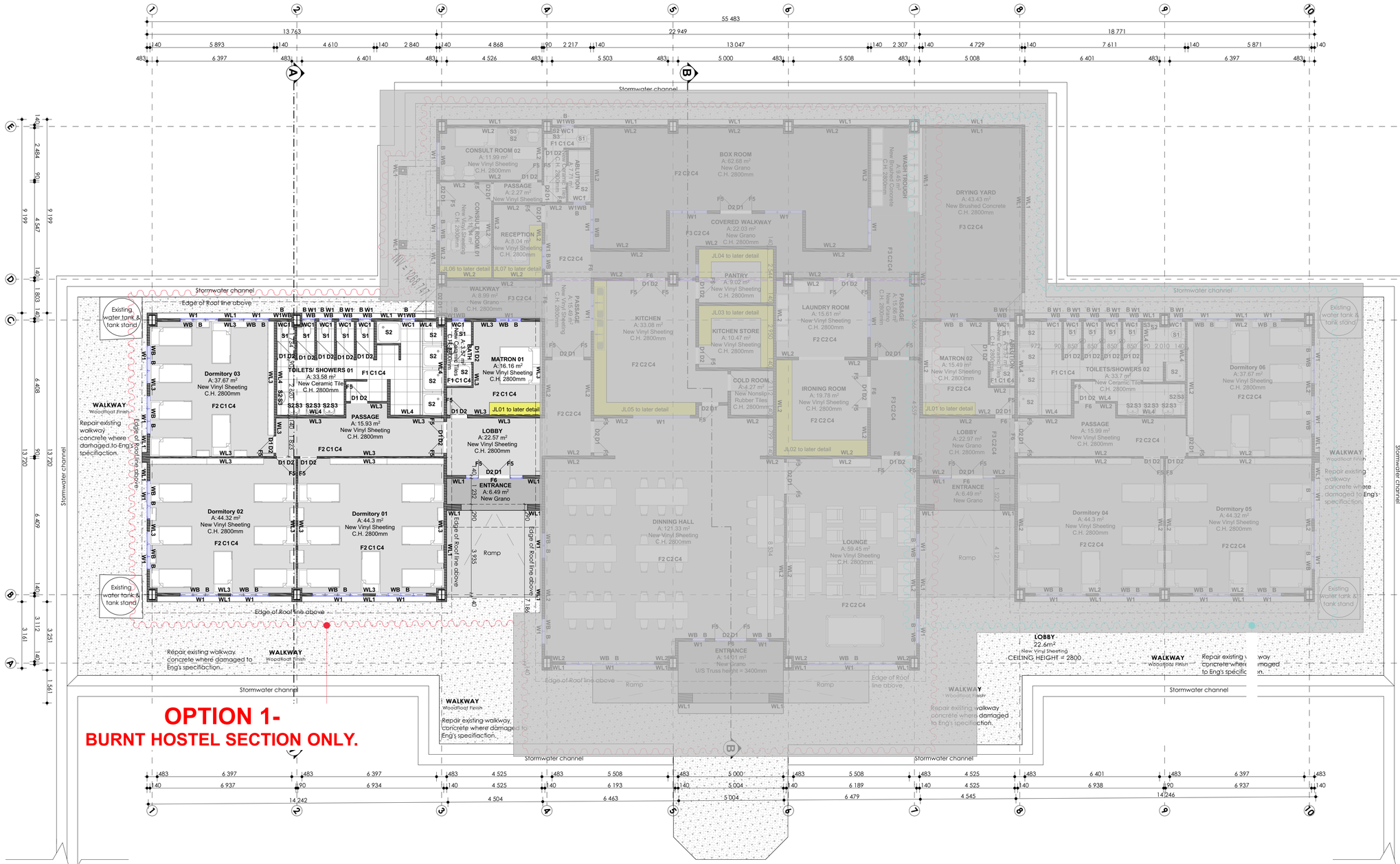
A1



OPTION 1-
BURNT HOSTEL SECTION ONLY.

