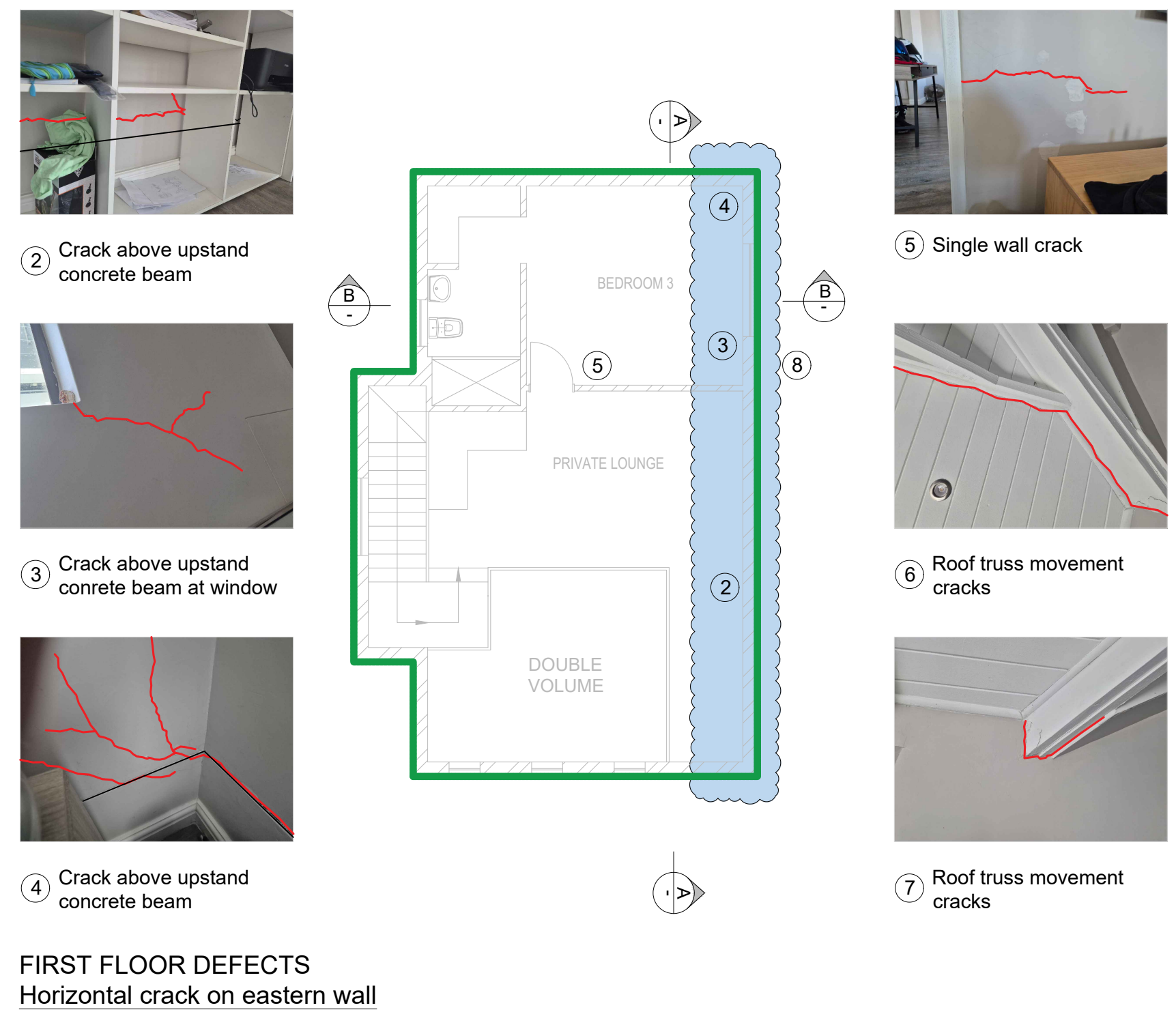
