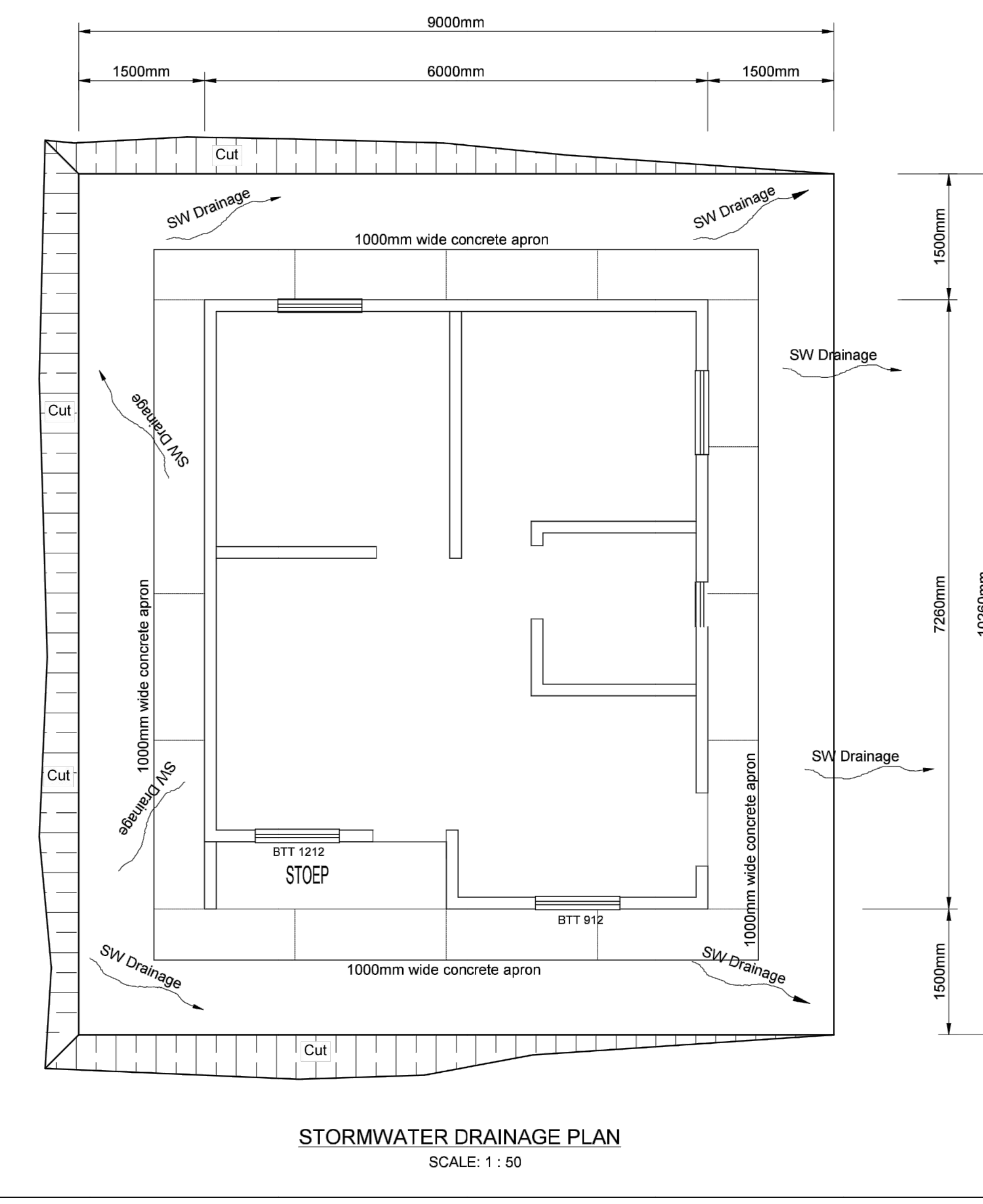
