

BLOCK A: CLASSROOMS & WORKSHOPS: Scope of Works as per Stage 2 Assessment Report:

1. No gutters or downpipes installed to half of existing roof. Install new to match existing on site.
2. Some gutters deteriorating. Rub down, prime and repaint.
3. Make good chipped brickwork walls.
4. Barge boards damaged or missing, remove and make good and install new to match existing on site or as per later detail.
5. Structural Damage noted, refer to Structural Engineer's report.
6. Cracks noted on internal walls, refer to Structural Engineer's report for repair. Once repair work is done, prime and repaint.
7. 2 x timber double doors damaged - replace and install new. Install new door ironmongery.
8. Noted damage to all pin boards. Replace and install new.
9. No floor finishes installed, install new floor finishes including skirtings.
10. Corrosion to DB board steel doors, 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.
11. All exposed electrical cabling to be encased in conduits.
12. Deterioration/mild corrosion to security gates/steel doors, 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.
13. 2 x timber single doors damaged - replace and install new. Install new door ironmongery.
14. 4 x timber single doors damaged - replace and install new. Install new door ironmongery.
15. Some WHB's are in a poor condition, remove and replace with new to match.
16. Internal floor finishes in a poor condition, remove and replace with new, including skirtings.
17. Corrosion to burglar bars / guards, 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.
18. Storeroom lacks any shelving, 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.
19. Brick filler to top of external perimeter walls / underside of roof, to ensure no gaps.
20. Noted missing ceiling trap door. Install new to match existing ceiling finish.
21. 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.
22. Broken / damaged cupboard doors to be replaced.
23. Some Fascia board paintwork in poor condition. Rub down, prime and repaint.

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

BLOCK TO BE DEMOLISHED AND NEW CLASSROOM BLOCK TO BE REBUILT.

BLOCK C: LIBRARY: 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.
3. Some fascia boards damaged, remove and make good and install new to match existing on site or as per later detail.
4. New compliant ramp to be installed, with access the walkway, with side balustrades.
5. New SANS 10400 compliant 1m high balustrade with intermediate rails of 100mm c/c or less to edge of walkways to be installed.
6. Structural Damage noted, refer to Structural Engineer's report.
7. Painted window panels: paint to be cleaned off glazing and new vinyl film to be installed to reduce glare.
8. External paintwork in a poor condition, rub down walls, prime and repaint.
9. Damaged brickwork, replace with similar and make good.
10. Brick filler to top of external perimeter walls / underside of roof, to ensure no gaps.
11. Some internal paintwork in a poor condition, rub down walls, prime and repaint.

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

BLOCK TO BE DEMOLISHED AND NEW CLASSROOM BLOCK TO BE REBUILT.

BLOCK E: NUTRITION BLOCK: 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. 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.
3. No floor finishes installed in kitchen, install new floor finishes including skirtings.
4. Structural Damage noted, refer to Structural Engineer's report.
5. Some barge boards damaged, remove and make good and install new to match existing on site or as per later detail.
6. Damaged lighting to be removed and replaced with new to Electrical Engineers specification.
7. Regular installation of kitchen tap. Reinstall and correct position.
8. Noted missing tap to stainless steel sink. Install new.
9. 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.

BLOCK F: 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, downpipes and roof sheeting 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.
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.
5. Install new ironmongery to 1 x door.
6. Vandalism and deterioration to timber doors. Rub down and re-varnish / repaint.
7. No floor finishes installed, install new floor finishes including skirtings.
8. Structural Damage noted, refer to Structural Engineer's report.
9. Noted damage to all pin boards. Replace and install new.

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 8 x damaged / missing glazed window panes.
3. Barge boards damaged or missing, remove and make good and install new to match existing on site or as per later detail.
4. No floor finishes installed, install new floor finishes including skirtings.
5. Fascia boards damaged, remove and make good and install new to match existing on site or as per later detail.
6. 3 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.
7. 1 x WHB missing - install new to match existing WHB including new taps. Splashback tiles behind missing WHB is also damaged - install missing tiles to match existing.
8. External plumbing in a poor condition and leaks noted - recommend repairing / replacing all plumbing.
9. Clean all vandalism from external walls.
10. No gutters or downpipes installed. Install new to match existing on site or as per later detail.
11. Missing toilet seats / lids to be installed.
12. Noted 1 x missing ceiling trap door. Install new to match existing.
13. Some 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.
14. Cracks noted on internal walls, refer to Structural Engineer's report for repair. Once repair work is done, prime and repaint.
15. Rub down internal cubicle doors, prime and repaint.
16. Noted damaged air brick vents. Install new to match existing.

