

ROOF T&SS BUILDING

1:200



BUILDING C BRIEF AND ROOF NOTES

BRIEF:

- 1 - REPLACE WHOLE ROOF WITH NEW KLIPLOK SHEETING, APPROPRIATE FLASHINGS, NEW GUTTERS AND DOWNPIPES.
- 2 - NEW GUTTERS AT LEAST 150X150MM TO BE POWDER COATED IN APPROVED COLOUR (TBD)
- 3 - NEW DOWNPIPES 100 DIAMETER TO BE POWDER COATED IN APPROVED COLOUR (TBD)
- 4 - EAVES BEAM FILLING TO CREATE A SEALED BUILDING ENVELOPE AND FOR PEST CONTROL.

- IF SPRINKLERS ARE OLDER THAN 10 YEARS, A FEW OF THE HEADS NEED TO GO FOR TESTING. IF ONE OF THEM FAIL, THEY ALL NEED TO BE REPLACED. IF SPRINKLE SYSTEM IS OLDER THAN 20 YEARS THE SAME APPLIES AND A PIECE OF THE PIPE NEEDS TO BE REMOVED FOR TESTING AS WELL. IF THAT FAILS, THEY REQUIRE REPLACEMENT. DUE TO THE SPACE BEING OFFICES, A 68 DEGREE SPRAY WILL BE SUFFICIENT.
- 6 - CEILING BY OTHERS. APPROVED COMPANY TO DO FULL INSTALLATION AND PROVIDE SUITABLE SPECIFIED CEILING FOR SPACE.

- REPLACE KITCHENETTE
22MM THICK RUSTENBURG BLACK (OR SIMILAR APPROVED) GRANITE COUNTER TOP, WITH 75MM HIGH SPLASHBACK (IN THE SAME MATERIAL (POLISHED BEVELLED EDGE REQUIRED).
DOORS AND SIDE PANELS TO BE NATURAL OAK VENEER. INSIDE OF PANELS AND INSIDE SHELF TO BE WHITE MELAMINE.
STAINLESS STEEL PULL HANDLES WITH CABINET LOCKS TO BE PROVIDED. (OR SIMILAR APPROVED) CABINETS TO HAVE ALUMINIUM KICKPLATES.
- 8 - PRESSURE HOSE CLEAN GUTTERS AND STRIP OFF PAINT WITH TURPENTINE. GUTTERS TO BE PREPARED FOR POWDER COATING IN APPROVED COLOUR (TBD).

ROOF SHEETING SPECIFICATION:

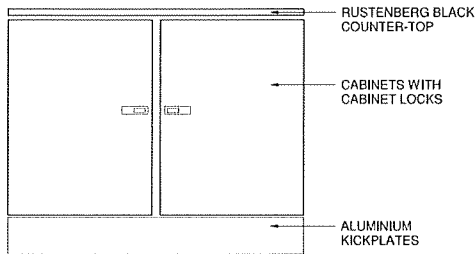
GLOBAL ROOFING SOLUTIONS 700MM COVER KLIP-LOK 700™ PROFILE ROLL-FORMED IN CONTINUOUS LENGTHS FROM 0.58MM THICK GALVANISED STEEL, Z200 SPELTER ISQ550 CHROMADEK® DARK DOLPHIN FINISH TOPCOAT AND PEBBLE GREY BACKING COAT ROOF SHEETING, FIXED TO STEEL INTERMEDIATE PURLINS AT MAX 2500MM CENTRES AND EAVES AND RIDGE PURLINS AT MAX 2100MM CENTRES (FINAL SPACING TO BE CALCULATED BY AN ENGINEER) USING KL700 PLUS CLIPS FIXED WITH 10NO.16 X 16MM LONG SELF-DRILLING 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. PLASTIC SHEET USB GREEN 250 MICRON SABS 3M X 30M ROOF LINER.

INSULATION SPECIFICATION:

SISASCRIM HEAVY DUTY ROOF INSULATION FOIL, NON-COMBUSTIBLE, ASSISTS IN DUST AND WATERPROOFING, CONTROLS AND REGULATES TEMPERATURE, REDUCES ENERGY CONSUMPTION, 1200MM X 40M (OR SIMILAR APPROVED)

ROOF TO BE COMPLIANT WITH SANS 10400 PART L

ROOF TO BE FITTED WITH NEW GALVANISED GUTTER AND DOWNPIPE



KITCHENETTE CABINETS DIAGRAM (INDICATIVE)