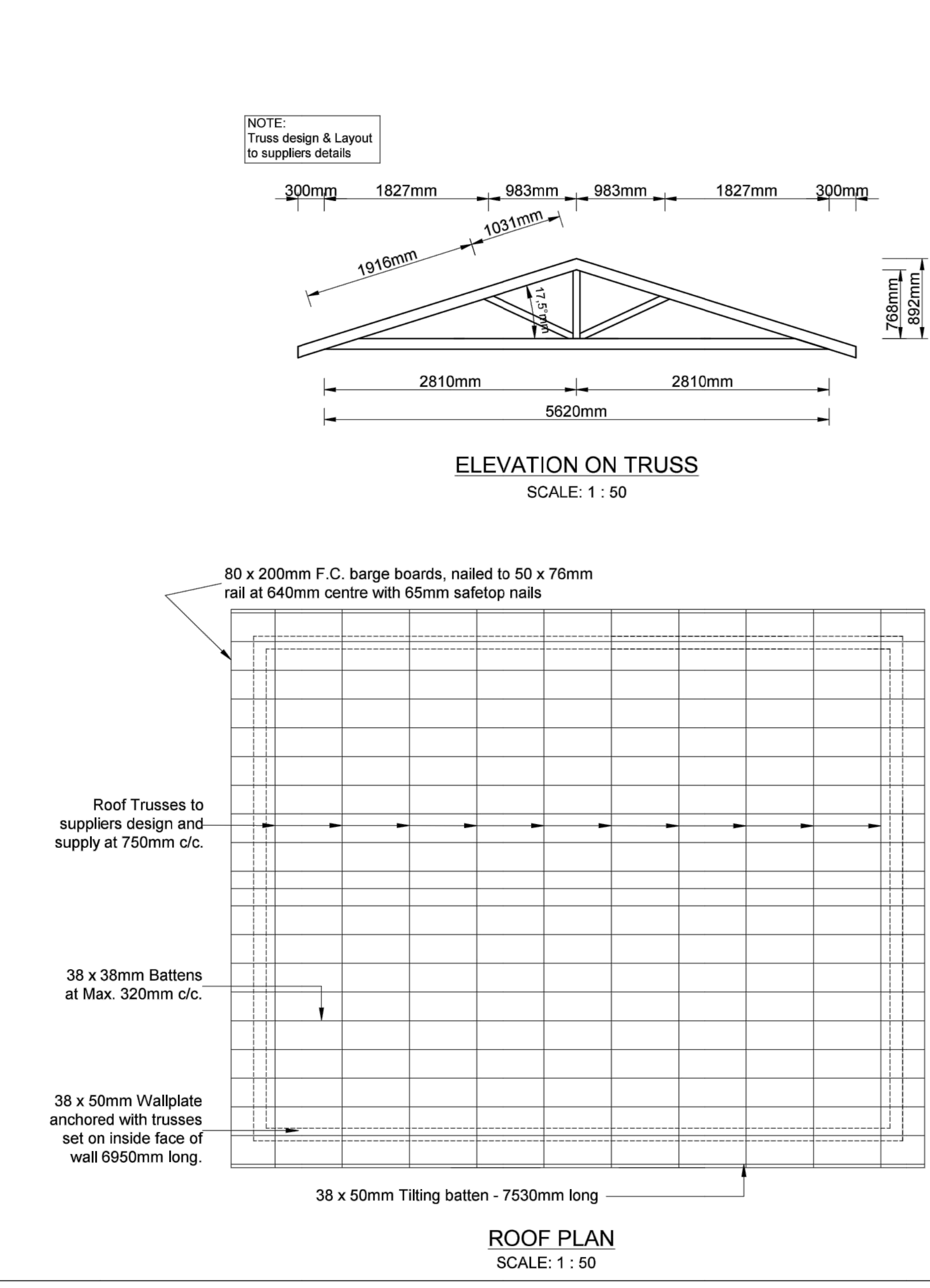
