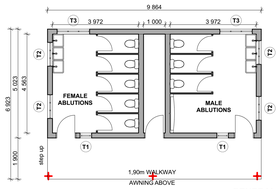


BLOCK C ABLUTIONS

WINDOW DIMS (mm)	
T1	W: 530mm H:620mm
T2	W: 1100mm H:620mm
T3	W: 1500mm H:600mm

GENERAL CEILING HEIGHT:2600mm

BLOCK C (ABLUTIONS) : Scope of Works

1. No gutters or downpipes installed. Install new to match existing on site or as per later detail.**(REFER TO TYPICAL DETAILS)**
2. Leaks noted - investigate all plumbing for leaks, rectify leaks but if not possible, replace plumbing where required, as per wet services engineer's details.**(REFER TO DETAIL BELOW)**
3. Some wall and floor tiles are missing. Install new to match existing.**(REFER TO DETAIL BELOW)**
4. Replace 1 x broken window glazing pane.**(REFER TO DETAIL BELOW)**

5. Vandalism noted on walls and doors. Rub down all timber doors, prime and repaint or re-varnish.**(REFER TO TYPICAL DETAILS)**
6. Timber doors in a poor condition. Rub down and re-varnish.**(REFER TO TYPICAL DETAILS)**.
7. Steel door frames in a poor condition. Rub down, prime and repaint.**(REFER TO TYPICAL DETAILS)**
8. Replace any toilet cistern lids / seat lids / seats which are missing. **(REFER TO DETAIL BELOW)**
9. Replace 1 x damaged steel urinal and tiles around urinal.**(REFER TO DETAIL BELOW)**
10. Outdoor tap and water pipe leaks noted. Investigate all plumbing for leaks, rectify leaks but if not possible, replace plumbing where required and provide adequate drainage, as per engineer's details.**(REFER TO DETAIL BELOW)**
11. Install new ablution signage. **(REFER TO DETAIL BELOW)**

LEAKS NOTED : INVESTIGATE LEAKS AT OUTDOOR DRINKING WATER TAP

Leaks noted: investigate all plumbing and sanware equipment. Isolate/repair all leaks. Where a leak cannot be repaired, replace plumbing/sanware with new per sanware schedule below.

REPLACEMENT SANWARE SPECIFICATIONS:

TAP: INSTALL 2X NEW TAPS
Plumline 10-year warranty Moderna Chrome hose bib tap (Code: 038736)
• Mixer: Moderna Chrome hose bib tap (Code: 038736)
• Material: DZR (dezincification resistant brass) Brass
• Finish: Chrome

NEW SIGNAGE

Install new aluminium door signage to ablutions . Ensure signage is securely fixed.

REPLACEMENT OF DAMAGED WINDOW GLAZING

Remove & replace 1x damaged T1window panes with new to match existing.

LEAKS NOTED : INVESTIGATE ALL PLUMBING LEAKS IN MALE & FEMALE ABLUTIONS

Leaks noted: investigate all plumbing and sanware equipment. Isolate/repair all leaks. Where a leak cannot be repaired, replace plumbing/sanware with new per sanware schedule below.

REPLACEMENT SANWARE 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.

BASIN: Lecico Atlas 50cm basin with full pedestal colour White, fixed with stainless steel screws and washers to plugs in wall and sealed with abe Dow Corning acetoxy silicone sealant where basin meets wall.
Material: Vitreous China, Basin code: ATLDUO8AS0500BE, Tap Hole: 1 tap hole, Height: 500mm, Width: 410mm, Depth: 788mm. TAP: Plumline 10-year warranty Moderna Chrome pillar taps (Code:038735). Mixer: Moderna Chrome pillar tap (Code: 038735). Material: :
DZR (dezincification resistant brass) Brass. Finish: Chrome

MISSING WALL TILES & FLOOR TILES

Replace all missing floor tiles with new floor tiles to match existing.

