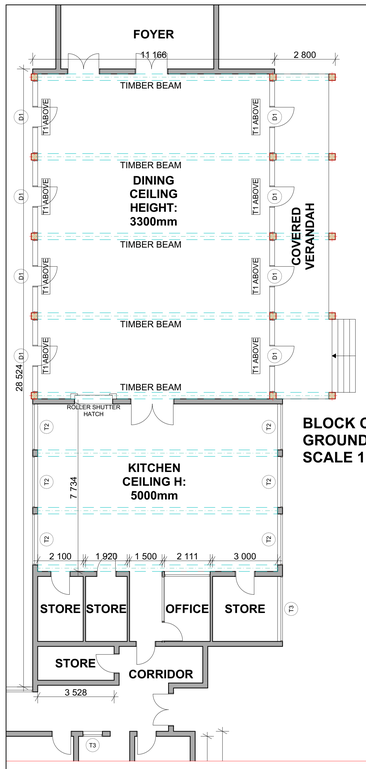


BLOCK C - NUTRITION BLOCK GROUND FLOOR PLAN SCALE 1:100

BLOCKS C: DINING & KITCHEN
WINDOW SCHEDULE:
T1: W:3400mm x H:500mm (THE HEIGHT IS AN ESTIMATE AS WE COULD NOT MEASURE ACCURATELY).
T2: HIGH LEVEL WINDOW. COULD NOT GAIN AN ACCURATE MEASUREMENT.
T3: HIGH LEVEL WINDOW. COULD NOT GAIN AN ACCURATE MEASUREMENT.
DOOR SCHEDULE:
D1: EXTERNAL DOORS: W:3400 x H:2400 DOOR WITH SIDELIGHT ON EITHER SIDE.

BLOCK C - NUTRITION: Scope of Works

1. Evidence of water ingress to ceilings and walls in dining, kitchen areas and some storerooms. REMOVE CEILINGS AND REPLACE WITH NEW TO MATCH EXISTING. REFER TO IMAGES BELOW.
2. Inspect roof for leaks and repair / replace.
3. RC roof slab over storerooms showing severe water damage. Reseal / re-waterproof roof, rub down underside, prime and repaint. REFER TO IMAGE BELOW.
4. Install new ceiling panels over exposed portion of roof in storeroom. REFER TO IMAGE BELOW.
5. Rub down affected walls, waterproof, prime and repaint. REFER TO TYPICAL DETAILS.
6. Internal floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES.
7. Cupboards and shelving in small storerooms old and in a poor condition - recommend removing and replacing with new as per detailed design. REFER TO DETAIL BELOW.
8. Damaged ventilation grill in storeroom to be removed and replaced with new to match. REFER TO IMAGE BELOW.
9. Damaged exposed timber beam over storeroom rotting - rotting portion to be removed and replaced with treated wood as per Engineer's design & recommendations. REFER TO IMAGE BELOW.
10. Painted window panels to be cleaned and new vinyl film to be installed to reduce sunlight.
11 . Structural Damage noted, refer to Structural Engineer's report.
12. WHB by airbricks to be replaced with new to match, including new splashback tiles.
13. External paint - find leaks, waterproof / seal and rub and repaint. REFER TO IMAGE BELOW.
14. Replace missing window in storeroom. REFER TO IMAGE BELOW.
15. Replace vent in ceiling in storeroom. REFER TO IMAGE BELOW.

REMOVE AND REPLACE ALL CEILING PANELS WITH NEW TO MATCH.

EXTERNAL PAINTWORK TO BE RUBBED DOWN, LEAKS FOUND, WATERPROOFED, PRIMED AND REPAINTED.

ALL INTERNAL WALLS - LEAKS TO BE FOUND, WATERPROOF AND REPAINT.

REPLACE MISSING WINDOW WITH NEW AND REPLACE VENT IN CEILING WITH NEW TO MATCH

ALL INTERNAL ROOF SLABS - LEAKS TO BE FOUND, WATERPROOF AND REPAINT.

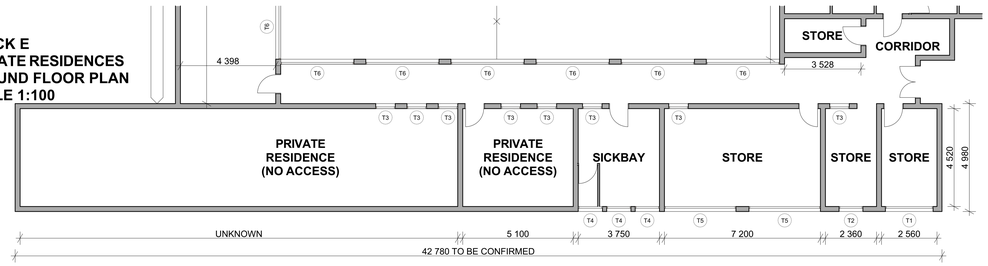
REPLACE ALL FLOOR FINISHES WITH NEW.

REPLACE VENT IN STOREROOM WITH NEW TO MATCH EXISTING.

BLOCK H - HOSTEL: Scope of Works

1. All ceiling panels to be removed and replaced with new including skimming, painting and cornices. REFER TO TYPICAL DETAILS.
2. Internal floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
3. Evidence of water ingress to ceilings and walls. Inspect roof for leaks and repair / waterproof. Remove and replace affected ceiling panels with new to match including for skimming and painting and new cornices. 5. Rub down all internal walls, prime and repaint. REFER TO TYPICAL DETAILS.
6. External timber 'pergola' to be removed and replaced with new. REFER TO IMAGE BELOW.
7. NO ACCESS INTO SOME ROOMS AND AREAS FOR ASSESSMENT.

