Ceiling Schedule

	Gyproc - Rhinoboard	Code
	12.5mm Gyproc RhinoBoard. Fixed to Donn Steel Brandering installed at maximum 600mm centres. Fix Gyproc RhinoBoard using Gyproc RhinoBoard Sharp Point Screws 25mm at maximum 150mm centres. All joints shall be staggered. Apply Gyproc RhinoTape to all joints and skim the ceiling using Gyproc RhinoLite/Gyproc Cretestone. Ceiling grid consisting of Donn Suspension Brackets fixed to tie beam/joist using one line of 2 Gyproc RhinoBoard Sharp Point Screws 35mm. Install Donn Galvanised Steel Angle 25mm x 25mm at ceiling level to the wall running perpendicular to the direction of steel brandering. Install Donn Steel Brandering onto the suspension brackets. Fix steel brandering to the galvanised steel angle using Donn Wafer Head Tek Screws 13mm. Install W-shadowline cornice at all wall-ceiling joins. Available at Gyproc Saint-Gobain https://www.gyproc.co.za 0860 272829 / (012) 657 2800	C-1

	Suspended Ceilings	Code
	12.5x1200x600mm Gyprex Ceiling Tiles On 1200x600mm Suspended ceiling grid system. Ceiling Tiles laid on exposed demountable T24 suspension system comprising galvanised main tees and cross tees with main tees suspended by means of galvanised hangers at centres not exceeding 1200mm, and all installed to manufacturer's instructions. Shadowline W-trim, plugged and screwed at centres not exceeding 200mm. Available at Gyproc Saint-Gobain https://www.gyproc.co.za 0860 272829 / (012) 657 2800	SC-1

	Paint	Code
	Dulux Ceiling Paint Colour: Brilliant White 2 Coats Ensure gypsum ceiling boards have being plastered/rhinolite then skimmed and sanded smooth prior to application. Available at Dulux Specialist Paint Centre www.duluxtrade.co.za Tel: 012 335 3009 emial: sales@duluxpaint.co.za	CP-1

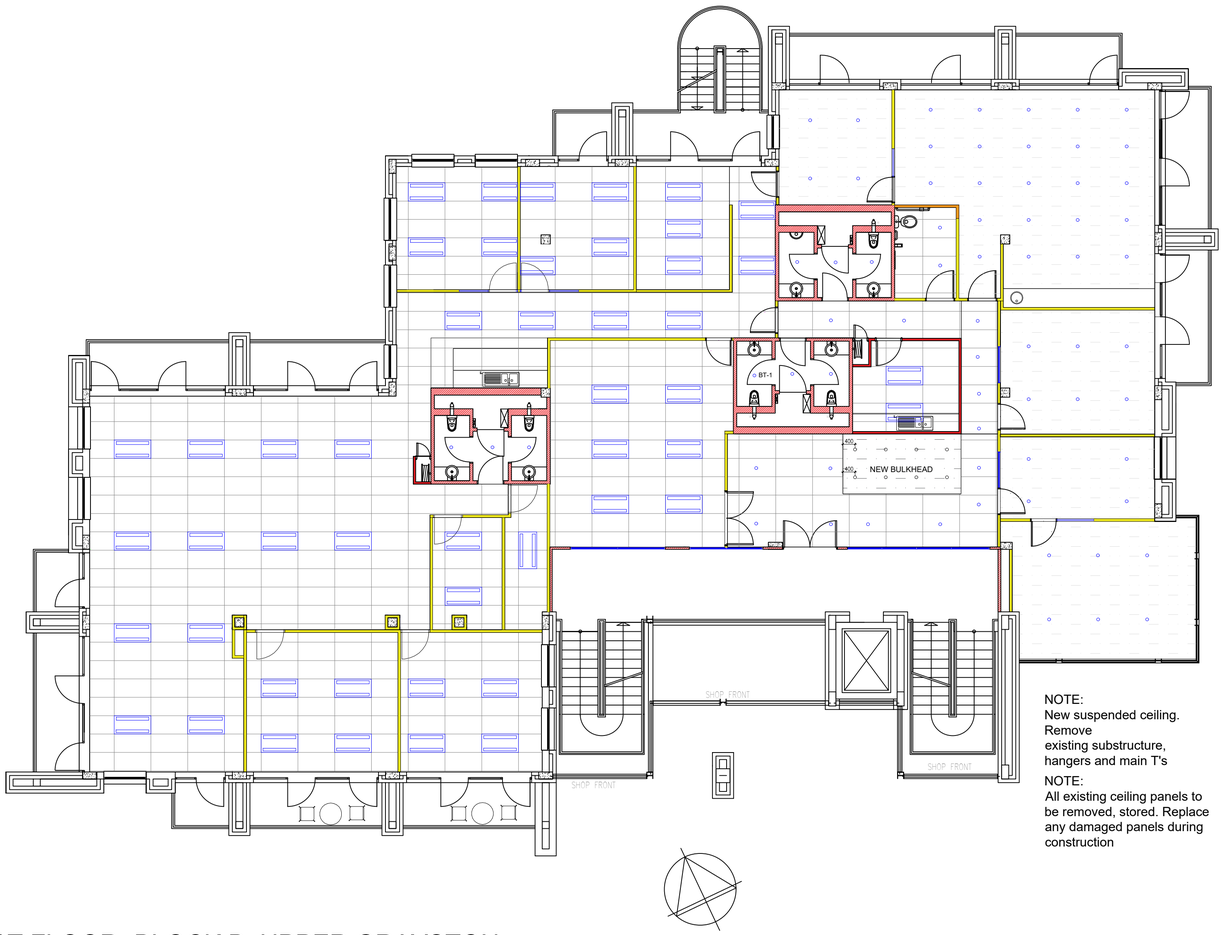
	Downlighter	Code
	Cilterio Adjustable Colour: White Dimension: Diam.80 X H.30 mm SKU: 2202.1.11.31 Available at Spazio www.spazio.co.za Tel: 011 555 5555 emial: info@spazio.co.za	DL-1