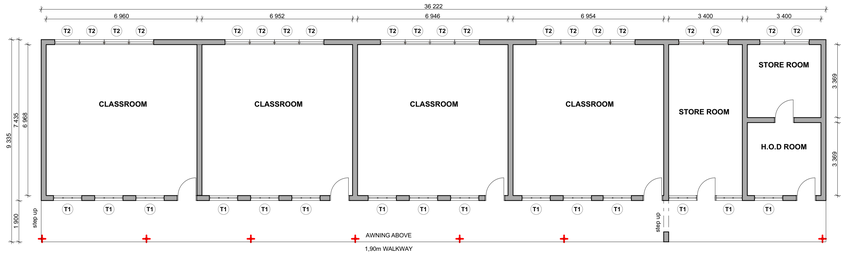
MISSING TOILET SEATS, CISTERNS & TOILET SEATS

Replace and install 4x new toilet seats and seat lids. Install 3x new missing cistern lids

REPLACE DAMAGED STEEL URINAL AND TILES AROUND

Remove and install new : Kwikot Model KCB1021830 Grade 304 (18/10) Stainless Steel curved back urinal (Code: KCB102), size 1830mm long with built in flushing tank, 12mm adjustable drip cock and centre outlet with back sprayed with vermin proof bitumastic sound deadening fixed to wall with anchor bolts, all in accordance with manufacturer´s recommendations.

Remove and replace damaged floor tiles with new to match existing.



BLOCK D CLASSROOMS

WINDOW DIMS (mm)	
T1	W:1300mm H:520mm
T2	W:1380mm H:1500mm

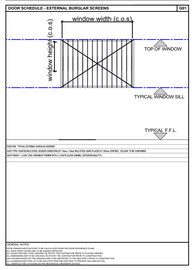
GENERAL CEILING HEIGHT:2600mm

BLOCK D (CLASSROOM) : Scope of Works

1. No gutters or downpipes installed. Install new to match existing on site or as per later detail.**(REFER TO TYPICAL DETAILS)**
2. 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)**
3. Burglar screens to be installed over windows to prevent access into building.**(REFER TO DETAIL BELOW)**
4. Replace 3 x broken / loose window glazing panes.**(REFER TO DETAIL BELOW)**
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.**(REFER TO TYPICAL DETAILS)**.
7. Damage to ceilings, remove all affected panels and cornices and replace with new to match, including skimming and painting.**(REFER TO DETAIL BELOW)**
8. Some steel door frames in a poor condition. Rub down, prime and repaint.**(REFER TO TYPICAL DETAILS)**
9. Internal floor finishes in a poor condition, remove and replace with new, including skirtings.**(REFER TO TYPICAL VINYL FLOORING DETAILS)**
10. Painted window panels: paint to be cleaned off glazing and new vinyl film to be installed to reduce glare.**(REFER TO DETAIL BELOW)**

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 DAMAGED WINDOW GLAZING

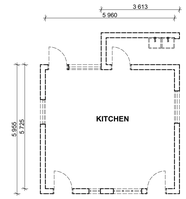
Remove & replace 3x damaged T2 window panes with new to match existing.

WATER DAMAGE TO CEILINGS & DEFLECTING/DAMAGED CEILING BOARDS

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 coved cornices, to be skimmed until smooth and even. Paint with fully washable matt white PVA.

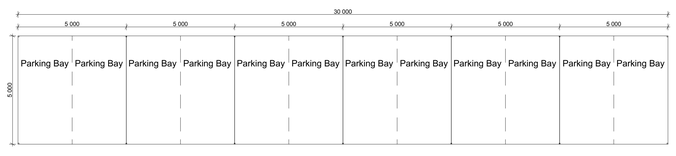
Investigate roof sheeting damage. if sheeting cannot be repaired, replace with : Safintra 0,55mm thick 700mm cover Saflok 700® 'RAIN CLOUD' COLORPLUS® interlocking concealed fix roof covering, fixed to timber purlins at 2112mm centres and end-span purlins at 1920mm centres (final spacing to be calculated by an engineer)by means of a SL 700® Clip 21 clips secured to purlins in combination with a suitable Class Safintra approved wafer 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 Safintra SA. Sheet coating: AZ150.



