

Requesting Office: Magalies Water	
Contact Person: Dineo Mphasane	
Contact Numbers: 014 597 4636	
Facsimile:	RFQ – 10027282
E-mail address: centralised email address quotations@magalieswater.co.za	

DATE ISSUE: 15 May 2026

CLOSING DATE: **22 May 2026**

PLACE OF DELIVERY: **Magalies Water,**

For More information/query email or call quotations@magalieswater.co.za or 014 597 4636

Item No.	WALLMANSTHAL OPS SHELTER
	Compulsory Briefing session is as follows: •Date: 19 March 2026 •Time: 10H00 •Venue: Magalies Water Wallmansthal Installation of 2x gates, Build security wall, install panel fence, building of security control room and steel structure *Please see below specifications

1. Submission of Quotations

RFQ Number must always be stated on the quotation.

Quotations should be submitted on or before the Request for Quotation Deadline **Date by no later than 16h00** to the email below. Email: quotations@magalieswater.co.za,

No hand delivered quotations will be accepted, all quotations to be submitted to the email indicated on the RFQ.

2. Selection of Qualifying Quotation

The selection of the qualifying quotation will be at Magalies water's sole discretion. Magalies Water does not bind itself to accept any particular Quotation.

3. Documents required

ADMINISTRATIVE REQUIREMENTS:

- Quotation must have CSD vendor number **or** CSD report
- Quotation must have RFQ reference number
- Completed and signed Declaration of Interest Form (SBD4)

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- Quotation with validity period should be a minimum of 30 days or more from the date of issue.

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- Quotation with physical address, date, contact details and banking details.

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MANDATORY REQUIREMENTS:

- Quotation must be line with the specification.
- Quotations received after the closing date will not be accepted.

***NB All non-responsive bids will be rejected.**

4. EVALUTION OF QUOTATION

All Quotations with a rand value equal to or below R50 million, will be evaluated in terms of the PPR 2022 using the 80:20 Preference point system.

CRITERIA	POINTS
Price	80
Specific goals	20
TOTAL	100 points

Specific goal	Number of points (80/20 system)	Means of verification
Black people ownership equity	5	Central Supplier Database (CSD) report
Women equity	3	Central Supplier Database (CSD) report
Youth equity	2	Central Supplier Database (CSD) report
Disability	2	Medical certificate or (CSD)
Promotion of small businesses Medium- 2 Points Small- 3 Points Micro- 4 Points	4	1. Central Supplier Database (CSD) report for transactions from rand value to R500 000.00. 2. Signed Financial Statements for transactions above R500 000.00

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Other- 0 Points		
Locality Within 100km radius of where goods/service is required	3	Proof of address (tribal authority letter/ Lease agreement accompanied by municipal rates invoice/statement)
Military Veterans (MVA)	1	MVA force number/CSD
Total	20	

5. TERMS & CONDITIONS

- 5.1. Quotations received after the closing date will not be accepted.
- 5.2. All costs to be included in the quotation.
- 5.3. Delivery must take place at the specified place.
- 5.4. Quotations to be valid for a minimum of 30 days or more from date of issue.
- 5.5. The Government Procurement General Conditions of Contract shall apply.

Item	Full description and functionality (attach full documents or scope of work)	Quan	Rate (R)	Price
	Installation of 2x gates, Build security wall, install panel fence, building of security control room and steel structure			
	Fence and gate			
	Install 2x panel gates 3m high and 4m long (Roller type – full installation) with electric motor, remote, boom gate, clear Vu panels)	1		
	Install 1x panel gates 2.4m high and 4m long (Roller type – full installation) with electric motor, remote, boom gate, clear Vu panels)	1		
	Install 2x pivot gates 3m high 2 directional	1		
	Install 3m high aperture fence with columns, 22mm opening and 4mm thickness	9		
	Current Guard Room	Sum		
	Build Ablution facilities for the securities and French drain	Sum		
	Refurbishment of current security guard house	Sum		
	Supply drawing of proposed project before and after construction	Sum		
	Repair of old Damaged fence.	Sum		
	Access Road			
	Repair of paving	Sum		
	Building of new Security Control Room	Sum		
	Building Specifications			
	150mm 25mpa concrete roof with water proofing (Bitumen) - The roof should be steel reinforced with high tensile steel - The building should be build with a face brick to fit to the current buildings - The structure should be a total of 20 to 30m², with the following, 12m² control room, Bathroom with toilet, shower, lockers x4 and basin, - Plumbing with hot water - Electrified - Kitchen with built in cupboards, Fridge, Zinc, water fountain, Water boiler and Microwave - Plastered inside with cement and finished with Rinolite on roof and walls. - Before building the drawing plans should be presented for approval			
	Septic tank			
	- Building of 10 000m³ septic tank, - Connection to Guard room	Sum		
	Entry Steel Structure	Sum		
	Build steel structure 4m high and 10m long			

	- The building should be build with 150mm I beam, Precoated IBR roof sheets on both sides and the structure should be painted. - The foundation should be reinforced with hight tensile steel, 30MPa concrete and with holding bolts	Sum		
	Signature and Lighting			

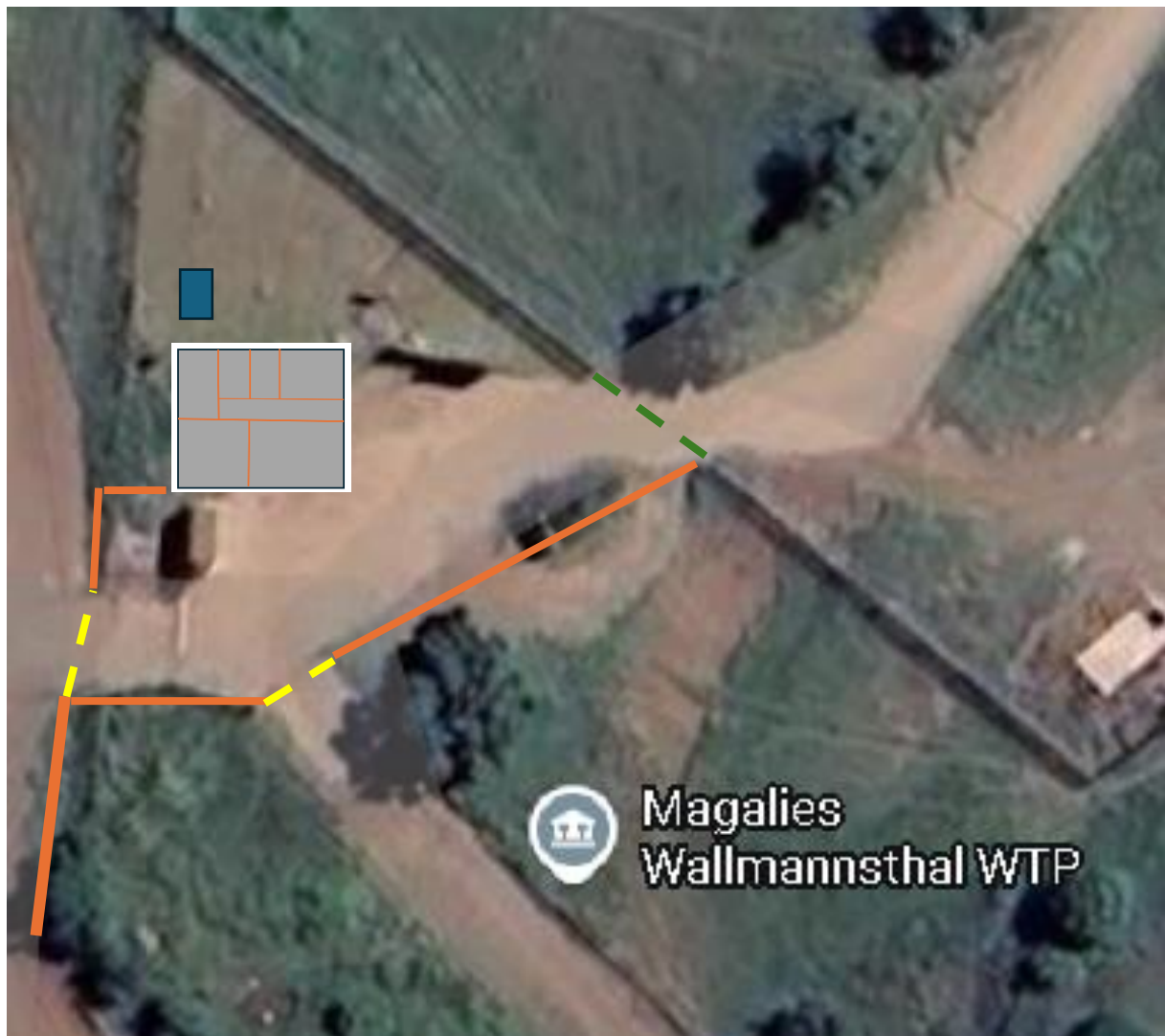
Requirement : CIDB 2CE/GB

Functionality criteria (Minimum requirement 70%)	Maximum number of points
Schedule 1: Record of Previous Company Experience relevant to , Build security wall, install panel fence, building of security control room and steel structure (with contactable reference) proof of completion certificate/Invoices with Purchase order must be attached: All projects or work to be considered shall be within the last 10 years. - FIVE or more projects over the last ten years 40 points) - FOUR projects over the last ten years 30 points) - THREE projects over the last ten years. (20 points) - TWO projects over the last ten years (10 points) - ONE projects over the last ten years (5 points) - No information or inadequate information to determine scoring level. (0 points)	40
Schedule 2: Technical Skills: Builder (Provide a detailed CV) : Minimum requirement of NQF level 2 in Builder done through a College or a registered CETA accredited Service Provider and accompanied by an apprenticeship and a final Trade Test (Red Seal) NB: Attach SAQA accreditation for foreign qualification - Builder has the relevant Qualifications and apprenticeship and a final Trade Test (Red Seal) (10points) - Builder has no qualification or apprenticeship and a final Trade Test (Red Seal) (0 Points)	10
Site Technician: experiences	10

general experience in , Build security wall, install panel fence, building of security control room and steel structure. • Builder has 9 and more Years general experience (10 points) • Builder has 6-8 Years general experience (8 points) • Builder has 4-5 Years general experience (4 points) • Builder has 1-3 Years general experience. (2 points) • Builder has no experience or relevant experience required. (0 Points)	
Schedule 2: Technical Skills: Boiler Maker (Provide a detailed CV) : Minimum requirement of NQF level 2 in Builder done through a College or a registered CETA accredited Service Provider and accompanied by an apprenticeship and a final Trade Test (Red Seal) NB: Attach SAQA accreditation for foreign qualification • Boilermaker has the relevant Qualifications and apprenticeship and a final Trade Test (Red Seal) (10points) • Boilermaker has no qualification or apprenticeship and a final Trade Test (Red Seal) (0 Points)	10
Site Technician: experiences general experience in , Welding of Steel Structures steel structure. • Builder has 9 and more Years general experience (10 points) • Builder has 6-8 Years general experience (8 points) • Builder has 4-5 Years general experience (4 points) • Builder has 1-3 Years general experience. (2 points) Builder has no experience or relevant experience required. (0 Points)	10
Schedule 4: Distance of the supplier and delivery timeframe: • Tenderer has submitted lease agreement/municipal utility bill and location is within 80km from for a Bach (Concrete) Plant . (10 points) • Tenderer has submitted lease agreement/municipal utility bill and location is within 100km from for Bach (Concrete) Plant. (5 points) • Tenderer has submitted no documents or is away from the 150km threshold. (0 points)	10
Schedule 5: Vehicles: Proof of ownership and letter on intent to lease. Vehicle registration must be attached as proof:	10



• Tenderer has attached vehicle proof of ownership or lease agreement bakkie(LDV) and 10 ton truck. (10 points) • Tenderer has attached vehicle proof of ownership or lease agreement bakkie(LDV) or 10 ton truck(5 points) • No vehicle or truck proof of ownership or lease agreement. (0 points)		
Total Maximum Score		100



Legend



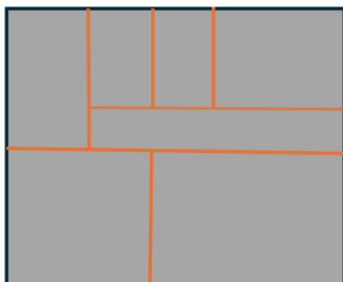
Aperture fence 25mm wide and 4mm thick. The fence is epoxy coated with a black colour and 3m high with columns



4m wide X 3m high aperture panel gate, 25mm wide and 4mm thick. The gate is on roller wheels and operated with a remote motor for the specific size



