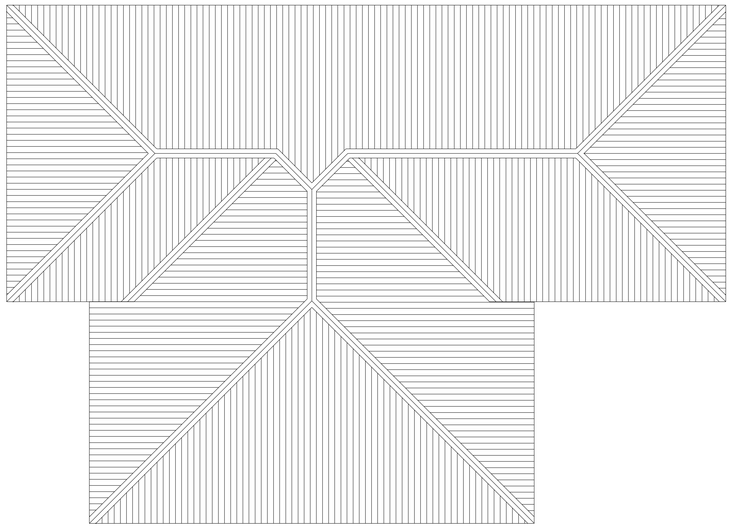
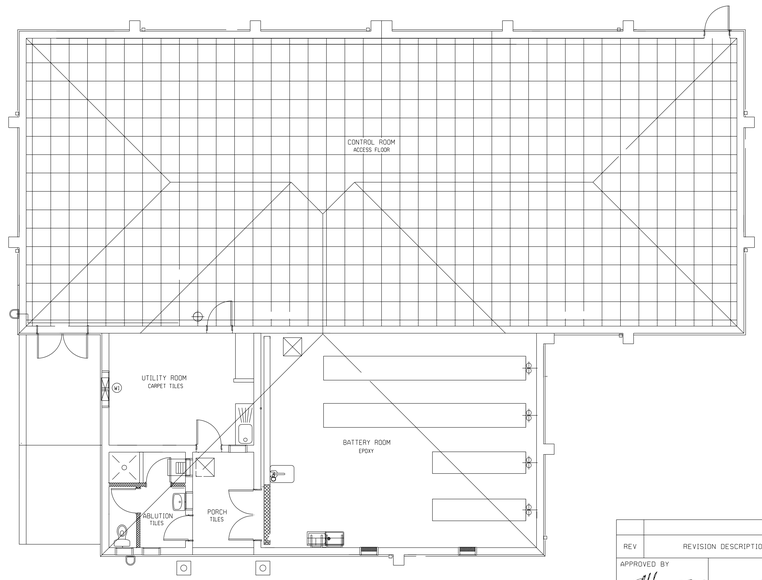
	BATTERY ROOM	ABLUTION	OFFICE ROOM	CONTROL ROOM	ENTRANCE PORCH	DEFECTS	REMEDIES
INTERIOR				●		EXISITNG RAISED ACCESS FLOOR MODULAR PANELS/TILES ARE DAMAGED/WEAK AND ARE A HAZARD TO HUMAN TRAFFIC AND EXISTING CONTROL ROOM EQUIPMENT.	CONTROL ROOM RAISED ACCESS FLOOR MODULAR PANELS/TILES ALONG THE AISLE/THOSE FOUND TO BE UNEVEN TO BE REMOVED AND REPLACED WITH NEW AND APPROVED 600x600mm MODULAR AND INTERCHANGEABLE PANELS AS PER ESKOM STANDARDS. REFER TO DRAWING 0.08/19003 SHT.05
	○	○	●	○	○	OLD CARPET TILES IN OFFICE ROOM ARE DAMAGED AND MISSING.	REMOVE ALL FLOOR FINISHES COMPLETELY AND MECHANICALLY REMOVE THE EXISTING GLUE AND PAINT TO SOUND CONCRETE BY ENCLOSED SHOT BLASTING OR SCARIFICATION. REMOVE ALL RESIDUE AND CLEAN TO LEAVE A DRY AND DUST FREE OPEN TEXTURED SURFACE AND LAY "JOHNSON' PORCELAIN TILES (NON SLIP) TO MANUFACTURER'S SPECIFICATION & INSTRUCTIONS COLOR:BEIGE
					●	BROKEN AND MISSING FLOOR TILES	REMOVE ALL DAMAGED FLOOR TILES. REMOVE ALL RESIDUE TO LEAVE A DRY AND DUST FREE OPEN TEXTURED SURFACE AND LAY 'JOHNSON' PORCELAIN TILES (NON-SLIP) ACCORDING TO MANUFACTURER'S INSTRUCTIONS. COLOUR - BEIGE
	○	○	○	●	●	CEILING BOARD FOUND TO BE DAMAGED AND CEILING TILES FOUND DAMP IN SOME AREAS OF THE BUILDING.	REMOVAL AND REPLACEMENT OF CEILING BEFORE THE REMOVAL OF ANY PART OF THE CEILING, ANY INSULATION MATERIAL IN THE CEILING VOID MUST BE REMOVED AND THEN VACUUMED WITH A STRONG INDUSTRIAL TYPE TO PREVENT ANY DUST TO INFILTRATE THE SENSITIVE PANELS. CEILING TILES/BOARDS TO BE REMOVED MUST BE COVERED AND MADE DUSTPROOF WITH STRONG PLASTIC SHEETING BEFORE REMOVAL.LAPS OF THE CEILING TILES/BOARDS TO BE REOVED MUST BE TAPED WITH DUCKTAPE OR SIMILAR. THE PLASTIC COVER MUST ALSO BE TAPED TO THE FLOOR. ACCESS TO PANELS MUST BE AVAILABLE ON THE END FOR ESKOM PERSONEL. THE COVERING SYSTEM MUST BE APPROVED BY ESKOM BEFORE INSTALLATION. INSULATION TO ALL ROOMS PLACE ABOVE THE CEILING 100mm THICK AEROLIGHT (THINK PINK) TIGHTELY FITTED BETWEEN THE TRUSSES.DO NOT FIT 50mm TO CONFORM TO ENERGY EFICIENCY REQUIREMENTS. IN THE CONTTROL ROOM: REPLACE MISSING CEILING TILES WITH 600 X 600mm LAY-IN CEILING TILES ON EXISTING CEILING GRID. ON THE PORCH:REPLACE 1X CEILING BOARD WITH EVERITE NUTEC CEILING BOARD OF1200mm x 2400mm.FIX BOARD TO 38 X 38 SAP BRANDERING USING 32mm X 2.5mm GALVANISED CEILING NAILS (605-632).BOARDS TO ALIGN WITH EXISTING BOARDS USING GALVANISED H-STRIP/PROFILE.JOINTS TO BE SEALED WITH FIBATAPE AND RHINOLITE. PAINT THE CEILING USING 3 COATS OF WHITE DULUX SIGMACOVER CM COATING.FIRST COAT TO BE DILUTED 50% TO MANUFACTURES SPEC.
