

**HTS WELKOM
SECONDARY
SCHOOL**

**EXISTING BLOCKS:
TYPICAL DETAILS FOR
REFURBISHMENT
DWG NO.: 082-HTSWEL-05**

**REV: A
DATE:15/03/2023**

TYPICAL DETAILS:

REPLACEMENT OF EXISTING VINYL FLOOR FINISHES WITH VINYL FLOOR FINISHES:

REMOVAL AND REPLACEMENT OF VINYL FLOOR FINISHES:

Remove existing vinyl flooring and make good existing surfaces (including all structural work as per Structural Engineer's details).

Install new Polyflor XL 2mm thick fully flexible PVC sheet flooring, with a monolayer and homogeneous construction, directional duotone marbleized design. Colours to be confirmed per school & building.

All vinyl is deemed to be laid on a screeded / plastered surface, unless otherwise stated. Screeds to be prepared using a recommended self levelling compound and should be sound, smooth and level in accordance with SANS. Subfloor moisture should be less than 75% RH, tested with probe at 40% depth of concrete on surface bed. Vinyl Sheetting to be installed in strict accordance with Manufacturers instruction with approved adhesive. All sheets to be correctly overlapped, scribed and then grooved prior to welding. Always remove the factory edge. All welds must be double cut, first cut must be carried out using a skid plate immediately, second cut after at least 30 minutes using a Mozart trimming knife and finished by glazing with a 5mm reducer nozzle attachment. The installation must be rolled with a 68kg 3-part roller, within the correct open time of the adhesive. "Polyflor" vinyl sheeting to be installed by an approved Polyflor Contractor.

To screeded floors: apply one coat TAL VAPORSTOP (or equal approved) all in strict accordance with manufacturers instruction, to ensure full warranty's are issued.

NEW SKIRTINGS:

Install new 100mm x 18mm Meranti skirting board with quarter round timber, both to be varnished.

NEW WEATHER BAR:

Threshold weather bar to be installed at all door thresholds when screed is being placed.

REPLACE FLOOR TILES IN ABLUTIONS:

Safely remove existing floor tiling and replace with new non-glazed, non-slip 500mm x 500mm x 13mm thick clay tiles, Type B1, laid on high polymer cement based adhesives. Specification & colour to be confirmed.

REPLACEMENT OF EXISTING DAMAGED CEILINGS.

Replacement of existing damaged ceilings: Carefully remove existing damaged ceilings boards and cornices.

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. Non-combustible, flexible stonewool thermal insulation is to be installed if not already, the thickness and density to be determined per climatic zone in which the school is located and to be laid as per Manufacturer's recommendations.

REPAINTING OF EXISTING / INTERNAL WALLS:

If applicable, treat structural cracks as per Structural Engineer's details and methodology. Ensure all substrates are dry before any painting commences. Clean walls and strip / remove all existing paint. Treat all areas of mould and fungal growth by applying a coat of micro-organism treatment biocide as per manufacturer's recommendations. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. Prime all bare and filled areas with a suitable primer. Ensure total coverage of the substrate. Allow adequate drying time as per manufacturer's recommendations and allow two coats of fully washable, matt Plascon or similar approved exterior or interior paint to existing plaster, colours to be confirmed.

TIMBER DOORS TO BE RE-VARNISHED

Rub down existing timber door leaves and remove any contaminants and repair any imperfections as per surface preparation guidelines. Ensure surface is free of any contaminants and dry. Prime all repaired areas with surface compatible Dulux primer. Apply three coats of Woodgard Interior / Exterior Timbavarnish with an overcoating time of 3 hours.

TYPICAL DETAILS:

DETERIORATION OF PAINTWORK TO DOOR FRAMES / WINDOW FRAMES / SECURITY GATES:

Chip out / remove all of the rust and ensure that the surface is free from loose dirt, rust, paint, oil & grease. Fill holes with a suitable putty and allow to cure for 48 hours. Remove all remaining rust and strip paint down to the bare metal. Once cleaned and degreased, apply a coat of primer and when dry, apply two coats of Plascon metal paint to match existing colour, as per manufacturer's recommendations.

CORROSION OF ELEMENTS SUCH AS DOOR FRAMES, WINDOW FRAMES ETC:

Chip out / remove all of the rust and ensure that the surface is free from loose dirt, rust, paint, oil & grease. Fill holes with a suitable putty and allow to cure for 48 hours. Remove all remaining rust and strip paint down to the bare metal. Once cleaned and degreased, apply a coat of primer and when dry, apply two coats of Plascon metal paint to match existing colour, as per manufacturer's recommendations.

NEW GUTTERS AND DOWNPIPES:

Replacement of existing gutters and downpipes and / or installation of new gutters & downpipes:
Carefully remove existing downpipes, gutters, rivets / screws and flashings. Make good existing fascia boards where applicable and ensure a cleaned surface. Install new (0.8mm thick form rolled) 125mm x 90mm aluminium gutter with aluminium gutter brackets fastened to fascia boards with 6mm x 25mm steel hex head screws. Install new minimum 100mm diameter aluminium rain water down pipe (min. 1mm thick), fixed to external façade of building with aluminium down pipe brackets using 6mm x 38mm nail-in anchors. Cut, join, lap and form sheet metal flashings to roof and vertical surfaces and around protruding pipes to make a watertight finish. Ensure down pipe spout is adequately orientated to stormwater runoff per Civil engineer's stormwater management plan.

