

BLOCK Y - CLASSROOMS FLOOR PLAN SCALE 1:100

WINDOW SCHEDULE	
T1:	W:890mm x H:1700mm
T2:	W:1865mm x H:2290mm
T3:	W:3895mm x H:2290mm
T4:	W:945mm x H:2290mm

BLOCK Z - GROUND FLOOR CLASSROOMS FLOOR PLAN SCALE 1:100

WINDOW SCHEDULE	
T5:	W:1725mm x H:1700mm
T6:	W:3800mm x H:1700mm
T7:	W:2660mm x H:1700mm
T8:	W:2480mm x H:1700mm
T9:	W:945mm x H:1700mm

- BLOCK Y & Z - CLASSROOMS: Scope of Works
1. External paintwork in a poor condition, rub down, prime and repaint.
 2. 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.
 3. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
 4. 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.
 5. Physics & chem labs - countertops and sinks to be replaced with new chemical resistant countertops and new sinks including taps.
 6. All timber doors to be rubbed down and re-varnished.
 7. 1 x brick window sill is damaged - replace damaged brickwork and make good waterproofing. REFER TO IMAGE BELOW.
 8. Gutters and downpipes are damaged, install new to match existing on site or as per later detail.
 9. Some water damaged ceilings in 3 x classrooms are to be removed and replaced. REFER TO TYPICAL DETAILS.
 10. Replace 1 x damaged cupboard doors with new to match existing. REFER TO IMAGE BELOW.
 11. Damaged portion of ceiling in staircase to be removed and replaced with new to match existing. REFER TO IMAGE BELOW.
 12. Install new balustrade to either side of existing entrance staircase. REFER TO IMAGE AND DETAIL BELOW.

EXTERNAL PAINTWORK TO BE RUBBED DOWN, PRIMED AND PAINTED.



1 x MISSING BRICK WINDOW SILL TO BE REPLACED WITH NEW TO MATCH EXISTING.



MISSING / DAMAGED CUPBOARD DOOR TO BE REPLACED WITH NEW TO MATCH EXISTING.



DAMAGED CEILING TO BE REMOVED AND REPLACED WITH NEW TO MATCH.



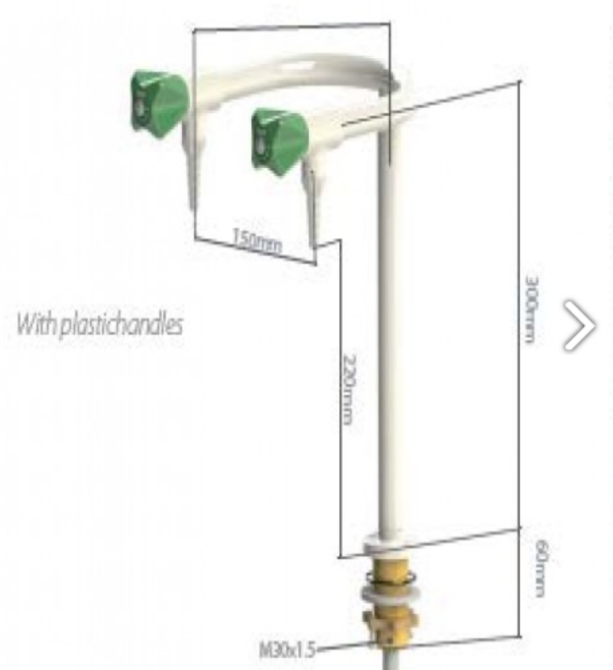
WATER DAMAGED CEILING IN 3 x CLASSROOMS TO BE REMOVED AND REPLACED WITH NEW TO MATCH.



