

DEMOLITION NOTES:

FLOORS: EXISTING FLOOR SLAB IS CRACKED AND CHIPPED AND WILL REQUIRE REMEDIAL WORK TO AND PREPARE THE SURFACE FOR NEW FLOOR FINISH SHOW CLEAR DIFFERENCE BETWEEN OLD AND NEW FOOT PRINT WITH BRASS TRIMS BETWEEN FLOOR FINISH.

WALLS: EXISTING WALLS TO BE DEMOLISHED AS WALLS HAVE NO STRUCTURAL SUPPORT AS PER STRUCTURAL REPORT. NEW WALLS TO BE BUILT 60MM AWAY FROM DEMOLISHED WALL POSITION.

DOORS: EXISTING DOORS TO BE REMOVED AND NEW BUILD TO RESPECT PREVIOUS OPENING OF DEMOLISHED WALLS. DOOR OPENING.

WINDOWS: ALL EXISTING WINDOW FRAMES AND WIRE MESH TO BE REMOVED AND NEW WINDOWS AS PER WINDOW SCHEDULE WITH POWDERED MILD STEEL SURROUND AS PER DETAIL. NEW BUILD TO RESPECT PREVIOUS OPENING OF DEMOLISHED WALLS. WINDOW OPENING.

TRUSSES: EXISTING ROOF TRUSSES TO BE INSPECTED FOR STRUCTURAL STABILITY AND DEFECTS. TRUSSES TO BE REPLACED IF THEY ARE NOT STRUCTURAL SOUND.

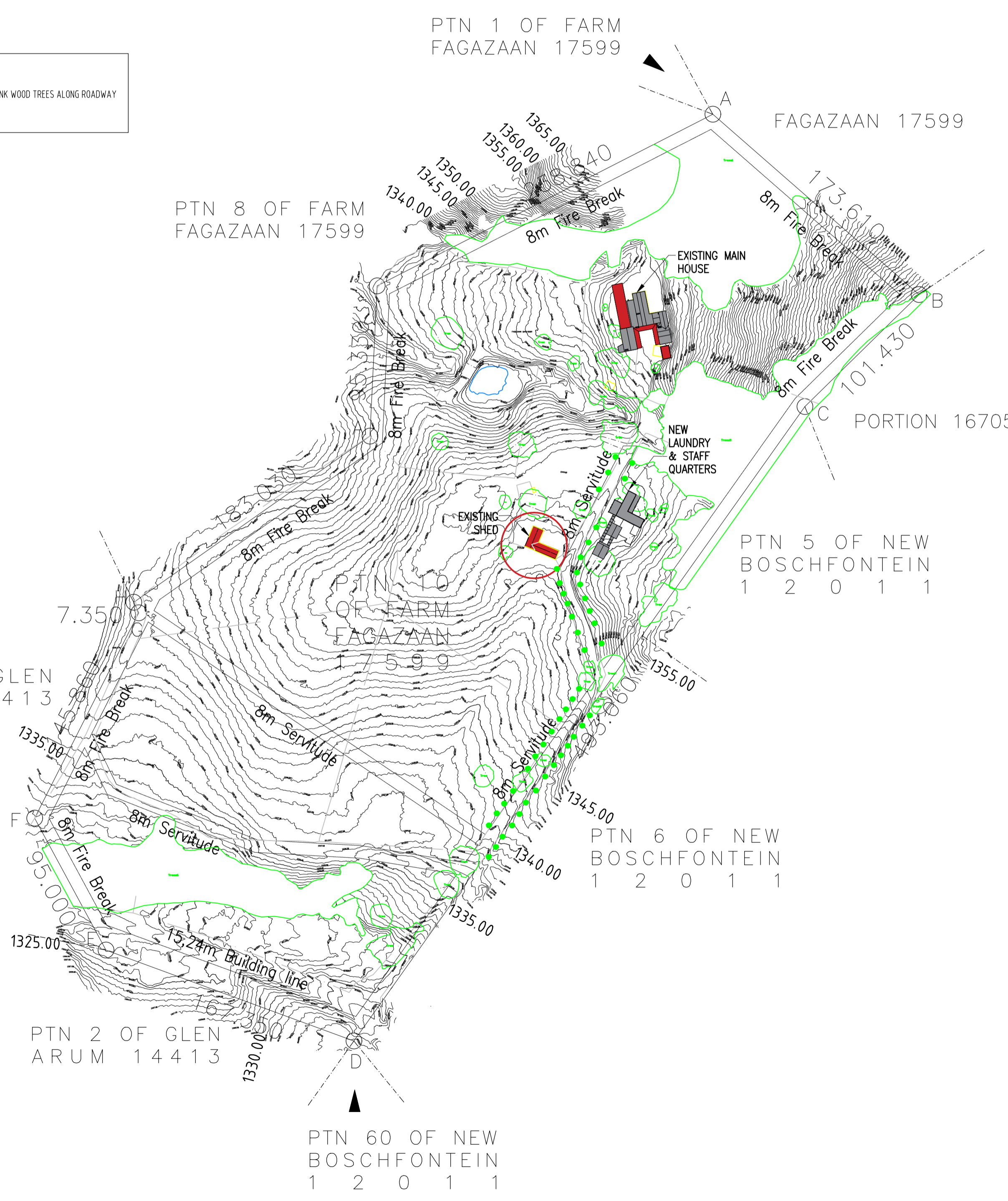
ROOFING: EXISTING ROOF SHEETING HAS FLOWN OF DURING HEAVY WINDS. THE SAME MATERIAL TO BE USED FOR ROOF IN NEW BUILD BUT BUILT HIGHER TO MEET CLEARANCE HEIGHTS OF BUILDING REGULATIONS.

ELECTRICAL: ANY EXISTING ELECTRICAL CABLES AND LIGHT FITTINGS MUST BE REMOVED AND REPLACED WITH NEW AS PER ELECTRICAL ENGINEERS DRAWINGS TO COMPLY WITH BUILDING REGULATIONS.

DEMOLITION LAYOUT
Scale 1:50



REM. OF GLEN ARUM 14413



SITE PLAN
Scale 1:2000



NOTES:

- All dimensions to be checked on site and on drawings, any discrepancies to be reported to the architect before work is put in hand.
- Only figured dimensions are to be taken.
- All building methods and materials to comply with the national building regulations.
- The drawing is the property of Ntsika Architects.
- Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of Ntsika Architects.
- All levels to be checked on site and on drawings, any discrepancies to be reported to the architect before work is put in hand.
- All structural work is to be checked by an Engineer.
- Soil condition to be approved by a Soil Engineer.
- All work to be in accordance with SABS-S450.
- The works to be set out from approved local authority plans only.
- Inspection eye to be provided at all bends and junctions.
- All materials to be 7m high and to comply with n.b.a. MMS.
- All fire places, flues, chimney and gas braais to comply with SABS-S450 - 1990 Part V.
- Sewer layout and pipe sizing to be verified by a registered plumber.
- All site beacons to be exposed and flagged.

DRAINAGE NOTES:

- RE's to all changes in direction of drains.
- IE's to all bends and junctions.
- Reset traps to all waste fittings.
- Waste pipes to be fully accessible along entire length.
- Bends and junctions not to be under the building.
- Soil pipes under the building to be protected from load.
- All work to comply with Local Authority by-laws.