4m wide X 2,4m high aperture panel gate, 25mm wide and 4mm thick. The gate is on roller wheels and operated with a remote motor for the specific size



Proposed new 6x6 security guard house with:

- 3x2m Kitchen (Cupboards (zinc, base and wall units) 210l fridge Freeze, 40l microwave, water boiler)
- 2x 1x2m Bathroom with toilet and basin
- 1x 3x2m shower with cubicle and basin with 4x steel lockers

- 3x2m Gurad room (Built in table, Base cabinets and Wall Cabinet, 4x High back rolling ergonomics chairs with head rest)
- 3x3 Control room, (Built in table, Base cabinets and Wall Cabinet, 4x High back rolling ergonomics chairs with head rest)
- All outside doors and access to control room are to be bandit proof doors. All windows are to be bandit proof windows that can be opened but can be locked from inside with temper proof from outside. All inside doors are standard wooden inside doors



10 000l septic tank, designed with 2m diameter concrete pipes laid 3 in series. First pipe is the inlet pipe, second channel will receive from the first and the last pipe will be filled with rocks with an outlet

Comments:



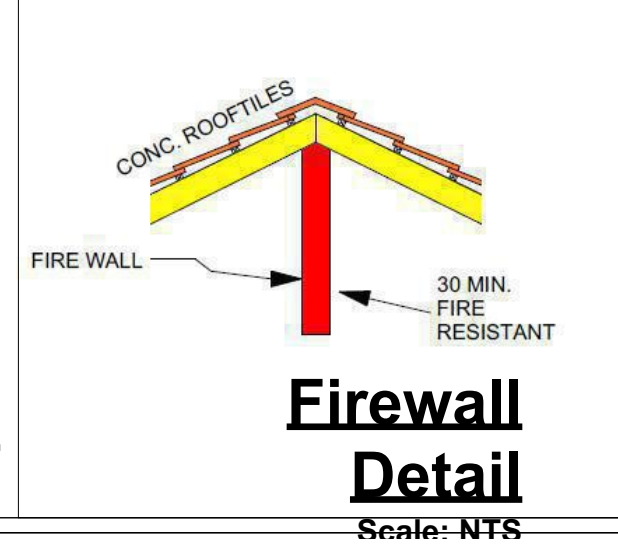
The diagram illustrates a floor plan with the following features:

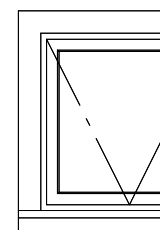
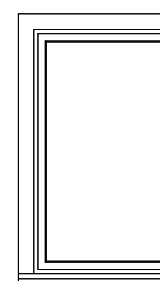
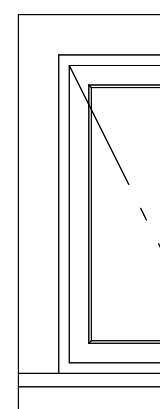
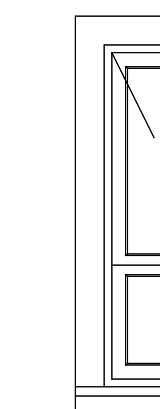
- Kitchen:** Located at the top right, featuring a sink and a stove.
- Bathrooms:** Two bathrooms are located on the left side, each containing a toilet and a shower area.
- Bedrooms:** Two bedrooms are located at the bottom, each with a bed and a wardrobe.
- Solar Geyser:** A central unit labeled "Solar Geyser" is connected to a "To Water Meter" at the top.
- Water Distribution:** Red dashed lines show the hot water supply to various fixtures, labeled with 'R' for radiators and 'S' for showers. Blue lines represent the cold water supply.
- Drainage Basin (DB):** A unit labeled "DB" is shown near the kitchen sink.



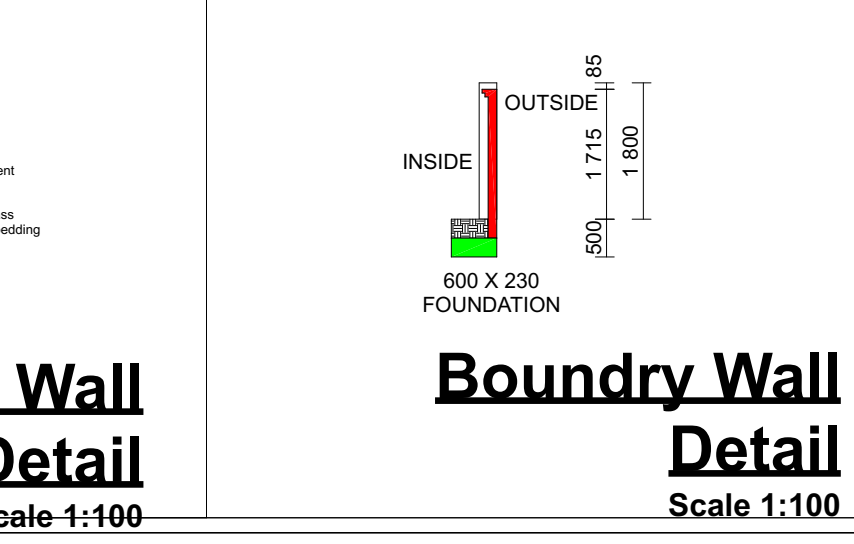
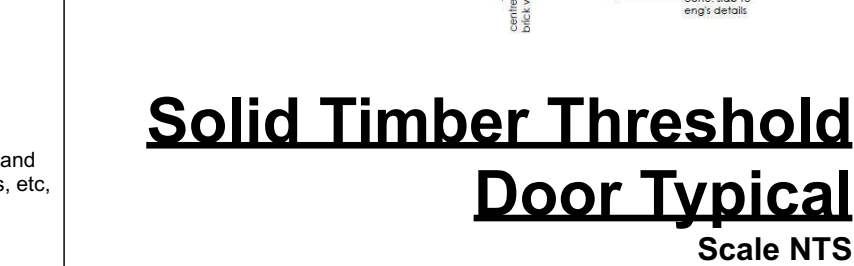
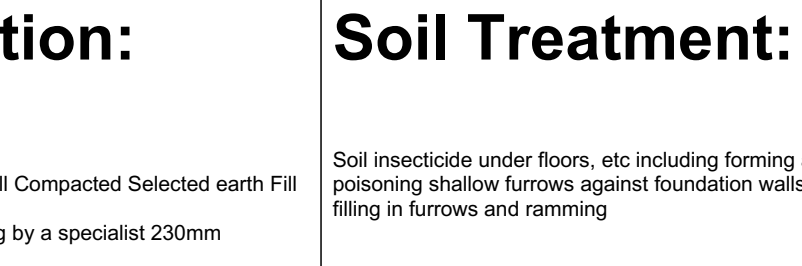
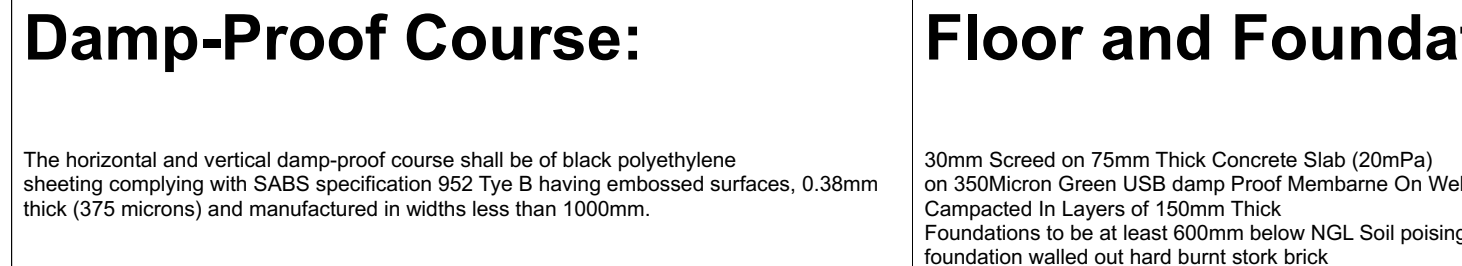
Roof Notes:

- conc. roof ties on
- timber battens with "gundle usb" underlay white waterproofing membrane" to manufacturer's specification.
- roof overhang 600mm (see roof plan)
- pre-fabricated engineered timber roof truss by approved manufacturer on
- timber wall plate, trusses & rafters etc to be anchored to wall with 30x1,2mm g.m.s. hoop iron built 6 courses into brickwork to roofing manufacturers details.
- roofing installation to specialist details.
- all the above to Architectural Professional's approval.



3D EXTERIOR ELEVATION		WINDOW SCHEDULE	NUMBER	QTY
	W01	1		
	W02	2		
	W03	1		
	W04	2		

Guiley Detail
Scale : 1



- all sliding doors to be fitted and hung to manufacturer specifications with best quality hardware
- all sliding door gear to be fit for purpose
- capping to top of doors
- all to manufacturers details and Architectural Professionals approval

General Notes:

All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ DESIGNER IMMEDIATELY. Read drawings in conjunction with Engineer's detail. ALL REINFORCED CONCRETE WORK TO BE ACCORDING TO STRUCTURAL ENGINEER'S DETAIL. The building owner is responsible for ensuring that their project is SANS compliant and signed off by a qualified Engineer.

Structural System-SANS 10400 Part B:

Structural Concrete according to SABS 0100, Handrails according to SABS 0104; Strong concrete according to SABS 0161; Structural Steel according to SABS 0162; Structural Timber according to SABS 0163; Structural Masonry according to SABS 0164; The structural system of the building complies with the requirement's parts H, J, K, L, M or N of SANS 10400, or in the case of timber buildings with the requirements of SANS 10082

Dimensions-SANS 10400 Part C:

The dimensions of any room or space are in accordance with the detailed requirements of SANS 10400-C

Public Safety-SANS 10400 Part D:

A change in level, the design of ramps and driveways or access to swimming pools and swimming baths is in accordance with the detailed requirements of SANS10400-D

Site Preparation-SANS 10400 Part F:

Remove top soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top soil and re-use where possible.

Excavations-SANS 10400 Part G:

The excavation relating to a building is less than 3.0 m deep and is in accordance with the detailed requirements of SANS 10400-G be subject to a rational design by an Engineer.

Foundation-SANS 10400 Part H:

All foundations concrete strip foundations unless specified or to be part of a rational design by Engineer. Concrete minimum 15MPa after 28 days.

Floors-SANS 10400 Part J:

Backfill to be compacted in layers not more than 150mm layers to minimum. Compact to min. 98% MOD AASHTO or otherwise as specified by Engineer. Slabs supported on the ground are in accordance with SANS 10400-B & SANS 10400-H the detailed requirements of SANS 10400-J All slabs according to engineer specifications

Waterproofing-SANS 10400 Part J(JJ3) & Sec. K(KK15):

Provide 250 micron UVB DCP underneath all surface beds and 375 micron Black DCP in walls with min. 100mm overlap at joints. Provide 'Briqbrick' DCP underneath all window sills. All joints according to specifications.

Walls-SANS 10400 Part K:

Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 110mm thick. Brick as indicated. Stock bricks to be kept clean of mortar. Provide brickface in each layer for foundation walls. (5 layers minimum), each layer above windows and doors and at 4 course intervals use alternate layer of 75mm brickface and butterfly tie-wires for all other 280mm brickwork. Use 75mm brickface in each course every 4 layers for 110mm and 220mm brick walls.

Roofs-SANS 10400 Part L:

Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L. Flat roofs or related gutters are in accordance with the detailed requirements of SANS 10400-L or the subject of a rational design or assessment (or both) The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS 10400-C, are in accordance with the detailed requirements of SANS 10400-L, and the roof assembly is supported on walls or columns. All roof coverings, gutters and downpipes, if any, are sized in accordance with the requirements of SANS 10400-L. The fire resistance and combustibility of the roof assembly or any ceiling assembly are in accordance with the detailed requirements of SANS 10400-L and SANS 10400-T

Stairways-SANS 10400 Part M:

ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY, SANS 10400 Part B, Part D and Part M, SANS 10160-2:2011. Steps and risers as shown. Risers as indicated on drawing and run as indicated on drawing, minimum balustrade height 1000mm. Opening between rails and / or droppers not to exceed 100mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-B.

Glazing-SANS 10400 Part N:

The type and fixings of glazing is in accordance with SANS 10400-B The detailed requirements of SANS 10400-N. The selection of the glazing is in accordance with the detailed requirements of SANS 10400-N

Lighting and Ventilation-SANS 10400 Part O:

The lighting in a habitable room, bathroom, shower room and room containing a toilet pan complies with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O. The ventilation is in accordance with the requirements of SANS 10400-T and is in accordance with the detailed requirements of SANS 10400-O

Drainage-SANS 10400 Part P:

The design of the drainage system is in accordance with the detailed requirements of SANS 10400-O.

