



West Visayas State University

(Formerly Iloilo Normal School)
HIMAMAYLAN CITY CAMPUS

Brgy. Caradio-an, Himamaylan City, Negros Occidental, 6108

* Tel.No. (034)-388-3300

* Website: himamaylan@wvsu.edu.ph * Email Address: himamaylan@wvsu.edu.ph



Project Title : WVSU ADMIN OFFICE EXTENSION
Location : WVSU-HIMAMAYLAN CAMPUS, HIMAMAYLAN CITY

BUILDING SPECIFICATION

A. GENERAL REQUIREMENTS

1. The structural drawings shall be used in conjunction with the specifications, the architectural, civil, plumbing, electrical, and mechanical drawings.
2. The contractor shall verify all dimensions and conditions at the site, which shall include the dimension and location of openings, grooves, reglets, pipe sleeves, conduits and embedded or attached items to concrete, at cetera.
3. The contractor shall provide all measures necessary to protect existing and new construction. This shall include but not limited to bracing and shorting for load imposed during construction.
4. All foundations shall rest on 50mm thick lean concrete at $f'c=6.895$ MPA (1000 PSI) unless noted otherwise.
5. General notes and typical details shall apply to all drawings unless shown or noted otherwise.
6. All bar diameters and spacings are in millimeter unless otherwise noted.
7. All dimensions shall take precedence over scales shown on plans, seductions and details. all dimensions are in millimeter unless otherwise noted.

B. EXCAVATION

Limit clearing to areas of cut and fill and areas to be occupied by works, such as structures paving, excavation, regrading, and landscape work or to other designated areas to be cleared.

Areas of cut or fill and areas occupied by structures, pavement and embankments. maximum depth: 600 mm.

C. BACKFILL

Stockpile site topsoil required for re-use and imported topsoil where necessary. establish stockpiles to a maximum height of 0.6 M. protect stockpiles from contamination by other excavated material, weeds and building debris.

Ground unsuitable for the purposes of the works, including fill liable to subsidence, ground containing cavities, faults or fissures, ground contaminated by harmful substances and ground which is or becomes soft, wet or unstable.

D. CONCRETE WORKS

Unless otherwise indicated in plans or noted in the specifications the minimum 28-days cylinder compressive of concrete $f'c$ shall be 4.0 concrete.

A.) Footings, footing tie beams, retaining walls 20.7Mpa (3000 psi).



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B.) Floor slabs, beams and girders 20.7Mpa (3000 psi).

C.) Partitions, curtain walls, bedded slabs 17.0Mpa (2500 Psi).

Concrete shall be deposited in its final position without segregation, re-handling or flowing, placing shall be done preferably with buggies, buckets or wheel barrows.

No depositing of concrete shall be allowed without the use of vibrators unless authorized in writing by the designers and only for

Usual conditions where vibration is extremely difficult to accomplish.

C.) Aggregate size shall be as follows:

A.) 20 mm. Beams, girders, and walls;

B.) 40 mm. Footing, thickened slabs and slab on grade.

C.) Minimum covering of concrete for reinforcing bars shall not be less than:

-75mm. Uniformed concrete deposited against ground.

-50mm. Formed concrete against ground or exposed to weather for bars larger than 16mm. in diameter.

-40mm. Formed concrete against ground or exposed to weather for bars 16mm. in diameter and smaller.

-40mm. Beams and columns not exposed to ground or to water.

-20mm. Slabs and walls not to exposed to ground or to weather

-75mm. Concrete exposed to weather.

Welded wire fabric shall be made of cold drawn wire and shall conform to ASTM A185.

Prior to placing concrete, all reinforcing steel anchor bolts, dowels, embedded structural steel shapes, bars, plates, or other inserts shall be well secured in position and approved by the engineer.

Exposed edges of concrete shall have 25 mm. (1") chamfer unless otherwise noted or detailed.

Construction joints in all floors shall be located within the middle third of spans of slabs, beams, joints, girders shall be offset a minimum distance of two times the width of intersecting lines

E. REINFORCED STEEL

Grade: ASTM A 615 grade 40 12 dia. ASTM A 615 grade 33 10 dia. 10 dia. And smaller ASTM A 185 or BS 4483 slab on grade

Deformed bars ($f_y=276$ Mpa) deformed bars ($f_y=230$ Mpa) welded wire fabric ($f_y=500$ Mpa)

All bars shall be bent cold unless permitted by the structural engineer.

All reinforcing shall be supported in conformance with the manual of standard practice detailing reinforced concrete structure (ACI 315 latest edition).

All reinforcing bars shall be cleaned thoroughly of all loose rust, soil or other material immediately prior to placing concrete.

All welding of reinforcement shall conform to the provisions of the structural welding code reinforcing steel, AWS D 1.4.



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A full mechanical connection (rebar splicer) shall develop in tension or compression as required at least 125% of the specified yield

Strength f_y of the rebar if used, submit sample for approval of the designer.

Unless shown otherwise on plans, splices shall be located as follows:

A.) Lintel beams framing to stiffener columns: top and bottom bars shall not be spliced within the stiffener or within a distance of twice the member depth from the face of the column. The splice length shall not be less than $1.3 \times$ the development length (L_d).

B.) CMU walls: provide dowels on stiffener columns, lintel beams, wall footings to connect on existing walls to match CMU wall reinforcement.

Unless indicated otherwise all lintel beams terminating at stiffener column shall have reinforced bars extending to the far face of the stiffener column.

Terminating in as standard 90 degree hook of anchorage shall not be less than 0.60 m.

F. MASONRY

All masonry walls/concrete hollow blocks shall be laid in Flemish bond (interlocking course) with Full mortar bedding. Stack bond shall be used only when specified. All cells shall be fully filled with concrete grout.

The minimum compressive strength of concrete hollow block at 28 days shall be 4.83 MPA (700 PSI) unless otherwise specified.

4" concrete hollow blocks will be used for the exterior walls and 4" for the interior walls.

G. FINISHING WORK

G.1 PLASTERING

The primary requirement of plasterwork shall be to provide absolutely watertight enclosure, dense, smooth and hard and devoid to any crack on the interior and/or exterior. That contractor shall do all the necessary to ensure that this objective is achieved. All plastering shall be finished to true plane, without any imperfections and shall be square with adjoining work and form proper foundation for finishing materials such as paint

Masonry and concrete surface which call for the applications of plaster shall be clean, free from efflorescence, damp and sufficiently rough and keyed to ensure proper bond, subject to the approval of the project consultants

Select the masonry units for uniform width and double-face qualities in single leaf masonry with facework both sides. Before commencement, obtain a ruling as to which is the preferred wall face and favor that face should a compromise be unavoidable.

G.2 PAINTING

Painting works shall be as indicated on drawings and described in the bill of quantities. Includes substrate preparation, application of neutralizers, putty, sanding, cleaning, protection, etc. to provide a strong or durable paint coating, following manufacturer's written instructions and acceptable trade practices.



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Provide materials that are suitable for the job and or type of construction. Paint materials shall be of the brand specified herein or approved equal by the architect.

Examine substrate and conditions under which painting will be performed. Proceed with the work only when conditions are satisfactory.

Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions otherwise detrimental to formation of a durable paint film. Clean surfaces to be painted before applying paint or surface treatments. Remove oil and grease prior to mechanical cleaning. Program cleaning and painting so that contaminants from cleaning process well not fall into wet, newly- painted surfaces.

Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions and as herein specified, for each particular substrate condition. Ferrous metals: clean non-galvanized ferrous-metal surfaces that have not been shop coated; remove mortar, plaster, grease, dirt, rust, loose mill scale and other foreign substances by solvent or mechanical cleaning methods that comply with the recommendations of the steel structures painting council, before priming coat is applied.

I. ROOF WORKS

Keep the roofing and rainwater system free of debris and lose material during construction. And leave them clean and unobstructed on completion, repair damage to the roofing and rainwater system.

Formed from G550 steel (or G300 for curving) with an AM 125 finish conforming to AS 1397. Minimum 0.48 MM BMT. Protection: protect the roof sheets from damage during handling and storage and prevent damage by moisture in stacked sheets. Use material with the same finish and from the same manufacturer as the roofing sheets. Thickness: 0.55 MM BMT steel sheet.

Roofing shall be .5MM ribbed type colorbonded GI roofing panels lapping as indicated in the product brochure shall be strictly followed roofing shall be fastened properly to the purlins by a 2-1/2 inch tex screw.

Self-drilling screws: to as 3566.1 and as 3566.2, complete with washers and EDPM black, nonconductive seals. Provide fasteners which are prefinished with an oven baked polymer coating to match the roofing material.

Check and adjust the alignment of the roof structure before fixing any sheets.

Battens: 2 mm maximum mismatch at abutting ends.

Roof plane: 5 mm per meter maximum deviation

Across the battens from a plane parallel to the specified roof slope.

For the fascia cover STRATCO 0.55 mm BMT prepainted steel 210 mm or 185 mm deep to suit the particular application. Fix to rafter ends with proprietary fixing clips in accordance with manufacturer's instructions. Provide corner trims, end trims and cappings as required.

J. TILE WORKS

Ensure concrete floor and sealer are compatible with adhesive. If available, provide purpose-made border tiles with the exposed edge (whether round, square or cushion) glazed to match the tile face.



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If available, provide tile accessories such as round edge ceramic tiles, cove tiles, step treads and nosing to stairs, landing, and thresholds, skirtings, sills, copings and bath vents, which match the surrounding tiles, composition, colour and finish.

Or bedding mortar use proportioning: selected proportions from the range 1:3 to 1:4 cement: sand by volume to obtain satisfactory adhesion. Use minimum water.

For grouting cement based proprietary grout: mix with water. Fine sand may be added as filler in wider joints. Portland cement based grout; mix with fine sand: use minimum water consistent with workability.

Proportioning:

- for joints up to 3mm: 1:2 cement: sand
- for joints over to 3mm: 1:3 cement: sand

K. ELECTRICAL WORK

All switches, isolators and socket outlets in nondomestic installations to have circuit number and phase identification.

Wiring: conceal cables and conduits, including underground cable or conduit entering the building, in a manner that will allow wiring replacement without structural work or the removal of cladding or lining. Do not penetrate damp-proof courses.

Electrical accessories: install flush mounted accessories in wall boxes, if required, in masonry and in mounting brackets in stud walls.

Fixed appliances: provide connections with socket outlet and flush blank plate for fixed and stationary appliances. Earth all slab fabric.

Light switches and fan controllers: generally, 1 m above finished floor level (AFL). Socket outlets: generally, 300 mm AFL or 200 mm above bench surface.

The lightings installed in the comfort rooms are one led ceiling light with the minimum amperage of 15a.

All electrical works must be supervised by duly licensed electrical engineer.

L. DOORS, WINDOWS & FIXTURES

Doors: deliver door hardware items, in individual complete sets for each door. As follows:—

- clearly labeled to show the intended location.
- In a separate dust and moisture proof package.
- Including the necessary templates. Fixings and fixing instructions

Provide 3-4 hinges, aluminum hinges: provide high tensile aluminum hinge, with fixed stainless- steel pin in nylon bushes, with nylon washers to each knuckle joint. Doors fitted with closers: use low friction bearing hinges.

Provide materials compatible with the item being fixed, and of sufficient strength, size and quality to perform their function.



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Fix hinges using metal thread screws. Install butt hinges in housings equal in depth to the thickness of the hinge leaf (except for hinges designed for mounting without housing), and fix with countersunk screws.

The window and door frame sections shown on the drawings are indicative only to show the required relationships between openings and adjoining surfaces. Provide sub seals to all windows. Make accurately fitted tight joints so that neither fasteners nor fixing devices such as pins, screws, adhesives and pressure indentations are visible on exposed surfaces.

M. WROUGHT IRON AND STEEL WORK

Steel grilles and stainless works shall conform to the detailed drawings as shown on the plans.

Prepared by:

ARCH. REIGNHEE JOB BEDAURE, UAP
Architect

A handwritten signature in black ink, appearing to read 'Reignhee Job Bedaure'.