

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
A																	A
B																	B
C																	C
D																	D
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J																	J
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M																	M
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	SIZE A1L GRID/TE

	BATTERY ROOM	ABLUTION	UTILITY ROOM	CONTROL ROOM	ENTRANCE PORCH		
						DEFECTS	REMEDIES
INTERIOR				●		EXISTING RAISED ACCESS FLOOR MODULAR PANELS/TILES ARE DAMAGED/WEAK AND ARE A HAZARD TO HUMAN TRAFFIC AND EXISTING CONTROL ROOM EQUIPMENT.	ENTIRE CONTROL ROOM RAISED ACCESS FLOOR MODULAR PANELS TO BE REMOVED ENTIRELY AND REPLACED WITH NEW AND APPROVED 600 X 600 MODULAR AND INTERCHANGEABLE PANELS AS PER ESKOM STANDARDS. REFER TO DRAWING 0.08/19003 SHT. 05
			●			OLD CARPET TILES IN UTILITY 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 TO LEAVE A DRY AND DUST FREE OPEN TEXTURED SURFACE AND LAY 'JOHNSON' PORCELAIN TILES(NON SLIP) ACCORDING TO MANUFACTURER'S INSTRUCTIONS. COLOUR - 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
	●			●	●	DAMAGED TIMBER SKIRTING HAS BEEN REMOVED IN ORDER TO EXPOSE CONTINUOUS STRUCTURAL CRACKS BETWEEN WALLS AND FLOOR THROUGHOUT THE BUILDING.	ALL SKIRTINGS TO BE REMOVED AND WALL TO BE PREPARED TO TAKE 90mm HIGH TILE SKIRTING WITH UN-CUT EDGE TOP, INCLUDE GENESIS ALUM. STRAIGHT EDGE TRIM TO TOP OF SKIRTING TILE AND EDGE OF FLOOR. TILE - 'JOHNSON' PORCELAIN TILES(NON SLIP) ACCORDING TO MANUFACTURER'S INSTRUCTIONS. COLOUR - LIGHT GREY
	●			●	●	STAINS, MAJOR CRACKS AND DIRT ON INTERNAL WALLS	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 PROMINENT SHEEN ACRYLIC. MAJOR STRUCTURAL CRACKS ARE TO BE ADDRESSED BY PROFESSIONAL ENGINEER.  BATTERY ROOM: ENSURE THAT ANY MATERIAL USED FOR THIS PURPOSE IS ACID RESISTANCE,TO AVOID RECURRENCE
	●	●	●	●	●	FLAKING VARNISH PAINT ON DOOR AND FRAME	SAND DOWN SMOOTH AND PAINT TWO COATS CLEAR POLYURETHANE VARNISH SAND AGAIN AFTER FIRST COAT. CLEAN AND REFURBISH ALL EXISTING IRONMONGERY.
		●	●	●		FLAKING PAINT ON WINDOW FRAMES AND WINDOWSILLS	FRAMES PAINT TO BE SCRAPED OFF, MAKE GOOD ALL DEFECTS ON PUTTY IN ACCORDANCE WITH SANS 680, PREPARE FOR PAINTING TWO COATS OF PROMINENT ENAMEL. COLOUR: PLASCON RICH GLOW 05-D2-1  WINDOWSILLS EXISTING INTERNAL WINDOWSILLS TO BE TESTED FOR ASBESTOS. IF TESTED POSITIVE, THE ASBESTOS MATERIAL SHALL BE SAFELY REMOVED TO A REGISTERED SITE AND REPLACED WITH 175mm FIBRE CEMENT WINDOWSILLS AND PAINTED WITH PRIMER AND 2 COATS OF PROMINENT PAINT SATIN SILK EXTERIOR ACRYLIC TO MANUFACTURER'S SPECIFICATIONS. COLOUR: PLASCON HARVEST DAT 05-C2-2 IF TESTED NEGATIVE, THE EXISTING WINDOWSILLS SHALL BE PAINTED AS PER THE ABOVE SPECIFICATION