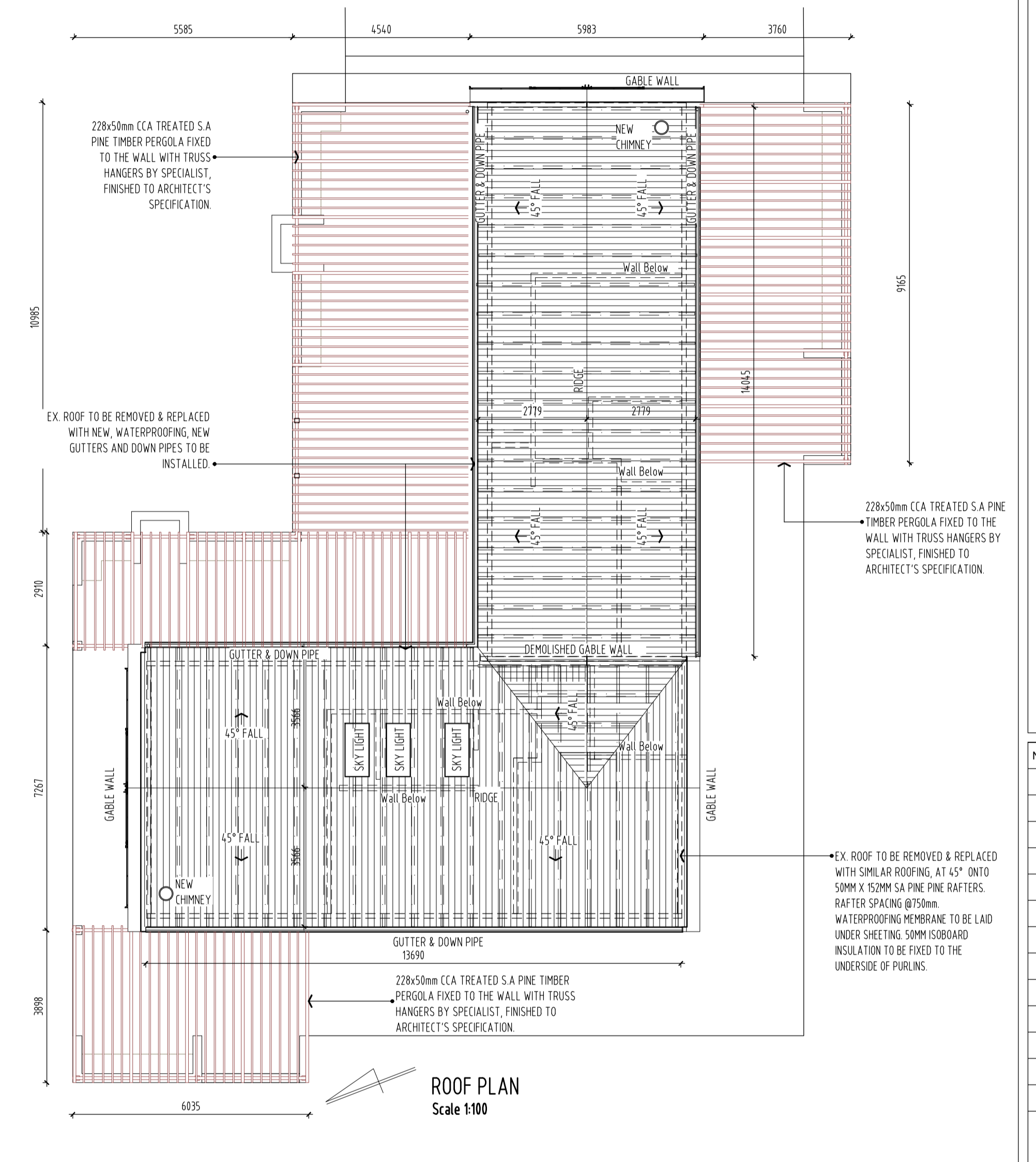
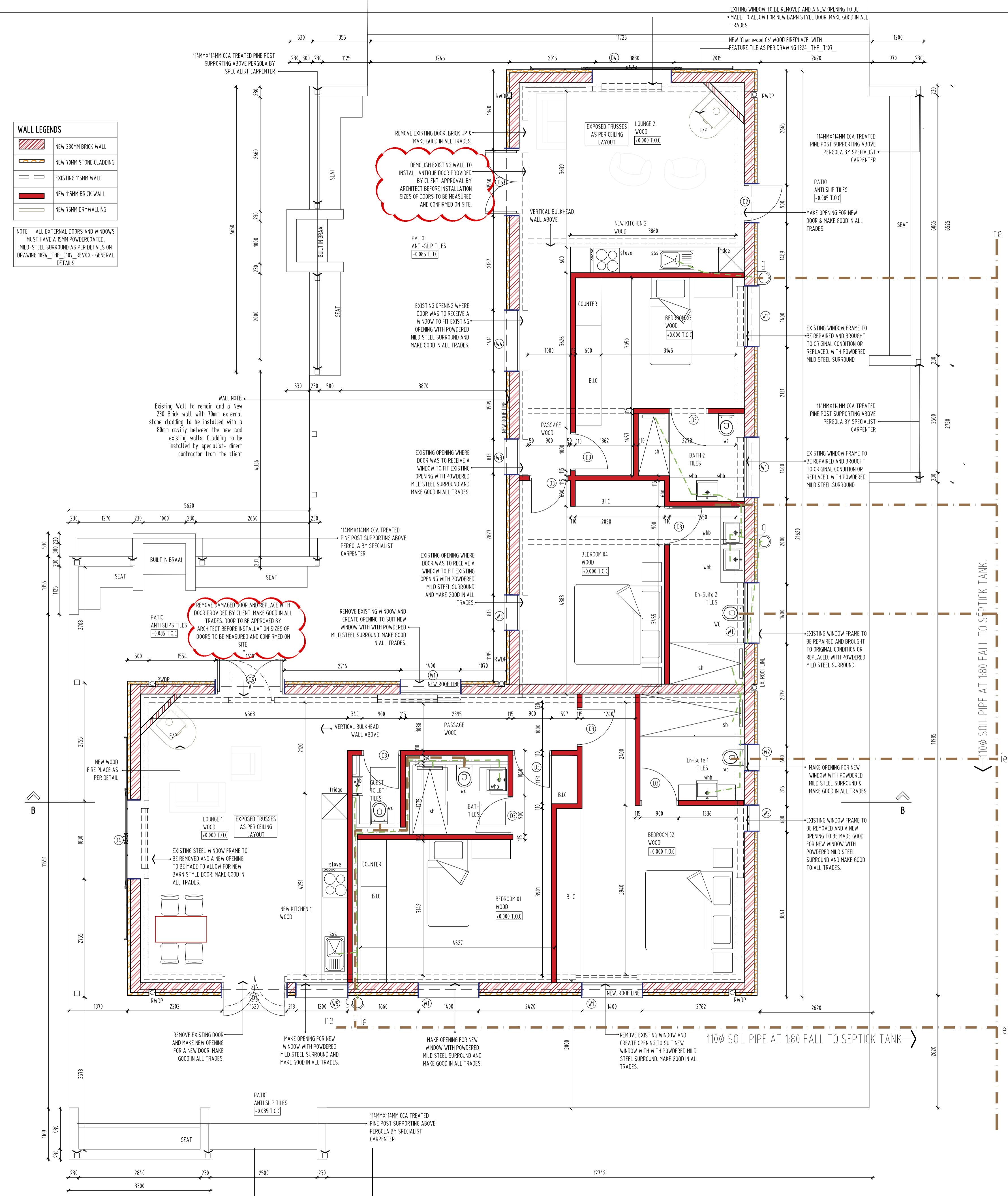
No.	Description	Date

Ntsika Architects cc.
8, Melville Road
Illovo, Sandton
2196

Contact Details:
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cell: 072 840 2268
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e-mail: nadia@ntsika.co.za



Job:	TSHILI - FARM HOUSE THE SHED
Stand No.	Portion 10 of the farm Fagazaan No. 17599
Drawing Title	SITE PLAN & DEMOLITION LAYOUT
Drawing No.	1824_THF_j101_rev00
Revision	00
Architect	Nadia Tromp Copyright
Drawn by	GM/SM Issued For Information
Date	06.09.21 Issued For Tender
Scale	A/S: A1 Council submission
Checked by	NT Issued For Construction



WALL LEGENDS	
	NEW 230MM BRICK WALL
	NEW 70MM STONE CLADDING
	EXISTING 115MM WALL
	NEW 115MM BRICK WALL
	NEW 75MM DRYWALLING

NOTE: ALL EXTERNAL DOORS AND WINDOWS MUST HAVE A 50MM POWDERCOATED MILD-STEEL SURROUND AS PER DETAILS ON DRAWING 1824_THF_017_REV00 - GENERAL DETAILS.

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- Soil condition to be approved by a Soil Engineer.
- All work to be in accordance with SABS-0400.
- The work to be set out from approved local authority plans only.
- Inspection eye's to be provided at all bends and junctions.
- All subcontracting to be 1m high and to comply with n.b. 1.M.M.3.
- All the pipes, flues, chimney and gas brass to comply with SABS-0400 - 1000 Part V.
- Sever layout and pipe sizing to be verified by a registered plumber.
- All site basements to be exposed and flagged.

DRAINAGE NOTES:

- RE's to all changes in direction of drains.
- RE's to all bends and junctions.
- Reseal traps to all waste fittings.
- Waste pipes to be fully accessible along entire length.
- Bands and junctions not to be under the building.
- Soil pipes under the building to be protected from load.
- All work to comply with Local Authority by-laws.

