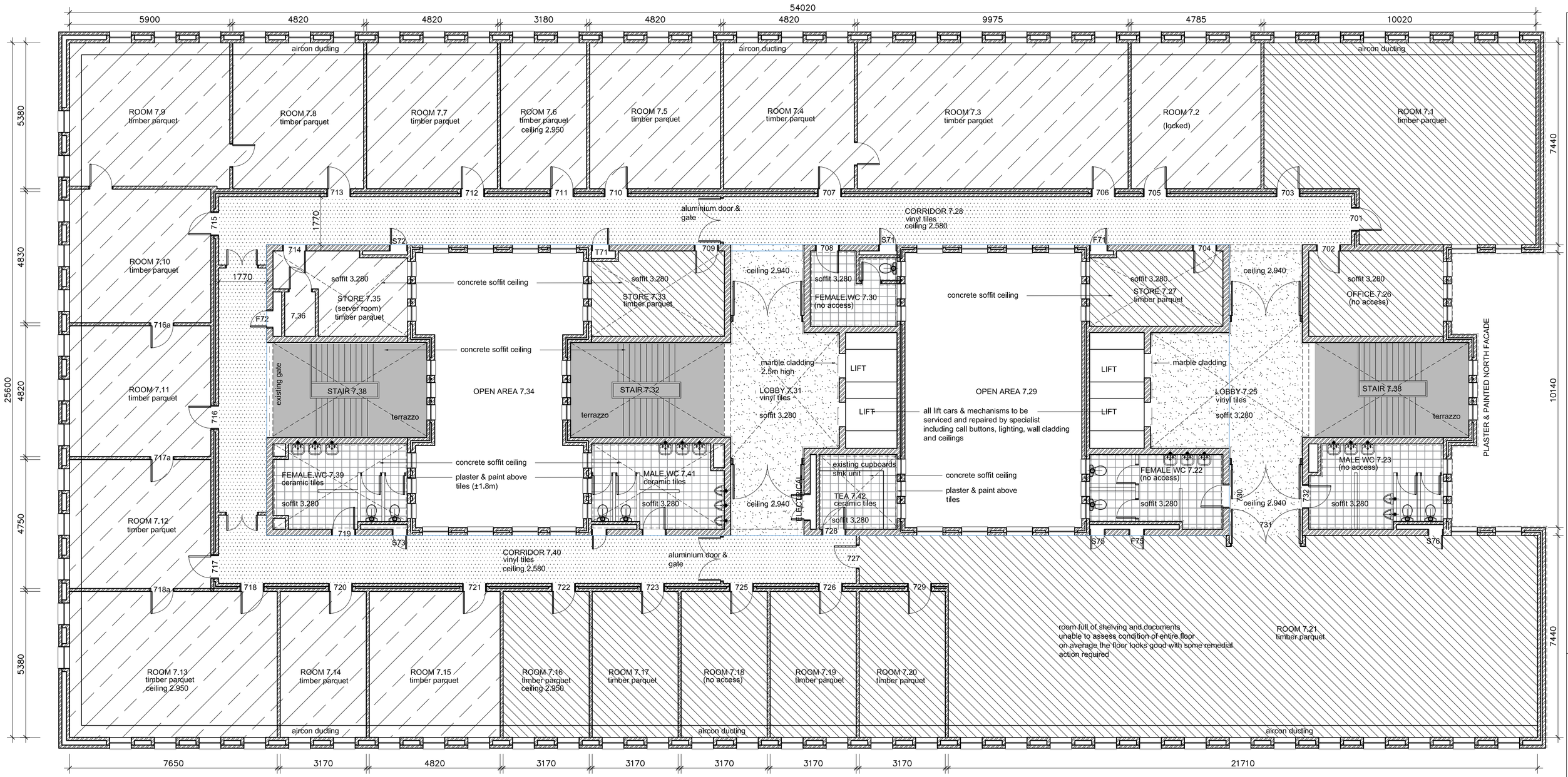

7th FLOOR PLAN

	FLOORS	WALLS	CEILINGS	DOORS
	EXISTING TIMBER PARQUET FLOOR All timber blocks to be uplifted and floor slab checked for damage/cracks All timber blocks are to be kept aside and prepared for re-use. Floor slab to be prepared/repaired for re-laying of timber blocks Blocks to be installed in the original pattern If possible replacement blocks must be sourced for areas beyond repair.	EXISTING WALLS Plasterwork to all walls to be inspected for water damage and removed if necessary. Allow for new plasterwork All walls to be cleaned and prepared to receive new paint All existing timber chair and picture rails to remain, repaired and prepared to receive new varnish All existing skirtings to remain, be repaired/replaced and prepared to receive new varnish	REPLACE ALL CEILINGS All ceilings are to be stripped out, including any timber brandering and fixings All ceilings to be replaced with moisture resistant plasterboard Ceiling height to match existing ±2800mm AFFL New 100mm gypsum coved cornice all round	EXISTING DOORS All doors with water damage to be assessed and replaced with new to match if necessary Ironmongery to be serviced if required and cleaned prior to re-installation Any missing ironmongery to be replaced to match Door frames to be assessed for water damage and replaced if necessary
	EXISTING TIMBER PARQUET FLOOR These floors appear to be in good condition a more in depth inspection to be carried out once rooms are empty of furniture Remedial action may be required in some areas Floors will require deep cleaning	EXISTING WALLS Plasterwork to all walls to be inspected for water damage and removed if necessary. Allow for new plasterwork All walls to be cleaned and prepared to receive new paint All existing timber chair and picture rails to remain, repaired and prepared to receive new varnish All existing skirtings to remain, be repaired/replaced and prepared to receive new varnish	REPLACE ALL CEILINGS All ceilings are to be stripped out, including any timber brandering and fixings All ceilings to be replaced with moisture resistant plasterboard New 100mm gypsum coved cornice all round Ceiling height to match existing ±2800mm AFFL New ceilings to be prepared for new paint	EXISTING DOORS These doors appear to be in good condition Remedial action may be required in some areas Doors will require deep cleaning Ironmongery to be serviced and cleaned
	EXISTING VINYL TILE FLOOR All vinyl tiles are to be uplifted and floor slab checked for damage/cracks All vinyl tiles are to be kept aside and considered for re-use. Floor slab to be prepared/repaired for re-laying of vinyl Allow for new vinyl sheeting as specified	EXISTING WALLS All facebrick walls be inspected for water damage and repaired All facebricks to be deep cleaned Any plasterwork to be prepared to receive new paint All existing skirtings to remain, be repaired/replaced and prepared to receive new varnished	REPLACE ALL