RENOVATION NOTES

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

ROOFS

1. Remove Asbestos & Remove and store away as directed all existing roof finishes. Prepare works and install new as specified on roof plans
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. All repair & replacement to match existing
3. Replace all broken window panes
4. Make good all existing burglar bars. Install new burglar bars were indicated and specified.
5. Replace window stays, handles and make good disturbed works where necessary
6. Make good all existing all window sills and replace damaged ones with new to match existing.
7. Install new windows were specified and indicated.
8. Install new burglar bars on windows were indicated i.e Computer and equipment rooms.
9. 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 & restore 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 & Block as per the structural engineer's details. Provide new floor finish on Rib and Brick Slab as specified only on Block B
2. Inspect and repair accordingly damaged and cracked floors.
3. Take off damaged existing floor tiles/carpets, make good and prepare screed to receive new floor finishes as specified.
4. Inspect and repair accordingly damaged & existing timber/Parquet flooring, make good and prepare screed to receive new floor finish as specified. Refer to finishes schedule
5. Install new Floor finishes where 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 Tyrolean Finish, Cemcrete/ Cement Plaster & Stone Cladding: Spalling to existing external finish to be repaired in accordance with Structural Engineers design & Specification. External cleaning of existing stone + plaster as directed.

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. Storeys 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. (9mm thick plasterboard concealed system)

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. Chasing of walls to be kept to minimum as per Mech Eng details
9. Remove all existing loose furniture and store as directed by Client.

STAIRCASE AND BALUSTRADES

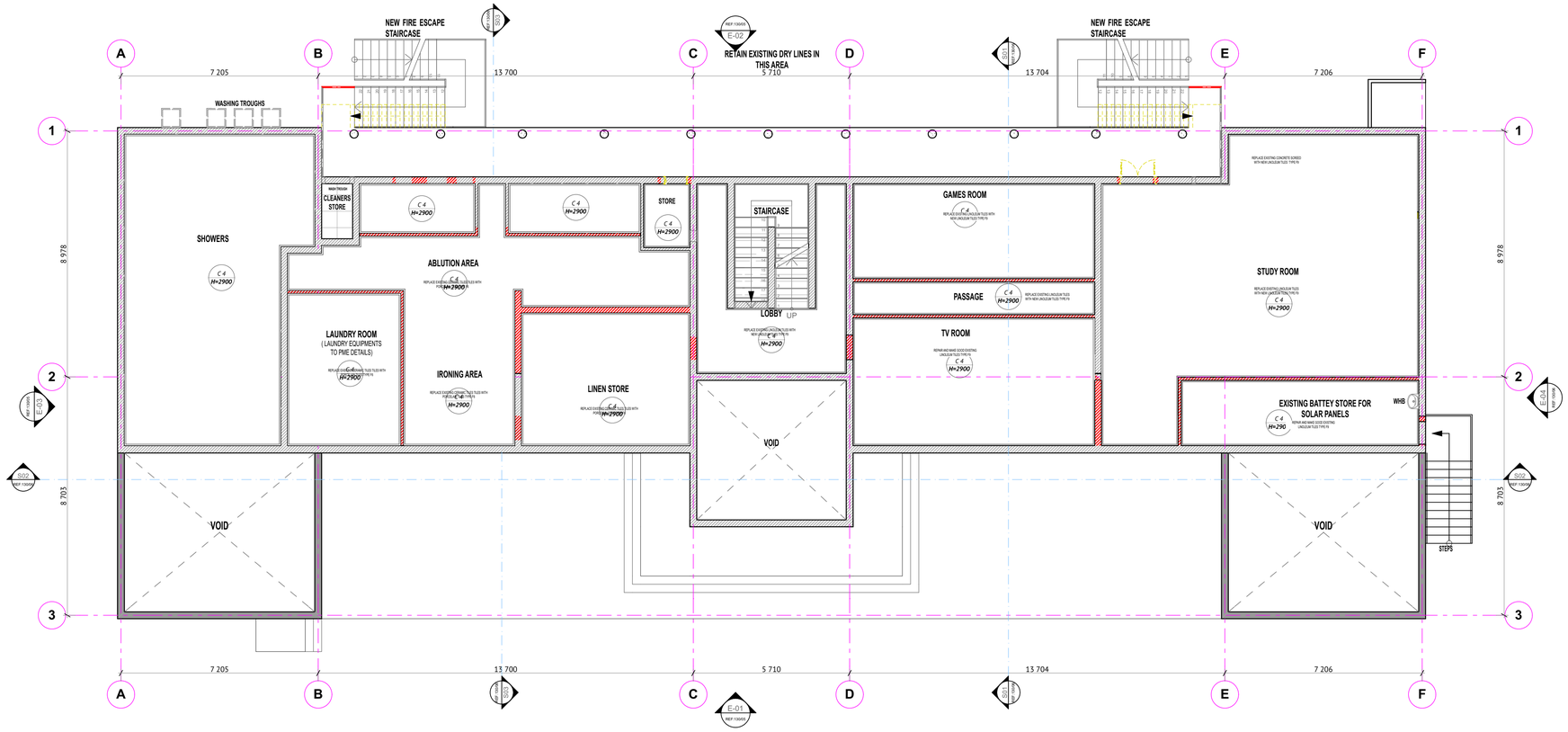
1. Make off all existing internal floor finishes. Prepare works to receive new finishes in accordance with SABS standards.
2. Make good all timber balustrades to be in accordance with SABS standards.
3. Sandown and repair all existing steel balustrading and prepare works for new paint. Replace where 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. Make 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.

