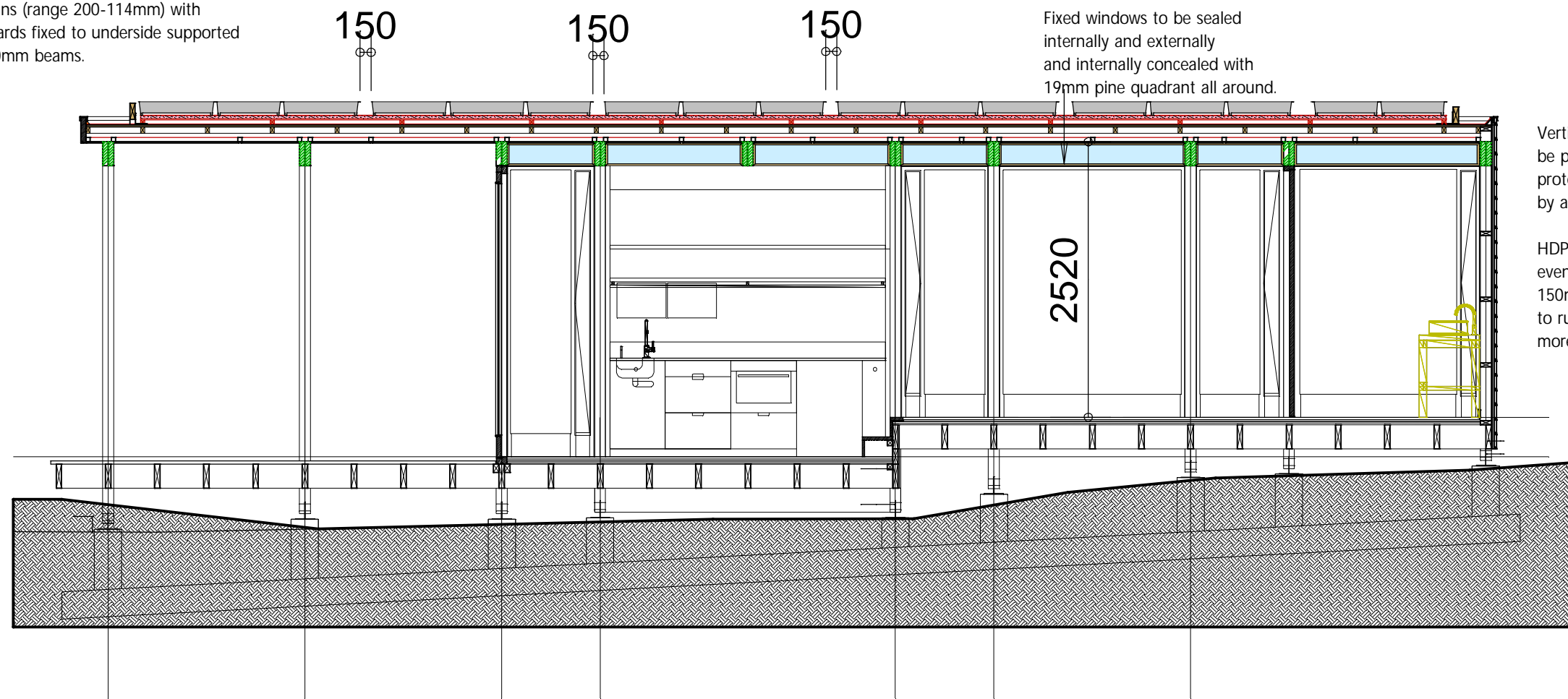


ROOF CONSTRUCTION:
HDPE planting trays on PC115
woven filter fabric on Dripsystems
20/24D 50mm deep Neopor insulation/
drainage board on 250 micron dpc
loose laid with 100mm laps sealed with pressure
sensitive tape on 18mm waterproof plywood
on 38x38mm CCA H3 pine treated battens @ 400mm
c/c on 250 micron dpc loose laid with 100mm laps
sealed with pressure sensitive tape on one layer
Derbigum CG4H (Horticultural) on one layer
Derbigum CG3 waterproofing membrane laid staggered
with side laps of 100mm and end laps of 150mm,
sealed to bitumen primed surfaces by torch-fusion
nailed to existing plywood with clout nails on
graduating pulins (range 200-114mm) with
OSB ceiling boards fixed to underside supported
by twin 220x50mm beams.



