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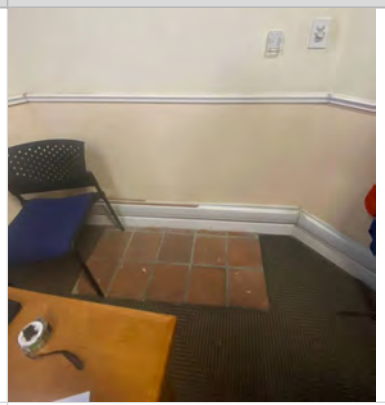
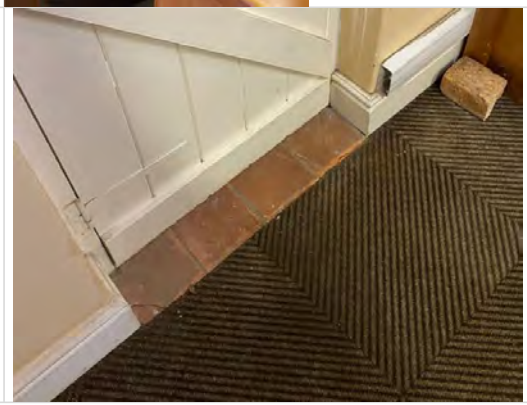
Annexure A1:
Needs Analysis & Assessment

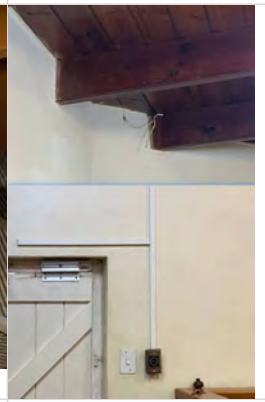
MUNICIPAL COURT HOUSE BUILDING - NEEDS ANALYSIS						Date: 09.10.2024
Column 1	Room name	Ro	Room name + nr/ref	Link to room	Nr of	Notes
C - Court building	Courtroom	C.01	*Courtroom_C.01*	Link to room		- Doors and windows as per schedules; - Excessive water damage from rain; - Addressing attic will resolve the water issues;
C - Court building	Waiting Room	C.02	*Waiting Room_C.02*	Link to room		- Doors and windows as per schedules; - Regular cleaning and maintenance will prevent long term issues in future; - Owner to advise on action in terms of furniture;
C - Court building	Passage 1	C.03	*Passage 1_C.03*	Link to room		- Doors and windows as per schedules; - Need cleaning of all skirtings, dado rail and architraves around doors; - Floor damage;
C - Court building	Office 1	C.04	*Office 1_C.04*	Link to room		- Doors and windows as per schedules; - Major floor damage; - Sagging and warping of ceiling; - Repairs to attic will address water issues;
C - Court building	Conference Room	C.05	*Conference Room _C.05*	Link to room		- Doors and windows as per schedules; - Major floor damage; - Sagging ceilings - Repairs to attic, rain water goods and roof will address water issues;
C - Court building	Storage Room	C.06	*Storage Room_C.06*	Link to room		- Doors and windows as per schedules; - Major floor damage; - Some ceiling and electrical work;
C - Court building	Archive	C.07	*Archive_C.07*	Link to room		- Main Bathroom windows need to ventilate to the outside/ have mechanical ventilation to be compliant (ventilates into the archive/ store room which is enclosed)
C - Court building	Reception 1	C.08	*Reception 1_C.08*	Link to room		- Doors and windows as per schedules; - Ceiling, floors and electrical works are the major concerns;
C - Court building	Office 2	C.09	*Office 2_C.09*	Link to room		- Doors and windows as per schedules; - Ceiling and electrical works are major concerns;
C - Court building	Staff WC	C.10	*Staff WC_C.10*	Link to room		- Not viable long term, see proposal
C - Court building	Passage 2	C.11	*Passage 2_C.11*	Link to room		- Floors, walls and roof structure requires attention;
C - Court building	Courtyard	C.12	*Courtyard_C.12*	Link to room		- Needs to be cleaned and maintained often to prevent structural damage;
C - Court building	Entrance	C.13	*Entrance_C.13*	Link to room		- Floors, walls and roof structure requires attention;
C - Court building	Guard Room	C.14	*Guard Room_C.14*	Link to room		- Minimal repair required, mostly refurbishment

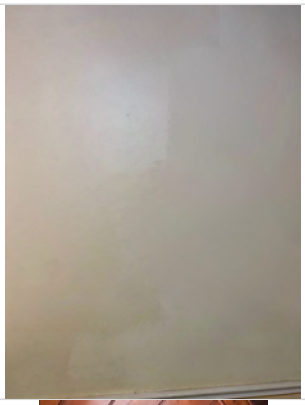
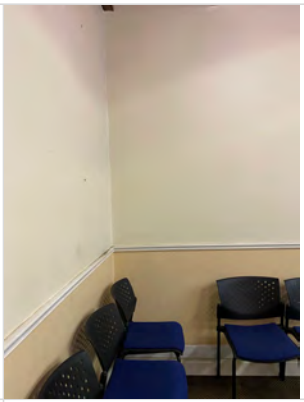
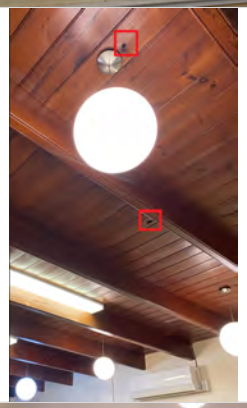
MUNICIPAL COURT HOUSE BUILDING - NEEDS ANALYSIS						Date: 09.10.2024
Column 1	Room name	Ro	Room name + nr/ref	Link to room	Nr of	Notes
C - Court building	Server room	C.15	*Server room_C.15*	Link to room		- Need access to assess
C - Court building	Paraplegic WC	C.16	*Paraplegic WC_C.16*	Link to room	4	- Not viable long-term, see proposal;
C - Court building	Public WC	C.17	*Public WC_C.17*	Link to room		- Needs a long term Cleaning and Maintenance Plan;
O - Office Building	Passage 3	O.01	*Passage 3_O.01*	Link to room		- Maintenance required;
O - Office Building	Kitchen	0.02	*Kitchen_0.02*	Link to room		- Maintenance required;
O - Office Building	Office 3	0.03	*Office 3_0.03*	Link to room		- Maintenance required;
O - Office Building	Office 4	0.04	*Office 4_0.04*	Link to room		- Maintenance required;
O - Office Building	Reception 2	0.05	*Reception 2_0.05*	Link to room		- Maintenance required;
O - Office Building	Office 5	0.06	*Office 5_0.06*	Link to room		- Room in good condition;
O - Office Building	Office 6	0.07	*Office 6_0.07*	Link to room		- Room in good condition;
O - Office Building	Porch	0.08	*Porch_0.08*	Link to room		- Maintenance required;
E - External	Mark Street	E.01	*Mark Street _E.01*	Link to room		- Major damage on the facade;
E - External	Heynike Lane	E.02	*Heynike Lane_E.02*	Link to room		- Reinstate adverse effects on heritage building by addressing bricked up openings; - Maintenance and good housekeeping required;
E - External	Papegaai Street	E.03	*Papegaai Street_E.03*	Link to room		- Maintenance and good housekeeping required;
A - Attic	Attic	A.01	*Attic_A.01*	Link to room		- Attic needs to be cleaned and further assessed;

Courtroom_C.01

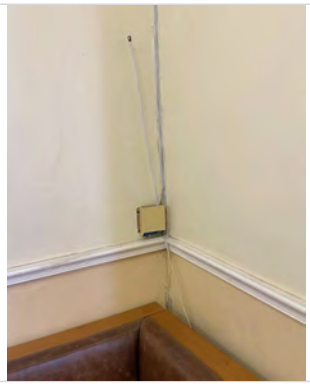
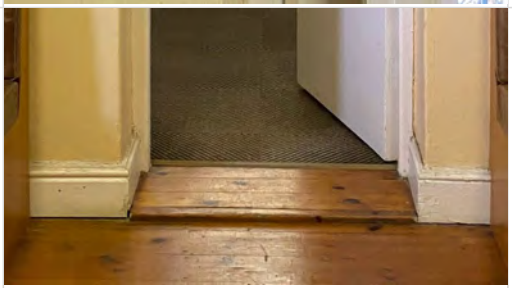
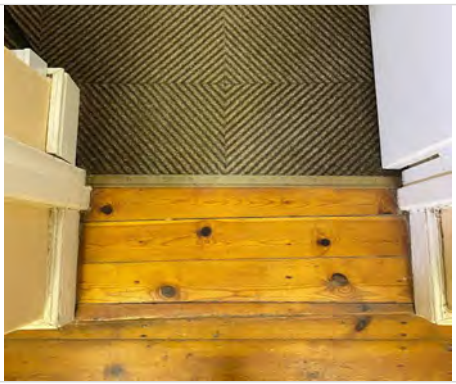
Building (name)	Room name	Room nr./ref	Room name + nr/ref		Notes	
C - Court building	Courtroom	C.01	*Courtroom_C.01*		- Doors and windows as per schedules; - Excessive water damage from rain; - Addressing attic will resolve the water issues;	

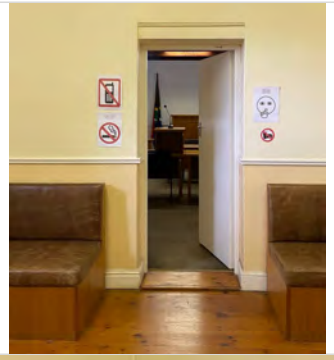
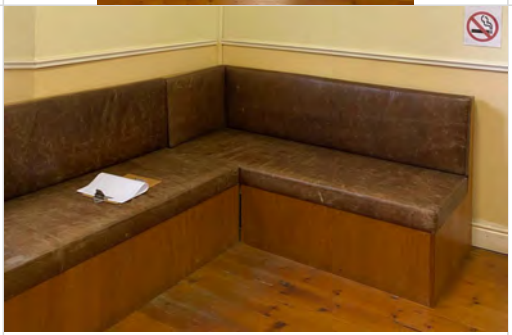
Nr.	Photo nr / Item nr	Item/ Description	Action required		Photo	
/1	C.01/1	Water damage to floors; Existing floor tiles;	Water leaks through ceiling when it rains, affecting floor boards; Remove carpet and repair the floor; Sand down and reseal floor boards; Remove the existing floor tiles and replace with wooden boards to match the existing;			
/2	C.01/2	Threshold	Remove tiles, extend floor board into threshold with refurbishment of the floors;			

/3	C.01/3	Water damage to ceiling	Fix damage caused by water where the beams meet the wall. Assess extent of water damage by removing plaster, replastering with a lime mixture and repaint walls;			
/4	C.01/4	Wiring & trunking	Certified electrician to inspect all wiring, assess if wiring is still in use and remove obsolete wires, trunking, etc; Where wiring and trunking is still in use, inspect and ensure it is up to standard;			
/5	C.01/5	Lights	Ensure all lights are in working order and matches the majority of the existing;			

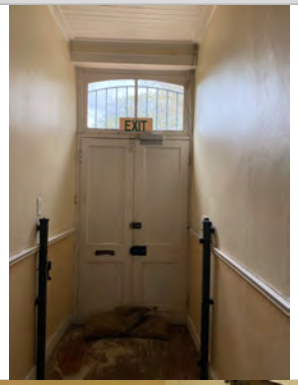
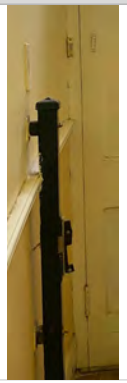
/6	C.01/6	Walls, dado rails, skirtings and architraves	Repair hairline cracks in walls; Clean and repair existing skirtings, dadorails and architraves; Repaint all;			
/7	C.01/7	Ceiling	Inspect ceiling and fill in holes with mixture of wood dust and glue; reseal ceiling to match existing;			
/8	C.01/8	Furniture	Furniture to be repaired or replaced,			

