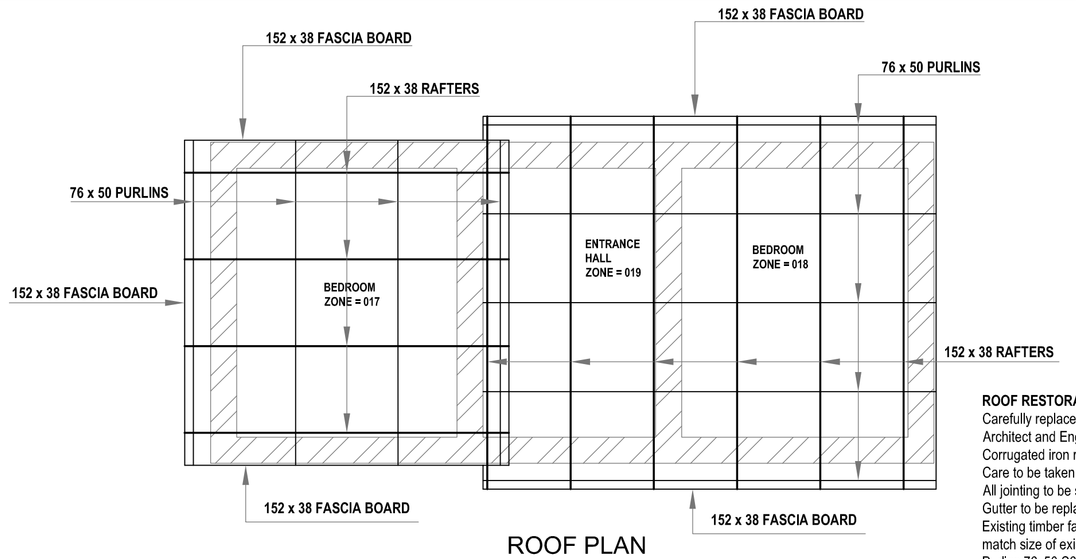

ROOF PLAN
SCALE 1:50

ROOF RESTORATION:
Carefully replace damaged and rotting roofing members with selected timber members to match existing.
Architect and Engineer to be consulted on the selection of timber roofing members prior to erection.
Corrugated iron roof to be carefully replaced with sheeting to match existing.
Care to be taken as to not disturb the building integrity in any way.
All jointing to be sealed to ensure water tightness.
Gutter to be replaced with new gutter to match existing.
Existing timber fascia to be replaced to match existing. Rough sawn timber fascia to be 152x38mm in size to match size of existing fascia.
Purlins 76x50 S6 SA Pine.
Rafters 114x38 and 152x38 S6 SA Pine to match existing sizes.

Tension Ties:
Three courses of the whole building will have full length Y10mm reinforcement bars all around, to act as a tie. This will be done by cutting into the mortar lines, placing the bars, caulking them in and finish with the external plaster matched.

Roofing:
Carefully replace damaged roofing members with selected timber members to match existing.
Architect and Engineer to be consulted on the selection of timber roofing members prior to erection.
Corrugated iron roof to be carefully replaced with sheeting to match existing.
Care to be taken as to not disturb the building integrity in any way.
All jointing to be sealed to ensure water tightness.
Gutter to be replaced with new gutter to match existing.
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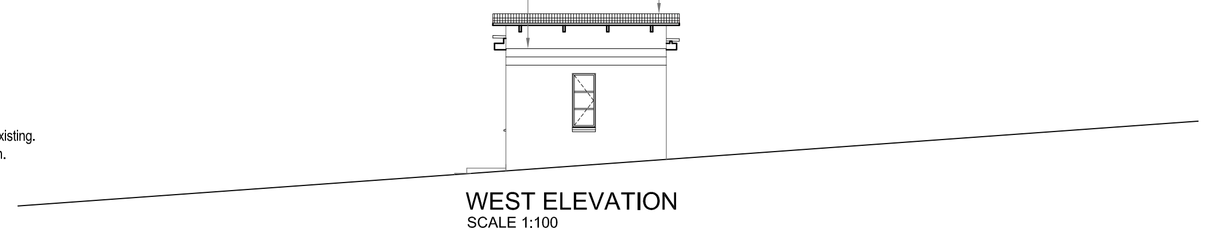
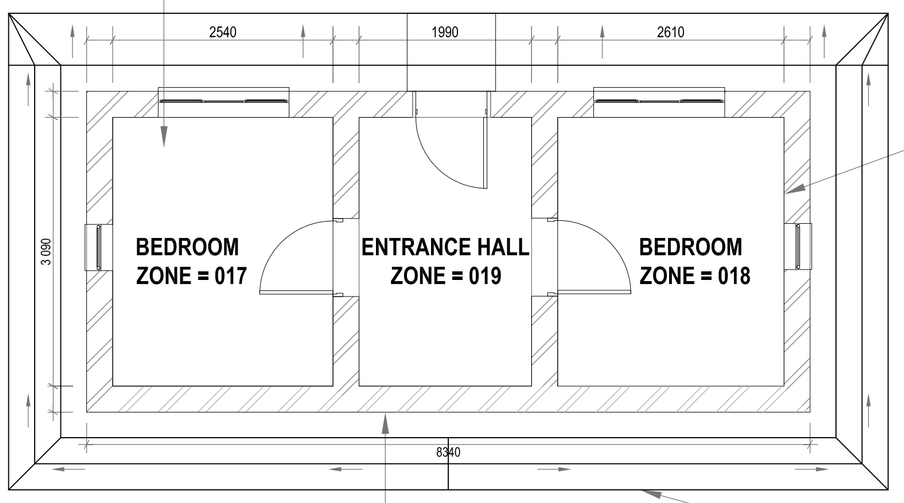


