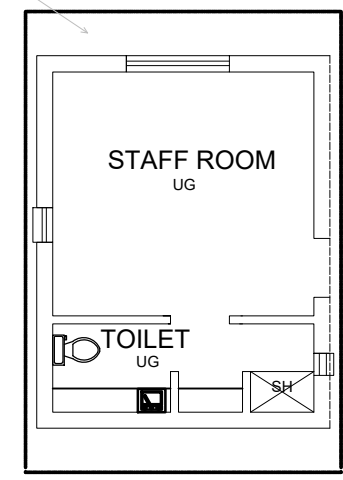
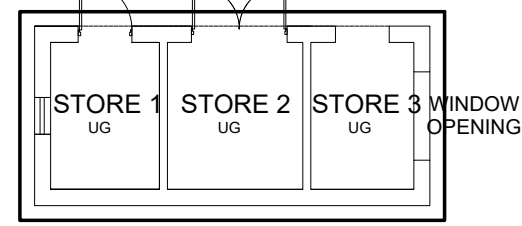


NEW CORRUGATED ROOF SHEETS TO MATCH PITCH AND PROFILE OF EXISTING ROOF



MANAGERS QUARTERS
SCALE 1:100

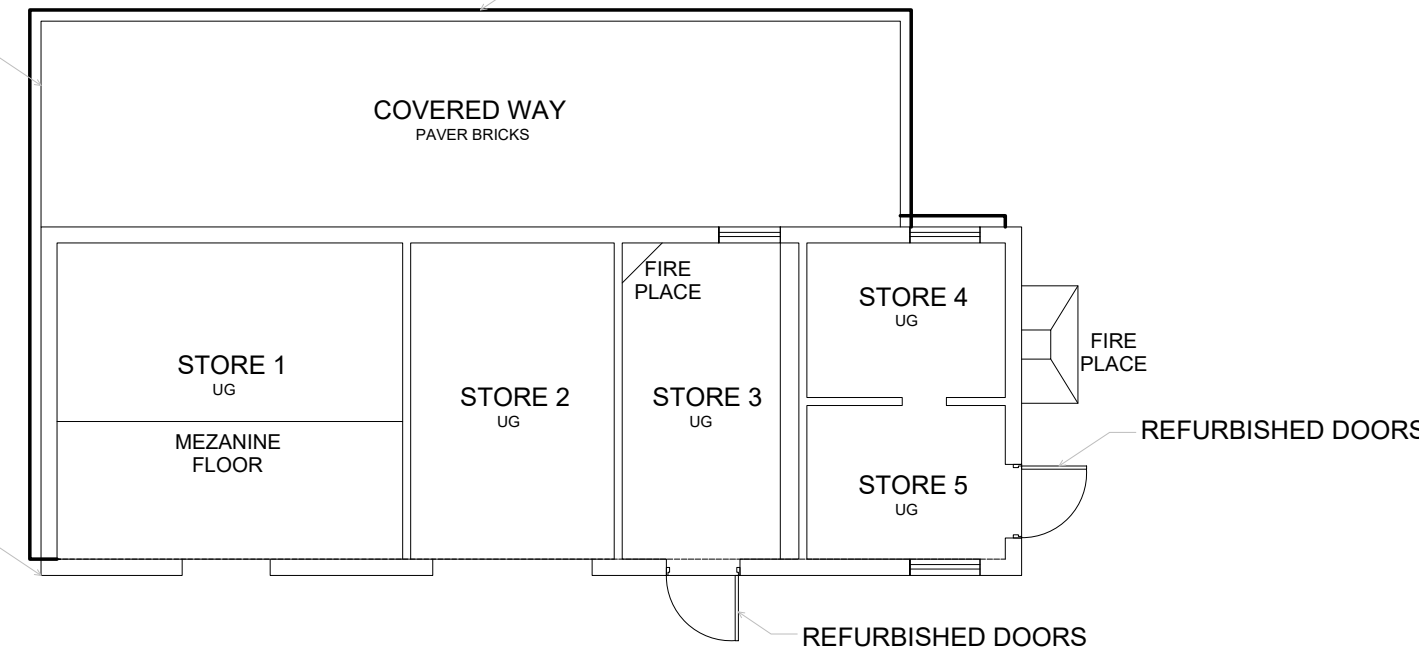
NEW CUSTOM T&G DOORS



SMALL STORES
SCALE 1:100

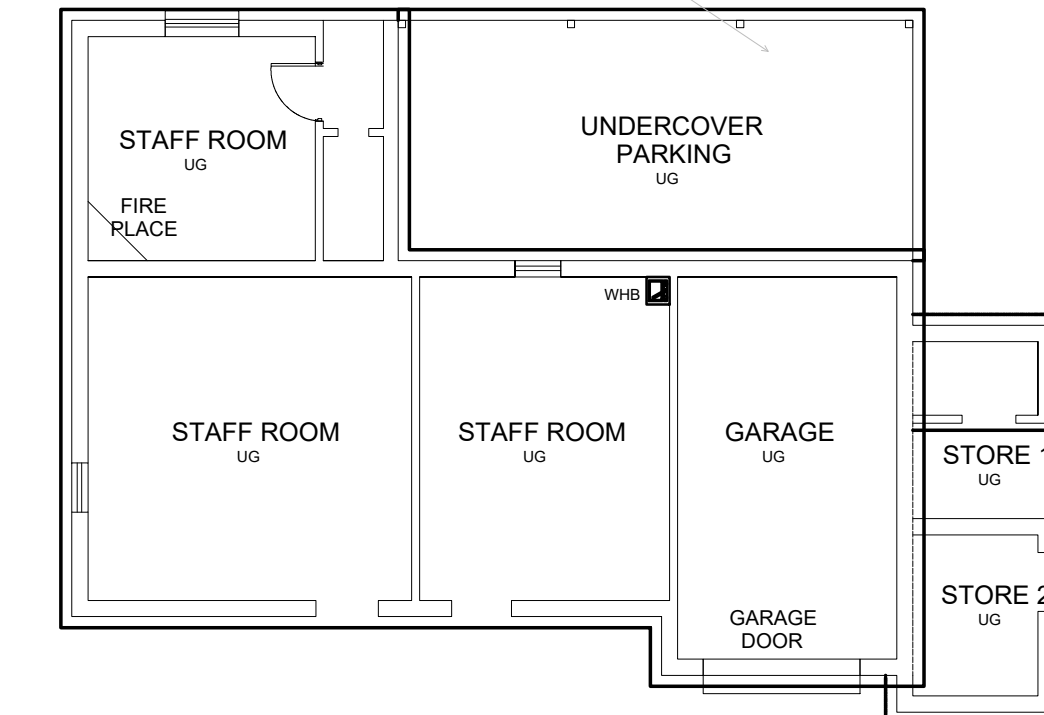
NEW CORRUGATED ROOF SHEETS TO MATCH PITCH AND PROFILE OF EXISTING ROOF

NEW LEAN-TO WITH NEW PAVING ENCLOSED WITH CLEAR VIEW FENCE AND GATE



ROASTERY
SCALE 1:100

NEW CORRUGATED ROOF SHEETS TO MATCH PITCH AND PROFILE OF EXISTING ROOF



STAFF QUARTERS / GARAGE
SCALE 1:100

CONSTRUCTION NOTES:

STRUCTURAL DESIGN:

- ALL STRUCTURAL DESIGN TO COMPLY WITH SANS 10400 PART B.
- ALL HANDRAILS TO COMPLY WITH SANS 0104.
- STRUCTURAL STEEL TO COMPLY WITH SANS 0162.
- ALL TRUSS BEAMS AND ROOF TRUSSES TO COMPLY WITH SANS 0163.

FOUNDATIONS:

- ALL FOUNDATIONS TO COMPLY WITH SANS 10400 PART H AND SANS 0161.
- ALL FOUNDATIONS TO ENGINEERS SPECIFICATION.
- TOP OF CONCRETE FOUNDATION TO BE MINIMUM 300mm BELOW N.G.L.
- FINISHED FLOOR LEVELS TO BE A MINIMUM OF 150mm ABOVE N.G.L. UNLESS OTHERWISE SPECIFIED.

WALLS:

- ALL WALLS TO COMPLY WITH SANS 10400 PART K.
- EXTERNAL WALLS TO COMPLY WITH SANS 10400 PART XA.
- BRICKWORK IN SINGLE & DOUBLE WALLS EVERY 4TH COURSE, UNLESS OTHERWISE SPECIFIED BY ENGINEER.

