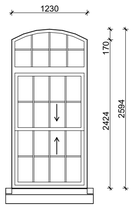
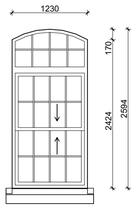
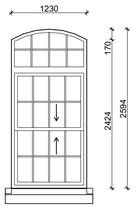
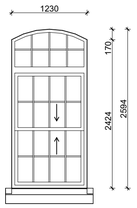
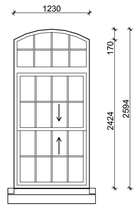
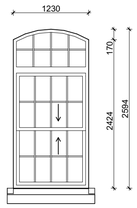
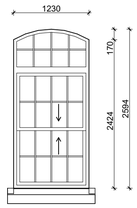
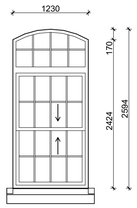
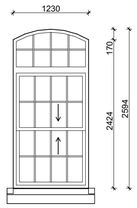
WINDOWS: 1:50								
	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l
NUMBER	W1-001 (Existing)	W1-002 (Existing)	W1-003 (Existing)	W1-004 (Existing)	W1-005 (Existing)	W1-006 (Existing)	W1-006 (Existing)	W1-007 (Existing)	W1-008 (Existing)
QTY & POSITION	1x North facade @ Digital Capability Laboratory	1x North facade @ Digital Capability Laboratory	1x North facade @ Kitchenette	1x North facade @ New Gents Toilets	1x North facade @ New Multi-Functional Digital Lab	1x North facade @ New Multi-Functional Digital Lab	1x North facade @ New Multi-Functional Digital Lab	1x North facade @ New Multi-Functional Digital Lab	1x North facade @ New Multi-Functional Digital Lab
DESCRIPTION	Existing timber vertical sliding sash window with top light. Peeling paint from timber window frame and sash, window putty installed instead of timber beadings as well as worn and damaged ironmongery and sash mechanisms - Rub down timber surfaces with suitable abrasive paper and treat all knots. Stop nails, screws and cracks with hard stopping. Prime with wood primer; add on universal undercoat; finish with one coat egg-shell alkyd paint; all to manufacturer's specifications (sample panel to be approved). Colour to match existing. Inspect all glazing panels and remove putty and replace with timber beadings. Confirm that glazing comply with SANS 10400 part N & SANS XA EDITION 2. Ironmongery and sash mechanisms - Service all windows with this similar design and mechanisms.	Existing timber vertical sliding sash window with top light. 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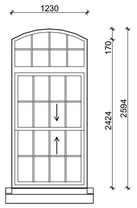
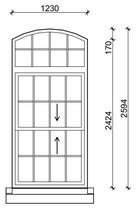
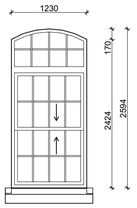
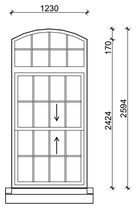
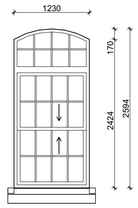
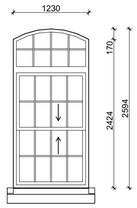
ACCESSORIES	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.
FINISHING	White.	White.	White.	White.	White.	White.	White.	White.	White.
GLASS	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.