WEST ELEVATION
SCALE 1:100

N

Floor Treatment:
All existing floor coverings to be removed. Floor to be inspected for defects and all damage to be reported to architect. If structural defects are found, then after consultation with architect, the floor topping in the affected area is to be removed and replaced with a new layer of atleast 30mm in depth to match existing.

Repairs to Floors:
Where damaged, the floor covering will be chipped back and refilled with a 30mm sand/cement screed. The screed will be mixed as 1 part cement and 4 parts sand. The finish will match existing.



Interior:
Interior walls to be softly cleaned using sugar soap and steel wool.Furniture to be softly cleaned using sugar soap and steel wool.

Repair to Walls:
1) Walls which exhibit plaster cracking only will have the plaster chipped back and re-plastered with a standard mortar mix of 1 part sand to 4 parts building sand.
2) Walls which are cracked into the blocks will have the blocks removed and replaced. The mortar lines will have Y10mm reinforcement bars placed in them such that 500mm extends either side of the crack. Once fixed in the wall will be plastered as usual.

Area around House:
Ground within 900 mm band of the building circumference to be dug out to a depth 120 mm and replaced 300 mm wide with 25MPa concrete benching and 2 rows of COMPACT CONCRETE GRASS BLOCKS sloped towards each other as Drainage channel .

Existing Foundation:
Expose the existing foundations all around to confirm the structural integrity.
Areas which exhibit stress or cracked will have to be underpinned.
Use 20MPa concrete under the existing foundations where necessary to add support.

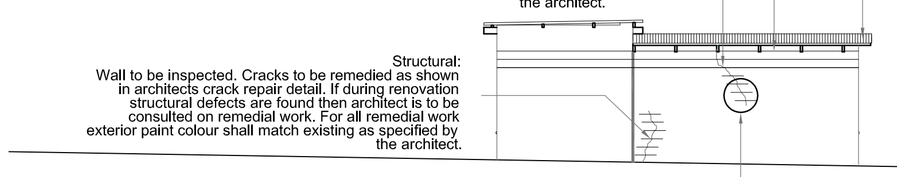
FLOOR PLAN
SCALE 1:50

Structural:
Wall to be inspected. Cracks to be remedied as shown in architects crack repair detail. If during renovation structural defects are found then architect is to be consulted on remedial work. For all remedial work exterior paint colour shall match existing as specified by the architect.

Tension Ties:
See note above

Roofing:
Carefully replace damaged roofing members with selected timber members to match existing. Architect to be consulted on the selection of timber roofing members prior to erection.
Corrugated iron roof to be carefully replaced with sheeting to match existing.
Care to be taken as to not disturb the building integrity in any way. All jointing to be sealed to ensure water tightness.
Gutter to be replaced with new gutter to match existing.
Existing timber fascia to be replaced to match existing. Rough sawn timber fascia to be 152x38mm in size to match size of existing fascia.

Structural:
Wall to be inspected. Cracks to be remedied as shown in architects crack repair detail. If during renovation structural defects are found then architect is to be consulted on remedial work. For all remedial work exterior paint colour shall match existing as specified by the architect.



SOUTH ELEVATION
SCALE 1:100

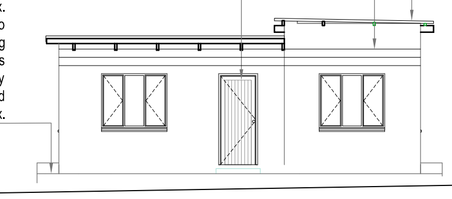
DETAIL 1

Doors:
Door to be softly cleaned with sugar soap. All ironmongery, handles and hinges to be cleaned and repaired if damaged. If any component of the ironmongery is beyond repair then the architect is to be consulted on the replacement specification.

