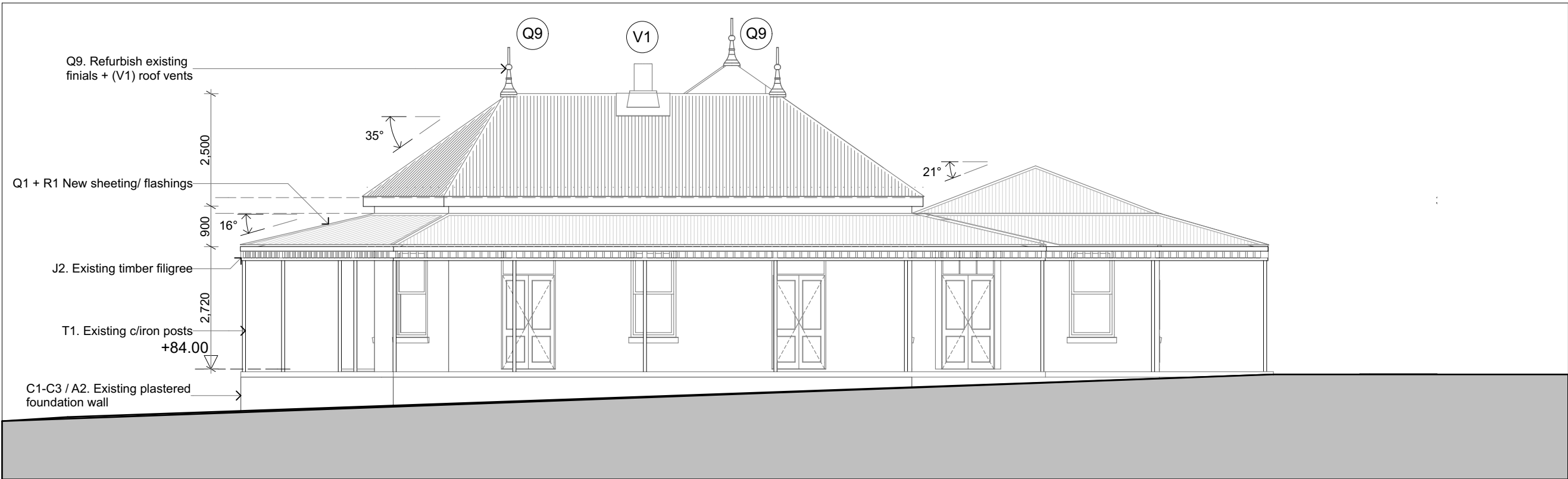


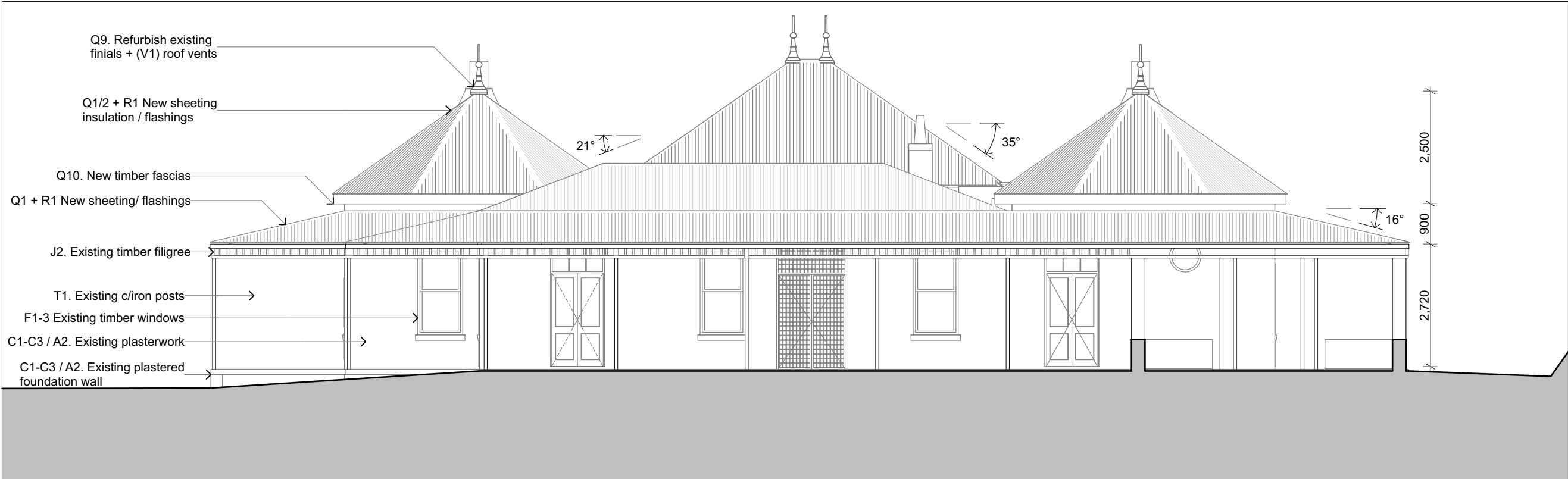
H-South South Elevation - Existing 1:100