ALL EXTERNAL WALL CLADDING TO BE TREATED,
SANDED AND RENEWED.

ALL INTERNAL WALLS TO BE REFINISHED
AND ALL PLASTERWORK TO BE FIXED, REPAINTED

Fixed windows to be sealed
internally and externally
and internally concealed with
19mm pine quadrant all around.

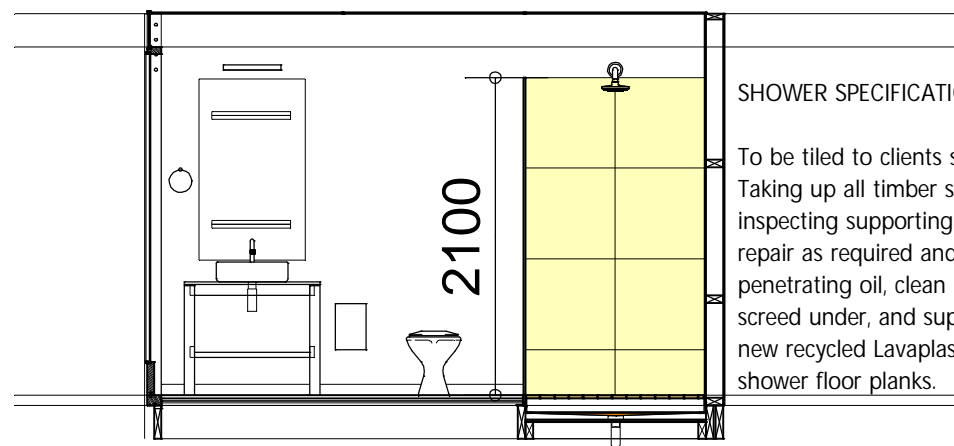
Vertical waterproofing to
be protected with Delta MS8 dimple drainage/
protection sheet. Waterproofing to be installed
by an Approved Derbigum Contractor.

HDPE planting trays to be
evenly spaced to allow
150mm channels for water
to run into the gutter
more freely.