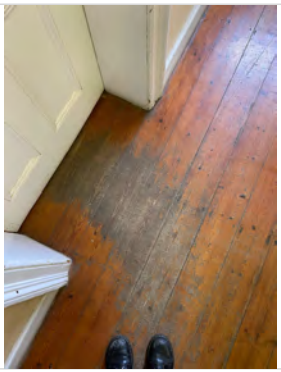
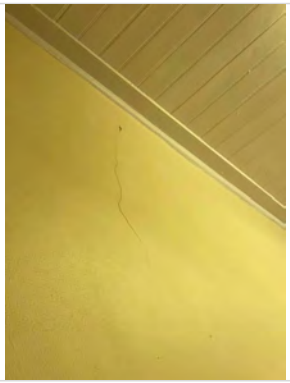
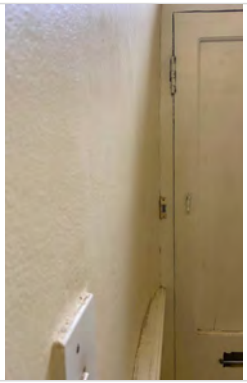
Waiting Room_C.02						
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**	
C - Court building	Waiting Room	C.02	*Waiting Room_C.02*		- Doors and windows as per schedules; - Regular cleaning and maintenance will prevent long term issues in future; - Owner to advise on action in terms of furniture;	
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**	
/1	C.02/1	Water damage to walls;	Architrave to be sanded and repainted; Water damage on walls to be assessed and walls repaired and repainted;			
/2	C.02/2	Floor damage	Replace wood planks where floor has been damaged along seats (both sides of room); Assess joists/ floor structure below the boards during construction (engineer to advise); Sand down and reseal floor boards;			

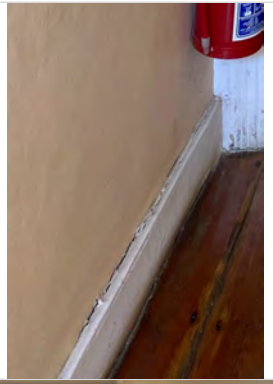
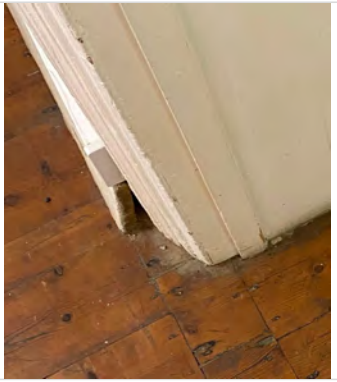
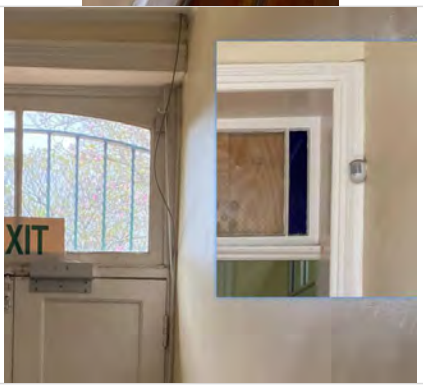
/3	C.02/3	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to standard; Electrical boxes should be moved up to the attic space; Wiring and electrical reticulation to be chased into walls; plaster to be lime-based mixture; Repaint walls;			
/4	C.02/4	Plaster, cornice and lintel architrave	Damaged and compromised elements to be removed, sanded down, repaired and reinstalled; Woodwork and walls to be repainted; Inspect all cornices and repair or replace as required;			
/5	C.02/5	Step	Modify entry to remove the step (the floor slopes down at the courtroom side) for universal access;			

/6	C.02/6	Skirting, Dado rail	Skirtings to be removed, sanded down, repainted and reinstalled. Damaged skirtings to be replaced with similar; Dadorail to be cleaned and repainted;			
/7	C.02/7	Furniture	Waiting room funiture to be repaired; wood bases to be repaired, primed and painted; leather upholstery to be treated with Dubbin/ leather protector;			

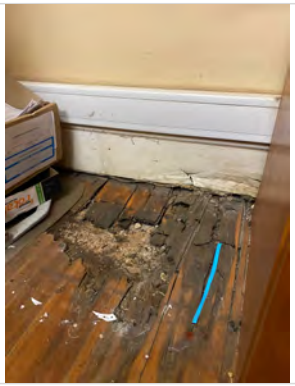
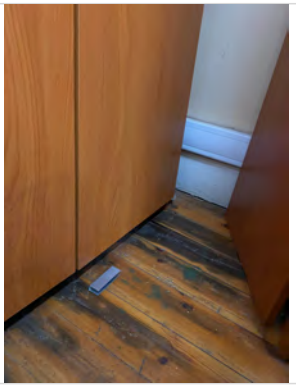
Passage 1_C.03					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Passage 1	C.03	***Passage 1_C.03***		- Doors and windows as per schedules; - Need cleaning of all skirtings, dado rail and architraves around doors; - Floor damage;

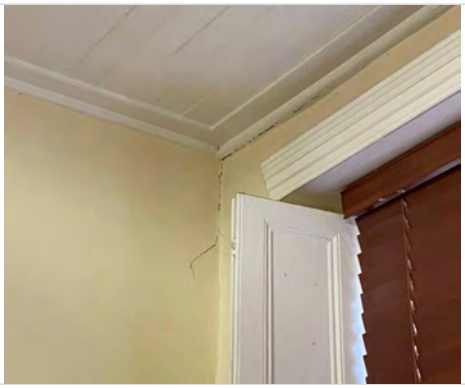
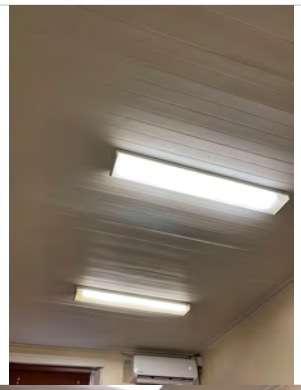
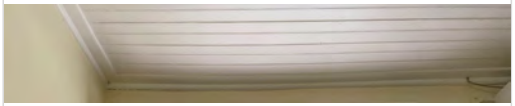
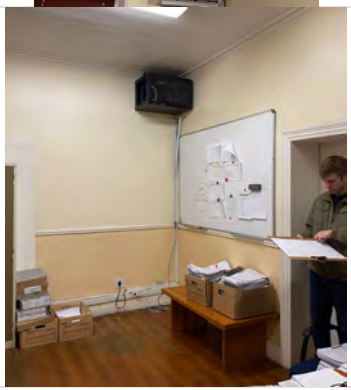
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**	
/1	C.03/1	Obsolete steel posts	Remove steel posts, and repair impacted walls and dado rails accordingly;			
/2	C.03/2	Water ingress	Door thresholds to be modified to keep water out; Inspect the fall of the floor outside to ensure water runoff does not enter the building;			

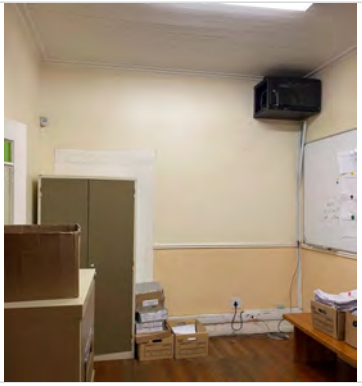
/3	C.03/3	Floor damage	Remove boards, sand and reinstall. Replace boards that can't be repaired. Inspect floor joists below boards and repair as needed. Sand down and reseal floor boards;			
/4	C.03/4	Signage	Fix damage in walls where previous boards were installed; Ensure installation of signage is plumb and level;			
/5	C.03/5	Wall damage	Repair hairline cracks and loose plaster; Fix damage in walls; repair and replaster; Repaint all walls;			

/6	C.03/6	Skirtings, dado rails, architraves & cornices	Skirtings to be removed, sanded down, repaired, repainted and reinstalled. Damaged skirtings to be replaced with similar; Dadorail to be cleaned and repainted; Architraves to be sanded down, repaired and repainted; Cornices to be cleaned and repainted;			
/7	C.03/7	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to standard; Wiring and electrical reticulation to be chased into walls; plaster to be lime-based mixture;			

Office 1_C.04					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Office 1	C.04	*Office 1_C.04*		- Doors and windows as per schedules; - Major floor damage; - Sagging and warping of ceiling; - Repairs to attic will address water issues;

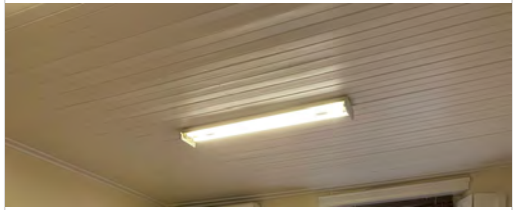
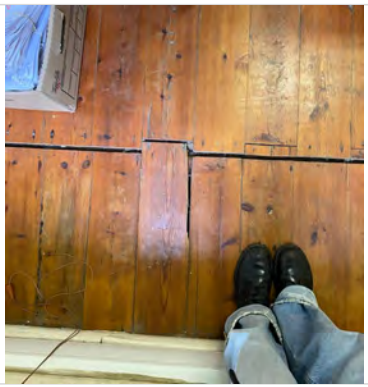
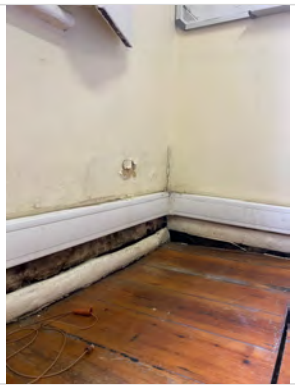
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.04/1	Floor damage	Sand down and reseal floor boards; Replace boards that can't be repaired. Inspect floor joists below boards and repair as needed.		
/2	C.04/2	Major Floor Damage	Remove all rotted floor boards, skiirtings and water damaged plaster; Engineer to assess and advise on structural integrity of elements after removal; Repair as per engineer's instruction and replace like-for-like;		 

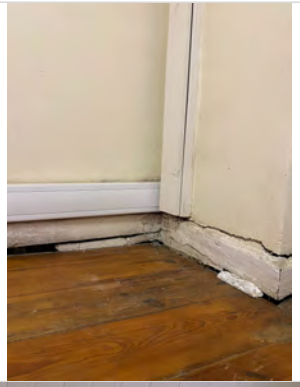
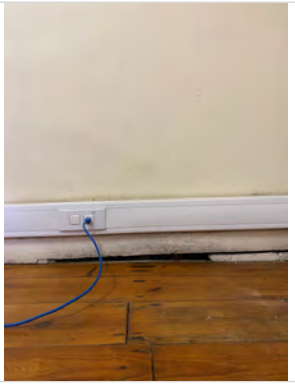
/3	C.04/3	Wall damage	AC unit to be removed, wall repainted and repainted, and unit reinstalled. Repair hairline cracks and loose plaster; Fix damage in walls; repair and replaster; Repaint all walls;			
/4	C.04/4	Ceiling damage	Sagging ceiling boards to be removed and the structure inspected; replace structure if required; reinstall ceiling boards; Repaint ceiling			
/4	C.04/4	Skirtings, dado rails, architraves & cornices	Skirtings to be removed, sanded down, repaired, repainted and reinstalled. Damaged skirtings to be replaced with similar; Dadorail to be cleaned and repainted; Architraves to be sanded down, repaired and repainted; Cornices to be cleaned and repainted;			

/5	C.04/5	Trunking and Electrical	Clean wall switches and existing outlets; Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to standard; Wiring and electrical reticulation to be chased into walls; plaster to be lime-based mixture;			

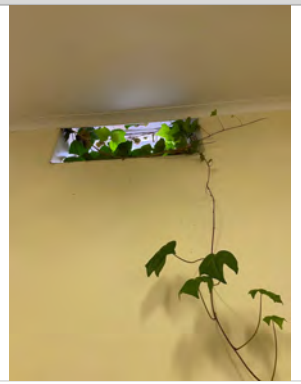
Conference Room _C.05

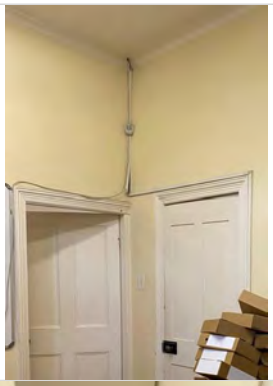
Building (name)	Room name	Room nr./ref	Room name + nr/ref		Notes
C - Court building	Conference Room	C.05	*Conference Room _C.05*		- Doors and windows as per schedules; - Major floor damage; - Sagging ceilings - Repairs to attic, rain water goods and roof will address water issues;