No.	Description	Date

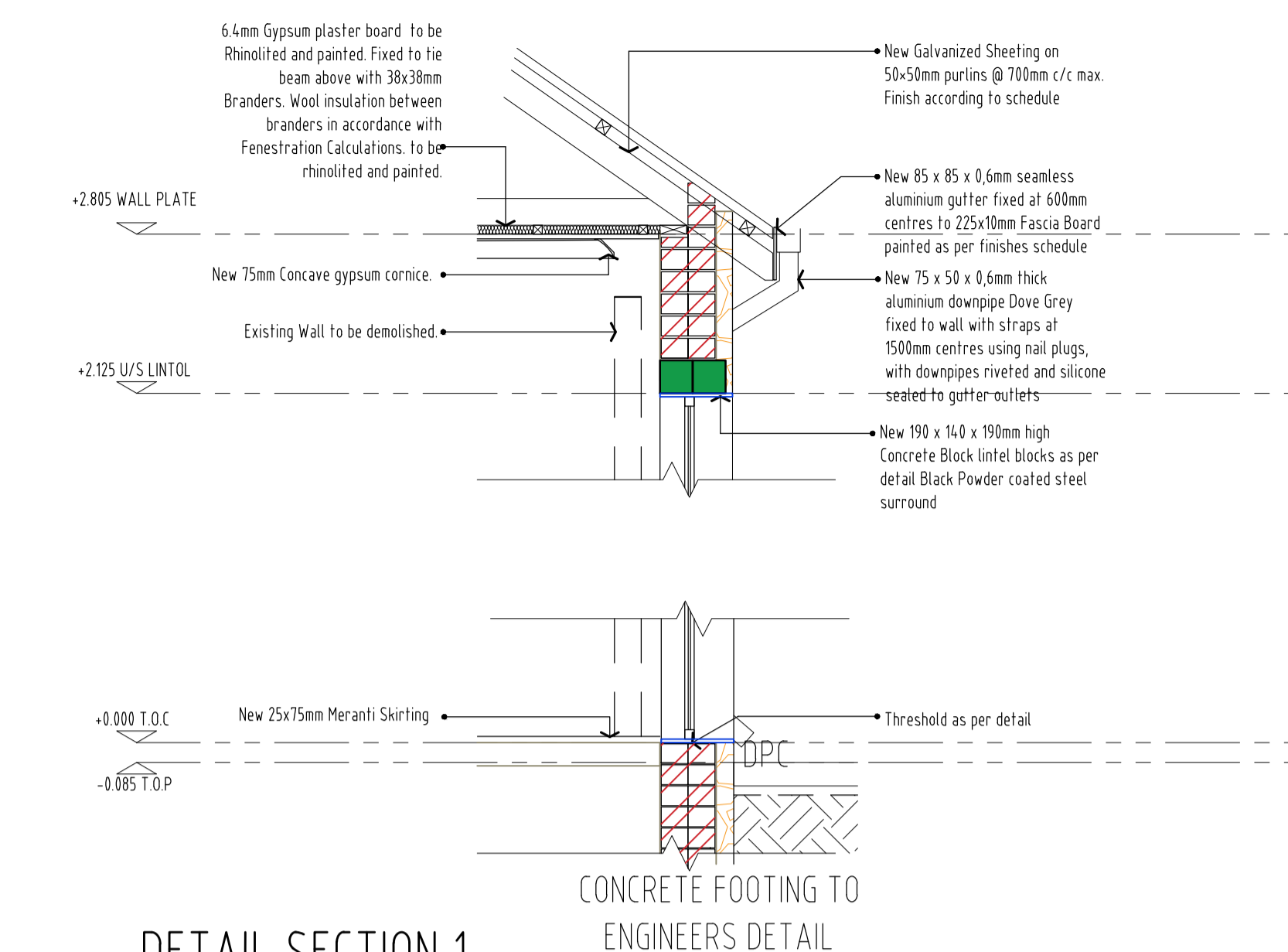
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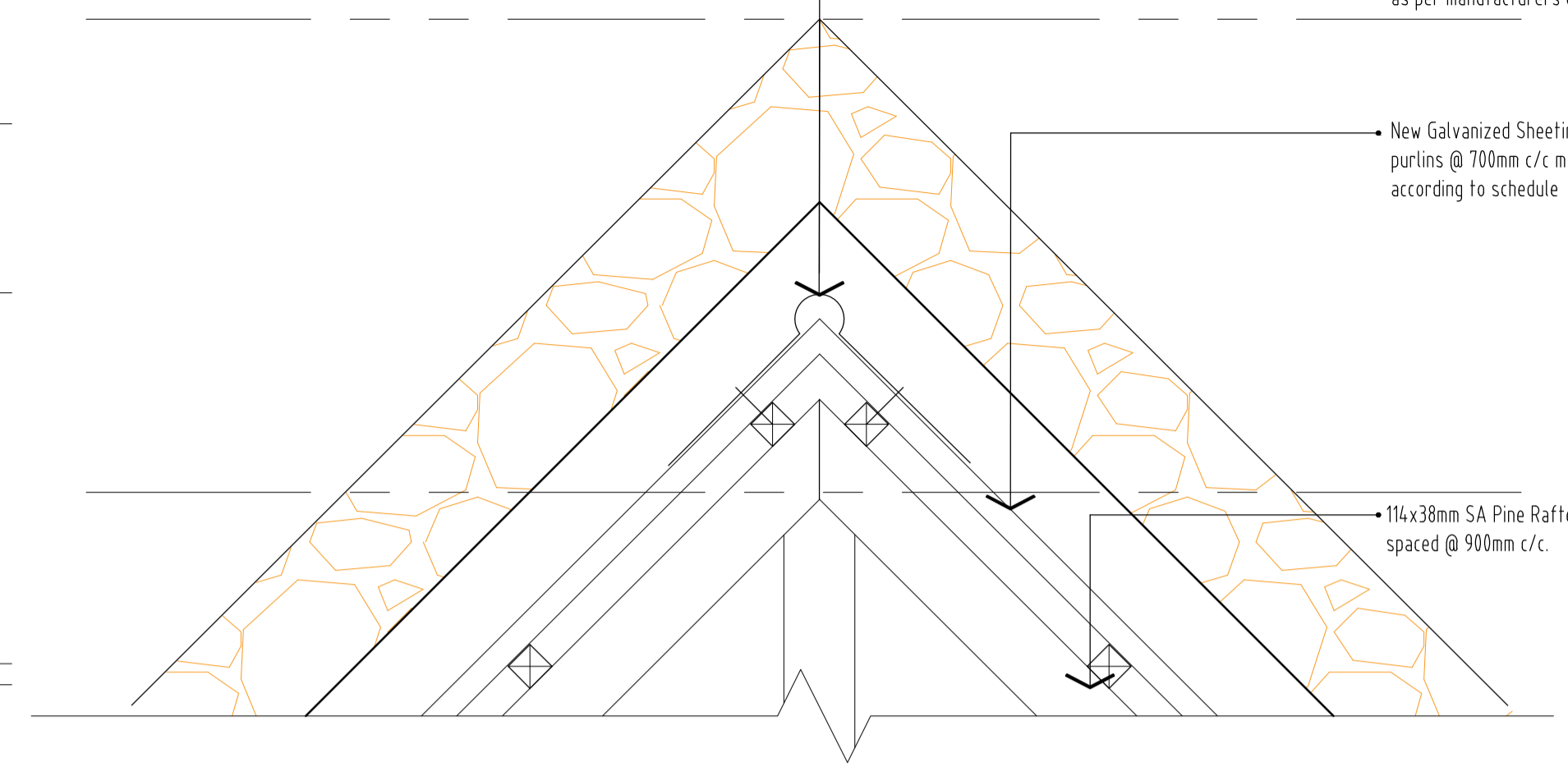


Job:	TSHILI - FARM HOUSE THE SHED
Stand No.:	Portion 10 of the farm Fagozan No. 17599
Drawing Title:	FLOOR PLAN & ROOF PLAN
Drawing No.:	1824_THF_j102_rev00
Revision:	00
Architect:	Nadia Tromp Copyright
Drawn by:	SM Issued For Information
Date:	06.09.21 Issued For Tender
Scale:	A/S; A1 Council submission
Checked by:	NT Issued For Construction