ALL FLOORS AND DECKS TREATED, SANDED
AND RESEALED AS PER SPECIFICATION

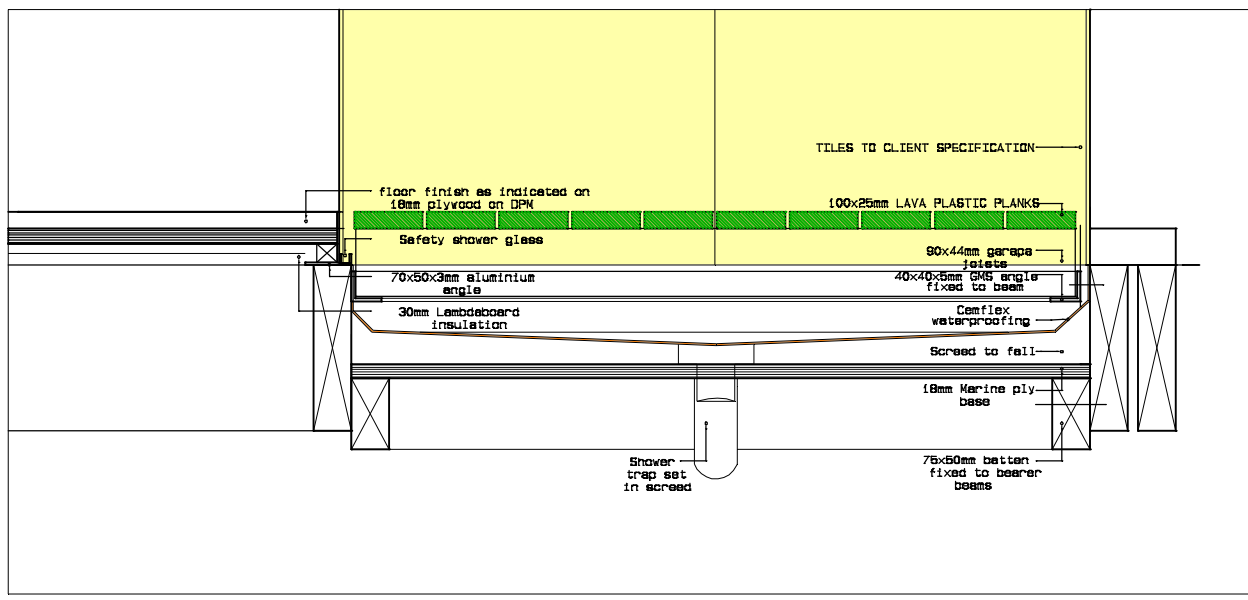
SECTION 1

SCALE 1:50



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.



SHOWER SPECIFICATIONS:

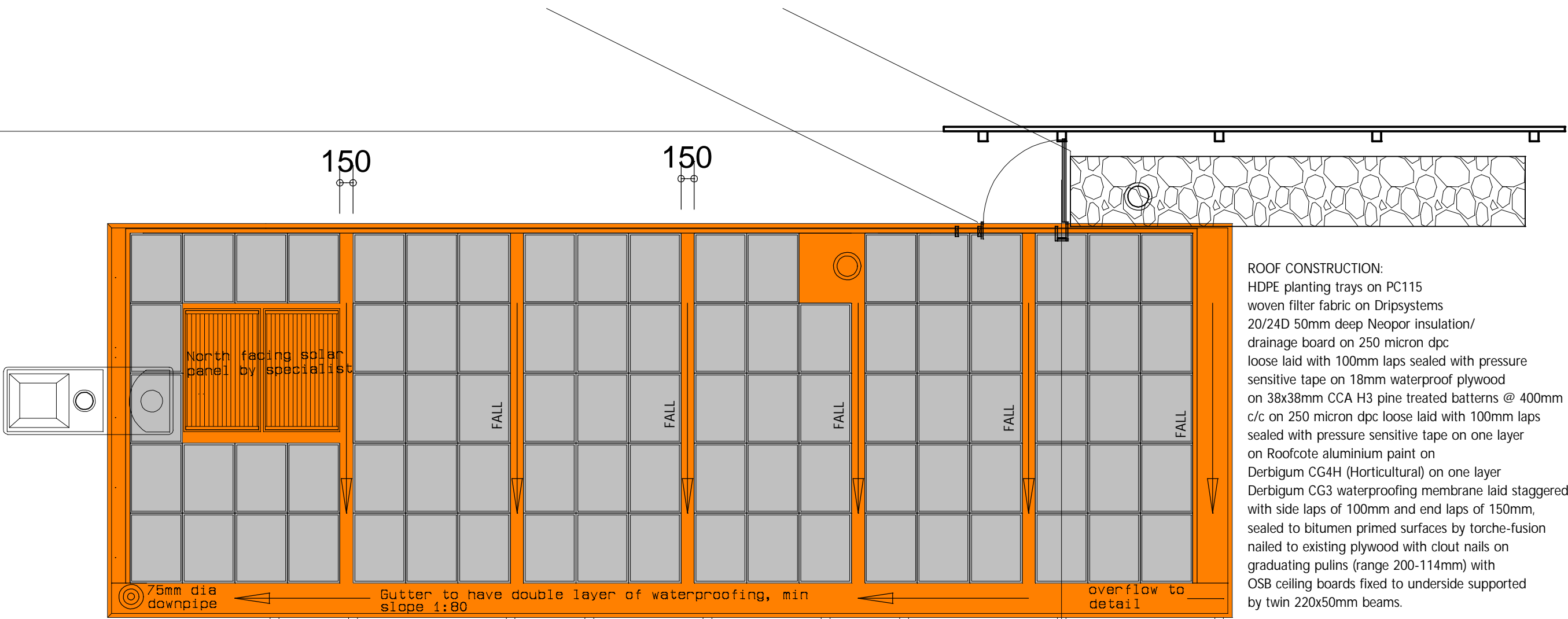
To be tiled to clients specifications.
Taking up all timber shower floor planks,
inspecting supporting floor joists under,
repair as required and re-seal with
penetrating oil, clean and re-seal cement
screed under, and supplying and installing
new recycled Lavaplastic type rectangular
shower floor planks.