H-East East Elevation - Proposed 1:100



H-North North Elevation - Existing 1:100



H-West West Elevation - Existing 1:100

A	PAINTWORK
A1	An internal paint specification is to be prepared by a reputable paint specialist (Plascon/ Dulux) and recommendations made for the preparation and painting of the existing painted surfaces. All work is to be undertaken by a Painting and Restoration contractor. Sample panels to be provided.
	All sources of water penetration into plaster or walls are to be repaired and sealed and the wall allowed to dry out prior to paintwork starting.
	General preparation : Wash down previously painted plaster wash down with a sugar-soap solution. NO HIGH-PRESSURE CLEANING WILL BE PERMITTED.
A2	An external paint specification is to be prepared by a reputable paint specialist (Plascon/ Dulux) and recommendations made for the preparation and painting of the existing painted surfaces. All work is to be undertaken by a Painting and Restoration contractor. Sample panels to be provided. All fungi, plant material and mould to be removed before painting.
B	EXTERNAL FACEBRICK AND STONEMWORK (Billiards Room and outbuilding)
B1	Any dirt and debris, such as efflorescence, grease and oil must be removed by washing the surface with a strong solution of FIXIT SUGAR SOAP and a soft bristle brush. Rinse surface thoroughly and allow for 24 -48 hours drying. All points where water can penetrate must be sealed temporarily with mastic beads or "prestik". After cleaning brickwork is to be re-pointed and holes patched. NO HIGH PRESSURE CLEANING IS PERMITTED ON A GRADE I OR II BUILDING.
B2	For removal of mould and fungal growth, usually around downpipes or leaking pipes, clean with 'Powafix' Fungi-fix bio-degradable fungicidal wash to, according to manufacturer's instructions. MAKE SURE THE SOURCE OF MOISTURE PENETRATING THE WALL HAS BEEN STOPPED AND THE WALL HAS BEEN ALLOWED TO DRY OUT BEFORE TREATMENT. Thoroughly wet the surface before cleaning. Keep the surface wet for at least 30seconds after application. Soft bristle brushes can be used. Rinse and wipe with a soft cloth the complete wall surface thoroughly with clean water. APPLY TO A SMALL AREA FIRST AS A TEST PATCH, the architect should inspect the test and advise. Rinse Powafix off metal, painted surfaces or plants within 10minutes. Observe all health and safety advice of the manufacturers.
	Where cleaning involves chemicals, brickwork must be thoroughly wet with clean water before applying the chemical to prevent the wall from absorbing the chemicals. The area must be rinsed off with clean water thoroughly afterwards.
	Ensure surfaces are sound, clean and thoroughly dry - moisture content should not exceed 12%. Brush down with a soft brush to remove all loose contaminants.
B3	Decorative plaster mouldings to be cleaned and repaired where necessary, prior to painting. Extensive cleaning and removal of birds droppings and nests is to be done and area sprayed to prevent new nests.
C	PLASTERWORK
C1	Existing ruled plaster and plaster cills : cracks and holes to be raked out and repaired to engineer's detail, then replastered with lime plaster (1:2:9 cement:lime:sand mix) or proportions to match existing. Loose plaster to be removed and replastered or repaired as directed. Skilled artisans to repair decorative plaster details.
