

BLOCK A - FLOOR PLAN
1 : 100

Existing Rhinoboard ceiling and brandering to be stripped completely and install 38 x 38mm battens at max. centres of 400mm to underside of timber rafters/substructure and fix 6.4mm Gypsum Ceiling boards all as per manufacturers specifications. 6 x 32mm wrought flat meranti coverstrips over joints primed before fixing to ceiling joints. Clout nails to be spot primed with galvanized steel primer before painting.

Strip off existing cornices and install New 75mm S.A pine painted coved cornice, colour white, Paint 1 coat universal undercoat and 2 courts Placcon wall and all or equally approved

Remove all existing skirting and cut out of site. Install new 69x19mm Arris rounded Meranti skirting and 19mm Meranti quadrant with all nail heads punched in and filled and finished with 3 coats Varnish as per the Finishes Schedule

BLOCK A
0
Dimensions to be confirmed on site

Repair cracks on existing walls as per Engineer's specifications, make good all trades encountered skim and re-paint with plascon wall and all, over plascon approved undercoat applied as per manufacturer's specifications, minimum 2 coats. Where existing undercoat was applied clean with highpressure washer and sand down before applying paint as specified above. Previous paint to be completely removed before new paint application as per specification above. New walls to be plaster and paint.

Remove all roof sheeting(asbestors to be removed by specialist) and roof system,(trusses purlins, wall plates e.t.c) and cut off site. Install new roof trusses to structural eng approval . Install new 0,8 chromadeck roof sheetings colour to Architects approval.

Install new 80 x 275 mm fibre -cement barge board or equal approved precast concrete coping screw-fixed to trimmer battens or fixing cleats as per manufacturer with joiners all as per manufacturer's details. Install new 225x 12mm Fibre cement Fascia board. Install Install new Watertite seamless aluminium guttering (or equal approved) 150mm x 125mm industrial OGEE x 0.8mm - ColourTech G4 in colour Charcoal including cut and mitred angles covered with a mitre strip externally, stop ends riveted and all sealed on the inside with Dow Corning 813 silicone sealer, secured to fibre cement fascia with 20 x 3mm dual-purpose brackets at 600mm centres using aluminium peeled rivets, with Ø 75 mm aluminium downpipe connected to water tanks to detail, to include all necessary bends, elbows, shoes etc.

All stormwater aprons and v-channels to be as per Engineer's details and specifications.

BLOCK A- Section
1 : 50

RENOVATION NOTES

A01 - FLOORS

Chip off the existing floor finish and hack up screed, remove it and cut off site. Structural Engineer to make recommendations on all existing floors slabs interms of structural repairs. repair floors as per Engineer's specification and prepare surface for laying of new 2.5mm thick x 1.2m wide fully flexible vinyl sheeting (SABS certified on self leveling screed, Moisture barrier to be applied if necessary.

A01.1 - FLOORS

Chip off the existing floor finish, remove it and cut off site. Structural Engineer to make recommendations on all existing floors slabs interms of structural repairs. repair floors as per Engineer's specification and prepare surface for laying of new 25mm grano finish steel floated.

A01.2 - FLOORS

Chip off the existing floor finish, remove it and cut off site. Structural Engineer to make recommendations on all existing floors slabs interms of structural repairs. repair floors as per Engineer's specification and prepare surface for laying of new 25mm grano finish steel floated.

A01.3 - REPAIR SCREED

Remove all the existing floor covering and hack up screed. Finish off concrete surface beds with 20mm thick 3:1cement screed. The screed shall be finished off with a wood float to a true even surface, ready for the laying of the new floor finish.

A02 - SKIRTINGS

Remove all existing skirting and cut of site. Install new 69x19mm Arris rounded Meranti skirting and 19mm Meranti quadrant with all nail heads punched in and filled and finished with 3 coats Varnish as per the Finishes Schedule

A02.2 - SKIRTINGS

Remove all existing skirting and cut off site make good all trades encountered, prepare surface for 100mm high none slip porcelain tiles skirting to match floor tiles with an alumium edge strip.