REPLACEMENT OF DAMAGED / DEFLECTING FASCIA AND BARGE BOARDS:

New barge boards or fascia boards:
Install new Nutec barge or fascia boards (where they are missing or damaged), size which is suitable to the roof, as per manufacturer's recommendations. Primer and paint to be applied to barge board - paint colour to be confirmed.

FASCIA BOARD TO BE REPAINTED:

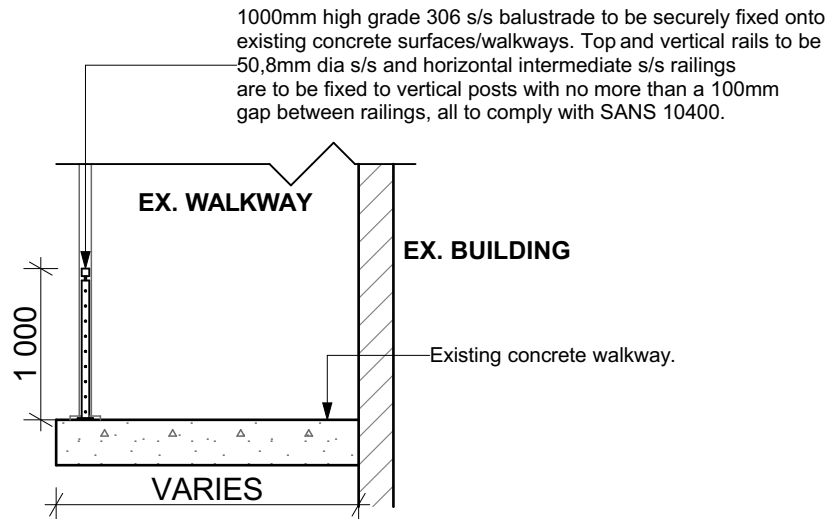
Rub down existing fascia board, primer and paint to be applied to barge board - paint colour to match existing.

NEW ROOF SHEETING SPECIFICATION:

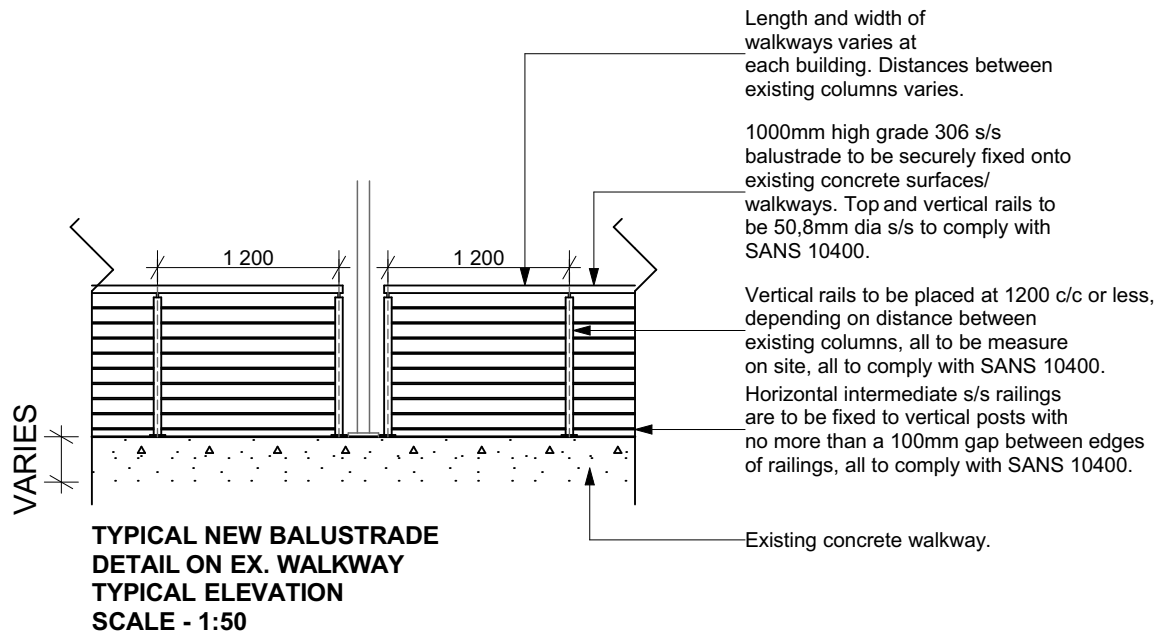
ROOF SHEETING SPECIFICATION: Safintra 0,55mm thick 700mm cover Saflok 700® 'RAIN CLOUD' COLORPLUS® interlocking concealed fix roof covering, fixed to timber purlins at 2112mm centres and end-span purlins at 1920mm centres (final spacing to be calculated by an engineer) by means of a SL 700® Clip 21 clips 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.