EXISTING GIRLS HOSTEL RENOVATION FLOOR PLAN

1:100

#	REVISION	DATE

DBSA
DEVELOPMENT BANK OF SOUTHERN AFRICA
Building Africa's Prosperity

General Notes :-
The design of this drawing is copyright protected & remains the property of Liwani Consulting. The project notes are to be read in conjunction with all relevant technical specifications. All work is to be carried out strictly in accordance with the National Building Regulations , Building Standards Act 103 of 1977, "good building practices " and the relevant Municipal Regulations . Quality of all materials & workmanship to comply with the relevant SA.B.S and B.S.S. specification standards . The trade contractor shall provide finished mock-ups and samples as noted or required by the contract documents for approval by the Architect's prior to fabrication . This drawing is not to be scaled, figured dimensions to be used at all times . Unless noted otherwise , all dimensions are given in millimetres . Contractor is responsible for the correct setting out of the buildings, all external & all internal walls with particular reference to boundaries, building lines, etc . No part of the structure , including roof & rainwater goods is to encroach upon any servitude area or cadastrial boundary. Contractors are to locate and identify , if any , existing services on site, and to protect these from damage throughout the duration of the works . Refer to the relevant consultants drawings for co-ordination of work . The work of all disciplines shall be carefully co-ordinated with the overall aesthetic appearance of the building . All relevant details, levels & dimensions to be checked on site prior to commencement of work. Any queries are to be forwarded timeously to the Architects . Discrepancies existing between the drawings of the various trades shall be brought to the immediate attention of the project manager and Architects . Architect's drawings & details show design intent and are meant to be indicative of the profiles and detailing required for the work. Architect's decision on the contractors interpretation shall be final and binding . Build-in, only approved d.p.c.'s, whether or not these are shown on drawings, to all external walls at each floor , beam or parapet level & to all windows , doors , grilles or other opening in external walls. Stepped brickgrip dpc to all external cavity walls with weepholes at max 900c/c if not stated differently . Dpc to be min 150mm above n.g.l.

Project Architect's name & SACAP registration no:
I. Chikumbu PrArch 41225767

Date : 15 JANUARY 2025

Signature :

LIWANI CONSULTING
built environment professionals
Donald Square, 2nd Floor
6 Donald Road
Vincent, 5247
East London
Tel: +27 (0)43 001 1918
Fax: +27 (0)86 242 0378

	NAME	SIGNATURE	DATE
DESIGNER	C.T.		15 JANUARY 2025
DRAFTING	C.T.		15 JANUARY 2025
VERIFIED	I.C.		15 JANUARY 2025
VALIDATED			
SPONSOR			

Province of the EASTERN CAPE
EDUCATION

PROJECT
MAKAULA SENIOR SECONDARY SCHOOL

DRAWING TITLE
GIRLS HOSTEL RENOVATION FLOOR PLAN

INFORMATION DRAWING

DISCIPLINE	DRAFTING	STATUS	REVISION
ARCHITECTURE	C.T.	INFO	
DRAWING NUMBER	GH-A1001		

WIN. & EXT. SILL

CODE	KEY NOTES/SPECIFICATIONS
W1	Remove existing steel windows and replace with new Silver Natural Anodised Aluminium windows. Colour: Silver
WC1	Replace Missing Ceramic Tile Window Cill: Prepare previously tiled surfaces were tiles have fallen off to receive new 200 x 200mm glazed ceramic wall tiles, fixed to wall plaser backing with TAL tile adhesive (elsewhere specified) with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified) (colour white), excess grout on the surface to be cleaned with water as work proceeds.
WB	Painting of Win blocks: Remove surface contaminants using Polycell Sugar Soap solution - 500 g Polycell Sugar Soap Powder (501703) dissolved in 5 litres water, or Polycell Sugar Soap Liquid (5018010). For stubborn contaminants use hot water in the above mix and a bristle broom or scrubbing brush. Rinse with tap water to remove all traces of sugar soap and allow to dry. Ensure surfaces are clean, dry and sound. Moisture content not more than 8% measured on a Doser Hygrometer BD2 scale (or equivalent) before painting. Apply Plaster Primer (UC 56) or Professional Plaster Primer (PP 700) to bare and repaired areas. Allow 16 hours to dry. Finish with two coats of Super Acrylic with 1 hour drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment. Colour: As per Architect.

CODE	KEY NOTES/SPECIFICATIONS
B	Painting of existing mild steel window screen/burglar bars: Remove all paint and rust completely. Apply Rust Remover (RR 1) to rusted areas and scrub with hard bristle brush to remove rust. Rinse thoroughly with tap water. Repeat process if rust is not removed. Dry surface rapidly to prevent flash rust formation. In areas where rust cannot be removed completely, remove all loose rust by scraping and wire brushing, then apply Rusist Rust Converter (EMS 21) copiously, but only to areas where tightly adherent rust remains. Allow coating to turn black (minimum 4 hours) before over coating. Remove Rust Converter with water where it has not reacted and turned black. Ensure surfaces are clean, dry and sound. Apply either Universal Undercoat (UC 1) or Professional Undercoat (PU 800) to bare and repaired areas. Allow 16 hours to dry; or apply Multisurface Primer (WUP 1) to bare and repaired areas. Allow 2 hours to dry. Finish with two coats of Satin Enamel paint with 16 hours drying time between coats, for a maintenance cycle of 7 years in a C1 - inland environment.

