

## BLOCK G ABLUTION BLOCK

BLOCK G: COMBINED ABLUTIONS: Scope of Works as per Stage 2 Assessment Report:

1. Brick filler to top of external perimeter walls / underside of roof, to ensure no gaps.
2. Replace 6 x damaged / missing glazed window panes. SEE BELOW SPECIFICATION.
3. Barge boards damaged or missing, remove and make good and install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
4. No floor finishes installed, install new floor finishes including skirtings. REFER TO TYPICAL DETAILS.
5. Fascia boards damaged, remove and make good and install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
6. 4 x WHB missing - install new to match existing WHB including new taps. Splashback tiles behind missing WHB is missing - install missing tiles to match existing. SEE BELOW SPECIFICATION.
7. External plumbing in a poor condition and leaks noted - recommend repairing / replacing all plumbing.
8. Clean all vandalism from external walls.
9. No gutters or downpipes installed. Install new to match existing on site or as per later detail.
10. Missing toilet seats / lids to be installed.
11. Noted 1 x missing ceiling trap door. Install new to match existing.
12. Some plasterboard internal ceilings damaged and in a poor condition. Recommend removing and installing new, include for skimming, painting, cornices and light fittings as per Electrical Engineer's details. REFER TO TYPICAL DETAILS.
13. Cracks noted on internal walls, refer to Structural Engineer's report for repair. Once repair work is done, prime and repaint. REFER TO TYPICAL DETAILS.
14. Rub down internal cubicle doors, prime and repaint.
15. Noted damaged air brick vents. Install new to match existing. SEE BELOW SPECIFICATION.

### REPLACE DAMAGED / MISSING GLAZING TO EXISTING WINDOWS:

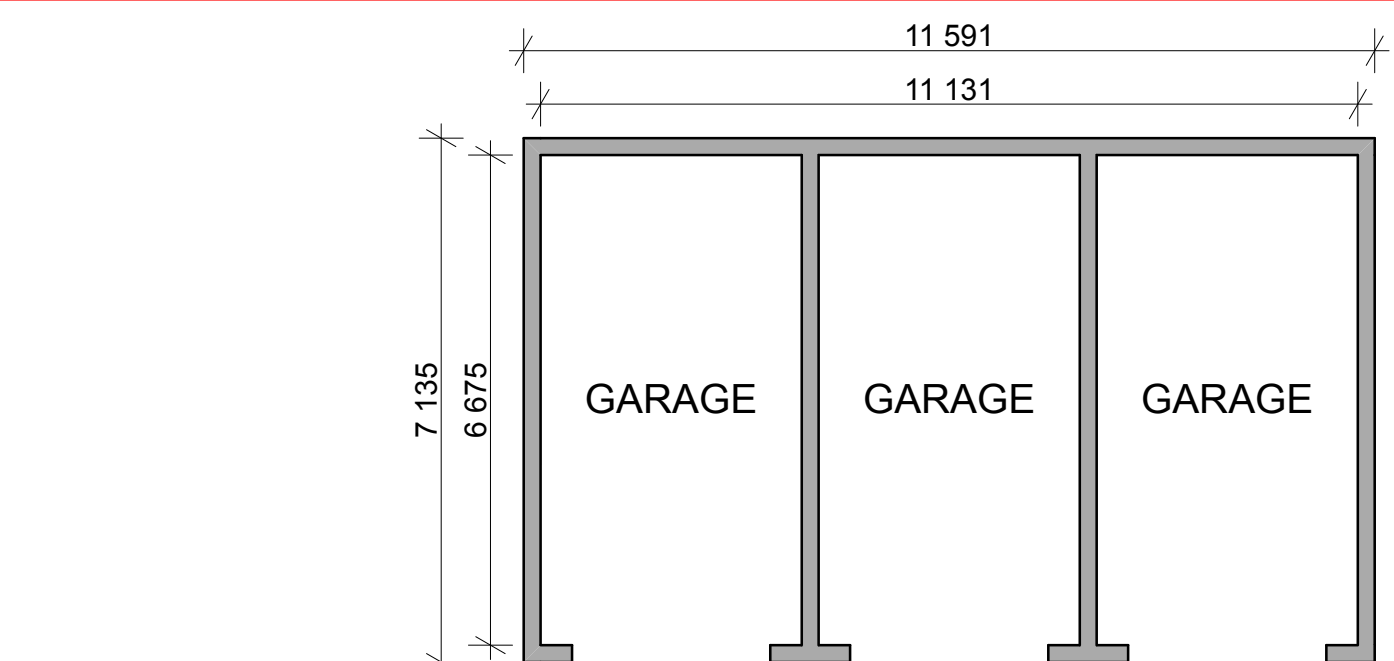
Replace damaged / missing glazing with new opaque glazing to match existing.



