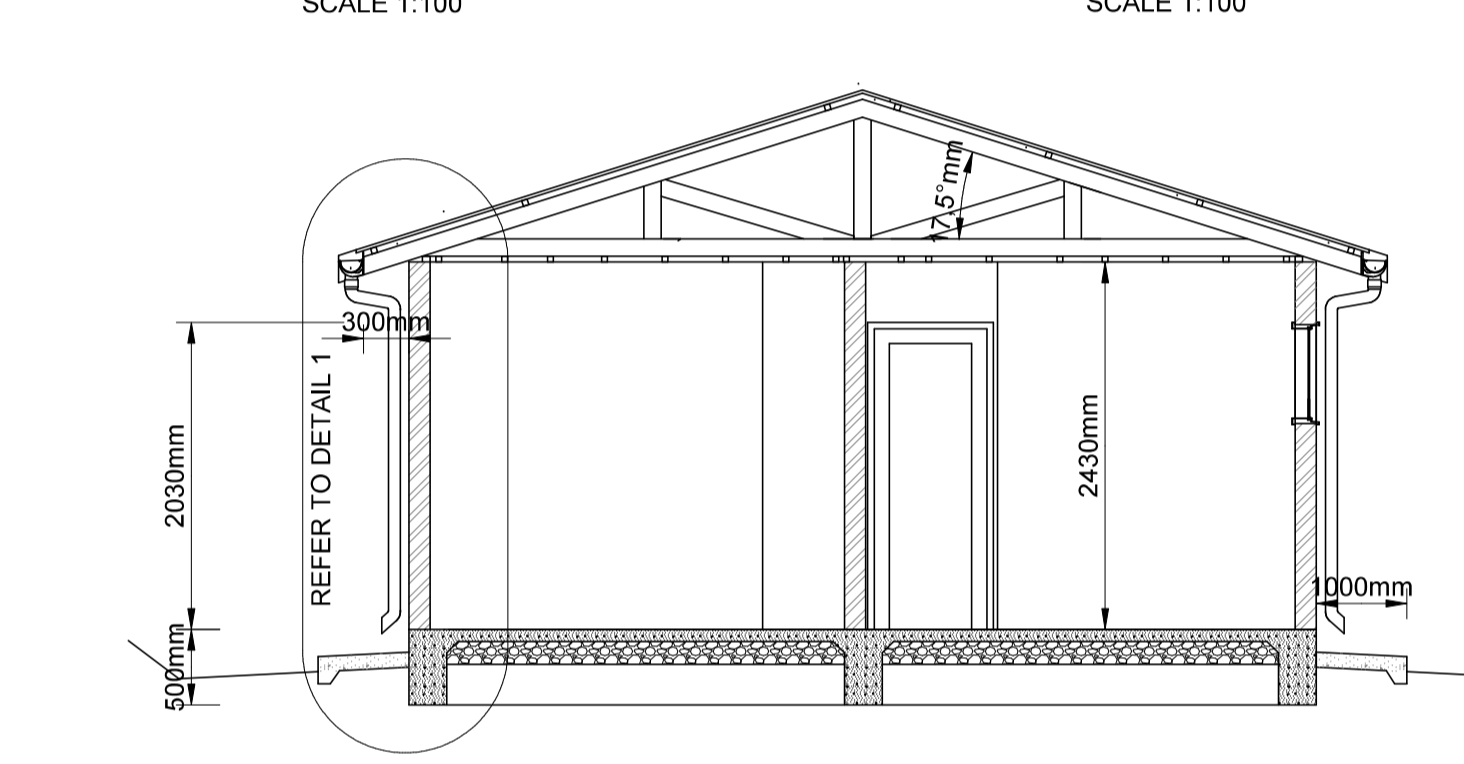
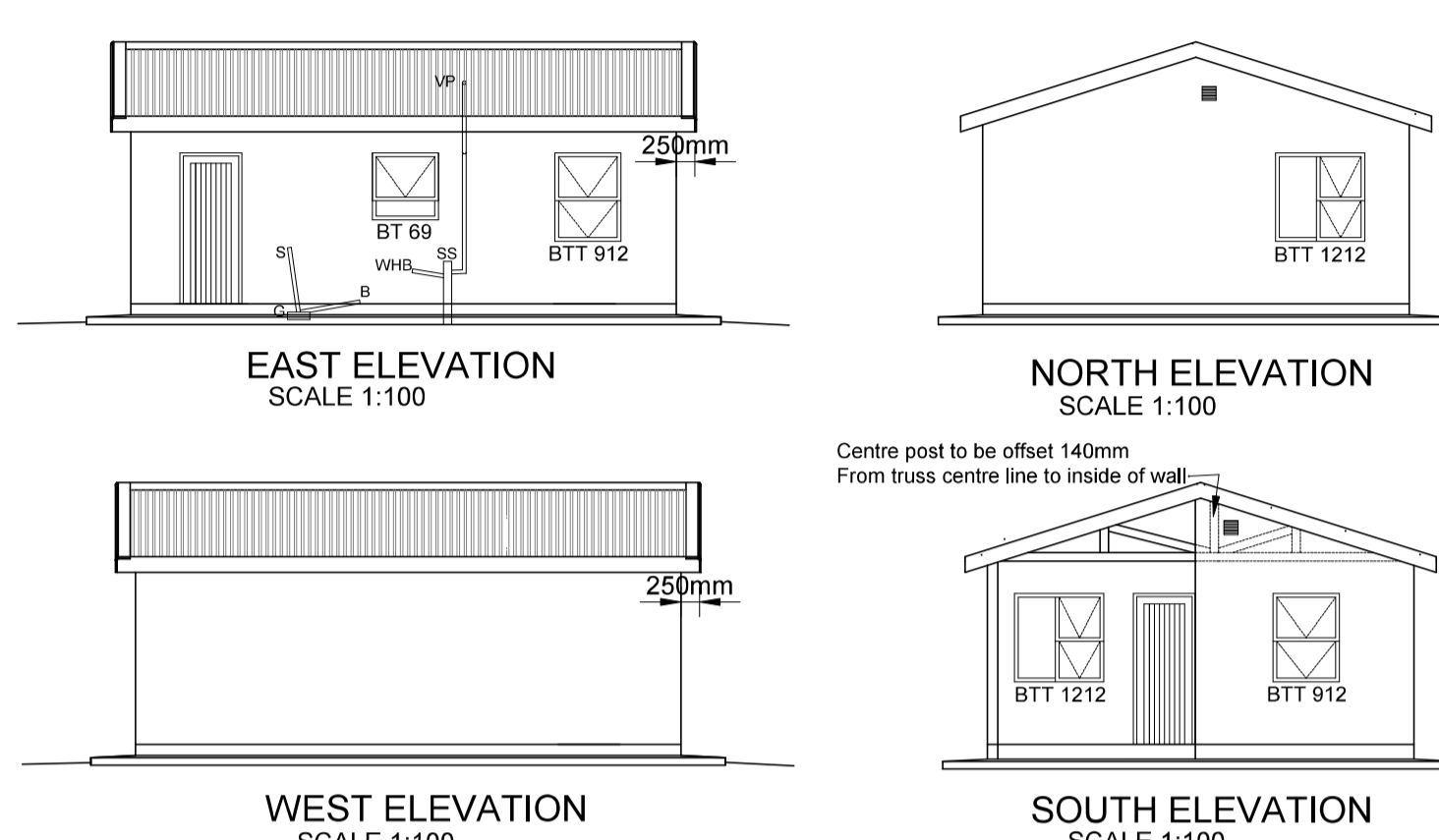