DOORS/GATES/STEEL SECTIONS

CODE	KEY NOTES/SPECIFICATIONS
D1	New Door panel: Remove existing or damaged door panel and replace with new 2hr fire rated door as per door schedule.
D2	Existing Painted Exterior Steel Doors & Steel Door frames: Remove all paint and rust completely. Apply Rust Remover (RR 1) to rusted areas and scrub with hard bristle brush to remove rust. Rinse thoroughly with tap water. Repeat process if rust is not removed. Dry surface rapidly to prevent flash rust formation. In areas where rust cannot be removed completely, remove all loose rust by scraping and wire brushing, then apply Rusist Rust Converter (EMS 21) copiously, but only to areas where tightly adherent rust remains. Allow coating to turn black (minimum 4 hours) before overcoating. Remove Rust Converter with water where it has not reacted and turned black. Ensure surfaces are clean, dry and sound. Apply either Universal Undercoat (UC 1) or Professional Undercoat (PU 800) to bare and repaired areas. Allow 16 hours to dry; or apply Multisurface Primer (WUP 1) to bare and repaired areas. Allow 2 hours to dry. Finish with two coats of Satin Enamel paint with 16 hours drying time between coats, for a maintenance cycle of 3 years in a C1 - inland environment. Colour: As per Architect.

CODE	KEY NOTES/SPECIFICATIONS
D3	New Painted Exterior Steel Doors & Steel Doorframes: Surface to be clean and dry. Remove surface contaminants using Aquasolv Degreaser (GR 1) with bristle brush or Brillo pads. Rinse thoroughly with tap water until surface is water break-free. Remove rust and millscale by abrasive blasting to ISO 8501 - 01:1988 - Sa2½ or by hand/mechanical wire brushing to St3of the same standard. Allow to dry completely and prime within 4 hours of cleaning. Prime with one coat of Metal Primer (UC 501) with an overcoating time of 16 hours and finish with two coats of Satin Enamel paint with 16 hours drying time between coats, for a maintenance cycle of 3 years in a C1 - inland environment. Colour: As per Architect.
CH	Chrome Plated Cabin Hook: Replace missing external door cabin hooks were required with 150mm length x 34mm width x 23 mm high Chrome plated cabin hook.
PF	Portal frame and steel roof structure: Existing steel support structues and roof strutures to be inspected by a qualified Structural Engineer. Engineers recommendations to be followed accordingly.

FLOORS LEGEND

CODE	KEY NOTES/SPECIFICATIONS
F1	New Ceramic Tile floors: Remove existing ceramic tiles and prepare previously tiled surfaces to receive new ceramic floor tiles. Full body ceramic tiles (Code: 1UNICT112A300), size 300 x 300mm, fixed to internal floor screed with TAL tile adhesive (elsewhere specified) with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
F2	New Vinyl Sheeting:Carefully remove damaged & worn out floor finish and prepare surfaces to receive new vinyl sheeting. 2mm thick x 2 m wide homogeneous(PUR) fully flexible vinyl flooring, Polyurethane coated of a weight not greater than 3,55kg per m2 laid in conductive acrylic adhesive spread with a notched trowel on suitably prepared cement screed with a hygrometer reading showing a moisture content of less than 70%, with joints welded with a fully flexible welding rod to provide a smooth, hygienic sealed finish and rolled with 68kg articulated floor roller, all in accordance with manufacturer`s recommendations. Application: Very heavy comecial, Floor range: Polyflor EC (or equal approved), Colour: Black/Grey.
F3	Existing Grano or Vinyl in good condition: Existing Grano or Vinyl floor in good condition to be cleaned. Repair damaged edges and leave in good condition.

CODE	KEY NOTES/SPECIFICATIONS
F4	Existing Grano in poor condition: Hack of existing screed and prepare surface to receive new screed and steel float finish all to Engineers specification.
F5	Door stopper: Stainless Steel floor monted door stop (Code: DDS-SS-017), size 24 x 45mm fixed in accordance with the manufacturer's recommendations.
F6	New Transition trim

SANITARY FITTING

CODE	KEY NOTES/SPECIFICATIONS
S1	Remove existing wc & toilet paper dispenser and replace with stainless steel wc and stainless steel toilet paper dispenser.
S2	Remove existing sink/shower with all fittings and replace with stainless steel sink and fittings.
S3	Remove existing mirror/soap dispenser with all fittings and replace with stainless steel mirror and stainless steel fittings to match.
S4	Remove existing paper towel dispenser/ dryer and replace with new.

CEILING LEGEND

CODE	KEY NOTES/SPECIFICATIONS
C1	New 1200x600mm vinyl clad suspended ceiling type 1: Fire affected roof structure to be investigated by Engineer and recommendations followed, thereafter clean off all fire related debris and staining. Instal new gypsum ceiling panels face-covered with fissured embossed vinyl, size 1200 x 600 x 12.5mm thick, laid on fire rated S3 exposed demountable Butt-cut T24 suspension system, comprising galavanised main tees and cross tees with main tees suspended by means of galvanised hangers at centres not exceeding 1200mm with ceiling perimeter finished with Perimeter W-trim, plugged and screwed at 200mm centers, and all installed to manufacturer's instructions.
C2	Remove existing ceiling & replace with new 1200x600mm vinyl clad suspended ceiling type 2: Remove existing suspended ceiling and replace with new gypsum ceiling panels face-covered with fissured embossed vinyl, size 1200 x 600 x 12.5mm thick, laid on fire rated S3 exposed demountable Butt-cut T24 suspension system, comprising galavanised main tees and cross tees with main tees suspended by means of galvanised hangers at centres not exceeding 1200mm with ceiling perimeter finished with Perimeter W-trim, plugged and screwed at 200mm centers, and all installed to manufacturer's instructions.

CODE	KEY NOTES/SPECIFICATIONS
C3	New fibre cement ceiling: Everite Nutec 4mm thick plain boards, manufactured in accordance with SANS 9001:2000 carrying SANS 803:2005 mark, fixed to 38 x 38mm battens at 450mm centres using 32 x 2.5mm serated ceiling nails at 150mm centres, minimum of 12mm from edge of board. All joints to be covered using H-profile steel jointing strips, all in accordance with the manufacturers recommendations. Prepare fibre cement to receive new paint. Application:-Apply one or more coats of Polvin Walls & Ceilings(EPL 30) or equal approved with brush or roller application to achieve complete obliteration.
C4	Ceiling insulation: 135mm non-combustible lightweight fibreglass insulation blanket fitted between tie beams and laid loose on top of suspended ceiling steel support strucure.

ROOF LEGEND

CODE	KEY NOTES/SPECIFICATIONS
R1	New roof sheets - single length IBR roof sheet covering on steel structure: 0.58mm thick 406mm cover Klip-Lok 406™ profile Chromadek Ultim® Z275 spelter ISQ550 Azure Blue finish topcoat and Pebble Grey backing coat roof sheeting, fixed to steel purlins at 1824mm centres and eaves and end-span purlins at 1632mm centres (final spacing to be calculated by an Engineer) using KL 65 clips fixed with 10No.11 x 45mm long self-drilling wafer head PH2 screws, type 17 drill point fasteners (fastener lengths may vary depending on the insulation used or requirements), all following the manufacturer`s specifications by a GRS approved contractor.
R2	Precoated Aluminum seamless gutter: Ogee profile pre-coated aluminium seamless gutter, size 150 x 100 x 0.6mm thick in colour to match roof sheets including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm centres.
R3	Precoated Aluminum downpipe: Precoated aluminum rectangular fluted downpipes, size 100 x 75 x 0,6mm thick in colour to match gutter fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings.
R4	Fibre Cement Fascia Board: High density plain ungrooved Fibre Cement fascia boards (Code: 41-502), size 225 x 15mm, fixed to timber sprockets nail fixed to rafters twice screwed with 12 x 40mm countersunk brass screws with PVC H-profile fascia joiner between boards and PVC H-profile fascia corner joiners at board ends.