A03 - SILLS

Interior sills: 15 x 150 mm Fibrecement sill fixed with fibreCement standard galvanised lugs screwed to underside of sill and cast into mortar bed in compliance with manufacturer's specification. Sills to have top arris and corner sanded down to produce an even chamfer. Prepare, stop to receive one undercoat and two coats eggshell enamel.

External sill : as specified elsewhere

A04 - WALLS

Repair cracks on existing walls as per Engineer's specifications, make good all trades encountered skim and re-paint with plascon wall and all, over plascon approved undercoat applied as per manufacturer's specifications, minimum 2 coats. Where existing undercoat was applied clean with highpressure washer and sand down before applying paint as specified above. Previous paint to be completely removed before new paint application as per specification above. New walls to be plaster and paint.

A05 - JOINERY

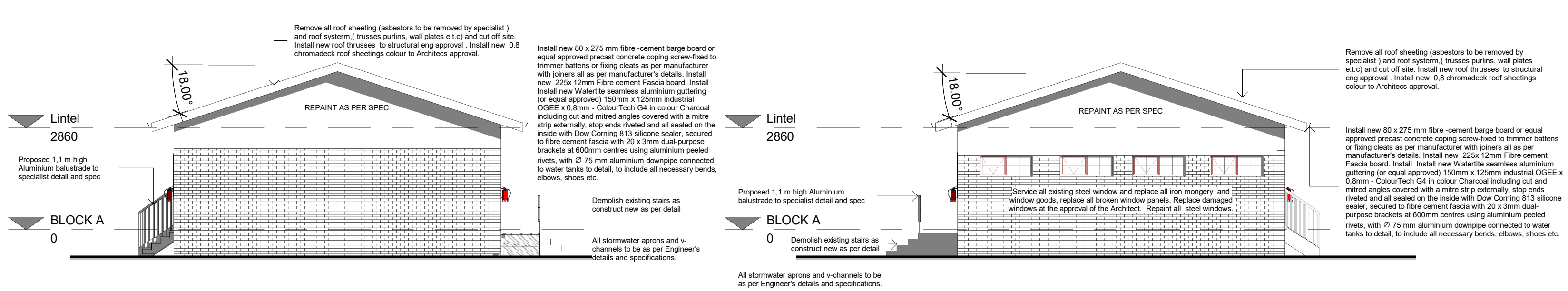
Remove all existing joinery and install new as per Architect's specifications and shop fitters recommendations. Shop drawings to be submitted for approval.

A06 - WINDOWS

Service all existing steel window and replace all iron mongery and window goods, replace all broken window panels. Replace damaged windows at the approval of the Architect. Repaint all steel windows.

