

**BLOCK S - GYM
FLOOR PLAN
SCALE 1:100**

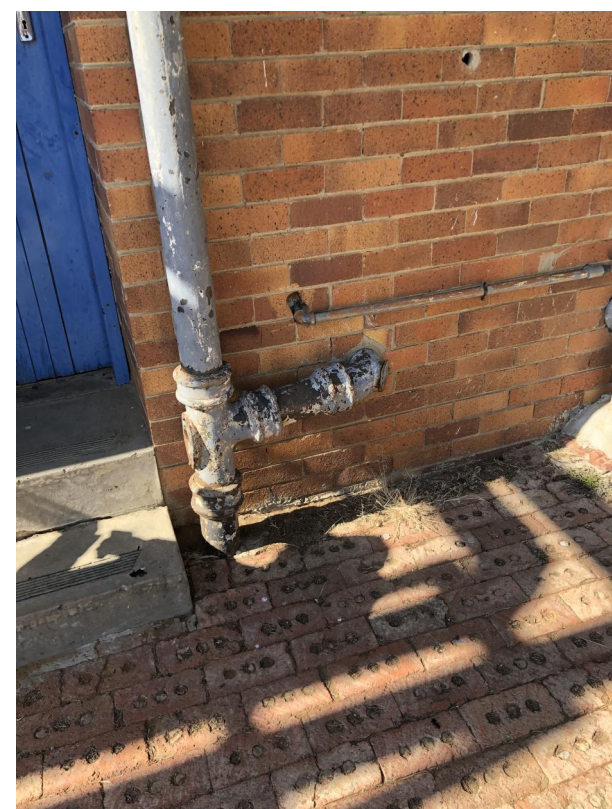
BLOCK S - GYMNASIUM: Scope of Works

1. Refer to Structural Engineer's report for repairs to roof damage. Recommend resealing / waterproofing box gutter roof on high level roof and RC columns over main gymnasium (on either side of the building) and recommend resealing / waterproofing RC roof slab on lower roof over ablutions & changerooms. REFER TO IMAGES BELOW.
2. Once waterproofing / resealing and structural work is complete, external 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. Water damage to slabs in changerooms, ablutions and office - refer to Engineer's report for repairworks. New waterproofing, primer and paint to u/s of slabs and to peeling paint on walls. REFER TO IMAGES BELOW AND TYPICAL DETAILS.
5. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
6. Internal vinyl floor finishes in the gymnasium and store is in a poor condition and to be removed. Once structural work is complete, replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS AND IMAGE BELOW.
7. Internal walls tiles in ablutions in a poor condition - recommend removing and replacing with new to match. REFER TO SPEC BELOW.
8. Steel urinal is corroded and should be replaced with new. REFER TO SPEC BELOW.
9. No floor finishes installed in ablutions & changeroom - recommend installing new floor finishes. REFER TO SPEC BELOW.
10. Damaged light fittings to be removed and new are to be installed as per Electrical Engineer's specifications.
11. Changeroom timber benches to be removed and replaced with new. REFER TO SPEC BELOW.
12. Office: replace floor finishes. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
13. Office: repaint walls. REFER TO TYPICAL DETAILS.
14. Office ablutions: rub down and repaint walls. REFER TO TYPICAL DETAILS.
15. External plumbing fittings in a poor condition - inspect all plumbing and repair/replace. REFER TO IMAGE BELOW.
16. External gully is damaged - make good.

WINDOW SCHEDULE

- T1: W: 3080mm x 850mm
(THIS IS A HIGH LEVEL
WINDOWS AND THIS
SIZE IS AN ESTIMATE).**
- T2: W: 3700mm x 2820mm
(THESE ARE HIGH LEVEL
WINDOWS AND THIS SIZE
IS AN ESTIMATE).**
- T3: W: 3700mm x H:1920mm
(THESE ARE HIGH LEVEL
WINDOWS AND THIS SIZE IS
AN ESTIMATE).**
- T4: W:2975mm x 935mm**
- T5: W:2720mm x 890mm**
- T6: W:680mm x 1020mm**
- T7: 1700mm x 890mm**
- T8: 3080mm x 400mm**