CEILINGS All ceilings are to be stripped out, including any timber brandering and fixings All ceilings to be replaced with moisture resistant plasterboard New 100mm gypsum coved cornice to match existing all round Ceiling height to match existing ±2600mm AFFL New ceilings to be prepared for new paint	EXISTING GEORGIAN WIRE DOUBLE DOORS These doors appear to be in good condition Remedial action may be required in some areas Doors will require deep cleaning Ironmongery to be serviced and cleaned These doors will need to be checked for fire compliancy with the Fire Engineer. DUCT DOORS These doors appear to be in good condition All existing door grilles to remain. Repair and service as required
	EXISTING VINYL TILE FLOOR These floors appear to be in good condition Remedial action may be required in some areas Vinyl will require deep cleaning	EXISTING MARBLE CLADDING WALLS All marble cladding to be inspected for any damage Marble cladding to be deep cleaned Any plasterwork to be prepared to receive new paint Height of cladding ±2600mm AFFL Plaster & paint above ±500mm	CONCRETE SOFFIT All concrete soffits to be stripped and prepared for new paint Any cracks/damage to be repaired	LIFT DOORS & CARS These floors appear to be in good condition Remedial action may be required in some areas Doors to be prepared to receive new paint Lift car finishes to be assessed for repair Allow for new ceilings to all lift cars
	EXISTING TERRAZZO FLOOR (LANDINGS & STEPS) These floors appear to be in good condition Remedial action may be required in some areas Terrazzo will require deep cleaning	EXISTING WALLS All facebrick walls be inspected for water damage and repaired All facebricks to be deep cleaned Any plasterwork at windows to be prepared to receive new paint All existing skirting to remain, be repaired if required Wall height ±3200mm	CONCRETE SOFFIT All concrete soffits to be stripped and prepared for new paint Any cracks/damage to be repaired	STAIR HANDRAIL & BALUSTRADE Any damaged portions to be repaired
	EXISTING CERAMIC FLOOR TILES These floors appear to be in good condition Remedial action may be required in some areas Tiles will require deep cleaning	EXISTING WALLS All tiled walls so be deep cleaned All broken tiles to be replaced to match Any plasterwork to be prepared to receive new paint Tile height = ±1800 Plaster & paint = ±1500	CONCRETE SOFFIT All concrete soffits to be stripped and prepared for new paint Any cracks/damage to be repaired	EXISTING DOORS These doors appear to be in good condition Remedial action may be required in some areas Doors will require deep cleaning Ironmongery to be serviced and cleaned Allow for new paint to WC cubicle doors All existing door grilles to remain. Repair and service as required

RECOMMENDED ACTION

ANTI BIRD PERCHING
Allow for stainless steel bird proofing spikes on the concrete ledge above the 7th floor windows on all for sides
Spikes to be securely fixed in accordance with manufacturers instructions