### REPLACE 4 x MISSING WHB:

- Replace 4 x missing WHB with:
- Lecico 45cm Sanaa wall hung basin colour White, fixed with stainless steel screws and washers to plugs in wall and sealed with abe Dow Corning acetoxysilicone sealant where basin meets wall.
  - Material: Vitreous China
  - Basin code: SANBASWHU0458UE
  - Height: 458mm
  - Width: 302mm
  - Depth: 207mm.
  - Plumline 10-year warranty Moderna Chrome pillar taps (2 per basin) (Code: 038735) with a flowrate of 32 litres/minute @ 300KPa.
  - Mixer: Moderna Chrome pillar tap (Code: 038735)
  - Material: DZR (dezincification resistant brass) Brass
  - Finish: Chrome
  - Flowrate: 32 litres/minute @ 300KPa.
- Install new 200 x 200 white gloss wall tiles as a splashback above each WHB (4 tiles across and 3 tiles down).

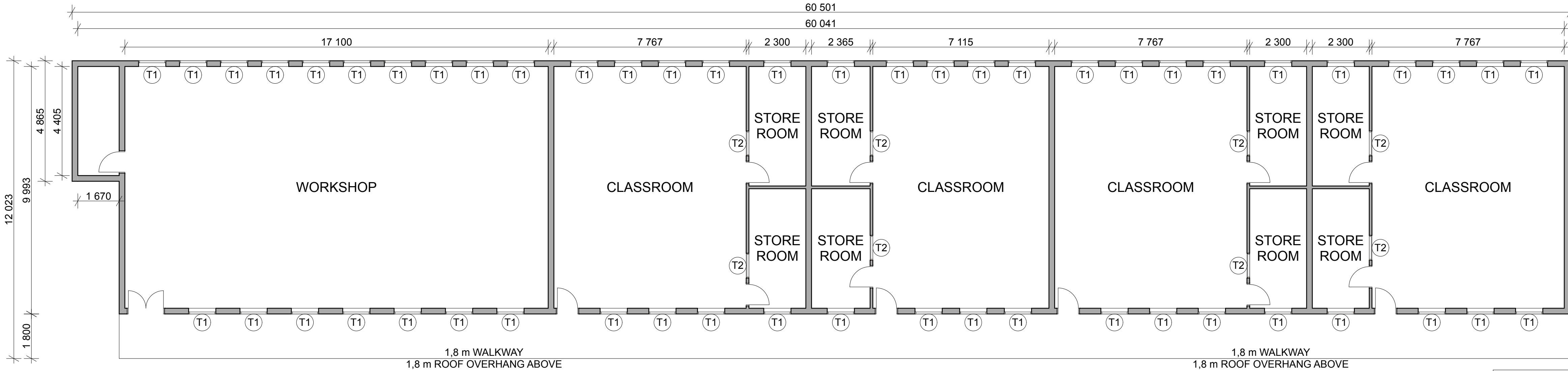
### REPLACE DAMAGED AIR VENTS WITH NEW TO MATCH EXISTING:



## BLOCK K GARAGE BLOCK

BLOCK K: GARAGE: Scope of Works as per Stage 2 Assessment Report:

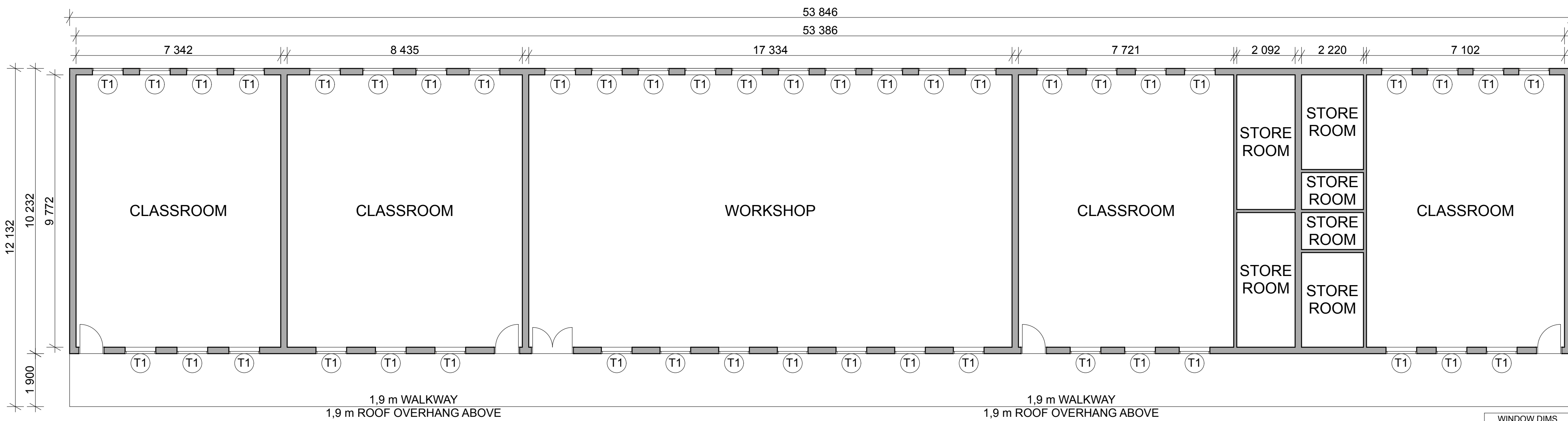
1. Gutters and downpipes are damaged, install new to match existing on site or as per later detail.
2. Barge boards damaged, remove and make good and install new to match existing on site or as per later detail. REFER TO TYPICAL DETAIL.
3. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAIL.
4. Noted damaged air brick vents. Install new to match existing.



## BLOCK H CLASSROOM BLOCK

BLOCK H: CLASSROOMS: Scope of Works as per Stage 2 Assessment Report:

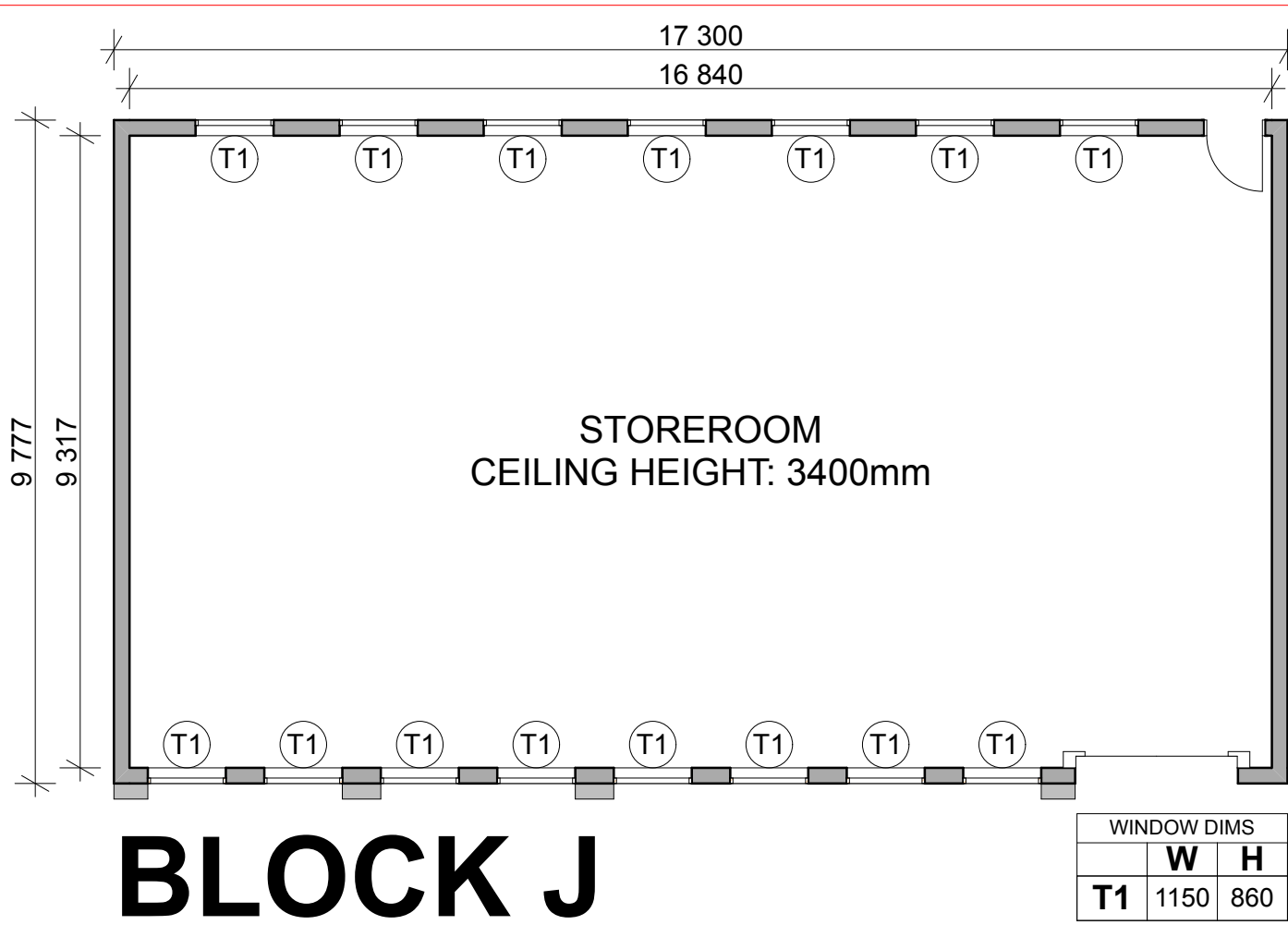
1. No gutters or downpipes installed to main roof. Install new to match existing on site or as per later detail.
2. External store room walls are to be painted. REFER TO TYPICAL DETAILS.
3. Walkway and external store room gutters and downpipes are damaged, install new to match existing on site or as per later detail. Roof sheeting to small external covering is damaged, removed and install new to match.
4. Make good chipped brickwork walls.
5. Barge boards damaged or missing, remove and make good and install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
6. Replace 4 x doors ironmongery.
7. Noted vandalism to light switches. Remove all vandalism.
8. Remove and replace 1 x damaged wall fan.



## BLOCK I CLASSROOM BLOCK

BLOCK I: CLASSROOMS: Scope of Works as per Stage 2 Assessment Report:

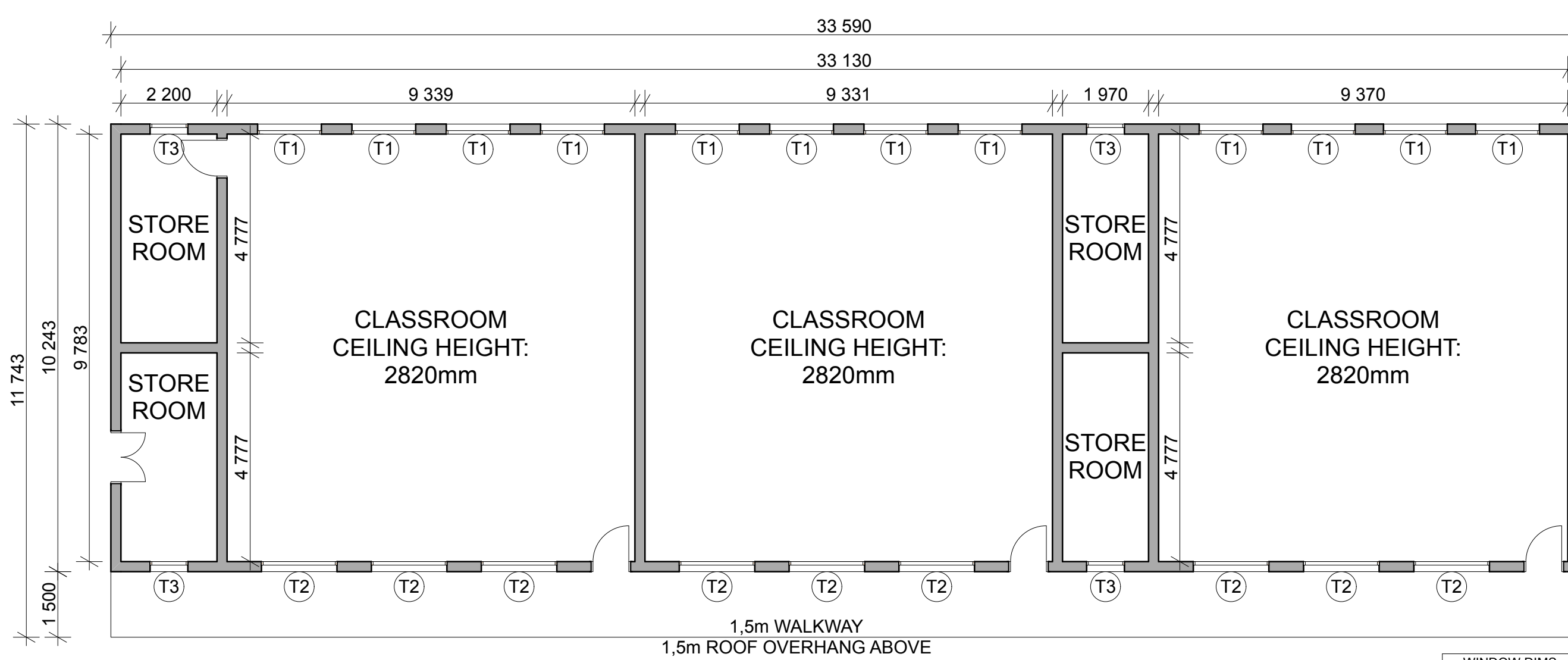
1. No gutters or downpipes installed to main roof. Install new to match existing on site or as per later detail.
2. Walkway gutters and downpipes are damaged, install new to match existing on site or as per later detail.
3. Barge boards damaged or missing, remove and make good and install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
4. Corrosion to window frames, sand off as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint. Where it cannot be restored, to be replaced with new to match existing. REFER TO TYPICAL DETAILS.
5. Steel entrance doors and frames - rub down, prime and repaint. REFER TO TYPICAL DETAILS.
6. Timber entrance doors and door frames - rub down and re-varnish. REFER TO TYPICAL DETAILS.
7. Vandalised fire hose reel cabinet. Clean vandalism and repaint.



## BLOCK J STORE BLOCK

BLOCK J: STORAGE: Scope of Works as per Stage 2 Assessment Report:

1. Gutters and downpipes are damaged, install new to match existing on site or as per later detail.
2. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
3. Corrosion to window frames, sand off as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint. Where it cannot be restored, to be replaced with new to match existing. REFER TO TYPICAL DETAILS.
4. Existing shelving insufficient for needs, remove and install new cupboards / shelving for storage, detailed design to be carried out to explore options for optimising space and installing new shelving based on the end user needs. TO LATER DETAIL.
5. Structural Damage noted, refer to Structural Engineer's report.
6. Water damage to ceilings, remove all affected panels and cornices and replace with new to match, including skimming and painting. Roof sheeting and trusses to be inspected for leaks / damage and to be repaired or replaced. REFER TO TYPICAL DETAILS.



## BLOCK Q CLASSROOM BLOCK

BLOCK Q: CLASSROOMS: Scope of Works as per Stage 2 Assessment Report:

1. No gutters or downpipes installed. Install new to match existing on site or as per later detail.
2. Barge boards damaged, remove and make good and install new to match existing on site or as per later detail. REFER TO TYPICAL DETAIL.
3. Painted window panels: paint to be cleaned off glazing and new vinyl film to be installed to reduce glare. SEE BELOW FOR SPECIFICATION.
4. Make good chipped brickwork walls.
5. Water damage to ceilings, remove all affected panels and cornices and replace with new to match, including skimming and painting. Roof sheeting and trusses to be inspected for leaks / damage and to be repaired or replaced. REFER TO TYPICAL DETAIL.
6. Paint to walkway purlins deteriorating, rub down paint, prime and repaint.
7. Window sills deteriorating / displaced. Replace damaged sills. SEE BELOW FOR SPECIFICATION.
8. Timber doors in a poor condition. Rub down and re-varnish. REFER TO TYPICAL DETAIL.
9. Remove all vandalism from external walls.
10. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAIL.
11. Replace any missing or damaged door ironmongery.
12. Corrosion to door and window frames & security gates, sand off as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint. Where it cannot be restored, to be replaced with new to match existing. REFER TO TYPICAL DETAIL.

### PAINTED WINDOW PANELS:

Paint on glazing to be removed and replaced with new vinyl film - to be applied to all windows (lower 2 rows of panes only).



### REPLACEMENT OF DAMAGED WINDOW SILLS:

Existing damaged window sills to be removed and replaced with new to match existing.



### REPLACEMENT OF IRONMONGERY:

Replace all existing door handles with new to match existing.



NOTES:  
1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the office of the Architect.  
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.  
3. Do not scale this drawing.  
4. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.

Rev No	Date	Description	Rev By
A	29/11/22	For Information Purposes Only	MM

Architect :

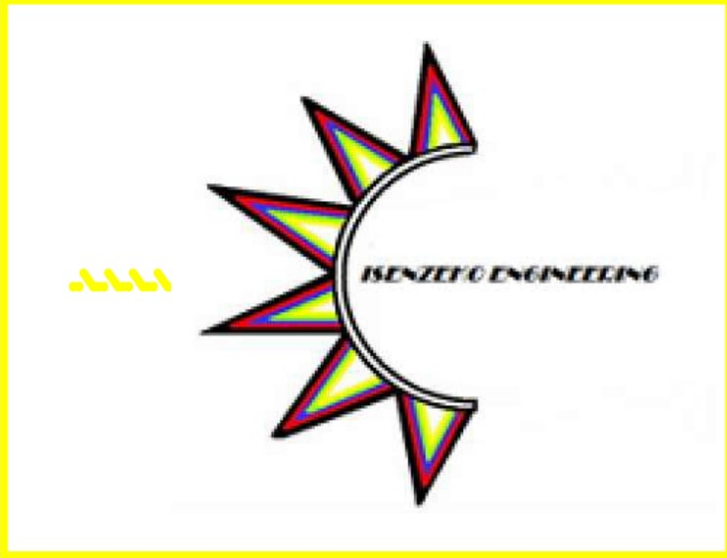
Name :

Signature :

Client :

Name :

Signature :



Project:  
CONDITION ASSESSMENT  
THAKAMESO COMPREHENSIVE  
SECONDARY SCHOOL

Drawing description:

REFURBISHMENT TO  
EXISTING BUILDINGS

Drawn:  
URBAN PLATFORM ARCHITECTS + PLANNERS

Scale/s: AS SHOWN ON DRAWING

FOR INFORMATION

Drawing Number:

082-TCSS-102

Revision:

A