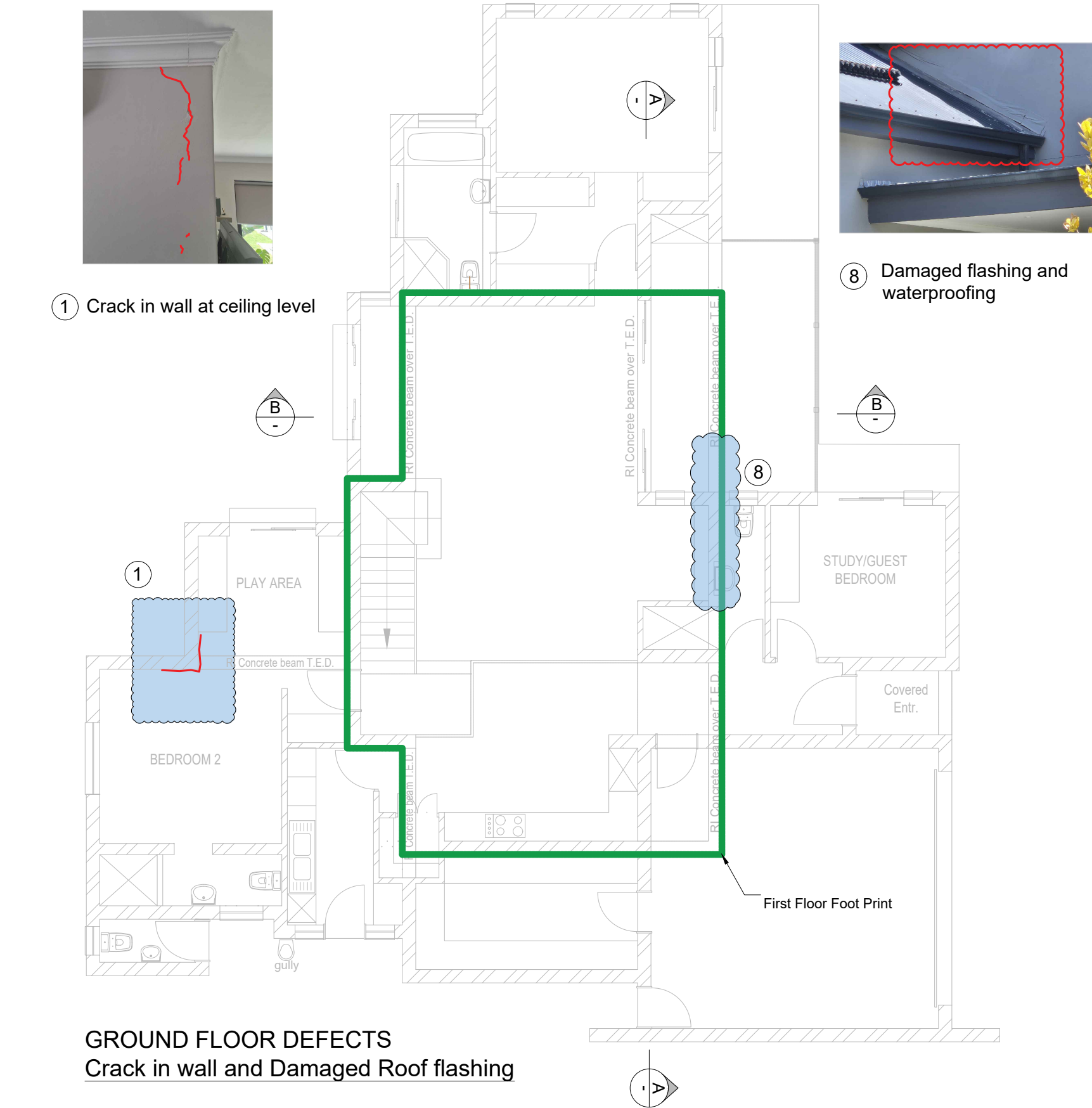