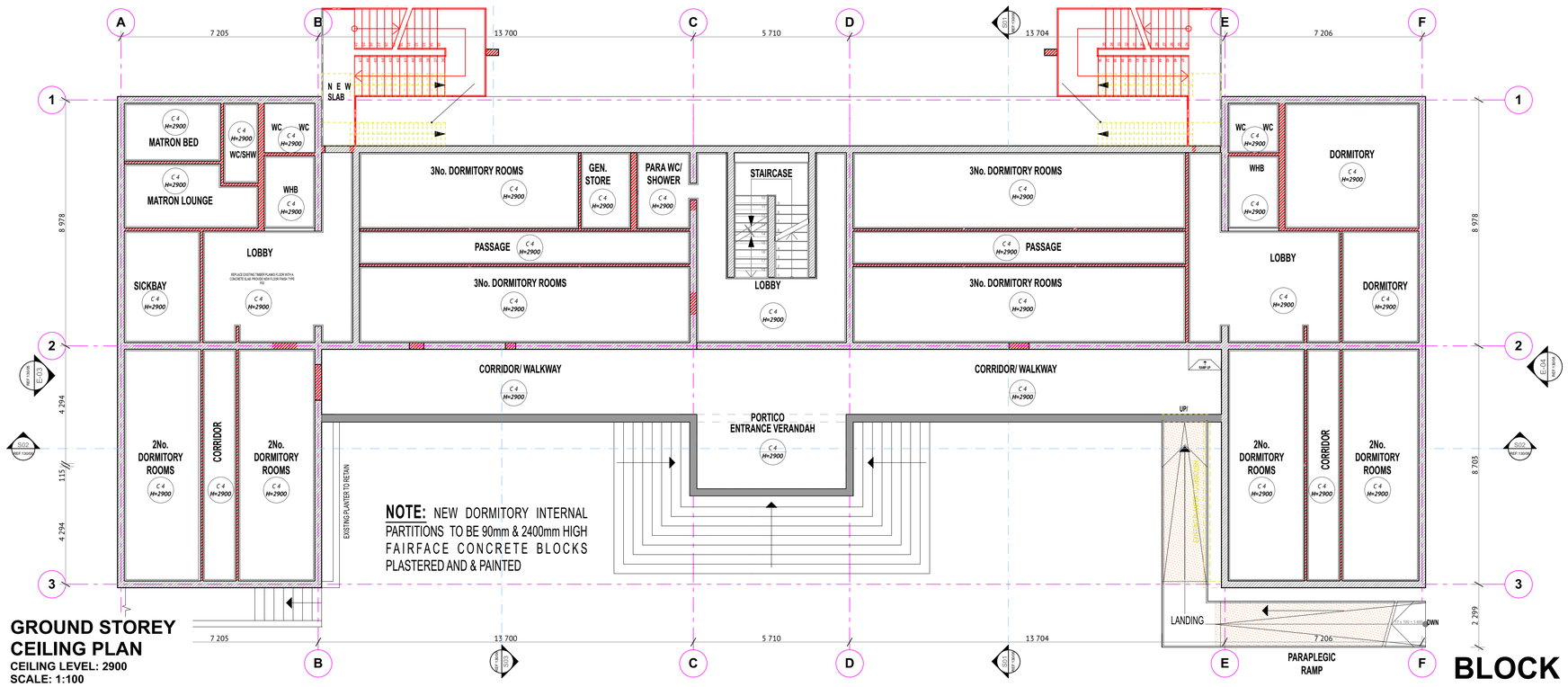


BASEMENT STOREY CEILING PLAN

CEILING LEVEL: 2900
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.*
- DORMITORY *CEILING TYPE **C6** (Vynil-clad suspended ceiling) **H=2700** AFFL. PER FINISHES SCHEDULE.*



