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ROOF**SHEETING**

THE ROOF SHEETING IS IN STRUCTURAL SOUND CONDITION.
CHECK ALL SCREWS TO BE WATERPROOFED
PREPARE ROOF SHEETING FOR PAINTING STRICTLY TO PAINT MANUFACTURERS SPECIFICATIONS - INCL. UNDERSIDE OF OVERHANG.
MECHANICALLY CLEAN ROOF SHEETING WITH HIGH PRESSURE HYDRO WASH
CHECK ALL ROOF SCREWS THAT THEY ARE TIGHT AND SEAL PROPERLY.
MECHANICALLY CLEAN AROUND SCREWS TO RECEIVE WATERPROOF MEMBRANE.
USE ABE STITCH BOND POLYESTER MEMBRANE 60 x 60mm.
APPLY THE FIRST BASE COAT OF SUPER LAYCRYL LIQUID WATERPROOFING COMPOUND OVER TO SCREW - 10mm WIDER THAN MEMBRANE.
THEN SATURATE THE STITCH BOND POLYESTER MEMBRANE WITH SUPER LAYCRYL AND APPLY TO THE SHEETING OVER THE SCREW AND ALLOW TO DRY.
APPLY A SECOND COAT OF SUPER LAYCRYL LIQUID WATERPROOFING COMPOUND OVER THE DRIED MEMBRANE.
ENSURE THE MEMBRANES IS COMPLETELY SATURATED.

PREPARE ROOF SHEETING FOR PAINTING.- INCL. UNDERSIDE OF OVERHANG

	PAINT SYSTEM	RECOATING TIME AT 23deg. C	SPREADING RATE PER sq.m PER LITRE
CLEANER	DULUX GALVANISED IRON CLEANER		
COAT 1	DULUX PRIMER FOR GALVANISED IRON	18 HRS. MIN. 14 DAYS MAX.	10
COAT 2	DULUX ROOFGUARD ACRYLIC ROOF COATING	4 HOURS	8
COAT 3	DULUX ROOFGUARD ACRYLIC ROOF COATING	4 HOURS	8

FASCIA

THE FASCIA IS IN STRUCTURAL SOUND CONDITION.
REMOVE FASCIA TEMPORARILY TO REPLACE THE ROTTEN GUTTERS
SAND FASCIA TO SOUND CONDITION, CLEAN AND PREPARE FOR PAINTING

PAINT FACIAS WITH PROMINANT SATIN ACRYLIC - MISTY MORNING 1403 - Y51R.
RE-INSTALL ON NEW SUPPORT MEMBERS IF REQUIRED AFTER THE INSTALLATION OF THE NEW GUTTERS.
ENSURE ALL LAPS IS GOOD ON OVERHANG AND EAVES.

THE TOTAL STEEL FASCIA BRACKETS SYSTEM OF 70x70 ANGLES TO BE SANDED, CLEANED AND PREPARED FOR PAINTING.
PAINT 2 COATS HAMMERITE GREY
BADLY RUSTED AREAS TO BE REPLACED.
PAINT 1 COAT UNIVERSAL PRIMER FOR STEEL
PAINT 2 COATS HAMMERITE GREY.

GUTTERS AND DOWNPIPES

REPLACE ALL GUTTERS AND DOWNPIPES
INSTALL 150 x 150 x 0,8 ALUMINIUM PRE-PAINTED CONTINUOUS LENGTH GUTTER AND 100 x 100 DOWNPIPES
DOWNPIPES AT THE ORIGINAL POSITION
THE WORK ON THE ROOF SHEETING MUST BE COMPLETE BEFORE THE GUTTERS IS REPLACED

OVERHANG

STEEL OVERHANG IS IN SOUND CONDITION
AFTER THE REMOVAL OF THE GUTTERS AND THE FASCIA, SAND THE STEEL TO SOUND CONDITION.
CLEAN AND PREPARE FOR PAINTING
PAINT TWO COATS DULUX HAMMERITE LIGHT GREY

WALLS

EXTERIOR FACEBRICK IS IN SOUND CONDITION
SEAL ALL MINOR CRACKS WITH AN EXTERIOR CRACK FILLER.
SAND DOWN AND REMOVE ALL LOOSE AND FLAKING PAINT.
PREPARE WALL FOR PAINTING TO THE PAINT MANUFACTURER'S SPECIFICATION.
PAINT WALLS WITH 2 COATS PROMINENT SATIN ACRYLIC WHITE.
FOR THE PAINTING OF THE ACID RESISTANT PAINT TO THE BATTERY ROOM, SEE DRG. VUL18P05-SE-E50 SHT. 3

PORCH 1, 2 AND 3**FLOOR**

MECHANICALLY CLEAN CONCRETE TILES
PAINT 100mm HIGH TILE SKIRTING. PREPARE FOR PAINTING AND PAINT ENAMEL BLACK.
REPLACE 4-OFF BROKEN UNION TILES WITH MATCHING COLOUR

CEILING

SAND DOWN AND REMOVE ALL LOOSE AND FLAKING PAINT.
EXPOSED SCREWS TO BE COVERED WITH GYPROX RHINOGLIDE
PREPARE CEILING FOR PAINTING.
PAINT WALLS WITH 2 COATS PROMINENT SHEEN ACRYLIC WHITE TO MANUFACTURERS SPECIFICATION.

RAILING

SOLID STEEL 25x25 SQ. @ 230mm CRS.
SAND DOWN HANDRAIL TO REMOVE LOOSE FLAKING PAINT
PREPARE FOR PAINTING AND PAINT TWO COATS DULUX HAMMERITE SMOOTH BLACK.