WATERPROOFING:

- ALL WATERPROOFING REQUIREMENTS TO COMPLY WITH SANS 10400 PARTS J, K AND L.
- DPC'S UNDER ALL WALLS TO BE 150MM ABOVE N.G.L.
- VERTICAL DPC'S TO ALL CHANGES IN FLOOR LEVEL.
- SURFACE BEDS TO BE ON APPROVED WATERPROOFING FORMING A CONTINUOUS MEMBRANE WITH THE DPC UNDER WALLS.
- IMPERVIOUS COPINGS TO ALL PARAPETS.
- 375 MICRON DPC UNDER ALL INSIDE AND OUTSIDE WALLS.
- 250 MICRON DPM UNDER ALL CONCRETE SURFACE BEDS.
- APPROVED WATERPROOFING TO BASEMENT WALLS TO SPECIALIST DETAIL WITH 10-YEAR GUARANTEE.

CEILING, SLABS & SURFACE BEDS:

- ALL FLOORS AND SURFACE BEDS TO COMPLY WITH SANS 10400 PART J.
- CEILING TO COMPLY WITH SANS 10400 PART L.
- SURFACED PLASTERBOARD CEILING AND RAKED CEILING, SMOOTH PLASTERED TO BE INSTALLED UNDER ROOF STRUCTURES.
- REINFORCED CONC. SURFACE BED TO ENG. DESIGN & SPECIFICATION.
- EXPANSION JOINTS TO ENG. DESIGN & SPECIFICATION.
- TILE GROUT JOINTS TO LINE UP WITH EXPANSION JOINTS.
- WHERE UNDERLOOR HEATING SYSTEM IS TO BE INSTALLED, FLOORS TO COMPLY WITH SANS 10400 PART XA.

ROOF:

- ROOF ASSEMBLY, ROOF COVERING, FASCIAS AND MATERIALS TO COMPLY WITH SANS 10400 PART L AND SANS 10400 XA.
- ALL CHIMNEYS AND CHIMNEY FLUES TO COMPLY WITH SANS 10400 PART Y.
- ALL STRUCTURAL TIMBER DESIGN TO COMPLY WITH STRUCTURAL ENGINEERS DESIGN & SPECIFICATION.
- PURLIN CENTERS AND TIMBER SIZES TO BE SPECIFIED BY SPECIALIST AND TO COMPLY WITH PART L OF SANS 10400.
- ALL PARAPETS TO HAVE FLASHING & COUNTER FLASHING, TO COMPLY WITH SANS 10400 PART L.
- FLAT ROOF AREAS - CONCRETE BEAMS TO ENGINEERS DESIGN AND SPECIFICATION.
- WATERPROOFING BY SPECIALISTS, TO COMPLY WITH SANS 10400 PART L.
- SKYLIGHTS BY SPECIALISTS, TO COMPLY WITH SANS 10400 PART XA.

VENTILATION & GLAZING:

- ALL DOORS AND WINDOWS TO COMPLY WITH SANS 10400 PART D.
- ALL GLAZING TO COMPLY WITH PART N OF SANS 10400.
- ALL FENESTRATION TO COMPLY WITH PART XA OF SANS 10400.
- SAFETY GLASS IN ALL DOORS AND WINDOWS WITH GLASS LOWER THAN 500mm ABOVE F.F.L. AND SURFACE AREAS LARGER THAN 1m². SAFETY GLASS TO COMPLY WITH SANS 10400 PART N.

DRAINAGE:

- ALL DRAINAGE TO COMPLY WITH SANS 10400 PART P.
- STORMWATER DISPOSAL TO COMPLY WITH SANS 10400 PART R.
- HOT WATER SUPPLY TO COMPLY WITH SANS 10400 PART XA.
- ALL PLUMBING WORK TO BE CARRIED OUT BY LICENSED DRAINLAYERS & PLUMBERS.
- DRAINS UNDER BUILDINGS TO BE STRAIGHT RUNS, ENCASED IN 100mm CONCRETE - ALL AROUND, WITH J.E'S AT EACH END.
- J.E'S TO ALL BENDS & JUNCTIONS TO BE EASILY ACCESSIBLE.
- J.E'S TO HAVE CLEARLY MARKED GROUND COVERS.
- RODDING EYES TO BE PROVIDED WHERE NECESSARY.
- ALL SOIL PIPES TO BE 110mm UPVC DRAINS AND TO MINIMUM FALL OF 1:60.
- TOP OF ANY DRAIN TO BE AT LEAST 300mm BELOW N.G.L.
- ALL WASTE PIPES TO BE MINIMUM 50mm² INTERNAL.
- ALL WASTE FITTINGS TO HAVE DEEP PP BESELED TRAPS AND TO BE FULLY ACCESSIBLE FOR REPAIRS & CLEANING.
- A HANGHOLE TO BE PROVIDED WITHIN 1200mm OF STAND BOUNDARY.
- SOIL PIPES HAVING VERTICAL DROP EXCEEDING 1200mm TO THE MAIN DRAIN TO BE ANTI-VIBRATED.
- GEYSERS TO BE SOLAR GEYSERS, POSITIONED TO ARCHITECTS SPECIFICATIONS AND TO BE INSTALLED BY SPECIALIST.
- WHEN I.E. OR R.E. OCCURS IN PAVING, I.E. OR R.E. TO BE MARKED ON PAVING.

WATER FEATURES AND SWIMMING POOL:

- WATER FEATURES AND SWIMMING POOL TO COMPLY WITH SANS 10400 PART B.
- SWIMMING POOL COVER TO COMPLY WITH SANS 1390.
- WATER FEATURES AND SWIMMING POOL MAY COMPLY WITH SANS 1034 IN ADDITION TO SANS 10400 PART D.
- POOL TO BE BUILT ON GROUND STABILISED TO CORRECT COMPACTION.
- ALL WATERPROOFING TO BE DONE BY SPECIALISTS.

FIRE:

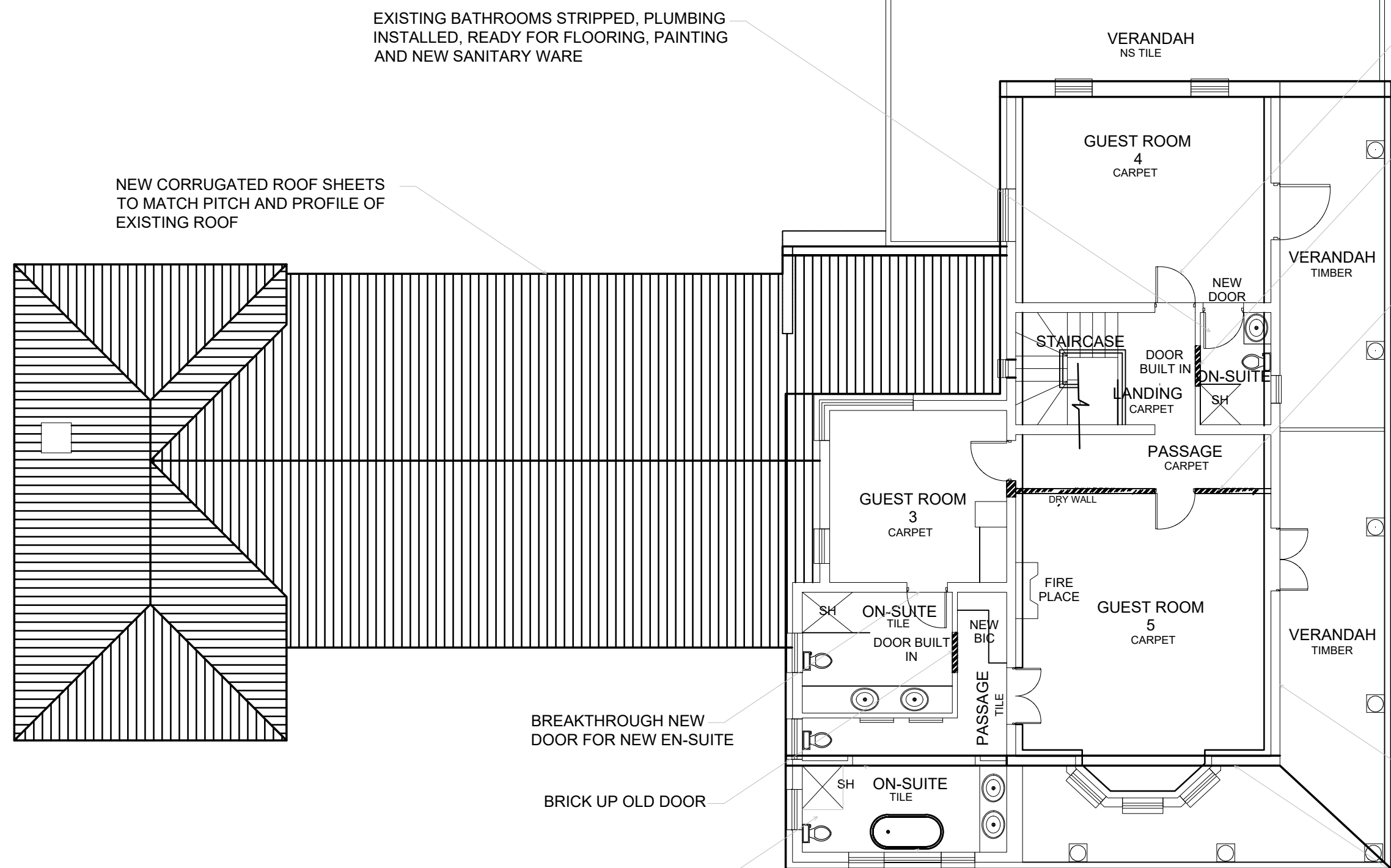
- BUILDING TO COMPLY WITH FIRE REGULATIONS AS STIPULATED IN SANS 10400 PART T.