NEW FLOORING SPECIFICATION

CORRIDORS
Floorworx Colorflor Plus PUR 2.0mm homogeneous vinyl sheet with PUR reinforced surface treatment.
MAIN COLOUR : Sterling CLF535
BORDER COLOUR : Coal CLF534 (±250mm)
PATTERN : Coal CLF534 (±500x1000 - 12 off)
(Pattern/Border to match existing)
Allow for;
Laid in Floorworx No.62 acrylic adheseive which has been spread using a trowel fitted with A2 notched blade at a rate of between 5,5m² and 6,6m² per litre on a previously prepared Class 1 sub floor in accordance with SANS 10070, using Floorworx Self Leveller when required, including cutting and wastage. The sheeting must be rolled in both directions with an articulated 68kg three-sectional roller immediately after it has been laid into the adhesive. Joins must be butted, grooved and heat welded using manufacturers colour matched welding rod, ensuring that the welding rod bonds to more than 70% of the sheet thickness
Allow for self leveller in area where new vinyl sheeting is to be laid

COMPLIANCE

There is no provision for disabled toilet facilities on the ground floor. This will need to be addressed so that the building will comply for public use.

Fire Consultant to report on current Fire Compliance of the entire building and to recommend strategies to bring the building up to Code. This may include but not be limited to:- fire doors, escape routes, handrails, signage, emergency lighting

DRAINAGE

All sewer stacks and ducts to be inspected for possible damage and blockages.
Any broken pipes to be replaced/repaired
All ducts to be cleared of any debris items

SIGNAGE

All door number signage to remain
All WC areas to receive appropriate Male/Female/Disabled signage
Directional signage in all public areas to be assessed, allow for new Perspex signage with etched lettering and suspension wires
Existing lift lobby floor information boards to remain, new letters are to be sourced for replacement. Boards to be cleaned/serviced
Allow for new signage to public hall cubicles

CLEANING SPECIFICATION

PLEASE REFER TO SEPARATE DOCUMENTATION FOR SPECIALIST CLEANING OF THE FOLLOWING AREAS;

facebrick, plaster/paint, existing vinyl floor
existing parquet floors, ceramic tiles,
brass ironmongery, porcelain sanware & taps,
marble cladding, terrazzo, granite cills
steel windows and glazing, balustrade, lift cars,
doors, skirtings and picture & chair rails

Please contact Jimmy Bissoon of Industro Clean
with any queries
jimmy@icleankzn.co.za / 082 321 0929

CLEANING MAINTENANCE CONTRACT
It is recommended that in order to maintain the integrity and longevity of the newly refurbished and cleaned areas that an on going maintenance regime be implemented

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER PROFESSIONAL TEAM DRAWINGS

OTHER

All lighting & electrical and access control requirements to be in accordance with Electrical Engineers drawings, details and recommendations
All extract & air-conditioning requirements to be in accordance with Mechanical Engineers drawings, details and recommendations
All structural & civil requirements to be in accordance with Structural Engineers drawings, details and recommendations
All fire requirements & signage to be in accordance with Fire Engineers drawings, details and recommendations
All lift requirements to be in accordance with Lift Specialist
Contractors recommendations to achieve safety compliant lifts

PAINT SPECIFICATION

ALL PREVIOUSLY PAINTED SURFACES TO BE APPROPRIATELY PREPARED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

BELOW TIMBER CHAIR RAIL (±900mm)
Apply 1 coat Marmoran Trade Plaster Primer. Allow to cure
Follow with 2 coats Marmoran Polysheen (ASTM E96)
Allow relevant drying times between coats
COLOUR : Agean Splendour 40

ABOVE TIMBER CHAIR RAIL (±2100mm)
Apply 1 coat Marmoran Acrylic Primer, Allow to cure
Follow with 2 coats Marmoran Marmosilk (SABS 1586 Grade 1)
Allow relevant drying times between coats
COLOUR ; Mandarin Tusk 49

ABOVE FACEBRICK/CLADDING etc. (±500mm)
Apply 1 coat Marmoran Acrylic Primer, Allow to cure
Follow with 2 coats Marmoran Marmosilk (SABS 1586 Grade 1)
Allow relevant drying times between coats
COLOUR : White

NEW CEILINGS
Apply 1 coat Marmoran Acrylic Primer, Allow to cure
Follow with 2 coats Marmoran Marmocoat 75 (SABS 1586 Grade 4)
Allow relevant drying times between coats
COLOUR ; White

CONCRETE SOFFITS
Apply 1 coat Marmoran Acrylic Primer, Allow to cure
Follow with 2 coats Marmoran Marmosilk (SABS 1586 Grade 1)
Allow relevant drying times between coats
COLOUR : White

HARDWOOD TIMBER SKIRTINGS & RAILS
Apply 2 coats Marmoran Hydrothane PU221 to timber that has been replaced/repaired.
Allow for entire lengths to be painted to retain uniformity within the room/corridor