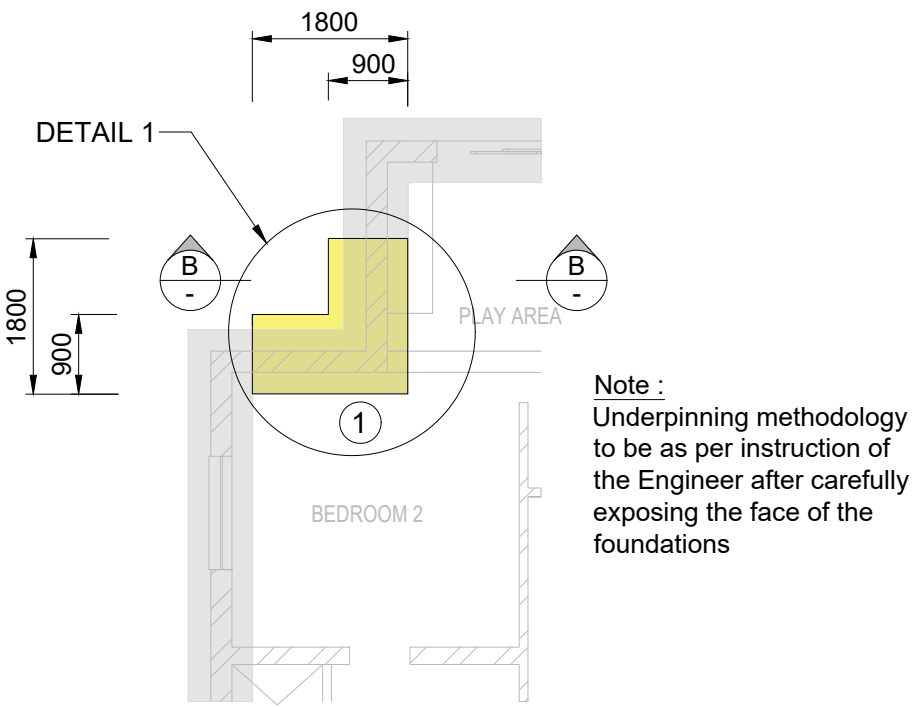
PROJECT SCOPE, INVESTIGATIVE NOTES and POSSIBLE ROOT CAUSE OF DEFECTS



PROPOSED REMEDIAL CONCEPTS

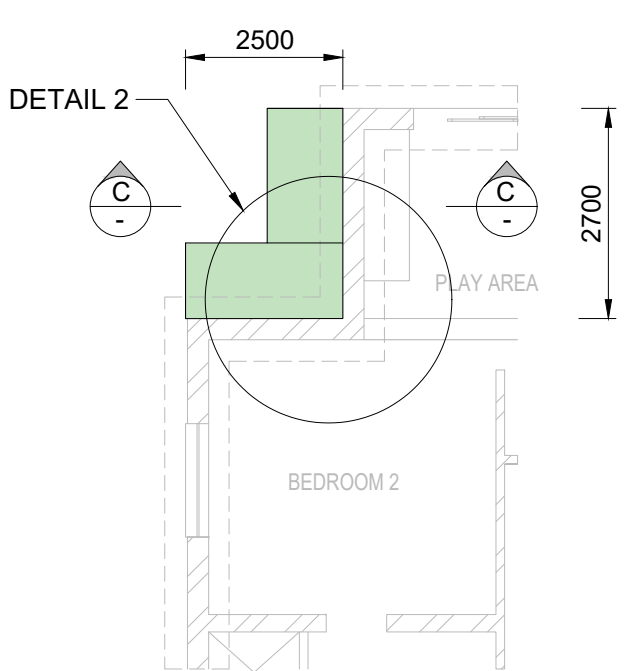
ACTIVITY 1 : UNDERPINNING AND STORMWATER MANAGEMENT