	●	●	●	●	●	CEILING IS DAMAGED AND MISSING IN SOME AREAS	STRIP AND REMOVE DAMAGED CEILING TO A REGISTERED SITE AND IF TESTED POSITIVE FOR ASBESTO,REPLACE WITH 10mm THICK RHINOBOARD, SCREW BOARD ON TO EXISTING BRANDERING AND INSTALL 76mm POLYSTERENE CORNICE. IF TESTED NEGATIVE FOR ASBESTOS, THE CEILING IS TO BE CLEANED AND PREPARED TO TAKE TWO COATS OF ACRYLIC POLVIN PAINT TO MANUFACTURER'S SPEC. COLOUR: CRISP WHITE.
	●	●	●			WALL TILES ARE IN A STRUCTURALLY SOUND CONDITION.	THOROUGHLY CLEAN EXISTING TILES AND GROUT TO REMOVE STAINS AND DIRT.  IN THE BATTERY ROOM: INSTALL NEW WALL TILE FROM FLOOR TO CEILING HEIGHT,AROUND THE SINK & THE NEW TO BE INSTALLED EMERGENCY SHOWER
	●					DIRTY AND CLOGGED AIR VENTS	AIR VENT COVER ARE NOT DAMAGED. AIR VENT COVERS TO BE REMOVED AND CLEANED OR POWER WASHED AND RE-INSTALLED.
EXTERIOR	ROOF EAVES AND PORCH CEILING					IF TESTED POSITIVE FOR ASBESTOS, ALL CEILING SHALL BE REMOVED AND REPLACED WITH 4mm THICK EVERITE NUTEC, FIXED TO NEW 38x38mm SAP BRANDERING COMPLETE WITH H-PROFILE JOINTING STRIPS. PAINT 1 COAT SEALER AND 2 COATS PROMINENT SHEEN ACRYLIC WHITE.  CORNICE 75mm COVE POLYSTERENE CORNICE FIXED WITH ALCOLIN CORNICE ADHESIVE, ALL JOINTS TO BE SMOOTH AND PAINT 1 COAT SEALER AND 2 COATS PROMINENT SHEEN ACRYLIC WHITE.	
	ASBESTOS BARGE AND FASCIA BOARDS					ALL BARGE AND FASCIA BOARDS TO BE REMOVE TO A REGISTERED ASBESTOS SITE AND REPLACED WITH NUTEC FIBRE CEMENT FASCIA BOARDS AND BARGE BOARDS WITH SIZE SIMILAR TO EXISTING, CONTRACTOR TO CONFIRM SIZES ON SITE. BOARDS TO BE PAINTED WITH 1 COAT OF PRIMER AND 2 COATS OF PROMINENT PAINT SATIN SILK EXTERIOR ACRYLIC TO MANUFACTURER'S S PECIFICATIONS. COLOUR: PLASCON HARVEST DAT 05-C2-2	
	GUTTERS AND RAINWATER PIPES					ALL EXISTING GUTTER, DOWNPIPES AND BRACKETS TO BE REMOVED AND REPLACED WITH 150x150x0.8mmALUMINIUM PRE-PAINTED CONTINUOUS LENGTHS GUTTERS AND 100x100mm DOWNPIPES AY ORIGINAL POSITIONS. COLOUR: TO MATCH WINDOWSILLS(PLASCON HARVEST DAT 05-C2-2)	
	CRACKS ON EXTERNAL FACE BRICK AND LOOSE BRICKS					SEAL ALL MINOR CRACKS WITH EXTERIOR CRACK FILLER AND NEATLY CLEAN THE AREA.	
	BURGLAR GUARDS ON WINDOWS(W1) AND STEEL POSTS AT PORCH ARE IN A STRUCTURALLY SOUND CONDITION					ALL SHALL BE SANDED AND PAINTED WITH 2 COATS OF BLACK ENAMEL PAINT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.	

