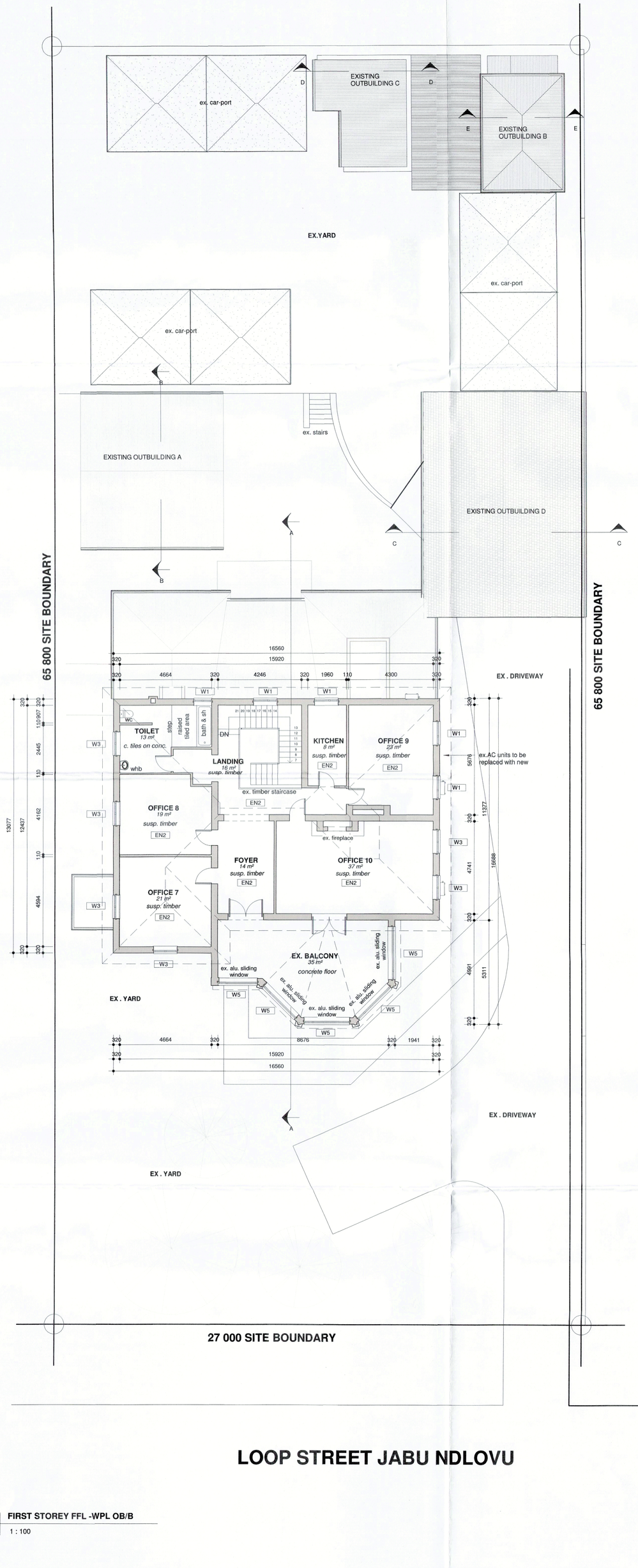
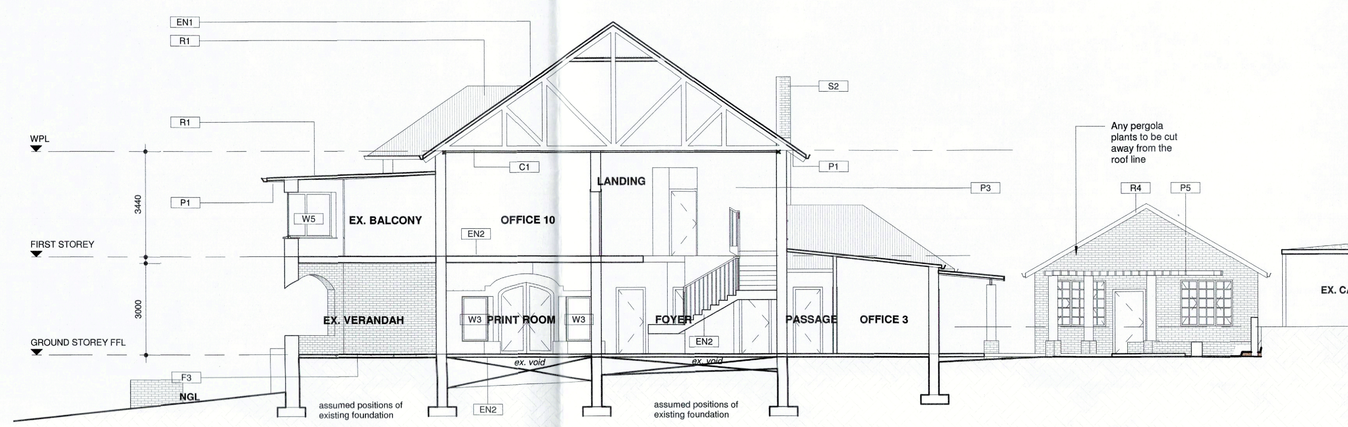