BLOCK E KITCHEN TO BE DEMOLISHED

BLOCK E (KITCHEN) : Scope of Works as per Stage 2 Assessment Report:

1. Demolish and reconstruct entire block.



BLOCK F CARPORT

GENERAL CEILING HEIGHT:2600mm

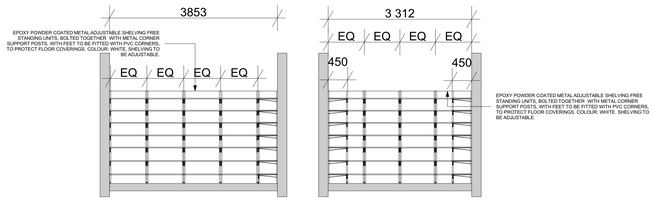
BLOCK F (CARPORT) : Scope of Works

1. No gutters or downpipes installed. Install new to match existing on site or as per later detail. **(REFER TO TYPICAL DETAILS)**
2. Some columns exhibit paintwork deterioration. Rub down, prime and repaint. Refer to structural engineer's report for further specifications. **(REFER TO TYPICAL DETAILS)**

DAMAGED EXTERIOR PINBOARD/NOTICE BOARD

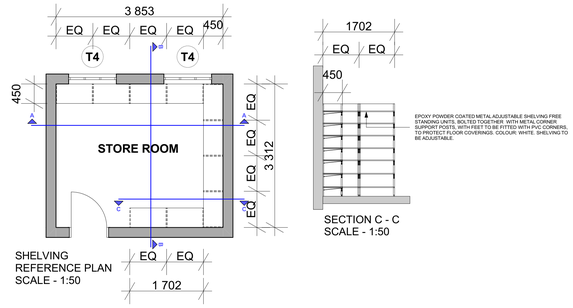
Remove and replace existing noticeboard with new aluminium noticeboard to match existing. Noticeboard to be securely fixed to wall with masonry anchors.

INSTALLATION OF NEW SHELVING IN STOREROOM



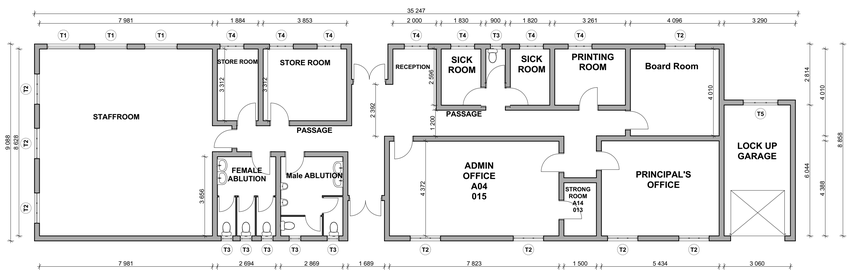
SECTION A - A
SCALE - 1:50

SECTION B - B
SCALE - 1:50



SHELVING REFERENCE PLAN
SCALE - 1:50

SECTION C - C
SCALE - 1:50



BLOCK G ADMIN BLOCK

WINDOW DIMS (mm)	
T1	W: 1500mm H:620mm
T2	W:1400mm H:1200mm
T3	W: 530mm H:630mm
T4	W:1100mm H:620mm
T5	W:1600mm H:600mm

GENERAL CEILING HEIGHT: 2700mm

BLOCK G (ADMINISTRATION) : Scope of Works

1. Some downpipes are missing, install new to match existing on site or as per later detail.**(REFER TO TYPICAL DETAILS)**
2. Existing exterior pinboards / noticeboard are damaged. Remove and install new pinboard.**(REFER TO DETAIL BELOW)**
3. Internal floor finishes: passage in a poor condition and to be removed. Once structural work is complete, replace with new, including skirtings.**(REFER TO TYPICAL TILE FLOORING 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.**(REFER TO DETAIL BELOW)**
5. 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)**
6. Structural Damage noted, refer to Structural Engineer's report.
7. 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)**
8. All face brick facades are to be power washed to clean off vandalism, dirt & marks. Loose or cracked plaster to be chipped away and replaced with new plaster and surface finish to match existing surrounding.
9. Steel door frames in a poor condition. Rub down, prime and repaint.**(REFER TO TYPICAL DETAILS)**
10. Paint all timber ceiling cornices same colour to match ceiling.
11. Water damage to walls & pipe at urinals, locate leaks and repair or replace.**(REFER TO DETAIL BELOW)**
12. Replace any missing cistern lids, toilet seats and toilet lids. **(REFER TO DETAIL BELOW)**
13. Replace missing splashback tiles above WHB, with new to match.**(REFER TO DETAIL BELOW)**
14. Some WC's missing components. Replace with new.**(REFER TO DETAIL BELOW)**
15. Electrical cables in staff room and admin offices to be encased and concealed in a conduit.**(REFER TO DETAIL BELOW)**
16. 1 x waste water pipe paintwork is corroding and in a poor condition. Replace with new waste water pipe.**(REFER TO DETAIL BELOW)**
17. 1 x light switch in staff room to be replaced with new.

