



NOTES:

Floors:
Existing floor finish & slab in need of repair. Remedial methodology as per structural engineer.
All floors to receive new timber suspended floor as per specification. (Existing timber floors have been vandalized and stolen.)

Boundary wall:
Existing boundary wall to be made good on all trades.

Windows:
Replace all existing steel framed windows with new aluminium windows.
All new windows to match existing.

Doors:
All doors to be made good on all trades.
All doors that have been stolen to be replaced with timber doors.

Roof:
All asbestos cement rain water pipes and hoppers to be removed and replaced with new as per spec.
Roof tiles & sheeting structure to be made good by specialist on all trades.
Structural integrity of roof structure to be determined by structural eng.

External & Internal finishes:
Remove loose and peeling paint back to a firm edge by scraping, sanding or other suitable means and feather edges.
Apply sodium hypochlorite solution (household bleach thinned 1 part bleach to 2 parts water) to all areas containing algae. Leave for at least 1 hour.
Scrub entire area with a sugar soap solution to remove dirt, chalked material and any other contaminants. Rinse thoroughly with fresh water and allow drying.
Repair cracks and/or plaster defects. All surfaces must be clean, sound and dry before painting. The moisture content of the cement plaster surfaces must be below 8% when measured on a doser hygrometer b2 scale (or equivalent) and the concrete surfaces must be below 5% when measured on a doser hygrometer b4 scale.
Plaster sand should comply with sabs 1090 requirements. Plaster mix must be applied at a minimum thickness of 10mm, curing to a hard and sound finish, free of soft and friable material. mpa strength must comply with sabs 0164-1 (10mpa=2.6:1 and 5mpa=4:1).
Any areas exhibiting unsound/broken/friable plaster and concrete must be repaired with masonry patching plaster, well in advance of painting the surfaces, to allow the surfaces to dry out sufficiently.
All cracks must be repaired prior to being sealed with waterproofing compound or multiseal prior to painting.
Ensure surfaces are clean, sound and dry.
All as per product specialist specifications.

All electrical layouts & equipment as per electrical engineers' specifications.

All foundations, trenches, trusses/ rafters, floor-&-suspended slabs as per structural engineers' specifications.

All paving & stormwater & channels as per civil engineers' specifications.

All ventilation & fire related issues as per mechanical engineers' specifications.

Check all dimensions on site before manufacturing takes place. Any variations must be approved by the architects. Steelworker specialist to supply architects with samples for approval.

Legend:
To be demolished
Existing Building
New Works

Proposed alterations to 248 Upper Buitengracht street
TRICERA INVESTMENTS
GROUND & FIRST STOREY & ROOF PLAN

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