NOTE: NEW DORMITORY INTERNAL PARTITIONS TO BE 90mm & 2400mm HIGH FAIRFACE CONCRETE BLOCKS PLASTERED AND & PAINTED

GROUND STOREY CEILING PLAN

CEILING LEVEL: 2900
SCALE: 1:100

BLOCK B

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
J	15-02-2020	REVISED TO INCORPORATE INPUT FROM THE HERITAGE CONSULTANT COMMENTS OF 28.01.2020 & COORDINATION MEETING OF 03.02.2020
I	05-09-2019	REVISION AS PER CLIENT (DOPW HEAD OFFICE PROFESSIONAL SERVICES- ARCHITECT) COMMENTS MADE DURING A MEETING OF 29.08.2019
H	10-07-2019	REVISION AS PER CLIENT (DOE & DOPW) COMMENTS MADE DURING DOE-SIGN MEETING OF 01.07.2019
G	26-06-2019	REVISION AS PER DOE PROJECT RE-SCOPING COMMUNICATION OF 26.06.2019 AS FOLLOWS; -TO SHOW NEW FIRE ESCAPE STAIRACASES
F	26-03-2019	REVISION AS PER DOE PROJECT RE-SCOPING COMMUNICATION OF 27.03.2018 AS FOLLOWS; -RELOCATE ALL DORMITORY FACILITIES FROM BLOCK A TO B. BLOCK B TO BE DEDICATED FOR DORMITORY. -RELOCATE LAUNDRY FROM BLOCK A TO B -RELOCATE SNP KITCHEN FROM BLOCK B TO A
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
GAUTENG
NORFOLK HOUSE
CORNER FIRST & SECOND
THE NORTWICH 174 ST
SANDTON
POSTNET SUITE 115
PRIVATE BAG X9776
SANDTON 2146
Tel: +27 (0)11793 2084
Fax: +27 (0)11 793 2086
Email:mail@tectural.com
FREE STATE
58A KING EDWARD STREET
WELLONG
BLOEMFONTEIN, 9301(PRIVATE BAG
Tel: +27 (0)51 450 0464
Fax: +27 (0)51 450 5871
NORTHWEST
MIXRO PLAZA SHOP NO.9
CORNER FIRST & BESSEMER STREET,
INDUSTRIAL SITE/ PARKING
POBOX 5153RUSTENBURG 2745
TEL(0)14) 591 8386
FAX: +27(0)18 591 8354
Email:mail@tectural.com
MPUMALANGA
UNIT 47,CIL CENTRAL PARK
CNR PAUL KRUGER STREET
NELSPRUIT
TEL: +27 (0)13 754 6579
FAX: +27 (0)86 606 8797
Email:Ronald@tectural.com
NORTHERN CAPE
208 FLANLEY HOUSE
DU TOIT SPAN ROAD
KIMBERLY
POBOX 108
KIMBERLY 8300
TEL: +27 (0)53 831 2463
FAX: +27 (0)53 831 2475
Email:mail@tectural.com
28 PAUL KRUGER STREET
KIMBERLY 8301
TEL: +27(0)53 291 4611
FAX: +27(0)53 291 6874
KWAZULU NATAL
1ST FLOOR, LIBERTY BUILDING
300 PIETERMARITZ
UMHLANGA 4001
TEL: +27(0)31 535 7152
FAX: +27(0)31 535 7001
www.tectural.com
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KWA ZULU NATAL
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Basic Education
REPUBLIC OF SOUTH AFRICA

ETHEKWINI REGION

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

Masterplan Reference: **BLOCK B:- DORMITORY**

Drawing description: **LOWER AND GROUND FLOOR CEILING LAYOUTS**

Drawn: BS DATE: **APRIL 2023**

Scale/s: 1:100

Consultant Drawing number: 120/03 Rev No: J

DOPW Drawing number

WIMS: 062328

Stamped by Plans Approval Committe