TYPICAL DETAILS:

NEW 1m HIGH BALUSTRADE ALONG EXISTING EDGE OF WALKWAY:



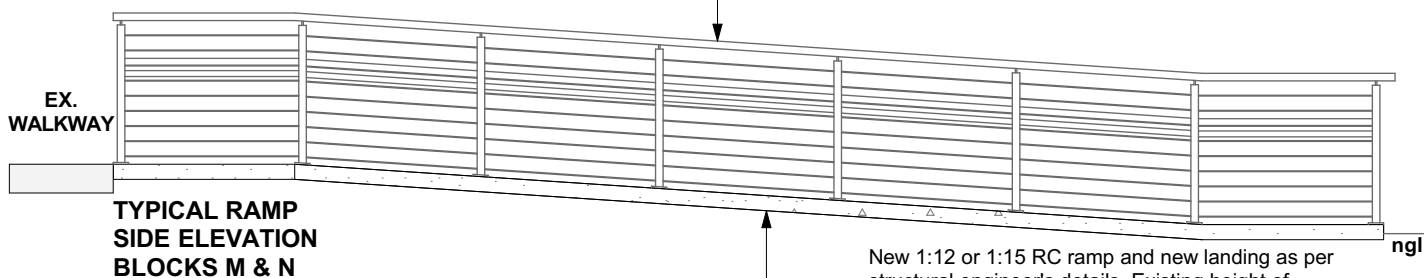
**TYPICAL NEW BALUSTRADE
DETAIL ON EX. WALKWAY
SCALE - 1:50**



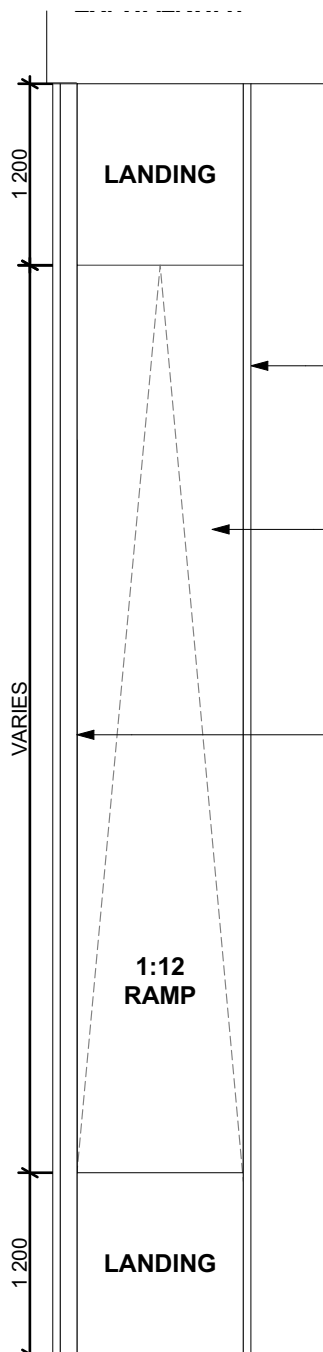
**TYPICAL NEW BALUSTRADE
DETAIL ON EX. WALKWAY
TYPICAL ELEVATION
SCALE - 1:50**

TYPICAL DETAILS:

NEW RAMP TO WALKWAY:



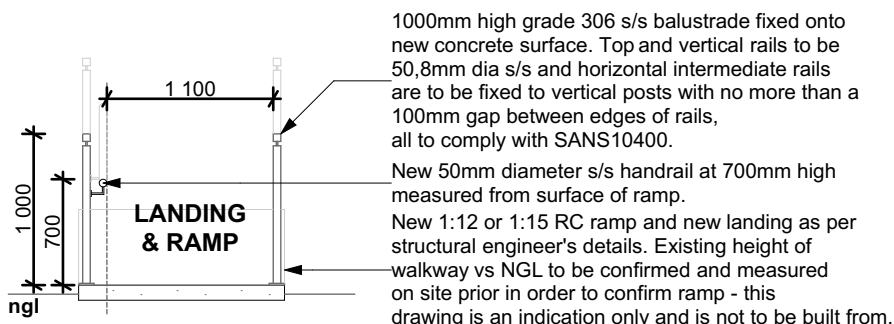
Where ramps in the same direction are used for a vertical rise of more than 600 mm, be staggered by the width of the ramp, in order to prevent a long straight line of ramps.



1000mm high grade 306 s/s balustrade fixed onto new concrete surface. Top and vertical rails to be 50,8mm s/s and horizontal intermediate S/S rails are to be fixed to vertical posts with no more than a 100mm gap between edges of rails, all to comply with SANS10400.

New 1:12 or 1:15 RC ramp and new landing as per structural engineer's details. Existing height of walkway vs NGL to be confirmed and measured on site prior in order to confirm length of ramp - this drawing is an indication / typical only and is not to be constructed from.

700mm high S/S, all to comply with SANS10400.



TYPICAL RAMP FRONT ELEVATION SCALE - 1:50

TYPICAL RAMP PLAN SCALE - 1:50