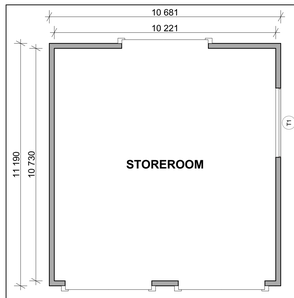


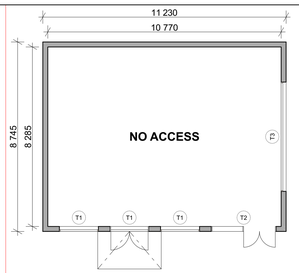
BLOCK AF - STOREROOM FLOOR PLAN - SCALE 1:100

WINDOW SCHEDULE:
T1: W:3200mm x H:1450mm

BLOCK AF - GARAGE: 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. Sisalation is damaged at various points - recommend replacing with new. Roof to be checked for any leaks / damage and to be repaired. REFER TO IMAGE BELOW.
3. Windows have been boarded up. Confirm with school on reason.
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.

REPLACE DAMAGED SISALATION WITH NEW TO MATCH EXISTING.

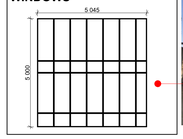


BLOCK AH FLOOR PLAN - SCALE 1:100

WINDOW SCHEDULE:
T1: H:1200mm x W:1800mm

T2: STEEL FRAME WITH MESH DOOR & WINDOW

T3: STEEL FRAME WITH MESH DOORS / WINDOWS

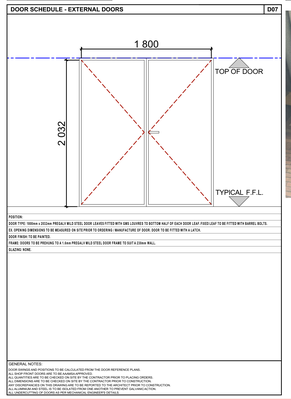


BLOCK AH: Scope of Works

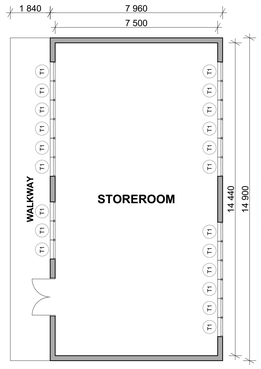
1. Damaged plaster on façade at corner of building to be rubbed down, primed and repainted. REFER TO IMAGE BELOW.
2. Damaged security gates and door to be removed and replaced. REFER TO DETAIL BELOW.
3. Damaged sisalation to be removed and replaced. REFER TO IMAGE BELOW.
4. No access into internal space for assessment.
5. Scorch marks on internal brickwork - recommend further assessment and access into internal space to determine if there was any electrical damage.
6. Barge and fascia boards to be removed and replaced with new. REFER TO TYPICAL DETAILS.

REPAIR DAMAGED PLASTER.

REPLACE DOOR.



REPLACE SISALATION.



BLOCK AI FLOOR PLAN - SCALE 1:100

BLOCK AI: Scope of Works

1. Asbestos roof sheeting to be safely removed as per Health & Safety specifications. New roof sheeting, fascia & barge boards, gutters & downpipes, ceiling boards to be installed. Roof trusses to be inspected as they might require replacement. REFER TO TYPICAL DETAILS FOR FASCIA & BARGE BOARDS + GUTTERS & DOWNPIPES + CEILING BOARDS. REFER TO SPEC BELOW FOR ROOF SHEETING.
2. External paintwork in a poor condition, rub down walls, prime and repaint.
3. External steel frames are corroded - rub down, prime and repaint.

REPLACE ROOF SHEETING.

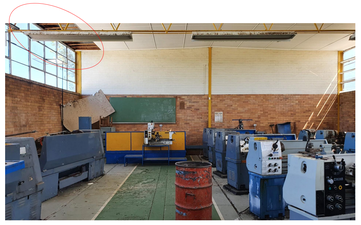
Safintra 0,55mm thick 700mm cover SAFLOK 700 'RAIN CLOUD' COLORPLUS interlocking concealed fix roof covering, fixed to timber purlins at 2112mm centres and end-span purlins at 1920mm centres (final spacing to be calculated by an engineer) by means of SL 700 Clip 21 clips secured to purlins in combination 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. Ridge cap to match roof sheeting.

