ROOF TYPE	COLOUR	TOTAL AREA
SHEETED ROOF		19 092 m²
FLAT WATER-PROOFED SLAB		11 529 m²
		30 621 m²

REVISIONS			
NR.	DATE	DRAWN BY	DESCRIPTION
A	2023–11–15	SR	ISSUED FOR TENDER

ROOF SPECIFICATIONS

WATERPROOFING:
CLEAN DOWN AND PREPAIR SCREED ON CONCRETE ROOF. PRIME WITH BITUMEN PRIMER, APPLY DERBIGUM SP 4mm TORCH-ON MEMBRANE, FULLY BONDED INCLUDING ALL TURN-UPS OR SIMILAR APPROVED. ALL PENETRATIONS TO BE SEALED WITH "PRIMAPIPE" "PRIPIPE" ROOF OUTLET. THE WATERPROOFING TO BE LAID STRICTLY ACCORDING TO THE MANUFACTURER'S SPEC. AND ONLY AN APPROVED "DERBIGUM" ROOFING CONTRACTOR MAY INSTALL THE WATERPROOFING.
ABE "SILVAKOTE" ABOVE WATERPROOFING.

ROOF SHEETING:
GLOBAL ROOFING SOLUTIONS 700MM COVER KLIP-TITETM PROFILE ROLL-FORMED IN CONTINUOUS LENGTHS FROM 0.58MM THICK GALVANISED STEEL, Z200 SPELTER IS Q550 CHROMADEK® FISH EAGLE® WHITE FINISH TOPCOAT AND PESBLE GREY BACKING COAT ROOF SHEETING FIXED TO STEEL INTERMEDIA R PURLINS AT MAX 2100MM CENTRES (FINAL SPACING TO BE CALCULATED BY AN ENGINEER) USING K1700 PLUS CLIPS FIXED WITH 10NO 16 X 16MM LONG SELFDRILLING WAFER HEAD PH2 SCREWS, NO. 3 DRILL POINT FASTENERS (FASTENER LENGTHS MAY VARY DEPENDING ON THE INSULATION USED OR REQUIREMENTS) ALL FOLLOWING THE MANUFACTURER'S SPECIFICATIONS BY A GRS APPROVED CONTRACTOR. NOTE: KLIP-TITETM MUST BE SUPPLIED WITH APPROVED GLOBAL ROOFING SOLUTIONS OVER-ROOFING SYSTEM.

PROPOSED ROOF INSULATION:
135MM THICK FLEXWOOL CLASS A FIRE RATED-NON COMBUSTIBLE INSULATION WITH ECOSE BINDER, BUTT JOINTED AND LAID TAUT OVER "BR 680" ROOF SHEETING IN GLOBAL ROOFING SOLUTIONS OVER-ROOFING SYSTEM COMPLYING WITH SANS 428:2007 ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

FACADE SPECIFICATIONS

- A SPECIFICATION FOR THE 2 TYPES OF ALUMINIUM CLADDING. (SOLID AND COMPOSITE)

OPTION 1: ALUMINIUM COMPOSITE CLADDING
4MM WITH PVDF COATING, 0.5MM SKINS
FINISH TO ARCHITECT SPECIFICATION
FIRE RATING TO FIRE CONSULTANT SPECIFICATION.

OPTION 2: SOLID ALUMINIUM POWDER COATED PANELS
3MM SOLID
FINISH TO ARCHITECT SPECIFICATION
FIRE RATING TO FIRE CONSULTANT SPECIFICATION.

- FIXING DETAILS – TYPICAL TO FIX TO CONCRETE – PANELS AND SUB STRUCTURE

FIXING DETAIL: TO SPECIALIST DETAIL, AND FAÇADE ENGINEERS APPROVAL
ESTIMATED OFFSET FROM CONCRETE 120MM
(ARCHITECT TO ADVISE)

- FIRE RATING

FIRE RATING TO FIRE CONSULTANT SPECIFICATION, AS DISCUSSED THIS WOULD NEED TO BE SPECIFIED BY THE FIRE CONSULTANT. THIS WILL EITHER BE A B OR A RATING.

- COST / PRICING

FOR BUDGET PURPOSES I WOULD PROPOSE A CONTINGENCY FEE OF +R 3000.00M2 EXCL. VAT BE ALLOWED
FOR ON THE OVERCLAD OF THE ALUMINIUM.