Nr.	Photo nr / Item nr	Item/ Description	Action required		Photo	
/1	C.05/1	Ceiling damage + Light cover	Sagging ceiling boards to be removed and the structure inspected; replace structure if required; reinstall ceiling boards; Repaint ceiling; Install a light cover for the fitting or replace with similar;			
/2	C.05/2	Major Floor Damage	Remove all rotted floor boards, skirtings and water damaged plaster; Engineer to assess and advise on structural integrity of elements after removal; Repair as per engineer's instruction and replace like-for-like; Sand down and reseal all floor boards;			

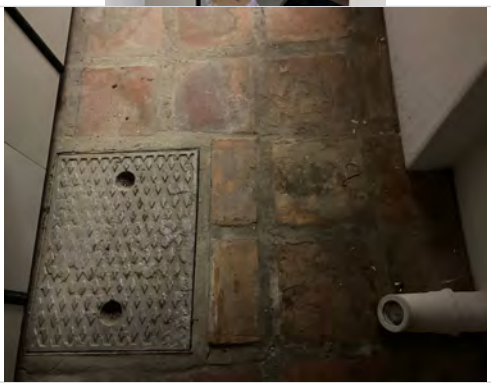
/3	C.05/3	Skirtings, dado rails, architraves & cornices	Skirtings to be removed, sanded down, repaired, repainted and reinstalled. Damaged skirtings to be replaced with similar; Dadorail to be cleaned and repainted; Architraves to be sanded down, repaired and repainted; Cornices to be cleaned and repainted;			
/4	C.05/4	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to standard; Electrical boxes should be moved up to the attic space; Wiring and electrical reticulation to be chased into walls; plaster to be lime-based mixture; Repaint walls;			

Storage Room_C.06					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Storage Room	C.06	***Storage Room_C.06***		- Doors and windows as per schedules; - Major floor damage; - Some ceiling and electrical work;

Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.06/1	Openings in walls	Remove plants and close up openings with air vents from Heritage Castings or similar; Ensure room is weather and rodent proof;		 
/2	C.06/2	Ceiling and cornice	Repair architrave to ensure it is straight; Repaint the ceiling and cornices;		

/3	C.06/3	Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to standard; Wiring and electrical reticulation to be chased into walls; plaster to be lime-based mixture; Repaint walls;			
/4	C.06/4	Major floor damage	Remove all rotted floor boards, skirtings and water damaged plaster; Remove cement between boards; Engineer to assess and advise on structural integrity of elements after removal; Repair as per engineer's instruction and replace like-for-like; Sand down and reseal floor boards;			
/5	C.06/5	Wall cupboard + Furniture	Woodwork to be sanded, and repainted; Furniture to be installed to provide proper file storage system;			

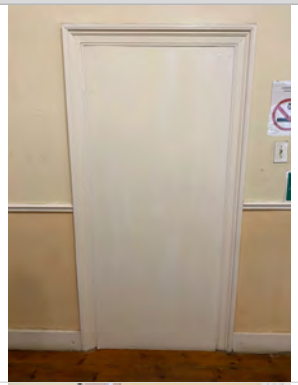
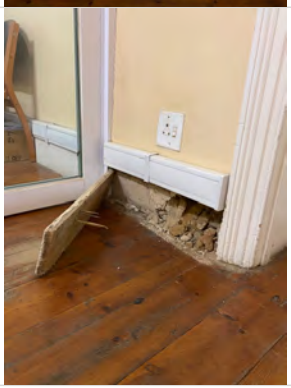
Archive_C.07					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Archive	C.07	*Archive_C.07*		- Main Bathroom windows need to ventilate to the outside/ have mechanical ventilation to be compliant (ventilates into the archive/ store room which is enclosed)

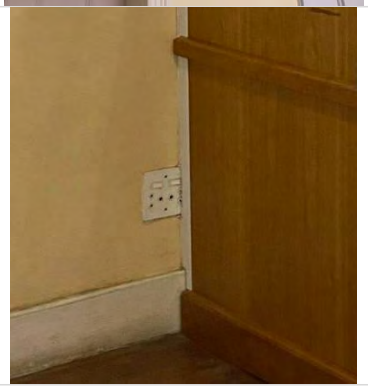
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.07/1	Ceiling	Assess ceiling to ensure there is no water leak from the roof; Remove vegetation from the insid; Close up structure to make room weather and rodent proof.		 
/2	C.07/2	Clean	Clean dirt and wash floor; Clean walls and ceiling; Repaint walls and grills that cover the windows; Ensure room is compliant in terms of national building regulations;		

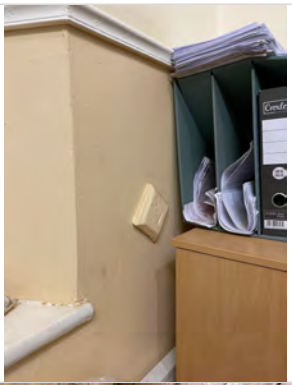
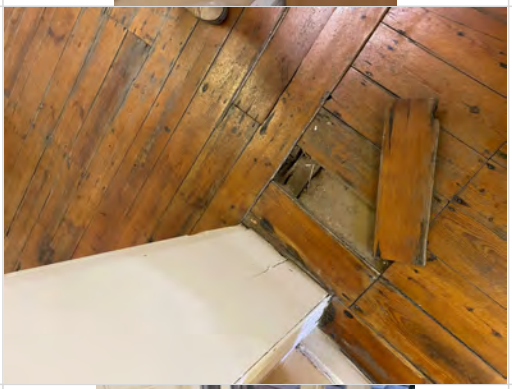
/3	C.07/3	Electrical	Install light cover to the existing fitting or replace with similar;				

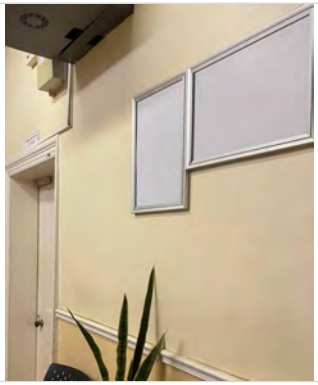
Reception 1_C.08

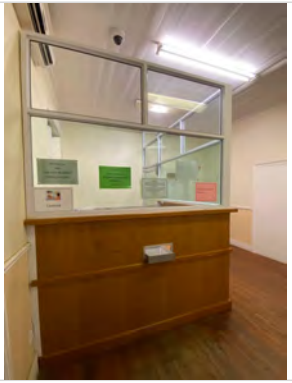
Building (name)	Room name	Room nr./ref	Room name + nr/ref		Notes
C - Court building	Reception 1	C.08	***Reception 1_C.08***		- Doors and windows as per schedules; - Ceiling, floors and electrical works are the major concerns;

Nr.	Photo nr / Item nr	Item/ Description	Action required		Photo
/1	C.08/1	Closed-up door	Remove architraves and drywalling, and brick up the opening. Extend dado rail and skirtings, to match the existing;		
/2	C.08/2	Skirting and Wall damage	Remove the trunking, open up the wall and remove all loose brick and plasterwork, repair the wall with clay bricks and lime-based plaster mixture; Repaint walls; Replace skirting with existing;		 

/3	C.08/3	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to code; Electrical & DB boxes should be moved up to the attic space; The Server box should be moved to the adjacent office and housed in a purpose-made joinery unit; Wiring and electrical reticulation to be chased into walls; plaster to be lime-based mixture; Repaint walls;			
/4	C.08/4	Switchgear & outlets	Move outlet away from cubicle wall; Inspect outlets (switchgear and fittings) and replace like-for-like where required.			
/5	C.08/5	Lights	Light covers to be replaced (one is missing and one is loose)			

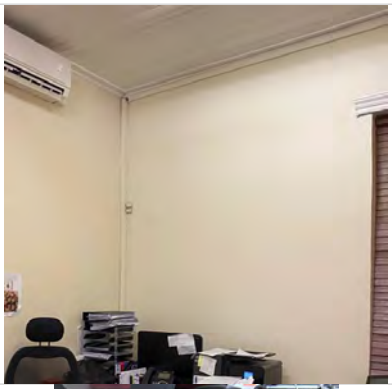
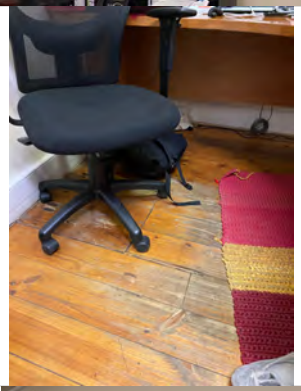
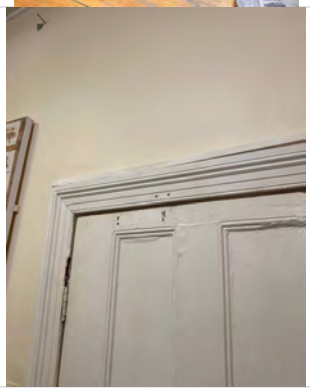
/6	C.08/6	Obsolete fittings	Remove all obsolete wall fittings, wood blocks, signage, etc. Repair area where items were removed; Ensure TV is functional. > If not it should be removed and the area made good (plywood removed from fanlight). > If functional, it should be moved away from fanlight (and plywood removed);			
/7	C.08/7	Major Floor Damage	Remove all rotted floor boards, skirtings and water damaged plaster; Engineer to assess and advise on structural integrity of elements after removal; Repair as per engineer's instruction and replace like-for-like; Sand down and reseal all floor boards;			
/8	C.08/8	Water ingress	Door thresholds to be modified to keep water out; Inspect the fall of the floor outside to ensure water runoff does not enter the building;			

/9	C.08/9	Floor damage & door swing	Sand down and reseal floor boards; Ensure the cubicle door can open and close without damaging the floor;				
/10	C.08/10	Ceiling	Sagging ceiling boards to be removed and the structure inspected; reinstall ceiling boards; Repaint ceiling and cornices;				
/11	C.08/11	Signage	Remove obsolete signage; Create a formal signage board, so signage can be put up neatly and in one position; (Sticking signage onto old walls damages the plasterwork);				

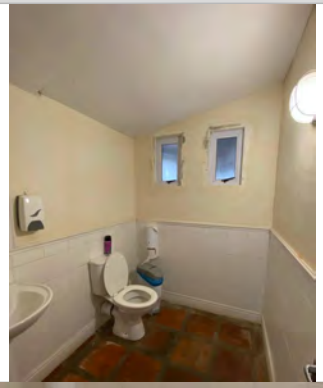
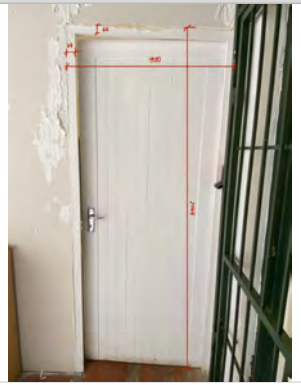
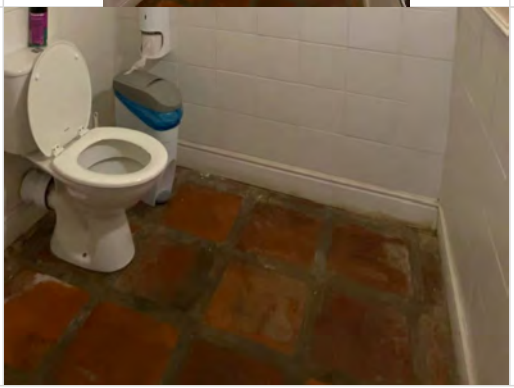
/12	C.08/12	Reception cubicle	Redesign and redo reception cubicle accoring to the court's needs.					