**EXTERNAL PLUMBING FITTINGS IN A POOR
CONDITION. INSPECT ALL PLUMBING AND REPAIR
/ REPLACE.**



**BOX GUTTER ROOF, RC COLUMNS & RC SLAB
ROOF TO BE INVESTIGATED AND RESEALED /
WATERPROOFED.**



**INTERNAL WALL TILES IN A POOR CONDITION IN
ABLUTIONS. REMOVE AND REPLACE WITH NEW 400
x 400 SALT AND PEPPER TILES.**



REPLACE S/S URINAL

Flat back stainless steel school urinal (Franke Model TU101) wall mounted trough urinal, 1830mm in length. Unit to be manufactured from Grade 304 (18/10) Stainless Steel, 0.9 mm gauge. Urinal to be supplied with a concealed sparge pipe and a 22 mm inlet with chrome plated cone fitting for connecting to the high level cistern or Walco 550 URV urinal flush valve. Outlet to be situated on the left or right of the urinal with a recess for 40 mm chrome plated waste outlet (to be supplied). Urinal to include a tilting key to sides and rear walls. The back to be fully sound deadened with vermin proof bitumastic material.



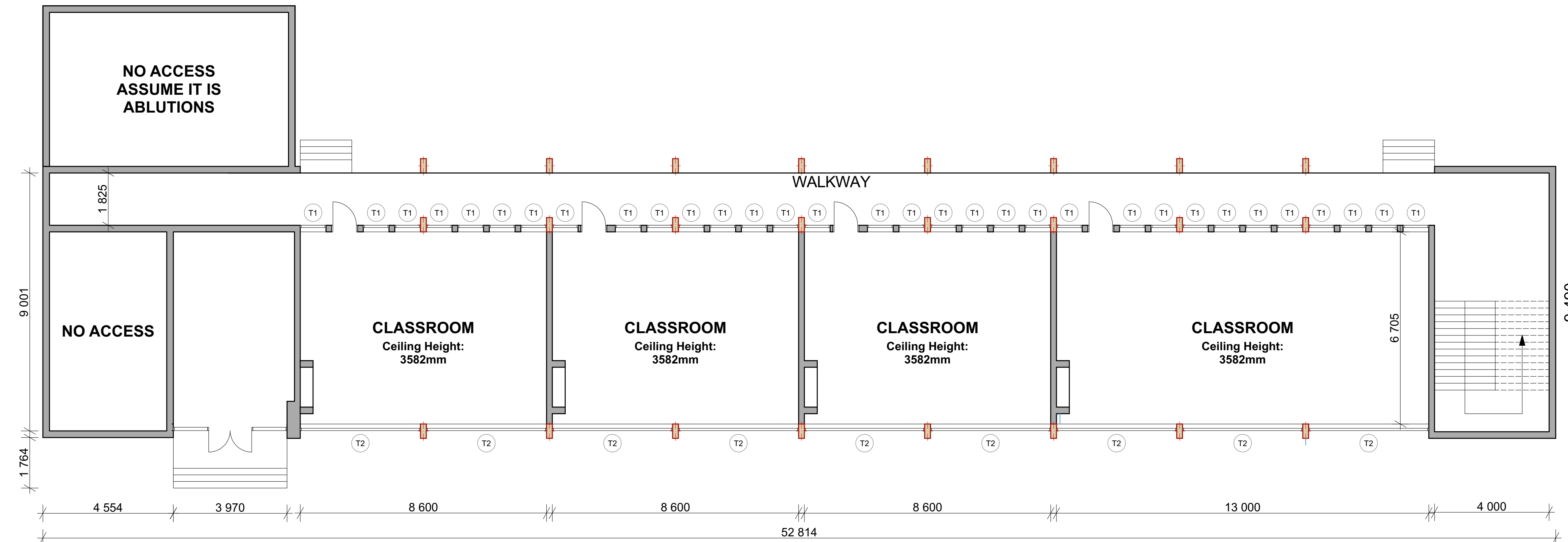
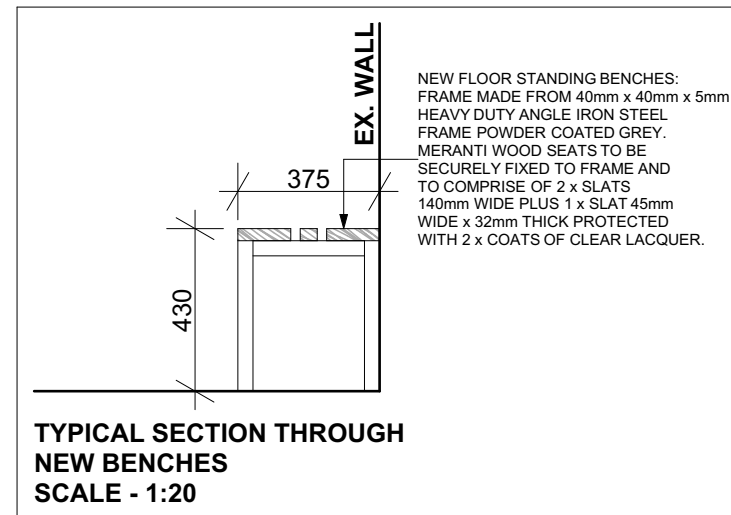
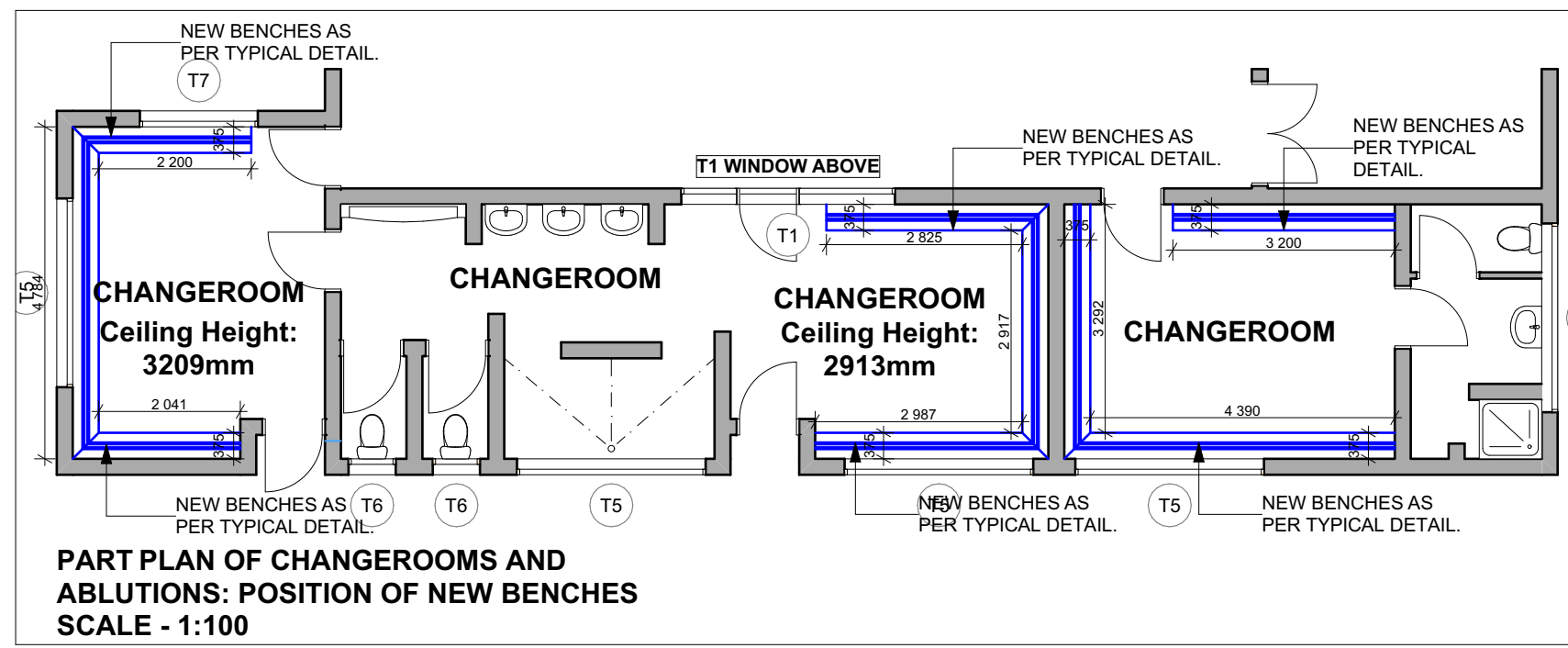
**WATER DAMAGE TO U/S SLABS IN CHANGEROOMS, ABLUTIONS AND OFFICE - REFER TO
ENGINEER'S REPORT FOR REPAIRWORKS. NEW WATERPROOFING, PRIMER AND PAINT IS
TO BE APPLIED TO U/S SLABS AND TO WALLS IN ABLUTIONS AND CHANGEROOMS.**