BLOCK E PRIVATE RESIDENCES GROUND FLOOR PLAN SCALE 1:100



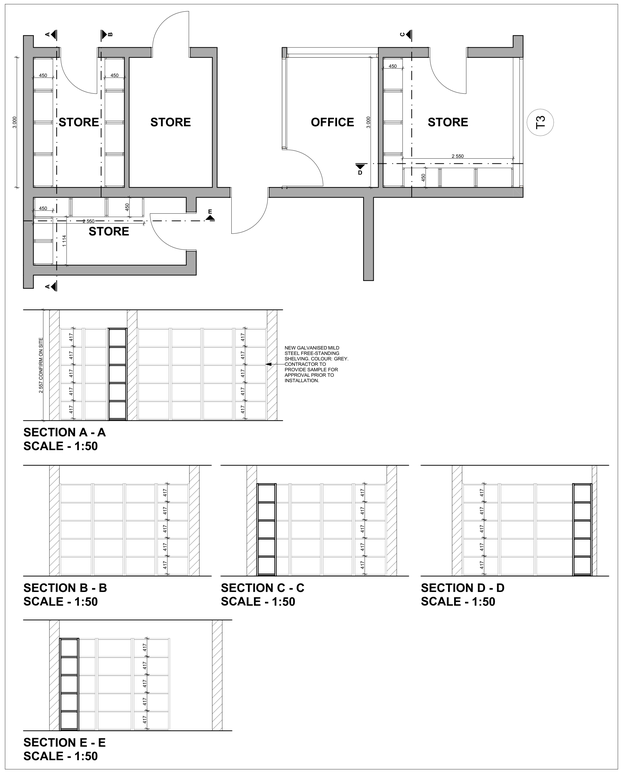
BLOCK H - STOREROOMS & RESIDENCES GROUND FLOOR PLAN SCALE 1:100

BLOCKS E & H: STOREROOM & RESIDENCE
WINDOW SCHEDULE:
T1: W:2200mm x H:400mm
T2: W:1100mm x H:400mm
T3: W:900mm x H:600mm
T4: W:1120mm x H:1400mm
T5: W:3300mm x H:400mm
T6: W:3380mm x H:1390mm

REPLACE ALL INTERNAL CEILINGS. RUB DOWN INTERNAL WALLS, FIND LEAKS, WATERPROOF, PRIME AND REPAINT.

REMOVE AND REPLACE EXTERNAL TIMBER PERGOLA

REPLACE STOREROOM SHELVING WITH NEW AS PER DETAILED DESIGN:



SECTION A - A SCALE - 1:50

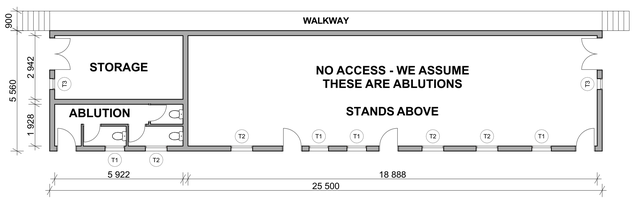
SECTION B - B SCALE - 1:50

SECTION C - C SCALE - 1:50

SECTION D - D SCALE - 1:50

SECTION E - E SCALE - 1:50

REPLACE ROTTING TIMBER PORTION WITH NEW AS PER ENG. DESIGN.



BLOCK K - SPORTS FIELD STANDS GROUND FLOOR PLAN - SCALE 1:100

WINDOW SCHEDULE:
W1: W:900mm x H:1200mm WE COULD NOT GAIN AN ACCURATE MEASUREMENT
W2: W:1000mm x H:1200mm WE COULD NOT GAIN AN ACCURATE MEASUREMENT
W3: W:500mm x H:700mm

BLOCK K - SPORTS STAND: Scope of Works

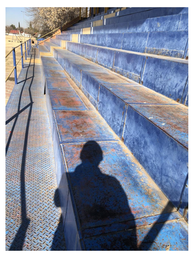
1. Corrosion to steel seating members (all components). REFER TO ENGINEER'S REPORT FOR REPAIRWORK.
2. Corrosion to door and window frames. REFER TO TYPICAL DETAILS FOR TREATMENT.
3. Corrosion and faded paint to steel sheeting roof. REFER TO ENGINEER'S RECOMMENDATIONS FOR REPAIRWORK.
4. As per Engineer's recommendation, internal filler walls and surface beds are to be removed and reconstructed. QS to allow for new internal walls, surface beds, tiled floor finishes with 100mm skirting, new sanware to ablutions, new plumbing, new ceilings, lights, new internal doors etc.
5. Entrance doors at rear of building to be removed and replaced with new as per door schedule below.

FRONT VIEW OF SPECTATOR STANDS

REAR VIEW OF SPECTATOR STANDS

SIDE VIEW OF SPECTATOR STANDS

SPECTATOR STANDS



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 HOSTEL

Drawing description:

EXISTING BUILDINGS REFURBISHMENT SCOPE OF WORKS

Drawn: ISENZEKO ENGINEERING

A0

Scale/s: AS SHOWN ON DRAWING

FOR INFORMATION

Drawing Number: 082-HTSWEL-111

Revision: A