CONCEPT A : Underpinning of concrete footing

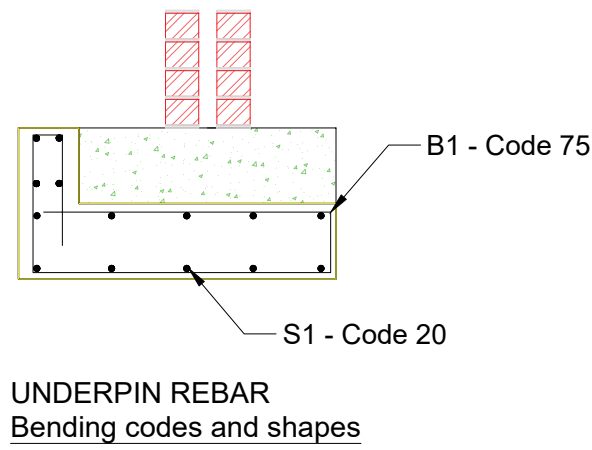
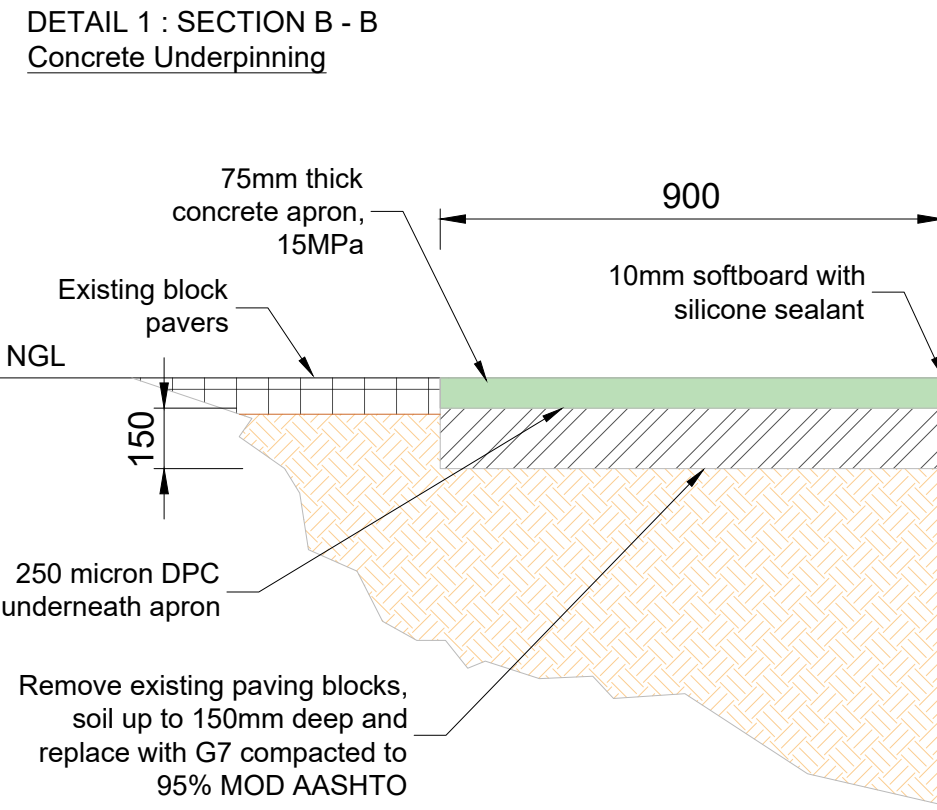
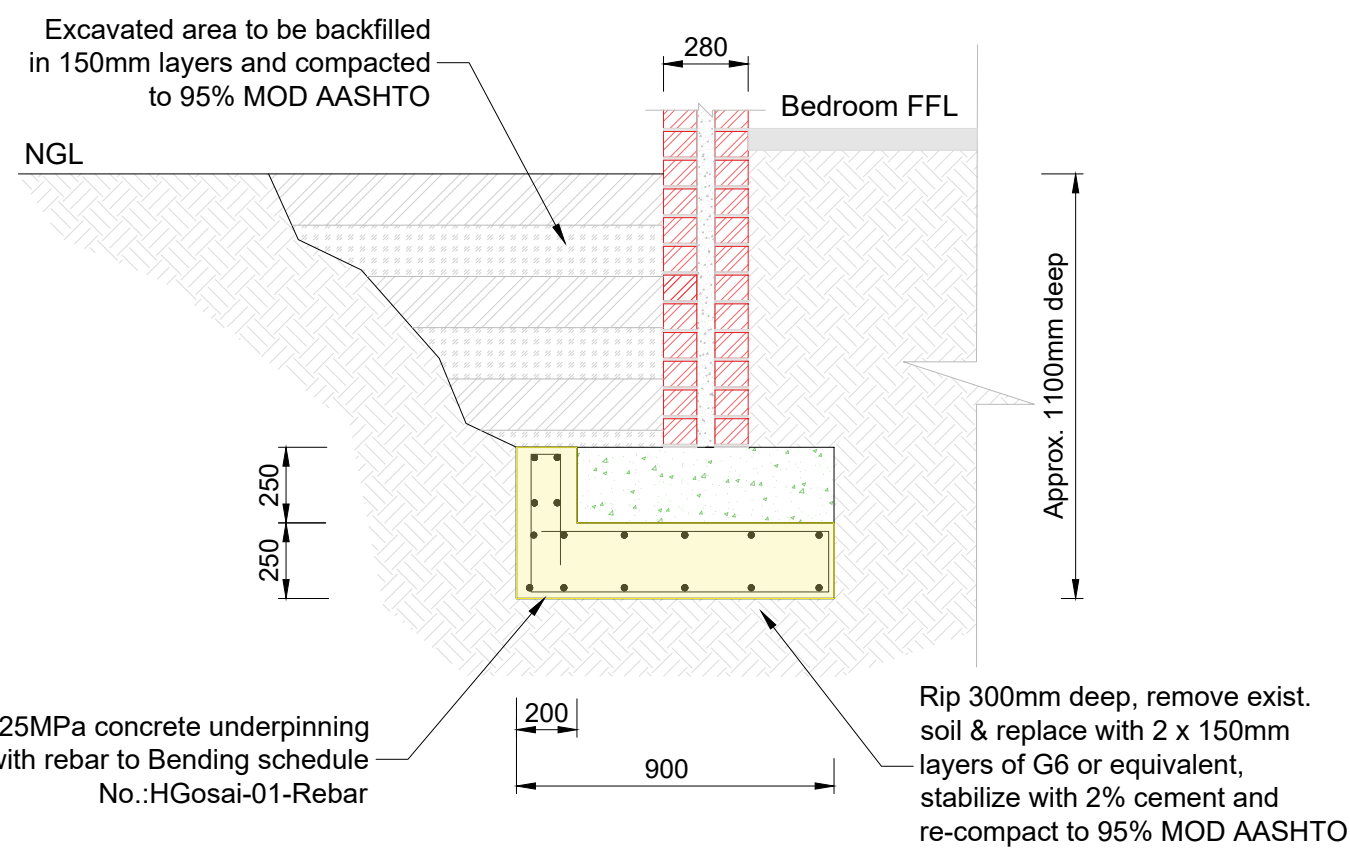
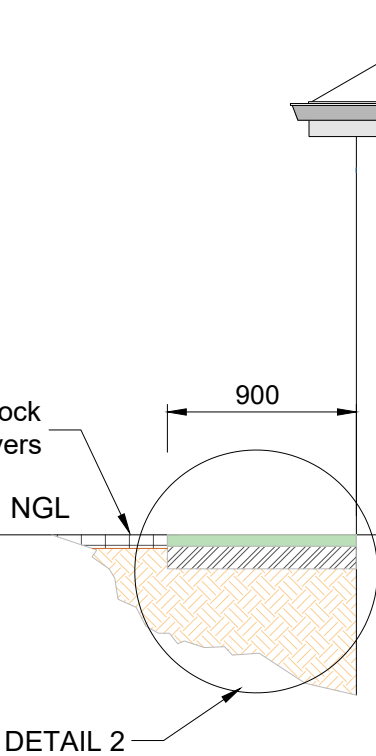