Office 2_C.09					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Office 2	C.09	*Office 2_C.09*		- Doors and windows as per schedules; - Ceiling and electrical works are major concerns;

Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.09/1	Ceilings	Repair warped and sagging ceiling. Ceiling boards to be removed and the structure inspected; reinstall ceiling boards; Repaint ceiling and cornices;		 
/2	C.09/2	Switchgear & outlets	Inspect outlets (switchgear and fittings) and replace like-for-like where required. Clean light fittings;		

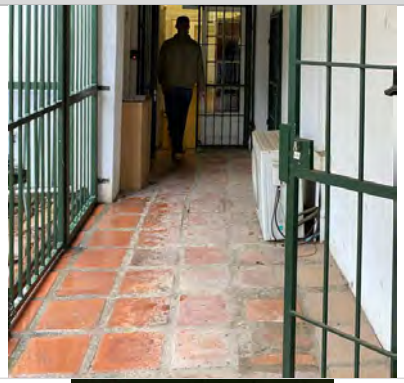
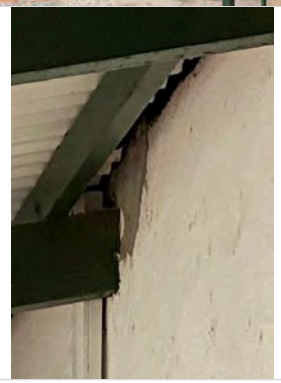
/3	C.09/3	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to code; Wiring and electrical reticulation to be chased into walls; plaster to be lime-based mixture; Repaint walls;			
/4	C.09/4	Floor damage	Replace wood planks where floor has been damaged under the desk; Assess joists/ floor structure below the boards during construction (engineer to advise); Sand down and reseal floor boards;			
/5	C.09/5	Skirtings, dado rails, architraves & cornices	Skirtings to be removed, sanded down, repaired, repainted and reinstalled. Damaged skirtings to be replaced with similar; Architraves to be sanded down, repaired and repainted; Cornices to be cleaned and repainted;			

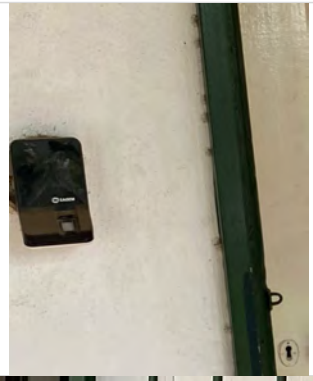
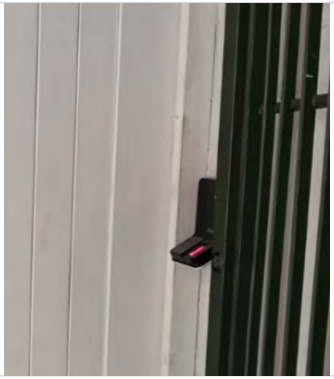
Staff WC_C.10					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Staff WC	C.10	***Staff WC_C.10***		- Not viable long term, see proposal

Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.10/1	Excessive Water Damage	Excessive water damage on walls: around windows, exterior door frame, exterior walls and ceiling; Ceiling to be replaced with like-for-like, primed and painted;		 
/2	C.10/2	Clean	Clean floors;		

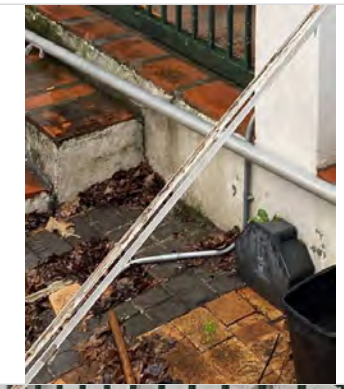
/3	C.10/3	Drywall installation	Current installation is not viable long term, and does not have a positive impact on the heritage structure; See proposal for stoep and bathroom layouts;				

Passage 2_C.11					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Passage 2	C.11	***Passage 2_C.11***		- Floors, walls and roof structure requires attention;

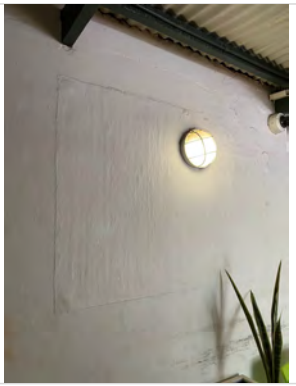
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.11/1	Floors	Clean floors (acid wash), and reseal tiles. Ensure there is an adequate fall for water runoff to flow away from the building;		
/2	C.11/2	Walls	Repair hairline cracks and loose plaster; Fix damage in walls; Remove portland cement infill-work, repair and replaster with a lime-based mixture; Repaint all walls;		

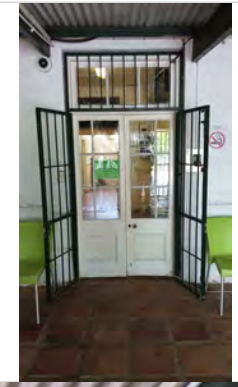
/3	C.11/3	Roof structure	Inspect roof structure (engineer) and repair where needed. Ensure there is no water runoff between the roof sheets and the wall; Paint underside of the corrugated roof sheets white;			
/4	C.11/4	Obsolete electrics	Remove finger print scanner			
/5	C.11/5	HVAC (Compressor unit)	Certified installer to check reticulation and trunking of aircon units and reroute pipes: Move AC compressor unit out of passage to adjacent courtyard; Unit to be screened within the courtyard;			

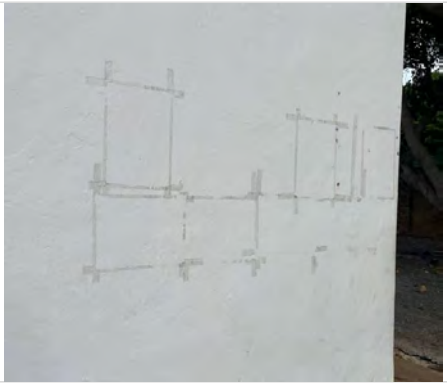
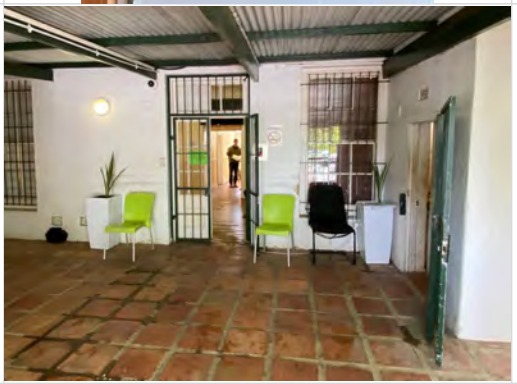
Courtyard_C.12						
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**	
C - Court building	Courtyard	C.12	***Courtyard_C.12***		- Needs to be cleaned and maintained often to prevent structural damage;	
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**	
/1	C.12/1	Floors and Stormwater drainage	Remove weeds from paving, clean paving and assess for damage/ repair work; Ensure drainage pits are clean from leaves and debris;			
/2	C.12/2	Walls	Repair hairline cracks and loose plaster; Fix damage in walls; Repaint all external walls;			

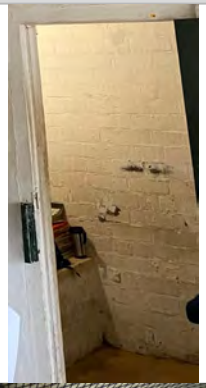
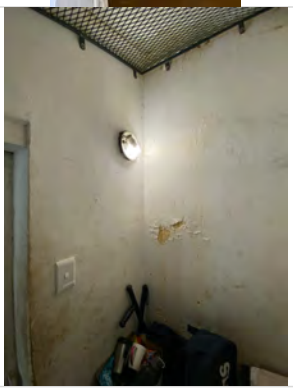
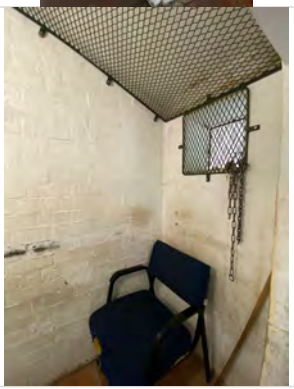
/3	C.12/3	Wiring and electircal	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to code;			
/4	C.12/4	Plumbing	Certified plumber to inspect all plumbing works and ensure all is up to code and compliant with the national building regulations (SANS); (E.g. Bathroom's waste pipe needs to go into a gulley before it joins the 110mm subsoil);			
/5	C.12/5	Maintenance and good housekeeping	Put a maintenance and landscape plan in place to ensure all waste and unnecessary items are removed from the courtyard, and that it is cleaned regularly;			

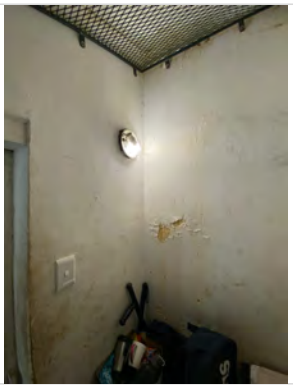
Entrance_C.13					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Entrance	C.13	***Entrance_C.13***		- Floors, walls and roof structure requires attention;

Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.13/1	Floors	Clean floors (acid wash), and reseal tiles. Ensure there is an adequate fall for water runoff to flow away from the building;		
/2	C.13/2	Walls	Repair hairline cracks and loose plaster; Fix damage in walls; Remove and replaster walls where previous work was chased or bricked up; Remove portland cement infill-work, repair and replaster with a lime-based mixture; Repaint all walls;		 

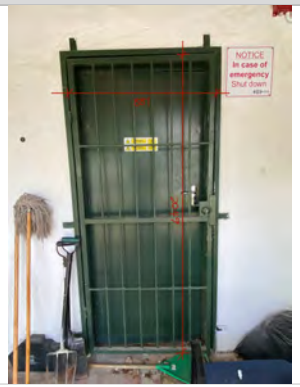
/3	C.13/3	Roof structure	Inspect roof structure (engineer) and repair where needed. Ensure there is no water runoff between the roof sheets and the wall; Replace translucent roof sheets with clear polycarbonate sheeting; Paint underside of the corrugated roof sheets white; Clean and repaint wood structure;			
/4	C.13/4	Redundant Finger Print Scanners	Remove scanners and repair and repaint wall where removed			
/5	C.13/5	Electrical & wiring	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to code; Wiring and electrical reticulation to be made neat, and where wiring runs on roof structure, to be painted the same colour;			

/6	C.13/6	Signage	Remove obsolete signage; Create a formal signage board, so signage can be put up neatly and in one position; (Sticking signage onto walls damages the plasterwork, and compromises the longevity of the repairwork)			
/7	C.13/7	Overall layout and functionality	Refer to Proposed Layout;			

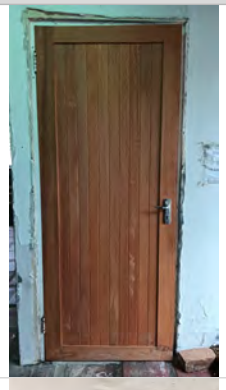
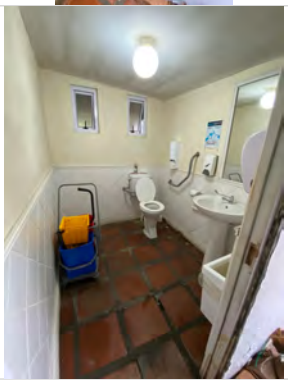
Guard Room_C.14						
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**	
C - Court building	Guard Room	C.14	***Guard Room_C.14***		- Minimal repair required, mostly refurbishment	
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**	
/1	C.14/1	Floors, walls, ceiling	Floors to be treated with Entrance C.13, and cleaned; Walls to be cleaned, plastered, primed and painted (bagged brick is difficult to keep clean); Ceiling mesh to be cleaned, and repainted; Ceilings above mesh to be repainted and repaired as needed;			
/2	C.14/2	Light fitting	Clean light fitting and reinstall;			

/3	C.14/3	Joinery	Introduce a steel cabinet or joinery for personal belongings (so area remains clean and neat at all times);					