Tension Ties:
See note above

Roofing:
Carefully replace damaged roofing members with selected timber members to match existing. Architect to be consulted on the selection of timber roofing members prior to erection. Corrugated iron roof to be carefully replaced with sheeting to match existing. Care to be taken as to not disturb the building integrity in any way. All jointing to be sealed to ensure water tightness.Gutter to be replaced with new gutter to match existing.
Existing timber fascia to be replaced to match existing. Rough sawn timber fascia to be 152x38mm in size to match size of existing fascia.

Area around House:
Ground within 500mm band of the building circumference to be dug out to a depth 120mm and replaced with a compacted 1:15 cement clay soil mix. Drainage channel of 100mm in width and 80mm depth to be carved into compacted mix at a distance of approximately 250mm from building circumference. Ground around rondavel to be gently sloped at 2 degrees towards drainage channel. Newly compacted surface to be covered in losely laid stones.Water sump and 160mm diameter drainage pipe to be constructed below ground and covered with compacted 1:15 cement clay soil mix.



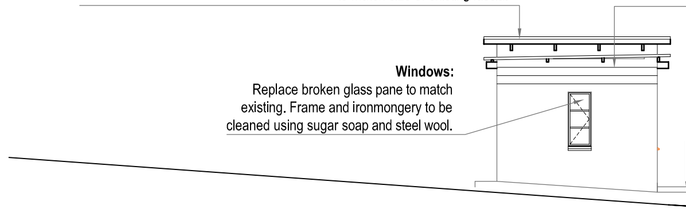
NORTH ELEVATION
SCALE 1:100

Roofing:
Carefully replace damaged roofing members with selected timber members to match existing. Architect to be consulted on the selection of timber roofing members prior to erection. Corrugated iron roof to be carefully replaced with sheeting to match existing. Care to be taken as to not disturb the building integrity in any way. All jointing to be sealed to ensure water tightness. Gutter to be replaced with new gutter to match existing. Existing timber fascia to be replaced to match existing. Rough sawn timber fascia to be 152x38mm in size to match size of existing fascia.

Tension Ties:
See note above

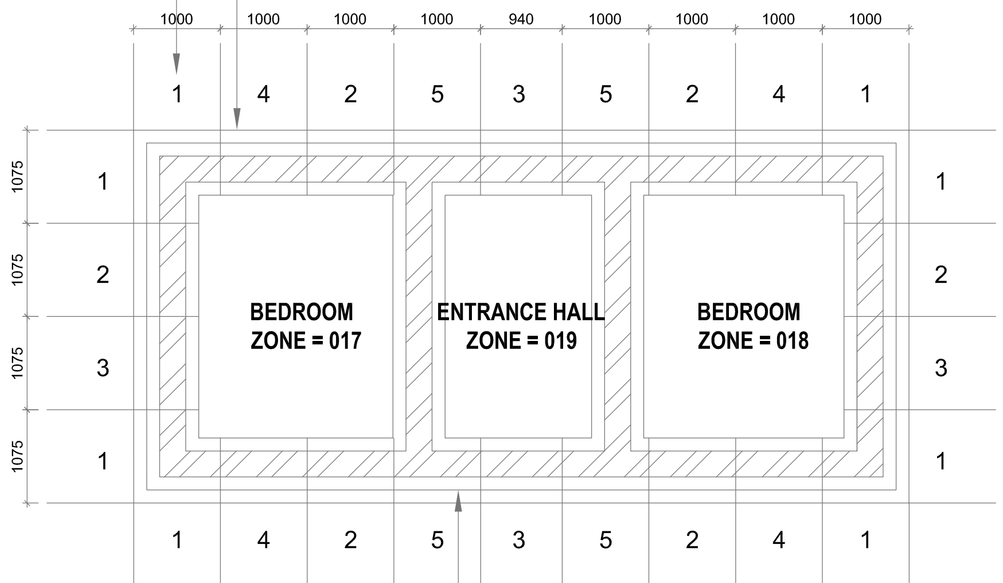
Windows:
Replace broken glass pane to match existing. Frame and ironmongery to be cleaned using sugar soap and steel wool.