Fire Protection-SANS 10400 Part T:

Door between garage and dwelling to be a solid timber fire door with double related joints and a min fire rating of 30min. All walls to garage to be fire walls and built to 100mm. All roof and roof overhangs to be fire resistant elements penetrating through the fire wall. Min 10mm threshold step between the garage and dwelling.

Space heating-SANS 10400 Part V:

The provision of space heating is in accordance with the detailed requirements of SANS 10400-O

Schedule of Areas see the table on the drawing	42 Madeflot Akasia Daffodil Gardens Pretoria South Africa 0659923980 naledinoryathi@gmail.com
 NKAGE BOTJHA CONSULTING ARCHITECTURE & DESIGN	
<i>Client</i> Magalies Water	<i>Client Signature</i>

ERF No	N/A
Street No	Buffelsdrift Rd, Wallmannsthal
Township	Pretoria
Local Authority	Gauteng

Project:		Proposed New Guard House	
Drawing title: Area Schedule, Site Plan		Scale on A1 AS indicated Sheet: 1 OF 2 Date: 2026/05/14	
Drawing No.	Rev	Date	Revision Details
		2026/05/14	
Sheet Size		2026/05/14	
ISO A1 (594 x 841)		2026/05/14	
Drawn:	Mr B Ncube		2026/05/14
Checked:	Mr Z Ncube		2026/05/14
SACAP Reg			PSAT24747296
File Name		Magalies Water	

VP Notes:

1000 uPVC Vent Pipe (VP)

General Specification Notes:

No construction may proceed on site prior to the approval of building plans by the local authority. Any building work that commences prior to building plan approval is completely at the owner's own risk. The Architect may not be held responsible for any loss or damages whatsoever that may result from building works without approved building plans

Soil Treatment:

Soil insecticide under floors, etc including forming and poisoning shallow furrows against foundation walls, etc, filling in furrows and ramming

Damp-Proof Course:

The horizontal and vertical damp-proof course shall be of black polyethylene sheeting complying with SABS specification 952 Type B having embossed surfaces, 0.38mm thick (375 microns) and manufactured in widths less than 1000mm.

Floor and Foundation:

30mm Screed on 75mm Thick Concrete Slab (20MPa) on 350Micron Green USB Damp Proof Membrane On Wall Compacted Selected earth Fill Compacted in Layers of 150mm Thick Foundations to be at least 600mm below NGL Soil poising by a specialist 230mm foundation walled out hard burnt stork brick

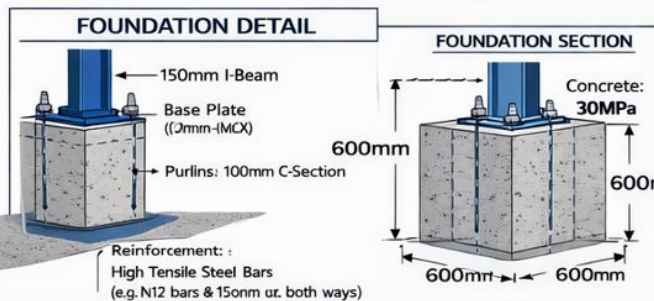
CONCRETE SURFACE BED:

- remove all topsoil, organic matter and vegetation from the existing landscaped area where required
- build a single brickwork skin below proposed surface bed along its entire perimeter and founded onto existing foundation footing to support such surface bed and assist in limiting the settlement of such surface bed
- fill using a non-clay residual soil free of vegetation containing no rocks or bricks larger than 75mm in any dimension
- soil to be poisoned according to SABS 0124 standards
- compact in 100mm layers at optimum moisture content using a mechanical compactor (wacker or similar) to min 95% mod AASHTO (25mm pen blow of drop)
- lay min 250micron dpm with min 500 taped overlaps over 25mm blinding layer after compaction
- cast 85mm thick 20mpa concrete with min ref 100 (to engineer's spec.) reinforcing mesh placed centrally throughout with minimum 200mm wired overlap
- keep surface bed moist for minimum 24 hours after casting to avoid shrinkage cracks

Sceptic Tank Specifications:

- 10 000l septic tank designed with 2m diameter concrete pipes laid 3 in series
- First pipe is the inlet pipe, second channel will receive from the first and the last pipe will be filled with rocks with an outlet

STEEL MEMBERS	
MEMBER	SIZE
COLUMNS	150mm I-Beam
ROOF BEAM	150mm I-Beam
PURLINS	100mm C-Section
BRACING	Flat Bar / Angle



- Note:**
- Build steel structure 4m high and 10m long with 6m width
 - The building should be build with 150mm I beam, Precoated IBR roof sheets on both sides and the structure should be painted.
 - The foundation should be reinforced with high tensile steel, 30MPa concrete and with holding bolts

Side Elevation

Scale 1:100

SPECIFICATIONS:

- Height: 4m
- Length: 10m
- Width: 6m
- Columns & Beams: 150mm I-Beam (Steel)
- Roof Cladding: Precoated IBR Sheets
- Painted Steel structure
- Foundation: Reinforced with high tensile steel, 30MPa concrete with holding bolts

Side Elevation

Scale 1:100

General Notes:

All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY. Read drawings in conjunction with Engineer's detail. ALL REINFORCED CONCRETE WORK TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL. The building owner is responsible for ensuring that their project is SANS compliant and signed off by a qualified Engineer.

Structural System~SANS 10400 Part B:

Structural Concrete according to SABS 0100; Handrails according to SABS 0104; Glazing according to SABS 0137; Foundations according to SABS 0161; Structural Steel according to SABS 0162; Structural Timber according to SABS 0163; Structural Masonry according to SABS 0164; The structural system of the building complies with the requirements of parts H, J, K, L, M or N of SANS 10400, or in the case of timber buildings with the requirements of SANS 10082

Dimensions~SANS 10400 Part C:

The dimensions of any room or space are in accordance with the detailed requirements of SANS 10400-C

Public Safety~SANS 10400 Part D:

A change in level, the design of ramps and driveways or access to swimming pools and swimming baths is in accordance with the detailed requirements of SANS10400-D

Site Preparation~SANS 10400 Part F:

Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.

Excavations~SANS 10400 Part G:

The excavation relating to a building is less than 3.0 m deep and is in accordance with the detailed requirements of SANS 10400-G or be subject to a rational design by Engineer.

Foundation~SANS 10400 Part H:

All foundations concrete strip foundations unless specified or to be part of a rational design by Engineer. Concrete minimum 15MPa after 28 days.

Floors~SANS 10400 Part J:

Basikill to be compacted in layers not more than 150mm layers to minimum. Compact to min. 98% MOD AASHTO or otherwise as specified by Engineer. Slabs supported on the ground are in accordance with SANS 10400-B & SANS 10400-H the detailed requirements of SANS 10400-J All slabs according to engineer specifications

Waterproofing~ SANS 10400 Part J(JJ3) & Sec. K(KK15):

Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 100mm overlap at joints. Provide "Brickrip" DPC underneath all window sills. All joints according to specifications.

Walls~SANS 10400 Part K:

Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 110mm thick. Brick as indicated. Stock bricks to be kept clean of mortar. Provide brickforce in each layer for foundation walls, (5 layers minimum), each layer above windows and doors and at 4 course intervals: Use alternate layer of 75mm brickforce and butterfly tie-wires for all other 280mm brickwork. Use 75mm brickforce in each course every 4 layers for 110mm and 220mm brick walls.

Roofs~SANS 10400 Part L:

Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L. Flat roofs or related gutters are in accordance with the detailed requirements of SANS 10400-L or the subject of a rational design or rational assessment (or both) The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS 10400-C, are in accordance with the detailed requirements of SANS 10400-L and the roof assembly is supported on walls that comply with the requirements of SANS 10400-K in accordance with SANS 10400-B and SANS 10400-L. Gutters and downpipes, if any, are sized in accordance with the requirements of SANS 10400-R The fire resistance and combustibility of any ceiling assembly are in accordance with the detailed requirements of SANS 10400-L and SANS 10400-T

Stairways~SANS 10400 Part M:

ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY. SANS 10400 Part B, Part D and Part M, SANS 10160-2:2011. Steps and risers as shown. Risers as indicated on drawing and run as indicated on drawing, minimum balustrade height 1000mm. Opening between rails and / or droppers not to exceed 100mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-B.

Glazing~SANS 10400 Part N:

The type and fixing of glazing is in accordance with SANS 10400-B the detailed requirements of SANS 10400-N. The selection of the glazing is in accordance with the detailed requirements of SANS 10400-N

Lighting and Ventilation~SANS 10400 Part O:

The lighting in a habitable room, bathroom, shower room and room containing a toilet pan complies with the requirements of SANS 10400- T and the detailed requirements of SANS 10400-O. The ventilation is in accordance with the requirements of SANS 10400-T and is in accordance with the detailed requirements of SANS 10400

Drainage~SANS 10400 Part P:

The design of the drainage system is in accordance with the detailed requirements of SANS 10400-

Fire Protection~SANS 10400 Part T:

Door between Garage and dwelling to be a solid timber fire door with double rebated joints and a min fire rating of 30min. All walls to garage to be fire walls and built to underside of roof covering with no combustible roof elements penetrating through the fire wall. Min 10mm threshold step between the garage and dwelling

Space heating~SANS 10400 Part V:

The provision of space heating is in accordance with the detailed requirements of SANS 10400-V

Schedule of Areas

see the table on the drawing



42 Madellie Akasia
Daffodil Gardens
Pretoria
South Africa
0659923980
naledinyonathi@gmail.com

Client

Client Signature

Magalies Water

ERF No	N/A
Street No	Buffelsdrift Rd, Wallmannsthal
Township	Pretoria
Local Authority	Gauteng

Proposed New Guard House

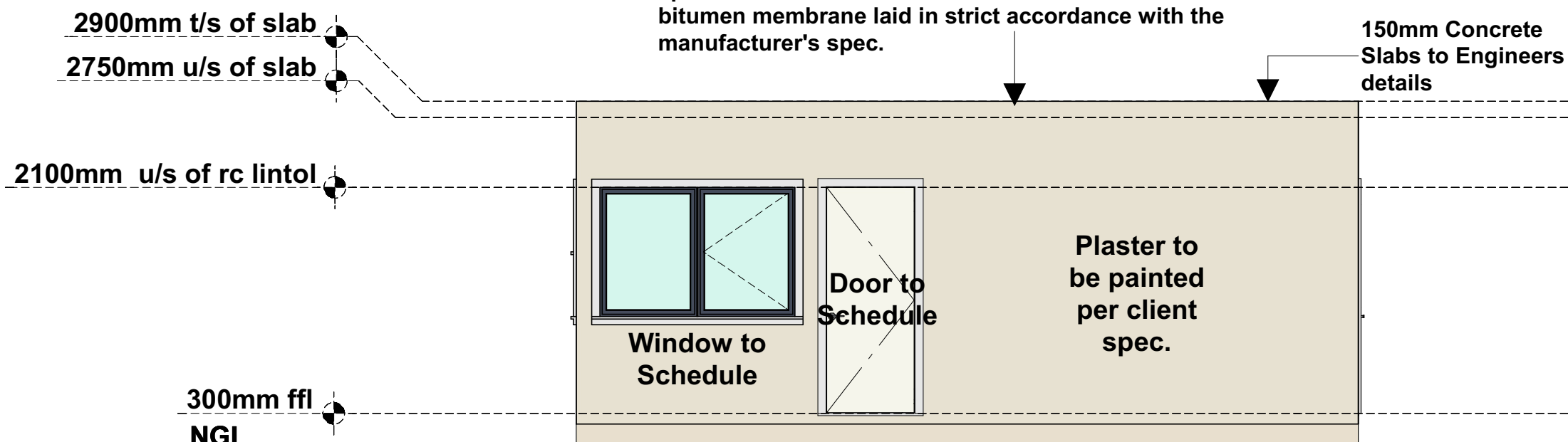
Drawing title:	Scale on A1	AS indicated
Floor plans	Sheet:	2 OF 2
	Date:	2026/05/14

Drawing No.	Rev	Date	Revision Details
		2026/05/14	
Sheet Size		2026/05/14	
ISO A1 (594 x 841)		2026/05/14	

Drawn:	Mr B Ncube	2026/05/14
Checked:	Mr Z Ncube	2026/05/14
SACAP Reg		PSAT24747296