FOUNDATION UNDERPINNING
Plan view

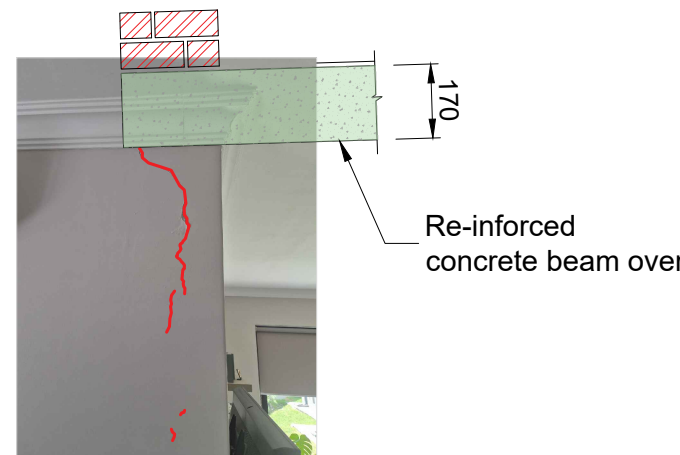
CONCEPT B : Concrete apron



STORMWATER DRAINAGE
Plan view - Concrete apron



CONCEPT C : Crack repairs



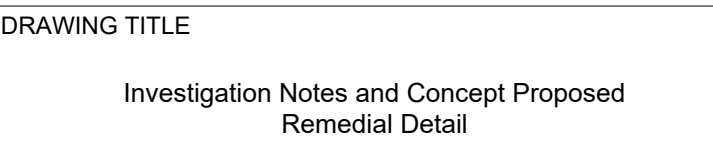
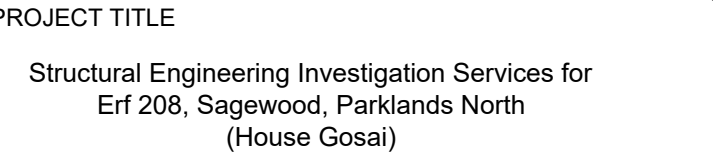
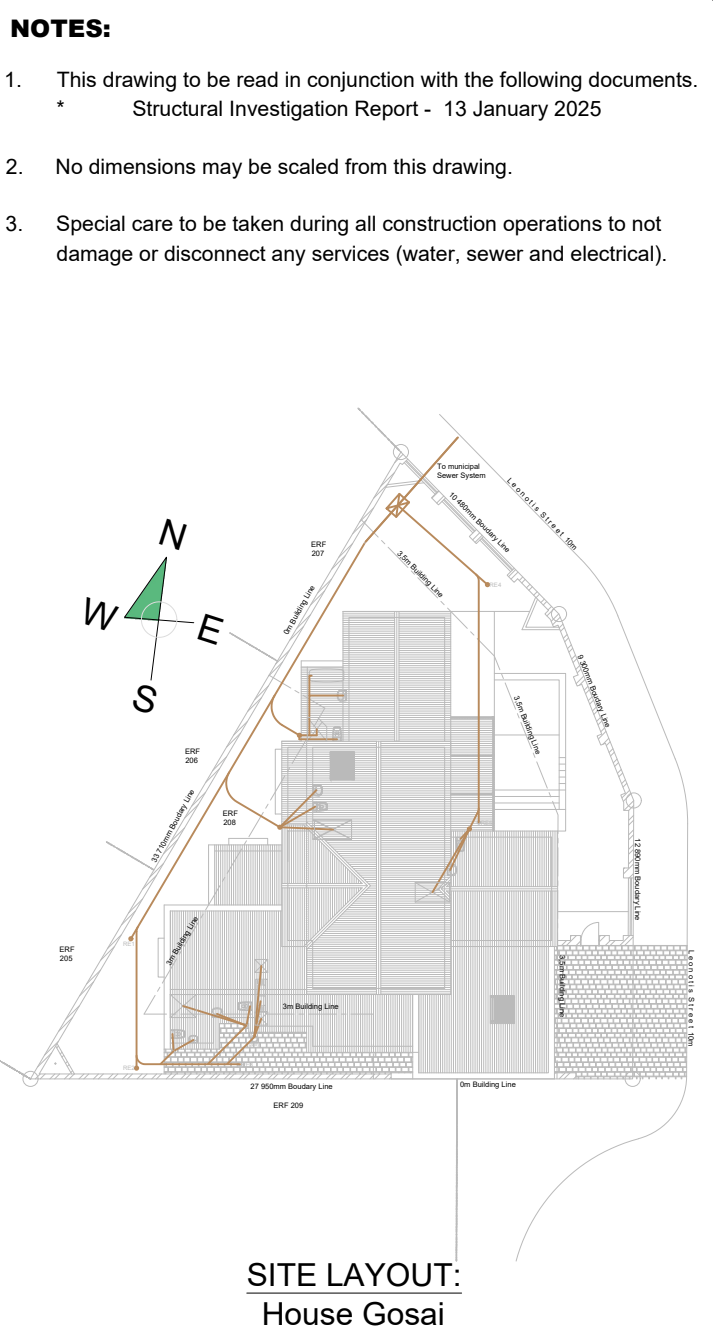
CRACK REPAIR :

OPTION 1 - EXPANDED METAL LATH

1. See crack repair methodology

OPTION 2 - NEW BRICKS & PLASTER
Procedures

1. After opening up the crack with chisel an inspe must done to see if the brick work are damaged.
2. Take out broken bricks and replace with new bric
3. Plaster and paint to match existing.