Area around House:
Ground within 500mm band of the building circumference to be dug out to a depth 120mm and replaced with a compacted 1:15 cement clay soil mix. Drainage channel of 100mm in width and 80mm depth to be carved into compacted mix at a distance of approximately 250mm from building circumference. Ground around rondavel to be gently sloped at 2 degrees towards drainage channel. Newly compacted surface to be covered in losely laid stones. Water sump and 160mm diameter drainage pipe to be constructed below ground and covered with compacted 1:15 cement clay soil mix.



EAST ELEVATION

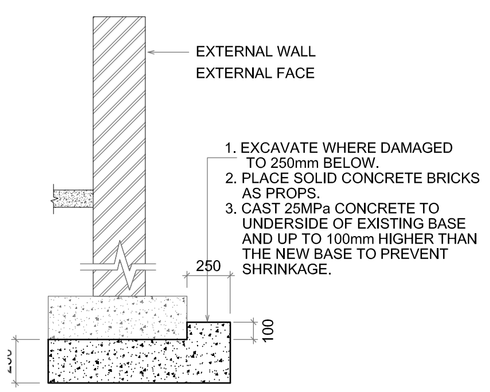
EXCAVATION AND UNDERPINNING ORDER NUMBERS
NEW FOUNDATION LINE



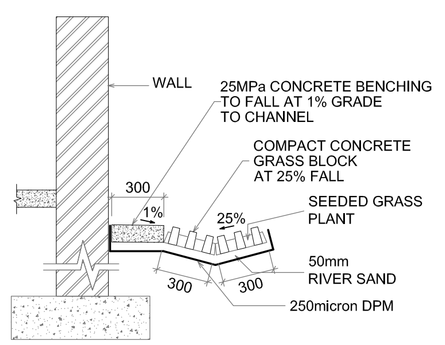
Existing Foundation:
Expose the existing foundations all around to confirm the structural integrity.
Areas which exhibit stress or cracked will have to be underpinned.
Use 25MPa concrete under the existing foundations where necessary to add support.

METHODOLOGY FOR UNDERPINNING
1. EXCAVATE WHERE DAMAGED 250mm BELOW, IN NUMBER ORDER AS SHOWN ON PLAN.
2. PLACE SOLID CONCRETE BRICKS AS PROPS AND PROP WALLS TO MAINTAIN BALANCE.
3. CAST 25MPa CONCRETE TO UNDERSIDE OF EXISTING BASE AND UP TO 100mm HIGHER THAN THE NEW BASE TO PREVENT SHRINKAGE.
4. THIS IS TO BE DONE ALL ROUND IN NUMBER ORDER .

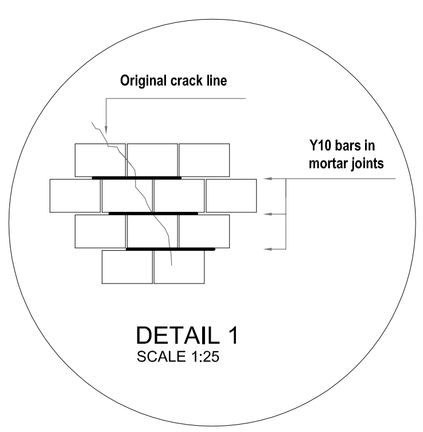
FOUNDATION PLAN
SCALE 1:50



UNDERPINNING DETAIL
SCALE 1:25



CHANNEL DETAIL
SCALE 1:25



DETAIL 1
SCALE 1:25

ISSUED FOR CONSTRUCTION

ILISO consulting
ILISO BUILDING
Forest Square
11 Derby Place
Derby Downs
3630
Tel: (031) 266 2600
Fax: (031) 266 2616

KEY PLAN

CONSULTANTS		DRAWN	CHECKED
ARCHITECTURAL			
CIVIL			
ELECTRICAL			
MECHANICAL			
STRUCTURAL			
SURVEY			

Stamped by plans approval committee

REVISIONS

Rev. no	Date	Description		Rev. by
00	2014/05	ISSUED FOR CONSTRUCTION		SK

Checked by consultant

Name

Signature Date

Checked by project leader

Implimenting Agent:

idt independent development trust

Site description: OR TAMBO MEMORIAL SITE
BIZANA MBIZANA
EASTERN CAPE

Client

arts and culture
Department:
Arts and Culture
REPUBLIC OF SOUTH AFRICA

Project:

O.R. TAMBO HOMESTEAD

Drawing title:

TWO BEDROOM DWELLING
FLOOR PLAN & ELEVATIONS
RESTORATION CONSTRUCTION
DETAIL

Institution No.	Cad file name: ORTH-100 TWO BEDROOM DWELLING
Drawn NL	Date FEB 2013
SCALES	AS SHOWN
Consultant Dwg. No. 1200079/100/STR/100	REVISION 00
DOW Dwg. No.	REVISION