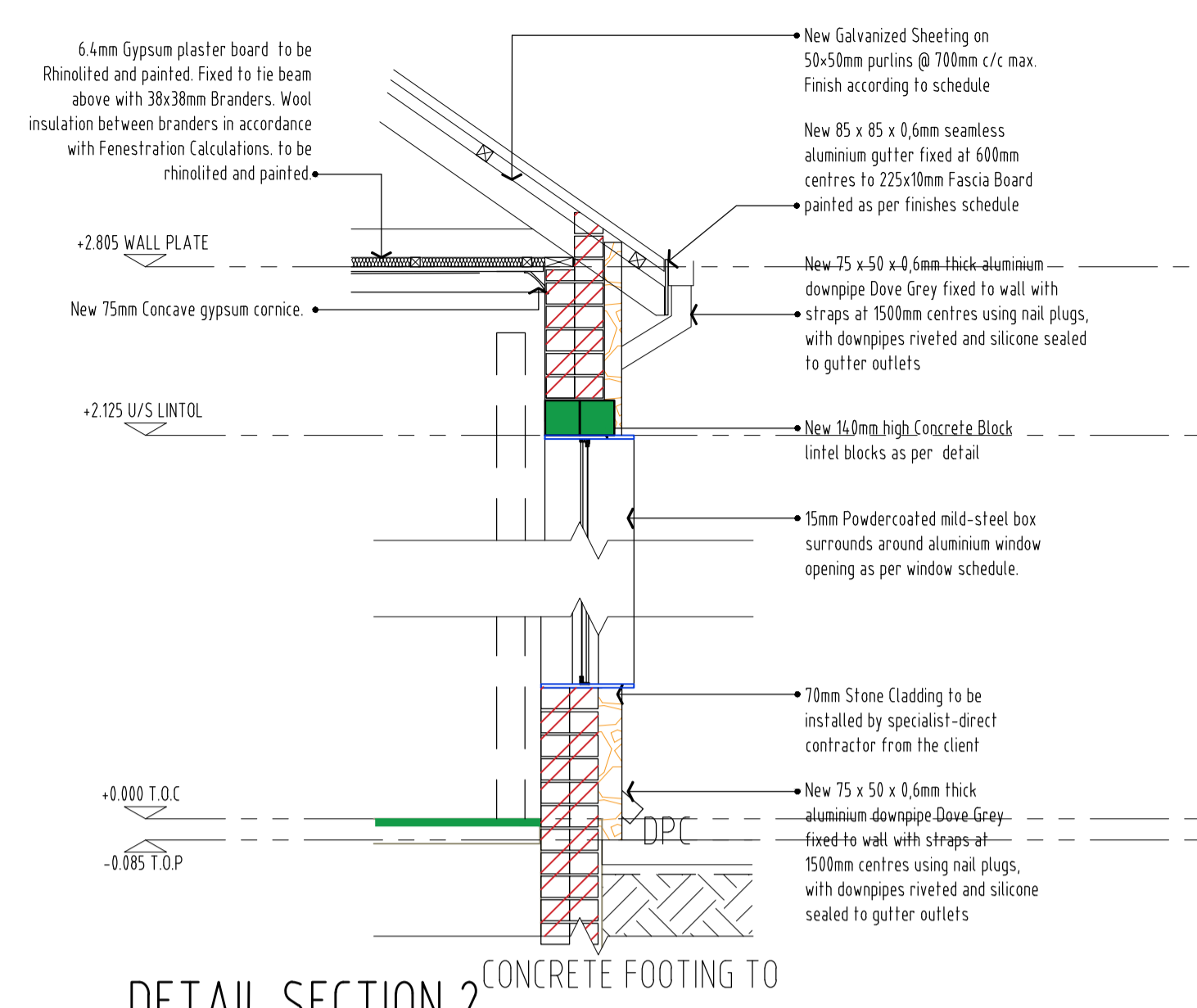
FLOOR FURNITURE PLAN
 Scale 1:50



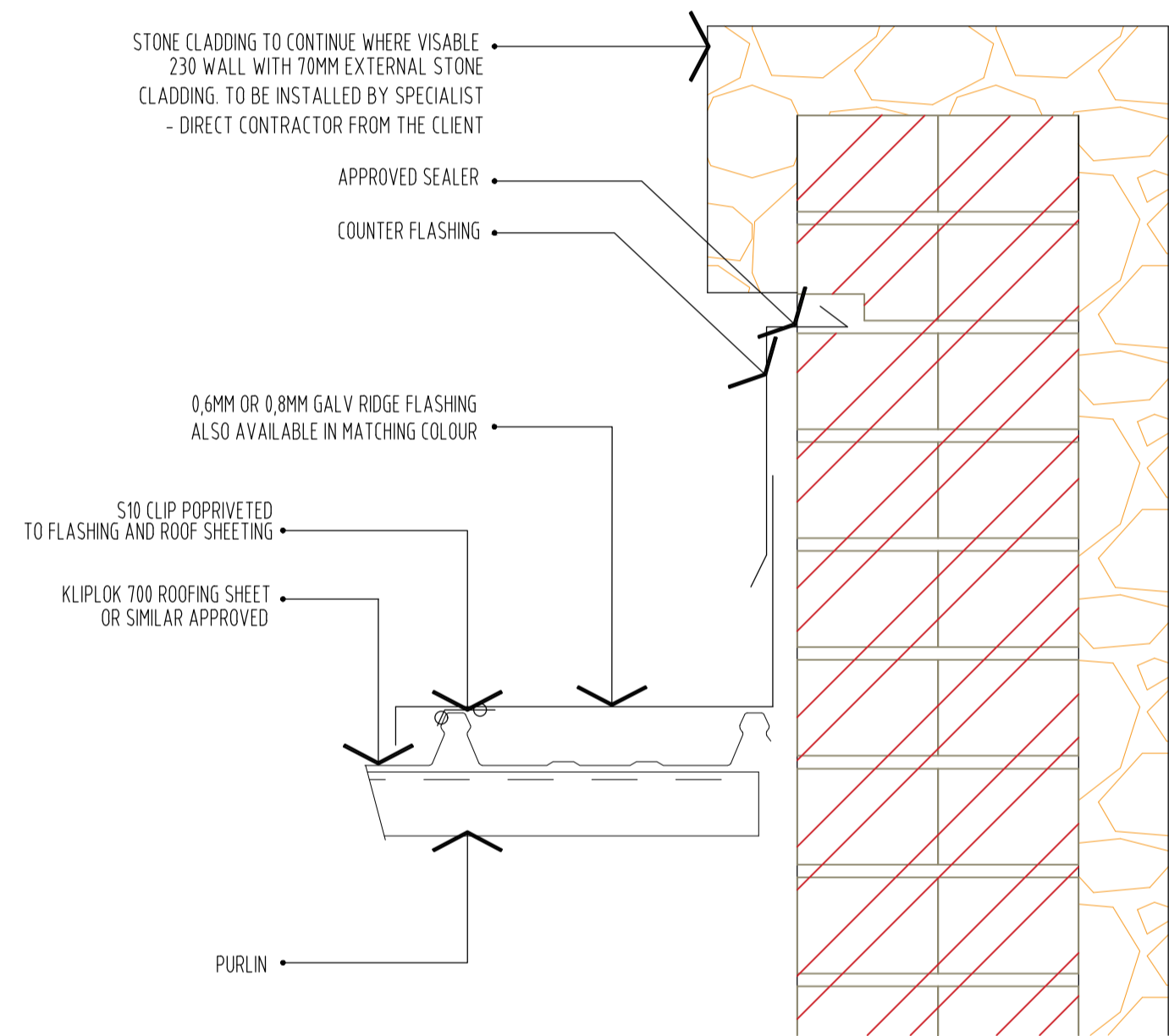
DETAIL SECTION 1
Scale 1:25



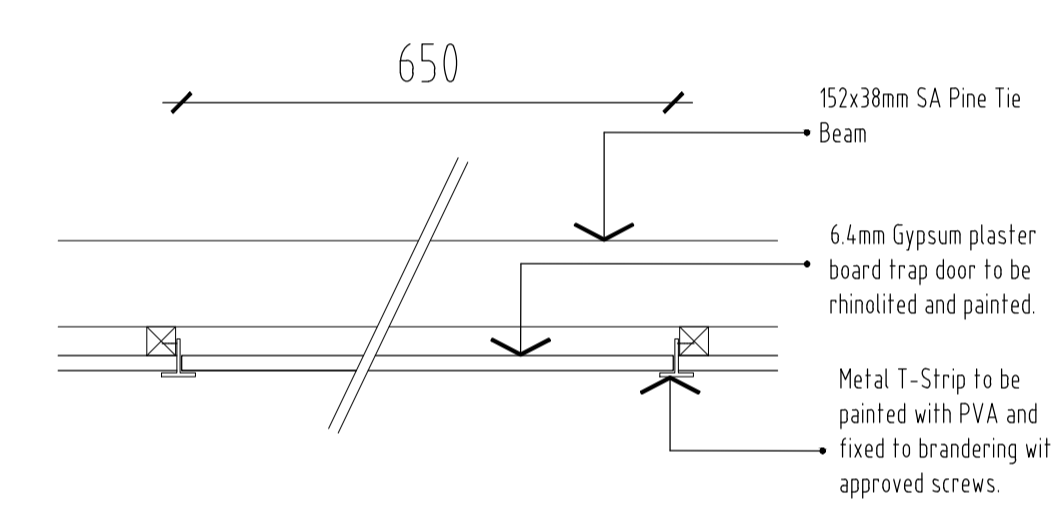
RIDGE DETAIL
SCALE 1:10



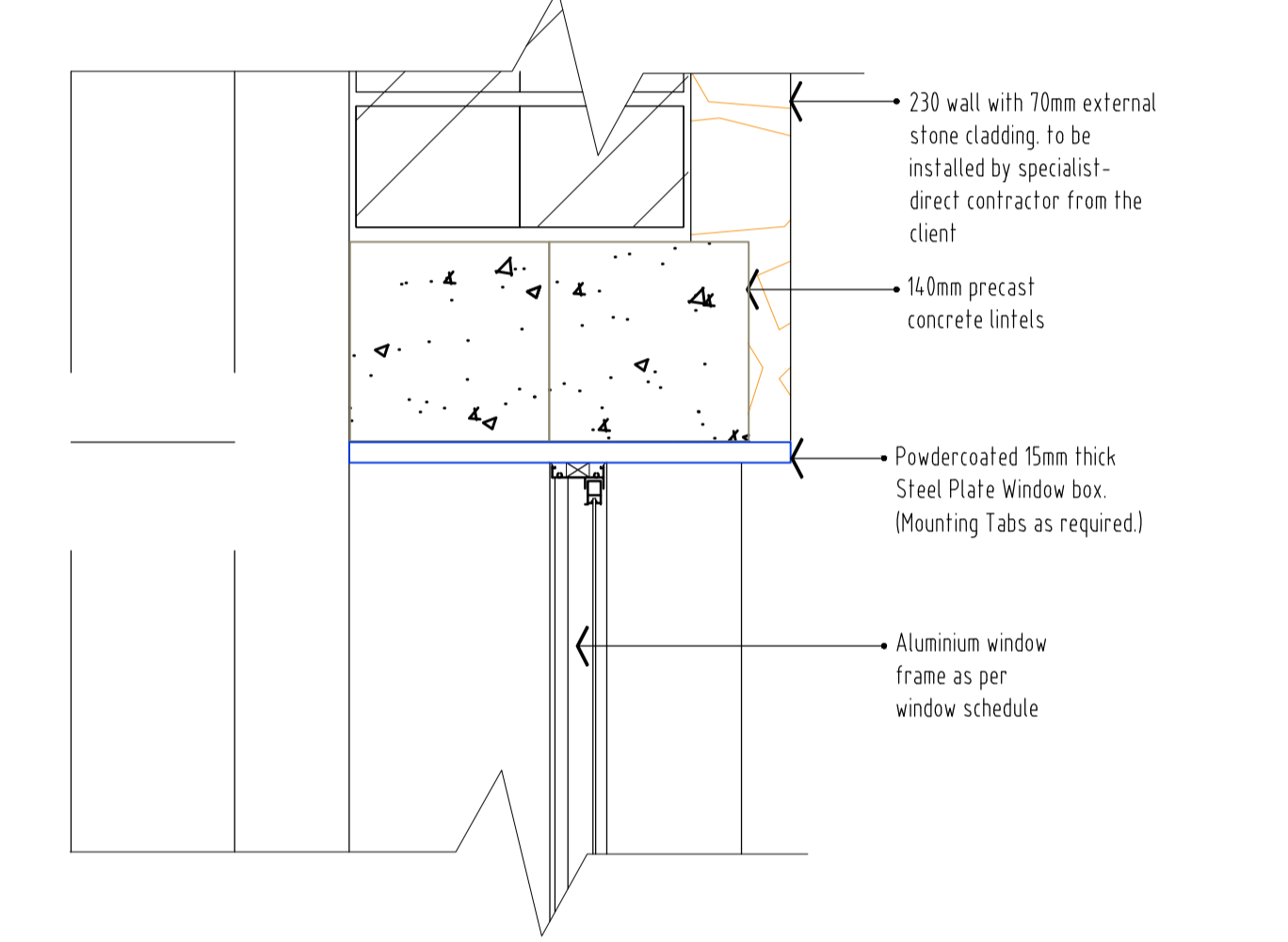
DETAIL SECTION 2
Scale 1:25



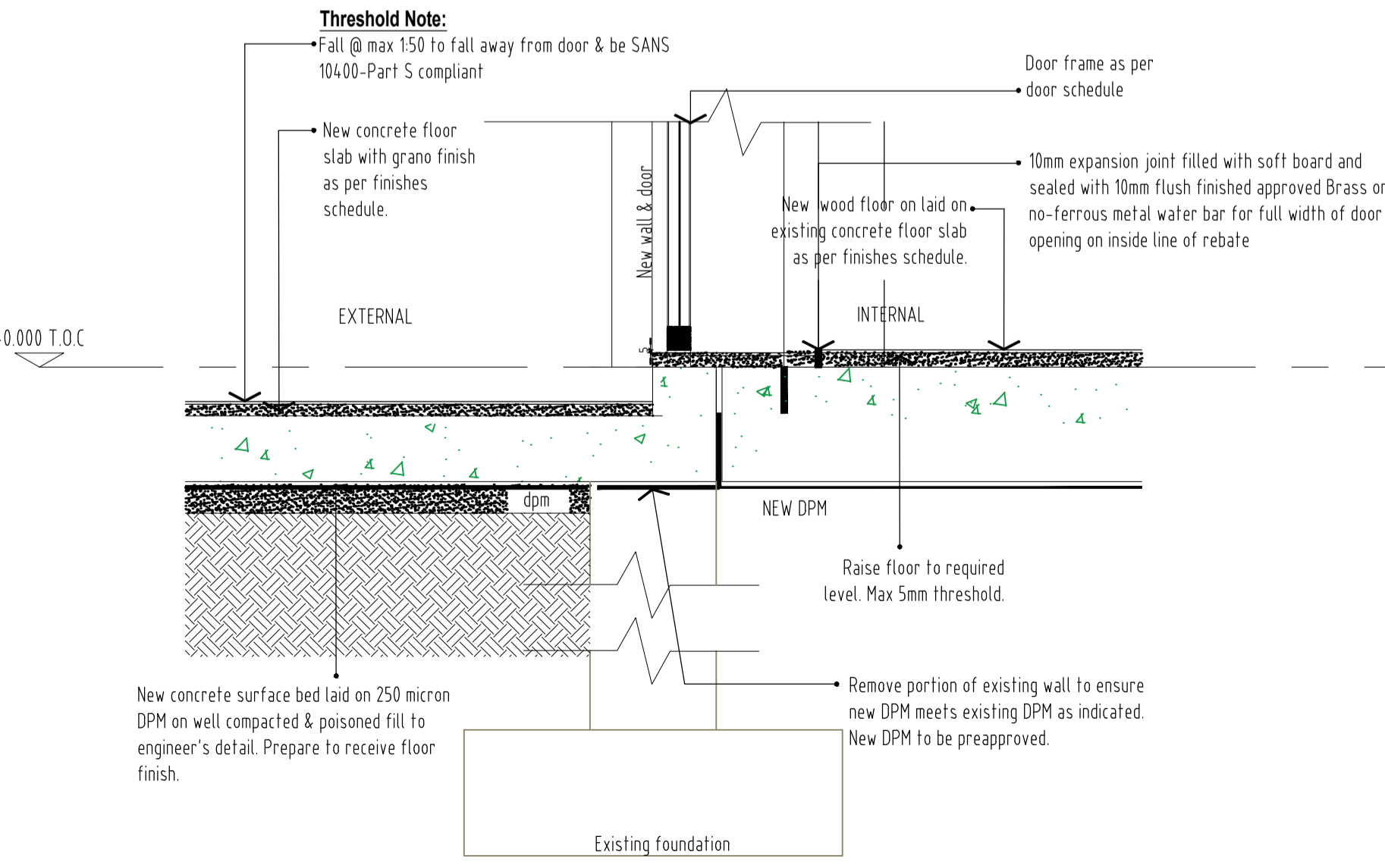
GABLE WALL FLASHING DETAIL
SCALE 1:5



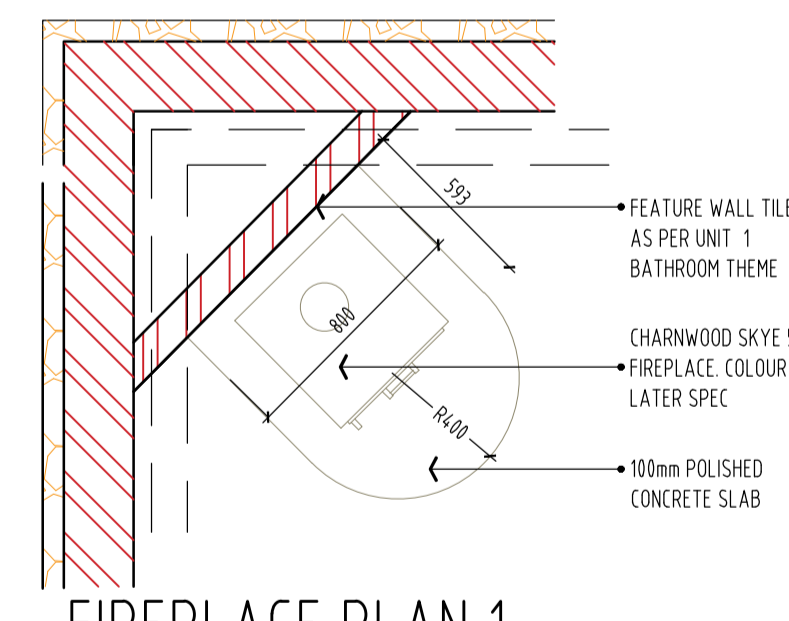
TRAP DOOR DETAIL
SCALE 1:10



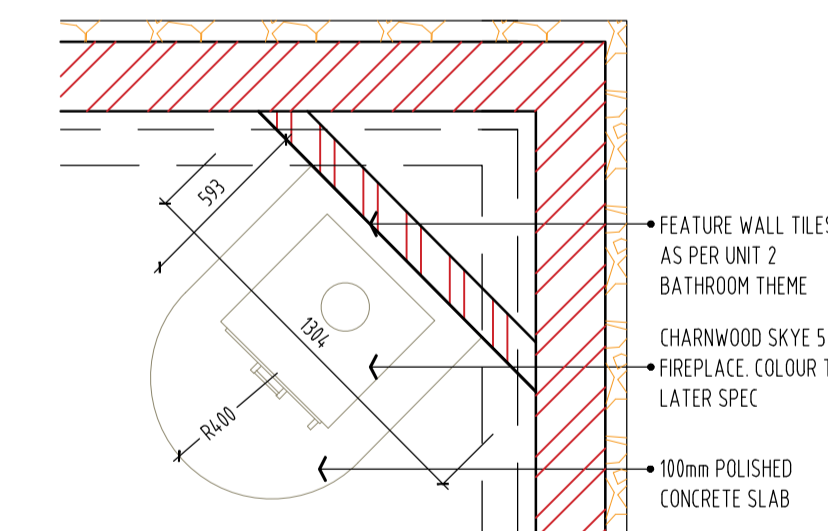
LINTEL DETAIL
SCALE 1:5



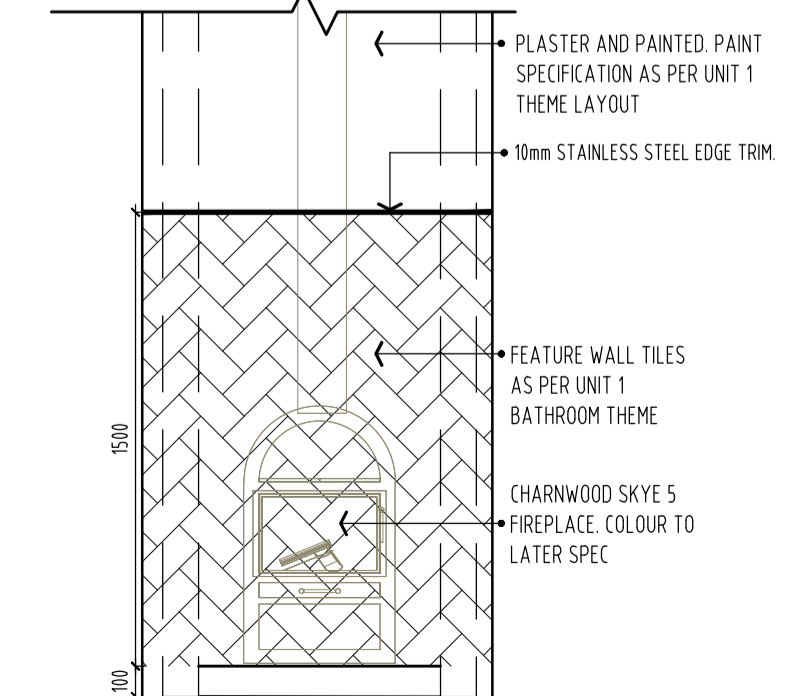
THRESHOLD DETAIL
SCALE 1:10



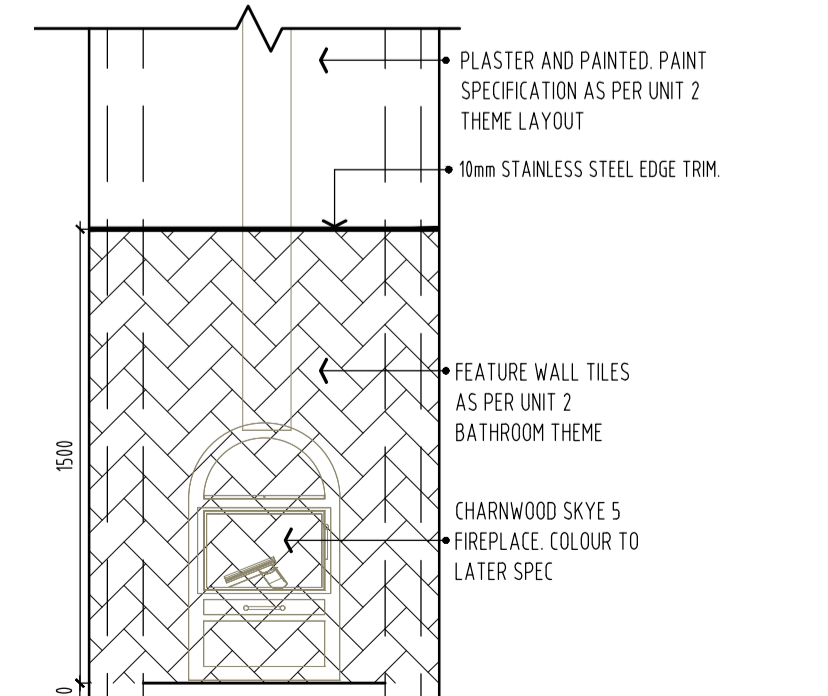
FIREPLACE PLAN 1
Scale 1:25



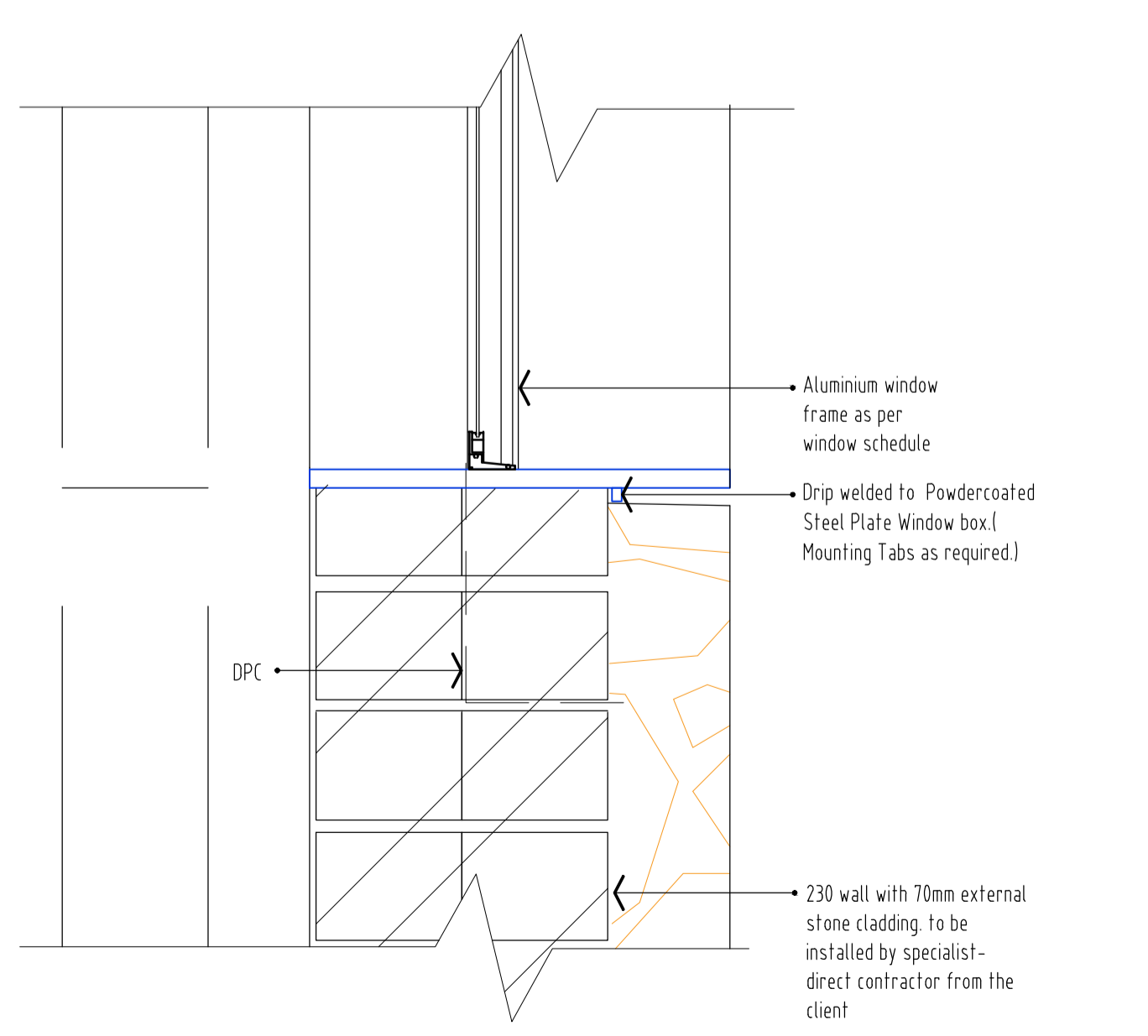
FIREPLACE PLAN 2
Scale 1:25



FIREPLACE ELEVATION 1
Scale 1:25



FIREPLACE ELEVATION 2
Scale 1:25



CILL DETAIL
SCALE 1:5

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- All work to be in accordance with SABS-0400.
- The works to be set out from approved local authority plans only.
- Inspection eyes to be provided at all bends and junctions.
- All balustrading to be 1m high and to comply with n.b.s. M43.
- All fire escapes, lifts, chimney and gas drains to comply with SABS-0400-1990 Part V.
- Sewer layout and pipe sizing to be verified by a registered plumber.
- All site trees to be exposed and flagged.

DRAINAGE NOTES:

- RE's to all changes in direction of drains.
- RE's to all bends and junctions.
- Reseal traps to all waste fittings.
- Waste pipes to be fully accessible along entire length.
- Bends and junctions not to be under the building.