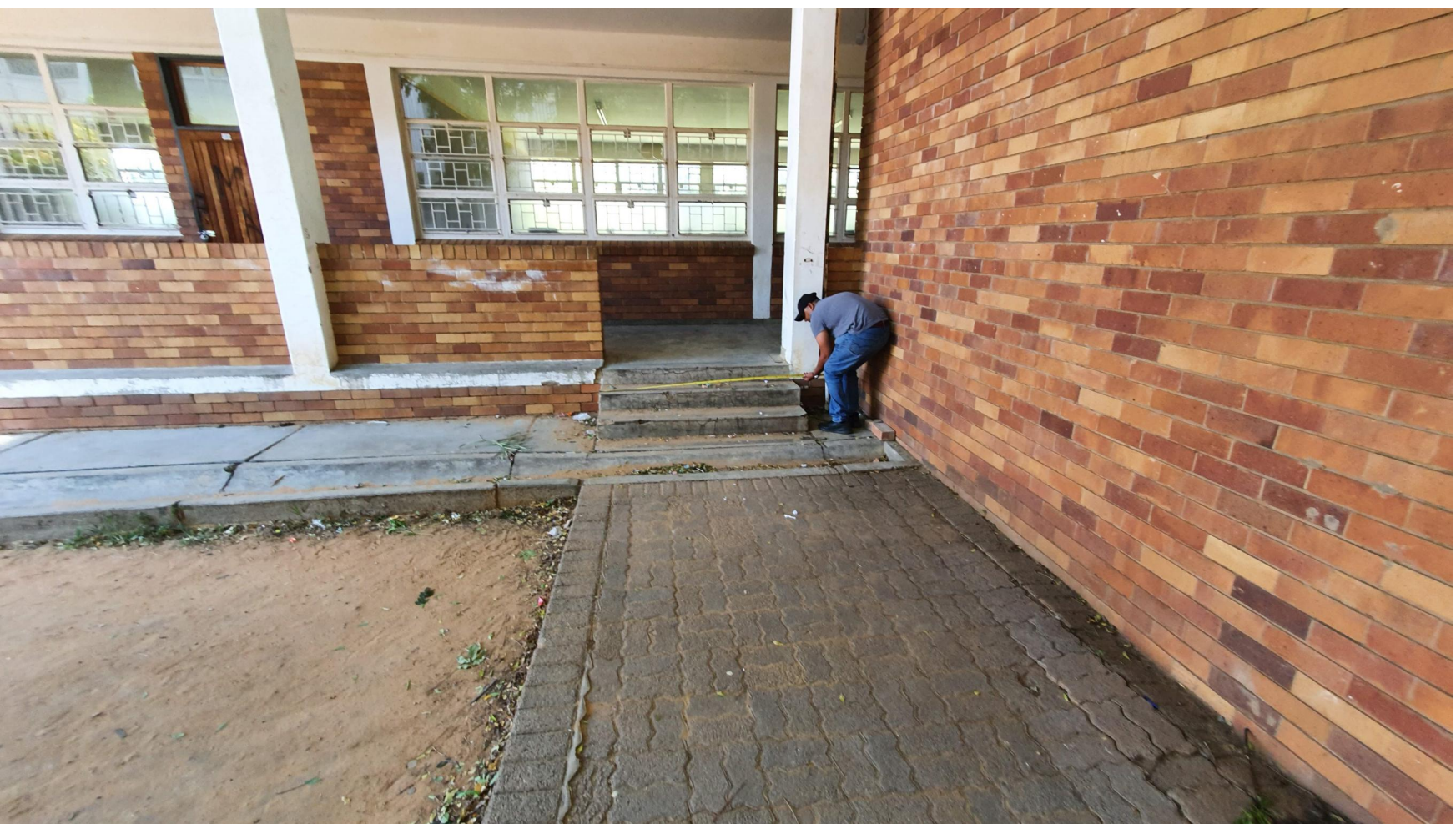
EXISTING TIMBER COUNTERTOPS IN LABS TO BE REMOVED AND REPLACED WITH NEW AS PER SPEC BELOW.



NEW LAB COUNTERTOPS:
Remove existing timber tops in lab classrooms and replace with new laminated saligna 36mm. 36mm Saligna (Eucalyptus) in 22mm strips bonded lengthwise with multiple finger joints to the required lengths, to be manufactured by an educational lab specialist.
- Size of worktops in classrooms: 2888mm x 850mm.
- Size of teachers desk: 2670mm x 850mm.
- Number of worktops in classrooms to be replaced: 24.
- Number of teachers desks to be replaced: 3.
1 x new sink per desk: ceramic vaal sink, size to be: length - 435mm, width - 335mm, depth 180mm. 1 x new tap per desk: install new worktop mounted tap per worktop as per spec below.



NEW BALUSTRADE TO BE INSTALLED TO EITHER SIDE OF EXISTING STAIRCASE.



1000mm high grade 306 s/s balustrade fixed onto existing concrete surfaces. Top and vertical rails to be 50,8mm s/s and 4mm horizontal intermediate cable strands are to be fixed to vertical posts with no more than a 100mm gap between cables, all to comply with SANS10400. Existing stairs to be measured on site prior to manufacture of balustrades.

NEW BALUSTRADE TO EXISTING STEPS SIDE ELEVATION SCALE 1:20

- 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:
A	11/07/23	For Information Purposes Only

Architect :

Name :

Signature :

Client :

Name :

Signature :



Project: **CONDITION ASSESSMENT HTS WELKOM SCHOOL**

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

Drawn: **ISENZEKO ENGINEERING**

Scale/s: **AS SHOWN ON DRAWING**

FOR INFORMATION

Drawing Number: **082-HTSWEL-104** Revision: **A**