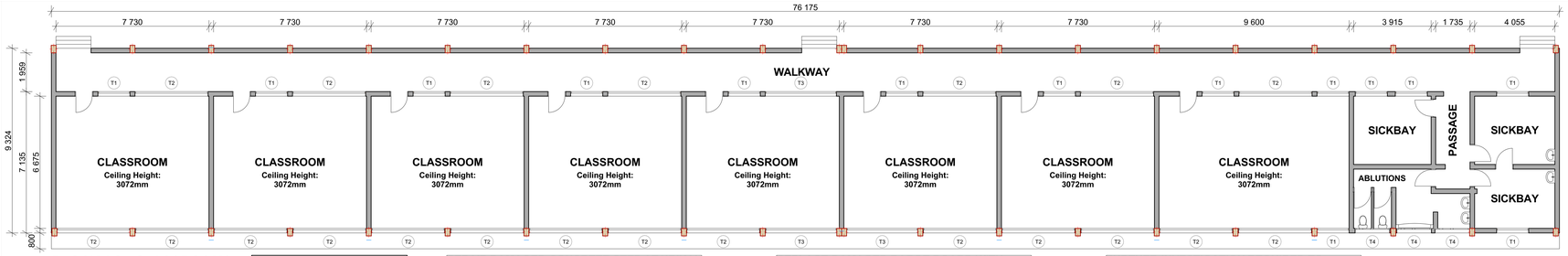


BLOCK AC - CLASSROOMS FLOOR PLAN SCALE 1:100

WINDOW SCHEDULE:
T1: W:1820mm x H:1595mm
T2: W:3695mm x H:1595mm
T3: W:3595mm x H:1595mm
T4: W:1750mm x H:480mm

BLOCK AC - CLASSROOMS: Scope of Works

1. Some of the ceiling panels in the walkway are damaged - remove and replace with new to match including skimming, painting and cornices. REFER TO TYPICAL CEILING DETAILS.
2. Internal floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
3. No gutters or downpipes installed. Install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
4. New balustrades to be installed on either side of existing concrete staircases. REFER TO SPEC BELOW.
5. Paintwork to exterior of building to be rubbbed down, primed and repainted. REFER TO IMAGE BELOW.
6. Plumbing on exterior of building is corroded and in a poor condition - recommend further inspection to determine if replacement or repair is required. REFER TO IMAGE BELOW.
7. Existing concrete panel at urinal in ablution to be repaired / made good. REFER TO IMAGE BELOW.
8. Corroded light switch covers to be removed and replaced with new.
9. Missing barge board at one end of the building to be replaced with new to match existing. REFER TO IMAGE BELOW.

REPAIR DAMAGED CONCRETE STEP AT URINAL

REPLACE DAMAGED BARGE BOARD WITH NEW TO MATCH EXISTING.

FURTHER INVESTIGATION REQUIRED TO REPAIR OR REPLACE DAMAGED PLUMBING.

RUB DOWN AND REPAINT EXTERNAL PAINTWORK.

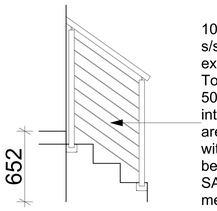
REMOVE AND REPLACE 2 DAMAGED WALL VENT COVERS WITH NEW TO MATCH EXISTING.

DAMAGED MESH WALL ALONG EDGE OF WALKWAY TO BE REMOVED AND REPLACED WITH NEW TO MATCH EXISTING.

DAMAGED WINDOW GLAZING TO BE REPLACED WITH NEW TO MATCH EXISTING.

INSTALL NEW BALUSTRADE TO EITHER SIDE OF 2 x EXISTING STEPS

INSTALL NEW BALUSTRADE TO EITHER SIDE OF 2 x EXISTING STEPS

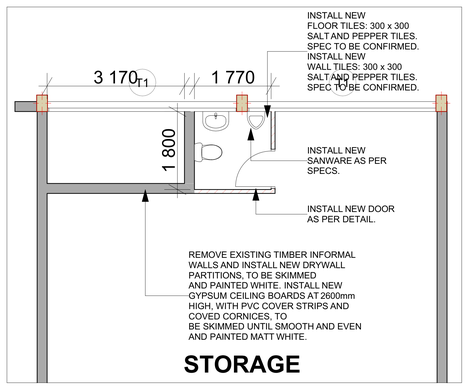


1000mm high grade 306 s/s balustrade fixed onto existing concrete surfaces. Top and vertical rails to be 50,8mm s/s and 4mm horizontal intermediate cable strands are to be fixed to vertical posts with no more than a 100mm gap between railings, all to comply with SANS10400. Existing stairs to be measured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

NEW BALUSTRADE TO EXISTING STEPS SIDE ELEVATION SCALE 1:20

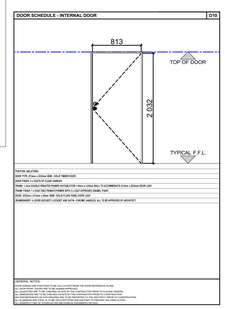
DAMAGED SISALATION TO BE REMOVED AND REPLACED WITH NEW TO MATCH EXISTING.