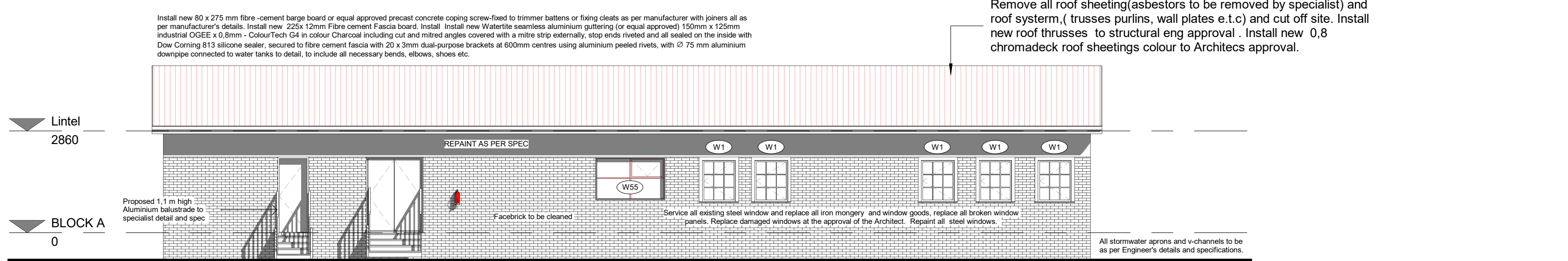
A06.1 - DOORS

All door to be removed and cut off site. Install new as per door schedule

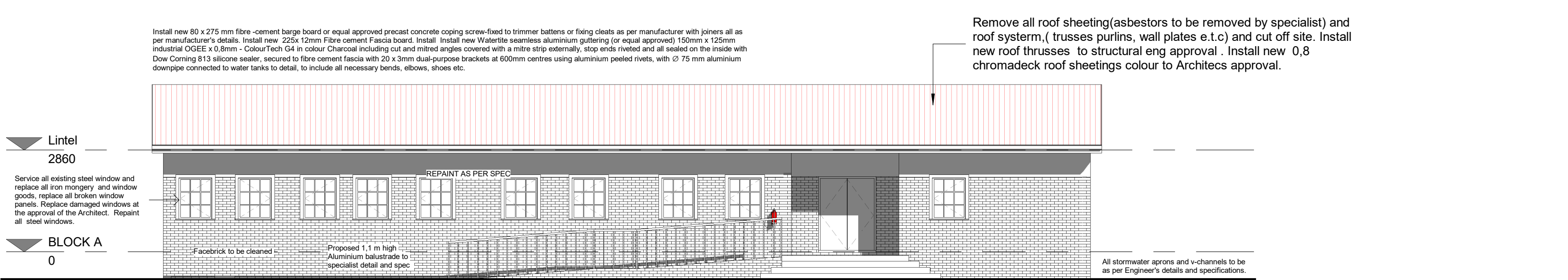


BLOCK A-West
1 : 100

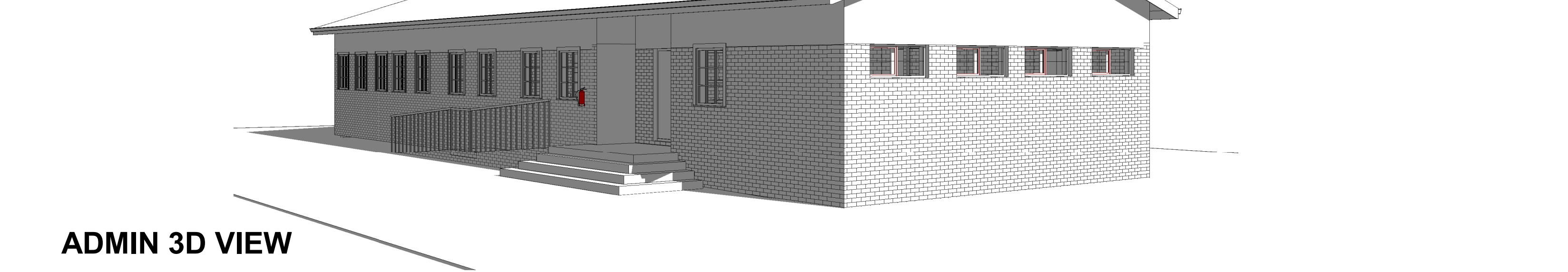
BLOCK A-East
1 : 100



BLOCK A- North
1 : 100



BLOCK A-South
1 : 100



ADMIN 3D VIEW

A06.2 - BURGLAR PROOFING

Provide to all opening sections of windows and doors burglar proofing as shown on door and window schedules respectively. Contractor to ensure no sparks from welding process damage the aluminium window frames with welding cleaned off smooth.

A07 - CEILINGS

Existing Rhinoboard ceiling and brandering to be stripped completely and install 38 x 38mm battens at max. centres of 400mm to underside of timber rafters/substructure and fix 6.4mm Gypsum Ceiling boards all as per manufacturers specifications. 6 x 32mm wrought flat meranti coverstrips over joints primed before fixing to ceiling joints. Clout nails to be spot primed with galvanized steel primer before painting. Openings for trap doors in ceilings shall be trimmed with 38 x 100 mm timbers, all securely spiked to the supporting timbers. The framework for the trap door shall be formed out of 38 x 50 mm softwood, properly spiked to supporting timbers and trimmers. The size of the opening shall be 650 x 650 mm. Trap doors shall be formed with skeleton frame of brandering as for ceilings, covered on underside with ceiling boards and hung on a pair of 75 mm steel butts as Sample 84. Soffits of trap doors shall be flush with soffit of ceiling when closed and flap back 180° on to top of the brandering when opened. Closed trap doors shall rest on 50 x 19 mm softwood fillets all around opening, mitred at angles and securely fixed to soffit of ceiling. Any trap door larger than 650 x 650 mm shall be provided with brandering along the centre, securely spiked to the skeleton frame. In lieu of the above, pressed steel trap doors complete with frame and hinges may be offered as an alternative.

A08 - CORNICES AND COVER STRIPS

Strip off existing cornices and install New 75mm S.A pine painted coved cornice, colour white, Paint 1 coat universal undercoat and 2 courts Placcon wall and all or equally approved

A09 - STORMWATER

All stormwater aprons and v-channels to be as per Engineer's details and specifications.

A10 - ELETTRICAL & MECHANICAL WORKS

All electrical and mechanical work to be as per Engineer's specification, C.O.Cs to be issued accordingly.

A11 - ROOF

Remove all roof sheeting (asbestors roof to be removed by specialist) and roof system,(trusses purlins, wall plates e.t.c) and cut off site. Install new roof trusses to structural eng approval . Install new 0,8 chromadeck roof sheetings colour to Architects approval.

INSULATION -IN THE CEILING - 100mm thick non-combustible light weight ceiling insulation 12kg/m² closely fitted with ends butted firmly between tie beams and laid loose on top of brandering between roof timbers, all in accordance with manufacturer's recommendations.
• R-value: 2,50m² K/W
• Thermal conductivity: 0,04 W/m²/K.

INSULATION - Reflective foil insulation or equal approved 420 Heavy industrial grade reinforced aluminium foil insulation double sided, heavy grammage reflective foil laminate incorporating eight layers of aluminium foil, reinforcing scrim, Kraft paper and polyethylene, tested for conformance with SABS 1381: Part IV-1985, with a Class 1 fire rating in accordance with SABS 0177: part III - 1981 and BS 476 part 5, 6 and 7, secured to each truss/rafter with 38mm x 3.2mm x 1100mm hardboard counter batten strips positioned flush with the bottom edge of the material thus leaving 150mm overlap exposed at the top for the next layer and 150mm overlap thereafter on each 1250mm width roll. All to be fixed in accordance with manufactures specification.

A12 - RAIN WATER GOODS

Install new 80 x 275 mm fibre -cement barge board or equal approved precast concrete coping screw-fixed to trimmer battens or fixing cleats as per manufacturer with joiners all as per manufacturer's details. Install new 225x 12mm Fibre cement Fascia board. Install Install new Watertite seamless aluminium guttering (or equal approved) 150mm x 125mm industrial OGEE x 0.8mm - ColourTech G4 in colour Charcoal including cut and mitred angles covered with a mitre strip externally, stop ends riveted and all sealed on the inside with Dow Corning 813 silicone sealer, secured to fibre cement fascia with 20 x 3mm dual-purpose brackets at 600mm centres using aluminium peeled rivets, with Ø 75 mm aluminium downpipe connected to water tanks to detail, to include all necessary bends, elbows, shoes etc.

A13 - PLUMBING

All plumbing works to be flashed and made good as found nessecary. New Plumbing C.O.C to be issued on completion. Remove and cut off site all existing sanitary fitting replace all sanitary fittings as per Sanitary Schedule.