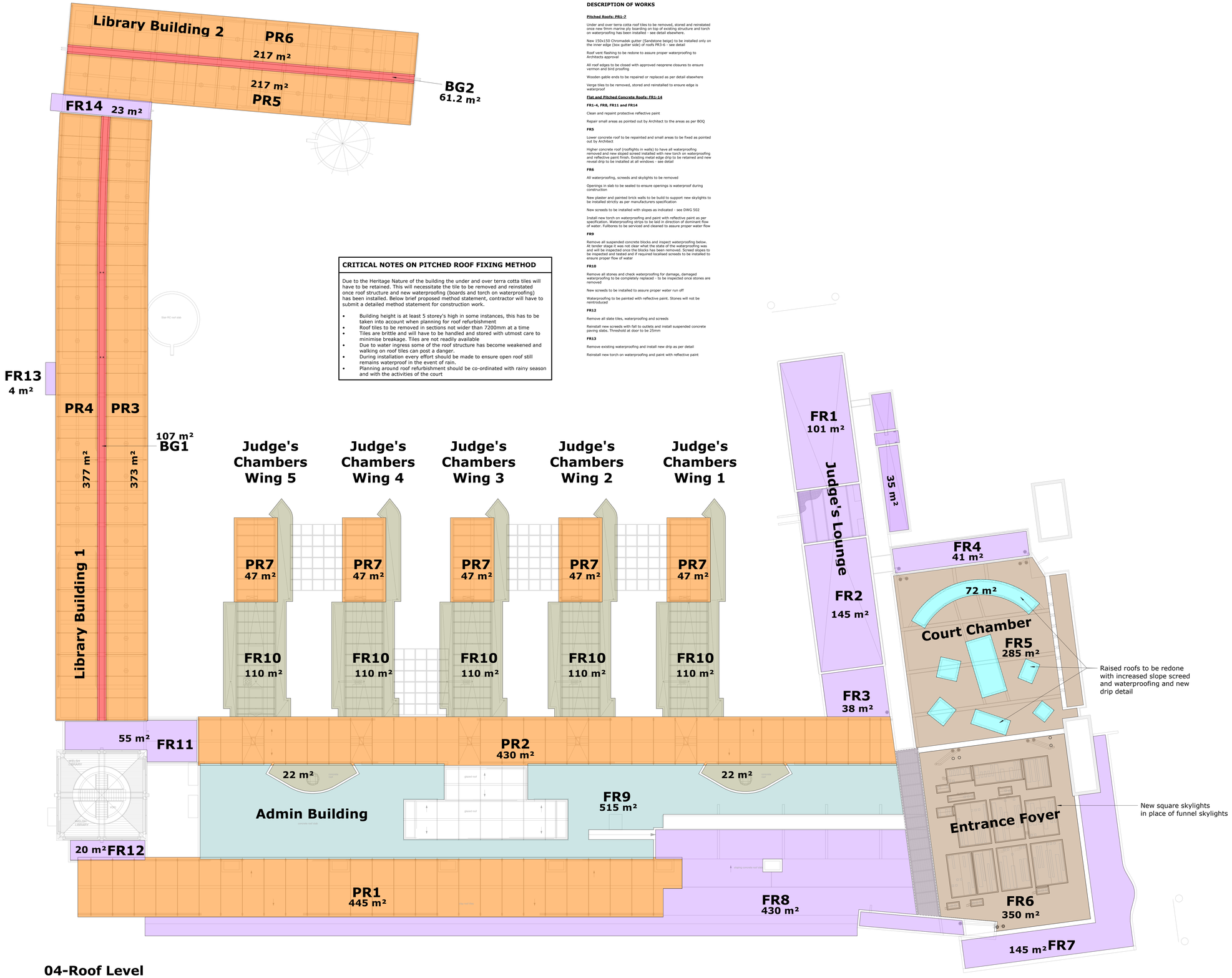

04-Roof Level

1 : 150

CRITICAL NOTES ON PITCHED ROOF FIXING METHOD

Due to the Heritage Nature of the building the under and over terra cotta tiles will have to be retained. This will necessitate the tile to be removed and reinstated once roof structure and new waterproofing (boards and torch on waterproofing) has been installed. Below brief proposed method statement, contractor will have to submit a detailed method statement for construction work.