- Soil pipes under the building to be protected from load.
- All work to comply with Local Authority by-laws.

No.	Description	Date

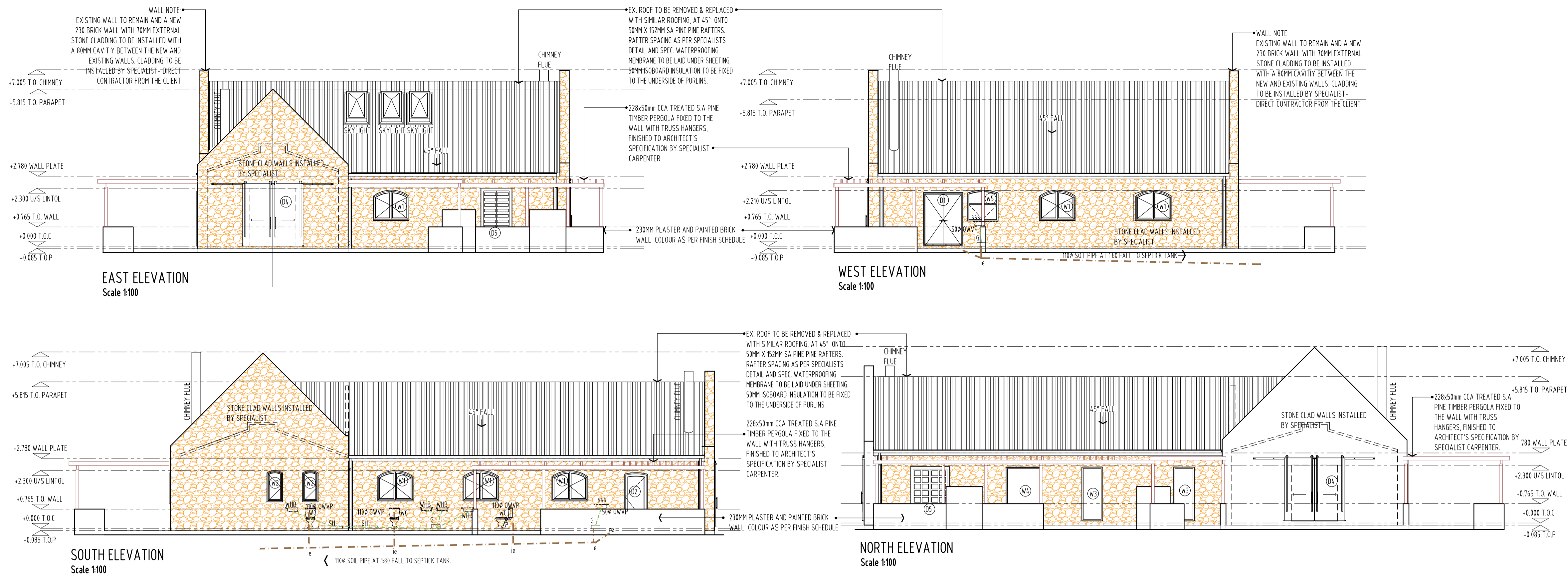
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Contact Details:
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Job:	TSHILI - FARM HOUSE THE SHED		
Stand No.:	Portion 10 of the farm Fagazaan No. 17599		
Drawing Title:	General Details		
Drawing No.:	1824_THF_i107_rev00		
Revision:	00		
Architect:	Nadia Tromp	Copyright	(C)
Drawn by:	SM	Issued For Information	
Date:	06.09.21	Issued For Tender	
Scale:	A/S; A1	Council submission	
Checked by:	DP/NT	Issued For Construction	

Ntsika Architects cc.



- NOTES:**
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 - All work to be in accordance with SABS-0400.
 - The works to be set out from approved local authority plans only.
 - Inspection eye's to be provided at all bends and junctions.
 - All materials to be 1m high and to comply with n.b. MMS3.
 - All fire planes, furn, chimney and gas lines to comply with SABS-0400 - 1990 Part V.
 - Sewer layout and pipe sizing to be verified by a registered plumber.
 - All site basements to be exposed and flagged.
- DRAINAGE NOTES:**
- RE's to all changes in direction of drains.
 - IE's to all bends and junctions.
 - Reseal traps to all waste fittings.
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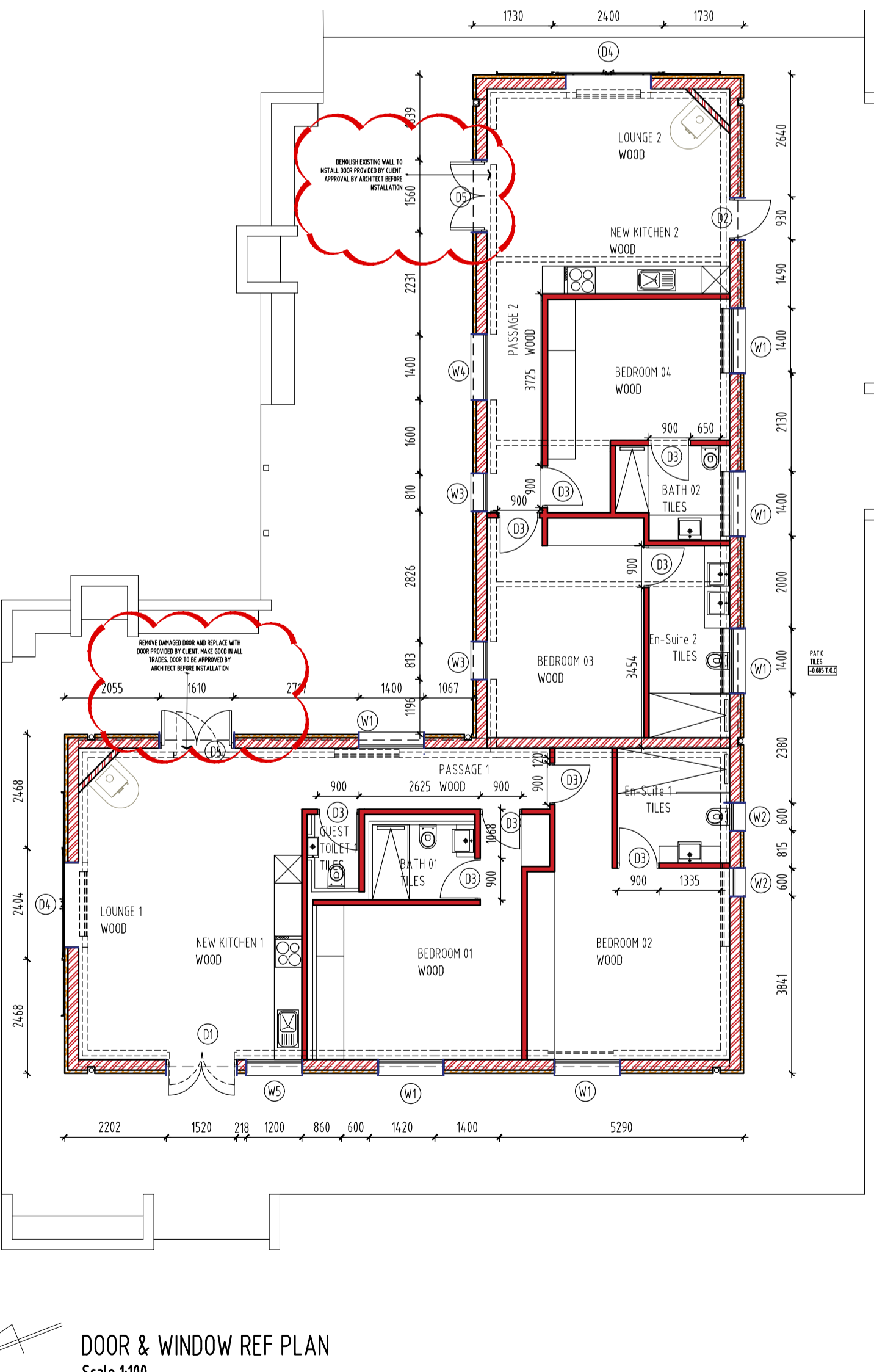
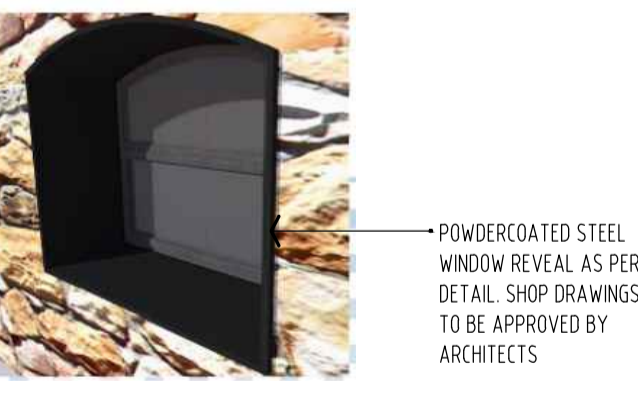
DOOR SCHEDULE - D1		DOOR SCHEDULE - D2		DOOR SCHEDULE - D3	
