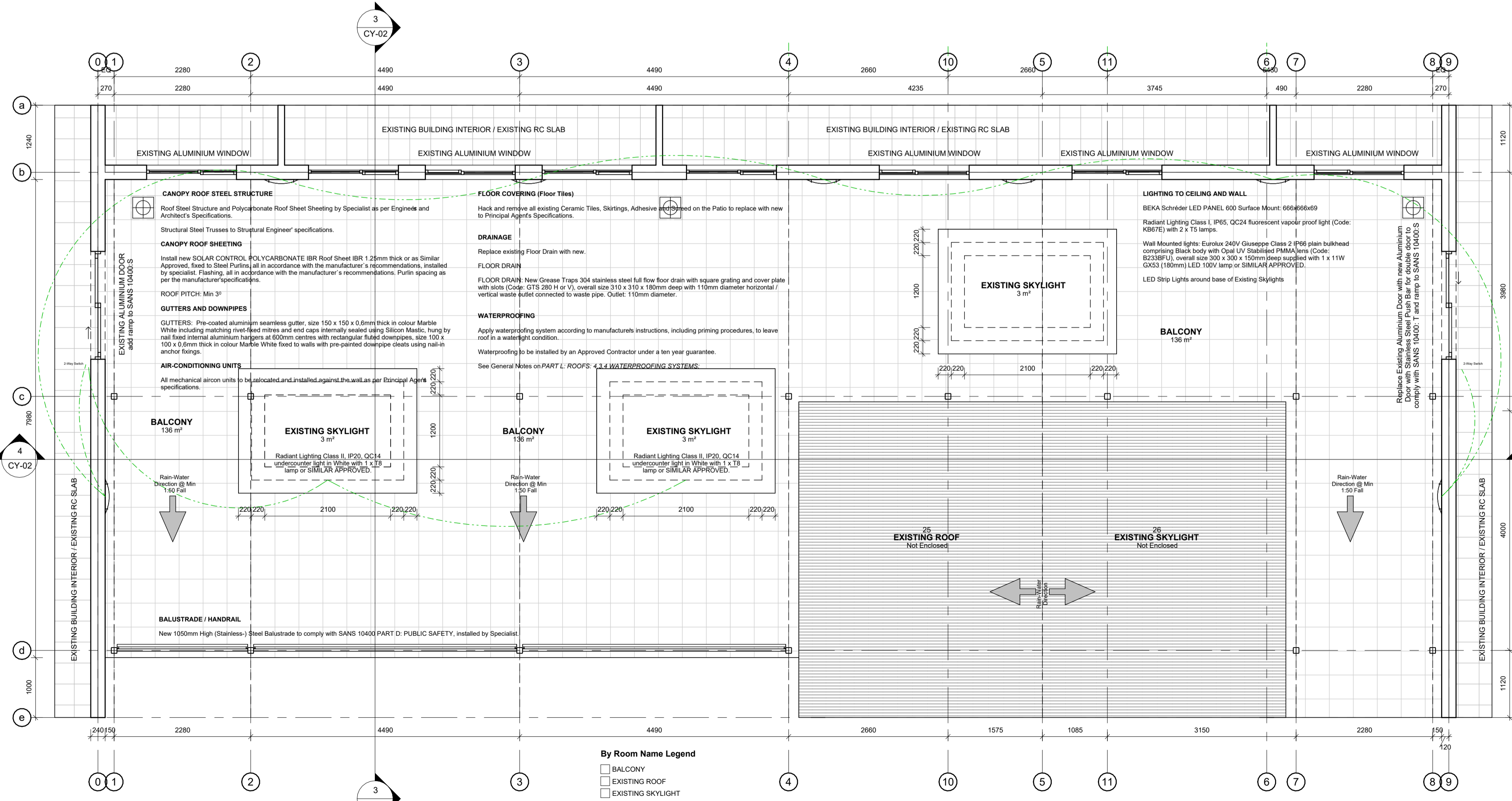
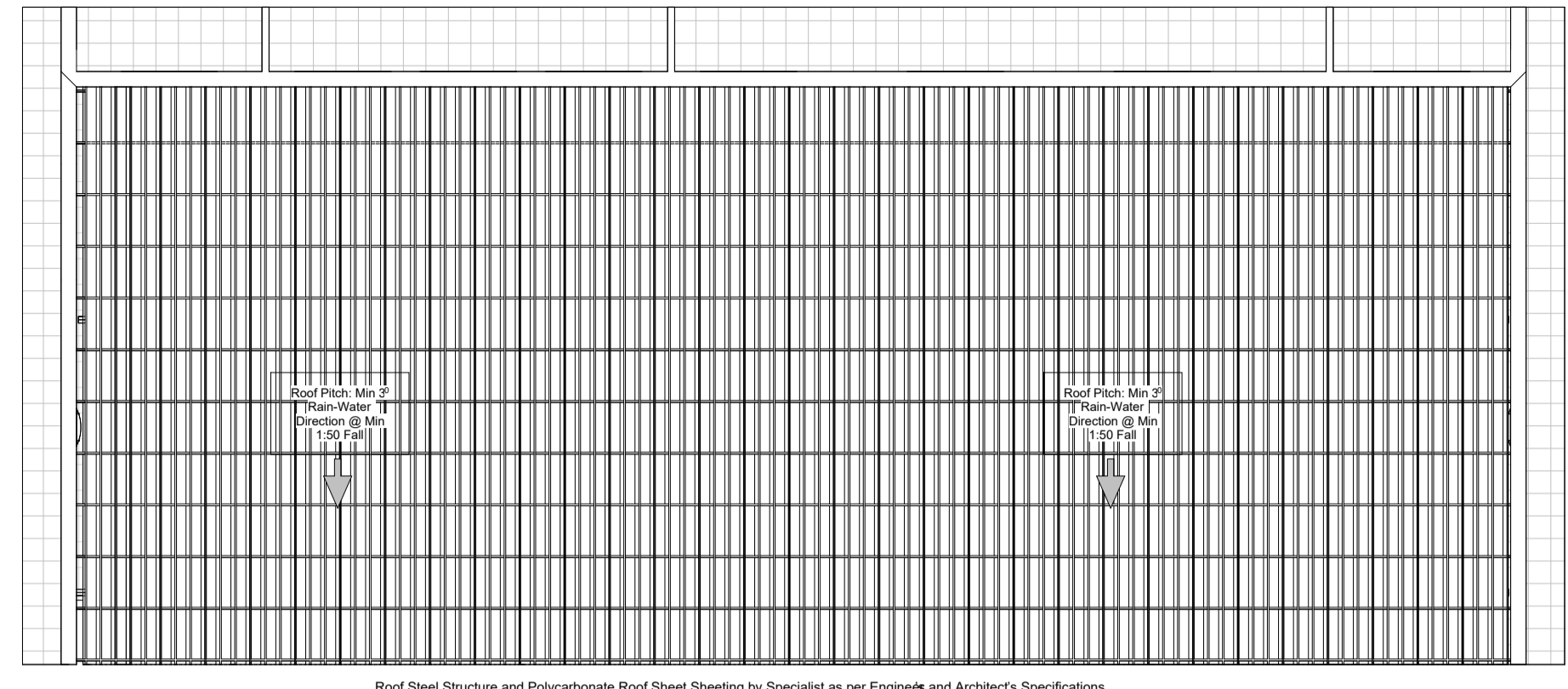


2 Level 1 - Ground Floor
1 : 50



3 Level 2 - First Floor
1 : 50



4 Level 3 - Roof Layout
1 : 100

GENERAL NOTES

- All works to comply with NBR and SANS 10400.
- All notes are generally applicable except where specified otherwise.

FLOOR COVERING (Floor Tiles)

Hack and remove existing Floor Tiles (remove all on Balcony and partial on Ground Floor as indicated by Architect), Skirtings, Adhesive and Screed on the Patio to replace with new to Principal Agent's specifications.

Wet and slush concrete with 2:1 cement mortar in preparation for casting Cement Screed.

Cast 3:1 Cement Screed of the thickness required but in no case less than 12mm thick. The screed shall be finished off in preparation for finishing as per the Architect's Specifications.

New Cement Screed to fall Min. 1:50 with fall towards external gutters (to the South - Slab Edge), where two directional falls intersect, Min. finished fall to be not less than 1:50.

Screed Mix

1 part Cement (SURECEM 32.5 R or similar approved) to 3 parts Sand.

Use Drinking Water for mixing.

Use within 45 min.

Screed Laying

Make up grout by mixing about 1/3 L water per 1 kg cement, or a proprietary bonding agent, and brush over surface 10 to 20 minutes before applying screed or topping; apply bonding agent according to manufacturer's instructions; use within 30 minutes of mixing.

Spread mix, compact, and lightly wood-foam screed to required thickness but in no case less than 12mm thick.

Porcelain Floor Tiles

New Porcelain Floor Tile samples and colour to be approved by the Architect. Porcelain Tiles (Non-Slip / Matt Architect approved), size 600 x 600mm, fixed to external floor screed with approved tile adhesive mixed with Architect approved Bonding Liquid in lieu of water on concrete surface bed to a minimum 1:50 falls in accordance with SANS 1200 D Degree of Accuracy 1 with joints continuous in both directions and grouted with Architect approved tile grout.

80mm High Porcelain Tile Skirting, to match new Floor Tile Cove edged with Aluminium Edging.

Aluminium Trim to edge on Tile Floor covering fixed to substrate with an approved adhesive, approved by Architect.

Aluminium Movement Joint fixed to substrate with an approved adhesive.

Install New Tile along Exit doors to allow access (Disability Ramps) to comply to SANS 10400 Part 5 at Min. 1:12 angle of New Ramp.

WALLS / PLASTER

Preparation of Plaster Surfaces:

Clean all surfaces of dirt, grease, soot, mould and marks; Remove any stains and moulds; Remove the damaged Plaster; Remove damaged Bricks; Remove damaged Mortar.

Report disintegrating Mortar to match existing.

Re-apply Plaster to damaged sections and paint as specified, where applicable.

Replace Face-Bricks to match existing in colour and texture, where specified.

To interior Cement Plaster, remove loose and peeling paint / wall-paper back to a firm edge by scraping, sanding or other suitable means. Feather the edges with 100-grit sandpaper and ensure surface is dust free. Remove surface contaminants with approved solution, bristle brush and/or scrubbing brush. Rinse with tap water to remove all traces of sugar soap and allow to dry. Ensure surfaces are clean, dry and sound.

Apply Plaster Primer as specified and approved and finish with two coats as specified by manufacturer to Architect's Specifications.

To new Cement Plaster, Pure Acrylic Paint (colour to Architect's Specifications) to previously water-based exterior Cement Plaster. Surface to be clean, dry and dust free. Prime surface with one coat Primer New Plaster to finish with three coats Pure Acrylic to match existing.

Pointing

Remove and replace (repoint) existing damaged grout to match existing. Dampen joints and fill with Cement-Sand Mortar with a pointing tool before mortar hardens. Flush the joints or finish as otherwise specified by the Architect.

Cleaning of Masonry and Tiles

Sponge the tiled / screed surface with water and polish the tiled / screed surface with a clean, dry cloth. Do not use acid cleaners, scouring powder or abrasive cleaning materials. Protect absorbent floor finishes slate tiles with an application of non-slip wax polish or approved proprietary sealer by the Architect.

CANOPY ROOF STEEL STRUCTURE / SHEETING

STEEL COLUMN: 100 x 100 x 4mm SHS with 6mm field weld all round on 200 x 200 x 8mm Base Plate, with 4 x M12 GRD 8.8, drill and epoxy or SIMILAR METHOD APPROVED and installed by specialist.

STEEL BEAM: Section - 1 Beam - 100mm x 55mm or SIMILAR METHOD APPROVED and installed by specialist.

Structural Steel Trusses to Structural Engineer's specifications.

CANOPY ROOF SHEETING

Install new SOLAR CONTROL POLY-CARBONATE IRR Roof Sheet BR 1.2mm thick or as Similar Approved, fixed to Steel Purlins in accordance with the manufacturer's recommendations, installed by specialist. Flashing, all in accordance with the manufacturer's recommendations. Purlin spacing as per the manufacturer's specifications.

Install new SOLAR CONTROL POLY-CARBONATE IRR Roof Sheet BR 1.2mm thick or as Similar Approved, fixed to Steel Purlins, all in accordance with the manufacturer's recommendations, installed by specialist. Flashing, all in accordance with the manufacturer's recommendations. Purlin spacing as per the manufacturer's specifications. Purlin spacing as per the manufacturer's specifications. Allow 50mm gap along the perimeter between the new roof sheeting and existing walls / masonry.

ROOF PITCH: Min. 3°

GUTTERS AND DOWNPIPES

Replace damaged existing Gutters and Downpipes and Facia Boards with new to match.

New GUTTERS: Pre-coated aluminium seamless gutter, size 150 x 150 x 0.6mm thick in colour Marble White including matching rivet fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm centres with rectangular fluted downpipes, size 100 x 100 x 0.6mm thick in colour Marble White fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings.

SKYLIGHT / LOUVRES

Natural Anodised Horizontal Aluminium Sun Air Gable Vents / Louvre System with insect screen (mesh) installed by approved specialist, all in accordance with the manufacturer's recommendations, to Architect's Specifications.

8mm thick colour Clear Compact High-Pressure Laminate Plexiglas, fixed into position and screwed to aluminium head by means of grade 304 stainless steel mounting brackets. Perspex to overlap 100mm along all edges by Specialist to Architect's Specifications. Edges to be Beveled Pencil Polished to Architect's Specifications.

SUSPENDED CEILING

Hack and remove all Gypsum Ceiling Boards and replace with new to Principal Agent's Specifications (see CONCRETE CEILING Specifications).

CONCRETE CEILING (CONCRETE SLAB SOFFIT)

Skimmed CEMENTITE CEMENTITE to Concrete Ceiling to Manufacturers Specifications by Specialist.

LIGHTING TO CEILING AND WALL

BEKA Schneider LED PANEL 600 Surface Mount: 666x666x69

Radiant Lighting Class I, IP65, QC24 fluorescent vapour proof light (Code: KB67E) with 2 x T5 lamps.

Wall Mounted Light: Eurolux 240V Gussoppe Class 2 IP66 plain bulkhead comprising Black body with Opal UV Stabilised PMMA lens (Code: B2338FU), overall size 300 x 300 x 150mm deep supplied with 1 x 11W GX53 (180mm) LED 100V lamp or SIMILAR APPROVED.

LED Strip Lights around base of Existing Skylights

LED Strip Lights around base of Existing Skylights: Radiant Lighting Class II, IP20, QC14 undercutter light in White with 1 x T8 lamp or SIMILAR APPROVED.

Horizontally & Vertically Mounted Medium Duty Cable Tray or SIMILAR APPROVED, width min. 300mm; height min. 50mm; Hot Dip Galvanized Finish in stainless steel SS304. Installed to manufacturers specifications.

AIR-CONDITIONING UNITS

All mechanical aircon units to be relocated and installed against the wall as per Principal Agent's specifications.

DRAINAGE

Replace existing Floor Drain with new.

FLOOR DRAIN

FLOOR DRAIN: Grease Traps 304 stainless steel full flow floor drain with square grating and cover plate with slots (Code: GTS 280 H or V), overall size 310 x 310 x 180mm deep with 110mm diameter horizontal / vertical waste outlet connected to waste pipe. Outlet: 110mm diameter.

ALUMINIUM DOORS

Replace Existing Aluminium Door with new Aluminium Door with Stainless Steel Push Bar for double door to comply with SANS 10400. T and ramp to SANS 10400:5

WATERPROOFING

PART L: ROOFS: 4.3.4 WATERPROOFING SYSTEMS:

4.3.4.1 A waterproofing system shall be installed on top of a flat roof by a competent person strictly in accordance with the manufacturer's instructions such that the roof remains watertight for a period of at least five years without any maintenance other than the cleaning of gutters, downpipes and surfaces. Such competent person shall satisfy himself that the materials selected are appropriate for the application, taking into account the degree of exposure of the waterproofing, the protection to the material provided, and the area in which the building is located.

4.3.4.2 Where penetration of the waterproofing layer by services (over/low pipes, flues, etc.) occurs, particular attention shall be paid to the proper coving and dressing of the waterproofing material up against the penetrating element. Penetration of the waterproof layer by fixings (for example, stands of elements, such as storage tanks or solar absorbers) shall be avoided.

4.3.4.3 All concrete or screeded surfaces to be waterproofed shall be sound, smooth and even in a wood-floated finish to the correct falls and cross falls, and without undulations or any protrusions or contaminants.

4.3.4.4 The waterproofing membrane dressed around protruding pipes should be mechanically clamped (e.g., with a hose clamp) around the pipes and then counter clamped over the mechanical clamp.

NOTE The waterproofing membrane dressed around protruding pipes should be mechanically clamped (e.g., with a hose clamp) around the pipes and then counter clamped over the mechanical clamp.

CERTIFICATION

THE CONTRACTOR TO PROVIDE ALL NECESSARY CERTIFICATES OF COMPLIANCE / COMPLETION (E.G., FOR ELECTRICAL WORKS, WATERPROOFING WORKS) FOR ALL SPECIALISED WORKS / INSTALLATIONS.

Room Schedule

Number	Name	Area
19	COURTYARD	120 m ²
21	BALCONY	136 m ²
22	EXISTING SKYLIGHT	3 m ²
23	EXISTING SKYLIGHT	3 m ²
24	EXISTING SKYLIGHT	3 m ²
25	EXISTING ROOF	Not Enclosed
26	EXISTING SKYLIGHT	Not Enclosed
26	EXISTING SKYLIGHT	264 m ²
Grand Restable Total:		7



ORBIT TVET COLLEGE

TENDER NO: C01/2022

RENOVATIONS OF THE ORBIT TVET CENTRAL BUILDING COURTYARD AND BALCONY – CENTRAL OFFICE

CENTRAL OFFICE

ORBIT TVET CAMPUS

CENTRAL OFFICE

RUSTENBERG

ARCHITECTURE



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TENDER

FLOOR PLANS

Project No: GPS-PRO-2203-ORBIT RUSTENBERG CY

Scale: As Indicated Sheet Size: A1

Date of Issue: 2022/10/19 12:08:43

Drawn By: GPS / BM / TW Checked By: GPS

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