File Name	Magalies Water
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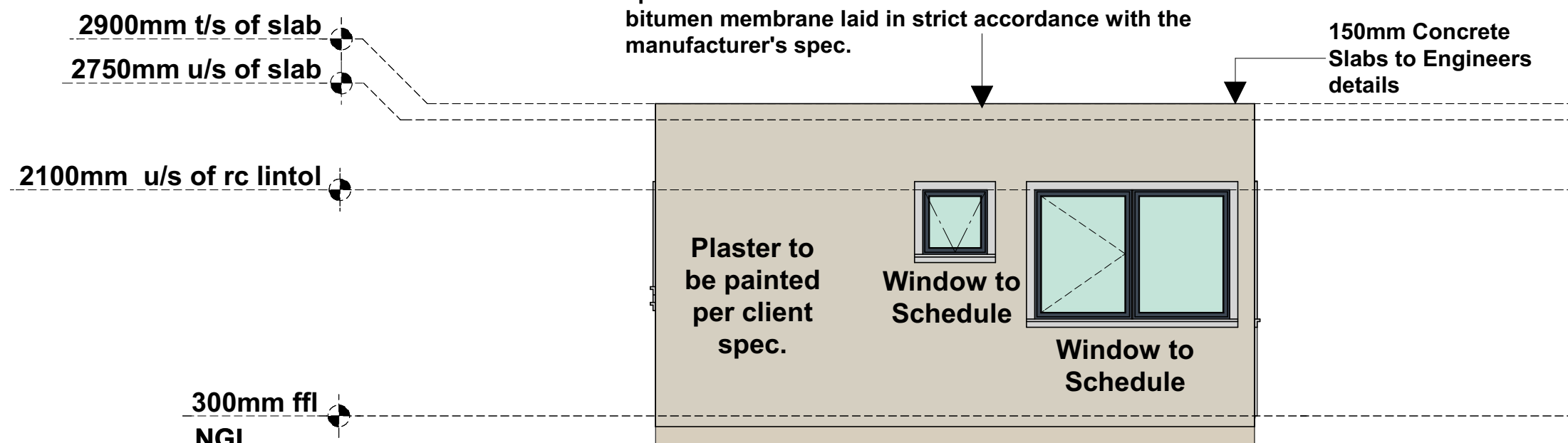
CONCRETE ROOF SLAB: 2% Slope as shown on details, concrete roof as per structural engineer's specifications. Screed to slope 1:60 to 100 dia. Fullbore as per Struct. Eng spec. WATERPROOFING: DERBIGUM SP4 dual reinforced bitumen membrane laid in strict accordance with the manufacturer's spec.



Elevation 1

Scale 1:50

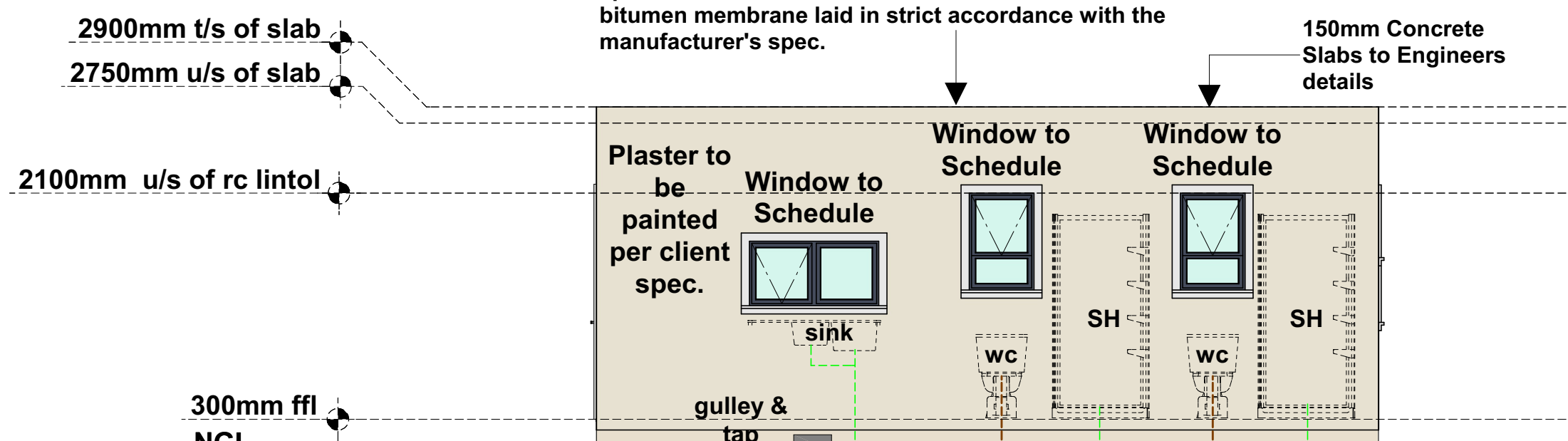
CONCRETE ROOF SLAB: 2% Slope as shown on details, concrete roof as per structural engineer's specifications. Screed to slope 1:60 to 100 dia. Fullbore as per Struct. Eng spec. WATERPROOFING: DERBIGUM SP4 dual reinforced bitumen membrane laid in strict accordance with the manufacturer's spec.



Elevation 2

Scale 1:50

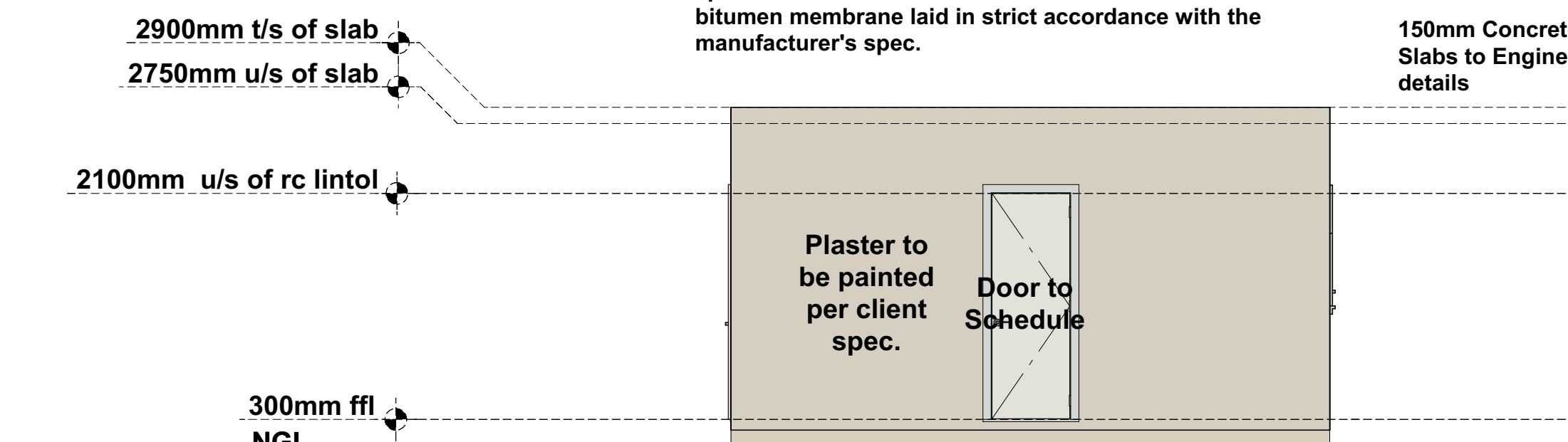
CONCRETE ROOF SLAB: 2% Slope as shown on details, concrete roof as per structural engineer's specifications. Screed to slope 1:60 to 100 dia. Fullbore as per Struct. Eng spec. WATERPROOFING: DERBIGUM SP4 dual reinforced bitumen membrane laid in strict accordance with the manufacturer's spec.



Elevation 3

Scale 1:50

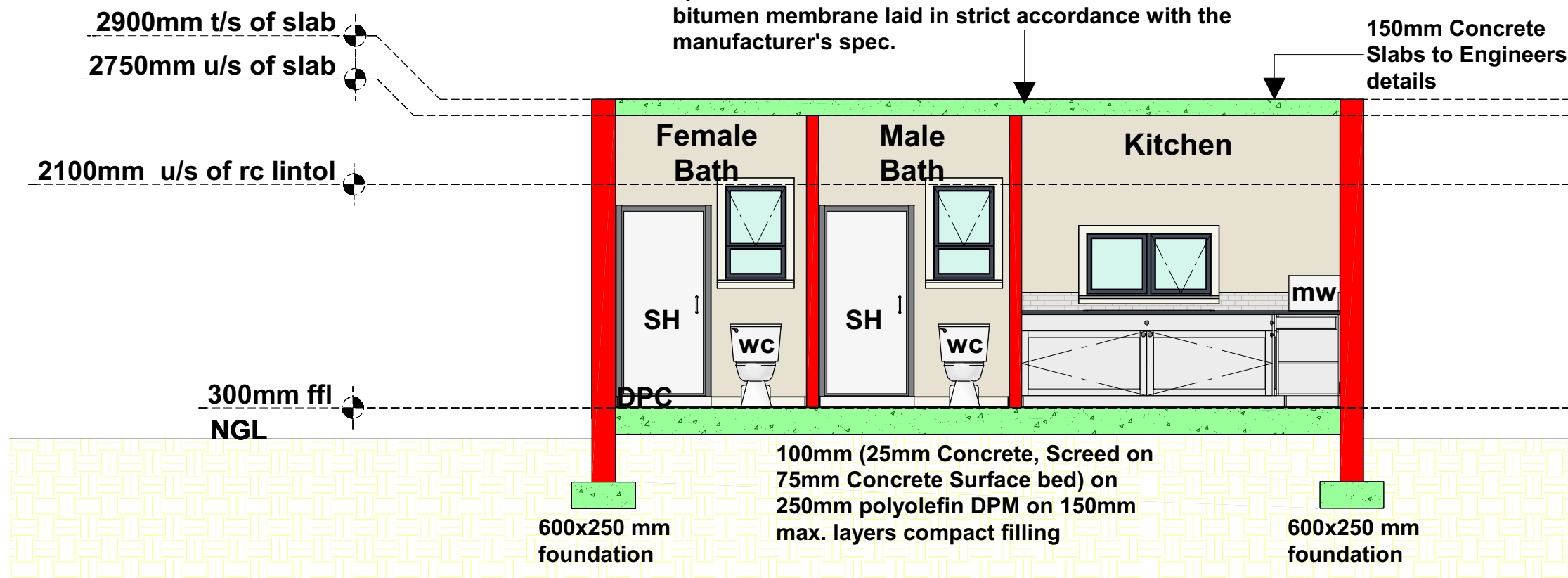
CONCRETE ROOF SLAB: 2% Slope as shown on details, concrete roof as per structural engineer's specifications. Screed to slope 1:60 to 100 dia. Fullbore as per Struct. Eng spec. WATERPROOFING: DERBIGUM SP4 dual reinforced bitumen membrane laid in strict accordance with the manufacturer's spec.