All Existing Opening dimensions to be confirmed prior to supply		All Existing Opening dimensions to be confirmed prior to supply		All Existing Opening dimensions to be confirmed prior to supply	
TYPE	D1 - 1 OFF	TYPE	D2 - 1 OFF	TYPE	D3 - 9 OFF
LOCATION	Lounge 1	LOCATION	Kitchen 2	LOCATION	All internal doors
FRAME	Timber French Door Frame size as per drawing able to withstand wind pressures of 600Pa in accordance with SANS 613. (with steel frame as per detail)	FRAME	Double rebate pressed steel frame for 110mm wall. (with steel frame as per detail)	FRAME	Double rebate pressed steel frame for 110mm wall.
HINGE	N/A	HINGE	By steel frame supplier.	HINGE	By steel frame supplier.
DOOR	Solid hardwood door for external use. Size as per drawing	DOOR	Solid hardwood door for exterior use. Size as per drawing	DOOR	Off the shelf hollowcore door for interior use. Size as per drawing
FINISH	1 coat primer applied all around the door leaf including the bottom and top of the door. Final coat to later architect's specification.	FINISH	1 coat primer applied all around the door leaf including the bottom and top of the door. Final coat to later architect's specification.	FINISH	1 coat primer applied all around the door leaf including the bottom and top of the door. Final coat to later architect's specification.
IRONMONGERY	To be supplied by the manufacturer.	IRONMONGERY	Moto form lever handle. OS575/J 3 lever lock. OS4422 hooded door stop.	IRONMONGERY	Moto form lever handle. OS575/J 3 lever lock. OS4422 hooded door stop.

