

- Foundations concrete strip foundations having a compressive strength of not less than 10Mpa at 28 days to eng detail.
- Min 700x230 brickwork strip footing foundations to be cast in at levels as per eng detail.
- Foundation brickwork, brickdorse and reinforcing as per eng detail.

- FLOORS**
- Existing hardwood floors protected where they are to remain. New reinforced suspended concrete floors to replace concrete subfloor.
- New Bedroom 3 to have reinforced suspended concrete floor.
- Bathrooms and Scullery floors finished with ceramic/porcelain tiles.
- All remaining internal floors to receive new 12mm thick laminate floors installed to manufacturers specifications.

- WALLS**
- All walls are load bearing walls and to be masonry 90 and 10 block or Imperial 110 and 230 as shown on plan.
- Internal masonry walls plastered and smooth skinned, primed and painted.
- External wall plastered to match existing, primed and painted above every external opening, also junctions / brickwork junctions and copings as detailed on each and eng details.
- Where there is a plaster finish, openings as required by engineer - Precast concrete lintels to form base footing for new masonry work where applicable to engineers detail.

- DOORS & WINDOWS**
- New Powder coated aluminium windows and Scullery door to window and door schedule where shown on plan. Glazing and copings as per schedule and to manufacturers and SANS 10400 specifications. All details to be checked and confirmed with specialist prior to construction.
- New aluminium sliding doors to be provided by appointed installer prior to manufacture.
- New Internal medium duty doors, with 6x 11450 treated hardwood door frames to suit wall thicknesses, all primed and finished with two coats Vekalogo. Hinges, homogeneity, sliding gear and furniture as per schedule and allowance.
- All doors faces and edges to be sanded smooth, primed and painted. Roller to window and door schedule.
- Existing timber doors and windows to remain as per schedule.
- Existing internal doors and windows to remain as per schedule and finished by means of matching wood. Sanding, priming and finishing with two coats Vekalogo paint. Existing hinges, ironmongery and furniture to be reused where applicable and new where instructed.

- SKRTINGS & CILLS**
- New 100mm meranti skirrings fixed at 450 centres with a slight arch or perial round to form edge-detail to be confirmed with architect, finished with primer and two coats Plascon Vekalogo - Plastered cills internally and external cills plastered extending beyond the reveal to existing detail, to be primed and painted after to finishes schedule.