C2	Where brickwork is exposed during the repair, it is to be thoroughly wet before new palster is applied. New plaster sand is to be washed before use.
C3	Generally new plaster is to be lime plaster, a 1:2:9 mix of Cement : Hydraulic Lime : Sand
E	DOORS
E1	Where door frames have been damaged by termites or borer these shall be removed and the affected parts replaced with matching timber.
E2	Doors in need of restoration and repair can be removed from site for restoration, doorways to be secured with temporary doors or boarded up and secured where necessary. Old varnish or paint stripped and sanded. Colour stain to be matched to existing stain and samples approved by the architect. Final finish and product by specification or by sample approval.
E3	Broken panes of glass to be replaced with equal thickness glass unless instructed otherwise. Lead-light window panes to be repaired by specialist. Stainglass and lead-light panes to be protected during refurbishment.
E4	Existing painted doors to be prepared and painted as per Paint specification.
F	WINDOWS
F1	Where window frames have been damaged by termites or borer, they are to be assessed by the Heritage architect. Damaged parts are to be sprayed and restored or removed and the affected parts replaced with matching timber. Sash windows to be serviced and ropes replaced where needed.
F2	Broken panes of glass to be replaced with equal thickness glass unless instructed otherwise. Lead-light window panes to be repaired by specialist. Stainglass and lead-light panes to be protected during refurbishment.
F3	All latches and locking mechanisms to be checked and repaired or serviced as necessary.
G	BURGLAR BARS
G1	Existing galvanised steel burglar bars to be assessed, secured and repaired as needed. Unpainted bars to be cleaned, primed and painted as specified in the Paint spec.
H	IRONMONGERY
H1	Existing ironmongery to be checked, serviced and cleaned.
H2	New ironmongery where necessary shall supplement existing ironmongery as scheduled by specialist or architect. Positioning of new ironmongery detailed on door or window schedule.
J	PAINTED TIMBER
J1	INTERNAL : Timber architraves, dados, skirtings, if badly damaged by borer or wet-rot shall be thoroughly brushed using a hard bristle brush to remove all loose material. Damaged pieces are to be cut out and replaced with matching timber. Decorative profile to be matched and measured on site or by sample in the workshop, joints filled and sanded to a smooth finish before painting or varnishing. Fill open grain with a general purpose epoxy paste sand off smooth. Paint as per specification for internal timber.
J2	EXTERNAL : Exg timber barge boards, fascias, exposed eaves rafters, window shutters, doors, windows, veranda ladder eaves beam : Badly damaged by borer or wet-rot shall be thoroughly brushed using a hard bristle brush to remove all loose material. Damaged pieces are to be cut out and replaced with matching timber or if the damage is extensive, replaced with new hw timber size and detail to match existing samples. Decorative profile to be matched and measured on site or by sample in the workshop, joints filled and sanded to a smooth finish before painting. Fill open grain with a general purpose epoxy paste sand off smooth. Paint as per specification for timber.
K	EXTERNAL WINDOW CILLS
K1	See C1, plastered surfaces.