DOOR SCHEDULE - D4		DOOR SCHEDULE - D5	
All Existing Opening dimensions to be confirmed prior to supply		All Existing Opening dimensions to be confirmed prior to supply	
TYPE	D4 - 2 OFF	TYPE	D5 - 2 OFF
LOCATION	Lounge 1 & Lounge 2	LOCATION	Lounge 1 & 2
FRAME	Timber Barn Style Door with 316 stainless steel (powder coated) hangers, size 240mm x 2495mm able to withstand wind pressures of 600Pa in accordance with SANS 613.	FRAME	As supplied by client to fit within existing wall
DOOR LEAF	Hardwood frame	HINGE	As supplied by client
FINISH	Cleaned surfaces to receive clear varnish (for architectural applications), applied as per manufacturers specifications.	DOOR	Antique Solid Wood door as provided by client.
GLAZING	N/A	FINISH	Antique door finish to remain as is to be protected during construction till completion is given. Architect may ask for a revarnishing prior to installation
IRONMONGERY	To manufacturer's specifications (with steel frame as per detail)	IRONMONGERY	as provided.

Antique Wood Double Doors as provided by client

Confirm which door will be used for which opening with Architect prior to inserting

WINDOW SCHEDULE - W1		WINDOW SCHEDULE - W2		WINDOW SCHEDULE - W3		WINDOW SCHEDULE - W4		WINDOW SCHEDULE - W5	
All Existing Opening dimensions to be confirmed prior to supply		All Existing Opening dimensions to be confirmed prior to supply		All Existing Opening dimensions to be confirmed prior to supply		All Existing Opening dimensions to be confirmed prior to supply		All Existing Opening dimensions to be confirmed prior to supply	
TYPE	W1 - 6 OFF	TYPE	W2 - 2 OFF	TYPE	W3 - 2 OFF	TYPE	W4 - 1 OFF	TYPE	W5 - 1 OFF
LOCATION	Bath 02, En-suite 2, Passage 1, Bedroom 01, 02 & 04	LOCATION	Ensuite 2 & Bedroom 02	LOCATION	Bedroom 3 & Passage 2	LOCATION	Passage 2	LOCATION	New Kitchen 1
FRAME	Custom Aluminium window frame to match existing with steel frame detail.	FRAME	Custom Aluminium window frame to match existing with steel frame detail.	FRAME	Custom Aluminium window frame to match existing with steel frame detail.	FRAME	Solid timber frame to match existing with steel frame detail.	FRAME	Custom Aluminium window frame to match existing with steel frame detail.
HINGE	To be supplied by the manufacturer.	HINGE	To be supplied by the manufacturer.	HINGE	To be supplied by the manufacturer.	HINGE	To be supplied by the manufacturer.	HINGE	To be supplied by the manufacturer.
GLAZING	Glazing shall be executed strictly in conformance with glass manufacturer's recommendations and all in accordance with the National Building Regulations Parts B, N, T, SANS 10137, SANS 10400 and SANS 1263, fitted in accordance with Wispeco recommendations, plugged and screwed to brickwork or concrete.	GLAZING	Arctic snow glazing shall be executed strictly in conformance with glass manufacturer's recommendations and all in accordance with the National Building Regulations Parts B, N, T, SANS 10137, SANS 10400 and SANS 1263, fitted in accordance with Wispeco recommendations, plugged and screwed to brickwork or concrete.	GLAZING	Arctic snow glazing shall be executed strictly in conformance with glass manufacturer's recommendations and all in accordance with the National Building Regulations Parts B, N, T, SANS 10137, SANS 10400 and SANS 1263, fitted in accordance with Wispeco recommendations, plugged and screwed to brickwork or concrete.	GLAZING	Arctic snow glazing shall be executed strictly in conformance with glass manufacturer's recommendations and all in accordance with the National Building Regulations Parts B, N, T, SANS 10137, SANS 10400 and SANS 1263, fitted in accordance with Wispeco Casement 28 system, plugged and screwed to brickwork or concrete.	GLAZING	Glazing shall be executed strictly in conformance with glass manufacturer's recommendations and all in accordance with the National Building Regulations Parts B, N, T, SANS 10137, SANS 10400 and SANS 1263, fitted in accordance with Wispeco recommendations, plugged and screwed to brickwork or concrete.
FINISH	White powder coating by manufacturer	FINISH	White powder coating by manufacturer	FINISH	White powder coating by manufacturer	FINISH	1 coat clear varnish.	FINISH	White powder coating by manufacturer
IRONMONGERY	To be supplied by the manufacturer.	IRONMONGERY	To be supplied by the manufacturer.	IRONMONGERY	To be supplied by the manufacturer.	IRONMONGERY	To be supplied by the manufacturer.	IRONMONGERY	To be supplied by the manufacturer.
BURGLAR BARS	10x10mm steel bars spaced at 100x100mm c/c installed through the entire window.	BURGLAR BARS	10x10mm steel bars spaced at 100x100mm c/c installed through the entire window.	BURGLAR BARS	10x10mm steel bars spaced at 100x100mm c/c installed through the entire window.	BURGLAR BARS	10x10mm steel bars spaced at 100x100mm c/c installed through the entire window.	BURGLAR BARS	10x10mm steel bars spaced at 100x100mm c/c installed through the entire window.