Revisions		
Date	No.	Description

Reference Drawings	
Dwg Number	Description

Drawing Issued for:

☒ Information ☐ Design

☐ Construction ☐ As-built

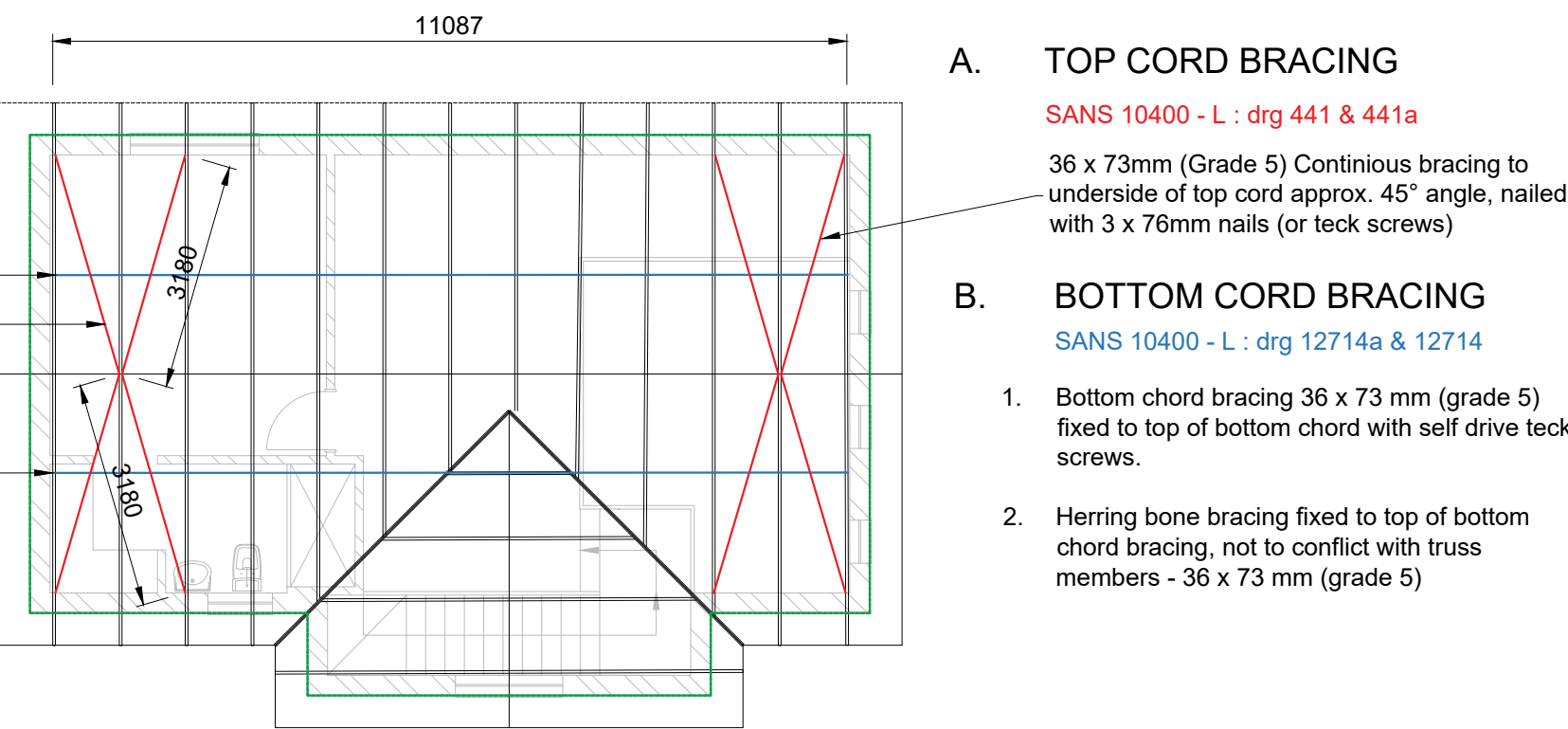
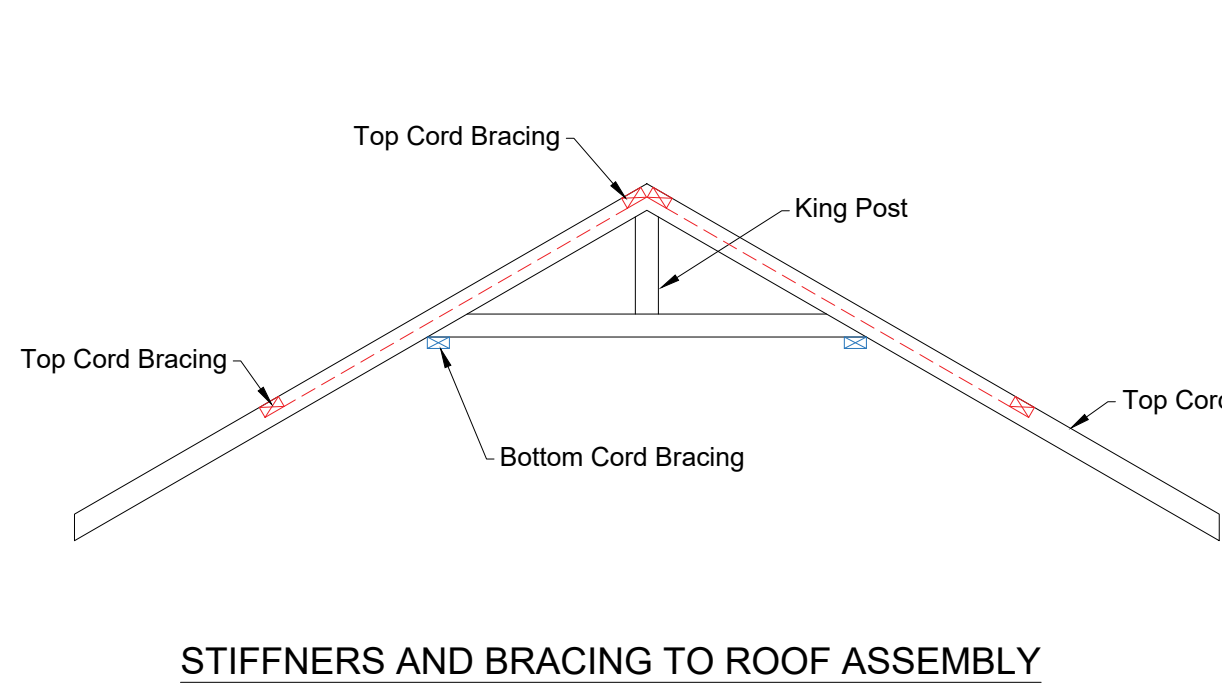