FIRST STOREY FFL -WPL OB/B

1 : 100



SECTION A-A

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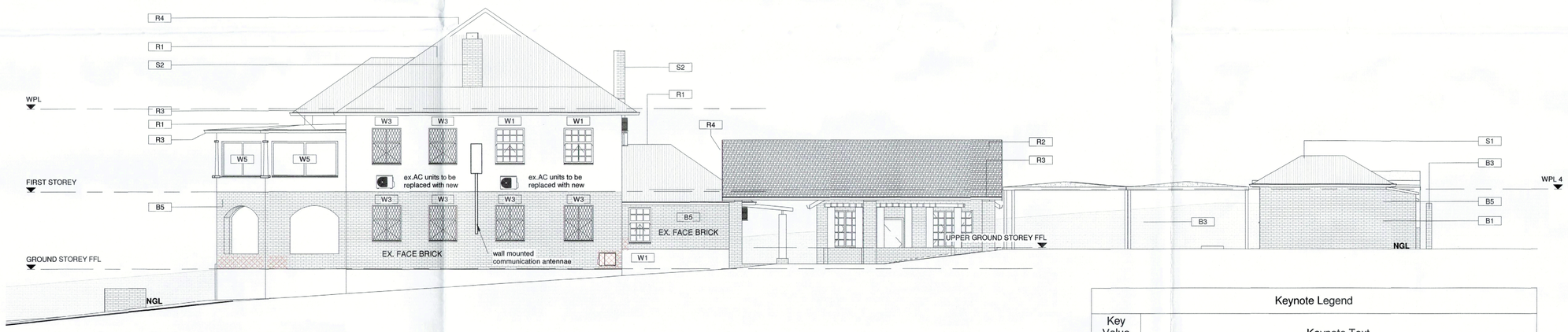
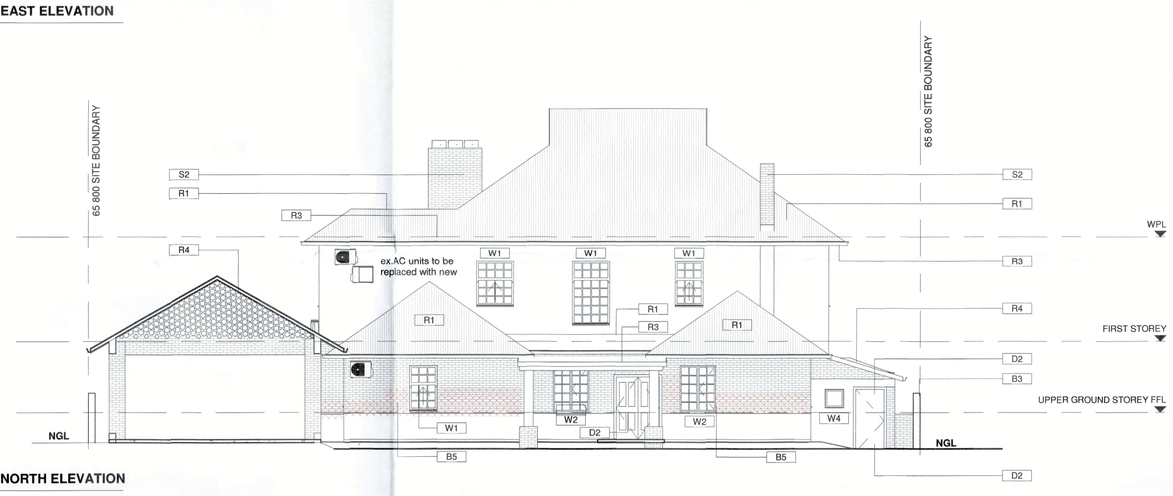