Elevation 4

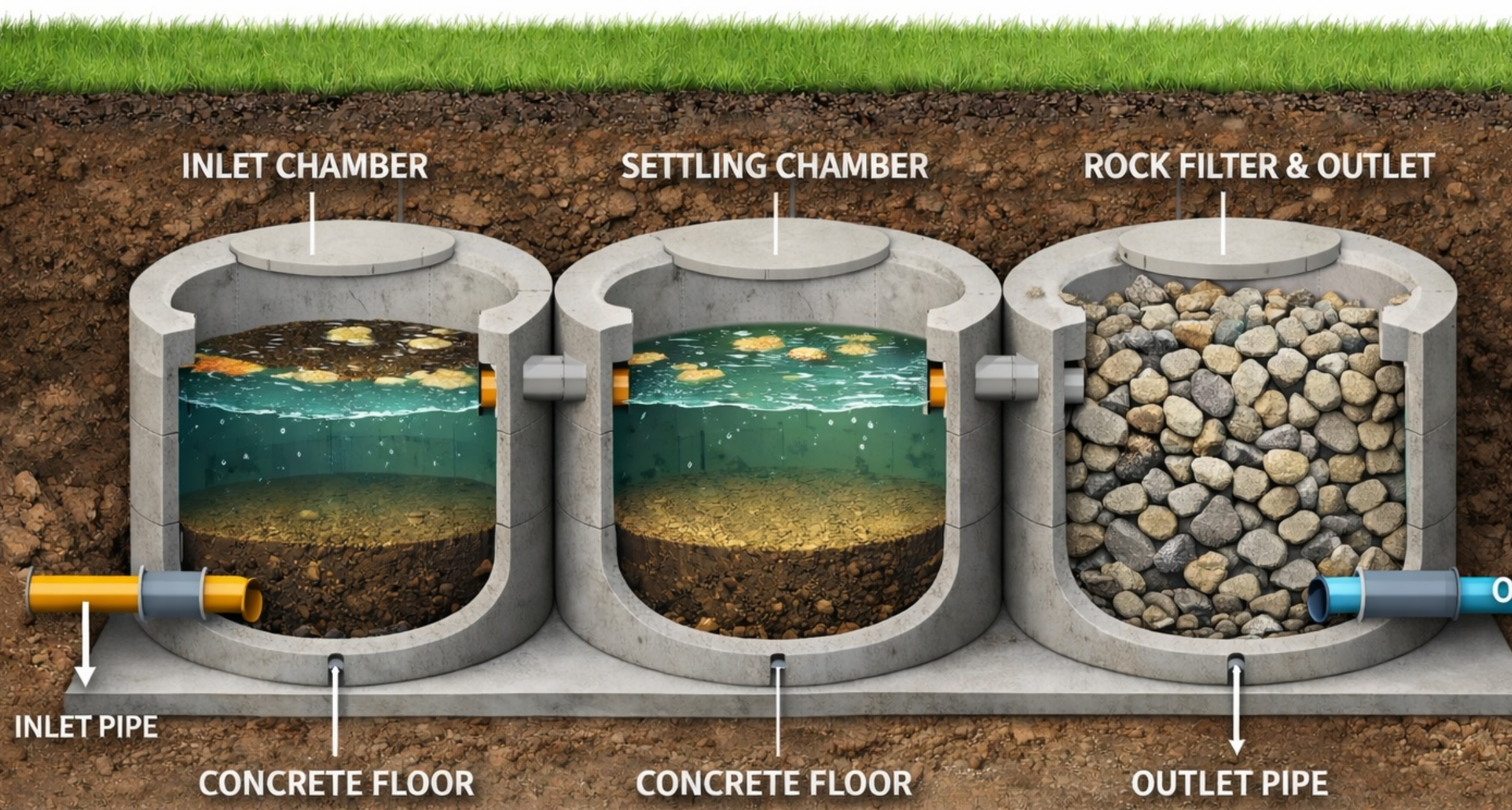
Scale 1:50

CONCRETE ROOF SLAB: 2% Slope as shown on details, concrete roof as per structural engineer's specifications. Screed to slope 1:60 to 100 dia. Fullbore as per Struct. Eng spec. WATERPROOFING: DERBIGUM SP4 dual reinforced bitumen membrane laid in strict accordance with the manufacturer's spec.



Section A-A

Scale 1:50



*10 000l septic tank

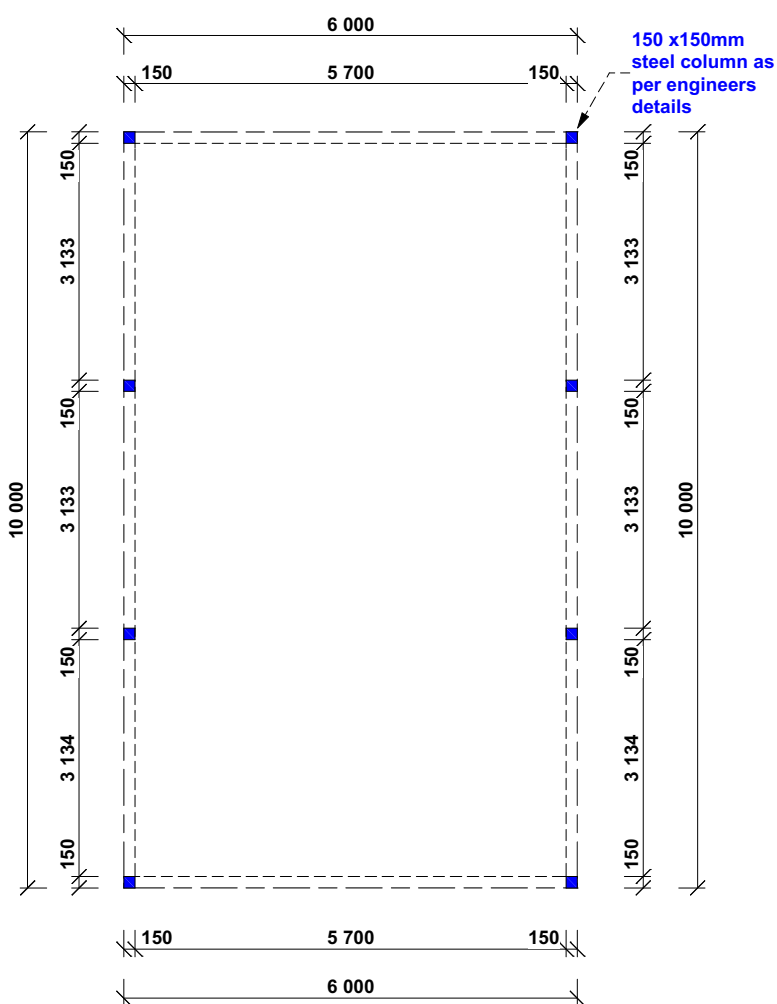
*Designed with 2m diameter concrete pipes laid 3 in series.

*First pipe is the inlet pipe, second channel will receive from the first and the last pipe will be filled with rocks with an outlet.

*Concrete bed surface.