INSTALL NEW TILES IN ABLUTIONS AND CHANGEROOMS AND OFFICE BATHROOM

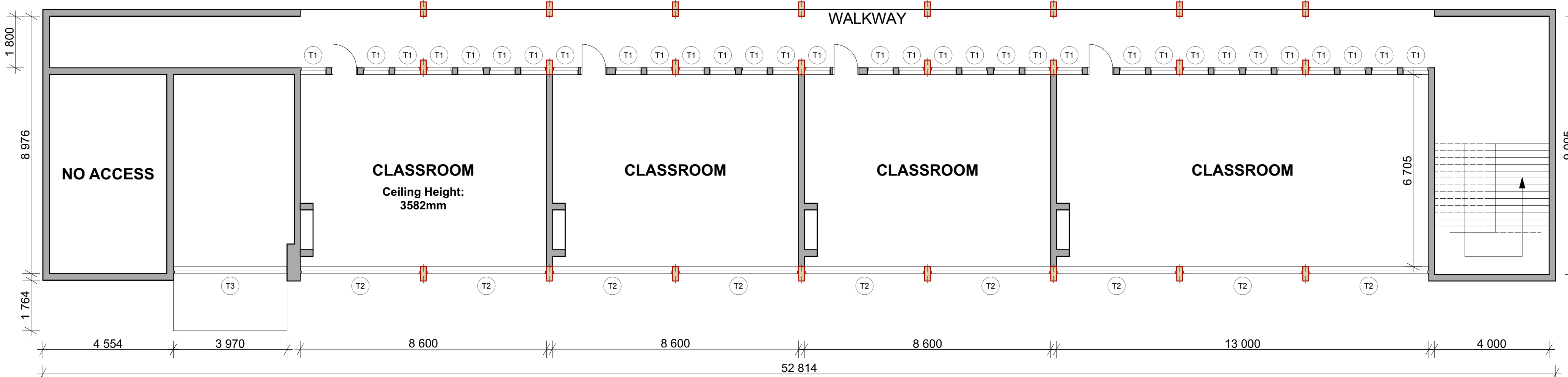
Install new 400 x 400 salt and pepper floor tiles with 100mm high skirting in all ablutions and changerooms.

REPLACE ALL TIMBER BENCHES IN CHANGEROOMS:



**BLOCK X - GROUND FLOOR CLASSROOMS
FLOOR PLAN - SCALE 1:100**

WINDOW SCHEDULE	
T1: W:900mm x H:1920mm	
T2: W:4200mm x H:1920mm	
T3: W:??mm x H:??mm	



**BLOCK X - FIRST FLOOR CLASSROOMS
FLOOR PLAN - SCALE 1:100**

WINDOW SCHEDULE	
T1: W:900mm x H:1920mm	
T2: W:4200mm x H:1920mm	
T3: W:3920mm x H:3275mm	

