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## Scope of Works – Erf 1212 Oubaai 6<sup>th</sup> October 2022 – ORIGINAL.

### Brief description from client:

#### General overview –

Client requires a roof – as well as Sliding aluminium windows to enclose existing patio.

The covered roof must match existing from the underside – refer pictures.

The existing balustrades to be removed and new Frameless glass balustrades supplied and installed by others along the perimeter of the veranda.

The steel supports for the roof will be epoxy anchors to the top of the existing parapet wall and the aluminium sliding doors fitted between.

#### Factors to be aware of:

**Build Works** - There are two critical issues that must be carefully and specifically taken note of:

- Underside – Ceiling finish to match existing.
- The waterproofing between existing roof and New Roof – **PLEASE NOTE**: it was decided – from an engineering perspective – that the 2# roofs must be at the same height and fall as existing.

#### General –

- PLEASE read this SoW carefully and only cost what is required of you – detail what you are including in your quote and what you are specifically excluding. The information you provide will all be used in the final quotation to the client.
- The house is lived in and the only access to the patio is through the house – Extreme care to be taken when entering or leaving the premises.

### Copy Book Projects contribution to this project:

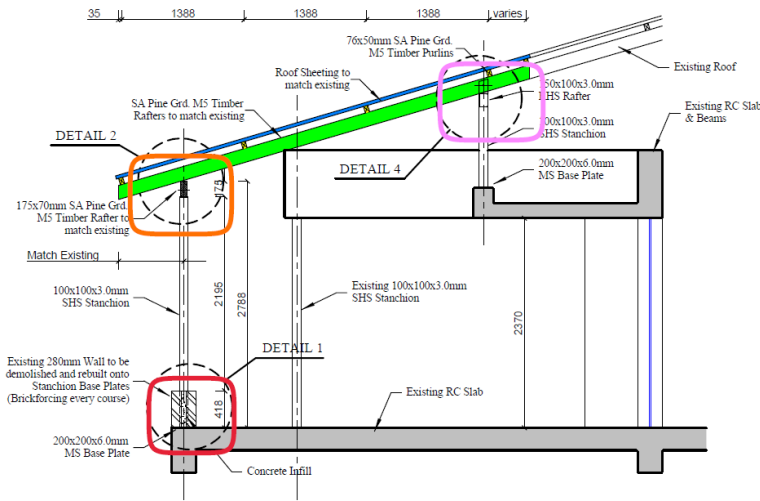
1. CAR ( Contractors all risk – R2.5 m) and public liability (R10 m) insurance.
2. On site Skip removal bins.
3. On site Toilet.
4. Site project management and quality controls.
5. Admin – Invoicing / client liaison

### Sub-trade responsibility:

1. Your own on-site supervision – This person must be identifiable, have a cell phone and be contactable at all times –
2. Daily picture progress of work done by your teams is critical to keep the management team up to speed to assist with client interaction.
3. Security for your own Tools and equipment.
4. Keeping your section of work tidy and clean at the end of every day.



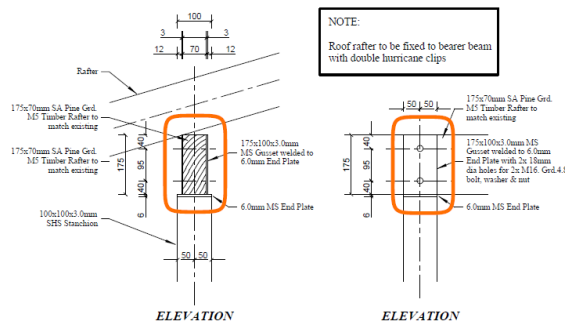
# Support structure elevation



**RED** = New parapet wall detail – The front parapet wall to be carefully removed – and rebuilt as detailed above BUT to same height as parapet on the left.

This will enable us to make all the aluminium sliders and glass sections the same.

