RENOVATION NOTES

NB: Carefully remove and store away as directed by Client all existing loose furniture in the whole building.

ROOFS

1. Encapsulate existing Asbestos & Remove and store away as directed all existing roof finishes. Prepare works and install new as specified.
2. Attend to the roof structure as per the Entomologist's recommendation and Structural Engineer's details.
3. Remove all existing fascia boards, gutters and rainwater downpipes. Prepare works and install new as specified.

WINDOWS

1. Inspect and make good all window frames, replace where necessary.
2. Replace all broken window panes
3. Make good all existing burglar bars. Install new burglar bars were indicated and specified.
4. Replace all window stays, handles and make good disturbed works.
5. Make good all existing all window sills and replace damaged ones with new to match existing.
6. Install new windows were specified and indicated.
7. Install new burglar bars on windows were indicated i.e Computer and equipment rooms.
6. Install blinds. shademaster as specified. Height to be confirmed on site.

DOORS

1. Inspect and make good all existing door frames, replace where necessary.
2. Remove and replace all damaged doors.
3. Inspect and make good all burglar doors, replace where necessary. Install new burglar bars were indicated.
4. Replace all door leafs including ironmongery with new as per door schedule.
5. Install new doors were specified and indicated.
6. Install grill gates in all external doors as per door schedule.

FLOORS

1. Replace existing Timber floors to be replace with Rib & Brick as per the structural engineer's details. Provide new floor finish on Rib and Brick Slab as specified.
2. Inspect and repair accordingly damaged and cracked floors.
3. Hake off all damaged existing floor tiles/carpets, make good and prepare screed to receive new floor finishes as specified.
4. Inspect and repair accordingly damaged & Hake off damaged existing timber/Parquet flooring, make good and prepare screed to receive new floor finish as specified.
5. Install new Floor finishes were indicated as specified.

SKIRTING

Carefully remove all existing skirting and replace with new skirting as specified.

INTERNAL WALLS

1. Carefully remove all existing light fittings, switches and sockets, store away as directed and prepare for new installations as specified.
2. Carefully remove and discard all surface mounted wireiring, trunking etc. re-install as specified.
3. Carefully remove all existing fire fighting equipment and store away as directed, make good disturbed works and prepare for new installations as detailed.
4. Inspect, repair and make good all cracked walls.
5. Inspect water stains on wall, repair and good the works.
6. Scrape off all damaged and uneven existing plaster and prepare surfaces to receive new plaster and paint.
7. Scrape off existing paint/wall finish, sundown and prepare wall to receive new wall finish as specified.
8. Inspect and make good all air-vents, replace where necessary.
9. Remove all existing surface mounted fittings, e.g. pinboards, Tv stands, make good the works and reinstall new as specified.
10. Clean down and make good all internal facebrick.
11. Remove and discard all existing drywall partitions. Construct new brickwork as per drawings provided.
12. Clean down and make good all perforated bricks. Prepare works for new paint works as per finishing schedule provided.
13. Remove all existing solar shades, make good the works and install new solar shades as specified.

EXTERNAL WALLS

1. External Tyrollean Finish, Cemcrete/ Cement Plaster & Stone Cladding: Spalling to existing external finish to be repaired in accordance with Structural Engineers design & Specification. External surface of the entire building to be prepared and painted to DoH requirements and specifications. Prepare all painted surfaces and repaint to specifications.

DAMP- PROOFING

Evidence of rising damp shall be further investigated, exposed and treated by the contractor. New internal wall that supports the new slab shall be provided with damp-proofing (DPC) and vapour barrier installations to protect the wall against rising damp and the interior of the building against ingress of moisture from abutting ground. On existing Walls, The Contractor will need to engage a damp specialist to locate the problem areas. Once this has been done, an effective chemical substitute and concrete layer will need to be reinforced to prevent rising damp. It is recommended that a Safeguard Chemicals range of Chemical DPC injection to create a chemical DPC be used once it has diffused into the brick and mortar – this will halt the rising damp. The affected areas should be replastered with salt retardant additives (to eliminate hygroscopic salts), and once this has cured, the substrate can be restored and re-decorated.

CEILINGS

1. Carefully remove all existing light fittings, store away as directed and prepare for new installations as specified.
2. Inspect, repair accordingly all damaged and cracked slab soffit, apply new paint and make good the works.
3. Take down and discard all existing ceiling, prepare the works to receive new ceiling as specified.
4. floors with existing soffit areas identified with plaster cracks/hairline cracks to be repaired. All surfaces to be prepared and painted to specification. ceiling against roof structure to be replaced with suspended lay-in grid ceiling system and Nailed ceiling as per specification.

JOINERY AND FITTINGS

1. Carefully uninstall and store away as directed by Client all existing joinery, stoves, sinks and fitted tables, install new works as per new details and specifications provided. Make good all disturbed works.
2. Supply and Install new joinery as detailed.
3. Carefully remove and store away as directed all existing chalkboards and replace with new as specified
4. Carefully remove and store away as directed all existing Pinboards and replace with new as specified.
5. Carefully remove and store away as directed all existing white boards and replace with new as specified.
6. Carefully remove and store away as directed all existing projector screens and replace with new as specified.
7. Carefully remove all existing sanitaryware and accessories, store away as directed. Install new works as specified.
8. Remove and replace with new all surface mounted plumbing works.
9. Remove all existing loose furniture and store as directed by Client.