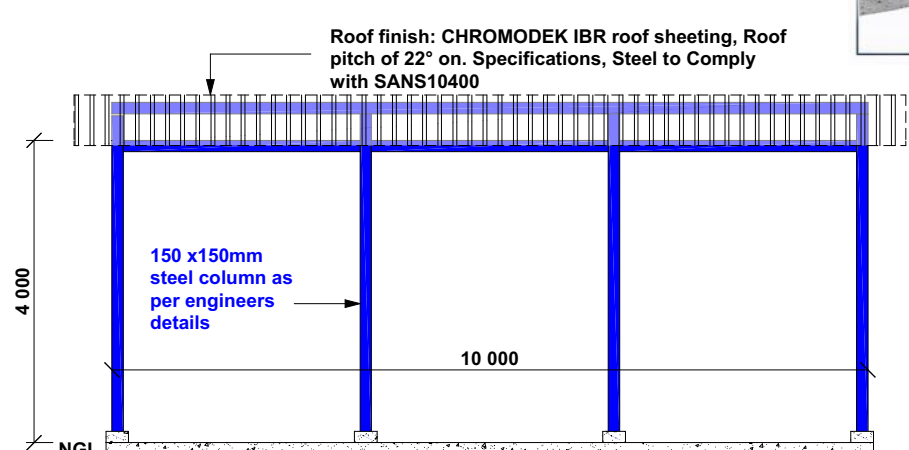
Septic Tank

Scale 1:NTS



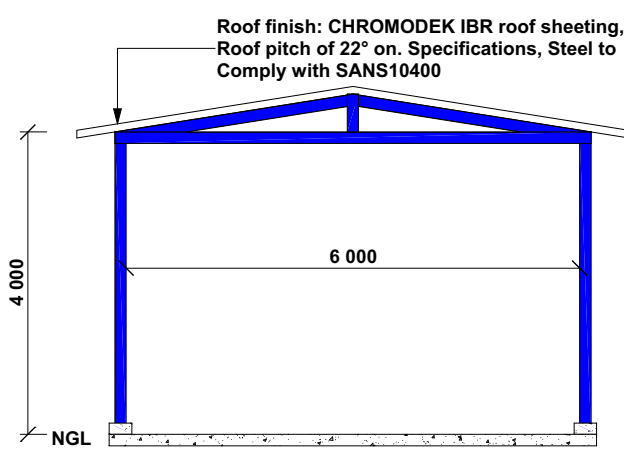
Carport Steel Structure

Scale 1:100



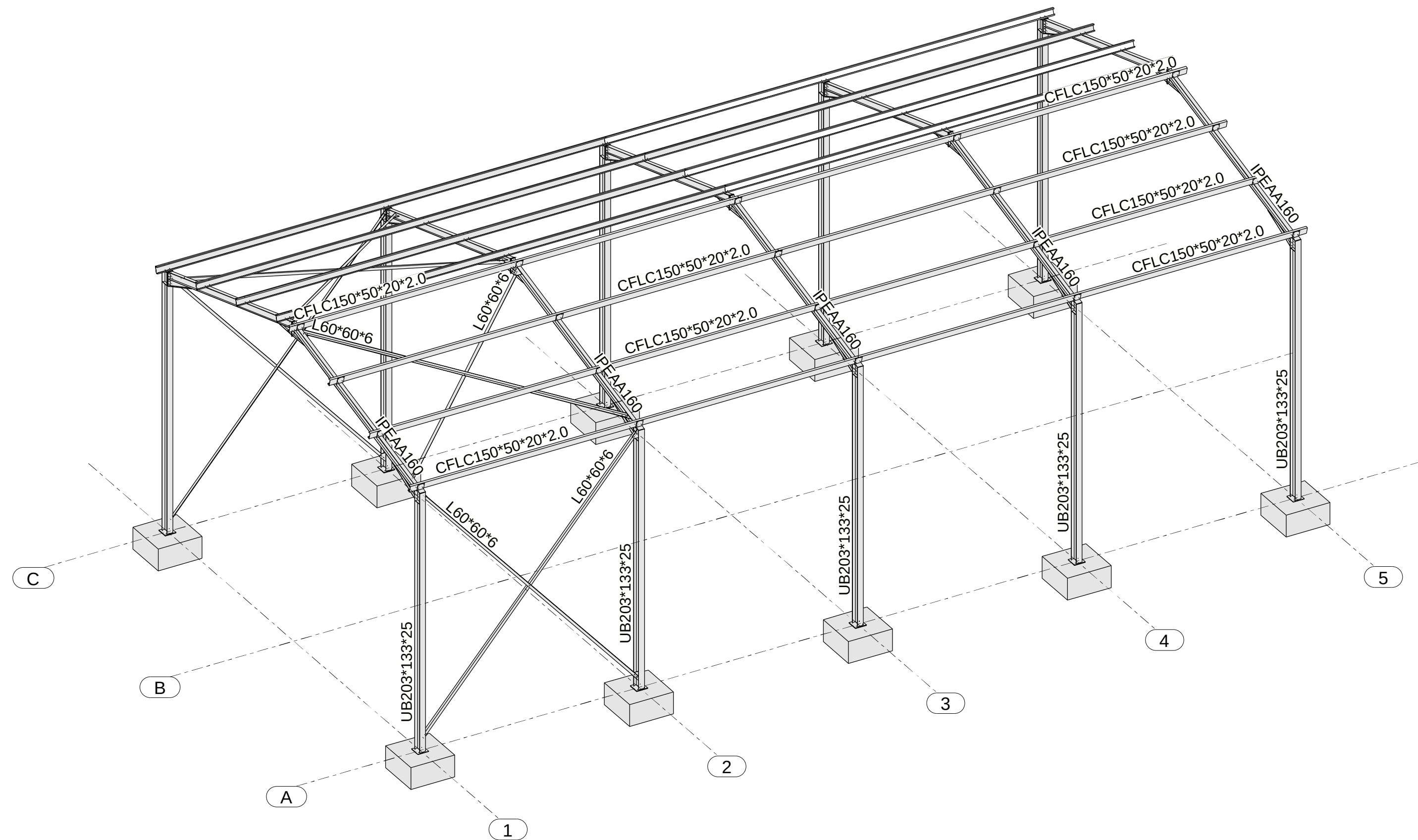
Side Elevation

Scale 1:100

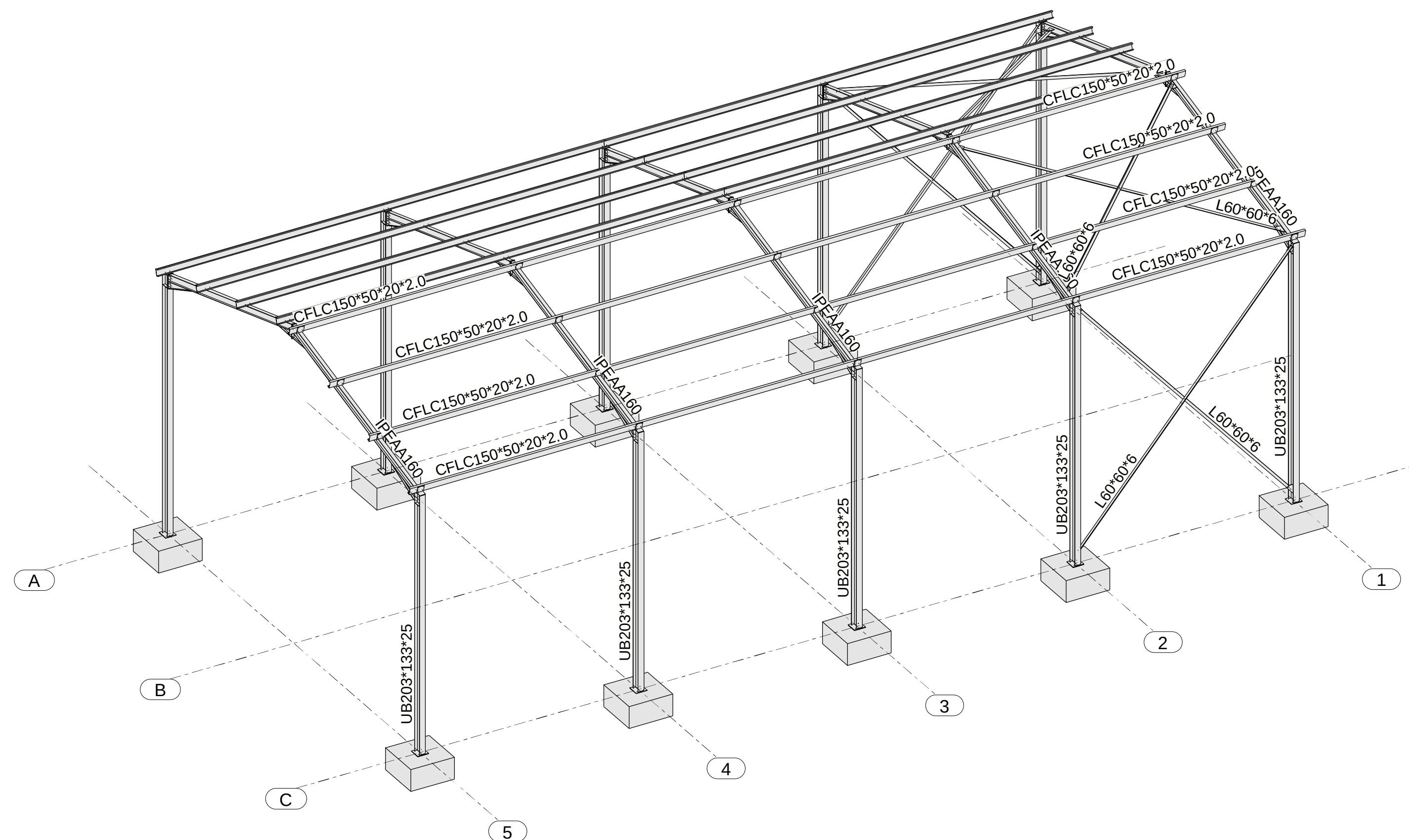


Side Elevation

Scale 1:100



3D View
1:75



3D View 2
1:75

1	A	Base detail added	24.07.2025
Rev	Mark	Revision Description	Date

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Notes
1. Founding material is assumed to have EASBC of 300kPa. An engineer or geologist is to be consulted should any founding material be deemed unsuitable or should local water table intrude into excavation.
2. Column bases are to be founded in natural, undisturbed ground founding level to be below the roof horizon.
3. Excavations are to be cleared of debris and loose material immediately prior to casting concrete.

Structural Engineer Approval and Notes

Drawings supplied by
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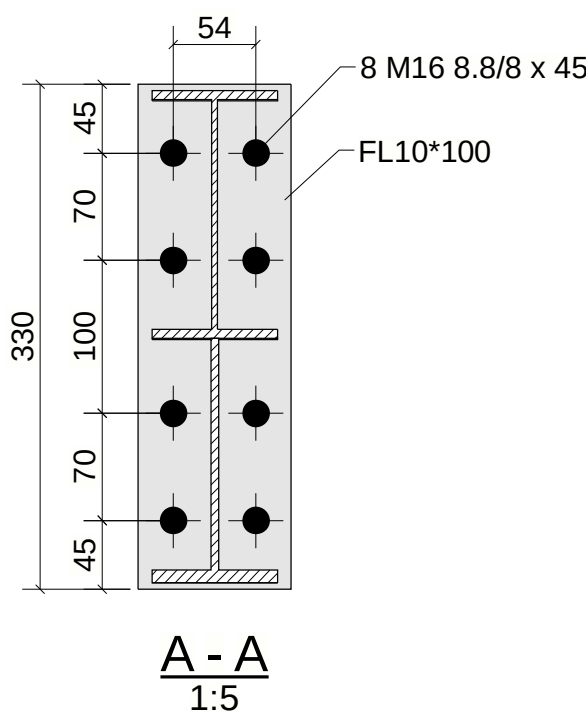
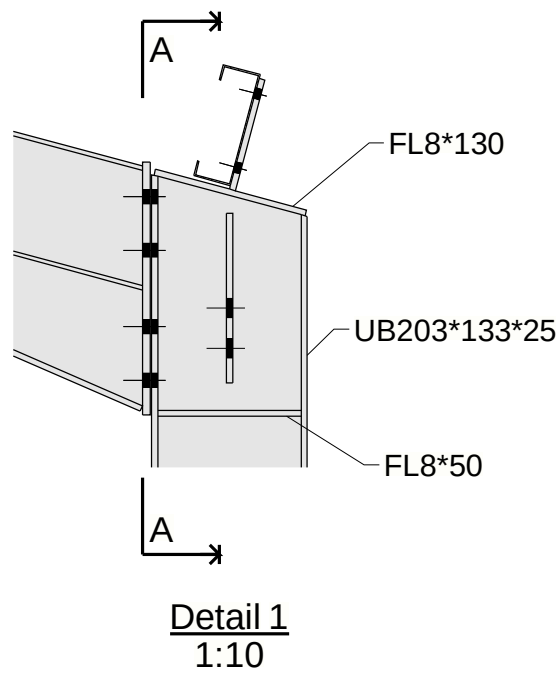
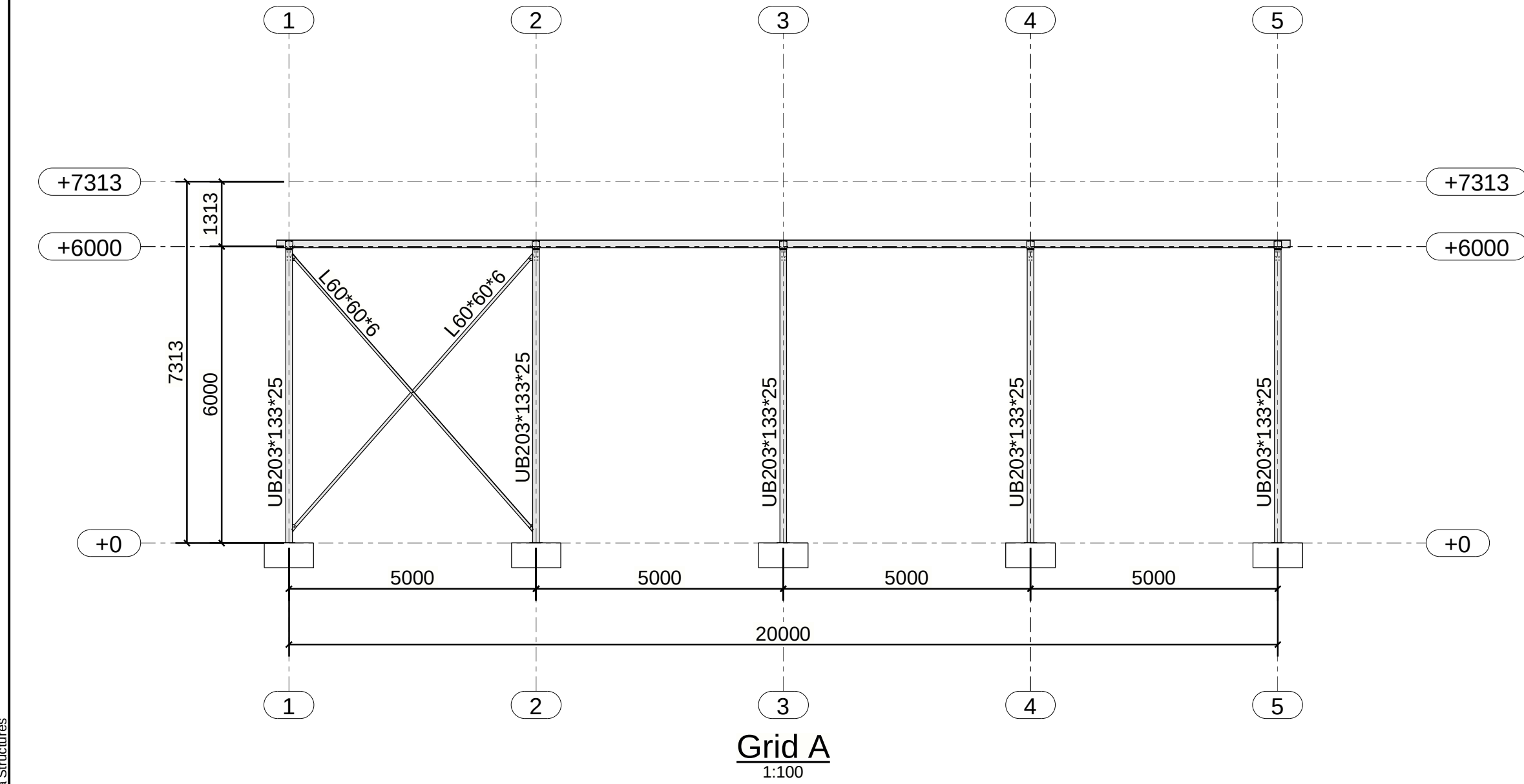
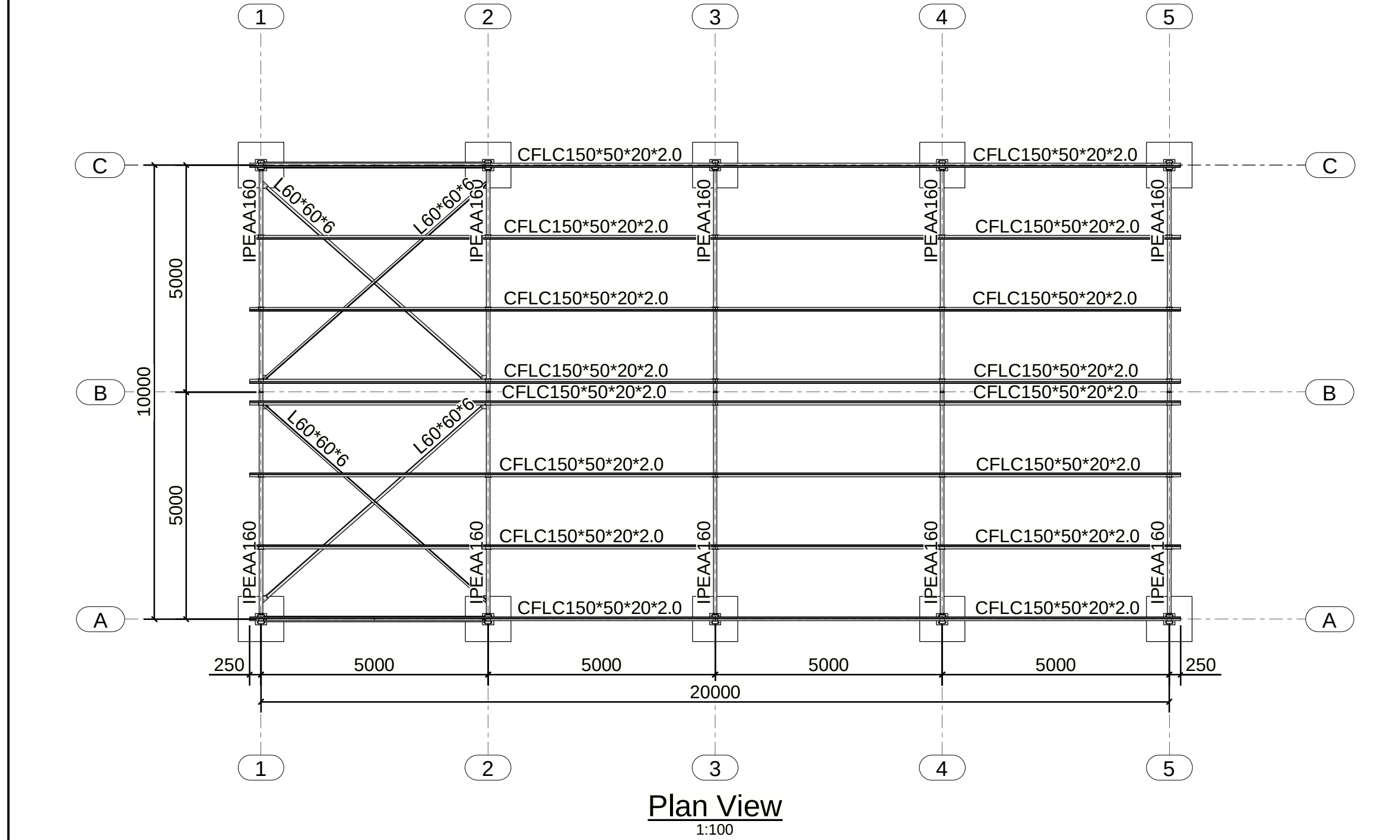
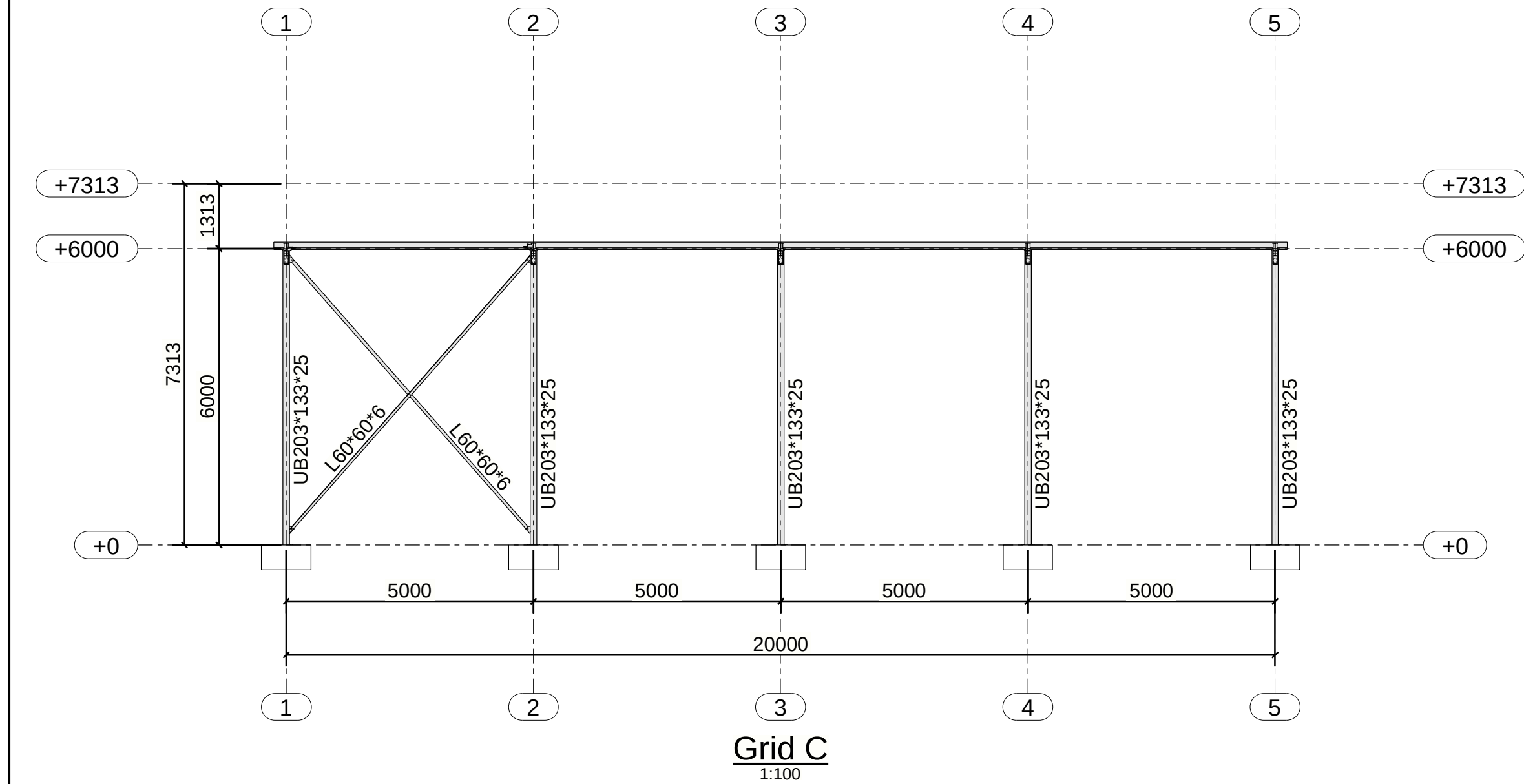