	●	●	○	○	○	WALL TILES ARE FALLING OFF	THOROUGHLY CLEAN EXISTING TILES AND GROUT TO REMOVE STAINS AND DIRT. IN THE BATTERY ROOM: INSTALL NEW WALL TILES TO REPLACE WALL TILES HAVE FALLEN OFF.AROUND THE EMERGENCY SHOWER. TILE SPECIFICATION:200 x 200 x 5mm GROUP B OR EQUAL APPROVED WHITE GLAZED WALL TILES TILES GLUED TO WALLS WITH CEMENT BASED TILE ADHESIVE AND WHITE ACID RESISTANCE CEMENT BASED GROUT.INSTALL MATCHING PVC EDGING STRIPS. IN THE TOILET: INSTALL NEW TILES TO REPLACE THE WALL TILES THAT HAVE FALLEN OFF.AROUND THE SINK. TILE SPECIFICATION:200 x 200 x 5mm GROUP B OR EQUAL APPROVED WHITE GLAZED WALL TILES. TILES GLUED TO WALLS WITH CEMENT BASED TILE ADHESIVE AND WHITE CEMENT BASED GROUT. INSTALL MATCHING PVC EDGING STRIPS.
		●	●	●		PAINT ON WALLS REQUIRED	SEAL ALL MINOR CRACKS WITH AN INTERIOR CRACK FILLER. SAND DOWN AND REMOVE ALL LOOSE AND FLAKING PAINT. PREPARE WALL FOR PAINTING TO MANUFACTURER'S SPECIFICATION. PAINT WALLS WITH 2 COATS OF WHITE PROMINENT SHEEN ACRYLIC.
	●	○	○			STAINS, MAJOR CRACKS AND DIRT ON INTERIOR WALLS	SEAL MINOR CRACKS WITH AN INTERIOR CRACK FILLER. SAND DOWN AND REMOVE ALL LOOSE AND FLAKING PAINT. PREPARE WALL FOR PAINTING TO MANUFACTURER'S SPECIFICATION. PAINT WALLS WITH 2 COATS OF WHITE PROMINENT SHEEN ACRYLIC. MAJOR STRUCTURAI CRACKS: SEE REMEDIES BY AN ENGINEER ON SHEET 01/LES23P04-SE-E47
EXTERIOR						ROOF TILES ABOVE CONTROL ROOM ARE NOT ALIGNED AND CONNECTION POINTS ON THE ROOF RIDGE ARE NOT SEALED.	ON ROOF RIDGES ABOVE CONTROL ROOM ONLY. THE CONTRACTOR SHALL REMOVE THE MORTAR FILL ON THE RIDGE TILES. INVESTIGATE OTHER RIDGES ON THE THE REST OF THE ROOF. REMOVE THE ROOF TILES. ALIGN ROOF TILES AND RIDGE TILES WITH CORRECT OVERLAP. ON THE RIDGE. PLACE NEW MORTAR FILL WITH A STRONG 2:1 SAND/CEMENT MIX. RIVER SAND MUST BE USED TO PREVENT SHRINKAGE. WHEN MORTAR FILL IS COMPLETELY DRY.PRIME THE AREA WITH SIKALISTIC-560 DILUTED WITH 10% WATER. APPLY FIRST COAT OF SIKALISTIC-560. ROLL IN THE SIKALISTIC FLEECE-120 OVERLAPPING AT A MINIMUM OF 5cm AND MAKE SURE THERE ARE NO BUBBLES OR CREASES. APPLY SECOND COAT WHILE FIRST COAT IS WET. REPEAT THIS PROCESS TWICE, ONCE THE COATS ARE DRY. SEAL THE AREA WITH 2 COATS OF SIKALISTIC-560. COLOUR - GREY NOTE: PRODUCT TO BE APPLIED AS PER THE MANUFACTURER'S INSTRUCTIONS AND BY SIKA SPECIALIST.
						DIRTY AND CLOAGED AIR VENTS	ONLY 1 X AIR VENTS IS DAMAGED. AIR VENT COVERS TO BE REMOVED AND REPLACED WITH NEW 600X600 ALUPLEAT WASHABLE AIR FILTER PANEL.WITH ALUMINIUM HOLDING FRAME.ALUMINIUM WINLOURE TO BE FITTED WITH WB66 230 WINBLOK WITH SMALL REBATE ON THE OUTSIDE.AIR VENTS TO BE SUPPLIED BY FREUDENBERG TECHNOLOGIES OR SIMILAR APPROVED BY ESKOM
						GUTTERS AND RAINWATER PIPES	GUTTERS ALONG THE FRONT OF THE CONTROL BUILDING AND THE SIDE OF THE BATTERY ROOM ARE DAMAGED AND HAVE FALLEN OFF IN SOME AREAS. LIKELY DUE TO HIGH WINDS.THESE GUTTERS WILL NEED TO BE REPLACED. BUT THE DOWNPIPES CAN STILL BE RE USED. EXISTING GUTTER, DOWNPIPES AND BRACKETS TO BE REMOVED IN THESE AREAS TO ALLOW INSTALLATION OF THE NEW WITH 150x150x0.8mmALUMINIUM PRE-PAINTED CONTINUOUS LENGTHS GUTTERS AND 100x100mm DOWNPIPES AT ORIGINAL POSITIONS. COLOUR: TO MATCH EXISTING