LIFT DOORS & SURROUNDS
Apply 1 coat Marmoran Universal Undercoat. Allow to cure
Follow with 2 coats Marmoran Marmosilk (SABS 1586 Grade 1)
Allow relevant drying times between coats
COLOUR ; Bovine 47

RECOMMENDED ACTION

BALUSTRADE
Steel :Apply 1 coat Marmoran Universal Undercoat. Allow to cure
Follow with 2 coats Marmoran Marmosilk (SABS 1586 Grade 1)
Allow relevant drying times between coats
COLOUR : Bovine 47
Handrail :Apply 2 coats Marmoran Hydrothane PU221

NORTH FACADE
Apply 1 coat Marmoran Trade Plaster Primer. Allow to cure
Follow with 2 coats Marmoran Marmocad (SABS 1586 Grade 2)
Allow relevant drying times between coats
COLOUR : White

WINDOWS
Apply 1 coat Marmoran Universal Undercoat. Allow to cure
Follow with 2 coats Marmoran Marmosilk (SABS 1586 Grade 1)
Allow relevant drying times between coats
COLOUR ; Bovine 47

CEILING SPECIFICATION

ALL AREAS TO BE APPROPRIATELY PREPARED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

CORRIDORS
Supply and fit Pelican Systems 12mm JUMBO MR ceiling system with 12mm thick tapered edge. All joints to be taped and plastered with JUMBO Jointing Plaster and prepared for decoration
Ceiling boards to be fixed at right angels to 35mm JUMBO galvanised steel main and cross tees at 450mm centres, using 25mm drywall screws at 150mm centres
Cornice : 100mm gypsum coved cornice to match existing
Trap doors : Allow for 6 No. access panels per floor strategically placed in corridor ceilings
Pelican 580 x 580mm Flush Line Eezee Access Panel with white powder coated frame

OFFICES
Supply and fit Pelican Systems 12mm JUMBO MR ceiling system with 12mm thick tapered edge. All joints to be taped and plastered with JUMBO Jointing Plaster and prepared for decoration
Ceiling boards to be fixed at right angels to 35mm JUMBO galvanised steel main and cross tees at 450mm centres, using 25mm drywall screws at 150mm centres
Cornice : 100mm gypsum coved cornice to match existing

RECOMMENDED ACTION

PROTECTION OF TIMBER WORK
All existing timber work is to be adequately protected from damage during the works, with particular reference to floor cleaning, painting and areas receiving new or repaired floor finishes

NEW VERTICAL BLINDS
Allow for new vertical blinds and new tracks to all office windows
Supplied with white powder coated head rails, white nylon bottom weights and chain and clear clip out runners
Vertiblind Vibe translucent range or equal approved
127mm blade width
COLOUR ; Grey

WINDOWS

ALL EXISTING WINDOWS THROUGH OUT THE FLOOR
All windows to be inspected for possible damage
All hinges and stays to be serviced and cleaned, any missing ironmongery to be replaced to match
Any old putty to be removed and replaced with steel beading to match existing
Any broken glass to be replaced to match existing
All granite windows cills to be deep cleaned
All timber window cills to be sanded down and prepared to receive new varnish
Any water damaged cills are to be replaced to match existing

SANWARE

THROUGH OUT THE FLOOR
All sanware to be inspected for damage
Any broken fittings and fixtures to be replaced with new to match
All sanware fittings and fixtures to be cleaned and serviced to be in good working order
Allow for new toilet roll holders, soap and paper towel dispensers if none are present (Serra type or similar)

TEA KITCHEN & OTHER CUPBOARDS (including security desk)

Allow for repair/refurbish to existing kitchen cupboards
Existing sink to be deep cleaned and taps serviced to be in good working order

PUBLIC HALL CUBICLES

All cubicles to remain, with possible remedial work to drawers, cupboards and counter tops,
Allow for new paint to side screens and panels

ALL SPECIFICATIONS ARE SUBJECT TO THE EQUAL AND APPROVED REQUIREMENT FOR STATE PROJECTS

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY WORK OR SHOP DRAWINGS. ALL DISCREPANCIES TO BE DISCUSSED WITH PROJECT MANAGER PRIOR TO IMPLEMENTATION THEREOF.

REVISION		
A	18.07.17	FIRST ISSUE TO QS FOR PRICING

idt independent development trust

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Project Title:
PROPOSED BUILDING MAINTENACE DEPARTMENT OF LABOUR MASONIC GROVE

date : June 2017	scales : 1:100
drawn : MB	

Drawing Description:
7th FLOOR PLAN

Job No.	Drawing No.	Rev. No.
S430	107	00

ISSUED FOR APPROVAL	
ISSUED FOR INFORMATION	
ISSUED FOR SUBMISSION	
ISSUED FOR TENDER	
ISSUED FOR CONSTRUCTION	