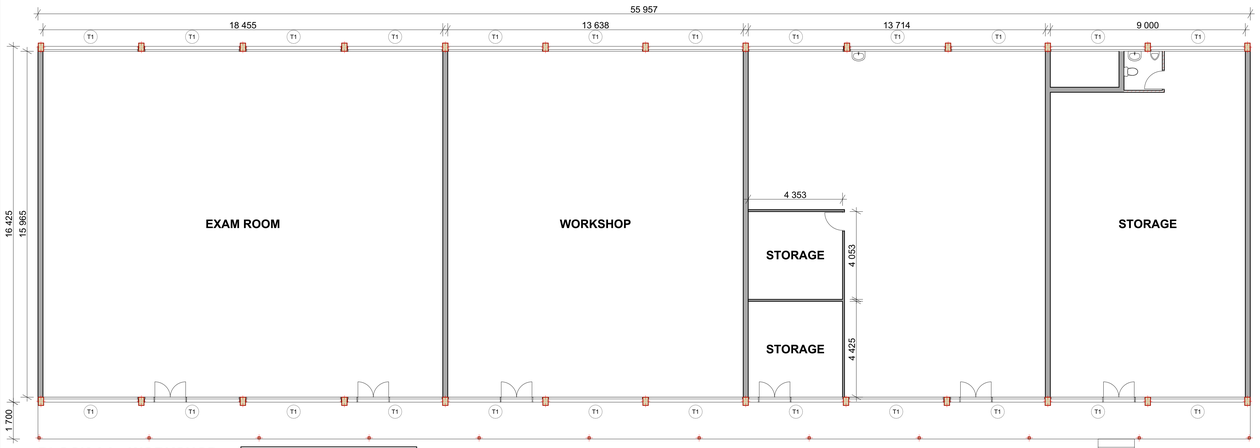
ABLUTION IN CLASSROOM: REPLACE TIMBER WALLS, ADD NEW DOOR, NEW CEILINGS AND NEW SANWARE



REPLACE SANWARE:

NEW ABLUTION SANWARE SPECIFICATIONS:
BASIN: Amaro 2 50cm basin, Product Code: 037119, with pre punch tap holes.
TAPS: Plumline 10-year warranty Moderna Chrome pillar tap (Code: 038735) with a flowrate of 32 litres/minute @ 300KPa. Mixer: Moderna Chrome pillar tap (Code: 038735). Material: DZR (dezincification resistant brass) Brass. Finish: Chrome. Flowrate: 32 litres/ minute @ 300KPa.
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: MADBOXDFLOSCSBE.
Urinal: Plumline Amaro Urinal (or equal approved). Product code 031229.



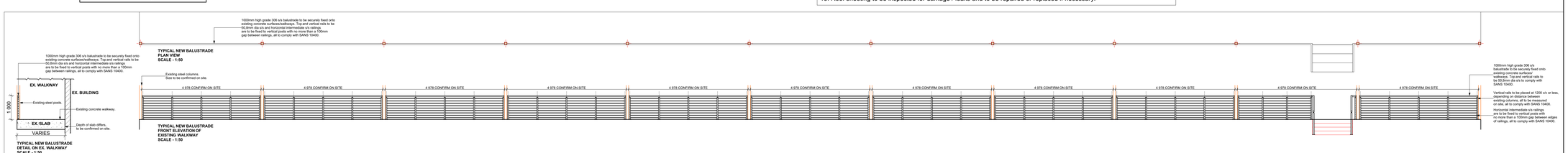


BLOCK AA - WORKSHOP FLOOR PLAN SCALE 1:100

WINDOW SCHEDULE:
T1: W:4400mm x H:1800mm (THESE ARE HIGH LEVEL WINDOWS ALONG THE LENGTH OF THE BUILDINGS ON EITHER SIDE).

BLOCK AA - WORKSHOP: Scope of Works

1. 2 x damaged wall vent covers to be removed and replaced with new to match. REFER TO IMAGE BELOW.
2. Damaged mesh along edge of walkway to be removed and replaced with new to match. REFER TO IMAGE BELOW.
3. Gutters and downpipes are damaged, install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
4. New SANS 10400 compliant 1m high balustrade with intermediate rails of 100mm c/c or less to edge of walkways to be installed. REFER TO DETAIL BELOW.
5. Timber entrance doors to be rubbed down and re-varnished.
6. Structural damage to exposed concrete floors in workshop. Repair as per Structural Engineer's report.
7. Sisalation is damaged at various points - recommend replacing with new to match existing. Roof to be checked for any leaks / damage and to be repaired. REFER TO IMAGES BELOW.
8. Replace damaged window glazing. REFER TO IMAGE BELOW.
9. All fittings of ablution (1 x WC, 1 x WHB & 1 x urinal) in classroom to be removed and replaced with new. REFER TO SPEC BELOW.
10. Informal timber wall around ablution to be remove and replaced with new partition walls, door and ceiling over.
11. Cracked fascia board on walkway to be removed and replaced with new to match.
12. On main building roof - new weatherproof ceiling to be installed to underside of roof overhang to prevent ingress of birds & to protect sisalation.
13. Roof sheeting to be inspected for damage / leaks and to be repaired or replaced if necessary.



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	11/07/23	For Information Purposes Only	MM

Architect :

Name :

Signature :

Client :

Name :

Signature :

ISENZEKO ENGINEERING

education
Department of Education
FREE STATE PROVINCE

DBSA
DEVELOPMENT BANK OF SOUTHERN AFRICA

Project:

CONDITION ASSESSMENT HTS WELKOM SCHOOL

Drawing description:

EXISTING BUILDINGS REFURBISHMENT SCOPE OF WORKS

Drawn: ISENZEKO ENGINEERING — A0

Scale/s: AS SHOWN ON DRAWING

FOR INFORMATION

Drawing Number: 082-HTSWEL-107

Revision: A