	Ceiling Light	Code
	Ceiling Light to match existing. 1200 x 600mm	EL-1

	Aircon Vent	Code
	Aircon Vent to match existing. 600 x 600mm	EV-1

	Aircon Return	Code
	Aircon Returnto match existing. 600 x 600mm	ER-1

Ceiling Key - New	
	New 1200x600 Suspended Ceiling (SC-1)
	New Gyproc Ceiling (C-1)
	New Light (To match new spec)
	New Downlighter (to match Exisiting)



NOTE:
New suspended ceiling. Remove existing substructure, hangers and main T's

NOTE:
All existing ceiling panels to be removed, stored. Replace any damaged panels during construction

FIRST FLOOR -BLOCK B, UPPER GRAYSTON

1 NEW CEILING LAYOUT

SCALE 1:100

ISSUED FOR INFORMATION

Rev	Date	Description
00	2026/06/27	TENDER ONLY - NOT FOR CONSTRUCTION

Important Notes:
1. All engineering services to be design. specified and finalized by specialist competent professional.
2. Engeneering services on this drawing are Design Intent only and need to be coordinated.
3. All engineering services shown are not for construction.

Notes:
1. Copyright and right of reproduction of this drawing or and portion thereof is reserved by Afroteq Advisory.
2. Contractors to verify all levels, heights and dimensions on site prior to manufacture or installation, and to check same against the drawings.
3. Quality of all materials and workmanship to comply with the relevant SABS and BSS specifications.
4. The contractor is responsible for correct setting out of the specified works.
5. Contractors are to ensure that all details shown on this drawing are in complete compliance with local authority by-laws and SABS regulations.
6. Contractors are to locate and identify existing services on site, and are to protect these from damage throughout the duraton of works.
7. Contractors shall be responsible for ensuring the structural stability of all components of their work and ascertain that the main structure is capable of supporting all loads applied thereto.
8. Contractors are to ensure that their work, on site, is adequately protected at all times, both during construction and after installation, and the responsibility for any damages incurred lies with the contractor until final hand over of the site.
9. Contractors are to ensure that all components, glazing panels and shopfitted items fit through all doorways, stairwells and lifts.
10. This drawing is not to be scaled. Figured dimensions are to be used at all times.
11. All dimensions must be checked on site prior to commencement of work.
12. Any queries, variations, errors, discrepancies or omissions arising from any of the above, must be reported to Afroteq Advisory for clarification, prior to the commencement of any works.
13. Where specific products or finishes are named, similar or alternative specifications will be considered subj ect to matching to original products proven performance specifications and to be approved by Interior Designer / Architect and subject to approved samples being made available prior to manufacture.
14. All specialized finishes are to be manufactured and install ed by an approved supplier / installer as listed by the original material manufacturer.
15. The original material manufacturer will inspect that all materials are manufactured to their required specifications. Product branding will be requested where necessary and locati on of product badge(s) is to be approved by Interior Designer / Architect prior to positioning of badge(s).
16. Mock ups and samples will be required, inclusive of visits by Interior Designer / Architect / materialmanufacturer during the manufacturing process and prior to site installation.
17. Should the materials not confirm to material manufacturer's specifications and recommended procedures, Interior Designer / Architect has the right to reject the said item at no cost to the project, Client and/or Interior Desi gner /Architect. Approvals and inspection processes wi ll be agreed prior to manufacture and wi continue until such time as final sign-off is given in writing by the Interior Designer / Architect / material manufacturer.
18. All timber products on this project are to be Forest Stewardship Council (FSC) certified and carry the FSC trademark.
19. All materials are to be procured timeously to ensure that dye lot / colour variations do not occur. Any dye lot / colour variations wi ll be rejected by the Interior Desi gner / Architect and this also applies to attic stock orders.
20. All documentation relating to warranties and guarantees including maintenance guidelines are to be issued in writing by suppliers / manufacturers to the Interior Designer / Architect.
21. All products / finishes are to be installed accordi ng to the original material manufacturer's recommendations and procedures.
22. Refer to Interior Designer's FFFE schedules for further clarification regarding paint, adhesives and sealants requirements in accordance with the Green Building Council of South Africa.

client

SANEDI
152 ANN CRESENT, STRATHAVON, SANDTON, 2146

ELITE FACILITIES MANAGEMENT

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