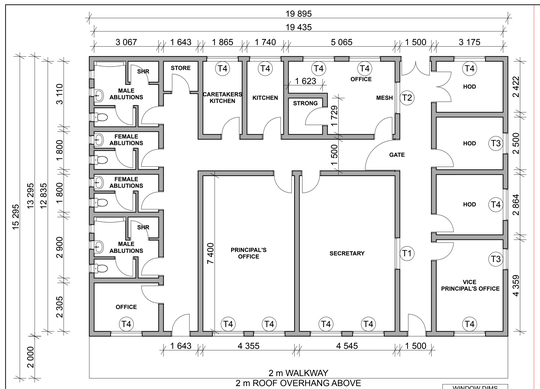


WINDOW DIMS	W	H
T1	1500	600
T2	1500	900
T3	1000	1511
T4	1500	1500
T5	410	600

BLOCK L ADMIN BLOCK

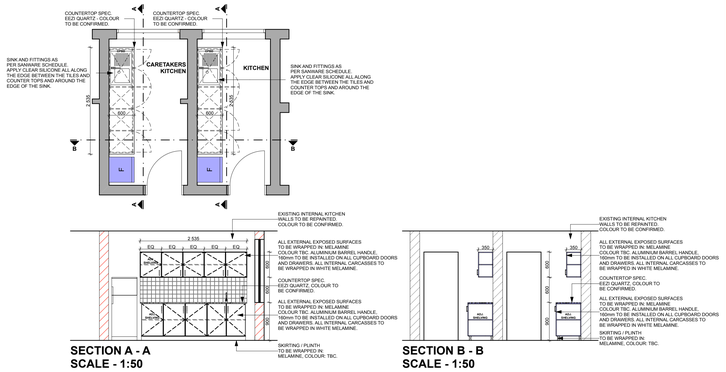
BLOCK L: ADMINISTRATION: Scope of Works as per Stage 2 Assessment Report:

1. No gutters or downpipes installed. Install new to match existing on site or as per later detail.
2. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
3. Timber doors in a poor condition. Rub down and re-varnish. REFER TO TYPICAL DETAILS.
4. Corrosion to some door 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. Corrosion to 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 DETAILS.
6. Structural Damage noted, refer to Structural Engineer's report.
7. 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
8. Internal floor finishes in a poor condition and to be removed. Once structural work is complete, replace with new, including skirtings. REFER TO TYPICAL DETAILS.
9. Concrete layer around 1 x WC to be removed and WC to be made good or replaced if broken. SEE BELOW SPECIFICATION.
10. Replace tile floors with new tiles as per detailed design. REFER TO TYPICAL DETAILS.
11. Concrete step to urinal in a poor condition - make good. SEE BELOW SPECIFICATION.
12. Mixer / tap in shower missing, install new. SEE BELOW SPECIFICATION.
13. Kitchen cupboards and splashback in a poor condition. Recommend removing and replacing with new as per detailed specification according to detailed design. SEE BELOW SPECIFICATION.
14. Noted missing tap in male ablution, replace with new. SEE BELOW SPECIFICATION.
15. Recommend installation of fire hose reel cabinets to encase existing fire hose reels. SEE BELOW SPECIFICATION.
16. Damp on walls, leaks to be found and repaired.

CONCRETE LAYER AROUND 1 x WC TO BE MADE GOOD:

CONCRETE STEP TO URINAL TO BE MADE GOOD:

REPLACEMENT OF JOINERY IN KITCHENS:



REPLACEMENT OF MIXER IN SHOWER:

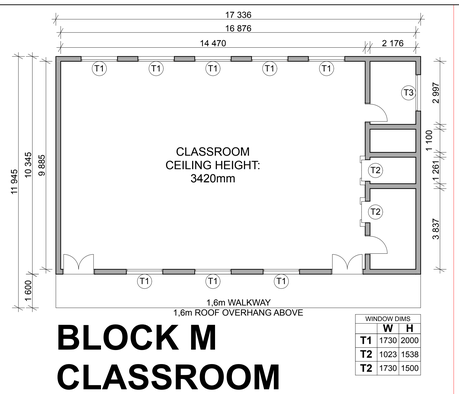
Plumline 10-year warranty Moderna Chrome under tile stop taps x 2 (Code: 038738) with a flowrate of 34,5 litres/minute @ 300KPa.
• Mixer: Moderna Chrome under tile stop tap (Code: 038738)
• Material: DZR (dezincification resistant brass) Brass
• Finish: Chrome
• Flowrate: 34,5 litres/minute @ 300KPa.
Allow for removal and replacement of 200 x 200 gloss white tiles.

REPLACEMENT OF TAP IN MALE ABLUTION:

Replace existing damaged 1 x tap.

NEW FIRE CABINET:

Install new plastic extinguisher cabinet, made from LLDPE with door slides and polycarbonate viewing panel for easy inspection. Lockable with break glass and spare key. Size of cabinet to suit existing Fire Extinguisher.



WINDOW DIMS	W	H
T1	1730	2000
T2	1023	1538
T2	1730	1500

BLOCK M CLASSROOM BLOCK

BLOCK M: 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. Structural Damage noted, refer to Structural Engineer's report.
3. 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.
4. Damaged air brick vent to be replaced. SEE BELOW FOR SPECIFICATION.
5. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
6. 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.
7. Painted window panels: paint to be cleaned off glazing and new vinyl film to be installed to reduce glare. SEE BELOW FOR SPECIFICATION.
8. Recommend installation of fire hose reel cabinets to encase existing fire hose reels. SEE BELOW FOR SPECIFICATION.
9. Damaged roller shutter windows to be replaced with new to match. SEE BELOW FOR SPECIFICATION.
10. Deterioration to timber doors. Rub down and re-varnish or prime and paint. REFER TO TYPICAL DETAILS.
11. Repaint all door frames. REFER TO TYPICAL DETAILS.
12. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR DETAILS.
13. All loose / hanging electrical cables to outside of all buildings to be rerouted as it is currently a safety hazard.
14. Water damage to some plasterboard ceilings, remove affected panels and replace with new to match existing. Check existing roof sheeting for any leaks and repair or replace if necessary. REFER TO TYPICAL DETAILS.
15. Deflecting cornices to be replaced with new to match existing.

REPLACEMENT OF AIR VENTS:

Replace 5 x damaged air vents with new to match existing and make good existing surfaces.

NEW FIRE HOSE REEL CABINET:

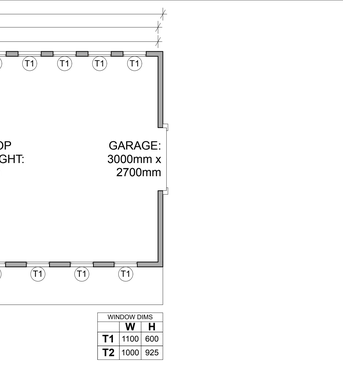
Open Back Steel Hose Reel Cabinet, mild steel cabinet 5 stage phosphate treated, red powder coated, cabinet lockable with break glass & spare key, steel thickness: ± 0.8mm thick mild steel, Dimensions: 800mm x 800mm x 300mm (H x W x D), Weight: 13Kg.

REPLACE 2 x ROLLER SHUTTER DOORS:

Replace 2 x roller shutter internal doors T2.

PAINTED WINDOW PANELS:

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



WINDOW DIMS	W	H
T1	1100	600
T2	1000	925

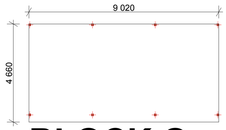
BLOCK N CLASSROOM BLOCK

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

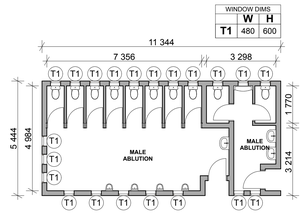
1. No gutters or downpipes installed to main roof. Install new to match existing on site or as per later detail.
2. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
3. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL DETAILS.
4. Noted vandalised fire hose reel cabinet. Rub down, prime and repaint to match existing. SEE BELOW FOR SPECIFICATION.
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. Damaged concrete floor along wall junction - refer to Structural Engineer's report for recommendations.
7. Timber doors in a poor condition. Rub down and re-varnish. Replace all missing door ironmongery. REFER TO TYPICAL DETAILS.
8. Install new pinboards in all classrooms / workshops.

REPLACEMENT OF 2 x DAMAGED PINBOARDS WITH NEW:

Remove existing pinboards and make good existing walls. Replace with new pinboards:
New 10mm softboards in long lengths glued to wall with contact adhesive. Softboard to be surrounded by 19mm x 50mm saligna surround planed and filleted with all corners neatly mitred. Fix surround to wall with screws at 400mm centres countersunk and pelleted. Finish with two coats plascon velvaglo, sanding lightly between coats.



BLOCK O CARPORT



WINDOW DIMS	W	H
T1	480	600

BLOCK P ABLUTION BLOCK

BLOCK P: ABLUTIONS: 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. Plumbing to urinals damaged, repair or replace plumbing to urinals.
3. Leaks noted - investigate all plumbing for leaks, rectify leaks but if not possible, replace plumbing where required, as per wet services engineer's details.
4. 1 x damaged fascia board to be removed and replaced with new to match. REFER TO TYPICAL DETAILS.
5. Toilets in a poor condition, recommend removing and replacing all toilets with new. All plumbing to be checked for leaks, compliance and condition and to be repaired or replaced, if required. SEE BELOW FOR SPECIFICATION.
6. Internal plasterboard ceilings in a poor condition, recommend removing all and installing new ceilings, cornices including skimming and painting. Install new light fittings as per Electrical Engineer's details. REFER TO TYPICAL PLASTERBOARD CEILING DETAILS.
7. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
8. Lack of ramp leading into building, due to height difference recommend construction of new ramp at entrance. REFER TO TYPICAL DETAILS.
9. Fascia and barge boards to be rubbed down and repainted. REFER TO TYPICAL DETAILS.
10. Remove all vandalism from external walls.
11. All timber doors to be rubbed down, primed and repainted. REFER TO TYPICAL DETAILS.
12. Noted compressor utilised for water pumping. Wet services engineer to confirm if water supply pressure is adequate.
13. Install new tiled floor finishes and skirtings. REFER TO TYPICAL TILE FLOOR FINISHES DETAILS.
14. Replace 8 x damaged glazed window panes. SEE BELOW FOR SPECIFICATION.
15. Deteriorating paintwork to waste water pipes . Rub down, prime and repaint to match existing. REFER TO TYPICAL DETAILS.

REPLACEMENT OF 8 x T1 WINDOW GLAZING WITH NEW:

Remove existing damaged glazing to 8 x T1 windows and replace with new opaque safety glazing to match existing.

REPLACEMENT OF ALL WC'S:

NEW WC'S SPECIFICATIONS:
WC: Lecico Madison close couple suite colour White, seat and cover bolted to bowl with metal washers and rubber gaskets, 100mm outlet with cistern connected to 15mm water supply with foot of bowl sealed to floor with abe Dow Corning acetoxy silicone sealant.
Material: Vitreous China, Pan code: MADBOXDFL0SCSBE.

WINDOW DIMS	W	H
T1	1530	1460
T2	1730	850
T3	865	850

BLOCK R CLASSROOM BLOCK

BLOCK R: 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 and fascia boards to be rubbed down and repainted. REFER TO TYPICAL DETAILS.
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. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL DETAILS.
5. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
6. Timber doors in a poor condition. Rub down and re-varnish. Replace all missing door ironmongery. REFER TO TYPICAL DETAILS.
7. Replace missing door ironmongery. SEE BELOW FOR SPECIFICATION.
8. Remove vandalism from fire cupboards.
9. Damage to some timber purlins - entire roof structure to be checked for damage and all damaged elements to be replaced.
10. Corrosion to DB board door. Remove and replace with new. REFER TO TYPICAL DETAILS.
11. Damaged brickwork above door - replace with similar and make good.
12. Water damage to some ceilings, remove affected panels and replace with new to match existing. Check existing roof sheeting for any leaks and repair or replace if necessary. REFER TO TYPICAL DETAILS.

PAINTED WINDOW PANELS:

Paint on glazing to be removed and replaced with new vinyl film - to be applied to all windows (lower 4 x row of panes only).

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.

Revisions:

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

Architect :

Name :

Signature :

Client :

Name :

Signature :

SOUTH AFRICA

education
Department of Education
FREE STATE PROVINCE

DBSA
DEVELOPMENT BANK OF SOUTHERN AFRICA

Project:
CONDITION ASSESSMENT THAKAMESO COMPREHENSIVE SECONDARY SCHOOL

Drawing description:
REFURBISHMENT TO EXISTING BUILDINGS

Drawn:
URBAN PLATFORM ARCHITECTS + PLANNERS

A0

Scale/s: AS SHOWN ON DRAWING

FOR INFORMATION

Drawing Number: 082-TCSS-103

Revision: A