BATHROOM LAYOUT

SCALE 1:100

SHOWER FLOOR LAYOUT

SCALE 1:20



ROOF CONSTRUCTION:
HDPE planting trays on PC115
woven filter fabric on Dripsystems
20/24D 50mm deep Neopor insulation/
drainage board on 250 micron dpc
loose laid with 100mm laps sealed with pressure
sensitive tape on 18mm waterproof plywood
on 38x38mm CCA H3 pine treated battens @ 400mm
c/c on 250 micron dpc loose laid with 100mm laps
sealed with pressure sensitive tape on one layer
on Roofcote aluminium paint on
Derbigum CG4H (Horticultural) on one layer
Derbigum CG3 waterproofing membrane laid staggered
with side laps of 100mm and end laps of 150mm,
sealed to bitumen primed surfaces by torch-fusion
nailed to existing plywood with clout nails on
graduating pulins (range 200-114mm) with
OSB ceiling boards fixed to underside supported
by twin 220x50mm beams.

Vertical waterproofing to
be protected with Delta MS8 dimple drainage/
protection sheet. Waterproofing to be installed
by an Approved Derbigum Contractor.

HDPE planting trays to be
evenly spaced to allow
150mm channels for water
to run into the gutter
more freely.

ROOF PLAN

SCALE 1:100

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.Repair 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 Corcolem 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 brais 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.

ALL PRODUCTS TO BE USED TO BE S.A.B.S. UNLESS OTHERWISE DECIDED BY OWNER .
ALL WORK TO BE AS PRESCRIBED BY NATIONAL BUILDING REGULATIONS OF SOUTH AFRICA SANS 10400 WITH MIXTURES 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 GLAZINGS TO COMPLY WITH PART "M" OF NBR,SANS 10400-A-2010-M
ALL NEW STAIRS & RAILINGS,BALLUSTRADES TO COMPLY WITH PART "N" OF NBR,SANS 10400-A-2010-N
ALL NEW CHIMNEYS/FIREPLACES & BRAAI TO COMPLY WITH PART "O" OF NBR,SANS 10400-A-2010-O
ALL NEW TRUSSES TO BE PRE-FABRICATED "GAMWALL"/"METEK" AND 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 PLAAGIARISM 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, EAST OF STRIP FOUNDATIONS AND FOOTINGS, RE-INFORMING 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 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 REFERRED TO THE ARCHITECTURAL TECHNOLOGIST .
GIVEN DIMENSIONS ARE PREFERRED ABOVE THOSE OBTAINED BY SCALING.

TENDER DOCUMENTATION

Important notes:

- 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.
- Written measurements enjoy preference above scaled measurements.
- This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the architect before construction proceeds.
- The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the architect before construction proceeds.
- All drawings to be printed / copied in colour. Important information may be lost if printed / copied in black and white.
- No building work to encroach over of boundaries.
- Any information contained within this document does NOT indemnify the contractor from regulations as set out in SANS 10400 and N-BRC codes.
- 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	NO	DESCRIPTION



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

CHISOMO PHIRI
Registration number : PR ARCH 27995490

Project : ONE BEDROOM PLAN LAYOUTS
(x5) 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	OF		PLOT DATE JULY 2025
DRAWN	GS		PRINTING DATE JULY 2025
CHECKED	CP		25/07-21 MC/KNR (ONE B) 04