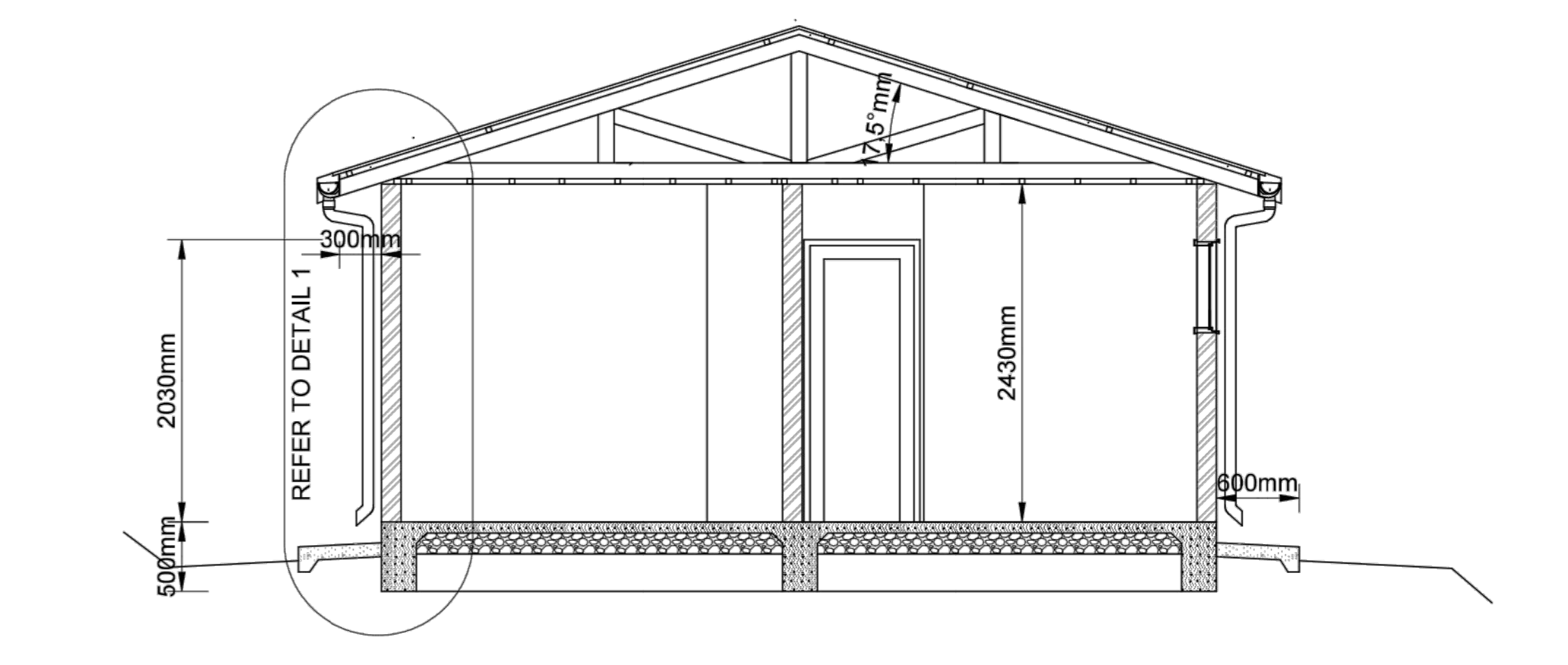