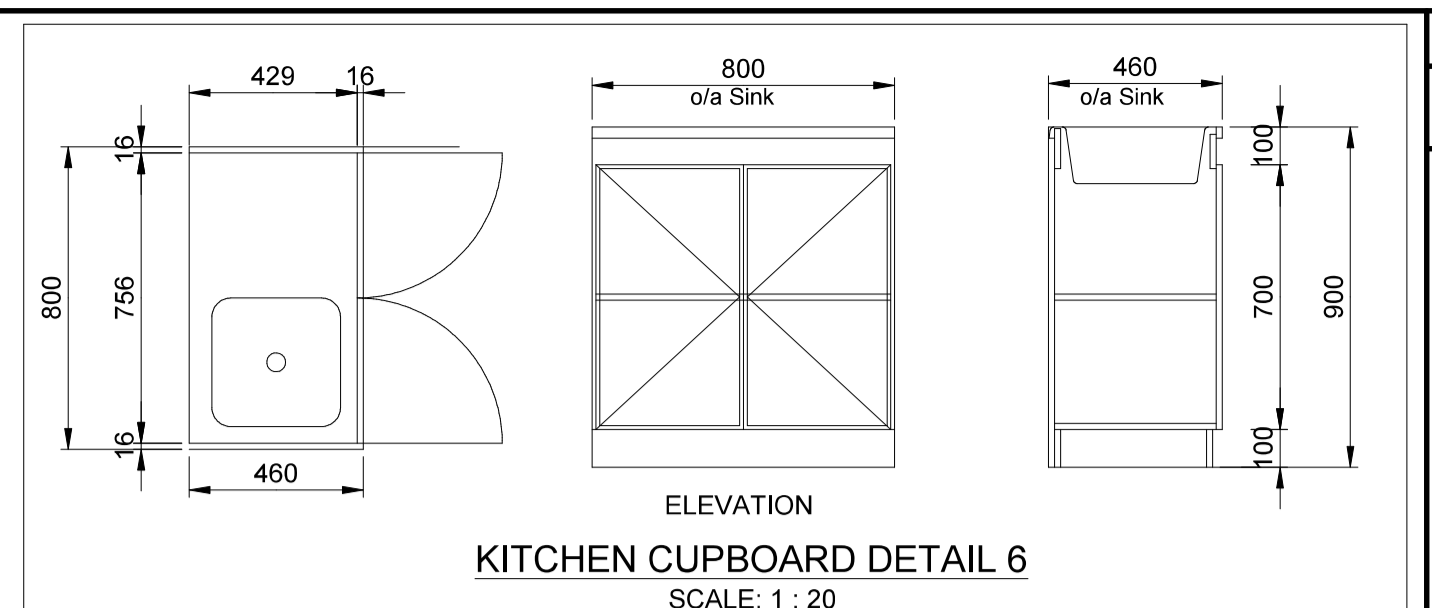
KITCHEN CUPBOARD SPECIFICATION:

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.



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

LEGEND

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GENERAL BUILDING SPECIFICATION

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

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

SETTING OUT:
The longer side of the house should be oriented to run as near east-west as possible to assist with 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 be.

FOUNDATIONS:
As per Engineers Design.

WALLS:
External walls of 300 x 190 x 140mm, internal walls and beam filling of 390 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 brickwork in the course above floor slab and every 2nd course thereafter. Internal walls to be reinforced with galvanized brickwork in every 2nd course up to wall plate level, 375 micron "knicker" (slimp-roof course SABS 1504) 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 20mm long x 30 x 1.2mm galvanized hoop-iron straps with 50mm bends at both ends, built into the intersecting wall at 400mm vertical centres (2 block courses). Block cores at hoop-iron straps to be filled solid with 20MPa 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 specifications. Internal walls, kitchen and kitchen to be painted with 1 coat of primer and 2 coats white gloss enamel paint. All other internal walls to be painted with 1 coat of primer and 2 coats white acrylic emulsion. Beaming to be plastered flush with external face of walls, 150 x 100mm vermin-proof concrete blocks blocks to be built into the external face of each gable wall in position clear of truss members.

LINEALS:
All lineals to be precast concrete (SABS 1504) built in with a minimum bowing length of 1500mm each side of door opening. No lineal required over window openings. Lineals to be bedded in mortar as for wall blocks.

WINDOW & DOOR FRAMES:
All window and external door frames to be Betcrete polydrene frames. Lugs have to be built into walls with ends turned down into block cores, affected blocks are to be filled with mortar or 100% concrete.
Windows to be Betcrete Aluminium to fit exactly into the polydrene window courseties. Refer to manufacturer's specifications. Glass to be 4mm monolithic annealed clear glass. Internal door frames to be 1mm pressed metal to receive 813mm x 2030mm doors.