	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l	 Area = 3.12m² f.f.l
NUMBER	W1-009 (Existing)	W1-010 (Existing)	W1-011 (Existing)	W1-012 (Existing)	W1-013 (Existing)	W1-014 (Existing)
QTY & POSITION	1x South facade @ Digital Capability Laboratory	1x South facade @ Digital Capability Laboratory	1x West facade @ Digital Capability Laboratory	1x West facade @ Digital Capability Laboratory	1x West facade @ Digital Capability Laboratory	1x West facade @ Digital Capability Laboratory
DESCRIPTION	Existing timber vertical sliding sash window with top light. Peeling paint from timber window frame and sash, window putty installed instead of timber beadings as well as worn and damaged ironmongery and sash mechanisms - Rub down timber surfaces with suitable abrasive paper and treat all knots. Stop nails, screws and cracks with hard stopping. Prime with wood primer; add on universal undercoat; finish with one coat egg-shell alkyd paint; all to manufacturer's specifications (sample panel to be approved). Colour to match existing. Inspect all glazing panels and remove putty and replace with timber beadings. Confirm that glazing comply with SANS 10400 part N & SANS XA EDITION 2. Ironmongery and sash mechanisms - Service all windows with this similar design and mechanisms.	Existing timber vertical sliding sash window with top light. Peeling paint from timber window frame and sash, window putty installed instead of timber beadings as well as worn and damaged ironmongery and sash mechanisms - Rub down timber surfaces with suitable abrasive paper and treat all knots. Stop nails, screws and cracks with hard stopping. Prime with wood primer; add on universal undercoat; finish with one coat egg-shell alkyd paint; all to manufacturer's specifications (sample panel to be approved). Colour to match existing. Inspect all glazing panels and remove putty and replace with timber beadings. Confirm that glazing comply with SANS 10400 part N & SANS XA EDITION 2. Ironmongery and sash mechanisms - Service all windows with this similar design and mechanisms.	Existing timber vertical sliding sash window with top light. Peeling paint from timber window frame and sash, window putty installed instead of timber beadings as well as worn and damaged ironmongery and sash mechanisms - Rub down timber surfaces with suitable abrasive paper and treat all knots. Stop nails, screws and cracks with hard stopping. Prime with wood primer; add on universal undercoat; finish with one coat egg-shell alkyd paint; all to manufacturer's specifications (sample panel to be approved). Colour to match existing. Inspect all glazing panels and remove putty and replace with timber beadings. Confirm that glazing comply with SANS 10400 part N & SANS XA EDITION 2. Ironmongery and sash mechanisms - Service all windows with this similar design and mechanisms.	Existing timber vertical sliding sash window with top light. Peeling paint from timber window frame and sash, window putty installed instead of timber beadings as well as worn and damaged ironmongery and sash mechanisms - Rub down timber surfaces with suitable abrasive paper and treat all knots. Stop nails, screws and cracks with hard stopping. Prime with wood primer; add on universal undercoat; finish with one coat egg-shell alkyd paint; all to manufacturer's specifications (sample panel to be approved). Colour to match existing. Inspect all glazing panels and remove putty and replace with timber beadings. Confirm that glazing comply with SANS 10400 part N & SANS XA EDITION 2. Ironmongery and sash mechanisms - Service all windows with this similar design and mechanisms.	Existing timber vertical sliding sash window with top light. Peeling paint from timber window frame and sash, window putty installed instead of timber beadings as well as worn and damaged ironmongery and sash mechanisms - Rub down timber surfaces with suitable abrasive paper and treat all knots. Stop nails, screws and cracks with hard stopping. Prime with wood primer; add on universal undercoat; finish with one coat egg-shell alkyd paint; all to manufacturer's specifications (sample panel to be approved). Colour to match existing. Inspect all glazing panels and remove putty and replace with timber beadings. Confirm that glazing comply with SANS 10400 part N & SANS XA EDITION 2. Ironmongery and sash mechanisms - Service all windows with this similar design and mechanisms.
ACCESSORIES	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.	All accessories existing. Refurbish & Restore.
FINISHING	White.	White.	White.	White.	White.	White.
GLASS	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.	To SANS 10400 part N & AAMSA Existing or New: 4mm Clear glass. Low E.