- Building height is at least 5 storey's high in some instances, this has to be taken into account when planning for roof refurbishment
- Roof tiles to be removed in sections not wider than 7200mm at a time
- Tiles are brittle and will have to be handled and stored with utmost care to minimise breakage. Tiles are not readily available
- Due to water ingress some of the roof structure has become weakened and walking on roof tiles can post a danger.
- During installation every effort should be made to ensure open roof still remains waterproof in the event of rain.
- Planning around roof refurbishment should be co-ordinated with rainy season and with the activities of the court

DESCRIPTION OF WORKS

Pitched Roofs: PR1-7

Under and over terra cotta roof tiles to be removed, stored and reinstated once new 9mm marine ply boarding on top of existing structure and torch on waterproofing has been installed - see detail elsewhere.

New 150x150 Chromadek gutter (Sandstone beige) to be installed only on the inner edge (box gutter side) of roofs PR3-6 - see detail

Roof vent flashing to be redone to assure proper waterproofing to Architects approval

All roof edges to be closed with approved neoprene closures to ensure vermon and bird proofing

Wooden gable ends to be repaired or replaced as per detail elsewhere

Verge tiles to be removed, stored and reinstalled to ensure edge is waterproof

Flat and Pitched Concrete Roofs: FR1-14

FR1-4, FR8, FR11 and FR14

Clean and repaint protective reflective paint

Repair small areas as pointed out by Architect to the areas as per BOQ

FR5

Lower concrete roof to be repainted and small areas to be fixed as pointed out by Architect

Higher concrete roof (rooflights in walls) to have all waterproofing removed and new sloped screed installed with new torch on waterproofing and reflective paint finish. Existing metal edge drip to be retained and new reveal drip to be installed at all windows - see detail

FR6

All waterproofing, screeds and skylights to be removed

Openings in slab to be sealed to ensure openings is waterproof during construction

New plaster and painted brick walls to be build to support new skylights to be installed strictly as per manufacturers specification

New screeds to be installed with slopes as indicated - see DWG 502

Install new torch on waterproofing and paint with reflective paint as per specification. Waterproofing strips to be laid in direction of dominant flow of water. Fullbores to be serviced and cleaned to assure proper water flow

FR9

Remove all suspended concrete blocks and inspect waterproofing below. At tender stage it was not clear what the state of the waterproofing was and will be inspected once the blocks has been removed. Screed slopes to be inspected and tested and if required localised screeds to be installed to ensure proper flow of water

FR10

Remove all stones and check waterproofing for damage, damaged waterproofing to be completely replaced - to be inspected once stones are removed

New screeds to be installed to assure proper water run off

Waterproofing to be painted with reflective paint. Stones will not be reintroduced

FR12

Remove all slate tiles, waterproofing and screeds

Reinstall new screeds with fall to outlets and install suspended concrete paving slabs. Threshold at door to be 25mm

FR13

Remove existing waterproofing and install new drip as per detail

Reinstall new torch on waterproofing and paint with reflective paint

NOTES

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	REFERENCE DRAWINGS
DRG. No.	DRAWING TITLE

CLIENT

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PROJECT

DBSA Maintenance Project - Constitutional Court
Queens Road - Hillbrow

DRAWING DESCRIPTION

Roof Plan

FOR CONSTRUCTION

DESIGNED: S Cronje	SIGNATURE AND DATE: 2018/05/16 01:49:25 PM
DRAWN: S Cronje	SIGNATURE AND DATE: 2018/05/16 01:49:25 PM
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DESIGN CHECKED: M Kruger	SIGNATURE AND DATE: 2018/05/16 01:49:25 PM
PROJ. PRINCIPAL / APPROVED: M Kruger	SIGNATURE AND DATE: 2018/05/16 01:49:25 PM

REV NUM	REVISION DATE	REVISION DESCRIPTION	CHANGED BY	APPROVED BY
0	15/05/18	FOR CONSTRUCTION	SC	MK

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