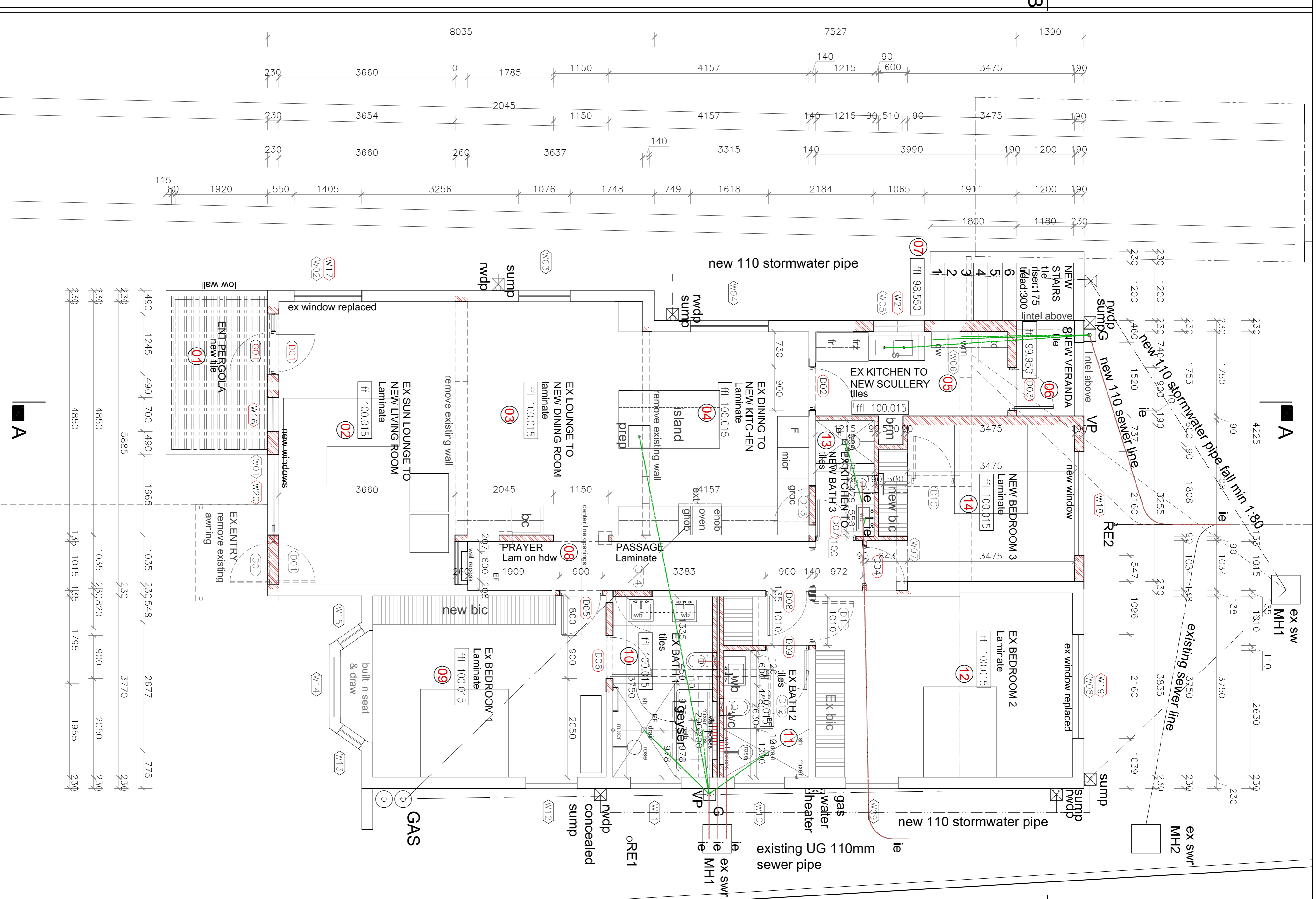
- CEILING**
- 9.5mm thick gypsum plasterboard ceilings fixed to 38x38 timber 7 steel bracing, all fixed to underside of timber rafters and trusses, to have taped joints and the entire ceiling to be finished with Plascon Klefrens and Bathrooms and fungal paint, 50mm shade/draught combies to all bathrooms and 20mm to the remainder of the house.

- ROOF - PITCH - EXISTING**
- Existing Mahiold flat roof over existing Sun Lounge removed and existing Marselle clay tile roof extended over the existing Sun Lounge, New Living room, New Bath and new entry to roof extension.
- Trusses and rafters to specialist TTC accredited truss manufacturer and installed by roofing contractor. All CCA treated.
- All new roofed areas to receive matching Marselle clay tiles.

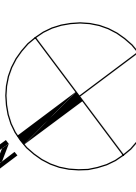
- FACIAS & RAINWATER GOODS**
- Existing gutters, downpipes, fascias, valleys, gables to be replaced with new aluminium framed windows to match schedule and replaced or repaired where required. All to be made good. New PVC gutters and downpipes to new roof areas.

- NEW TIMBER AND STEEL PERGOLA**
- New 60x80 Steel hollow section beams and posts to engineers detail with timber slats underneath.
- Glazed/polycarbonate steel over Pergola to specialist detail.