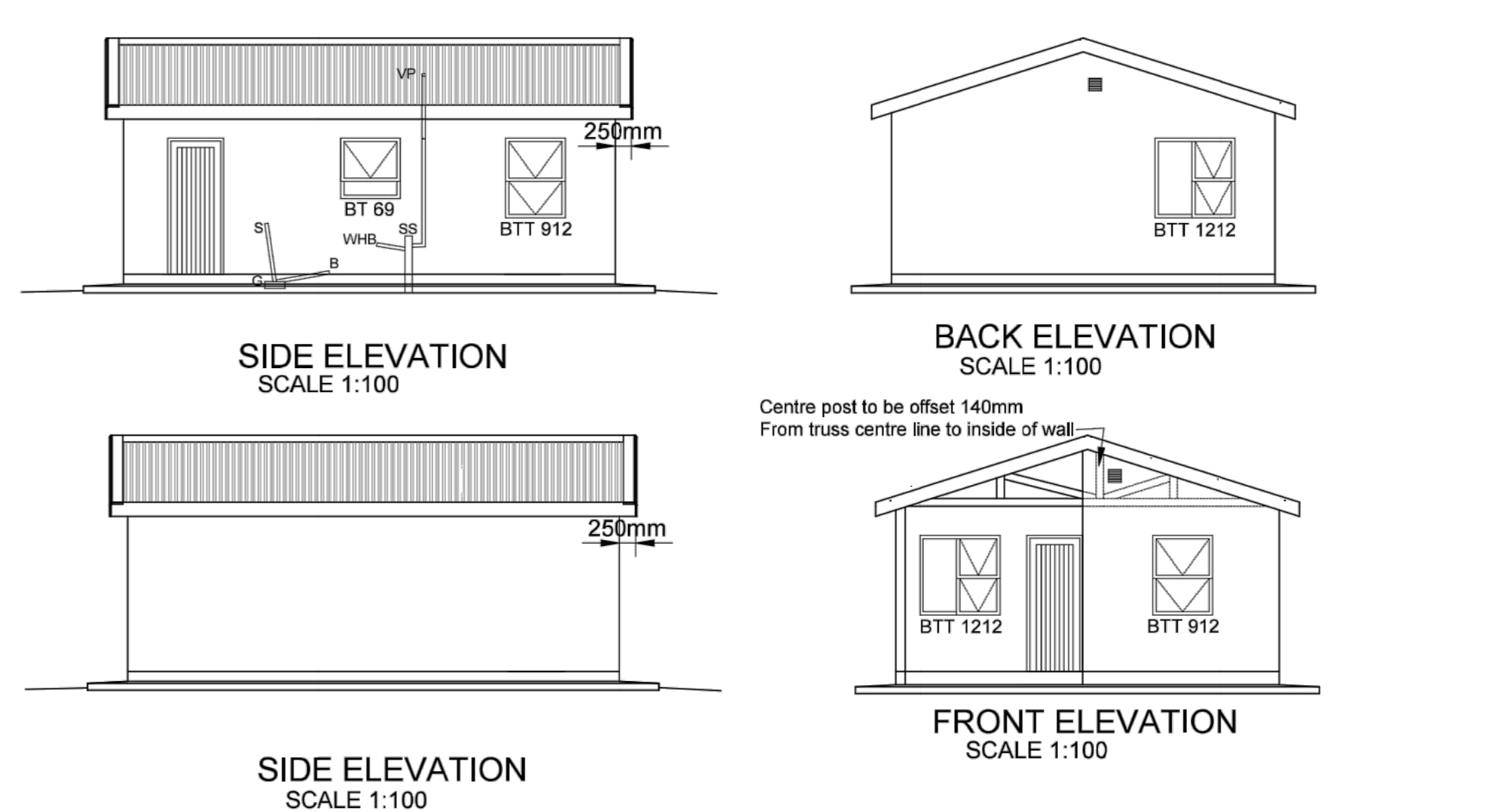