DOORS:
External doors to be 813 x 2030mm solid meranti with frames, ledges, cross-brace and bedded doors with SABS 318 floor finish. External doors to be sanded clear all round and treated with a 50/50 mixture of pure linseed oil and mineral kelpentine and finished with two general coats of clear 1st coat polyurethane varnish. Internal doors to be 813 x 2030mm hollow core Masonite clad with SABS 2 lever lock.

ROOF:
Double Roman roofline and V-edge like (SABS 542). Bottom 2 rows of tiles are to be rafter-batted to rest with gable with 2.0mm gauge aluminium alloy embedded about nails of the correct length to suit the profile of approved non-combustible "Kumara" tiles to be fixed in accordance with 30mm softwood battens and 38 x 50mm barge boards at max. 200mm centres, 0.20mm underlayment membrane with min 150mm overlaps on precast concrete roof trusses as per engineer's specifications. Trusses fixed on 3 x 4.0mm wallbricks designed, manufactured and erected in accordance with SABS 0245. ITC certificate to be provided by contractor for design & construction of complete roof structure. Trusses at max. 700mm centres tied down to walls with 4mm galvanized wire built minimum 40mm into walls. Roofline to be looped around reinforcing, taken up within the hollow core of the block and wrapped tightly around truss 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 webs, with 3 no. x 15mm nails per connection.

BARGE BOARDS:
80 x 200mm F.C. barge boards, screwed etc to ends of 44 x 70mm rail and pre-bedded 38 x 50mm bracing at 400mm centres with 10mm brass screws with washers. Use PVC apex and No. 665-231 H profile joiners throughout.

FASCIA BOARDS:
225 x 10mm EVERITE Nutec Fascia boards, medium density fibre, including joining strip for butt-jointing, fixed to truss ends with 10mm brass screws with washers.

GUTTERS & DOWNPIPES:
VYNADEEP gutters with stopends (DEE1) both sides and outlet (DOE0) as indicated. Coffer fixed with brass brackets (DEE5) and brass straps @ 750mm c/c to a minimum fall of 1:60. 80mm2 VYNADEEP downpipes including all bends as required fixed to walls with pipe clips (DC302). Gutters & downpipes installation as per VYNADEEP specifications.

CEILING:
6.4mm thick fibre gypsum ceiling boards galvanized about nailed at 150mm c/c into 38 x 50mm softwood bracing. SABS 653 fixed to underside of rafters at maximum 400mm c/c in span direction only. Fix 44 x 13mm softwood cover strips over all exposed joints. Fix 38 x 50mm softwood cover strips around ceiling edges for 75mm gypsum covered cornice all round, galvanized about nailed at 300mm c/c. Prime all heads with galvanized non 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 raised framing with one 38 x 50mm sawn softwood batten covered with ceiling board and fitted flush in opening.

CEILING INSULATION:
75mm thick x 150mm wide lightweight compressible mineral fibre insulation (SABS 1381-1) laid on top of the ceiling between trusses.

APRON & STEPS:
1000mm wide x 80mm thick 20MPa concrete apron with a 1:50 fall away from the house. Apron to be cast in panels of maximum length of 1.5m, on selected 15mm mineral well compacted to required level. For sloping sites, cast minimum 20MPa concrete steps 1.0m wide with minimum 270mm tread width and maximum 200mm rise height. Both the surface after concrete has hardened sufficiently to leave a course 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 000-001 etc.

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: H2

CONSTRUCTION TYPE: STIFFED RAFT

CATEGORY OF EXPECTED DAMAGE: F. BAIN

COMPETENT PERSON: F. BAIN

REGISTRATION NUMBER: 980344

SIGNATURE:

Scale as shown

REVISIONS

No	Description	Date
A	FOR APPROVAL	11/09/2019

Drawn: PB (Designed) FB (Engineer)
Checked: BN (Engineer) FB (Engineer)
Fr Eng No: 980344 Date: 11/09/2019

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HDA

Contract: CONSTRUCTION OF 100 HOUSING UNITS IN BETHELSDORP PHASE 2

Title: 40m2 - HOUSE PLAN TYPE C LAYOUT, SECTIONS & DETAILS

6984A - 02 - UNIT A

Drawing No: A Rev No: