

16 Exist. Open Area and Room Altered to be Class Room.

Classroom to Accommodate 1-2 year olds.
 Demolish and Remove where shown.
 Part of roof cover over Exist Stoop to be incorporated to enlarge classroom with new ceiling.
 New Walls with new doors, windows and high level windows as shown.
 Support Column to remain.
 Exist load bearing RC beam to remain with new Steel beam (203x133x25kg/m) support where shown, to Engineer spec & detail
 Timber post to be removed when structurally sound to do so.
 Replace polycarbonate sheeting and damaged ceiling.
 Fix all roof leaks.
 Provide new Basin and water point

15 New Classroom

Classroom to Accommodate 0-1 year olds.
 Demolish and Remove where shown.
 New Walls with new doors, windows and high level windows as shown.
 Support Column to remain.
 Exist load bearing RC beam to remain with new Steel beam (203x133x25kg/m) where shown, to Engineer spec & detail
 Dry Walling replaced with Solid units.
 Provide new basin and water point

18 Exist. Open Area

To become designated for a indoor play area.
 Remove office nook.
 New Load bearing Steel beam over where shown, to Engineer spec & detail.
 Remove Timber post when structurally sound to do so.

3 New Classroom

Created for 2-3 Year olds
 New Load bearing wall to carry roof.
 New windows and door provided.
 New high level windows as shown.
 Remove Timber post when structurally sound to do so.

4 New Storage

Room created with solid units.
 New door as shown.
 New Shelving from floor to ceiling with 45cm increments
 All to be secure.
 Floor to be raised + 200mm to be flush with open play area and staff room.

5 New Office

Room created with solid units.
 New door and window as shown.
 New high level windows as shown.
 All to be secure.
 Floor to be raised + 200mm to be flush with open play area and staff room.

13 New Staff Room

Exist Room to be refurbished to become New Staff Room

6 Existing Entrance

Raise Floor +200mm with new hallway.
 Create new Ramps to both exists slope to be 1:12.
 Replace doors to accommodate new floor level.
 New pedestrian Gate straight across building entrance.

35 New Entrance Cover

Replace existing covered entrance.
 Build new 350x350mm Columns.
 Roof structure to have new colorbond sheeting at 3° pitch on 76x42 purlins at 1.2m c/c on 38x152 (gr 5) rafter beams at 1m c/c (As per table 5 part L of sams 10400) fixed with sabs approved brackets on 50x228 bearer Flashing by specialist.
 Can be enlarged if desired and budget permits. Sams 10400 table 5 part L still to be adhered to.

36 New Parking & Entrance Gate

Brick up old Entrance gate.
 New 4.5m gate with access to new parking.

28 Exist Assembly Hall

Re-Seal windows and check general condition of locks and hinges

7 New Disabled WC

Adhere to sams regulations regarding handrails etc.

17 Floors

18 Electrics

19 Painting

17 New Classroom

Classroom to Accommodate 2-3 year olds.
 New Walls with new doors and windows as shown. New high level windows as shown.
 New load bearing Steel beams over (203x133x25kg/m) with max deflection @ +20mm @ center, where shown, to Engineer spec & detail
 Floor to be raised + 200mm to be flush with open play area and staff room. Eliminate sump.
 Remove Timber post when structurally sound to do so.

19 Exist Bathroom

Rearrange as shown for potty training purposes.
 Urinal removed and replaced with low basin.
 New Lower/Smaller toilets to replace exist.
 New Counters for nappy changing and one with baby bath for cleaning purposes.
 New Window where shown.
 Support Beam and Wall to remain.
 North side bathroom wall to be lowered but Column for support beam to remain.
 Tile wall up to 1.5m high all round

20 Exist Bathroom

To be used by Staff.
 Rearrange as shown.
 Shower and wall to be removed to create new WC cubical.
 Tile wall up to 1.5m high all round.

21 New Sick Bay

New Wall and door to create room.
 New Window for adequate light and ventilation.
 All chemicals and medication to be stored securely and out of reach of children.
 New high shelf

14 New Bathroom

Use Exist bathroom with new bathroom to create a his and her toilet facility.
 Tile walls up to 1.5m high
 New Walls and doors to create room.
 New Window for adequate light and ventilation.

New floor drain to be installed and connect to existing/new drainage for efficient cleaning.
 New load bearing Steel beam over where shown, to Engineer spec & detail

1 New Classroom

Classroom to Accommodate 3-4/4-5 year olds.
 New Walls with new doors and windows as shown. New high level windows as shown.
 New load bearing Steel beams over (203x133x25kg/m) with max deflection @ +20mm @ center, where shown, to Engineer spec & detail

Floor to be raised + 200mm to be flush with open play area and staff room. Eliminate sump.
 Remove Timber post when structurally sound to do so.
 Move Geyser.

2 New Hall way and Passages

Floor to be raised + 200mm to be flush with open play area and staff room. +315mm

12 Exist Kitchens

Create opening to create a duel kitchen
 New door and window as shown.
 Remove concrete roof over pantry area to create refuge yard.
 Redo unsafe walls.

22 Exist Bathroom

Check state of plumbing, including blockages, leaks and general working condition of facility.
 Insert new Windows
 Tile rwall up to 1.5m high

30 Exist Courtyard

New Roof Cover over area.
 Colorbond and polycarbonate (for natural light as shown with dotted lines) sheeting to be used at min 3° pitch On 50x228 purlin rafters fixed with sabs approved brackets at 600 c/c as per table 9 of part L of sams 10400.

Double sided RFL (Ralsden Shield) between the metal sheeting and purlinrafters. 40mm Iso Board Ceiling Board to be used. Ceiling Boxes to be created around Poly carbonatone sheeting. 75mm Iso Therm To be inserted in roof cavity.
 R Value Min deemed to satisfy Requirement 3.7
 Achieved Value= 3.948
 Flashing by specialist.

23 Exist Classroom

To Accommodate 3-4 year olds

24 Exist Classroom

To Accommodate 4-5 year olds
 Construction as shown.

25 Exist Classroom

To Accommodate 5-6 year olds
 construction as shown
 Fix Roof Leakage and damage caused by damp.

29 Exist Alley Way

Area to be used for storage.
 New Roof Cover Over Area.
 Polycarbonate (for natural light) sheeting to be used at min 3° pitch.
 On 50x114 rafters fixed with sabs approved brackets at 1400mm c/c as per table 5 of part L of sams 10400.
 Flashing by specialist.

27 Exist Bathrooms

Check state of plumbing, including blockages, leaks and general working condition of facility.
 Remove Toilet and insert new Door.
 Tile walls up to 1.5m high.

31 New Play Ground

New Location for jungle Gym and Swings. Locate strategically for easy supervision
 New swings added to total six.

32 New Sectioned off Sand Pit

Redo shade Cloth over exist. steel frame structure.
 Sand pit to be Closed off and covered over night. Treat with coarse Salt every six weeks and replace sand once a year

33 Exist Sectioned off square

Remove Steel frame Structure an pc walls as shown.

34 Exist Wall

Rebuild unsafe Walls

Floor Plan up Stairs
1:100

Electrics
 All Electrics shown here are new or to be moved/alterd to accomplish the desired out come as shown on this plan.
 Refer to the scope of works and existing electrics on building plan for further information regarding the exist. electrical layout and objective.

Phase 1
Phase 2

Site & Floor Plan 1:100

Ntlanzi Str.

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Project: Additions & Alterations

Client: Hou Moed Centre
Address: c/o Steve Biko & Ntlanzi Zwellhle
Erf: 8937

Drg. No: 52-10/6 **Scale: 1:100 @A1**

Date: 3.03.2015 **Page: phase** **Rev: A**

Erf: 8937

Exist. Gate

Exist. c.w.c

Exist. 2.1m high pc wall

Exist. 2.1m high Block wall rebulk

To Road

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