

ELEVATION 5

SCALE 1:50

SECTION 6

SCALE 1:50

ELEVATION 4

SCALE 1:50

ROOF PLAN

SCALE 1:100

SHOWER SPECIFICATIONS:

To be tiled to clients specifications.
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.

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SHOWER FLOOR LAYOUT

SCALE 1:100

GENERAL LIST OF WORKS

1. Removing the existing severely compromised waterproofing membrane on 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 skirting, sanding down, re-painting and re-sealing all surfaces to specifications - all to match the existing.

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

ALL WORK TO BE PRE-APPROVED BY NATIONAL BUILDING REGULATIONS OF SOUTH AFRICA SINCE 10400 COMPL WITH MIXTURES ECT. AS BY CSIR .
ALL NEW FOUNDATIONS TO COMPLY WITH PART "J" OF NBR/SANS 10400-4-2010-H
ALL NEW FLOORS TO COMPLY WITH PART "J" OF NBR/SANS 10400-4-2010-J
ALL NEW WALLS TO COMPLY WITH PART "K" OF NBR/SANS 10400-4-2010-K
ALL NEW ROOFS TO COMPLY WITH PART "L" OF NBR/SANS 10400-4-2010-L
ALL NEW GLAZING TO COMPLY WITH PART "M" OF NBR/SANS 10400-4-2010-M
ALL NEW STAIRS & RAILLINGS,BALUSTRADES TO COMPLY WITH PART "N"
OF NBR/SANS 10400-4-2010-N
ALL NEW ROOFING,CLADDING,FRAMES & BRACKT TO COMPLY WITH PART "O"
OF NBR/SANS 10400-4-2010-O
NEW TRUSSES TO BE PRE-FABRICATED "GAMWALL"/"MITEK" AND WHERE
ADDITIONS ARE TO BE DONE TO EXIST, TRUSS MANUFACTURER IS TO MEASURE
EXIST, TRUSSES ON SITE BEFORE MANUFACTURING NEW TRUSSES AS TO ENURE
EXACT FIT AND MATCHING PITCH/COVERING TO MATCH EXIST, OR AS PRE-
SCRIBED BY MANUFACTURERS ENGINEERS AND AS TO NBR COMPLETION
REQUIREMENTS.

COPIING OR PHOTODUPLICATION 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 BUILDINGS 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 DEMONSTRATING OF BEARER WALLS AND STACKING OF PRE-CAST DECKING (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 REFERED 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 NHRC 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.

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Project :	THREE BEDROOM PLAN LAYOUTS (x3) OF EXISTING BUILDINGS MBALI COLLECTION OF REMAINDER KOGELBERG NATURE RESERVE CAPE NATURE
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SCALE 1:1000/1:50		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) 02					