SSS Steel Structures
M Joy - Farm Shed
10W x 20L x 6H

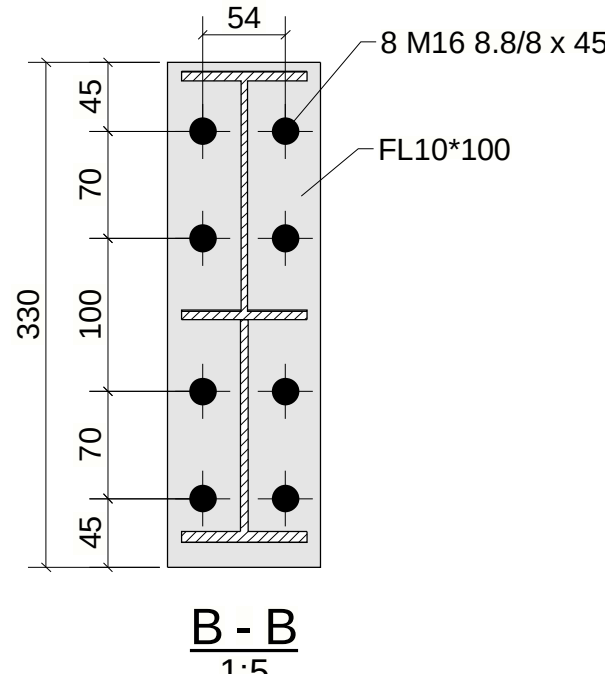
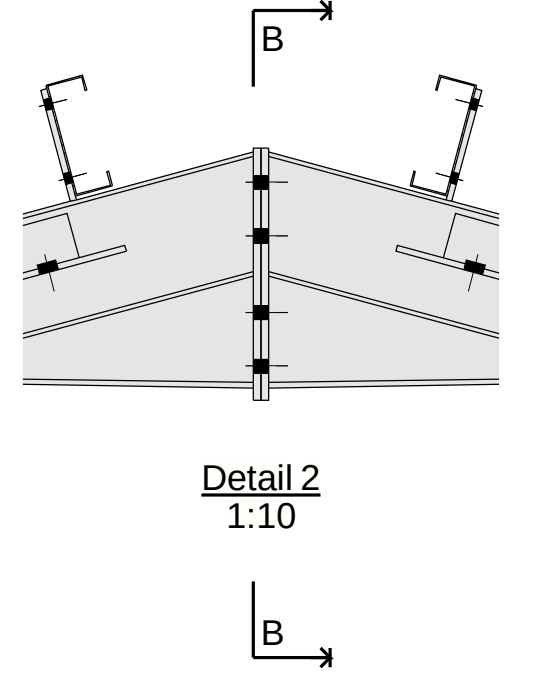
Drawn by
General Arrangement Drawing

Drawn	CK	Issued	14.07.2025	Project Number
Scale	1:75	Revised	24.07.2025	KC0715

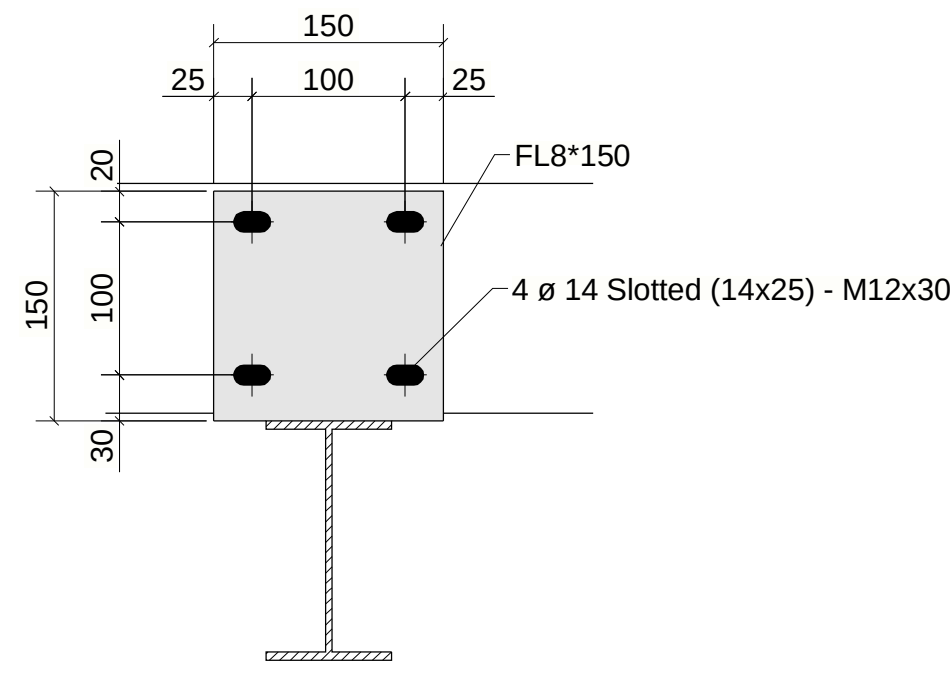
Drawn by
G [1] Rev 1



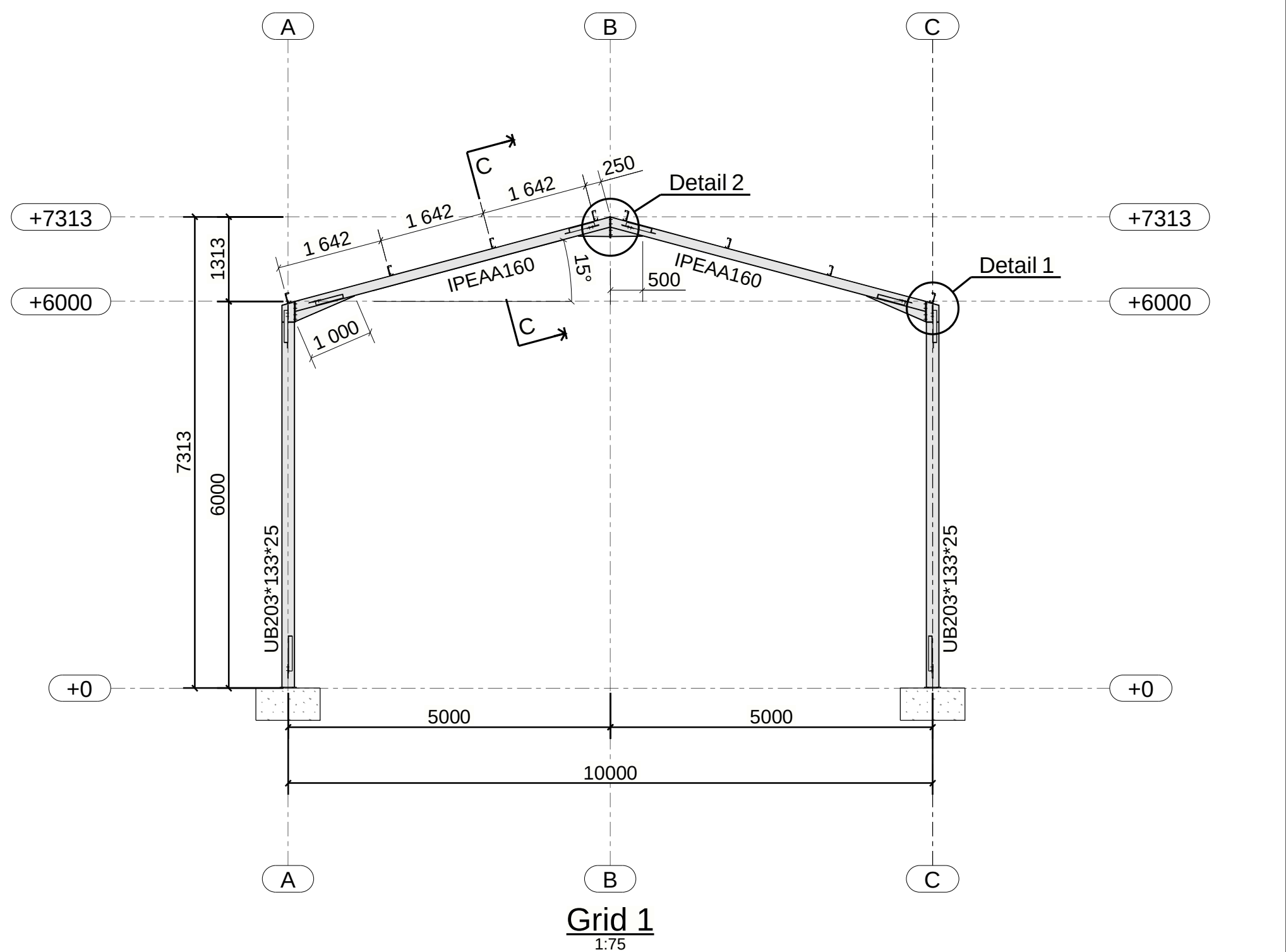
330x100x10mm End Plate
with 8/18Ø Holes for
8/M16 Grade 8.8 Bolts
at 54mm crs