GENERAL NOTES:

- ALL WORK, PLANS AND CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND S.A.S. 10400 SPECIFICATIONS AND CODE OF PRACTICE.
- CONTRACTOR TO CHECK AND VERIFY SUFFICIENCY OF INFORMATION, LEVELS AND DIMENSIONS ON DRAWING BEFORE COMMENCING WORK.
- REPORT ANY OMISSIONS, DISCREPANCIES OR ERRORS IMMEDIATELY TO THE ARCHITECT.
- DO NOT SCALE DIMENSIONS FROM DRAWING.
- SHOULD THE CONTRACTOR PROCEED WITHOUT THE ABOVE APPROVAL, HE DOES SO ENTIRELY AT HIS OWN RISK.
- ALL STRUCTURAL WORK TO BE CHECKED BY AN ENGINEER.
- SOIL CONDITIONS TO BE APPROVED BY RELEVANT ENGINEER.
- ALL WORK TO COMPLY WITH LOCAL AUTHORITY BY-LAWS.

THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT

EXISTING BATHROOMS STRIPPED, PLUMBING INSTALLED, READY FOR FLOORING, PAINTING AND NEW SANITARY WARE



MAIN HOUSE FIRST FLOOR PLAN
SCALE 1:100

WINDOW OPENING SPLIT INTO 2 TO ACCOMMODATE THE CUBICLE WALLS ON THE INSIDE

SECURITY GATE REMOVED AND OPENING BRICKED UP ABOVE NEW DOOR OPENING CREATED FOR NEW PIVOT DOOR