FENESTRATION

Buildings with Natural Environmental Control: SANS 10400XA

Glazing Information						Shading as per Clause 5.2						Specification as per Clause 5.3					Solution	
Dwelling		Glazing Elements		Glazing Element Size								REQUIRED		REQUIRED	Table E.1 Glazing Element		ACHIEVED	
Orientation	Storey Level	Gazing Ref	Quantity	Width (m)	Height (m)	Area	(H) Height (m)	Lat. Multiplier(M)	(G) Height (m)	Required (P)	Measured (P)	(P) Comply	U-value	SHGC	Sum SHGC	U-value	SHGC	Conductance	SHGC
North	Ground Storey	W1	5	1.230	2.590	15.929	3.38	0.400	0.790	1.352	1.080	NO	Any Solution	Any Solution	AnySolution	5.60	0.33	COMPLY	COMPLY
East	Ground Storey	W1	3	1.230	2.590	9.557	3.38	0.400	0.790	1.352	1.080	NO	Any Solution	Any Solution	AnySolution	5.60	0.25	COMPLY	COMPLY
East	Ground Storey	W2	8	1.680	2.080	27.955	2.86	0.400	0.780	1.144	1.050	NO	Any Solution	Any Solution	AnySolution	5.60	0.33	COMPLY	COMPLY
West	Ground Storey	W2	7	1.680	2.080	24.461	2.86	0.400	0.780	1.144	1.050	NO	Any Solution	Any Solution	AnySolution	5.60	0.33	COMPLY	COMPLY
South	Ground Storey	W1	2	1.230	2.590	6.371	3.38	N/A	0.790	N/A	1.080	N/A	Any Solution	Any Solution	Any Solution	4.30	0.25	COMPLY	COMPLY
West	Ground Storey	W1	4	1.230	2.590	12.743	3.38	0.400	0.790	1.352	1.080	NO	Any Solution	Any Solution	Any Solution	4.30	0.25	COMPLY	COMPLY
North	Ground Storey	D1-2 & D1-2.1	2	1.260	3.590	9.047	4.38	0.400	0.790	1.752	0.950	NO	Any Solution	Any Solution	Any Solution	4.30	0.25	COMPLY	COMPLY
East	Ground Storey	D1-002	1	3.090	3.060	9.455	4.38	0.400	1.320	1.752	1.430	NO	Any Solution	Any Solution	Any Solution	4.30	0.25	COMPLY	COMPLY
West	Ground Storey	D1-001	1	3.090	3.060	9.455	4.38	0.400	1.320	1.752	1.430	NO	Any Solution	Any Solution	Any Solution	4.30	0.25	COMPLY	COMPLY
West	Ground Storey	D2-001	1	1.680	3.720	6.250	4.38	0.400	0.660	1.752	1.030	NO	Any Solution	Any Solution	Any Solution	4.30	0.25	COMPLY	COMPLY

SANS 10400XA COMPLIANCE

	Nett Floor Area of Storey / Room (m^2)	Fenestration Area of Storey / Room (m^2)	% Fenestration Area to Nett Floor Area	
Ground Storey	658.220	131.223	19.936	In accordance with requirements of Clause 5
First Storey	0.000	0.000	#DIV/0!	#DIV/0!
Second Storey	0.000	0.000	#DIV/0!	#DIV/0!
Third Storey	0.000	0.000	#DIV/0!	#DIV/0!

Average SHGC Northern Orientation

	Northern Fenestration Area (m^2)	Total SHGC	Ave. SHGC
Ground Storey	124.85	0.00	0.00
First Storey	0.00	0.00	#DIV/0!
Second Storey	0.00	0.00	#DIV/0!
Third Storey	0.00	0.00	#DIV/0!

FENESTRATION CALCULATIONS not to scale

ISSUE FOR TENDER - DECEMBER 2025

general:

SANS 2001
Applicable standards:
- the contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
- provide on site: one hard/digital copy of SANS 10400 and related SANS 2001 parts when requested
- copies are available from www.sabs.co.za Standard-Sales/
- the specification data as described below make this specification project specific and shall have precedence in the interpretation of any ambiguity or inconsistency between this specification and these standards
- accuracy in building work: SANS 10155: grs except where stated otherwise

site clearance:
SANS 2001-BS1 Site clearance:
- materials from grubbing and demolition of structures to be disposed of to a designated site
- trees, turf, plants, bushes, shrubs, flora to be retained or replanted to instruction by landscape architect

earthworks:
SANS 2001-BE Earthworks (General):
- topsoil to be conserved and reused after completion of construction work
- surplus and unsuitable material to be dumped at location as agreed with engineer

concrete works:
structural works: SANS 2001-CC1 Construction works to eng specifications.
minor works: SANS 2001-CC2 Concrete works (minor works)
- horizontal surfaces that need to be non-skid: all pedestrian walkways, ramps

foundations:
SANS 2001-CM2 Strip footings, pad footings and slab-on-the-ground foundations for masonry walling: includes the construction of lightly loaded concrete surface beds
- site class designation: according to eng
- foundations: to eng specifications and/or in accordance with the requirements of SANS 10400-H for strip footings, slab-on-the-ground foundations or modified normal construction for category of expected damage 1
- protection against termites: SANS 10124: within new building perimeter and under new paving when required
- apply weed killer under new paving