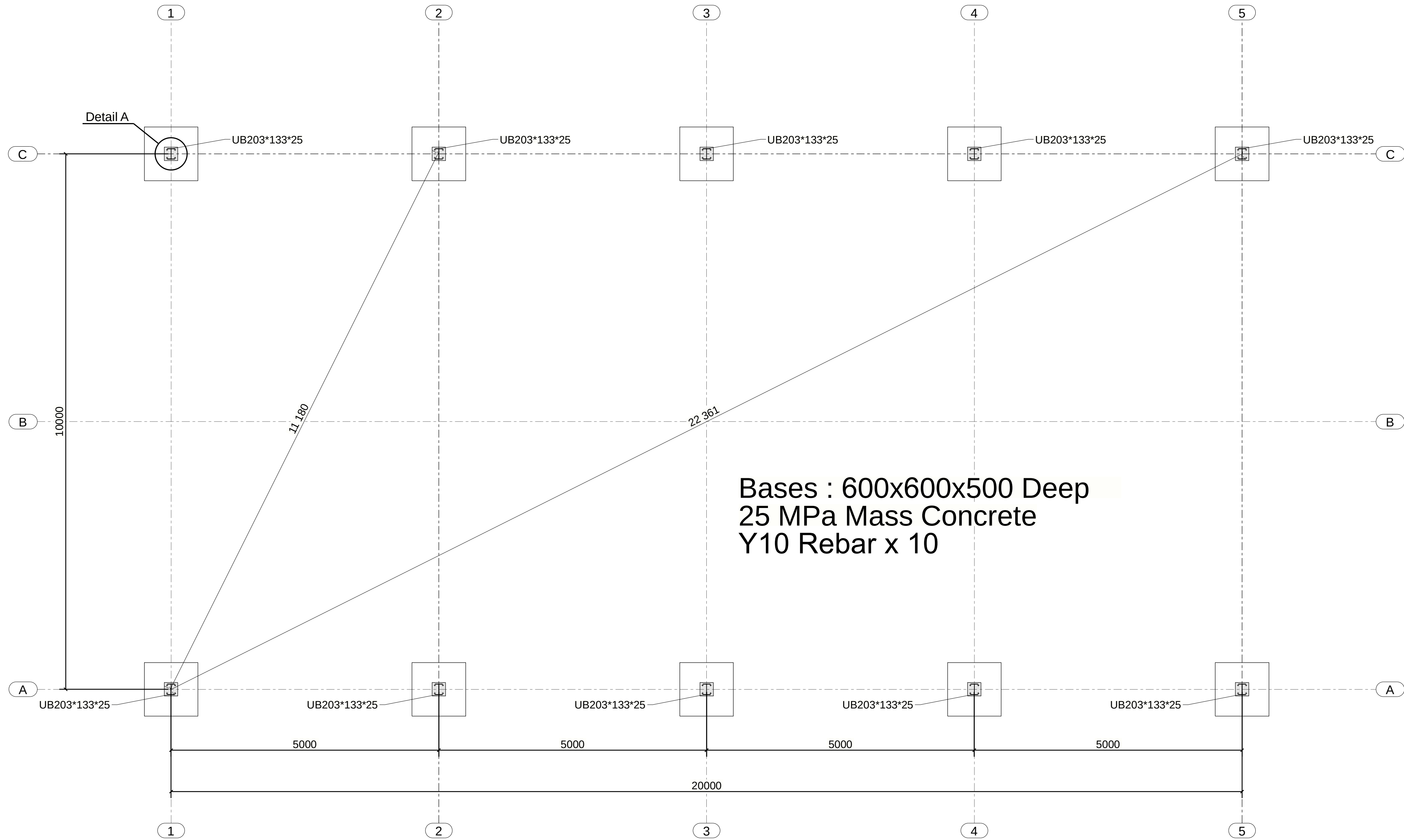
330x100x10mm End Plate
with 8/18Ø Holes for
8/M16 Grade 8.8 Bolts
at 54mm crs



Purlin Cleat Detail(TYP.)
1:5

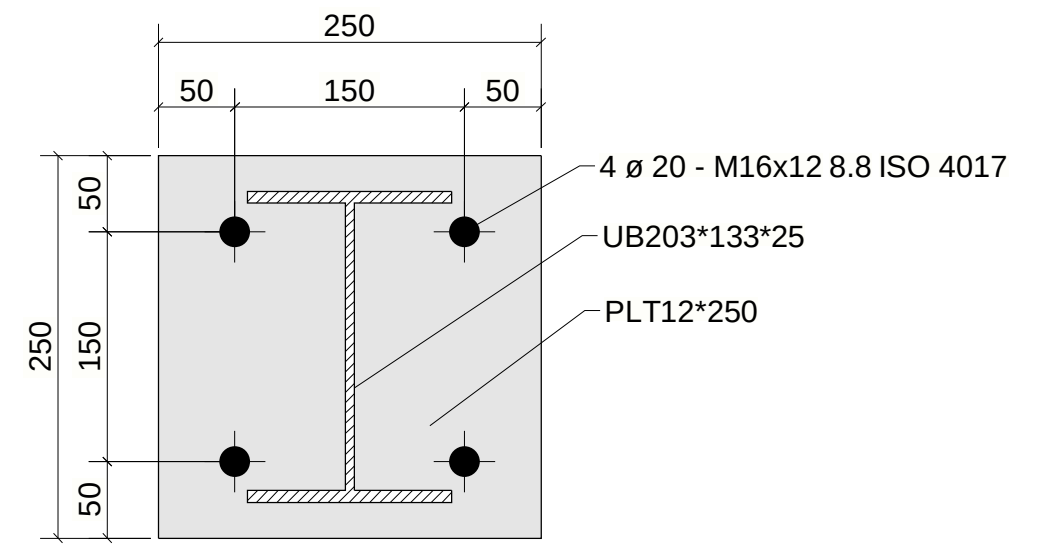


1	A	Base detail added.	24.07.2025
Rev	Mark	Revision Description	Date
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Notes 1. Founding material is assumed to have EASBC of 300kPa. An engineer or geologist is to be consulted should any founding material be deemed unsuitable or should local water table intrude into excavation. 2. Column bases are to be founded in natural, undisturbed ground founding level to be below the roof horizon. 3. Excavations are to be cleared of debris and loose material immediately prior to casting concrete.			
Structural Engineer Approval and Notes			
Drawings supplied by KirstenCraft KC STRUCTURAL STEEL DETAILING Tel +27 82 075 0265 Howick, 3274 3290, South Africa charl@kirstencraft.co.za			
SSS Steel Structures M Joy - Farm Shed 10W x 20L x 6H			
Drawing title Section, Elevation & Plan view			
Drawn	CK	Issued	14.07.2025
Scale	1:10	1:5	Revised
Drawn	G [2] Rev 1		

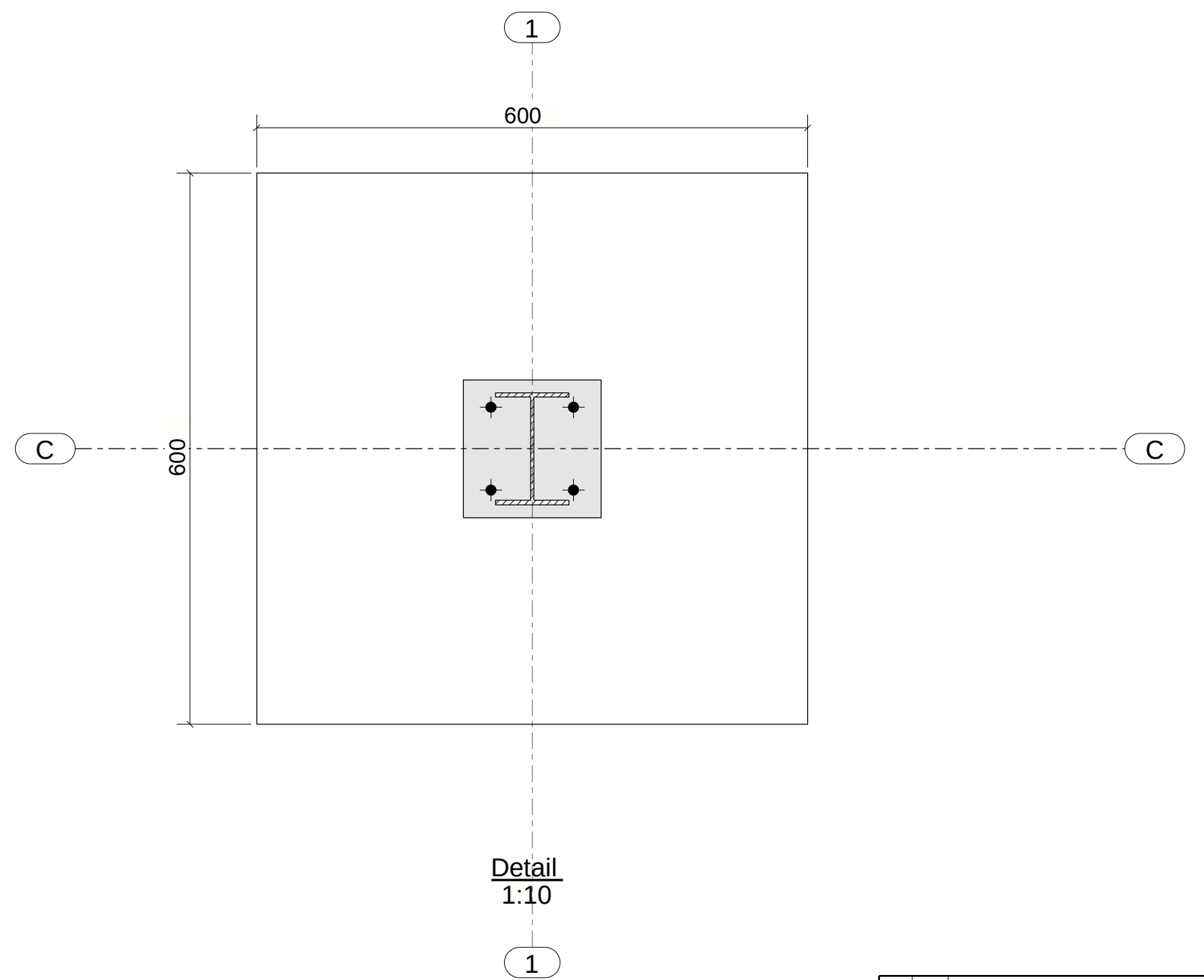


Bases : 600x600x500 Deep
25 MPa Mass Concrete
Y10 Rebar x 10

HD Bolt Layout
1:50



Detail A
1:5



Detail
1:10

1	A	Base detail added	24.07.2025
Rev	Mark	Revision Description	Date
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Notes 1. Founding material is assumed to have EASBC of 300kPa. An engineer or geologist is to be consulted should any founding material be deemed unsuitable or should local water table intrude into excavation. 2. Column bases are to be founded in natural, undisturbed ground founding level to be below the roof horizon. 3. Excavations are to be cleared of debris and loose material immediately prior to casting concrete.			
Structural Engineer Approval and Notes			
Drawings supplied by KirstenCraft KC STRUCTURAL STEEL DETAILING Tel +27 82 075 0265 Howick, KZN 3200, South Africa charl@kirstencraft.co.za			
SSS Steel Structures M Joy - Farm Shed 10W x 20L x 6H			
Drawing title HD Bolt Layout			
Drawn	CK	Issued	14.07.2025
Scale	1:10	1:5	Revised
Revised	24.07.2025	Project Number	KC0715
Drawn	G [3] Rev 1		