	DEFECIS	REMEDIES
EXTERIOR	WATER INGRESS FROM GROUND WATER INTO THE STRUCTURE	THERE IS EVIDENCE OF WATER INGRESS FROM GROUND WATER INTO THE STRUCTURE WHICH COULD LEAD TO FURTHER DAMAGE IF NOT MITIGATED PROPERLY. SEE REMEDIES BY AN ENGINEER ON SHEET 1/LES23P04-SE-E47
	STAINS, MAJOR CRACKS AND DIRT ON EXTERIOR WALLS	SEE REMEDIES BY AN ENGINEER ON SHEET 01/LES23P04-SE-E47
	CRACKS AND LOOSE BRICKS ON EXTERNAL FACEBRICK	MINOR CRACKS: INJECT EPOXY RAISIN INTO CRACKS(AROUND)TO BOND THEM TOGETHER EPOXY INJECTION MUST BE DONE ALL PRANKS INCLUDING VERTICAL AND HORIZONTAL CRACKS
	BURGLAR GAURDS ON WINDOWS AND STEEL POSTS AT PORCH ARE IN A STRUCTURAL SOUND CONDITION	DURING MAINTENANCE.ALL SHALL BE SANDED AND PAINTED WITH 2 COATS OF BLACK ENAMEL PAINT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



ROOF PLAN
1:100



FLOOR PLAN
1:100

1 x 9kg. CO2 &
1 x 9kg. DRY POWDER
FIRE EXTINGUISHERS
TO BE SUPPLIED AND FITTED
BY CONTRACTOR.

ALL FIRE EXTINGUISHERS TO BE INSTALLED WHERE SHOWN ON 25mm NOMINAL THICKNESS HARDWOOD BACKING BOARDS WITH CHAMFERED EDGES. PLUGGED & SCREWED TO WALL. HOOK HEIGHT TO BE 1m ABOVE FLOOR.

FINAL DESIGN FOR CONSTRUCTION

REV	REVISION DESCRIPTION	DRAWN	CHKD	AUTH	DATE	REFERENCE DRAWINGS

APPROVED BY
DATE 25/04/2025
CHECKED BY S. SIBIYA
DATE 18-02-2025
DRAWN BY S. GWALA
DATE 18-02-2025
SCALE AS SHOWN

Eskom
Eskom Holdings SOC Ltd
Reg No 2002/015527/30

LESEDING
CONTROL BUILDING
ROOF PLAN,SECTIONS,DETAILS

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LES23P04-SE-E47 | SHEET NUMBER 0 | REVISION 0

SIZE GROOTTE A1L