STEPS

TILES ON STEPS TO BE REPLACED WITH MATCHING UNION TILES

KITCHEN UNIT

REPLACE THE EXISTING OUTDOOR KITCHEN UNIT.
INSTALL A JAYFURN INDUSTRIES OR SIMILAR APPROVED, STEEL 900 SINK UNIT WITH STAINLESS STEEL SINK TOP AND LEFTHAND SINGLE BOWL
SIZE = 900 x 495 x 882 HIGH.
STEEL UNIT TO BE POWDER COATED FINISH - WHITE
PRESSED STEEL GRAB HANDLES.
TWO DOORS WITH SOLID STEEL HINGES.
KICKPLATE INCORPORATED WITH UNIT

GULLEY AT PORCH

CLEAN AND MAKE GOOD THE TOTAL GULLEY AREA
GULLEY, WATER PIPES, WASTE PIPES

DOORS**CONTROL, CARRIER & BATTERY ROOM**

DOOR SIZE IS 1,6 x 2,8m IN TWO LEAFES - 7 OFF
ALL DOORDS IN GOOD CONDITION.
SAND, CLEAN AND PREPARE FOR PAINTING. PAINT ONE COAT UNIVERSAL PRIMER FOR STEEL AND TWO COATS HAMMERITE GREY.
MAKE GOOD THE EXISTING HASP & STAPLE.

REPLACE THE EXIST DOOR HANDLE OPENING MECHANISM WITH DORMA MORTICE LATCH AND DORMA SOLID STAINLESS STEEL LEVER HANDLE.

FIT TO THE BOTTOM OF THE BATTERY ROOM A 70mm ALUM. STRIP TO COVER THE RUSTED AREA.
SAND DOWN THE RUST, PAINT WITH HAMMERITE AND FIT ALUM. STRIP WITH EPOXY AFTER PAINT IS DRY.
SONDOR SBR STRIPS DUST SEALS TO ALL THE DOOR FRAMES
CONTROL ROOM DOOR TO BE MODIFIED TO SEAL TIGHT, CLOSE THE OPENING AT THE TOP OF THE CONTROL ROOM DOOR WITH AN ALUMINIUM STRIP

ABLUTION

SEE DRAWING VUL18P05-SE-E50 SHT. 2

CARRIER ROOM - OFFICE SIDE

REPLACE DOUBLE DOOR TO FIT FRAME - 1620 x 2775 WITH
TIMBER DOUBLE DOOR IN TWO LEAVES WITH REBATING MEETING STYLES.
FIT SONDOR SBR STRIPS TO MAKE DOOR DUST PROOF.
FIT A DORMA MORTICE LATCH AND DORMA SOLID STAINLESS STEEL LEVER HANDLE.
FIT A SOLID BRASS HASP & STAPLE

FIRE EXTINGUISHERS

9-OFF
REPLACE ALL EXTINGUISHER CABINETS TO SUIT THE EXISTING SIZE.
CABINETS TO BE SANS APPROVED

PLUMBING NOTES

ALL PLUMBING SHALL BE COPPER USED WITH THE CAPILLARY SOLDER SYSTEM AND TO CONFORM TO TO SANS 460.
TUBING UNDERGROUND SHALL BE CLASS 3
TUBING ABOVE GROUND SHALL BE CLASS 0
NO BENDING ALLOWED AND FITTINGS TO BE USED
ALL PIPES TO PASS A 1 HOUR PRESSURE TEST AT 1 1/2 X PRESSURE.
PRESSURE RELEASE VALVE AT GEYSER TO BE ISOLATED.
NO PERSON SHALL PERFORM THE TRADE OF PLUMBING IF HE/SHE IS NOT A REGISTERED LICENCED PLUMBER WITH THE PLUMBING INDUSTRY REGISTRATION BOARD
A CERTIFICATE OF COMPLIANCE MUST BE ISSUED AFTER THE COMPLETION OF THE WORK.
CONTRACTOR TO ENSURE ALL OUTLETS IS IN GOOD WORKING ORDER.
CONTRACTOR TO DO A FULL INVESTIGATION TO THE CONDITION OF THE SEPTIC TANK AND FRENCH DRAIN.

FLOOR**CONTROL AND CARRIER ROOMS**

IT IS CRITICAL THAT NO DUST IS ALLOWED WHILE REPLACING THE VINYL TILES.

VINYL TILES IN GOOD CONDITION
MECHANICALLY CLEAN PROPERLY AND POLISH WITH SUITABLE POLISH FOR VINYL TILES

SKIRTING

REMOVE EXISTING SKIRTINGS TO CONTROL AND CARRIER ROOMS
FIT 75 x 19mm THICK ARIS ROUNDED TO TOP - SUPAWOOD TO WALL WITH PLUG AND SCREW.
SCREW HEADS TO BE SEALED WITH FILLER.
PAINT ONE COAT PINK PRIMER AND TWO COATS PLASCON VELVAGLO - CREAM COLOUR.
BEFORE FIXING TO WALL.

0	FIRST ISSUE						
REV	REVISION DESCRIPTION	DRAWN	CHKD	AUTH	DATE	REFERENCE DRAWINGS	
APPROVED BY	A.MANEL I				Eskom Holdings SOC Ltd Reg No 2002/015527/30		
DATE	15/10/2021						
CHECKED BY	B.HAJEE		GROOTVLEI GENERAL BUILDING SPECIFICATIONS				
DATE	15/10/2021						
DRAWN BY	A.TIFLOEN						
DATE	15/10/2021						
SCALE	1:2		GRO_001			SHEET NUMBER	REVISION
						0	0

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SIZE
GROOTTE **A3L**