REPLACE MISSING GLAZING WITH NEW TO MATCH EXISTING.

REMOVE AND REPLACE EXISTING GUTTERS AND DOWNPIPES.

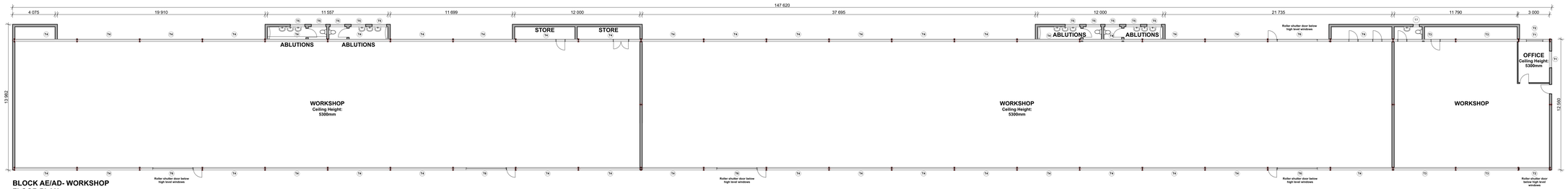
CORROSION TO WINDOW FRAMES AND MULLIONS.

REPLACE MISSING CEILING PANELS WITH NEW TO MATCH EXISTING.



EXTERNAL PANELS TO BE REPAINTED. STEEL FRAMES TO BE RUBBED DOWN AND REPAINTED.

WINDOW SCHEDULE:
T1: W:1600mm x H:1350mm
T2: W:2910mm x H:2100mm
T3: W:6000mm x H:2100mm
T4: W:6000mm x H:2100mm
T5: W:1400mm x H:580mm
T6: W:6000mm x H:2100mm
T7: W:600mm x H:600mm



BLOCK AE/AD- WORKSHOP FLOOR PLAN SCALE 1:150

BLOCK AD & AE - WORKSHOP: Scope of Works

1. Install new barge boards to side of workshop building. REFER TO TYPICAL DETAILS.
2. Timber entrance door to side office is in a poor condition - recommend rubbing down, priming and repainting. REFER TO TYPICAL DETAILS.
3. Damaged brickwork below roof at side of building - replace with new to match and make good. REFER TO IMAGE BELOW.
4. Replace 4 x cracked window glazing panels with new to match - along front elevation of building. REFER TO IMAGE ABOVE.
5. Replace damaged downpipes and gutters. REFER TO IMAGE ABOVE AND TYPICAL DETAILS.
6. Corrosion to solid window panels and window frames - rub down, treat corrosion and repaint. REFER TO TYPICAL DETAILS AND TO IMAGE ABOVE.
7. Missing ceiling panels to be replaced with new to match. Some of the other ceiling panels are loose - securely re-fix. REFER TO TYPICAL DETAILS AND TO IMAGE ABOVE.
8. Peeling / flaking wall paint in office ablution to be rubbed down, primed and repainted. Water damage to walls to be addressed. Damaged plumbing to be repaired. REFER TO IMAGE BELOW.
9. Slabs over small extensions (ablutions) at rear of building - check for leaks and reseal / re-waterproof.
11. Water damage to some of the internal ceilings in the workshop - remove and replace with new to match including skimming and painting. Roof sheeting to be checked for leaks and repaired. REFER TO TYPICAL DETAILS.
13. Replace 1 x damaged steel wash trough in workshop. REFER TO SPEC BELOW.
14. Damaged light fittings in workshop to be removed and replaced with new to match. AS PER ELECTRICAL ENGINEER'S SPECIFICATIONS.
15. Workshop ablutions in a poor condition:
  A. Remove and replace all internal fittings / sanware with new. REFER TO SPEC BELOW.
  B. Check all plumbing and replace if required.
  C. Remove and replace all wall tiles with new. REFER TO SPEC BELOW.
  D. Rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
  E. Bricked up window to be plastered and painted to match existing walls. REFER TO IMAGE BELOW.
  F. Windows in ablution to be removed and replaced with new. REFER TO DETAILS BELOW.
  G. New light fittings to be installed. AS PER ELECTRICAL ENGINEER'S SPECIFICATIONS.
  H. Install new floor finishes. REFER TO SPEC BELOW.
  I. Replace timber entrance door. REFER TO SPEC BELOW.
  J. Extensive water damage / damp at rear of ablution (urinal) to be addressed and waterproofed.
16. Storeroom - peeling and flaking paint to be rubbed down, primed and repainted. REFER TO TYPICAL DETAILS.
17. Remove and replace corroded window mesh to all windows along the length of the building at the rear of the building. Access to this area is very limited. REFER TO IMAGE BELOW.