L	EXTERNAL FLOORS
L1	Clean existing cement screed with water and a stiff bristle brush. Clean again with sugar-soap solution 500g per 1L water.
L2	Exg encaustic tiles to be cleaned in-situ with a soft bristle brush and sugar soap solution, except for areas where veranda has subsided.
L3	Subsiding veranda to be assessed by the engineer and underpinned and stabilised or reconstructed. Cracked tiles to be taken up and replaced with new Winkelman tiles or reclaimed tiles to match existing.
M	INTERNAL FLOORS
M1	Existing suspended oregon pine floorboards , joists and bearers to be assessed and damaged members or boards to be replaced with similar, equal approved timber. Sanded and sealed.
M2	Existing cork floor tiles to be cleaned and sealed to manufacturers specification.
M3	Exg encaustic tiles to be cleaned with a soft bristle brush and sugar soap solution.
M4	Existing ceramic tiles to be cleaned.
M5	Exg clay tiles to be cleaned with a soft bristle brush and sugar soap solution.
N	INTERNAL CEILINGS
N1	Internal pressed metal ceilings to be cleaned and painted in-situ as per paint specification. Rust patches to be cleaned and primed before painting.
N2	In the Billiards room only, restore existing plaster detailed vaulted ceiling. Existing timber form-work to be repaired or replaced to match existing templates. Plasterwork and reliefs to be done by specialist plaster craftsman and with fibreglass moulds for gypsum casts.
N3	Existing painted plastered ceilings : Refer to Paint specification to be prepared by specialist.
N4	Existing tongue and groove ceiling boards to be checked and repaired with matching boards, painted to match existing.
P	EXTERNAL CEILINGS
P1	External pressed metal ceilings panels to be removed, salvageable panels to be soaked and cleaned before priming and painting and refitting to the new or existing veranda rafters. Panels that are not salvageable are to be replaced with fibre-cement or external-grade plasterboard with coverstrips at centres to match the existing pressed-metal ceiling panels, all painted white.
P2	Existing tongue and groove eaves closures to be repaired with matching boards, painted to match existing.
P3	Decorative cornices where damaged to be replaced with matching plaster-cast cornice. Fibre-glass moulds to be taken by a specialist and new gypsum plaster cornices cast and fixed in place.
Q	ROOFS
Q1	Standard Chromadek® 0.47mm thickness "s" rib roof sheeting, comprising a Z200 hot-dipped galvanized substrate pre-primed and colour coated top side and standard backing coat. Colour : TBC
Q2	Damaged structural rafters to be assessed by the structural engineer, rafters to be spliced/ braced/ replaced as directed. Existing roof timbers to be assessed by an entomologist and treated where necessary. Tops of walls and wallplates to be treated for termites.
Q3	Existing insulation and water proofing material to be removed from site. "Durafoil" or similar foil underlay is recommended.
Q4	Bitumen roofing shingles laid to manufacturers' specifications. (Billiards Room) Formwork and battens to match existing.
Q5	All plant matter and trees embedded in the structure are to be removed and roots poisoned with an approved pesticide.
Q6	Damaged and weathered barge boards and fascias to be replaced with HW, sizes and detail to match existing.
Q7	Roof lights to be restored and cleaned before closing up. Translucent s-rib sheeting to be laid over the roof lights.
Q8	Timber clere-storey windows (Billiards room) to be restored and repaired. Damaged panels and frames to be replaced to match existing.
Q9	Restore and replace timber finials to match existing. (x6)
R	WATERPROOFING - ROOFS AND FLASHINGS
R1	All new flashings, box-gutters, valley gutters, full-bore outlets, rain-water heads to match existing and old methods of construction. Use of modern materials is permitted with approved samples and specifications. Blow-torch applications are prohibited due to fire risk. Improvements to the stormwater drainage system will be designed and discussed with the roofing contractor.
R2	New box gutters by specialist, laid after structural repairs
S	GUTTERS AND DOWNPIPES
S1	Replace all existing gutters with white 75mm domestic Ogee seamless rolled aluminium box gutter, by specialist.
S2	Replace existing downpipes with 75mm aluminium rectangular down pipes and 75mm diameter uPVC downpipe complying with SABS 11, fixed to wall with holderbats, with downpipes riveted and silicone sealed to gutter outlets, including all necessary bends, elbows, shoes etc.
T	PAINTED MILD STEEL OR CAST IRON (Gates, veranda posts and pergola posts)
T1	Refer to paint specification for repair of rust patches, priming and painting.
U	BATHROOM FITTINGS
U1	Existing fittings to be retained and serviced where necessary. Existing drainage pipes and man-holes to be checked.
V	ROOF LANTERNS
V1	Existing roof lanterns (x2 on main house and x1 on Billiards room roof) to be replaced with new hw louvered timber lanterns to replicate the originals. (to be detailed). Lead apron flashings to be reused and restored, sealed against new roof sheeting as directed by roofing manufacturer.
W	ELECTRICAL
W1	Original light fittings, light switches and other artefacts are to be identified by the Heritage architect for retention and protection.
W2	All new work to provide a Certificate of Compliance is to be in trunking, ducting and in ceiling voids. Conduits to be built into positions shown diagrammatically on plan and marked on site with the architect. All work to comply with the current safety standards.
	No chasing will be accepted unless by prior agreement with the architect
	All positions and heights of fittings are to be marked out accurately on site and verified by the architect who will supply dimensions, before any work is put in hand
X	PLUMBING AND DRAINAGE
X1	Existing drainage system to be maintained and serviced. No additional connections proposed.
X2	Existing stormwater system to be maintained and serviced.

Lindsay Napier Architect
Architectural Heritage Consultant
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email : lanapier@mindscope.co.za

Design : LN Drawn : PD

Owner's Signature :

Name Date Sign

Architect's Signature :

Name Date Sign

Project Name :

Proposed restoration of existing residence and outbuildings
- Lot 565 of Bellair
- 258 Wakesleigh Road, Bellair
- For Inspiration Trading 564 (Pty) Ltd

Drawing Title :

Elevations.
Existing residence

Contract No. :

Scale : 1: 100 Date : 2021/11/12

Drawing no. : 18-26-RR04

Rev. B