BOUNDARY LINE 42 815mm



ground floor plan
scale 1:50



NOTES

1. THE DESIGN AND DRAINAGE INSTALLATION IS TO COMPLY WITH PART P OF THE NATIONAL BUILDING REGULATIONS AND ANY REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY, AND IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO ENSURE COMPLIANCE THERETO. PRIOR TO COMMENCING ANY DRAINAGE INSTALLATION, AND THE LEVEL VERIFIED, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE DESIGN INTENTION ONLY AND ARE TO BE VERIFIED BY THE PLUMBING CONTRACTOR AND ANY DISCREPANCIES OR PROPOSED ALTERATIONS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING WORK.
2. SANITARY FIXTURES TO BE PROVIDED IN COMPLIANCE WITH THE MANAGER AND OCCUPATIONAL SAFETY ACT 6 OF 1989 OR THE 5. SANITARY FIXTURES TO BE PROVIDED IN COMPLIANCE WITH THE MANAGER AND OCCUPATIONAL SAFETY ACT 6 OF 1989 OR THE 6. HOT AND COLD RUNNING WATER IS REQUIRED TO ALL WASHING FACILITIES.
3. ALL PLUMBING AND WATER SUPPLY PIPES ARE TO BE INTERNAL OR SOIL PIPES ARE TO BE MINIMUM 90mm PVC.
4. WASTE PIPES ARE TO BE MINIMUM 100mm PVC.
5. ALL WALLETS TO HAVE 50mm DAMP PROOF COARSE AT SLAB LEVEL AND ENL WALLETS TO HAVE STRIPPED PVC.
6. ALL WALLS EVERY 4th COURSE.
7. ALL CONCRETE SURFACE BEDS TO HAVE 37mm DAMP PROOF MEMBRANE TO BE FIXED USING HOOP IRON BUILT INTO 6 COURSES OF BRICKWORK.
8. POLYURETHANE INSULATION TO SUIT PROFILE AT RIDGE GAP.
9. WASHING AND DRESSING ROOM TO COVERED BY DERIGAM SPA WATER PROOFING MEMBRANE FULLY SEALED TO DECK BY TORCH ON FLUSH WALL LAPS 75mm AND END LAPS 100mm, TURN UPS AND TURN DOWNS WALL LAPS TO BE BEAT TOED SILENT FLOOR SPRINGS, STEEL RODS TO BE INSTALLED BY REGISTERED CONTRACTOR AND TO BE FINISHED WITH TWO COATS ALUMINIUM STRIATED PAINT, MEMBRANE TO BE APPLIED BY SPECIALIST SUB CONTRACTOR. WATERPROOFING SYSTEM APPLIED TO SLAB, DRESSED UP SHOWER TRAY SIDES AND INTO OUTLET SYSTEM TO BE APPLIED BY SPECIALIST SUB CONTRACTOR. ALL OCCURRENCES WITH MANUFACTURERS SPECIFICATION TO BE ADVISED TO ARCHITECT IMMEDIATELY. WATERPROOFING AND REINFORCING ABOUT OPENINGS ALL TO END DETAIL, BRICKWORK AND REINFORCING ABOUT OPENINGS ALL TO END DETAIL, COPS BEAT TOED ON OUTER SKIN BRICKWORK ONE COURSE BELOW ALL WINDOW OPENINGS. MANAGING WHERE ROOMS HAVE EXTERIOR OPENING SLAB JOINTS, BRICKWORK JOINTS AND COPINGS AS DETAILED ON ARCH AND ENG DETAILS.

1. ALL MATERIALS TO COMPLY WITH SANS 10400:12011 PART 4.5
 2. PROTECTION OF OPENINGS TO COMPLY WITH SANS 10400:2011 PART 4.10.1
- NOTE:**
DRAWINGS ARE FOR THE PURPOSE OF SUBMISSION TO THE MUNICIPALITY AND ARE NOT FOR CONSTRUCTION PURPOSES.