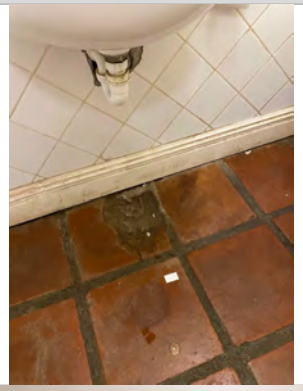
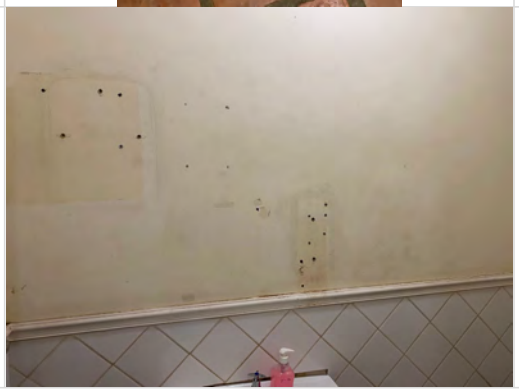
Server room_C.15					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Server room	C.15	***Server room_C.15***		- Need access to assess

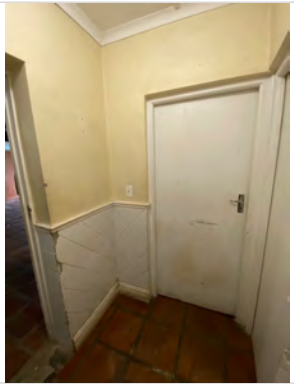
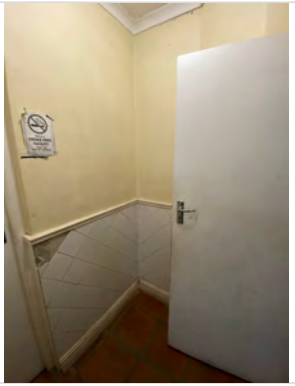
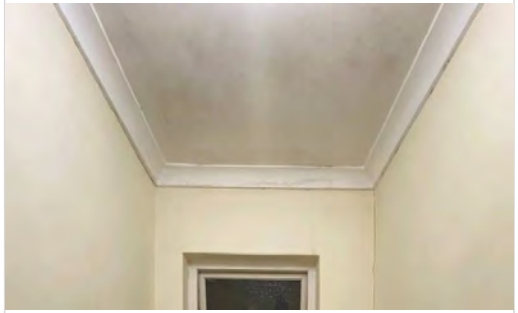
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.15/1	Store room	Need access to properly assess needs for room;		

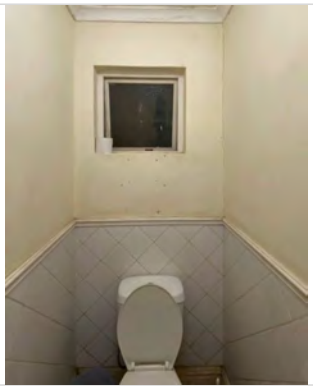
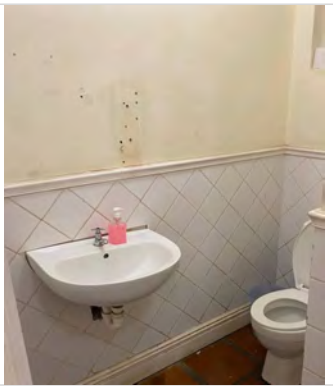
Paraplegic WC_C.16					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**	**Nr of Items**	**Notes**
C - Court building	Paraplegic WC	C.16	*Paraplegic WC_C.16*	4	- Not viable long-term, see proposal;

Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.16/1	Excessive Water Damage	Excessive water damage on walls: around windows, exterior door frame, exterior walls and ceiling;	4	 
/2	C.16/2	Drywall installation	Current installation is not viable long term, and does not have a positive impact on the heritage structure; See proposal for stoep and bathroom layouts; Existing door, windows, light and sanware fittings can be re-used;		 

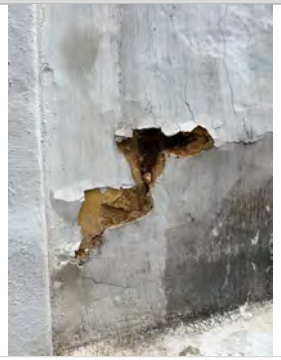
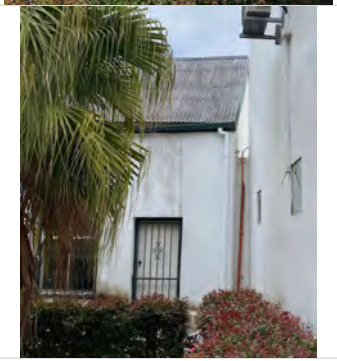
Public WC_C.17					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
C - Court building	Public WC	C.17	***Public WC_C.17***		- Needs a long term Cleaning and Maintenance Plan;

Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	C.17/1	Floors	Clean floors (acid wash), and reseal tiles. Repair broken tiles with like-for-like; Repair door threshold with like-for-like tiles, ensure water runoff is to the exterior;		 
/2	C.17/2	Walls	Holes to be filled in; Repair hairline cracks and broken plaster work; All walls to be cleaned and repainted;		

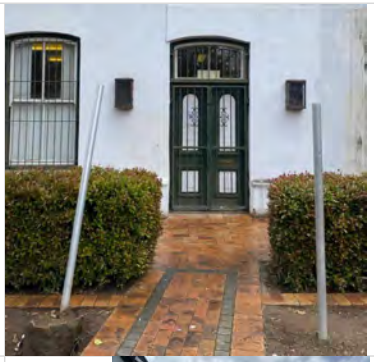
/3	C.17/3	Wall tiles & general housekeeping	Replace broken tiles to match the existing; Install stainless steel corner protectors to tiled corners; Put a cleaning and maintenance plan in place to ensure the repairwork is viable long-term;			
/4	C.17/4	Ceiling	Clean and repaint ceiling and cornices; Inspect for water damage and repair as needed;			
/5	C.17/5	Signage	Remove all paper signage; Create a formal signage board, so signage can be put up neatly and in one position; (Sticking signage onto walls damages the plasterwork, and compromises the longevity of the repairwork)			

/6	C.17/6	Bathroom fittings and accessories	Toilet roll holders, spare toilet roll holders, soap dispenser, mirror, waste basket;					

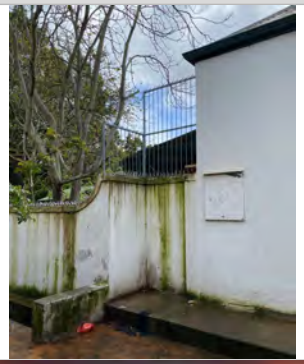
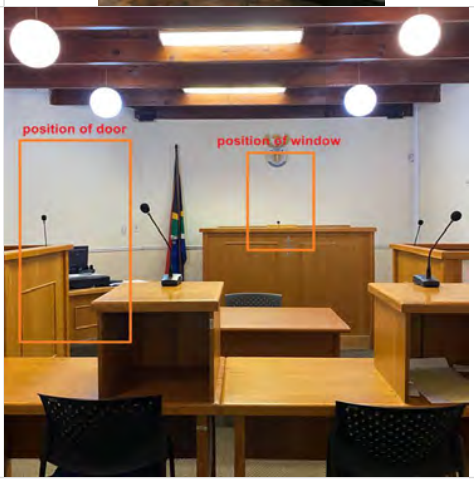
Mark Street _E.01					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
E - External	Mark Street	E.01	***Mark Street _E.01***		- Major damage on the facade;

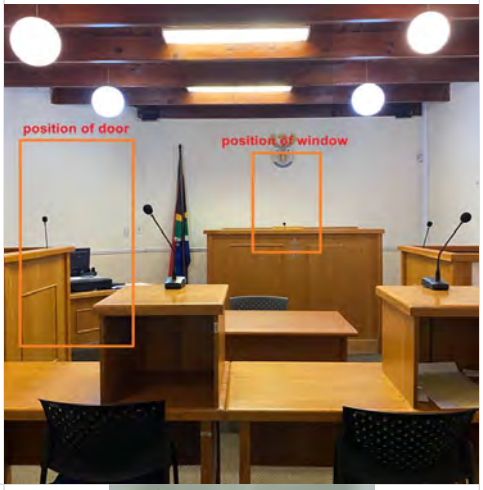
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	E.01/1	Major wall damage	Remove plaster in affected areas, brush brickwork with a soft bristle brush to remove all loose debris, and replaster the walls with a lime-based mixture and reinforce with suitable plaster mesh; Repaint all exterior walls;		 
/2	E.01/2	Rain water goods	The cause of the damage is water running down the facade: The water runs down between the wall and fascia board and gutter. The rain water goods need to be repaired to resolve the cause of the damage; Ensure gutters are in working order and that there are sufficient down pipes for water runoff;		 
/3	E.01/3	Roof	Roof sheets to be treated with EcoRubber application, or if not viable, to be removed completely and replaced; (corrugations of older sheets do not match modern sheeting = can't replace only a few sheets); Inspect barge boards and ridge capping, and replace with like-for-like where required;		 

/4	E.01/4	Wall lights	Certified electrician to inspect all wiring, assess if items are still in use and remove obsolete; Ensure cctv camera and alarm system is in working order; Re-instate wall lights in good working order;			
/5	E.01/5	Vandalism	See proposed plan for enclosing the garden, to control access;			
/6	E.01/6	Garden (good housekeeping)	Put a maintenance and landscape plan in place to ensure the garden and surroundings are maintained; Remove weeds, clean pavers; Dirt patches: clean and level patch, install a layer of DPC with loose lay gravel stone chip on top; Existing vegetation and trees to be preserved;			

/7	E.01/7	Obsolete items	Remove non-functional items (steel posts with footings)			
/8	E.01/8	Low walls	Inspect low boudary walls for damage and repair as per above; remove delaminated plaster work and replaster with lime-based mixture as required; Repaint low and external boundary walls;			

Heynike Lane_E.02					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
E - External	Heynike Lane	E.02	***Heynike Lane_E.02***		- Reinstate adverse effects on heritage building by addressing bricked up openings; - Maintenance and good housekeeping required;

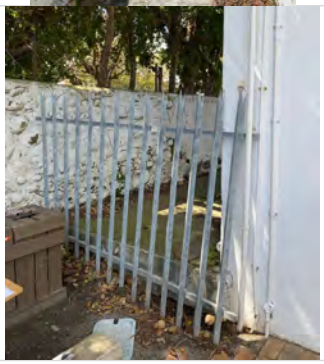
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	E.02/1	Boundary walls and Water furrow (good housekeeping)	Clean up of water furrow required; Put a maintenance and landscape plan in place to ensure the garden and surroundings are maintained; Clean walls, repair hairline cracks in plaster work and repaint;		 
/2	E.02/2	Bricked up window	Impact on heritage significance needs to be reversed and addressed: The window will be replaced by a depression in the wall, acknowledging the previous opening but removing the non-functional window. 1. Remove the window frame from the exterior; 2. Plaster the existing bricked-up masonry with lime-based mixture, and repaint; 3. Create an intentional depression in facade: plaster work should not be flush with the outside wall;		 

/3	E.02/3	Bricked up door	Impact on heritage significance needs to be reversed and addressed: Re-instate the door, but modify the interior to allow courtroom to be functional; 1. Remove bricked-up masonry on the inside; 2. Repair and rectify walls on the interior; 3. Repair door as per relevant door schedule; 4. Close up the door with drywalling on the inside, creating a depression in the wall that acknowledges the opening; This is a reversible solution that has a minimal impact on the heritage significance;			
/4	E.02/4	Meter box	Certified electrician to inspect all wiring, assess if items are still in use and remove obsolete; Ensure meter box is not susceptible to vandalism;			
/5	E.02/5	Services (HVAC etc.)	Certified electrician to inspect all wiring, assess if items are still in use and remove obsolete;			

/6	E.02/6	Rain water goods	Ensure all rain water goods are in working order and that there are sufficient down pipes for water runoff; Inspect gutters, down pipes, fascias barge boards and replace with like-for-like where required;			