NOTES:

ALL WORK SHALL BE CARRIED OUT AND AND AS PER REGULATORY REQUIREMENTS AS REFERRED IN THE SOUTH AFRICAN NATIONAL STANDARD.

PART A : GENERAL PRINCIPLES AND REQUIREMENTS SANS 10400-2010 EDITION 3
PART B : DESIGN SANS 10400-B:2012 EDITION 3
PART D : PUBLIC SAFETY SANS 10400-D:2011 EDITION 3
PART E : SITE OPERATIONS SANS 10400-E 2012 EDITION 3
PART F : TOLERANCES SANS 10400-F:2012 EDITION 3
PART J : FLOORS SANS 10400-J:2010 EDITION 3
PART K : WALLS SANS 10400-K:2011 EDITION 3
PART L : ROOFS SANS 10400-L:2011 EDITION 3
PART M : STAIRWAYS SANS 10400-M:2011 EDITION 3
PART N : GLAZING SANS 10400-N:2012 EDITION 3
PART O : LIGHTING SANS 10400-O:2011 EDITION 3
PART P : DRAINAGE SANS 10400-P:2012 EDITION 3
PART S : FACILITIES FOR PERSONS WITH DISABILITIES SANS 10400-S:2011 EDITION 3
PART T : FIRE PROTECTION SANS 10400-T:2012 EDITION 3
PART V : SPACE HEATING SANS 10400-W:2011 EDITION 3
PART W : FIRE INSTALLATION SANS 10400-D:2011 EDITION 3
PART X : ENERGY EFFICIENCY IN BUILDINGS SANS 204:2011 EDITION1

GENERAL NOTES

THIS DRAWING IS NOT TO BE SCALED
FIGURED DIMENSIONS TO BE USED AT ALL TIMES.

CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE BUILDING, ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BUILDING LINES, BOUNDARIES, ETC.

CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE DRAWING BEFORE PUTTING ANY WORK.

ALL CONTRACTORS TO CHECK DETAILS SHOWN ON THIS DRAWING FOR COORDINATION OF ALL TRADES AND SERVICES ON SITE WITH PARTICULAR REFERENCE TO SPECIAL REQUIREMENTS NECESSITATED BY LOCAL AND OR ON SITE CONDITIONS AND REPORT ANY COMMENT TO THE ARCHITECT.

ANY ERROR, DISCREPANCIES OR OMMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

FINAL DIMENSIONS TO BE TAKEN ON SITE BEFORE ORDERING, SUPPLYING AND FIXING PROPRIETARY OR DETAILED FITTINGS.

CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE WORKS.

CONTRACTOR TO BUILD IN BRICK FORCE EVERY 5TH COURSE IN BRICK WALLS AND EVERY 2ND COURSE ABOVE WINDOWS, DOORS AND ALL OTHER OPENINGS.

ALL GLASS TO BE ACCORDING TO N.B.R AND TO BE S.A.B.S APPROVED.
3mm THICK GLASS FOR 0 – 0.75 AREA.
4mm THICK GLASS FOR 0.75 – 1.50 AREA.
6mm THICK GLASS FOR 1.50 – 2.00 AREA.
SLIDING DOOR TO HAVE SAFETY GLASS WITH GLAZING INDICATOR.

ANY QUERIES ARISING FROM ALL THE ABOVE MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE ANY WORKS ARE PUT IN HAND.

QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE

FIRE PROTECTION NOTES:

1. ALL WORK TO COMPLY WITH ACT NO 103 OF 1977 AND SABS 0400 - 1990.
2 OCCUPANCY CLASSIFICATION:
3 FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH SABS 0105:
36 FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH SABS CODE OF PRACTICE 0400. ALL EXTINGUISHERS TO BE: REFILLABLE HAND HELD PRETABLE TYPE, HUNG ON BRACKETS WITH THE TOP OF THE UNIT NOT EXCEEDING 1500mm ABOVE FLOOR LEVEL.
4a HOSE REELS TO BE INSTALLED IN ACCORDANCE WITH SABS 543.
4b 30m LONG 20mmØ FIRE HOSES, IN ACCORDANCE WITH SABS CODE OF PRACTICE 0400. TO BE FIXED TO WALLS WITH 100mmØ RAG BOLTS, 2100mm ABOVE FLOOR LEVEL TO CENTRE
5. FIRE HOSE REEL
5. WATER SUPPLY TO THE FIRE FIGHTING EQUIPMENT TO COMPLY WITH THE ATTACHED RATIONAL DESIGN AND WITH WATER BRANCH BY-LAWS
6. FIRE DETECTION AND ALARM TO COMPLY WITH ALL ASSOCIATED WARNING DEVICES
7. PHOTOLUMINESCENT ESCAPE SIGNS TO BE PROVIDED AND TO COMPLY WITH SABS 1186 PHOTOLUMINESCENT
8. FIRE EXIT SIGNS INDICATING FIRE EQUIPMENT TO BE PROVIDED AND TO COMPLY WITH SABS 1186
8. PORTABEL FIRE EXTINGUISHERS TO BE HUNG ON PURPOSE MADE BOARDS AS INDICATED ON PLAN
9. ROOF VOID SUBDIVIDED WITH NON-COMBUSTIBLE FIRE STOPS INTO AREAS NOT EXCEEDING 1000m² IN AREA
10 SUSPENDED CEILINGS AND ITS SUPPORTING MEMBERS SHALL BE OF NON-COMBUSTIBLE MATERIAL.
11 STRUCTURAL ELEMENTS AND COMPONENTS SHALL HAVE A MINIMUM STABILITY RATING OF
30 MINUTES.
12 UPON COMPLETION OF WATER RETICULATION SYSTEM, WATER BRANCH WILL BE CONTACTED FOR FINAL INSPECTION AND
TEST. THE NOMINAL DIAMETER OF THE COMMUNICATION PIPE WILL BE NOT LESS THAT 19mm

DRAINAGE NOTES

1 ALL PLUMBING AND DRAINAGE WORK AND INSTALLATION OF SANITARY FITTINGS TO COMPLY WITH THE RELEVANT LOCAL AUTHORITY BY LAWS, REGULATIONS AND SABS 0400.
2. ALL DRAIN PIPES - MINIMUM FALL 1:60, MAXIMUM FALL 1:10.
3. ALL WASTE PIPES AND SOIL PIPES TO BE FULLY ACCESSIBLE ALONG ENTIRE LENGTH OF PIPE.
4 JJ TO BE PROVIDED AT EVERY BEND, JUNCTION AND CHANGE IN DIRECTION AND EVERY 24mm WITH MARKED COVERS AT GROUND LEVEL.
5. ALL PIPES TO BE BEDDED IN SAND TO 150mm ABOVE PIPE-REGEAL TRAPS.
6. VENT PIPE OUTLET TO BE MIN. 2m ABOVE ANY OPENING.
7. GULLEYS TO BE TRAPPED AND WITH SUITABLE GULLEY GRATING AND TO BE 150mm BELOW ADJACENT GROUND LEVEL.
8. ALL DRAINS UNDER BUSINGS OR FOOTINGS TO BE ENCASED IN MIN. 100mm CONCRETE ALL ROUND THE PIPE.
9. ALL WASTE PIPES AND DOORS TO BE SLEEVED AND BE FITTED WITH EASILY ACCESSIBLE C.E. ABOVE FLOOR LEVEL AT EACH END OF SLEEVE
10. NO DRAIN BENDS OR JUNCTIONS IN OR UNDER FLOOR SLAB.
11. KEEP ALL DRAINS MIN. 900mm FROM CONCRETE FOUNDATIONS.

RAILING NOTES

THE BALUSTRADES ARE A DESIGN AND SUPPLY CONTRACT, AND THE SUBCONTRACTOR MUST PROVIDE A PROFESSIONAL ENGINEERS CERTIFICATE ON COMPLETION.

FOR CONSTRUCTION

NOTE:
1. This drawing may not be scaled. Only figured dimensions and levels may be used.
2. All Dimensions and levels to be checked on site before commencement of work. Refer any discrepancies to the ADA representative immediately.
3. This drawing is to be read in conjunction with all relevant details, and consulting engineers drawings.
4. All work to be carried out in accordance with local authority requirements, National Building Regulations, and relevant S.A.B.S. standards.
5. The design on this drawing is copyright and remains the property of Architectural Design Associates

Client
PRASA
Be moved
prasa
PASSENGER RAIL AGENCY OF SOUTH AFRICA

Project
Park Station

Drawing
ROOF PLAN - SOUTH

Scale	Date	Drawn
As indicated	2023-11-14	JK
Project No.	Drawing No.	Revision No.
21464-00	202	A

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ROOF PLAN (South)
scale 1:200

NOTE: ALL DIMENSIONS ARE FOR INFORMATION ONLY TO INDICATE AREAS OF ROOFS AND ARE TO BE CHECKED ON SITE