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 storeroom walls are to be painted.
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.
6. Replace 4 x doors ironmongery.
7. Noted vandalism to light switches. Remove all vandalism.
8. Remove 1 x damaged wall fan.

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.
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.
5. Steel entrance doors and frames - rub down, prime and repaint.
6. Timber entrance doors and door frames - rub down and re-varnish.
7. Vandalised fire hose reel cabinet. Clean vandalism and repaint.

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.
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.
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.
5. Structural Damage noted, refer to Structural Engineer's report.
6. 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.
7. Vandalised fire hose reel cabinet. Clean vandalism and repaint.

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.
3. Internal paintwork in a poor condition, rub down walls, prime and repaint.
4. Noted damaged air brick vents. Install new to match existing.

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.
3. Timber doors in a poor condition. Rub down and re-varnish.
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.
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.
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.
8. Internal floor finishes in a poor condition and to be removed. Once structural work is complete, replace with new, including skirtings.
9. Concrete layer around 1 x WC to be removed and WC to be made good or replaced or broken.
10. Replace tile floors with new tiles as per detailed design.
11. Concrete step to urinal in a poor condition - make good.
12. Mixer / tap in shower missing, install new.
13. Kitchen cupboards and splashback in a poor condition. Recommend removing and replacing with new as per detailed specification according to detailed design.
14. Noted missing tap in male ablution, replace with new.
15. Recommend installation of fire hose reel cabinets to encase existing fire hose reels.
16. Damp on walls, leaks to be found and repaired.

SITE PLAN - EXISTING BUILDINGS

SCALE - 1:200

NOTES:

1. THIS DRAWING IS NOT TO SCALE AND IS NOT ACCURATE.
2. FINAL DIMENSIONS, LEVELS AND DATUM ARE TO BE CONFIRMED FROM THE LAND SURVEYOR'S DRAWING ONCE RECEIVED.
3. THE POSITION OF ALL NEW BUILDINGS ARE TO BE CONFIRMED ONCE THE LAND SURVEYOR'S DRAWINGS ARE RECEIVED.

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.
3. Painted window panels: paint to be cleaned off glazing and new vinyl film to be installed to reduce glare.
4. Internal floor finishes in a poor condition, remove and replace with new, including skirtings.
5. Internal paintwork in a poor condition, rub down walls, prime and repaint.
6. Timber doors in a poor condition. Rub down and re-varnish. Replace all missing door ironmongery.
7. Replace missing door ironmongery.
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.
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.

BLOCK S: HOUSE: 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.
3. Internal floor finishes in a poor condition, remove and replace with new, including skirtings.
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.
5. Ablutions in a poor condition: replace all internal fittings and fixtures, including sanware and all plumbing. Install new floor finishes and rub down walls, prime and repaint, all to later detail. Include new mirrors and splashback to new basin. Check all plumbing for compliance and repair or replace any if required.
6. Replace damaged light fittings with new as per Electrical Engineer's details.
7. 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.
8. Kitchen cupboards in a poor condition. Recommend removing and replacing with new as per detailed specification according to detailed design.

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 plan.
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 :



Project:

**CONDITION ASSESSMENT
THAKAMESO COMPREHENSIVE
SECONDARY SCHOOL**

Drawing description:

**SITE DEVELOPMENT PLAN
EXISTING BUILDINGS**

Drawn:

URBAN PLATFORM ARCHITECTS - PLANNERS

Scale: AS SHOWN ON DRAWING

FOR INFORMATION

Drawing Number:

082-TCSS-100

Revision:

A

LEGEND:

- BUILDINGS TO BE DEMOLISHED
- ADMINISTRATION BLOCK
- LIBRARY
- CLASSROOM BLOCKS
- KITCHEN
- ABLUTIONS
- STOREROOM
- GARAGE
- WALKWAYS / CARPORTS
- HOUSE
- FENCE LINE