- ADDITIONS & ALTERATIONS LEGEND**
01. New tiled Entrance Pergola on concrete base. New steel pergola with timber slats and polycarbonate/glassed sheet over.
 02. Existing Sun Lounge converted to New Living room. Existing Mahiold flat roof removed and replaced with new aluminium sliding windows to window schedule.
 03. Existing Mahiold flat roof removed and new roof over with Marselle clay tile to match existing. New laminate floor over existing concrete floor surface bed.
 04. Existing Dining room converted to New Kitchen. Existing internal timber door removed and thicked up. New kitchen shop-lifting, island and prep bowl. New kitchen floor over existing suspended timber floor.
 05. Part of Existing Kitchen converted to New Scullery. Existing timber frame window W05, W06 and W07 removed. Walls demolished. Existing back door D03 removed. New extension to increase length of Scullery. New aluminium framed window W21 and door D03 to schedule. New shoplifting and sink. New tiled floors over new suspended reinforced concrete slab.
 06. New Veranda extension with new roof over. New tiles on new reinforced suspended concrete slab. New masonry balustrade wall.
 07. New tile over new reinforced concrete slab to engineers detail.
 08. Part of the existing Passage converted to Prayer room. New masonry wall as shown on plan. New laminate floor over existing suspended hardwood timber floor.
 09. Existing Bedroom 1 with new timber entry door D05 and in new position. New aluminium sliding windows to match schedule over existing suspended hardwood timber floors.
 10. Existing Bath 1 walls demolished. New dividing masonry wall between Bath 1 and Bath 2. New layout and new entry door D06. New sanitary ware fittings. New tiles over existing and new extended suspended concrete floor.
 11. Existing Bath 2 with new layout and new entry door D09. New sanitary ware fittings. New tiles over existing and new extended suspended concrete floor.
 12. Existing Bedroom 2 with existing damaged timber window W05 replaced with new aluminium framed window to schedule. Existing entry door removed and opening made bigger. New entry door D08 in new position. New laminate floors over existing suspended hardwood timber floors.
 13. Part of existing Kitchen converted to New Bath 3. New entry door D07 in new position. New aluminium sliding windows to match schedule. New tiles on suspended concrete slabs.
 14. Part of existing rear veranda extended, enclosed and converted to New Bedroom 3. Existing walls demolished and new masonry walls to form new bedroom. New aluminium framed window W20 to schedule. New entry door D04. Existing reinforced concrete slab extended. New built in cupboards. New lean to roof over with Marselle clay tiles to match existing. New laminate floors.

GENERAL NOTES

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS, SANS 10400 AND LOCAL AUTHORITY REGULATIONS.
2. ALL MATERIALS TO COMPLY WITH SANS 10400:12011 PART 4.5
3. ALL ROOF TRUSSES TO BE FIXED USING HOOP IRON BUILT INTO 6 COURSES OF BRICKWORK.
4. CHECK ALL LEVELS AND DIMENSIONS ON SITE WHEN SETTING OUT. THESE TAKE PRECEDENCE OVER THE ENGINEER AND OTHER DRAWING. THESE TAKE PRECEDENCE OVER THE ARCHITECT'S DRAWING WITH THE ARCHITECT BEFORE CONTINUING WORK.
5. ALL LEVELS AND DIMENSIONS TO BE READ OFF THE ARCHITECT'S DRAWING WITH THE ARCHITECT'S DRAWING.
6. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST SPECIFICATIONS AND RECOMMENDATIONS.
7. ANY DEVIATION FROM THE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO COMMENCING WORK.
8. ALL OPENINGS TO BE CHECKED PRIOR TO THE CONSTRUCTION OF INSULATION OF FITTED ITEMS.
9. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE DESIGN DRAWINGS, DETAILS AND SUPERVISION ENGINEERS INSTRUCTIONS AND RECOMMENDATIONS.
10. ALL MATERIALS TO BE USED IN ACCORDANCE WITH THE DESIGN DRAWINGS, DETAILS AND SUPERVISION ENGINEERS INSTRUCTIONS AND RECOMMENDATIONS.
11. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE DESIGN DRAWINGS, DETAILS AND SUPERVISION ENGINEERS INSTRUCTIONS AND RECOMMENDATIONS.

EMPLOYMENTS:

1. STRUCTURAL WORK TO PROFESSIONAL ENG. DETAIL
2. GLAZING TO COMPLY WITH PART N OF NBR
3. ALL ROOF TRUSSES TO BE FIXED USING HOOP IRON BUILT INTO 6 COURSES OF BRICKWORK.