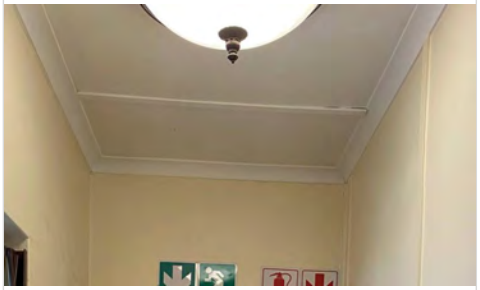
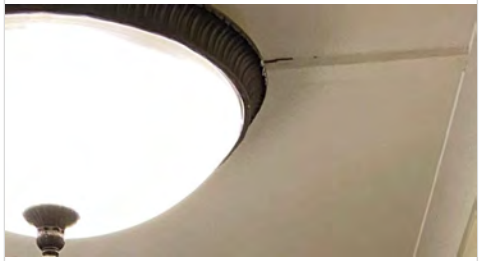
Papegaai Street_E.03					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
E - External	Papegaai Street	E.03	***Papegaai Street_E.03***		- Maintenance and good housekeeping required;

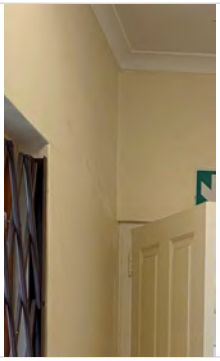
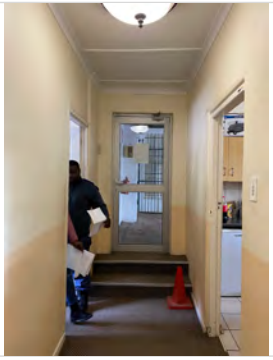
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	E.03/1	**Courthouse Buidling** Roof and rain water goods	Inspect the roofs to ensure there are no areas where water is pooling; Roof sheets to be treated with EcoRubber application, or if not viable, to be removed completely and replaced; (corrugations of older sheets do not match modern sheeting = can't replace only a few sheets);		
/2	E.03/2	**Office Building** Roof and rain water goods	Inspect roof sheets, ridge capping, barge board, fascias, gutters and down pipes, and replace with like-for-like where required;		 
/3	E.03/3	Water damage to walls	Repair external walls and investigate to determine where water enters to cause damage; Remove plaster in affected areas, brush brickwork with a soft bristle brush to remove all loose debris, and replaster the walls with a lime-based mixture and reinforce with suitable plaster mesh; Repaint all exterior walls;		

/4	E.03/4	Electrical & Obsolete items	Certified electrician to inspect all wiring, assess if items are still in use and remove obsolete;					
/5	E.03/5	Yard	Clean up of yard required; Put a maintenance and landscape plan in place to ensure that the area (gulleys, gutters, etc.) is maintained; Clean walls, repair hairline cracks in plaster work and repaint;					
/6	E.03/6	Boudary walls	North common boundary wall to be cleaned and repainted; Galvanised steel palisade to be properly and neatly fixed in place with an access gate OR removed entirely;					

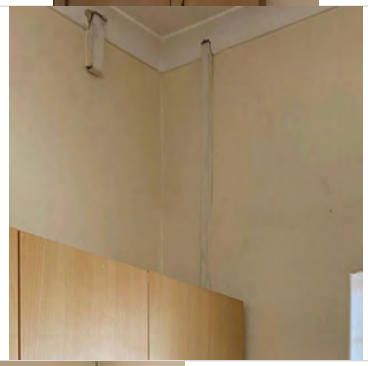
/7	E.03/7	Pavement and landscaping	Put a maintenance and landscape plan in place to ensure the garden and surroundings are maintained; Remove weeds, clean pavers; Stone chip around tree: temporarily remove stone chips, remove torn plastic, introduce new plastic and re-install the stone chip layer on top. Existing vegetation and trees to be preserved;			
/8	E.03/8	Parking and palisade fencing	Ensure gate is in good working order, repaint palisade fencing; Level the parking area (remove ruts and smooth over erroded areas) and introduce a layer of G5 subbase to ensure the parking is maintained throughout the winter season;			

Passage 3_O.01					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
O - Office Building	Passage 3	O.01	***Passage 3_O.01***		- Maintenance required;

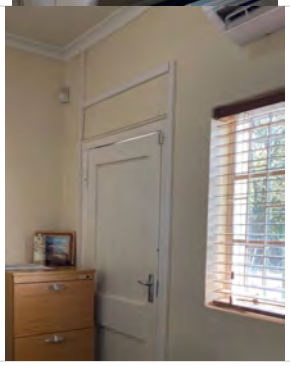
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	O.01/1	Ceiling and cornices	Strip ceiling joint is opening/ detaching from ceilingboard; Ceiling to be repaired and repainted; Cornices to be repainted;		 
/2	O.01/2	Switchgear, outlets and light fittings	Inspect outlets (switchgear and fittings) and replace like-for-like where required.		
/3	O.01/3	Water damage to ceiling	Investigate cause of ceiling and wall damage; If a water leak from the roof, it will be resolved when the exterior roof and rain water goods are addressed. Repair wall and cornice, and repaint;		

/4	O.01/4	Walls	Repair plaster work and repaint; Walls should be smooth, consistent and plumb.			
/5	O.01/5	Water damage to floor	Investigate cause of plaster deterioration. Ensure water runoff on the outside, is away from the building entrance;			
/6	O.01/6	Floors	Investigate carpet and threshold strips to ensure it is in good order; replace like-for-like where required; Have carpets professionally cleaned;			

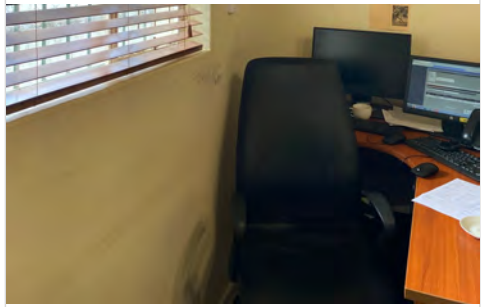
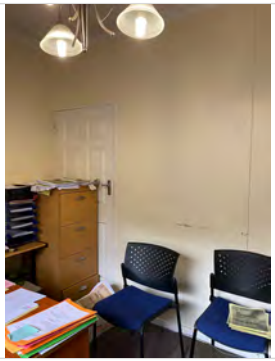
Kitchen_0.02					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
O - Office Building	Kitchen	0.02	*Kitchen_0.02*		- Maintenance required;

Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**	**Photo**
/1	0.02/1	Floors, Walls & Ceiling	Clean floors, walls and ceiling, and repair and repaint as required; Wall tiles to be cleaned. Edging strips to be replaced with same;	
/2	0.02/2	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Wiring and electrical reticulation to be chased into walls; Repaint walls;	
/3	0.02/3	Boiler	Electrical wiring to be routed neatly; Attach appropriate fitting so installation is done neatly and functional;	

/4	0.02/4	Joinery	Inspect joinery and ensure cupboards are in good working order;				

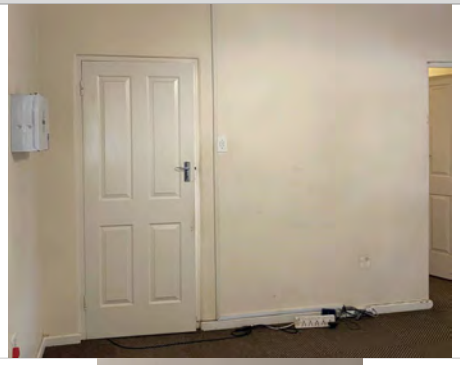
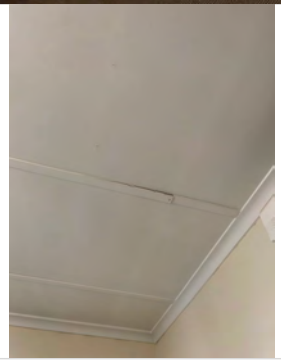
Office 3_0.03						
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**	
O - Office Building	Office 3	0.03	*Office 3_0.03*		- Maintenance required;	
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**	
/1	0.03/1	Floors	Replace and repair carpet tiles with like-for-like where required;			
/2	0.03/2	Walls (drywalls)	Repair section of drywall; Repaint all skirtings, cornices and ceiling;			
/3	0.03/3	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Wiring and electrical reticulation to be chased into walls; Replaster and repaint walls;			

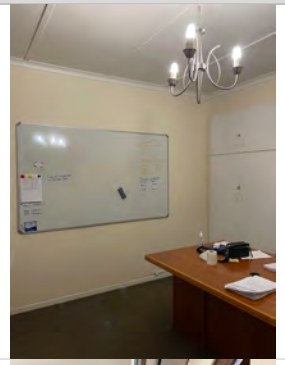
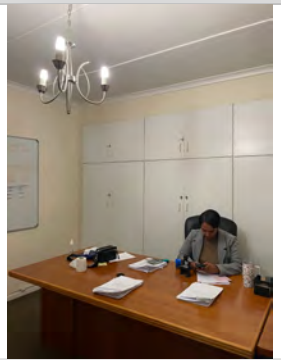
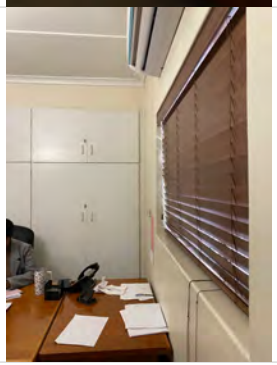
Office 4_0.04					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
O - Office Building	Office 4	0.04	***Office 4_0.04***		- Maintenance required;

Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	0.04/1	Floors, Walls & Ceiling	Clean floors, walls and ceiling, and repair and repaint as required on a like-for-like basis;		
/2	0.04/2	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Reorganize wiring so installation is neat;		

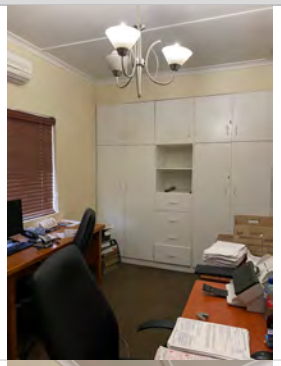
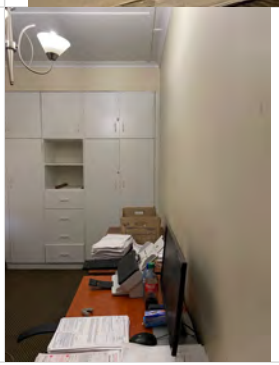
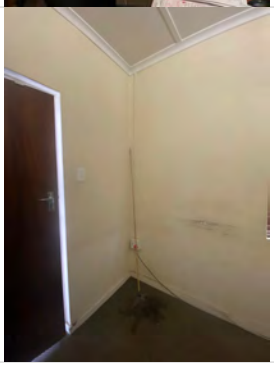
Reception 2_0.05

Building (name)	Room name	Room nr./ref	Room name + nr/ref	Notes
O - Office Building	Reception 2	0.05	***Reception 2_0.05***	- Maintenance required;

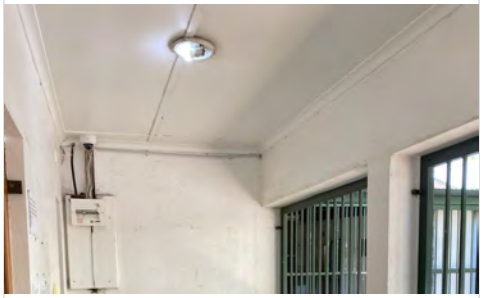
Nr.	Photo nr / Item nr	Item/ Description	Action required	Photo
/1	0.05/1	Floors & Walls	Clean floors and walls, and fill in holes/ repair and repaint as required on a like-for-like basis;	
/2	0.05/2	Ceiling	Strip ceiling joint is opening/ detaching from ceilingboard; Ceiling to be repaired and repainted; Cornices to be repainted;	
/3	0.05/3	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Reorganize wiring so installation is neat; Chase wiring into walls where required, replaster, prime and paint walls;	 

Office 5_0.06						
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**	
O - Office Building	Office 5	0.06	***Office 5_0.06***		- Room in good condition;	
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**	
/1	0.06/1	Floors, Walls & Ceiling	Clean floors, walls and ceiling, and repair and repaint as required;			
/2	0.06/2	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Reorganize wiring so installation is neat;			