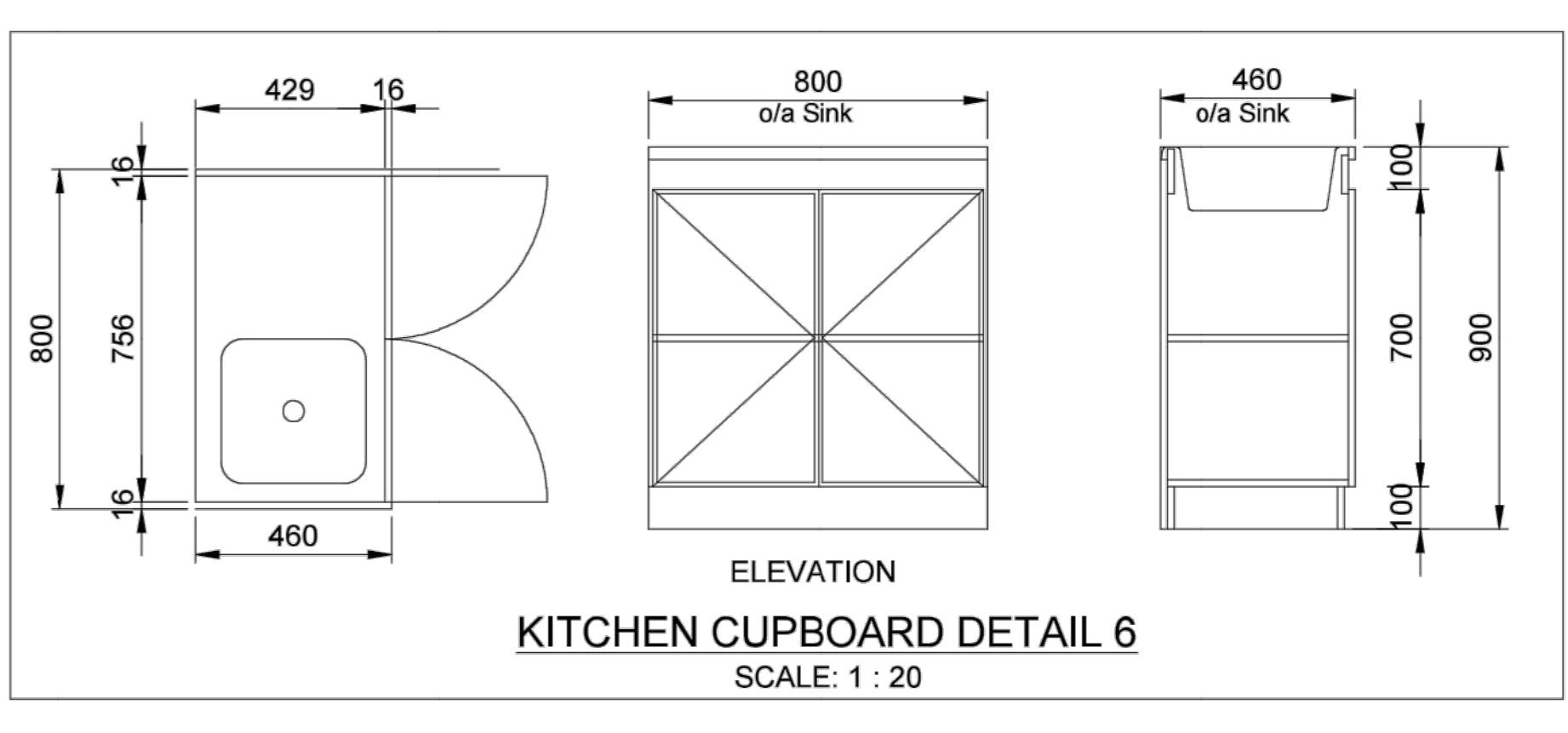