MAIN BUILDING - EAST ELEVATION

1 : 100

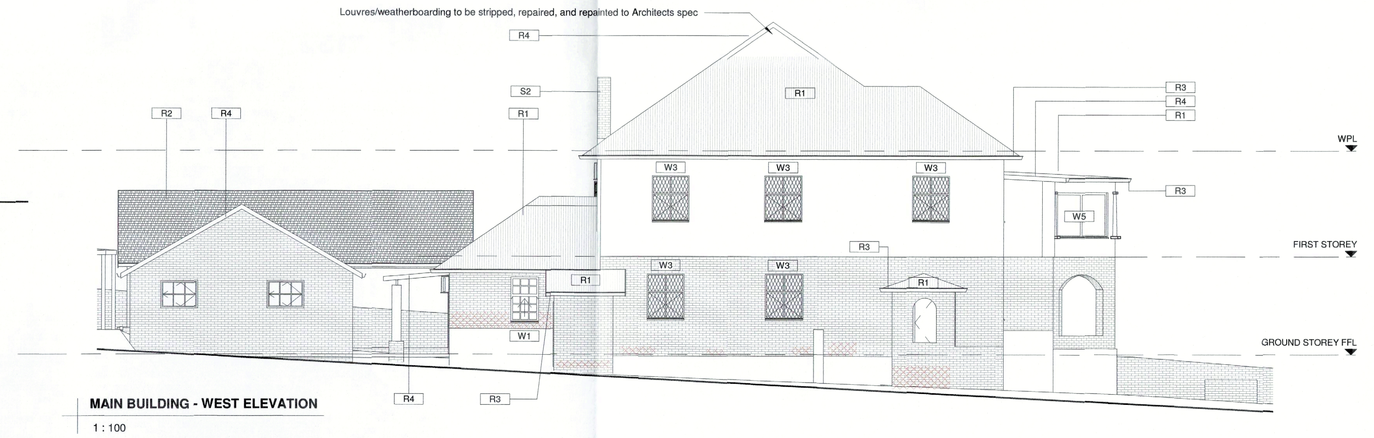


MAIN BUILDING - NORTH ELEVATION

1 : 100

MAIN BUILDING - SOUTH ELEVATION

1 : 100



MAIN BUILDING - WEST ELEVATION

1 : 100

LEGEND	
SYMBOL	*KEY*
	SHOWS AREAS WHERE BRICKWORK IS HEAVILY DEGRADED

GENERAL DRAWING NOTES

- THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECTS.
- ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL REGULATIONS.
- DRAWINGS NOT TO BE SCALED, ONLY ANNOTATED DIMENSIONS TO BE USED.
- ALL RELEVANT DATUM, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED BY THE MAIN CONTRACTOR AND ANY DISCREPANCIES ON THE DRAWINGS OR BETWEEN THE DRAWINGS ARE TO BE REFERRED TO THE ARCHITECTS.
- CONTRACTOR TO CHECK ALL QUANTITIES PRIOR TO ORDERING AND MANUFACTURE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.

NOTES FOR ELECTRONIC DRAWINGS

THIS DRAWING MAY BE ISSUED ELECTRONICALLY.

HERITAGE BUILDINGS / ANY BUILDING >60 YEARS IN AGE:

- NO WORK MAY PROCEED WITHOUT A VALID PERMIT ISSUED BY THE LOCAL HERITAGE AUTORITY.
- NO MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECTS
- NO DEMOLITION MAY TAKE PLACE PRIOR TO INSPECTION AND APPROVAL BY THE ARCHITECTS
- ALL MATERIALS REMAIN THE PROPERTY OF THE CLIENT
- ANY MATERIALS REMOVED FROM SITE MUST FIRST BE OFFERED TO THE LOCAL HERITAGE AUTHORITY FOR THEIR STORES, TO A SALVAGE EXPOERT. THEREAFTER THEY MAY BE DISPOSED
- **ALL WORK TO BE IN LINE WITH THE APPROVED DRAWINGS AND ASSOCIATED DOCUMENTS**