Office 6_0.07					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
O - Office Building	Office 6	0.07	***Office 6_0.07***		- Room in good condition;

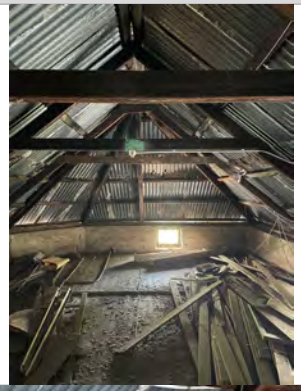
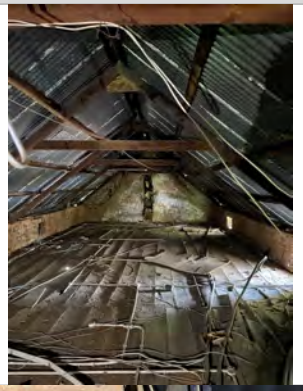
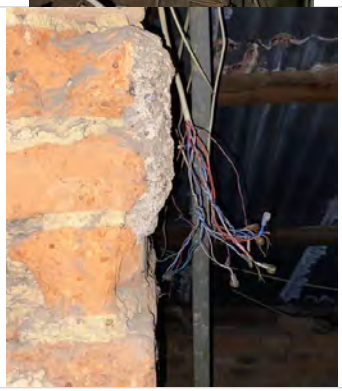
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**	**Photo**
/1	0.07/1	Floors, Walls & Ceiling	Clean floors, walls and ceiling, and repair and repaint as required;	 
/2	0.07/2	Trunking and Electrical	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Reorganize wiring so installation is neat;	 

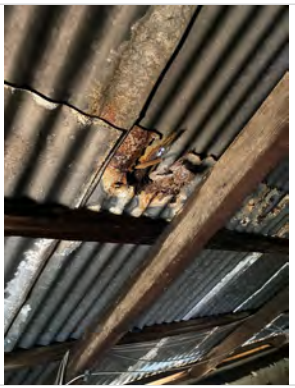
Porch_0.08					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
O - Office Building	Porch	0.08	*Porch_0.08*		- Maintenance required;

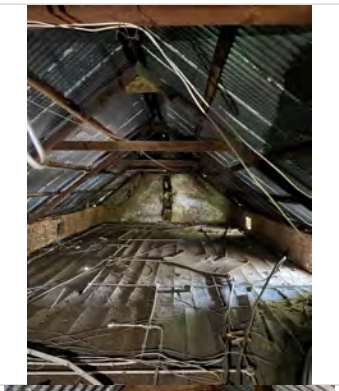
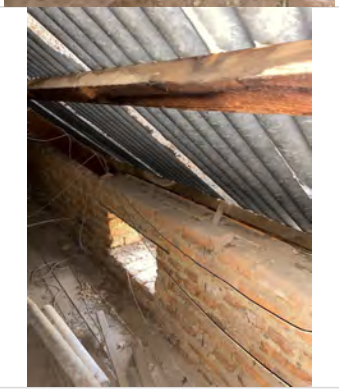
Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**		**Photo**
/1	0.08/1	Exterior walls	Repair cracks and loose plaster; Fix damage in walls; repair and replaster; Repaint all walls;		
/2	0.08/2	Trunking, Electrical and Light fittings	Certified electrician to inspect all wiring, assess if still in use and remove obsolete; Inspect and ensure all is up to code; Install light fitting cover, or replace with similar; Wiring and electrical reticulation to be chased into walls; Repaint walls;		
/3	0.08/3	Floor, walls and ceiling	Clean floors, walls and ceiling, and repair and repaint as required;		

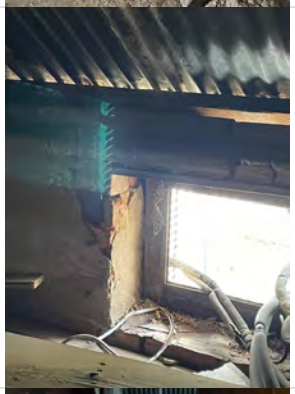
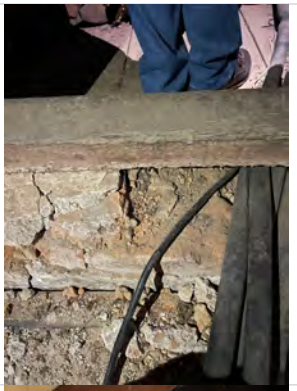
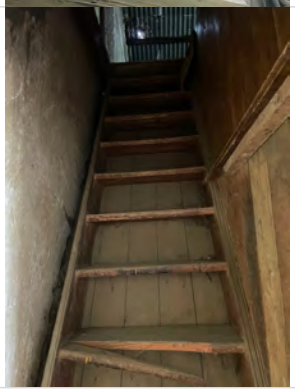
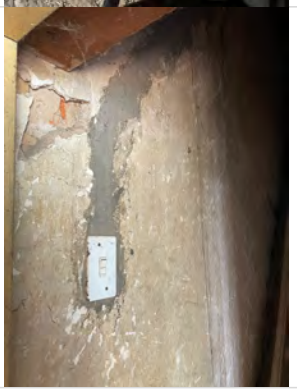
/4	0.08/4	Signage	Remove obsolete signage; Create a formal signage board, so signage can be put up neatly and in one position; (Sticking signage onto walls damages the plasterwork, and compromises the longevity of the repairwork)				

Attic_A.01					
Building (name)	**Room name**	**Room nr./ref**	**Room name + nr/ref**		**Notes**
A - Attic	Attic	A.01	***Attic_A.01***		- Attic needs to be cleaned and further assessed;

Nr.	**Photo nr / Item nr**	**Item/ Description**	**Action required**	**Photo**
/1	A.01/1	Not safe for access	Remove all loose items from the interior; Clean dirt and wash floor; Brush walls with a soft bristle brush to remove all loose dust, paint and plasterwork from walls and roof structure;	 
/2	A.01/2	Electrical wiring	Certified electrician to address open and unsafe wiring, and to remove all conduits and wirting not in use	 

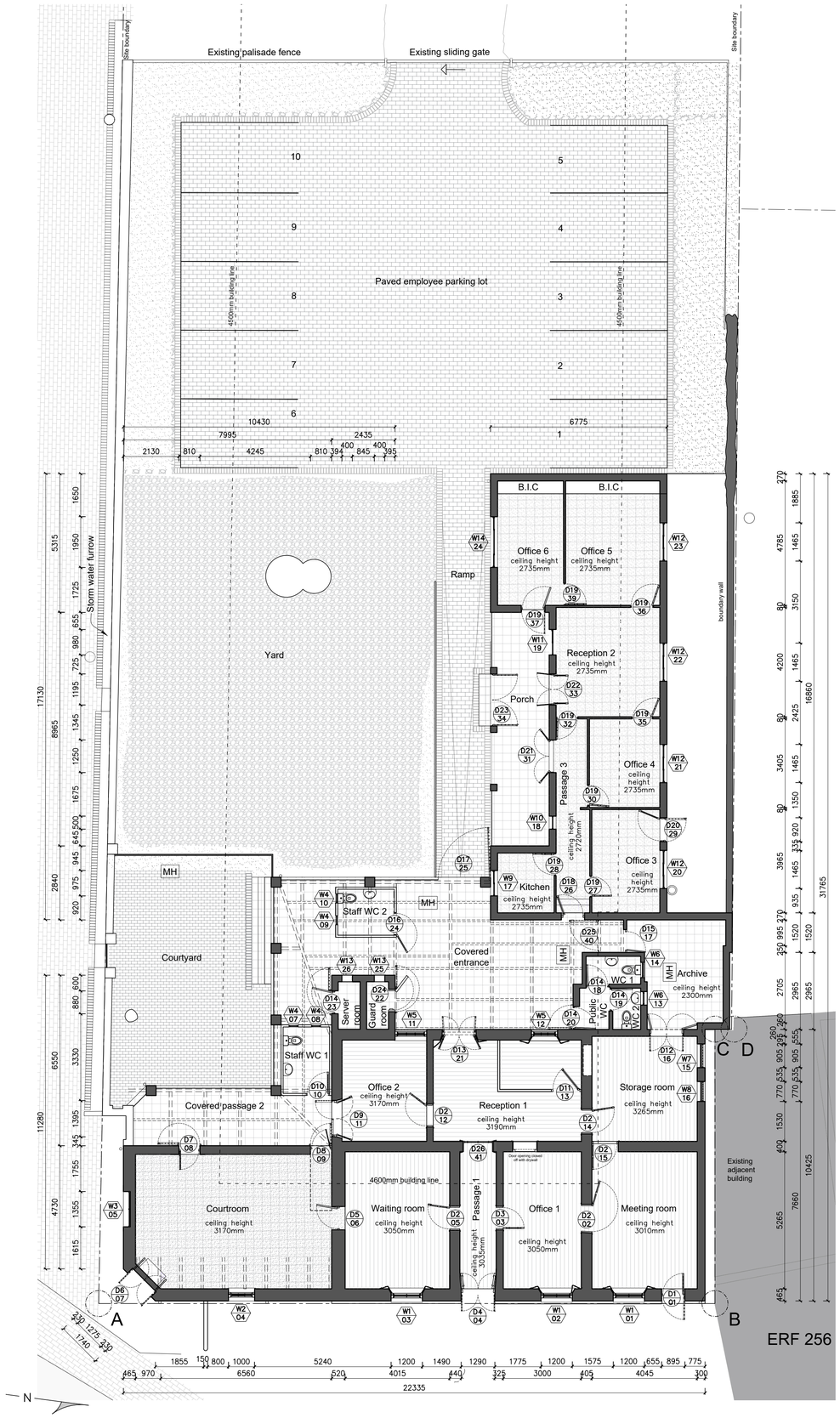
/3	A.01/3	Roof sheets	Roof sheets to be treated with EcoRubber application, or if not viable, to be removed completely and replaced; (corrugations of older sheets do not match modern sheeting = can't replace only a few sheets);				
/4	A.01/4	Rodents	Bird and rodent-proof the attic space				
/5	A.01/5	Open vents	Vents with chicken wire to be replaced with cast iron air vents from Heritage Castings or similar, to match the existing;				

/6	A.01/6	Floors	Replace broken or unsafe floorboards			
/7	A.01/7	Gable wall	Structure (gum poles) that tied gable wall to roof structure has been cut. Gable wall not supported, and needs to be structurally tied to the roof structure through steel ties (engineer assessed 04/10)			
/8	A.01/8	Roof structure	Roof trusses, purlins and wall plates to be cleaned and inspected. Wall plates to be repaired and properly tied down onto walls;			

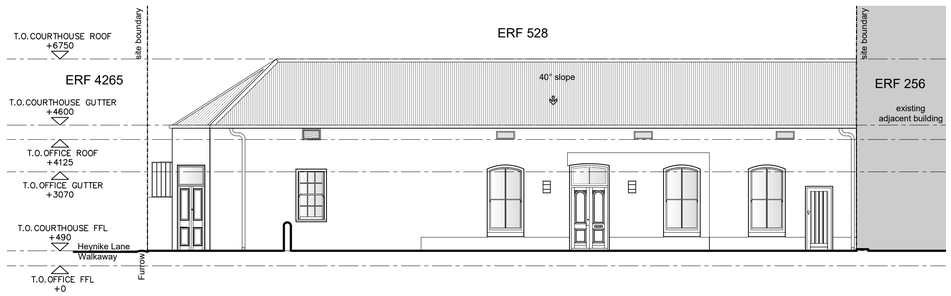
/9	A.01/9	Walls	All loose brickwork to be carefully removed and repaired; all cement work to be lime-based.				
/10	A.01/10	HVAC reticulation	Certified installer to check reticulation and trunking of aircon units and reroute pipes: a) to not adversely affect the building's structural integrity b) to prevent openings into the attic (dust, rodents, weatherproof)				
/11	A.01/11	Entrance to attic	Wood staircase and side wall panelling to be cleaned and repainted; Repair wooden tread to make entry-way safe; Clean plastered wall, repair plasterwork with lime-based mix and repaint wall;				