DAMAGED LIGHT SWITCH

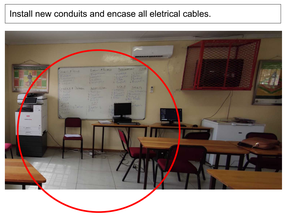
Replace and install 1x new lightswitch to match existing.

DAMAGED WASTE PIPE

Replace damaged and corroding pipe with new upvc waste pipe

ELECTRICAL CABLES TO BE PLACED IN CONDUIT

Install new conduits and encase all eletrical cables.



MISSING INTERNAL WC COMPONENTS

Replace and install new internal components/flushers as required.

REPLACE MISSING WHB SPLASHBACK TILES

NEW SPLASH BACK TILES:

Install new 200 x 200 white matt Johnson tiles splashback tiling to replace missing tiles and match existing.

MISSING TOILET SEATS, CISTERNS & TOILET SEATS

Replace and install 1x new toilet seats and seat lids. Install 2x new missing cistern lids

LEAKS NOTED : INVESTIGATE ALL PLUMBING LEAKS IN MALE ABLUTIONS

Leaks noted: investigate all plumbing and sanware equipment. Isolate/repair all leaks. Where a leak cannot be repaired, replace plumbing/sanware with new per sanware schedule below.

REPLACEMENT SANWARE SPECIFICATIONS ONLY IF REQUIRED:

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.

BASIN: Lecico Atlas 50cm basin with full pedestal colour White, fixed with stainless steel screws and washers to plugs in wall and sealed with abe Dow Corning acetoxy silicone sealant where basin meets wall.
Material: Vitreous China, Basin code: ATLDUO8AS0500BE, Tap Hole: 1 tap hole, Height: 500mm, Width: 410mm, Depth: 788mm. TAP: Plumline 10-year warranty Moderna Chrome pillar taps (Code:038735). Mixer: Moderna Chrome pillar tap (Code: 038735). Material:
DZR (dezincification resistant brass) Brass. Finish: Chrome

URINAL: Lecico Atlas 40cm urinal colour White, with back inlet and waste outlet including wall mounting brackets and connected to water supply, sealed with silicone sealant where urinal meets wall.
•Material: Vitreous China,
• Urinal code: ATLBOXURI0B40BE

WATER DAMAGE TO CEILINGS & DEFLECTING/DAMAGED CEILING BOARDS

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 coved cornices, to be skimmed until smooth and even. Paint with fully washable matt white PVA.

Investigate roof sheeting damage. if sheeting cannot be repaired, replace with : Safintra 0,55mm thick 700mm cover Saflok 700® 'RAIN CLOUD' COLORPLUS® 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 700® Clip 21 clips secured to purlins in combination with a suitable Class Safintra approved wafer 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 Safintra SA. Sheet coating: AZ150.

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	16/02/23	For Information Purposes Only	ID

Architect :

Name :

Signature :

Client :

Name :

Signature :

ISENZEKO ENGINEERING

education
Department of Education
FREE STATE PROVINCE

DBSA
DEVELOPMENT BANK OF SOUTHERN AFRICA

Project:

CONDITION ASSESSMENT RESEAMOHETSE PRIMARY SCHOOL

Drawing description:

EXISTING BLOCKS: REFURBISHMENT SCOPE OF WORKS : C,D,E,F & G

Drawn: ISENZEKO ENGINEERING

A0

Scale/s: AS SHOWN ON DRAWING

FOR INFORMATION

Drawing Number: 082-RSPS-102

Revision: A