**KITCHEN CUPBOARD SPECIFICATION:**

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.

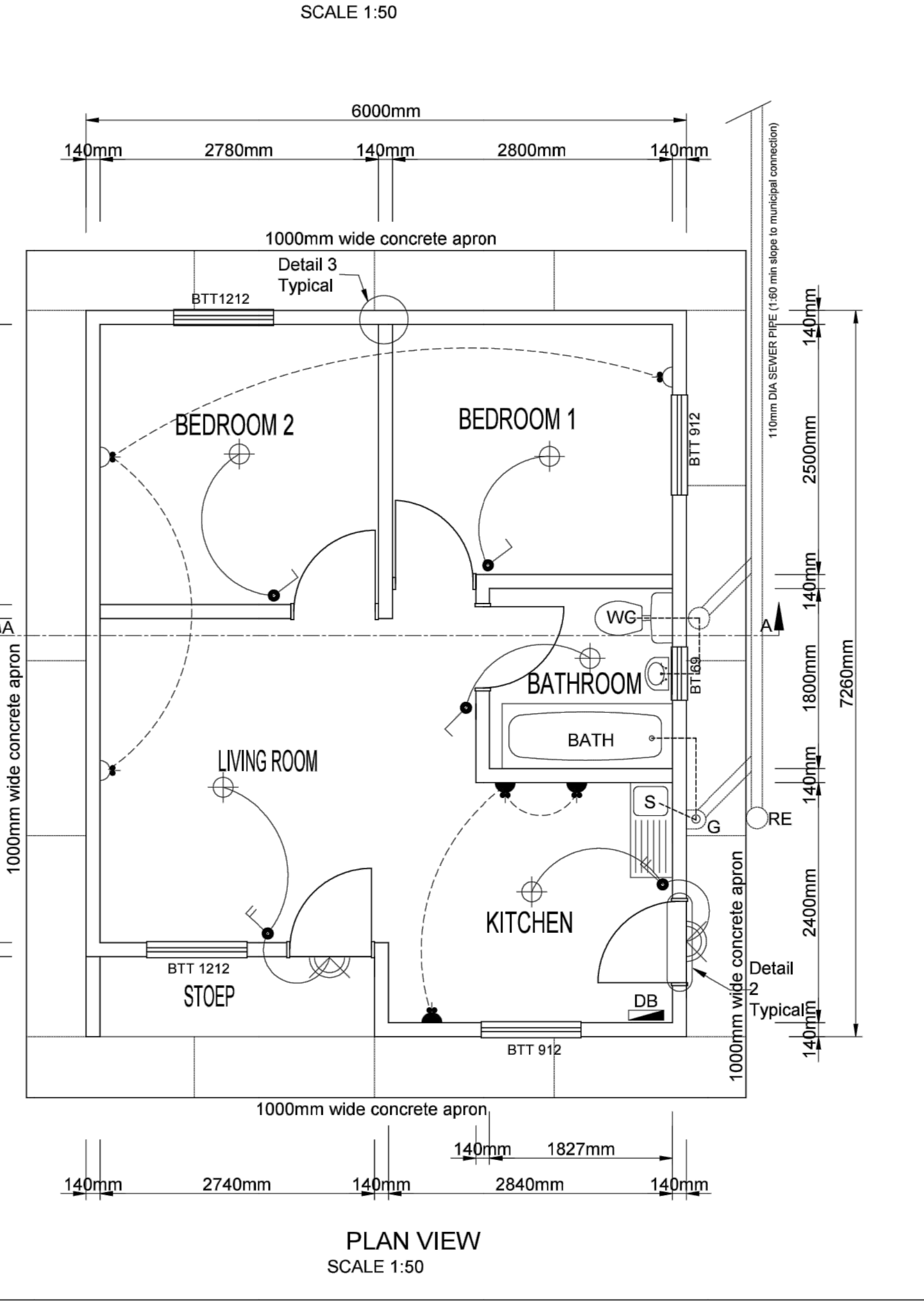
**CARCASS, SHELVING & DOORS:**  
16mm thick high density class 3 particle board (SABS 1300) with 0.55mm thick high pressure light duty quality decorative laminate (SABS 1405) in standard colour and finish. All exposed edges to have matching 0.35mm thick laminate.

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 1350mm ABOVE FFL
⊕	TWO-WAY LIGHT SWITCH 1350mm ABOVE FFL



**GENERAL BUILDING SPECIFICATION**

THIS SPECIFICATION IS FOR EXPANSIVE SOIL. (SITE CLASS "H3 - C2" - NHRC MANUAL Part 1, Section 2, Table 1) AND SLOPING GROUND SUCH THAT THE HEIGHT OF THE RETAINED BY FOUNDATION WALLS DOES NOT EXCEED 400mm (NHRC MANUAL Part 2, Section 3, Table 4). FOR EXPANSIVE, COMPRESSIBLE & POTENTIALLY COLLAPSIBLE, COMPRESSIBLE AND VARIABLE SOIL TYPES (SITE CLASS "H4" - "C2" - "E2" AND "F" - NHRC 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 NHRC - Home Building Manual, SABS 1000 and OHS Norms and standards.