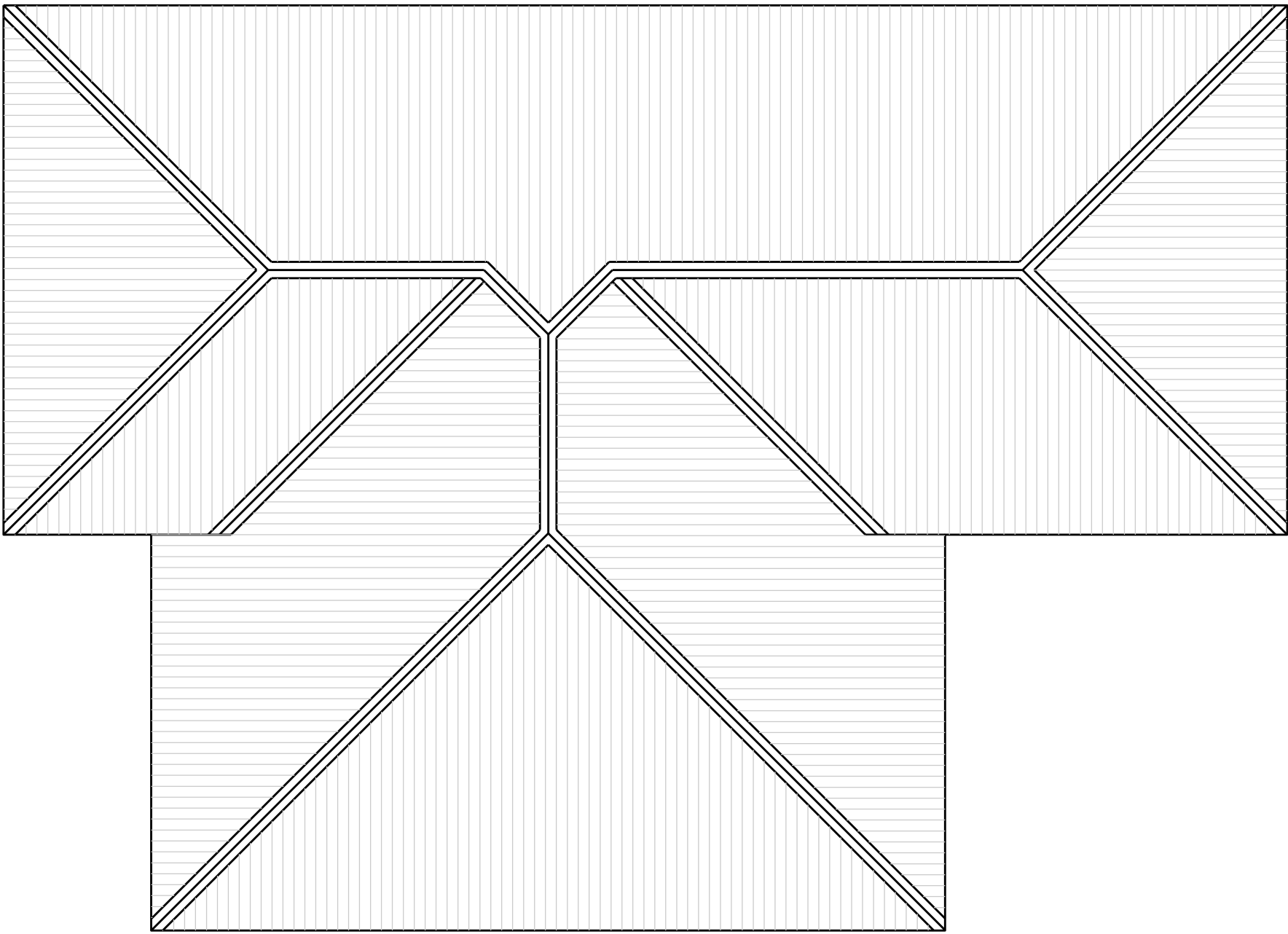
REMOVAL AND REPLACEMENT OF CEILING

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.