NEW WALL BUILT FOR OFFICE WITH DOORWAY AND PASSAGE BREAKTHROUGH TO RECEPTION

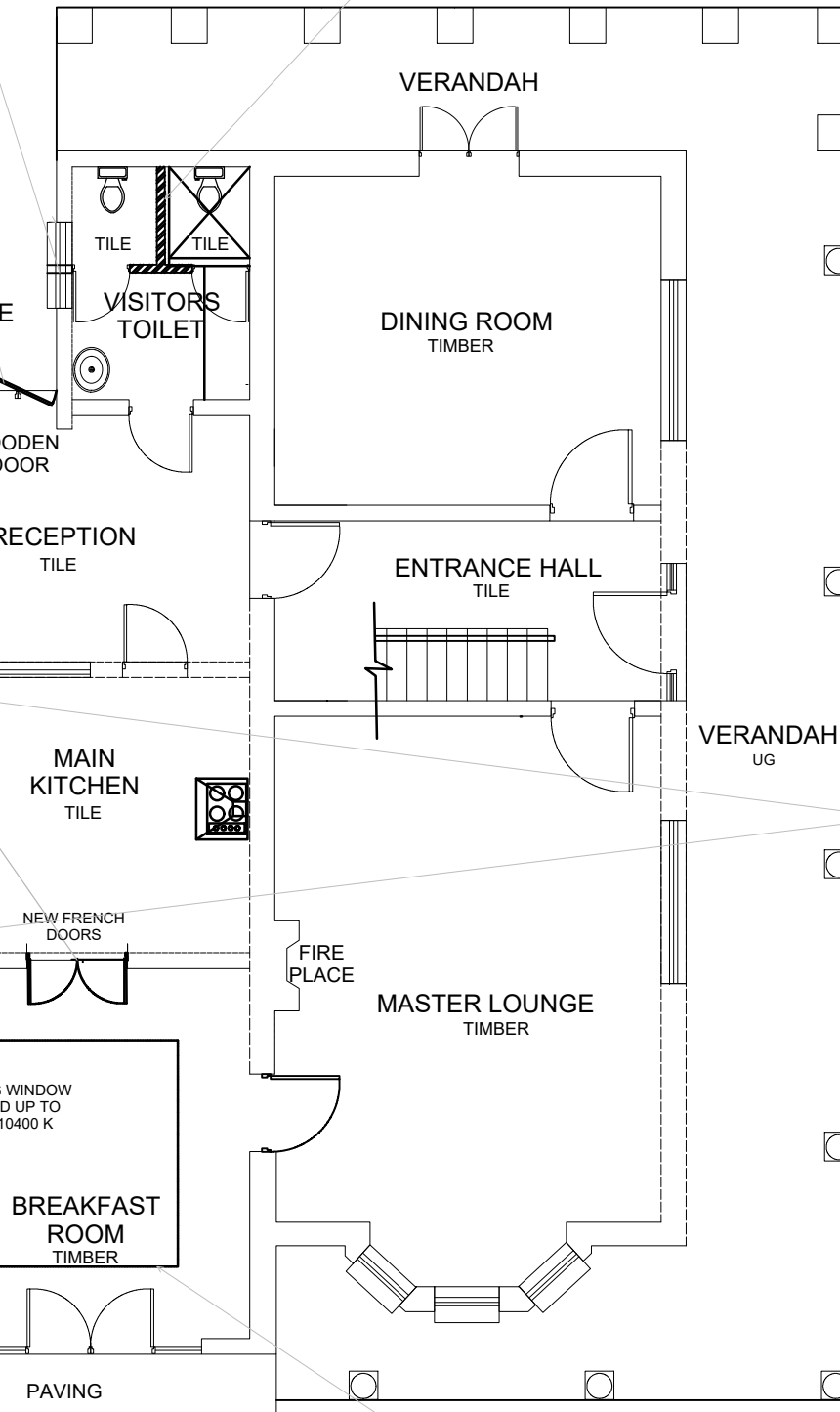
WALL BUILT TO SPLIT BATHROOM INTO 2 CUBICLES AND PLUMBING INSTALLED

BRICKED UP OLD DOOR, NEW WALL TO SPLIT BATHROOM, NEW DOOR OPENINGS AND DOORS.

NEW DRYWALL AND MAIN BEDROOM DOOR

NEW OPENING FOR FRENCH DOOR

NEW WOODEN PIVOT DOOR



MAIN HOUSE GROUND FLOOR PLAN
SCALE 1:100

PLASTER REMOVED, BRICKS RE-POINTED RE-PLASTERED AND PAINTED

WINDOW BRICKED UP

NEW CORRUGATED ROOF SHEETS TO MATCH PITCH AND PROFILE OF EXISTING ROOF

NEW CONCRETE VERANDAH WITH 2m DEEP FOUNDATIONS AND UNDERPINNING HOUSE. ADDITIONAL BUTTRESS WALLS INSTALLED

CENTRAL REMAINING WALL AND FIREPLACE REMOVED AND PILLARS WIDENED FOR BEAM SUPPORT

BULKHEAD CEILING REMOVED AND FLAT CEILING INSTALLED

DATE COMPLETED: 28/05/2023 STATUS:

DRAWING NUMBER: A004 REVISION:

CLIENT: Noel Smith

SIGNATURE: D. Madzivane 0432 ECSA REG. DATE: 31/05/2023

PROJECT NAME: REM OF ERF 353 PIETERMARITZBURG

DRAWING DESCRIPTION: AS-BUILT

SCALE: AS INDICATED PAPER SIZE: A1