GENERAL NOTES

- 1) This drawing is the copyright of the architect.
- 2) The contractor is to check and verify the sufficiency of all existing work and determine on the drawing before commencing work.
- 3) Any variations, omissions and errors are to be reported to the architect immediately.
- 4) All measurements are not to be scaled from drawings.
- 5) The contractor is to ensure that all work is done in accordance with the relevant standards and specifications.
- 6) All materials and workmanship are to be approved by the architect.
- 7) Each contractor and material supplier is assumed to be experts in their field and is responsible for the product produced by them. Should they believe that the conditions or the use of their product are not conducive to the production of an acceptable product, they are to report same.
- 8) It is to be of changes in dimensions and drawings.
- 9) It is to ensure that the finished work is in accordance with the relevant standards and specifications.
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DRAWING REVISIONS

REV	ISSUE DATE	DRAWING REVISION DESCRIPTION
A	25/02/2023	ISSUED FOR INFORMATION
B	27/02/2023	UPDATED FOR COSTING
C	15/07/2023	UPDATED ROOF INFORMATION

KEY LEGEND

SIGNATURES

ARCHITECTURE:

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT



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DETAILS

ROTEK ENGINEERING

PROJECT NAME & DESCRIPTION

ROTEK ENG. ESKOM

Roseville, Johannesburg South, 2015

DRAWING DESCRIPTION

ROOF PLAN BUILDING C

PROJECT NUMBER: DRAWING NUMBER:

23007 103

SCALE: PRINT SIZE:

1:200 A3

REVISION: 1st DATE:

C 03/02/23

DRAWN BY:

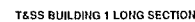
JLP

FOR INFORMATION

COUNCIL SUBMISSION SHEET NUMBER 3.1



COUNCIL SUBMISSION SHEET NUMBER 1 / ____



160



150

KEY LEGEND

FOR INFORMATION

CORNER SUBMISSION SHEET FOR SEAT 17.

CEILING NOTE:
- ALL CEILINGS TO BE
INSPECTED FOR WATER
DAMAGE AND BE
REPLACED WITH NEW
WHERE NECESSARY.

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OFFICE CEILING TO BE INSPECTED
AND REPLACED WITH NEW 1200 x
600mm LAY IN CEILING GRID WITH
ROCKFON ARTIC CEILING TILES,
SOUND ABSORPTION 0.9 CLASS A,
WHERE NECESSARY.

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GROUND CEILING LAYOUT BUILDING C

1:100

FLUSH PLASTERED CEILING IN
OFFICE TO BE REMOVED AND
REPLACED WITH NEW 5000
COATED AND PAINTED CEILING.

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REPLACED WITH NEW 5000
COATED AND PAINTED CEILING.

FLUSH PLASTERED CEILING IN
KITCHENETTE TO BE REMOVED
AND REPLACED WITH NEW 5000
COATED AND PAINTED CEILING.

FLUSH PLASTERED CEILING IN
BOARDROOM TO BE REMOVED
AND REPLACED WITH NEW 5000
COATED AND PAINTED CEILING.

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FIRST CEILING LAYOUT BUILDING C

1:100

GENERAL NOTES

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- (2) The contractor is to check and verify the sufficiency of information, levels and dimensions on the drawing before commencing work.
- (3) Any omissions, omissions or errors are to be reported to the architect on site.
- (4) Dimensions are not to be taken from drawings.
- (5) Should the contractor proceed with the above work, he does so at his own risk.
- (6) All materials and building works are to be tested, applied and carried out in accordance with the SABS (SANS) national building regulations, local bylaws and manufacturers' specifications.
- (7) Each contractor and material supplier is assumed to be experts in their field and is responsible for the product produced. If they should they believe that the product or the use of their product are not suitable to the production of an acceptable product, they are to report same.
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DRAWING REVISIONS

REV	ISSUE DATE	DESCRIPTION
A	27/05/2023	UPDATED FOR COSTING

KEY LEGEND

SIGNATURES

ARCHITECTURE: *[Signature]*

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT
INCLUSIVE DESIGN
ARCHITECTS

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DETAILS
ROTEK ENGINEERING

PROJECT NAME & DESCRIPTION
ROTEK ENG. ESKOM

Rosherville, Johannesburg South,
2075

DRAWING DESCRIPTION
T&S Ceiling Layouts

PROJECT NUMBER:	DRAWING NUMBER:
23507	113
SCALE:	PERIT SIZE:
1:100	A3
REVISION:	DATE:
A	04/03/23
DRAWN BY:	JLP

FOR INFORMATION
COUNCIL SUBMISSION SHEET NUMBER 1 / ...