NEW DEVELOPMENT		MAINTENANCE		YES
DATE	DRAWN	SCALE	AS-SHOWN	CHECKED
Jan_2025	SOD			MJB
NHBC SITE CLASSIFICATION:	NA	BEARING CAPACITY		NA

Stand Nr. and locality:
ERF 208, Sagewood, Parklands North

ENGINEERING DESIGNS - Structural & Civil services		
Designed by:	Drawn:	Checked:
M.J. Badenhorst	SOD	MJB
Competent Person: M.J. Badenhorst (Pr.Tech.Eng)(Pr.CPM) ECSA # 200270009 NHBC Code # 601551		
Cell: 066 105 1226 meltbadenhorst@outlook.com		
Drawing number:	Drawing size:	Rev.
HGosai - Struct 01	A1	00
Client Approval:		
Signature:		

ACTIVITY 2 : STIFNERS & BRACING TO ROOF ASSEMBLY



NOTES :

1. Final layout and position of top and bottom cord bracings to be done on Engineer's instruction after demolition of walls have been done.
2. Seal / Repair all loose roof members and fixing detail between roof trusses and ceiling finishing (pine covering)

A. TOP CORD BRACING

SANS 10400 - L : drg 441 & 441a

36 x 73mm (Grade 5) Continuous bracing to underside of top cord approx. 45° angle, nailed with 3 x 76mm nails (or tek screws)