STAIRCASE AND BALUSTRADES

1. Hake off all existing floor finishes. Prepare works to receive new finishes in accordance with SABS standards.
2. Make good all timber balustrades to be in accordance with SABS standards.
3. Sandown and repair all existing steel balustrading and prepare works for new paint. Replace where necessary and make good to be in accordance with SABS standards.
4. Carefully remove existing Fire Escape Staircase. Reconstruct in accordance to latest SABS standard as per details provided.
5. Prepare existing works at Main Entrance steps and install handrails in accordance to latest SABS standard as per details provided.

OPEN SPACES/ COURTYARDS

1. Hake off all existing paving, make good the ground and prepare for new works as per drawings.
2. Clear off, make good the ground and prepare for new greenery as specified.

STEEL WORKS

1.Scrap Off All Old Paint and Repaint with a Corrosive Resistant Primer & 2No. Coats On All Steel elements- Columns, Balustrades, Posts. Final Coat Colour to match existing.

GROUND STOREY CEILING PLAN

CEILING LEVEL: 3750
SCALE: 1:100

CEILING LEGEND

- *CEILING TYPE **C1** (6,4mm rhino gypsum plasterboard ceiling) **H=2700** AFFL. PER FINISHES SCHEDULE.*
- *CEILING TYPE **C2** (Fibre cement boards PVA paint on skimmed plaster) **H=2700** AFFL. PER FINISHES SCHEDULE.*
- *CEILING TYPE **C3** (Suspended ceiling) **H=2700** AFFL. PER FINISHES SCHEDULE.*
- *CEILING TYPE **C4** (Emulsion PVA paint on skimmed plastered slab) **H=2900** AFFL. PER FINISHES SCHEDULE.*
- *CEILING TYPE **C5** (Tongue & Grooved Timber Panels or Equal & Approved) **H=2900** AFFL. PER FINISHES SCHEDULE.*
- *CEILING TYPE **C6** (Vynil-clad suspended ceiling) **H=2700** AFFL. PER FINISHES SCHEDULE.*

NOTES

- ALL DIMENSIONS ARE IN MILIMETERS UNLESS OTHERWISE STATED
- DIMENSIONS TO BE READ ; NOT TO BE SCALED FROM THIS DRAWING
- CONTRACTORS TO CONFIRM ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES AND ANY DISCREPANCY TO BE REPORTED TO THE PROJECT ARCHITECT

STAGE 03 _DRC SUBMISSION

REV. NO.	DATE	DESCRIPTION
I	15-02-2020	REVISED TO INCORPORATE INPUT FROM THE HERITAGE CONSULTANT COMMENTS OF 28.01.2020 & COORDINATION MEETING OF 03.02.2020
H	05-09-2019	REVISION AS PER CLIENT (DOPW HEAD OFFICE PROFESSIONAL SERVICES- ARCHITECT) COMMENTS MADE DURING A MEETING OF 29.08.2019
G	08-07-2019	REVISION AS PER CLIENT (DOE & DOPW) COMMENTS MADE DURING DOE-SIGN MEETING OF 01.07.2019
F	28-06-2019	REVISION AS PER SITE MEETING OF 26.06.2019
E	20-02-2018	REVISION AS PER SITE MEETING OF 14.02.2018
D	08-02-2018	REVISION AS PER PROJECT RESCOPING -REVISED FINISHES -INTERNAL RE-PARTITIONING
C	20-07-2017	REVISION OF FINISHES,(FLOOR PLANS, ELEVATIONS, SECTIONS)
B	12-06-2017	REVISION TO INTERNAL PROPOSED INTERNAL PARTITION WALLS, SANITARY FITTINGS & LOOSE SHOWING FURNITURE PRESENTATION
A	14-08-2016	ORIGINAL FIRST ISSUE

CLIENT DEPARTMENT SIGNATURES

FACILITY STAMP

FACILITY MANAGER

INFRASTRUCTURE MANAGER

GENERAL MANAGER

Checked by Professional Consultant
Name

Signature Date

ARCHITECTS
TECTURA - INTERNATIONAL
www.tectural.com
ALSO IN NAIROBI, KENYA AND GABORONE, BOTSWANA

KWA ZULU NATAL
Department :
Public Works
REPUBLIC OF SOUTH AFRICA

KWA ZULU NATAL
Department :
Basic Education
REPUBLIC OF SOUTH AFRICA

ETHEKWINI REGION

DEPARTMENT OF PUBLIC WORK
PROVINCE OF KWAZULU-NATAL
SACRED HEART SECONDARY SCHOOL

Drawing description
REFURBISHMENT OF
SACRED HEART SECONDARY SCHOOL
BLOCK A - Administration & Classroom Block
GROUND FLOOR CEILING PLAN

Drawn: ES **APRIL 2023**

Scale/s 1:100

Consultant Drawing number 110/04 Rev No: I

DOPW Drawing number
WIMS: 062328

Stamped by Plans Approval Committe