



ROOF COVERING:
NO DELAMINATION OF MEMBRANE DETECTED.
RECOMMENDATION: POSSIBLE SERVICING ONLY OF
MEMBRANE WITH NEW COAT OF SILVER PAINT.
INSPECTION BY WATERPROOFING SPECIALIST.

RAINWATER GOODS:
NEW FASCIA AND GUTTER TO REPLACE EXISTING.
(APPEARS TO BE ASBESTOS)

ROOF COVERING:
ROOF SHEETS DAMAGED AND REPAIR NOT
ECONOMICALLY VIABLE WITH LIMITED LIFESPAN.
RECOMMENDATION: REPLACE ALL FIXING SCREWS.
NEW FLASHING TO HEAD AND SIDEWALL.

RAINWATER GOODS:
ABSENT. NEW FASCIA AND GUTTER TO ROOF.

ROOF COVERING:
ROOF SHEETS DAMAGED AND REPAIR NOT
ECONOMICALLY VIABLE. RECOMMENDATION:
REPLACE ENTIRE ROOF.

RAINWATER GOODS:
NEW FASCIA AND GUTTER TO REPLACE EXISTING.

ROOF COVERING:
RECOMMENDATION: WATERPROOFING MEMBRANE
DELAMINATING. WOOD ROT VISIBLE ALONG
GUTTER EDGE. REPLACE BOARD AND
WATERPROOFING COMPLETELY.

ROOF COVERING:
SHEETING IN VERY GOOD CONDITION.
FLASHINGS COMPROMISED BY PREVIOUS
ELECTRICAL INSTALLATION. POTENTIALLY
REPLACE HEADWALL FLASHING. NO VISIBLE
LEAKS TO CEILING BELOW.

ROOF COVERING:
SHEETING IN ACCEPTABLE CONDITION.
RECOMMENDATION: REPLACE EXISTING HEAD AND
SIDEWALL FLASHING WITH WIDER SECTION TO
COVER RIVETS AND EXTENDED SHEETS.
ATTEND TO WATERPROOFING ALONG PARAPETS.

RAINWATER GOODS:
EXISTING GUTTER AND DOWNPIPES
IN GOOD ORDER.
GOOD CLEAN AND SERVICE REQUIRED.

ROOF COVERING

- ROOF SHEETING RIDGE / EDGE FLASHING
- ROOF SHEETING VALLEY GUTTER
- ROOF SHEETING HEAD / SIDEWALL FLASHING
- RAINWATER GOODS FACIA WITH GUTTER
- RAINWATER GOODS BOX GUTTER & RELATED FLASHINGS
- [Image] ROOF SHEETING CORRUGATED STEEL
- [Image] CONCRETE ROOF WATERPROOF MEMBRANE
- [Image] TIMBER BOARD ROOF WATERPROOF MEMBRANE
- [Image] TILED ROOF CEMENT TILES
- [Image] TILED ROOF FIBRE CEMENT / SLATE TILES
- [Image] TILED ROOF TERRACOTTA TILES
- [Image] ROOF SHEETS ASBESTOS

CONDITION:

- (A) EXCELLENT CONDITION NO WORK REQUIRED
- (B) ACCEPTABLE STANDARD NO WORK REQUIRED
- (C) ACCEPTABLE STANDARD LOCALISED CONDITION ISSUES
- (D) DETERIORATION / COMPROMISED AREAS. SERVICE REQUIRED
- (E) LOCALISED DETERIORATION / COMPROMISED AREA. PARTIAL REPLACEMENT RECOMMENDED
- (F) TOTAL DETERIORATION COMPLETE REPLACEMENT RECOMMENDED

REFERENCE IMAGES:

- (1) → EXTERNAL VISUAL OBSERVATION REFER TO ANNEXURE
- (2) → INTERNAL VISUAL OBSERVATION REFER TO ANNEXURE

OBSERVATION:

* REFER TO NOTES ON DRAWING IN RED. REFERENCE TO PHOTO AS PER ANNEXURE.

RECOMMENDATION:

* REFER TO NOTES ON DRAWING IN RED. REFERENCE TO PHOTO AS PER ANNEXURE.

ROOF SPEC FINISH:

- (A) IFR ROOF SHEETING
- (B) LONG SPAN STEEL ROOFSHEETS: SAFINTRA NULOCK 53MM
- (C) CEMENT TILE
- (D) FIBRE CEMENT TILE
- (E) NATURAL SLATE TILE
- (F) CLAY TILE
- (G) WATERPROOF MEMBRANE TORCH ON OR SIMILAR

NOTES:

REFER TO PHOTOGRAPHS IN ANNEXURE WITH REGARDS TO VISUAL INSPECTION, OBSERVATIONS & RECOMMENDATIONS.

REFER TO PROFESSIONAL INSPECTION AND REPORT FROM WATERPROOFING SPECIALIST.

REFER TO PROFESSIONAL INSPECTION AND REPORT FROM STRUCTURAL ENGINEER.

REFER TO PROFESSIONAL INSPECTION AND REPORT FROM ELECTRICAL AND MECHANICAL ENGINEER.

REPORTS ARE BASED ON VISUAL INSPECTIONS AND OBSERVATIONS. NOT ALL AREAS WERE AVAILABLE FOR INSPECTION LIMITED ACCESS TO AVAILABLE AREAS. ASSUMPTIONS WERE MADE BASED ON THE CONDITION OF SIMILAR AREAS WHERE AREAS WERE UNAVAILABLE OR OUT OF REACH FOR INSPECTION. NOTES WERE MADE AT THE TIME OF INSPECTION AND IT IS ASSUMED THAT AREAS COULD INCUR FURTHER DAMAGE AND DETERIORATION WITHOUT THE NECESSARY SERVICE AND MAINTENANCE REQUIRED. TERMS & CONDITIONS APPLY.

NOTES:

- THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.R. SANS 10050 AND LOCAL AUTHORITY REGULATIONS.
- THIS DRAWING IS NOT TO BE SCALED
- ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

RevID	ChID	Change Description	Date	IssID

Owner:
NATIONAL DEPARTMENT OF PUBLIC WORKS
Date: March 2023

Architect:
F. NORTJÉ
Date: March 2023

ARCHITECT: **Osmond Lange Architects and Planners (Pty) Ltd**
Cape Town
Postal: PO Box 499, Bellville, 7535
Address: 1797 Tamboer E. St, Woodway, Bellville, Cape Town
E-mail: info@osmondlange.co.za
Tel: +27 (0) 21 948 2803 / 1877
Fax: +27 (0) 21 948 3455

PROJECT:
Roofscape Renovation, Repairs and Upgrading.
Iziko Building - BO-KAAP MUSEUM (IBK)
21 Whale Street, Cape Town
FOR Iziko Facilities Management
ON March 2023

DRAWING TITLE:
Roof Plan
Iziko Bo-Kaap Museum (IBK)

BUILDING CLASSIFICATION		CLIMATIC ZONE	
Museum		-	
RESPONSIBLE PERSON	DATE	APPROVED	
DESIGN F. NORTJÉ	March 2023		
DRAWN J. DE GOEDE			
COUNCIL SUBMISSION			
<small>DRAWING PATH: Applications\GRAPHISOFT\ARCHICAD 21\Defaults\ARCHICAD\ARCHICAD 21 Template.tpl</small>			
SCALE	SHEET SIZE		
1:100	A1		
PROJECT No.	DRAWING NUMBER	REVISION	
220138	A.02	1	

ROOF PLAN LAYOUT 1:100

BO-KAAP MUSEUM