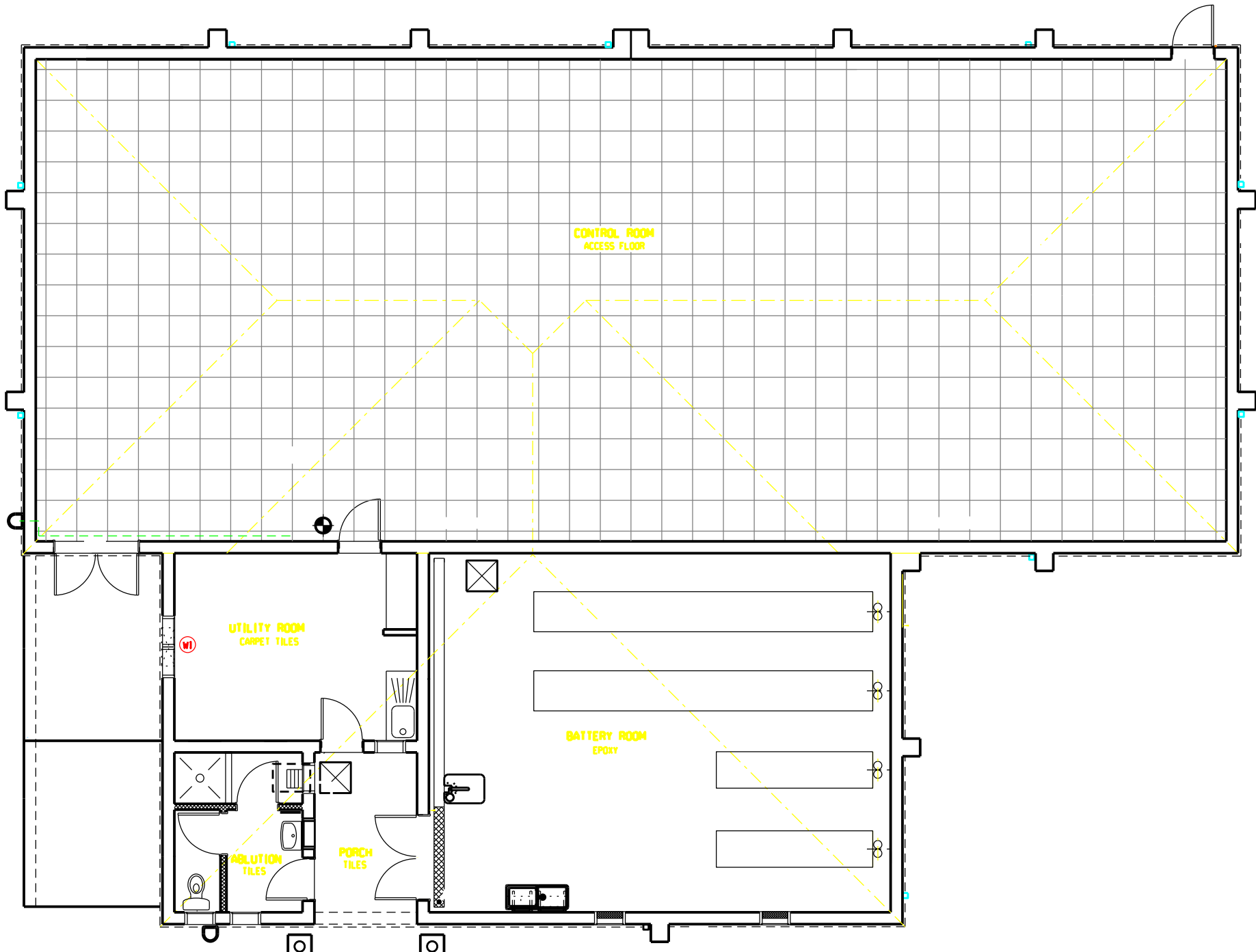
THE ASBESTOS CEILINGS MUST BE REMOVED TO A REGISTERED SITE.

INSULATION TO ALL ROOMS

PLACE ABOVE THE CEILING 100mm THICK AEROLIGHT (THINK PINK) TIGHTLY FITTED BETWEEN THE TRUSSES. DO NOT FIT 50mm TO CONFORM TO ENERGY EFFICIENCY REQUIREMENTS.



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.

FIRE EXTINGUISHERS

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

FINAL DESIGN  
FOR CONSTRUCTION

REV		REVISION DESCRIPTION			DRAWN	CHKD	AUTH	DATE	REFERENCE DRAWINGS							
APPROVED BY		 Eskom				Eskom Holdings SOC Ltd Reg No 2002/015527/30										
DATE																
CHECKED BY		LESEDING SUBSTATION CONTROL BUILDING GENERAL REFURBISHMENT PLANS & SCHEDULES														
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