WALLS LEGEND

CODE	KEY NOTES/SPECIFICATIONS
WL1	New Plaster & Paint to Existing & New unplastered walls: Remove surface contaminants using Polycell Sugar Soap solution - 500 g Polycell Sugar Soap Powder (501703) dissolved in 5 litres water, or Polycell Sugar Soap Liquid (5018010). For stubborn contaminants use hot water in the above mix and a bristle broom or scrubbing brush. Rinse with tap water to remove all traces of sugar soap and allow to dry. Ensure surfaces are clean, dry and sound. Cement Mix Proportions: Cement plaster for 1 coat on brickwork shall be composed of 4 parts of sand to 1 part of cement for internal work and 5 parts of sand to 1 part of cement for external work, all measured by volume. Cement Plaster Thickness: Plaster on walls shall be not less than 12mm or more than 20mm in thickness and plaster on concrete ceilings and beams shall not be less than 9mm or more than 16mm in thickness. Cement plaster surface preperation for brickwork: Before any plastering commences, all chases should be completed and all electrical and plumbing conduits, boxes etc. should be fixed in position. Surfaces must be free of loose material, such as dust, and films that can interfere with bonding, such as curing compounds. Substrate surfaces may be cleaned by water jetting, blowing with (oil-free) compressed air, vacuum cleaning and brushing. Solvents should not be used to remove films formed by curing compounds (such films must be removed by mechanical means.) The texture of bricks should be sufficiently rough without further treatment/if not apply a splatter dash coat, hack the surface or attach the new plaster mechanically with expanded metal lathing. Cement plaster surface preperation for monolithic concrete: Ensure that no form-release oil is left on the surface to be plastered. Clean down by water jetting or vacuuming. Remove curing compound, if any by mechanical means. Conventional structural concrete should not require wetting to control suction. Smooth off-shutter high-strength concrete surfaces will require the application of a splatter dash coat. Application of plaster: When sequencing building activities, it is highly recommended that the roof is clad before plastering starts (never work in direct sun). The plaster should be used within two (2) hours of being mixed and never be retempered by mixing additional water. Ensure that plaster is not continuous across the line of a damp-proof coarse. Plaster should be cut through to the substrate where different substrate materials meet, e.g. masonry and concrete. For accurate work, apply screed strips (narrow strips of plaster along the perimeter of the wall, or at suitable on the wall that act as guides for the striker board) before the wall is plastered. Using a rectangular plasters trowel, apply plaster onto the wall/ceiling using heavy pressure to compact the plater and ensure full contact with the substrate. The plaster should be slightly proud of the intended surface. Once the plaster starts to stiffen, it should be struck off to a plane (or curved) using a light striker board and material removed this way should be discarded. If plaster is to be applied in more than one coat, the undercoats should be scored with roughly parallel lines about 20mm apart and 5mm deep. For the final coat, use a wood float to remove ridges made by striker board, at the same time fill in any depressions and float flush with the surrounding plaster.

CODE	KEY NOTES/SPECIFICATIONS
WL2	Paint to Existing sound smooth plastered walls: Remove surface contaminants using Polycell Sugar Soap solution - 500 g Polycell Sugar Soap Powder (501703) dissolved in 5 litres water, or Polycell Sugar Soap Liquid (5018010). For stubborn contaminants use hot water in the above mix and a bristle broom or scrubbing brush. Rinse with tap water to remove all traces of sugar soap and allow to dry. Ensure surfaces are clean, dry and sound. Moisture content not more than 8% measured on a Doser Hygrometer BD2 scale (or equivalent) before painting. Apply Plaster Primer (UC 56) or Professional Plaster Primer (PP 700) to bare and repaired areas. Allow 16 hours to dry. Finish with two coats of Super Acrylic with 1 hour drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.Colour: by Arch.
WL3	Plaster & Paint to Existing unsound plastered walls: Remove existing plaster by appropriate means. Prepare surface to receive new plaster as in WL1. Ensure surfaces are clean, dry and sound. Moisture content not more than 8% measured on a Doser Hygrometer BD2 scale (or equivalent) before painting. Apply Plaster Primer (UC 56) or Professional Plaster Primer (PP 700) to bare and repaired areas. Allow 16 hours to dry. Finish with two coats of Super Acrylic with 1 hour drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment. Colour: As per Architect.
WL4	New Glazed Tile to Replace Old Tiles: Remove existing tiling and plaster by appropriate means. Prepare surface to receive new plaster as in WL1. Prepare to receive new 200 x 200mm glazed ceramic wall tiles up to 2100mm high, fixed to wall plaster backing with TAL tile adhesive (elsewhere specified) with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified)(colour white), excess grout on the surface to be cleaned with water as work proceeds.