BLOCK X - CLASSROOMS: Scope of Works

1. All balustrades in a poor condition. Rub down, prime and repaint. REFER TO IMAGE BELOW.
2. Entrance canopy roof - rub down u/s of canopy and repaint. Reseal / waterproof canopy. REFER TO IMAGE BELOW.
3. Corrosion to steel cladding on facades of building - recommend removing panels which exhibit corrosion and replace with new to match existing. REFER TO IMAGE BELOW.
4. Painted window panes - paint to be removed and new vinyl film to be applied. REFER TO IMAGE BELOW.
5. All gates at all door entrances - rub down, prime and repaint.
6. Ceiling in staircase in a poor condition - recommend removing and replacing with new, including new light fittings. REFER TO TYPICAL CEILING DETAILS AND IMAGE BELOW.
7. Paintwork on stairs in a poor condition - recommend rubbing down, prime and repaint. REFER TO TYPICAL DETAILS.
8. Internal paintwork in a poor condition, rub down walls, 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 FLOOR FINISHES DETAILS.
10. External paintwork in a poor condition, rub down walls, prime and repaint.
11. Cracks noted on internal walls, refer to Structural Engineer's report for repair. Once repair work is done, prime and repaint.
12. Water damage to some of the ceilings, remove and replace with new including skimming, painting and cornices.
13. 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.
14. Ablutions in a poor condition with extensive structural damage, refer to Structural Engineer's report for repairworks. Repair and make good walls and slabs. No access into ablutions.
15. Damaged plumbing to be repaired or replaced.
16. Steel box gutters and downpipes are in a terrible condition, recommend removing and replacing with new.