B. BOTTOM CORD BRACING

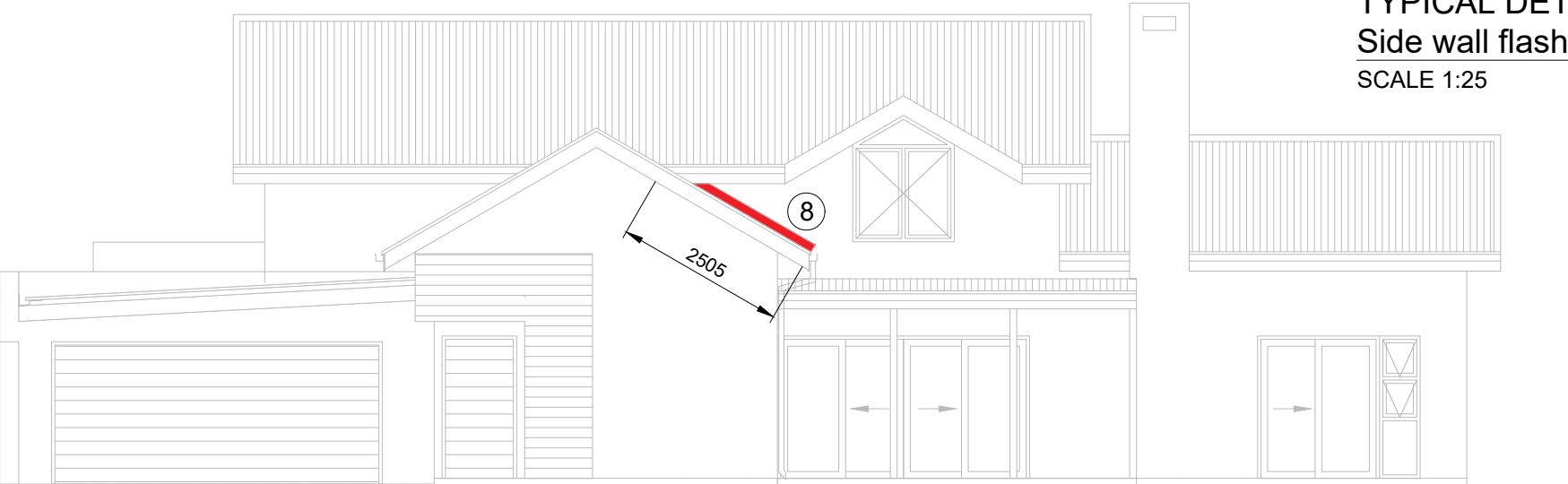
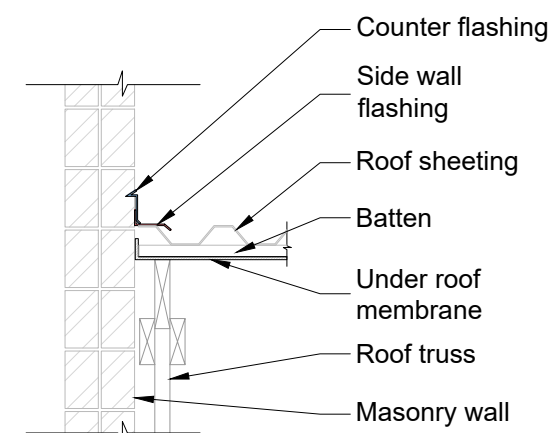
SANS 10400 - L : drg 12714a & 12714

1. Bottom chord bracing 36 x 73 mm (grade 5) fixed to top of bottom chord with self drive tek screws.
2. Herring bone bracing fixed to top of bottom chord bracing, not to conflict with truss members - 36 x 73 mm (grade 5)

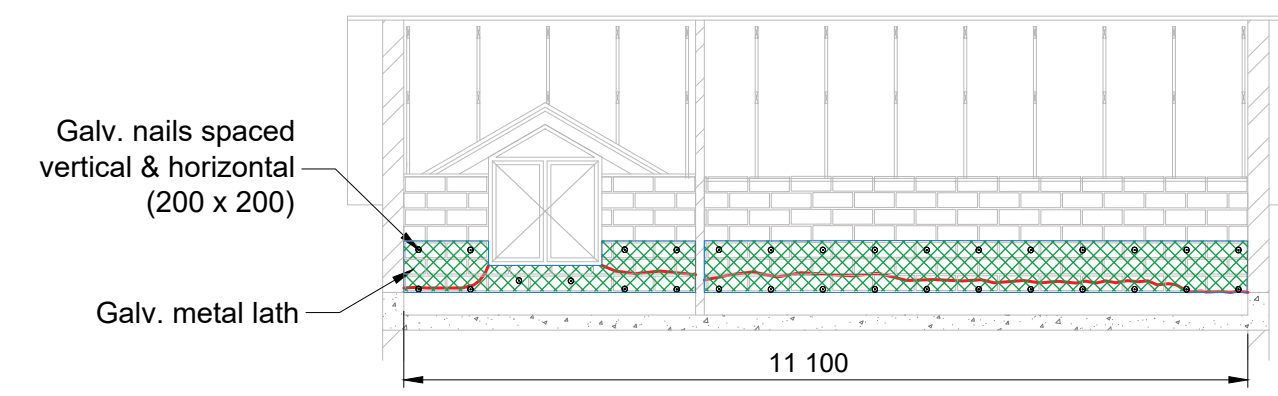
ACTIVITY 4 : REPAIR ROOF FLASHING AND WATER PROOFING

Procedures

1. Remove exist. roof flashing and waterproofing on roof as indicated.
2. Clean roof and wall from any debris.
3. Fix new roof flashing and apply new waterproofing as per supplier's specifications.



ACTIVITY 3 : CRACK REPAIRS



Procedures

1. Verify affected areas with the Engineer and remove plaster with light hand tools.
2. Light chisel opening - 5mm deep of apparent crack.
3. Fix galvanize lath mesh to area with galv. nails, 200mm max centers.
4. Lath metal tightly stretched to reduce waviness.
5. Plaster forced through openings of mesh so the lath is completely encased in the plaster (1:5 mix).
6. Repaint to mach existing.