



GENERAL LIST OF WORKS

- 1.Removing the existing severely compromised waterproofing membrane on all the flat roofs with open box gutters. Repairing, re-aligning and strengthening the supporting structures and applying new torch-on Derbigum type waterproofing membrane on the roofs and gutters to specifications. All torch-on waterproofing work are to be carried out by a Derbigum waterproofing specialist.
- 2.Repairing rotten or damaged external shiplap timber board cladding in patchwork, sanding down, re-seal with penetrating oil, and re-sealing all open joints to specifications and detail - all to match the existing.
- 3.Sanding down and re-sealing all exposed timber roof/ceiling beams and posts with penetrating oil to specifications.
- 4.Repairing all damaged external fibre cement board cladding in patchwork on patios, sanding down, re-painting and re-sealing all open joints to specifications and detail - all to match the existing.
- 5.Replacing damaged or missing open timber floor planks on patios, sanding down and re-sealing with penetrating oil to specifications.
- 6.Repairing, sanding down and re-sealing all external timber windows with penetrating oil to specifications.
- 7.Repairing, sanding down, and re-sealing all external timber/glass framed frames with penetrating oil to specifications.
- 8.Replace all broken glass window and door panels as required with similar.
- 9.Replace all sandblasting film on glass in toilets and showers as required with similar.
- 10.Sealing all fixed aluminium/glass framed frames all round externally and internally and installing timber quadrants all round internally.
- 11.Repairing, sanding down and re-sealing all external timber doors with penetrating oil to specifications.
- 12.Repairing, sanding down and re-painting all internal doors to specifications.
- 13.Sealing all open butt joints with an approved sealer and timber cover strips to detail.
- 14.Servicing all timber windows and doors insuring they are in a perfect working condition including repairing/replacing all broken or missing ironmongery.
- 15.Repairing damaged internal timber, rhino board and fibre cement wall cladding in patchwork including skirtings, sanding down, re-painting and re-sealing all surfaces to specifications - all to match the existing.
- 16.Taking up all timber shower floor planks, inspecting supporting floor joists under, repair as required and re-seal with penetrating oil, clean and re-seal cement screed under, and supplying and installing new recycled Lavaplastic type rectangular shower floor planks. All showers to be tiled as per specifications.
- 17.Repairing in patchwork, sanding down and re-sealing all OSB timber board ceilings to specifications.
- 18.Sanding down and re-sealing all internally exposed timber roof and ceiling beams with penetrating oil to specifications.
- 19.Repairing in patchwork, sanding down and re-sealing all internal timber floors to specifications.
- 20.Replacing as required and/or sanding down and re-sealing existing Corroalum type floor coverings to specifications - all to match the existing.
- 21.Repairing as required and upgrading kitchen cupboard installations and replacing drawer sliding mechanisms and concealed hinges with self-closing extension sliding gear and hinges.
- 22.Repairing as required and upgrading bedroom cupboard installations and replacing drawer sliding mechanisms and concealed hinges with self-closing extension sliding gear and hinges.
- 23.Preparing and installing new ceramic tiles on vertical wall surfaces in showers to specifications.
- 24.Inspecting for leaks, repairing as required and servicing of all Enviro-loo's (fan-assisted) - by a specialist contractor/installer.
- 25.Inspecting, repair and/or replace as required, and servicing of all solar type hot water cylinders including solar panels on roofs - by a specialist supplier and installer.
- 26.Service all water filter systems including the installation of pressure tanks as required - by a specialist supplier/installer.
- 27.Replace all rusted-through and damaged steel braais built into wire/stone gabion walls on patios to match the existing - by a specialist supplier.
- 28.Inspect, repair as required and service all fireplaces inside living areas - by a specialist supplier/installer.
- 29.Cover existing open timber slatted pergolas over outside patios with clear sheet polycarbonate roofing sheets to specifications.
- 30.Removing, storing and re-installing water irrigation piping systems on roofs.
- 31.Removing timber pine trim on roofs surrounding planting trays and re-installing new treated pine trim.
- 32.Removing, repairing as required, storing and re-installing pine timber concealer box frame around solar geysers and solar panels on roofs.
- 33.Empty Eco-swimming pool, remove earth, plants, stones, etc. repair leaks and reseal, service water pumps, clean and repair piping systems and rehabilitate pool to pristine condition - by a specialist swimming pool installer.
- 34.Pergola to be covered and fixed with clear sheeting as per specification.
- 35.All sliding doors to be replaced with Brown Anodized Aluminium sliding doors to installers specifications.

ALL PRODUCTS TO BE USED TO BE S.A.B.S. UNLESS OTHERWISE DECIDED BY THE OWNER .

ALL WORK TO BE AS PRESCRIBED BY NATIONAL BUILDING REGULATIONS OF SOUTH AFRICA SANS 10400 WITH VARIATIONS ECT. AS BY CSIR.