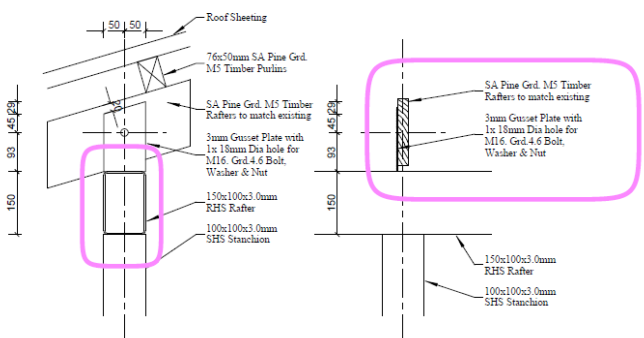
**Orange & Pink** – Refer details 2 and 4 for fixing information.



**Orange** Top gusset detail – to carry aluminium sliders and glass sections the same.

Steel brace – as per detail onto of Support post bolted through beam with nut and bolt.

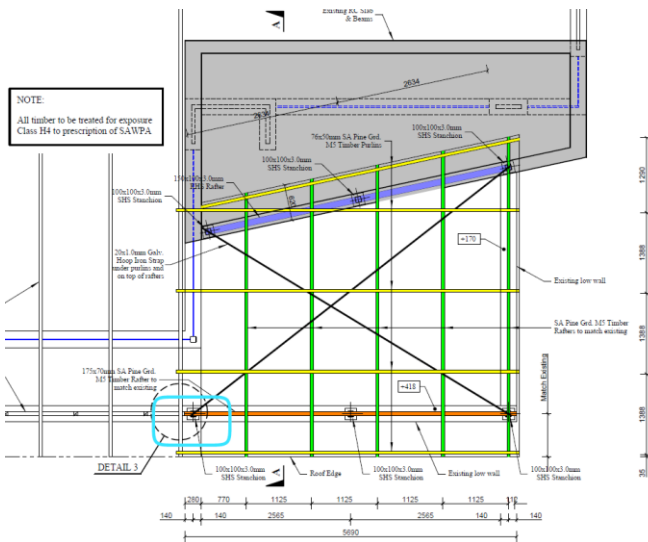
Timber and steel sizes indicated.



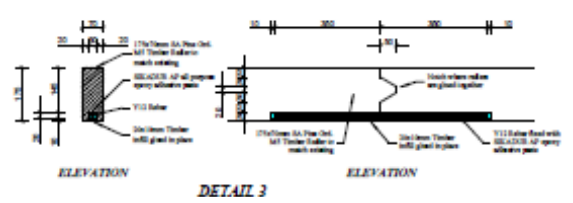
**Pink** – Back support detail of roof with a RHS (Rectangular Hollow Section) Welded to the top of the support post.

3mm Gusset used to connect timber rafters to RHS along its length welded and bolted.

# Plan view of supporting structure.



Plan view of supporting structure – **Detail 3** = Connection from existing timber front beam to NEW beam – Refer detail 3 below.





North facing view of the structure. Heavy blacklines represent the new structure

We have replaced the brick and beam structure with steel -

**OTHER DETAILS:**

**Ceilings to match existing:**



Timber beams as per detail with Timber planks but jointed on top

Timber is S A Pine Stained to a light mahogany colour

Holes to be cut to enable downlights to be installed by others.

Timber rafters are in sets of 3's which is a design detail

Refer Architects drawing attached REV D

The NEW roof will be at the SAME height as existing – refer bottom picture – End closer to be removed and used at the end of the new roof –

Roof sheets- As per Architects details to be laid over the old closing the gap.

Care to be taken to ensure waterproofing is extremely well done – this is into the northwester – Rain bearing winds.

NOTE -this only is done to the total length of the new roof – the end closer remains where the new roof ends.



Existing Glass balustrade to front and side to be carefully removed and put one side for possible re-use.

Front parapet wall – as per details above to be removed up to the Corner of the house s can be seen on the right – IE 1# glass section in front of existing timber post.





Existing Parapet wall on the left to be set as the height for the new wall to the front –

This will enable aluminium components to be all the same size

Please ensure Cement adhesive is used onto the Concrete slab to new parapet wall - PRIOR to brickwork to ensure tight bond.

We have attached – with this scope of works the following:

1. Engineers details –
2. Architects drawings REV D as approved by the HOA –
  - a. Please use Architects details for roof cover and other specific details.

Quotation is urgently needed by close of work Monday – 10<sup>th</sup> October 2022.

If there are any concerns / questions please mail these to the following.

- [allan@copybookprojects.co.za](mailto:allan@copybookprojects.co.za)

*We do it By the Book*