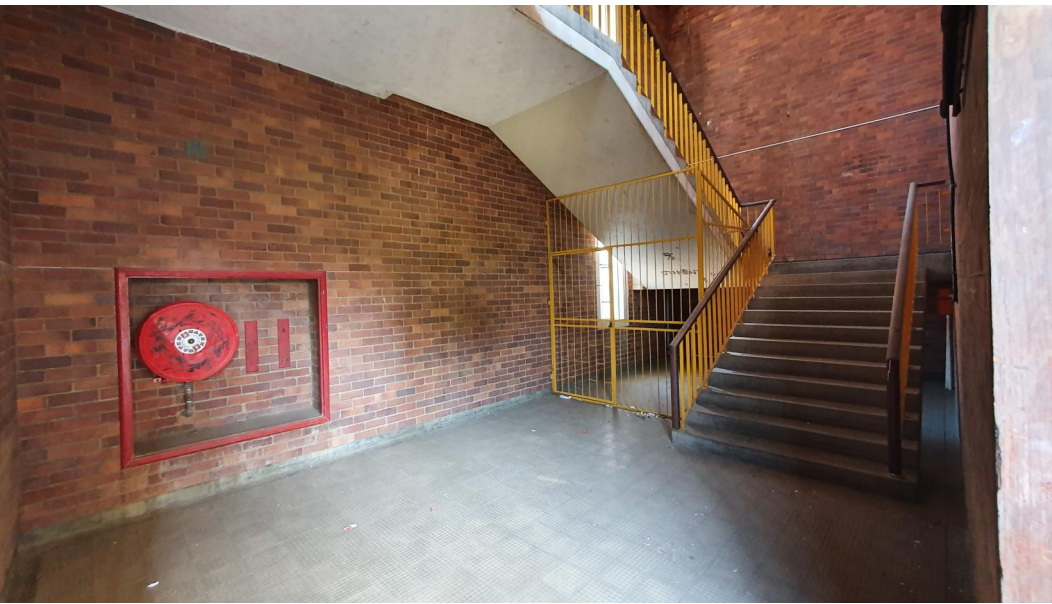
**ALL BALUSTRADES ARE TO BE RUBBED DOWN,
PRIMED AND REPAINTED.**



**ALL ENTRANCE GATES ARE TO BE RUBBED DOWN,
PRIMED AND REPAINTED.**



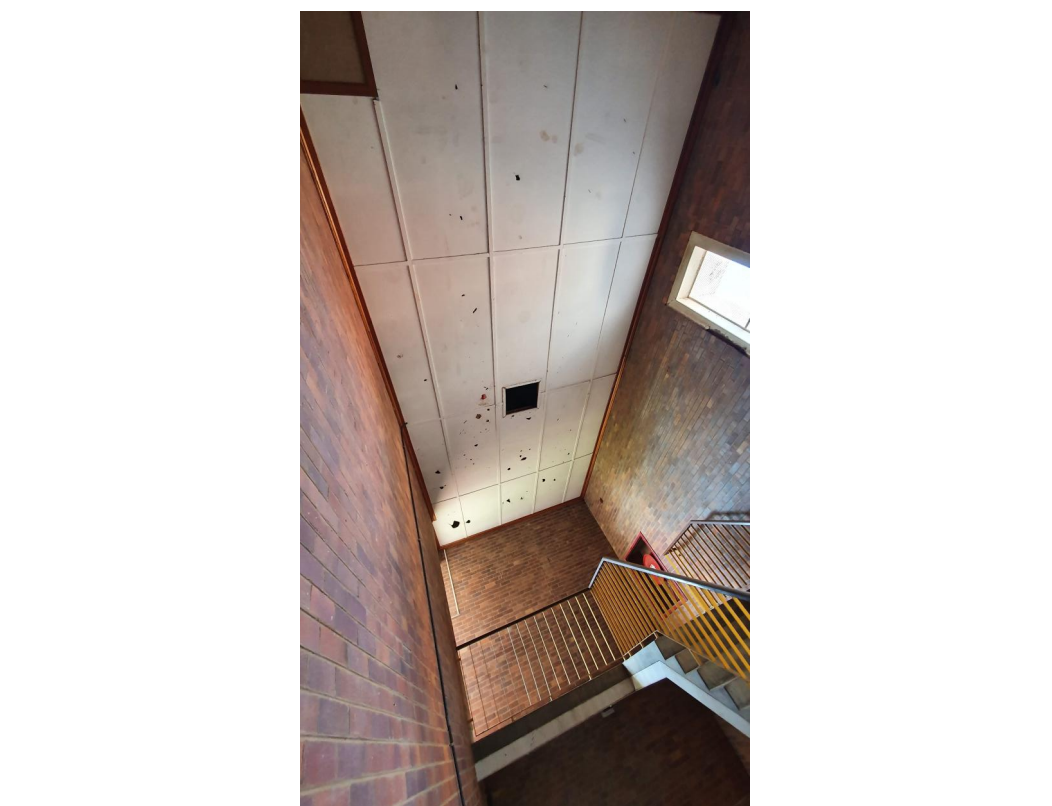
**PAINTED PORTIONS OF STAIRCASES TO BE
RUBBED DOWN, PRIMED AND REPAINTED.**



**ALL WINDOWS WHICH HAVE PAINTED GLAZING:
PAINT IS TO BE REMOVED AND NEW VINYL FILM IS
TO BE INSTALLED.**



**CEILINGS OVER 2 x STAIRCASES ARE TO BE
REMOVED AND REPLACED 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 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.

Revisions:			
Rev No:	Date:	Description:	Rev By:
A	11/07/23	For Information Purposes Only	MM

Architect :

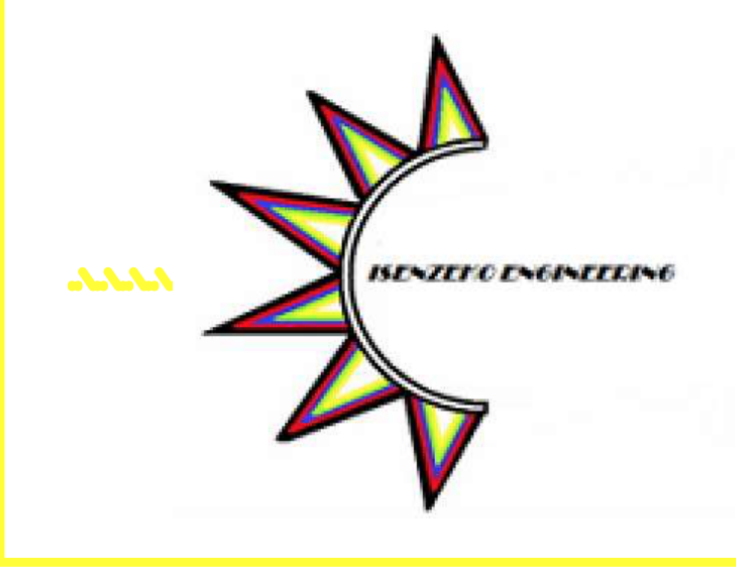
Name :

Signature :

Client :

Name :

Signature :



Project:
**CONDITION ASSESSMENT
HTS WELKOM SCHOOL**

Drawing description:
**EXISTING BUILDINGS
REFURBISHMENT SCOPE OF WORKS**

Drawing:	ISENZKO ENGINEERING	(A0)
Scales:	AS SHOWN ON DRAWING	

FOR INFORMATION

Drawing Number:	082-HTSWEL-103	Revision:	A
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