**SETTING OUT:**  
The longer axis 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 to be cleared of all refuse and vegetation. The site shall be sloped to fall at least 100mm over 1.5m beyond the perimeter of the house. Topsoil containing grass and vegetation needs to be removed from the area where the floor slab and apron will sit.

**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 1210) set with 10mm thick horizontal and vertical mortar joints. External walls to be finished with galvanized brickface in the course above floor slab and any 2nd course thereafter. Above window and door openings, brick face to be finished in every brick course up to wall plate level. 275 mason "horning" - damp-proof course (SABS 92-8) to be built into external and internal walls at floor level, with minimum 150mm overlaps. Intersecting internal and external walls to be tied together with 700mm long JC 30JC 12mm galvanized hoop-iron straps with 50mm bends at both ends, but into the intersecting walls at 400mm vertical centres (2 block courses). Block cores at hoop-iron straps to be filled solid with mortar or 10MPa in-fill concrete. Walls finished both internally and externally with 15mm thick smooth plaster. External walls to be finished with 1 coat approved exterior primer undercoat and 2 coats super acrylic paint (SABS 1405) complying with SABS 1586 Grade 2. In accordance with manufacturer's instructions. Internal walls to bathroom and 1000mm 10 panel with 1 coat primer and 2 coats white gloss emulsion. All other internal walls to be finished with 1 coat primer and 2 coats white acrylic emulsion. Plastering to be plastered flush with external face of walls. 150 x 100mm vermicrete precast concrete at brick to be built into the external face of each gable and in position of door members.

**UNTELS:**  
All teels to be precast concrete blocks (SABS 1004) built in with a minimum bearing length of 100mm each side of core opening. No steel rods over window openings, and external L1 - columns. Lintel 111 in the top and over internal doorframe only. All teels to be bedded in mortar as per wall blocks.

**WINDOW & DOOR FRAMES:**  
All window and external door frames to be Betacrete polystyrene frames. Lugs have to be built into walls with ends turned down into block cores, affected blocks are to be fixed with mortar or 10MPa concrete. Windows to be Betacrete Aluminium to fit AM only, use the polymer window casements, fixed 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 JC 2032mm solid meranti with transoms, ledges, cross-brace and hatched doors with SABS 1586 Grade 2. Internal doors to be 813 JC 2032mm hollow core Masonite clad with SABS 2-brake locks.

**ROOF:**  
Double Roman roofline and V-ridge line (SABS 542). Bottom 2 rows of tiles are to be rafter/ridge to resist wind uplift with 2mm gauge aluminium alloy vented clout nails of the correct length to suit tile profile or approved non-corrosive.  
"Chimney" - This to be fixed in accordance with 38 x 38mm roofboard battens and 38 x 50mm rafter battens at max. 320mm centres. 0.25mm 1800x300x150 membrane with min 150mm overlaps on prefabricated roof trusses as per engineer's specifications. Trusses fixed with 38 x 50mm wall plates designed, manufactured and erected in accordance with SABS 0243. ITC certificate to be provided by contractor for design & construction of concrete roof structure. Trusses to be finished with 15mm thick plaster. Trusses to be finished with 15mm thick plaster and 15mm thick roofboards to be spaced around reinforcement, taken up within the hollow core of the block and wrapped tightly with 15mm thick plaster and wire ends nailed down. Trusses to be finished with 15mm thick plaster and 15mm thick roofboards to be spaced around reinforcement, taken up within the hollow core of the block and wrapped tightly with 15mm thick plaster and wire ends nailed down. Trusses to be finished with 15mm thick plaster and 15mm thick roofboards to be spaced around reinforcement, taken up within the hollow core of the block and wrapped tightly with 15mm thick plaster and wire ends nailed down.

**ROOFING:**  
80 x 200mm F.C. barge boards, screwed to ends of 44 x 70mm rail and profiled 38 x 30mm, branding at 640mm centres with 19mm brass screws with washers. Use PVC glue and No. 685-231 H profile Joints throughout.

**FASCIA BOARDS:**  
225 x 18mm EVERITE select Fascia boards, medium density-ply, including jacking strip for full-jointing, fixed to truss ends with 19mm brass screws with washers.

**GUTTERS & PIPES:**  
VYNADEEP gutters with supports (DEE1) both sides and outlet (DEE2) in one direction only. Flashed with fascia tractions. (D461) 100mm rain pipe. 70mm r/c to a minimum fall of 1:800. 80mm VYNADEEP downpipes installed at intervals as required 1100 to walls with pipe clips (DCR32). Gutters & downpipes installation as per VYNADEEP specifications.

**CEILING:**  
Plaster fibre gypsum ceiling boards galvanized clout nailed at 100mm centres to 38 x 38mm roofboard branding (SABS 552) fixed to underside of roofboards at maximum 400mm centres in one direction only. Flashed with 15mm gypsum cover strips over all sheet joints. Fix 36 x 38mm roofboard branding around ceiling edges for 75mm gypsum cover cornice all round, galvanized clout nailed at 300mm centres. Profile rail tracks with galvanized iron primer and paint ceiling with 2 coats max. 1500mm long. Trusses to be finished with 15mm thick plaster and 15mm thick roofboards to be spaced around reinforcement, taken up within the hollow core of the block and wrapped tightly with 15mm thick plaster and wire ends nailed down. Trusses to be finished with 15mm thick plaster and 15mm thick roofboards to be spaced around reinforcement, taken up within the hollow core of the block and wrapped tightly with 15mm thick plaster and wire ends nailed down.

**CEILING INSULATION:**  
75mm thick x 750mm wide lightweight compressible mineral fibre insulation (SABS 1581-1) laid on top of the ceiling between trusses.

**APRON & STEPS:**  
1000mm wide x 80mm thick 20MPa concrete apron with a 1 in 50 fall away from the house. Apron to be cast in panels of maximum length of 1.5m, on selected filling material, well compacted to required levels. For sloping sites - cast minimum 20MPa concrete steps 1.0m wide with maximum 270mm riser height and maximum 200mm riser heights. Brush the surface after concrete has set sufficient time to leave a coarse non-slip surface.

**ELECTRICAL:**  
Electrical cables to be reticulated in PVC electrical conduit within the roof trusses and returned down in the blockwork cavities to all plug points, light switches and wall plug. CDD required for ENch unit contain listed. See Electrical drawing 00-001 rev 1.

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

A	11-01-2024	ISSUED FOR INFORMATION
REV No	DATE	DESCRIPTION

**REVISIONS**  
SIZE ON ORIGINAL DRAWING 100 mm

**HDA**  
HOUSING DEVELOPMENT AGENCY

**CONSTRUCTION OF ENCOBO 1854**

CONTRACT	BUILDING OCCUPANCY CLASSIFICATION	PROJECT STAGE
	A3	5
DISCIPLINE		
STRUCTURAL DESIGNS		
WORK DESCRIPTION - SUB DIVISION		
HOUSE PLAN LAYOUT		
DRAWING DESCRIPTION		
SECTION & DETAILS		

FILE No.	LIZVELETHU KHUMALO	REARABLOE MANETHOA	ITEM No.
DESIGN	LIZVELETHU KHUMALO	REARABLOE MANETHOA	DRAWN
SCALE	1:100	JABU MAHLANGU	CHECKED
RESPONSIBLE PROFESSIONAL ENGINEER			
DATE	NAME	NO.	PR NUMBER
11/01/2024	JABU MAHLANGU	20180159	
DRAWING CO-ORDINATED			
09/01/2024	REARABLOE MANETHOA		
CONSULTANT :			
TRIAKON			
Waterford Court Block D20, 234 Glover Ave, Die Hoewes 0157			
CADD SYSTEM	AUTO CAD	P03-2302-E1854-01-REV A	FILE NAME
SCALE	DRAWING NUMBER		REV
A1			A