ALL NEW FOUNDATIONS TO COMPLY WITH PART "H" OF NBR.SANS 10400-A-2010-H

ALL NEW FLOORS TO COMPLY WITH PART "J" OF NBR.SANS 10400-A-2010-J

ALL NEW WALLS TO COMPLY WITH PART "K" OF NBR.SANS 10400-A-2010-K

ALL NEW ROOFS TO COMPLY WITH PART "L" OF NBR.SANS 10400-A-2010-L

ALL NEW GLAZING TO COMPLY WITH PART "N" OF NBR.SANS 10400-A-2010-N

ALL NEW STAIRS & RAILINGS,BALUSTRADES TO COMPLY WITH PART "M" OF NBR.SANS 10400-A-2010-M

ALL NEW DIMENSIONS/FINISHES & BRAAI TO COMPLY WITH PART "Y" OF NBR.SANS 10400-A-2010-Y

NEW TRUSSES TO BE PRE-FABRICATED "SANGNAL"/"MITEK" - WHERE ADDITIONS ARE TO BE DONE TO EXIST. TRUSS MANUFACTURER IS TO MEASURE EXIST. TRUSSES ON SITE BEFORE MANUFACTURING NEW TRUSSES AS TO EN SURE EXACT FIT AND MATCHING PITCH/COVERING TO MATCH EXIST. OR AS PRESCRIBED BY MANUFACTURERS ENGINEERS AND AS TO NBR COMPLETION REQUIREMENTS.

COPYING OR PHOTOSTATING ANY PART OF THESE DRAWINGS WILL BE REGARDED AS PLAGIARISM AND LEGAL ACTION WILL BE TAKEN IN THIS REGARD .

ALL WORK TO BE UNDERTAKEN BY SUITABLY QUALIFIED AND EXPERIENCED CONTRACTOR OR COMPANY WITH SUITABLY EXPERIENCED AND QUALIFIED ARTISANS TO COMPLETE BUILDING WORK SATISFACTORY.

ALL SETTING OUT OF PROPOSED WORK , CAST OF STRIP FOUNDATIONS AND FOOTINGS,RE-INFORCING OF FOUNDATIONS,FOOTINGS,BEAMS AND WALLS TO BE OVERSEEN BY SUITABLY QUALIFIED WORKS- FOREMAN AS WELL AS DEMOLISHING OF BEARER WALLS AND STACKING OF PRE-CAST BEADING (SLAB). FOUNDATIONS CAN ONLY BE CAST AFTER APPROVAL BY LOCAL AUTHORITY BUILDING INSPECTOR AND DECK SLAB AND BEARER COLLUMS FOOTING BY STRUCTURAL ENGINEER.

ELECTRICAL AND SANITARY FIXTURES & FITTINGS .

ALL WORK TO BE DONE BY SUITABLY QUALIFIED & EXPERIENCED CONTRACTORS WITHIN MUNICIPAL REGULATIONS WITH ALL FINISHES & FIXTURES S.A.B.S.

THE CONTRACTOR HAS TO CHECK ALL DIMENSIONS ON SITE AND ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECTURAL TECHNOLOGIST .

GIVEN DIMENSIONS ARE PREFERRED ABOVE THOSE OBTAINED BY SCALING.

## TENDER DOCUMENTATION

### Important notes:

1. The copyright of this drawing and any part of it is the property of the respected Architects and may not be copied or produced in any way without written consent.
2. Written measurements enjoy preference above scaled measurements.
3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the architect before construction proceeds.
4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the architect before construction proceeds.
5. All drawings to be printed / copied in colour. Important information may be lost if printed / copied in black and white.
6. No building work to encroach over erf boundaries.
7. Any information contained within this document does NOT indemnify the contractor from regulations as set out in SANS 10400 and NHBRC codes.
8. All products and materials specified must be installed strictly in accordance with the manufacturer's details and specifications. Any discrepancies with this documentation must be reported to the Architect.

REVISION		
NO	DATE	DISCRIPTION



QUINTON FISHER  
Registration number : (T 1200) ND MECH ENG.

CHISOMO PHIRI  
Registration number : PR ARCH 27995490

Project : THREE BEDROOM PLAN LAYOUTS  
(X3) OF EXISTING BUILDINGS  
MBALI COLLECTION  
OF REMAINDER  
KOGELBERG NATURE RESERVE  
CAPE NATURE

MBALI COLLECTION

REMEDIAL WORK  
KOGELBERG NATURE RESERVE

SCALE 1:100/1:50		SIGNATURES		DATE DRAWN JULY 2025	
DESIGNED	GF			PLOT DATE	JULY 2025
DRAWN	GS			PRINTING DATE	JULY 2025
CHECKED	CP				
07-21 MC/KNR (THREE B) 01					