Concrete floors and paving on the ground:
- concrete floors: power-floated to smooth finish ready to receive floor finish - no screeds allowed
- concrete paving on the ground: grade 20 concrete, delay wood-trowelled finish to produce a hard surface.

masonry construction:
SANS 2001-CM1 Masonry walling:
- type of masonry unit: burnt clay: SANS 227
- class and colour of face units: FBS / FBX to arch approval
- class of common units: NP for plastered walls, NF/X for masonry exposed to damp or in contact with the ground
- work size: 222 x 103 x 76 mm
- nature of FBS / FBX units: hollow

SANS 2001-C72 Structural timberwork (roofs):
- monopitrave prefabricated national design SANS 1900/SANS10243 prepared by a Competent Person and inspected and certified by such a person during erection.

steelwork:
Structural steelwork: to eng specifications
Sundry steelwork:
- commercial quality steel allowed: if yield stress equals 200Mpa
- structural steel tubes: SANS 657 part 1
- welding: all visible welds to be continuous, ground smooth; remove dross, burrs, irregularities

insulation, sealants:
- to conform to SANS 204 energy requirements
- reflective foil under roof tiles: SANS 1381-4, class B, one surface reflective, facing down; leave >25mm air space between foil and solid surface
- flexible fibre mats: SANS 1381-1, manufactured from recycled materials, e.g. polyethylene terephthalate (PET).
- pipe insulation: bonded preformed mineral fibre pipe sections SANS 1445-3, marked with expected maximum service temperature and exposure conditions.
- joint fillers: compatible with surfaces to be sealed; life expectancy >30yrs; apply to manufacturer's instructions

roof coverings:
SANS 10082 fixing of interlocking roof tiles
- roof fasteners: SANS 1273.
- tile roofing: Marley Double Roman Plus (colour to architect)
- profiled roof sheeting: IBR with chromadek finish (colour to architect) in long lengths
- fixing: strictly to manufacturer's instructions
- flashings and counter-flashings: steel sheet of same material and colour as roofing sheet, >75mm high against side-walls and >200mm wide over at least two tiles/ribs; fabricate all purpose-made head-wall flashings including serrated closers and polyclosers; tapered flashings to pipes

roofs: SANS 10400 R Igutters & downpipes.

waterproofing:
- reinforced liquid membranes: acrylic emeulsion paint reinforced with non-woven needle-punched polyester or popypropylene fibre fabric, to tops of parapet walls.
- no reinforced liquid membranes are allowed to waterproof sheet or tile roof system.

ceilings:
- gypsum plasterboard: SANS 266, with H-profile cover strips: Nail boards to timber brandering with 38 mm hot dip galvanized cloul nails or 32 x 2,5 mm diameter hot dip galvanized serrated ceiling nails, at 150 mm centres.
- 75 mm wide coved gypsum cornice: SANS 662, nailed to brandering and glued to wall. Mitre corners, splay heading joints
- Install 650 x 650 mm clear opening steel hatch as per ceiling plan.

windows & doors:
Steel windows SANS 727 Windows and doors made from hot rolled mild steel sections, factory primed. Painted as per finishing schedule.
SANS 1129 pressed steel door frames:
- type 1A - single leaf, no fanlight
- hinges: steel, welded on
- size: 813 x 2032 mm or as specified
- profile: as specified
- lock type: mortice
- finish: factory primed.

Timber doors: SANS 545 Wooden doors:
- type: internal: flush; external: batten door
- performance class: heavy duty
- size: 813 x 2032 x 40 mm
- finish flush door: fibre board

cement plaster:
SANS 2001-EM1 Cement plaster:
- internal finish: 1 coat cement plaster, steel trowelled
- external finish: 1 coat cement plaster, steel trowelled

ceramic floor and wall tiling:
- ceramic tiles: SANS 1449 group B2: porcelain tiles SANS 13006 group B1a of size, shape, pattern and colour to arch approval
- installation: SANS 10107 The design and installation of ceramic tiling.
- fix tiles to power floated concrete surface with tile adhesive as recommended by the tile manufacturer.
- joints: firmewide, straight, continuous and flush pointed with coloured cement grout (colour to architect). Prepare sample panel for approval by arch.
- movement joints - start floor tiles 10mm away from all walls.
- ensure structural joint widths in the same as structural joint widths in substrate and aligned.

floor coverings: see schedules install strictly to manufacturer's specifications.

painting:
SANS 10005 Painting of Buildings part 4, 5, 6.
Materials:
- suitable for intended purpose and for surface to which it is applied;
- exterior quality for external work, grade 2 (high hiding, washable) for interior work

Preparation:
- remove hardware, light fittings and other removable fittings that can be contaminated; mark, store and refix after completion; mask fittings that cannot be removed
- clean all surfaces of loose paint, rust, dirt, grease, soot, mould and marks - spare no dirt and soot; remove existing glass in wood-framed windows
- When using blow-torch methods, ensure fire extinguishers are readily available
- Remove mold and algae by brushing and application of a fungicidal wash; allow to dry

Application:
- Follow manufacturer's instructions strictly

structural roof timberwork:

hardware, signs: see schedules
- fix hardware with matching screws
- protect hardware during construction
- hand over keys labelled with coloured plastic tags

glazing:
SANS 10400 N 4.1.1: Safety glass shall be permanently marked.
SANS 2001-CG1 Installation of glazing

drainage & water supply:
SANS 10400 P Drainage
SANS 2001-DP1 Earthworks for buried pipelines
SANS 2001-DP2 Below ground medium pressure pipelines
- pipes: polyethylene SANS 4427, size as specified

SANS 2001-DP4 Sewers
SANS 2001-DP6 below ground water installations for buildings
SANS 2001-DP7 Sewers for buildings
- pipes: unplasticised polyvinyl chloride (uPVC) SANS 791, size and gradient as specified

SANS 1808: Water supply and distribution system components
SANS 10252 Water supply and drainage for buildings.
- Installation: surface piping, whether visible or not, e.g. in ducts, shall be neatly done in horizontal and vertical lines, where visible >20mm away from finished surfaces

solar installation:
Type: To comply with 10400-XA and with SANS 10106.
- all exposed hot water service pipes shall be clad with insulation with a minimum R-value in accordance with SANS XA.

environmental sustainability & energy usage in buildings:
Type: To comply with: 10400-X:2021 and 10400-XA:2021.

FIRE NOTE: SANS 10400-T

4.9.2 In any building classified as H3 or H4.

a) Any separating element (wall and floor) between any
garage that is not large enough to be classified as J4 and any habitable room shall have a fire
resistance of not less than 30 min and
the wall shall extend to the underside of the roof.
b) Any door between such garage and any such room shall
have a fire resistance of not less than
30 min and such doorway shall require a threshold of not less
than 10 mm; and.
c) No combustible roof components shall penetrate the separating
element dividing the space between the garage and the
habitable room.

GLASS NOTES:
3mm Thick glass to areas not exceeding 0.75sqm.
4mm Thick to areas not exceeding 1.5sqm & 6mm thick
glass to all areas bigger than 1.5sqm.
Safety glass to all doors and windows lower than
500mm from unfinished floor level.
All glass must comply to SANS 10400 N & SANS XA fenestration.
(see window & door schedule for glass specifications)

WOOD NOTES:
All wood to comply with SANS 10163.

client's signature

engineer's signature

architect's signature

UNIVERSITEIT VAN PRETORIA
UNIVERSITY OF PRETORIA
YUNIBESITHI YA PRETORIA

project description:
HPNITA UNIVERSITY OF PRETORIA
REFURBISHMENT AND ALTERATIONS TO BASEMENT OF OLD CHEMISTRY BUILDING (4051)

drawing description:
TEBDER:
Window Schedule - Timber

date: 29 January 2025
scale: 1 : 100

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DRAWN	DESIGN
CB	HP

revisions: