

**BLOCK A
SCHOOL HALL**

**REMOVAL OF VEGETATION AROUND BUILDING
FACADES**

Remove all vegetation growing along building facades and treat spots accordingly with relevant pesticides.



**MISSING KITCHEN CUPBOARD DOOR & WARPED
SHELVES**

Replace 1x missing cupboard door and handle with new to match existing finish and colour. Check all internal shelving for warping and replace all warped shelving to match existing.



MISSING TOILET SEAT COVER

Replace 1x missing toilet seat cover in hall changeroom with new suitable cover.



MISSING LIGHT SWITCH COVER

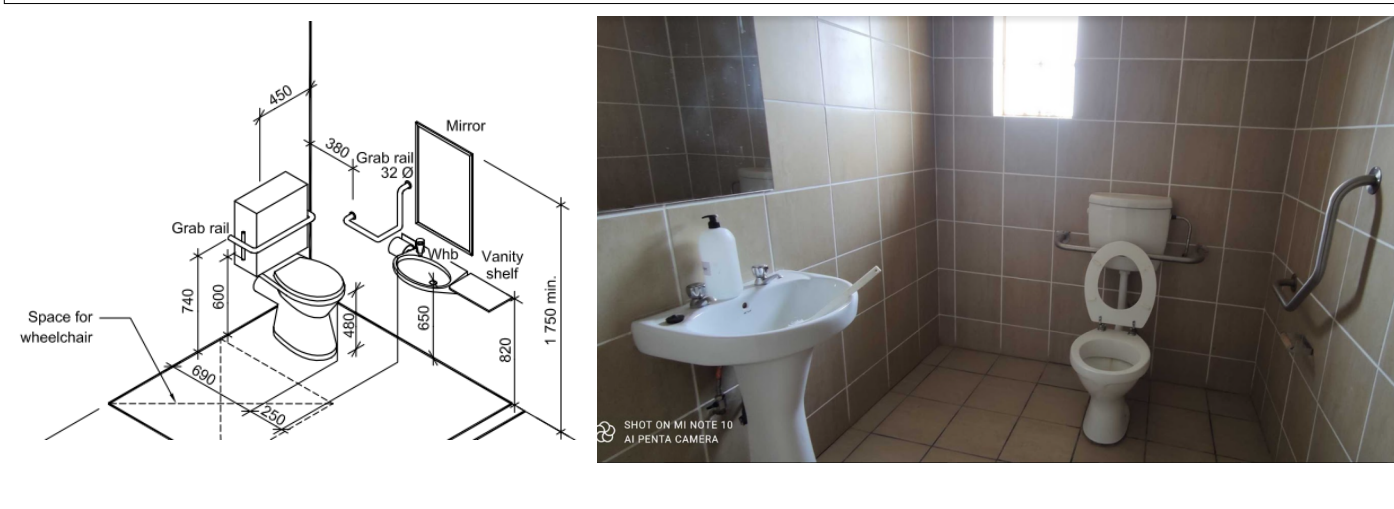
Replace 1x missing light switch cover with new to match existing lightswitches.



**REFIT PARAPLEGIC ABLUTION IN HALL CHANGE ROOM TO
COMPLY WITH SANS 10400 PART S**

Remove existing fittings and grabrails. Reposition in accordance with the diagram below with new splashbacks and mirrors. Install new elbow action paraplegic compliant tap.

PARAPLEGIC ABLUTION NEW TAP:
Install new cobra medical pillar(blue) Elbow action tap With 1/4 turn ceramic disc headpart, flanged backnut and blue indic for cold water application. 1/2BSP male iron connection end.
Code: FEAPILEA4FT01



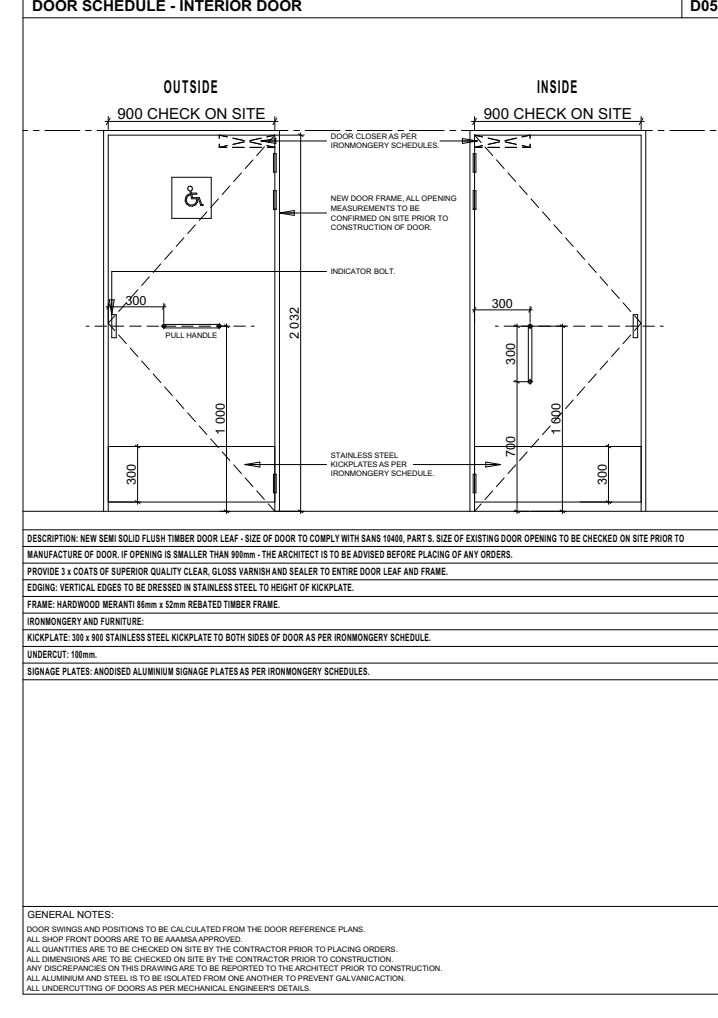
REPLACE 1X TRAP DOOR

Remove and replace damaged Trap Door with new to match existing including skimming and painting.



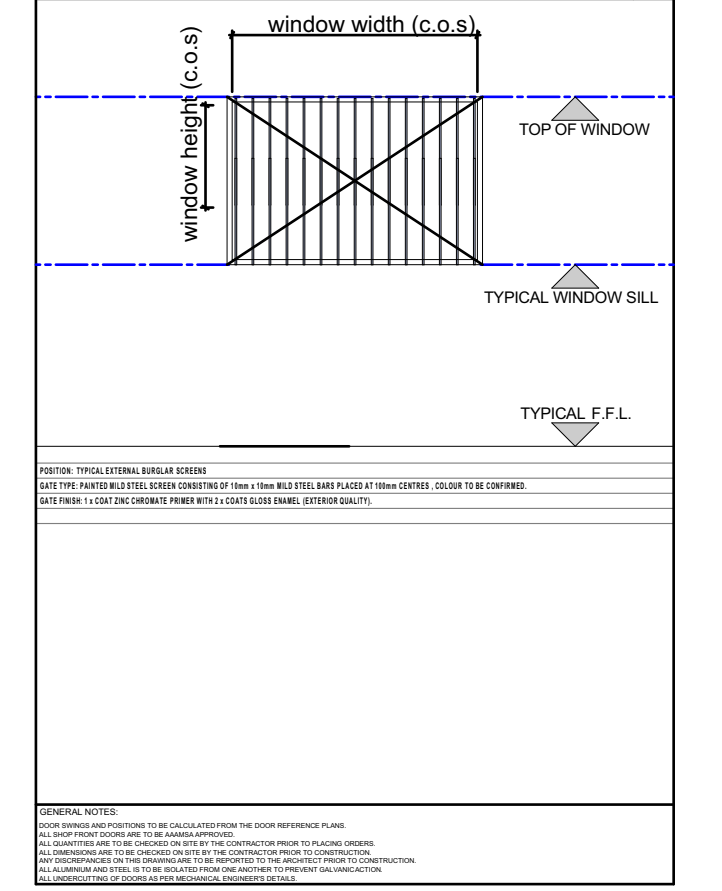
**REPLACE NON-COMPLIANT
PARAPLEGIC DOOR WITH NEW:**

Remove door to paraplegic ablution and replace with new door as per schedule below.

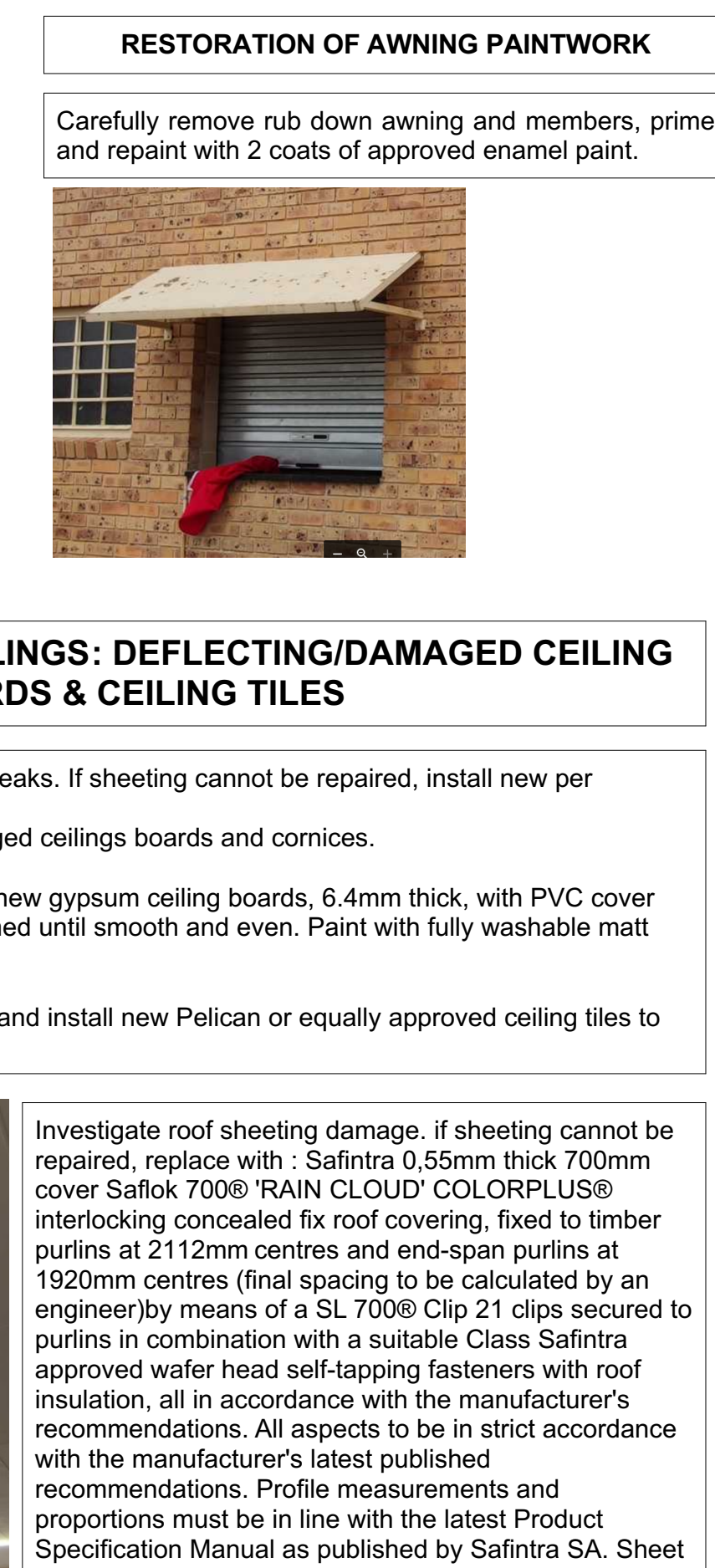
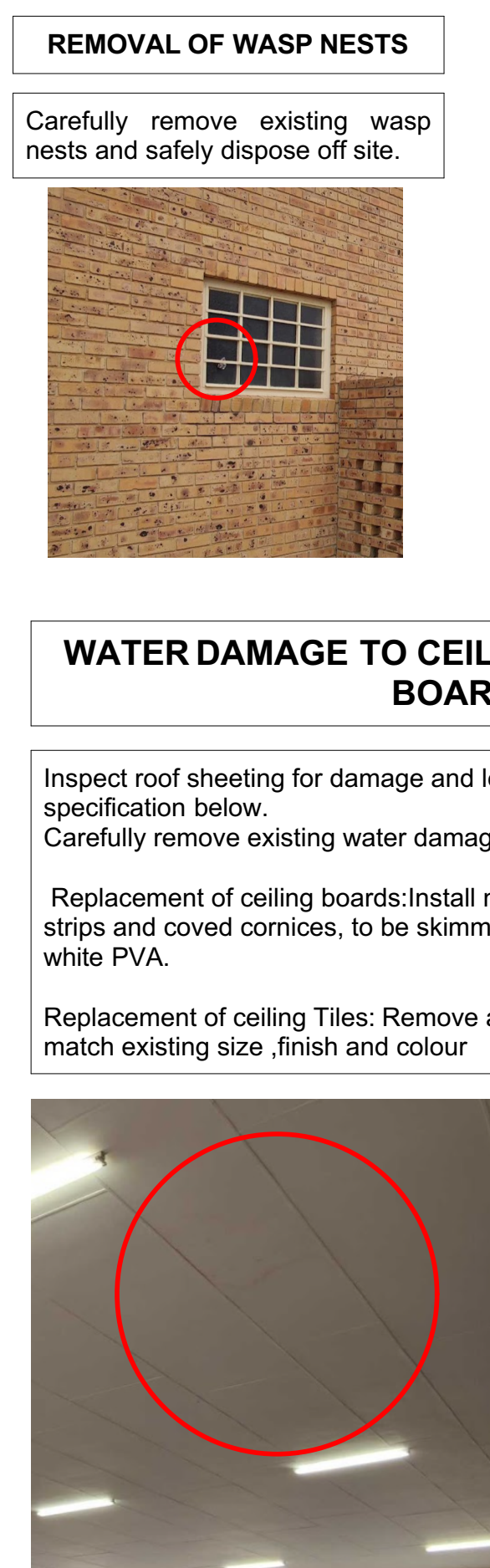


NEW BURGLAR SCREEN:

Install new burglar screens as per schedule below.



- BLOCK A (SCHOOL HALL) : Scope of Works**
1. Timber doors in a poor condition. Rub down and re-varnish. (REFER TO TYPICAL DETAILS)
 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. Internal floor finishes in a poor condition and to be removed. Once structural work is complete, replace with new, including skirting. (REFER TO TYPICAL VINYL FLOORING DETAILS)
 5. Burglar screens to be installed over windows to prevent access into building. (REFER TO DETAIL BELOW)
 6. Cracks noted on external walls, refer to Structural Engineer's report for repair. Once repair work is done, make good works
 7. Fire Hose Reel paintwork and relevant water supply pipes to same are deteriorating. Rub down, prime and repaint (REFER TO DETAIL BELOW)
 8. External wash hive to be carefully removed from female ablution window (REFER TO DETAIL BELOW)
 9. 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 (REFER TO DETAIL BELOW)
 10. Corrosion to some 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)
 11. No gutters or downpipes installed. Install new to match existing on site or as per later detail. (REFER TO TYPICAL DETAILS)
 12. Some barge boards damaged, remove and make good and install new to match existing on site or as per later detail. (REFER TO TYPICAL DETAILS)
 13. 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 DETAIL BELOW)
 14. Steel awning above kitchen hatch to be rubbed down, primed and re-painted (REFER TO DETAIL BELOW)
 15. All vegetation growth at building facades / entrances to be removed (REFER TO DETAIL BELOW)
 16. Replace missing cupboard door in kitchen with new to match existing doors. Assess all internal shelving and replace any warped shelving (REFER TO DETAIL BELOW)
 17. Install new light switch cover to 1 x light switch in the kitchen (REFER TO DETAIL BELOW)
 18. Missing toilet seat lid in paraplegic ablution, replace with similar. (REFER TO DETAIL BELOW)
 19. It must be noted that the layout of 1 x paraplegic ablution is non-compliant with the SANS 10400 Part S, we recommend removing all internal fittings and repositioning to the correct layout. (REFER TO DETAIL BELOW)
 20. It must be noted that the doors to the paraplegic ablutions is not opening outwards and the doors are non-compliant with SANS 10400 Part S, we recommend replacing the door with a compliant door and for it to open outwards. (REFER TO DETAIL BELOW)
 21. Replace missing ceiling trapdoor in ablution ceiling (REFER TO DETAIL BELOW)
 22. Some plumbing outlets are missing externally by female ablutions. Install new adequate/required piping. (REFER TO DETAIL BELOW)



NOTES:

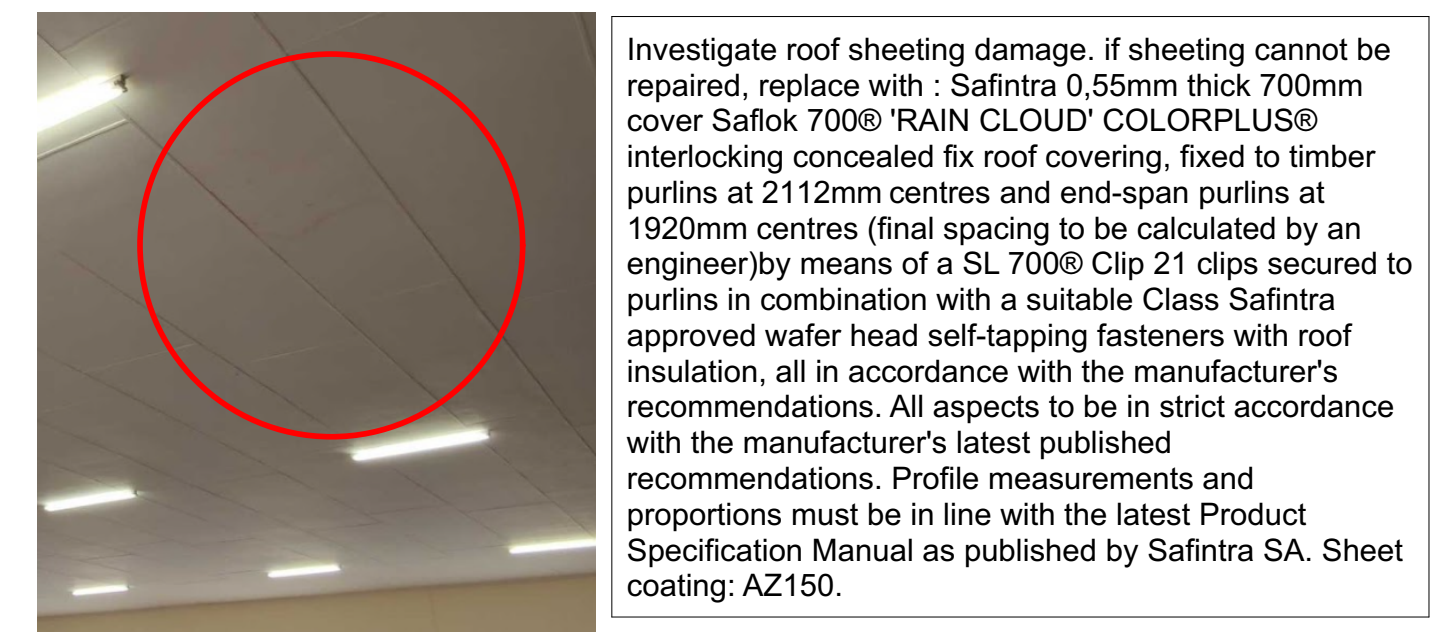
1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the office of the Architect.
2. Partial Services: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought 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.

**WATER DAMAGE TO CEILINGS: DEFLECTING/DAMAGED CEILING
BOARDS & CEILING TILES**

Inspect roof sheeting for damage and leaks. If sheeting cannot be repaired, install new per specification below.
Carefully remove existing water damaged ceilings boards and cornices.

Replacement of ceiling boards: Install new gypsum ceiling boards, 6.4mm thick, with PVC cover strips and covered cornices, to be skimmed until smooth and even. Paint with fully washable matt white PVA.

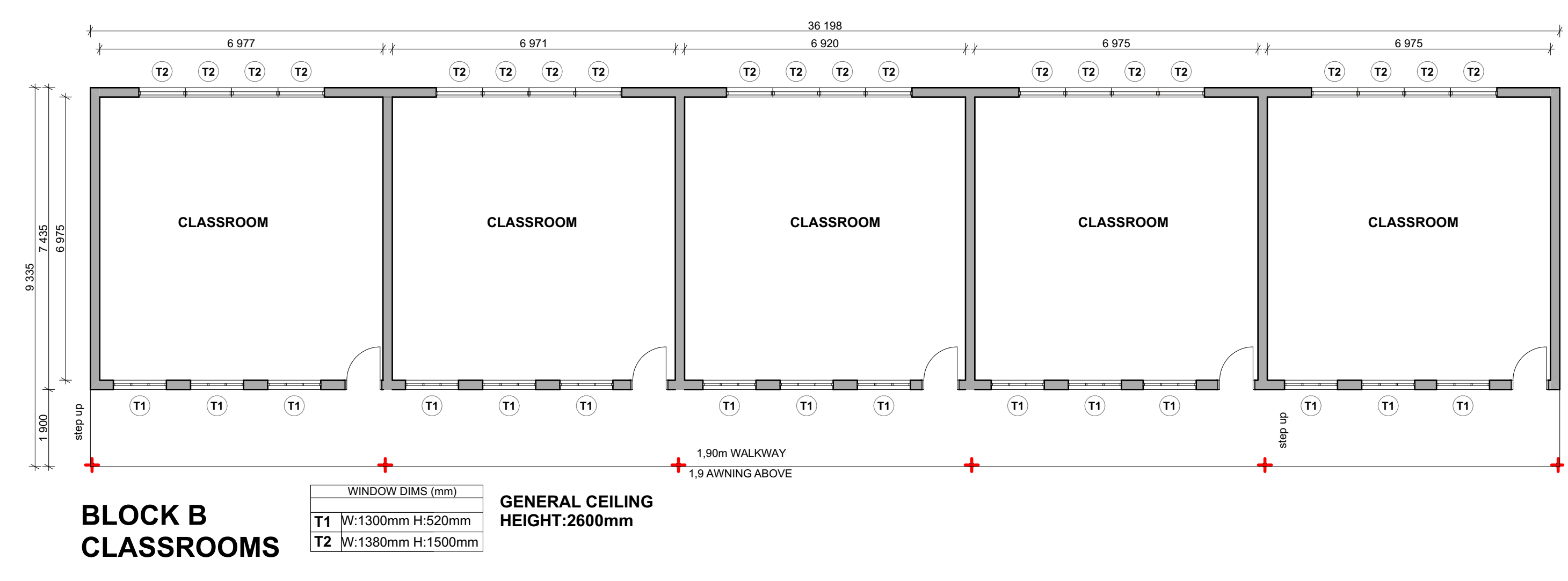
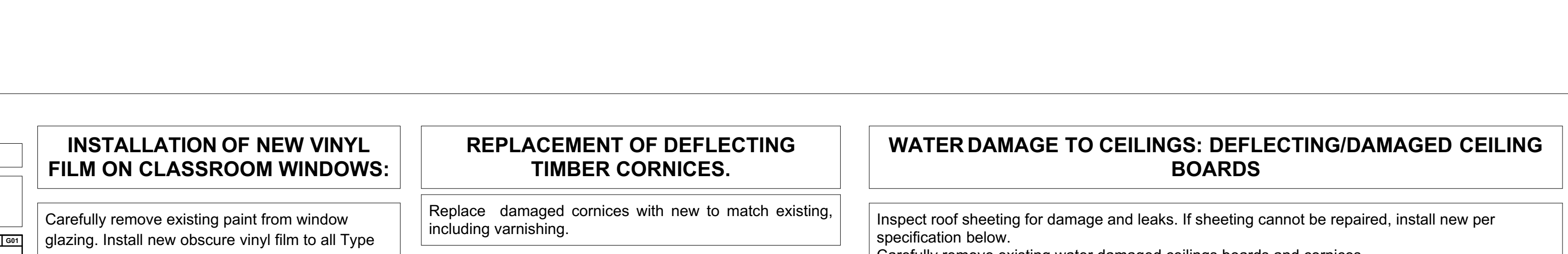
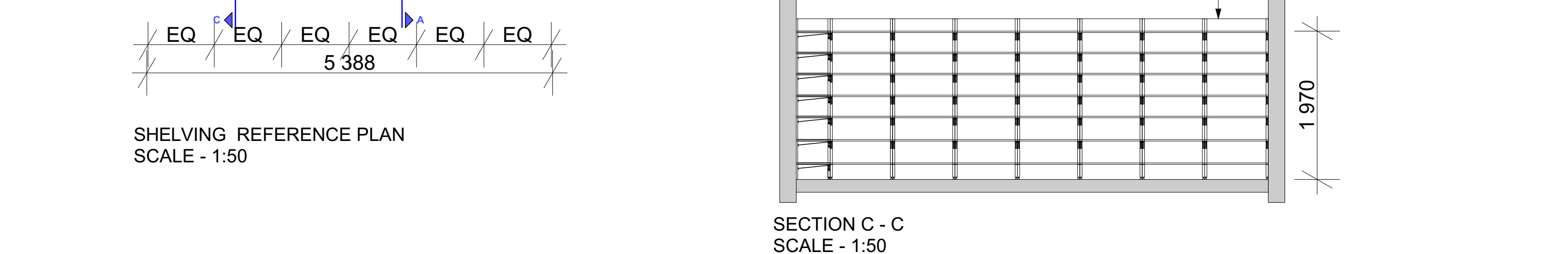
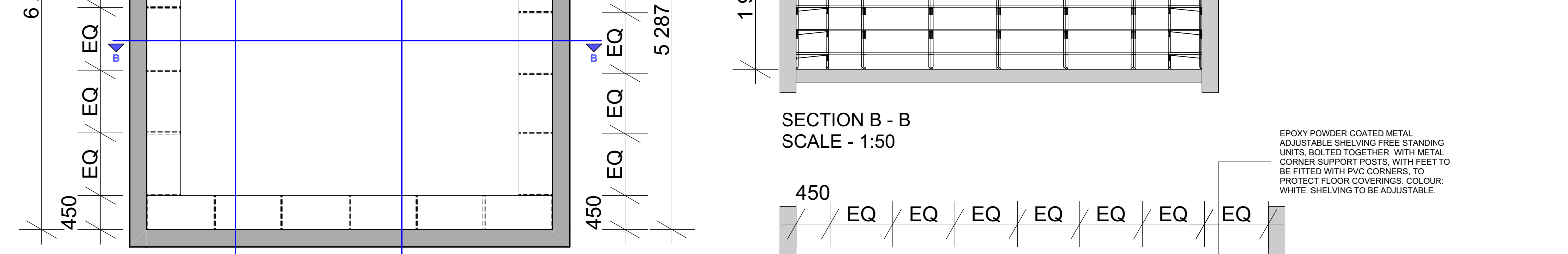
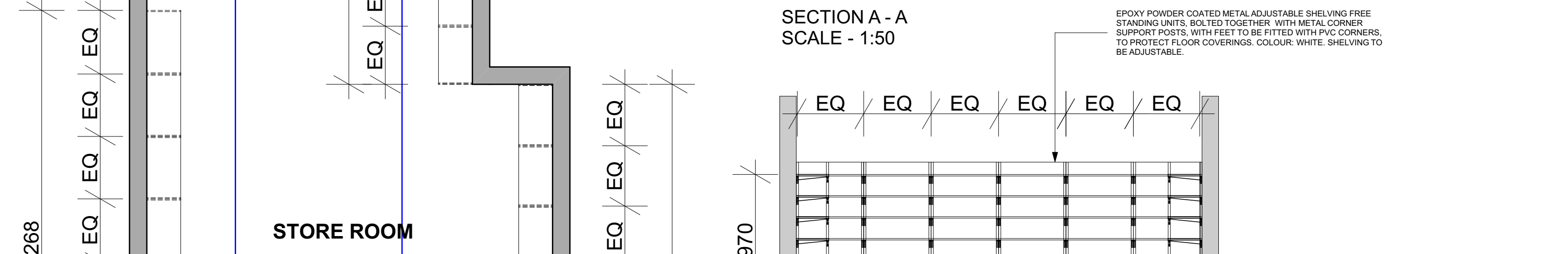
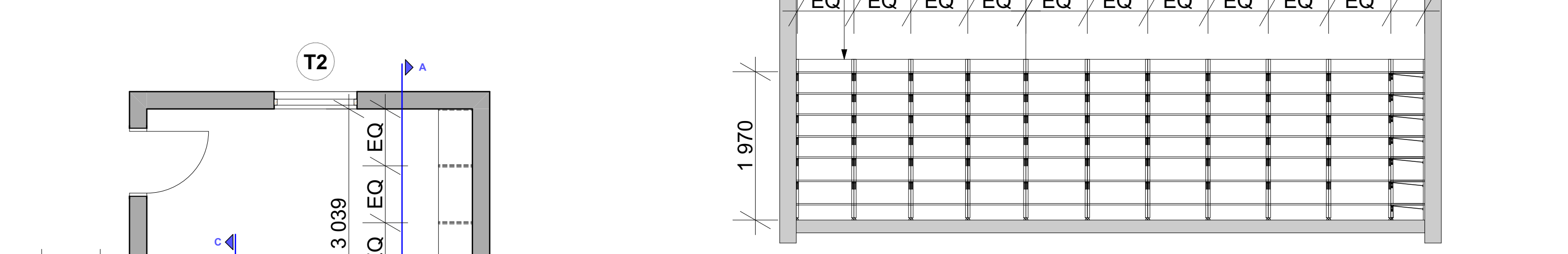
Replacement of ceiling Tiles: Remove and install new Pelican or equally approved ceiling tiles to match existing size, finish and colour



Investigate roof sheeting damage. If sheeting cannot be repaired, replace with - Salfitra 0.55mm thick 700mm cover Salfitra 7000 RAIN CLOUD COLOR LUSID interlocking concealed fix roof covering, fixed to timber purlins at 2112mm centres and end-span purlins at 1920mm centres (final spacing to be calculated by an engineer) by means of a SL 7000 Clip 21 clips secured to purlins in combination with a suitable Class Salfitra approved water head self-tapping fasteners with roof insulation, all in accordance with the manufacturer's recommendations. All aspects to be in strict accordance with the manufacturer's latest published recommendations. Profile measurements and proportions must be in line with the latest Product Specification Manual as published by Salfitra SA. Sheet coating: AZ150.

INSTALLATION OF NEW SHELVING IN STOREROOM

EPOXY POWDER COATED METAL ADJUSTABLE SHELVING FREE STANDING UNITS, 80x120x1000mm WITH METAL CORNER SUPPORT POSTS, WITH FEET TO BE FITTED WITH PVC CORNERS, TO PRETECT FLOOR COVERINGS, COLOUR: WHITE, SHELVING TO BE ADJUSTABLE.



**BLOCK B
CLASSROOMS**

**REMOVAL OF VEGETATION AROUND BUILDING
FACADES**

Remove all vegetation growing along building facades and treat spots accordingly with relevant pesticides.



MISSING TOILET SEAT COVER

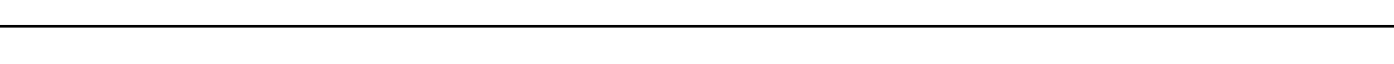
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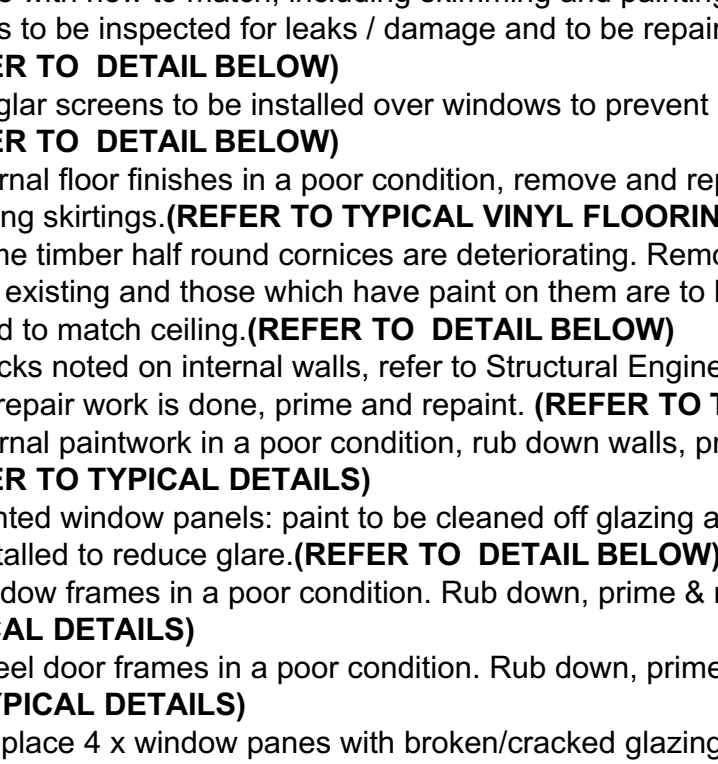
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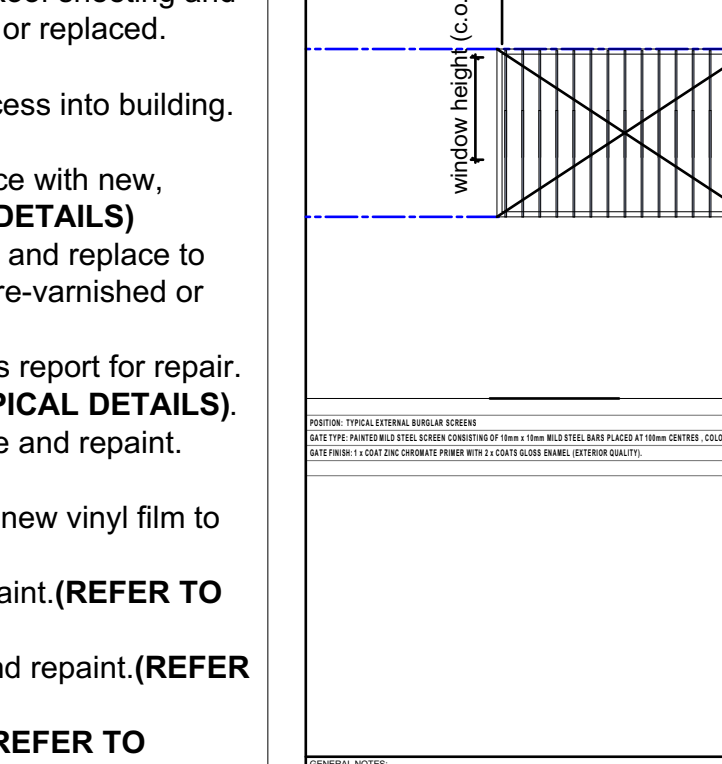
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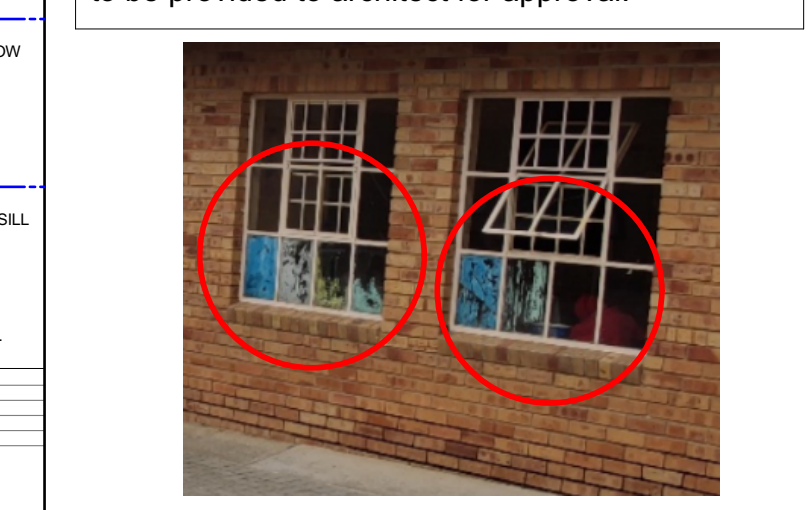
NEW BURGLAR SCREEN:

Install new burglar screens as per schedule below.



**INSTALLATION OF NEW VINYL
FILM ON CLASSROOM WINDOWS:**

Carefully remove existing paint from window glazing. Install new obscure vinyl film to all Type T2 windows lower panes to reduce glare. Sample to be provided to architect for approval.



**REPLACEMENT OF DEFLECTING
TIMBER CORNICES.**

Replace damaged cornices with new to match existing, including varnishing.



**REPLACEMENT OF DAMAGED WINDOW
GLAZING**

Remove & replace 4x damaged T2 window panes with new to match existing.

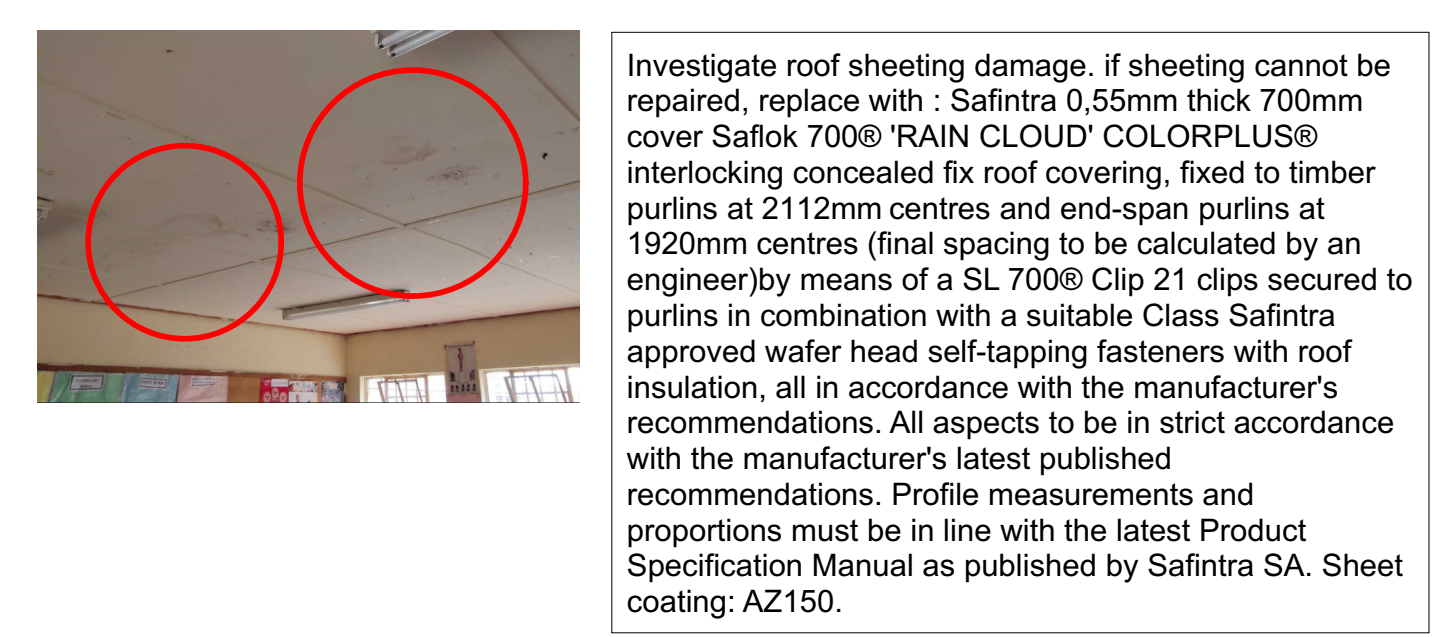


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Project:
**CONDITION ASSESSMENT
RESEAMOHETSE PRIMARY SCHOOL**

Drawing description:
**EXISTING BLOCKS:
REFURBISHMENT SCOPE OF WORKS :
A & B**

Drawn: ISENZEKO ENGINEERING **(AD)**

Scales: AS SHOWN ON DRAWING

FOR INFORMATION

Drawing Number: 082-RSPS-101 **Revision:** A