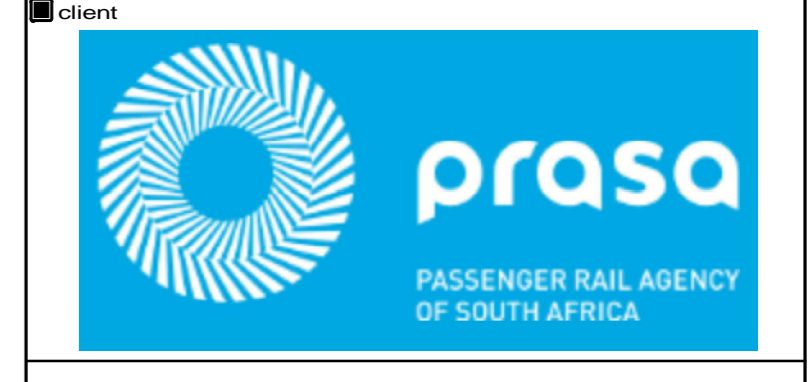


The copyright of this drawing remains with the architect. All dimensions to be taken in preference to scaled dimensions. Report any discrepancies directly to the architect before commencing work. All work to be done in accordance with the sabs 0400

REV	DATE	REVISIONS	INIT

- SCOPE OF WORK**
ALL ITEMS AS MARKED ON PLAN 1, 2, 3 etc.
- Existing joinery item: Wall fitted cupboard and shelving unit to be refurbished, size 3.6m long x 2.6m high x 400mm deep. Quantity 2 off.
 - Restore all finishes and repair as necessary. Fit new mirrors 2 per cupboard.
 - Existing fireplace to be restored as per original condition.
 - Repair existing floorboards along length of bar counter.
 - Existing bar counter to be removed and set aside for re-use in new position.
 - Renovate all internal finishes: Timber floorboards, timber skirtings, service and repair timber windows as necessary. Repair plaster cracks and hollow plaster. Strip existing ceiling and replace with new timber strip ceiling in 22mm 1kg boarding. Skim wall surfaces after repairs as necessary, prime and 2 finishing coats Placocon Polvin or equivalent to architects choice.
 - Upgrade electrical power supply and lighting to electrical engineers specification. All cabling to be concealed.
 - Existing Bar Counter, refurbished and adapted to fit into new position - allow R 10 000 for joinery work only.
 - New joinery item - allow R 30 000.
 - Remove existing timber floor completely, clean out area at ground level and construct new suspended reinforced concrete floor to structural engineers detail. New ceramic floor tiles on 50mm cement screed to suit application. This area is marked shaded on the Floor Plan as: [shaded area]
 - New 110 internal brickwork up to ceiling height 3.0m. 15mm cement plaster to all walls. 200 x 300 Ceramic tiles to all walls to a height of 2.2m. Plaster and paint above ceiling to ceiling height.
 - New ceiling to entire room, ceiling and ceiling cornice specification as per original timber ceiling of station building in 22mm 1kg boarding.
 - New sanitary fittings - allow R 18 000 for all fittings and accessories. To later architects schedule.
 - New kitchen joinery to later detail - Allow R 80 000
 - New kitchen fittings and catering equipment - Allow R 50 000
 - Upgrade existing tiled floor: remove old floor slings and replace with new floor tiles to specification.
 - Fit new hardwood shelving and display cabinets to existing opening - allow R 10 000 per unit.
 - Remove existing AC unit and make good finishes.
 - Renovate all wall and ceiling finishes. Fit new light fittings to eng's spec. and architects choice, upgrade floor finish in places. Allow R.../m2. Area 33m2
 - Strip all finishes and fittings and renovate all as per original finishes. Fit new suspended ceilings and lighting.
 - Repair all plaster cracks and renovate all wall and ceiling finishes. Renovate floor finish. Allow for new light fittings and aircon installation (AC to be confirmed)
 - Repair roof leaks, allow for removal of existing fixed ceiling, allow for joinery unit fitted around existing distribution board.
 - Provide new seating as per layout - 54 seats total.
 - New hardwood shelving unit to detail, size 2775 long x 550 deep x 2100 high
 - New hardwood shelving unit to detail, size 1555 long x 550 deep x 2100 high
 - Fixed in position cast iron seats and tables, 3 tables and 12 chairs - allow R 20 000.
 - 4 seater unit comprising 2 seater couch, 2 single seater easy chairs, one table and carpet, size 2.6 x 1.5m. QUANTITY 1 OFF
 - 2 seater unit comprising 2 seater couch, 3 single seater easy chairs, one table and carpet, size 3.0 x 2.2m. QUANTITY 3 OFF
 - 4 seater unit comprising 2 seater couch, 2 single seater easy chairs, one table and carpet, size 2.6 x 1.5m. QUANTITY 1 OFF
 - 2 chairs and 1 table unit comprising 2 chairs and 1 table - architects choice. QUANTITY 2 OFF
 - New hardwood bar stools - QUANTITY 18 OFF
 - Item omitted from scope of work.
 - Repair 60m length of roof. Repair roof leaks and gutter. Service and repair rwd/p's. Paint all steelwork. Repair all ceilings as necessary and repaint. Allow for waterproofing.
 - New AC cassette unit in ceiling to electrical/mechanical engineers detail.
 - New Joinery item below new bar counter facing to inside of bar area - Allow R 24 000 for fitting out.
 - Kitchen extraction to electrical/mechanical engineers specification
 - New Joinery item: Bar Counter - allow R 20 000
 - Strip existing vinyl and roofing from timber stairs and renovate with new hardwood to match as required Hand sand and finish with hardwareing sealant to architects specification.
 - Renovate all floor, wall and ceiling finishes, service and upgrade lighting and plug points - Allow R.../m2 TOTAL AREA 89m2
 - AC unit as per electrical/mechanical engineers specification. No exposed conduits or refrigerant lines to be visible.
 - Renovate internal finishes, repair plaster, repaint, repair all painted surfaces. Service all fittings, locks and hinges and repair as necessary - Allow R.../m2 TOTAL AREA 31m2
 - All as for 39 - Area 5m2. Additionally replace wc pan and cistern and whb. Re-use stainless grabrails. Fit new toilet accessories.
 - Remove existing retro-fitted lightweight partition wall and make good finishes as per original building.
 - Upgrade all floor, wall and ceiling finishes. Electrical upgrade to engineers details.
 - Upgrade existing Air Conditioning.
 - Allow for new partition wall and door to ceiling height.
 - New Covered Parking Area: 5 off galv. mid steel cantilevered canopies on 150 dia. galv steel main posts by specialist. Parking for 10 cars.
 - Upgrade kitchen yard - Allow R.../m2 TOTAL AREA 15m2
 - Paint existing 48m length of steel security fence and repair entrance gates.
 - Allow for repair of 2000mm2 tarmaat driveway including compacted laydowns and bitumen surfacing.
 - Replace 46m length of steel security fence with new galv. steel security fencing 2.4m high including two gates 2.2m wide each
 - Bus Parking demarcated area.