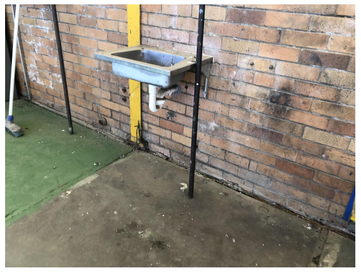
FLAKING WALL PAINT IN OFFICE ABLUTION TO BE RUBBED DOWN AND REPAINTED. PRIOR TO THAT, LEAKS ARE TO BE IDENTIFIED AND FIXED / WATERPROOFED ACCORDINGLY.

REMOVE AND REPLACE CORRODED WINDOW MESH GUARDS ALONGSIDE ENTIRE REAR OF BUILDING.

REPAIR / REPLACE DAMAGED BRICKWORK WITH NEW TO MATCH EXISTING.

IMAGE SHOWING THE CONDITION OF THE ABLUTIONS. ALL ABLUTIONS TO BE REFURBISHED.

REPLACE STEEL SINK IN WORKSHOP WITH NEW AS PER SPEC BELOW.



Remove existing trough and install new Kwikot Gumbo (or equal approved) wall mounted washtrough, stainless steel and ribbed. Single bowl - 545mm x 435mm.
Product code - SWT-SC

REPLACE SANWARE:

Basins: 3 x Franke Luxtub (per ablution) LDL Single Bowl Wall Mounted Wash Trough 500mm x 600mm - stainless steel. Each sink to be supplied with galvanised mild steel Franke falcon bracket for wash troughs.
Taps: Each sink to be fitted with 2 x Cobra star pillar taps.

Stainless steel urinal: Remove existing and install new stainless steel recessed trough urinal - size to match existing. Width - 1192mm.

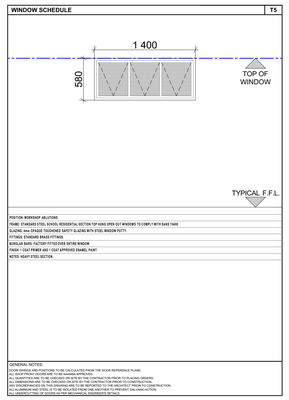
WC: Lecico Madison close couple suite colour White, seat and cover bolted to bowl with metal washers and rubber gaskets, 100mm outlet with cistern connected to 15mm water supply with foot of bowl sealed to floor with abe Dow Corning acetoxy silicone sealant. Material: Vitreous China, Pan code: MADBOXDFL0SCSBE.

REPLACE WALL AND FLOOR TILES WITH NEW:

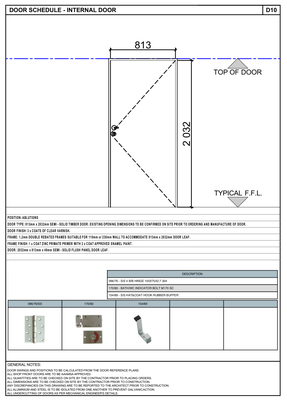
Remove existing wall and floor tiles and replace with new as follows: wall tiles to be 200 x 200 johnson gloss wall tiles, 8 rows high.
Floor tiles to be 400 x 400 salt and pepper tiles. Spec to be confirmed.

BRICKED UP WINDOW TO BE PLASTERED AND PAINTED.

REPLACE ABLUTION WINDOWS:



REPLACE ABLUTION DOORS:



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-108

Revision: A