Keynote Legend	
Key Value	Keynote Text
B1	Test walls of each building to confirm original construction materials as cement or lime based. Original pointing, mortar, and plaster should be tested in each work-area in order to match the repair matereial to the original.
B2	Remove plaster if plaster material does not match the wall mortar material (lime/cement base). Replace with an approved building-matched facebrick using building matched mortar & pointing (lime/cement base).
B3	Remove and replace individual damaged bricks with an approved building-matched face-brick using building matched mortar & pointing (lime/cement base).
B4	Remove plaster and repair face-brickwork with approved brick, mortar, and pointing to match existing.
B5	All Facebrick to be manually washed by hand with sugar soap & a soft bruch (no pressure washing, no hard prushes)
C1	Existing Ceiling & cornicing - to be re painted with Ceiling Paint to Architect' spec.
D1	Existing Timber Door - To be stripped and re-finished, with ironmongery serviced. Existing ironmongery should be retained throughout. Where modern 'Gower' type lever handles with face-plates have been used, these should be replaced to match the other door furniture in that building.
D2	Existing Modern Door - To be stripped & re-finished, with ironmongery serviced.
EL1	Building to be inspected by an Electrician to review and ensure compliance of electrical system, specifically with reference to safety & fire safety. Any electrical outlets & lighting points to be replaced with visually matching fittings or repaired to compliance.
EN1	Entymologist to inspect roofing structure to establish insect loading & if fumigation is required
EN2	Entymologist to inspect suspended floor bearers & timberwork to establish if fumigation is required
EX1	Lift and re-lay existing paving onto 25mm compacted, smoothed Umgeni Sand to ensure a walkway with no change in level >3mm (tripping hazard).
EX2	Allow for minor repairs and sealing of Asphalt surface
EX3	Allow for trimming of vegitation and general land-scaping clean-up to prevent damp on brickwork walls.
F2	Existing carpet to be lifted and replaced as per Architects' spec.
F3	Terracotta tiles to be pressure washed to remove laquor finish.
F4	Existing Vinyl/Carpet to be lifted. All vinyl adhesive to be removed. Substrate to be cleaned and finished with a clear/ red coloured epoxy.
P1	Strip and re-paint timber truss ends with paint as per Architects' 'Timber Paint & Primer Spec
P3	Prepair plastered internal wall to recieve paint as per Architects' spec for Internal Wall Paint
P5	Pergola Repair - Cut back plants, allowing for re-growth. Repair, prepare, and repaint timber pergola structure.
R1	Repair & Maintenence of existing modern S-profile Roof sheeting - Check all flashings & repair using pre-painted GMS Sheet flashings as per Architects' details. Any lead flashings to be retained and serviced. Pressure wash and mechanically cean the existing roof sheet to recieve new paint as per Architects' spec 'Roof Paint'.
R2	Repair & Maintenence of modern clay 'marselles' tile roof covering. Roof to be pressure washed & treated with algaecide. Broken tiles to be replaced with a matching tile.
R3	Remove & replace existing rusted gutters with 125mm 'Ogee' profile seamless gutters with matching seamless alu- gutters (white). With round PVC downpipes. Downpipe positions to match existing, including positiona and size of drop-boxes.
R4	Remove & Replace existing bargeboard & replace matching timber profile barge painted with 'Timber Paint & Primer' as per Architects' spec.
R5	Remove and replace existing round PVC gutter with matching SABS PVC gutter with SABS PVC downpipes at positions matching existing.
R6	Remove and replace gutter with SABS PVC round gutters with downpipes at matching positions to existing
R7	Remove and replace existing car-port shade-closh with new approved 80% UV stabalised shade-coth - colour Grey.
R8	Remove and replace existing damaged IBR profile polycarbonate sheeting with matching sheet (all sheets).
S1	Amafa approved Structural Engineer to inspect roof trusses and structure to ensure structural stability, and recommend repairs if needed.
S2	Amafa approved Structural Engineer to inspect chimney stacks to ensure structural stability. Allow for replacement of damaged bricks and re-pointing of mortar joints.
W1	Timber Sash Window - to be serviced as follows: Paint to be stripped and any rotten sections of timber to be replaced to match the existing, all glass to be inspected & paines with thickness >3mm to be replaced with 3mm glass (use of safety glazing in where required by SANS). Window to be primed and painted with Paint to Architects' spec. Window counterweights and fittings to be serviced, with all sash-cord replaced. Window must be fully functional on completion. Timber beading to be used throughout, any window putty to be replaced.
W2	Timber Casement Window - to be serviced as follows: paint to be stripped and rotten sections of timber replaced. Casments, glazing, to be serviced to ensure windows are fully functional on completion (use of safety glass as per SANS requirements). Timber beading to be used throughout, all putty to be replaced.
W3	Timber Window with stained/lead-glass - service as per timber casement window, BUT with specialist input on leaded glass.
W4	Steel Window - to be serviced to ensure glazing and fittings are present. Window putty to be used were necessary. Steel to be stripped and re-painted as per Architects' Spec 'Paint for Metalwork'
W5	Aluminium Window - to be serviced to ensure glazing & fittings are present & windows are functional.

REVISIONS

No.	Description	Date	By

Council for Geoscience
Applied Geoscience Solutions

Owner/Client:
COUNCIL FOR GEOSCIENCES

Approval Signature:
Print Name: S. Shangase.
Position: Facilities Management

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Arch. Council no.: 7902

Project Title:
PROPOSED MAINTENANCE DRAWINGS FOR GEOSCIENCE OFFICES IN PIETERMARITZBURG

Project Address:
139 Jabu Ndlovu St, Pietermaritzburg, 3200

A

TENDER: ☐ CONSTRUCTION: ☐ DATE ISSUE:
APPROVAL: ☐ INFORMATION: ☑ Issue Date

Date : 24/05/2021 5:11:12 pm | Scale : As indicated On A0 (do not print to fit)
Design: | Drawn :

Drawing Description:
FOR INFORMATION ONLY NOT FOR CONSTRUCTION

PLANS, SECTION, ELEVATIONS

Job No.	Drawing No.	Revision
S418	WD-101	