DOOR & WINDOW REF PLAN Scale 1:100

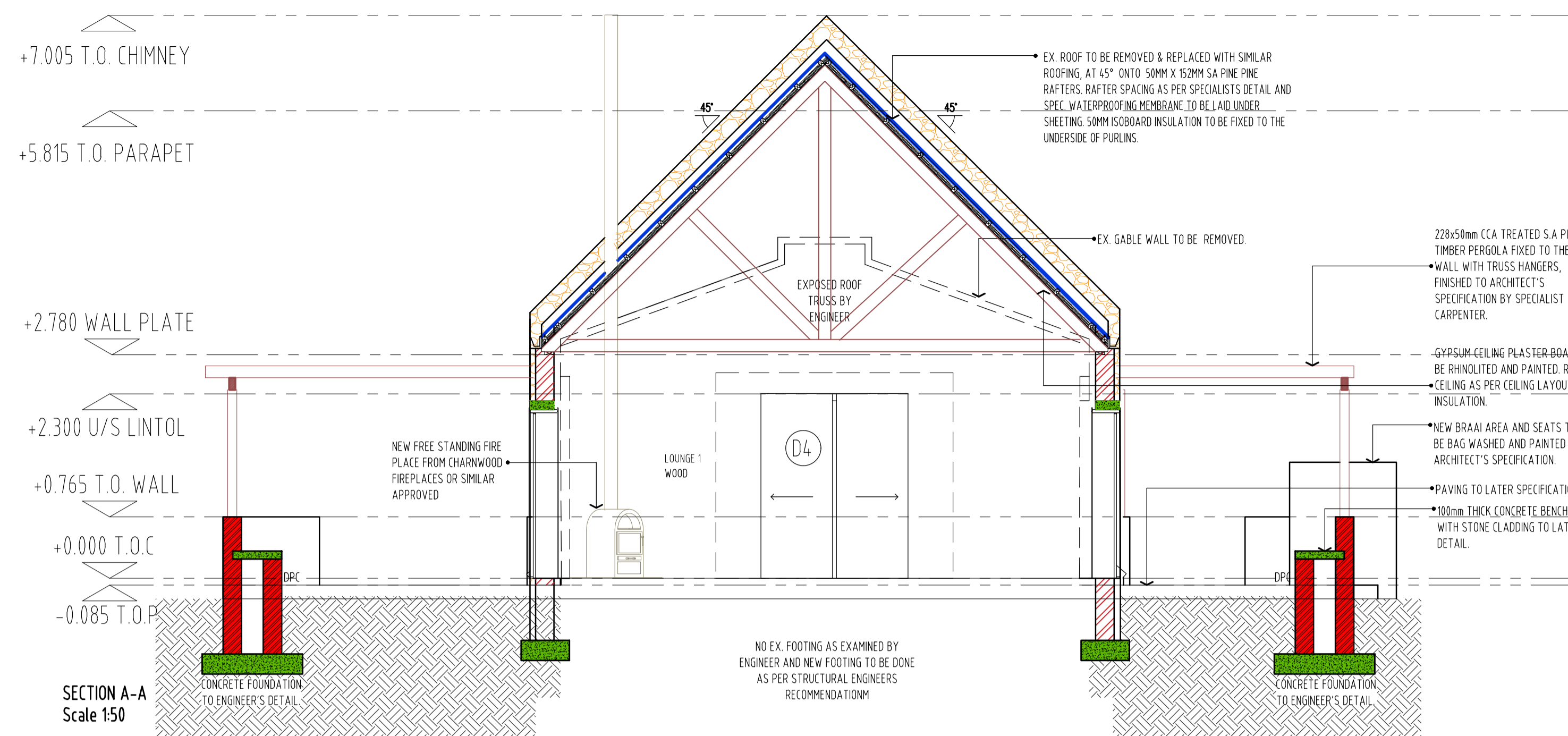
No.	Description	Date

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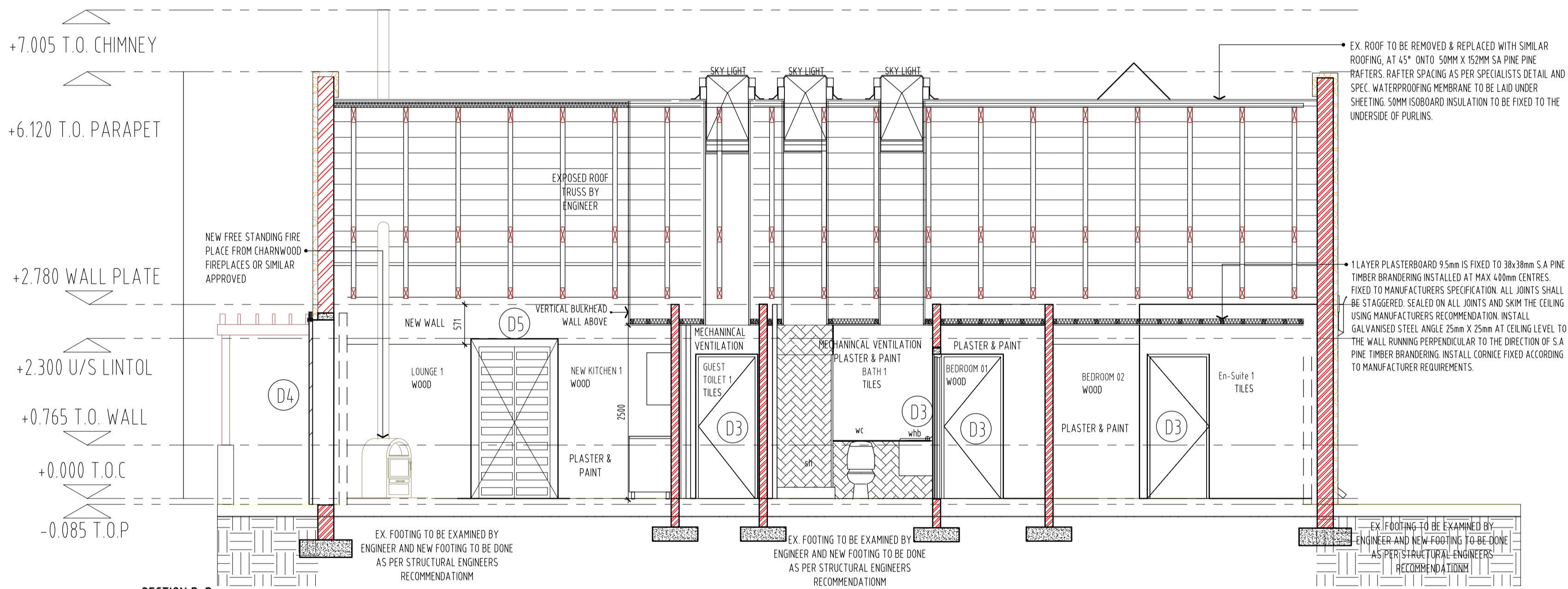
Contact Details:
Director: Nadia Tromp
cell: 072 840 5208
ph: 011 482 7001
e-mail: nadia@ntsika.co.za



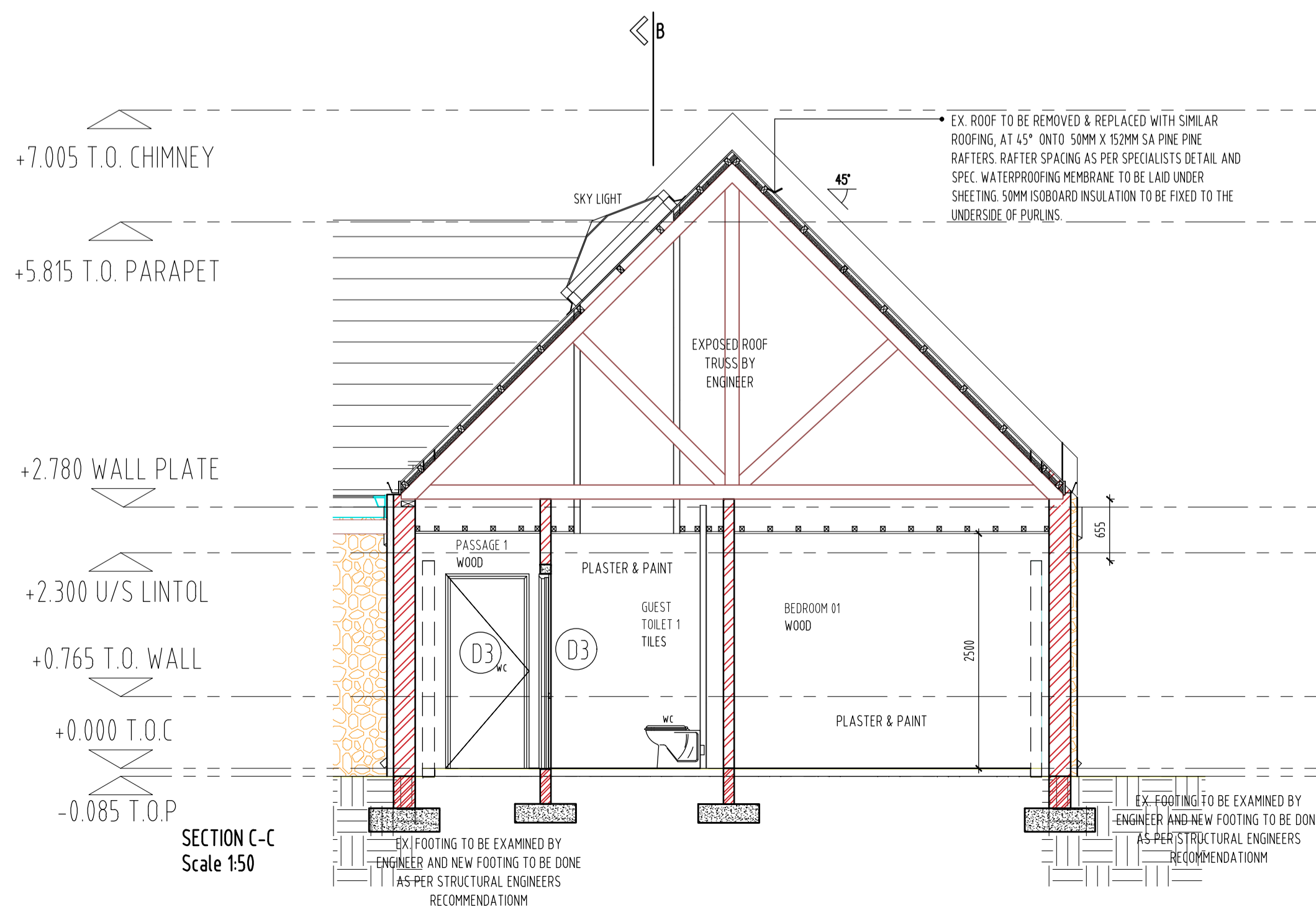
Job:	TSHILI - FARM HOUSE
Stand No.	Portion 10 of the farm Fagazaan No. 17599
Drawing Title	ELEVATIONS, WINDOW AND DOOR SCHEDULE
Drawing No.	1824_THF_j200_rev00
Revision	00
Architect	Nadia Tromp Copyright
Drawn by	SM Issued For Information
Date	06.09.21 Issued For Tender
Scale	A/S; A1 Council submission
Checked by	DP/NT Issued For Construction



SECTION A-A
Scale 1/50



SECTION B-B
Scale 1/50



SECTION C-C
Scale 1/50

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- All work to be in accordance with SABS-0400.
- The works to be set out from approved local authority plans only.
- Inspection eye's to be provided at all bends and junctions.
- All labouring to be fit high and to comply with n.b. M13.
- All fire planes, fans, chimney and gas lines to comply with SABS-0400 - 1990 Part V.
- Sewer layout and pipe sizing to be verified by a registered plumber.
- All site basements to be exposed and flagged.

DRAINAGE NOTES:

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- IE's to all bends and junctions.
- Reseal traps to all waste fittings.
- Waste pipes to be fully accessible along entire length.
- Bends and junctions not to be under the building.
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Job:	TSHILI - FARM HOUSE THE SHED
Stand No.:	Portion 10 of the farm Fogazaan No. 17599
Drawing Title:	SECTION A-A, B-B & SECTION C-C
Drawing No.:	1824_THF_j300_rev00
Revision:	00
Architect:	Nadia Tromp
Copyright:	Copyright
Drawn by:	SM
Issue For:	Information
Date:	06.09.21
Issue For:	Tender
Scale:	A/S; A1
Issue For:	Council submission
Checked by:	DP/NT
Issue For:	Construction

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