GENERAL:
Allow for all existing windows and doors to be serviced and repaired as necessary.
Existing timber floor boards to be stripped and sanded and Bona Mega one-component waterborne 100% polyurethane wood floor finish or similar approved applied.
Bona Mega one-component waterborne 100% polyurethane wood floor finish or similar approved applied to all new floor boards.
All floor skirting boards to match existing.
All Ceiling cornices to match existing.
Allow for cleaning of old facebrickwork by hand where necessary to architect's specification.
Allow for water-proofing of existing roof areas as necessary.
Repair existing turret above toilet block.
Allow for painting of all external previously painted items such as doors, windows, fascias, gutters, rainwater downpipes, steelwork etc.
Allow for new ironmongery where necessary and to match existing.
Allow for water pressure tests and upgrade of all water pipes as necessary and instructed by mechanical engineer.
Allow for upgrade of electrical component as necessary and as per electrical engineers instructions. Electrical upgrade to be under architect's supervision with all conduits concealed or position agreed with the architect.



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PROPOSED ALTERATIONS AT
PIETERMARITZBURG STATION
FOR PRASA

COUNCIL SUBMISSION DRAWING

GROUND FLOOR PLAN
SPACE PLANNING PROPOSAL
AND SCOPE OF WORK

DATE:	February 2013	SCALE:	1:100	DRAWN:	TW
DRAWING NO.	s282.3-01	REVISION	-		
ISSUED FOR APPROVAL					
ISSUED FOR INFORMATION					
ISSUED FOR SUBMISSION					
ISSUED FOR TENDER					
ISSUED FOR CONSTRUCTION					