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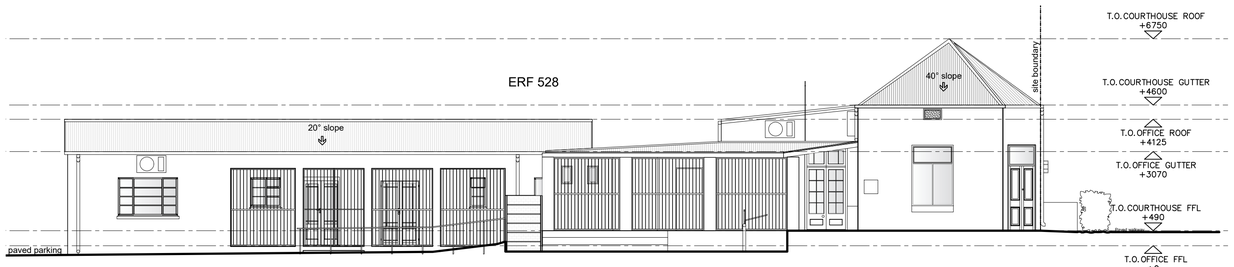
Annexure A2:
Measured Drawing of the Existing



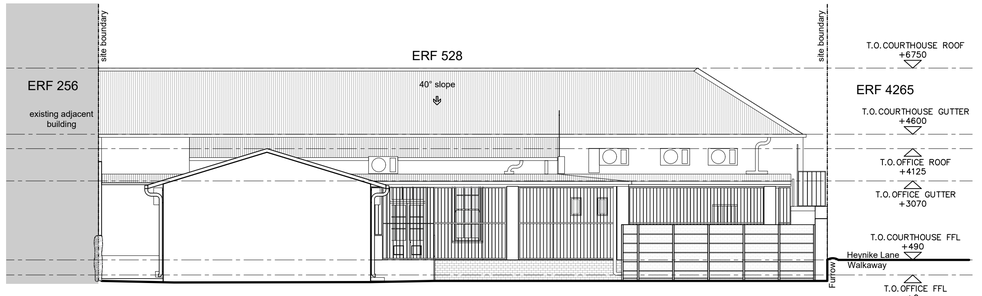
MEASURED FLOOR PLAN
scale 1100 (A1)



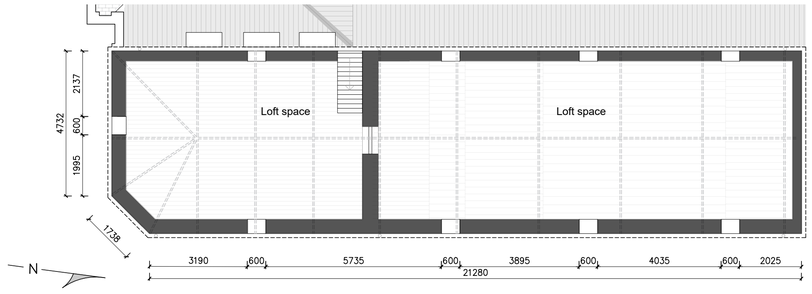
MARK STREET ELEVATION
scale 1100 (A1)



HEYNIKE LANE ELEVATION
scale 1100 (A1)



PAPPEGAAI STREET ELEVATION
scale 1100 (A1)



MEASURED LOFT PLAN
scale 1100 (A1)

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Rev	DATE	DRAWING DESCRIPTION
A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

ARCHITECT: CLIENT:

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CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

DRAWING: Elevations
-FOR HWC & COUNCIL SUBMISSION-

DRAWN: EdK CHECKED: AL
DATE: 18.11.2024 SCALE: 1100

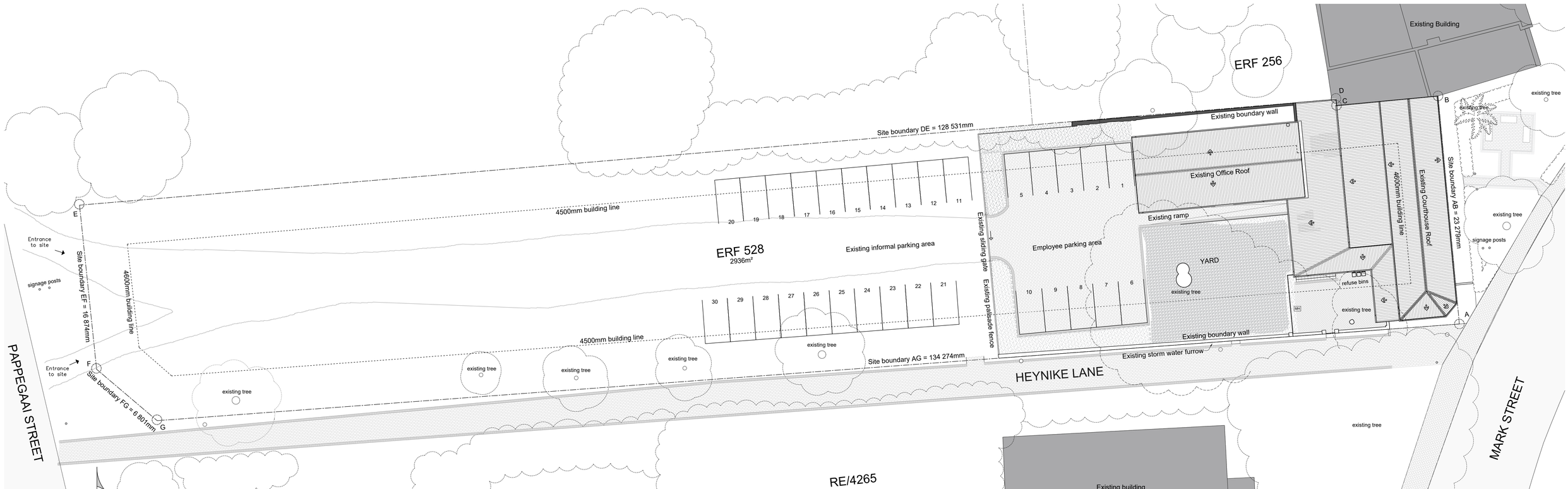
PROJECT No	DRAWING No	REVISION
134	100	A

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Annexure A3:
Architect's Drawings and Details

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SITE PLAN
scale 1:200 (A1)

COUNCIL & TENDER NOTES:

DEMOLITION - to comply with SANS 10400 Part E:
The remaining structures and services to be protected from damage.

EXCAVATIONS - to comply with SANS 10400 Part G:
All excavations must be less than 3,0m deep, alternatively an engineer must be consulted.

FOUNDATIONS - to comply with SANS 10400 Part H:
Reinforced concrete footings to be 700 x 250mm 20MPa for load bearing & include 3x Y12 &R6 ties at 1m centres. Sizes of concrete footings given on drawing must be checked with ground conditions on site. An engineer must be consulted if there are any unusual ground conditions like clay and lime.

FLOORS - to comply with SANS 10400 Part J:
Refer to SANS XA & 204 for floor insulation.

WALLS - to comply with SANS 10400 Part K:
External: min. 280mm NFX 14MPa clay brick cavity wall with minimum cavity width of 50mm and maximum 110mm. Galvanised steel 'butterfly' ties min. of 2.5 ties per m²
Internal: 230mm & 115mm NFX 14MPa clay brick walls.

ROOFS - to comply with SANS 10400 Part L:

Courthouse:
Sheeting: Roof sheets to be completely removed and replaced by new 0.54mm TCT corrugated Clean COLOURBOND ULTRA or equivalent (Colour: Volcanic Grey) metallic coating AZ200 roof sheets at the same pitch as the existing sheeting.
Structure: Not to be altered.
Insulation: 115mm Mineral/Rockwool

Office:
Sheeting: Asbestos roof sheets to be completely removed by a qualified professional and replaced with new 0.54mm TCT corrugated Clean COLOURBOND ULTRA or equivalent (Colour: Volcanic Grey) metallic coating AZ200 roof sheets fixed to the existing roof structure.
Structure: Not to be altered
Insulation: 115mm Mineral/Rockwool

New Toilets:
Sheeting: Roof sheets to be completely removed and replaced by new 0.54mm TCT corrugated Clean COLOURBOND ULTRA or equivalent (Colour: Volcanic Grey) metallic coating AZ200 roof sheets fixed to new 38x38mm SA Pine battens spaced at centres no more than 400mm.

Structure: New brandering
Insulation: 115mm Mineral/Rockwool

Ceilings: 9mm thick skimmed plasterboard ceiling fitted to brandering to manufacturer's specifications & spaced accordingly. 125mm Standard profile cornice, painted to match ceilings.

Rainwater goods -
Gutters: Replace all existing gutters with 125mm aluminium ogee gutter, painted white.
RWDP: Replace all existing rwdps with new 80mm UPVC rwdp to be painted white to match existing rwdp.

GLAZING - to comply with SANS 10400 Part N, XA, 204 & 613:
Safety glass as per Tables 2, 3 & 4 of SANS 10400 Part N.

LIGHTING AND VENTILATION - to comply with SANS 10400 Part O:
NO changes proposed to existing door and window openings.
Artificial ventilation: as per Table 2 of SANS 10400 Part O.

DRAINAGE - to comply with SANS 10400 Part P:
All copper pipes to be bent using an internal spring & local heating to produce smooth bends.
All waste pipes 40 & 50mmØ uPVC. All soil pipes 110mmØ uPVC with sufficient RE's and manholes.
All stacks to be vented as per drawing. Sanitary ware as per clients request. Drainage pipes under floor to be adequately protected.

STORMWATER DISPOSAL - to comply with SANS 10400 Part R:
All stormwater to connect to street.

FACILITIES FOR DISABLED PERSONS - to comply with SANS 10400 Part S:
Toilet facility with grab rails to be provided.

FIRE PROTECTION - to comply with SANS 10400 Part T:
Fire layout as per fire engineer's plan.

REFUSE DISPOSAL - to comply with SANS 10400 Part U:
Adequate storage area provided in courtyard.

ENERGY USAGE IN BUILDING - to comply with SANS 10400 Parts XA & 204:
Refer to energy efficiency plan.

AREA CALCULATION

Occupancy Classification	G1
Climate Zone	2

AREA SCHEDULE

Site Area	2 936m²
Courthouse	233.7m²
Offices	95.8m²
Covered Areas	111.9m²
TOTAL COVERAGE	**441.4m² (15%)**

PARKING REQUIREMENTS FOR OFFICE BUILDING

Occupancy Classification : G1 = 1 parking per 15m²

441.4m² / 15 = 29.4 parking bays

TOTAL BAYS REQUIRED = 30 (~ 29.4 parking bays)

PARKING PROVIDED = 10 enclosed (employee)
20 informal parkings

XA REGULATIONS

GROSS AREA : 441.4m²		
NET FLOOR AREA WITHOUT OPEN AREAS : 329.4m²		
OCCUPANCY	G1	OFFICES
CLIMATE ZONE	2	
ORIENTATION	SOUTH-WEST	

ENERGY EFFICIENY REPORT

1. ORIENTATION & SHADING

The proposed building is oriented to the South West

2. FENESTRATION

Fenestration Total : 16.7m²
Floor area Total : 329.4m²
Fenestration Total < 20% of floor area.
NO FENESTRATION CALCULATION NEEDED AS PER SANS 204 and SANS 10400 Part XA

3. FLOORS

Vertical insulation with minimum R-value of 1 & minimum depth of 300mm to be installed around the floor edges.
No new underfloor heating proposed
No new suspended floor slabs proposed

4. EXTERNAL WALLS

For masonry walls:
According to SANS 10400 Part XD (4.4.3.2), the following minimum masonry walls comply :
a) Double-skin masonry with cavity.
b) Single-leaf masonry walls with a nominal wall thickness greater than or equal to 140mm.

5. ROOF ASSEMBLY

Refer to roof assembly schedules.

6. BUILDING SEALING

Permissable air leakage (AL) :
Maximum permissable AL for openable glazing shall be 2,0 L/s*m² with a pressure difference of 75Pa.
Maximum permissable AL for non-openable glazing shall be 0,31 L/s*m² with a pressure difference of 75Pa.

7. HOT WATER SUPPLY

N/A

8. LIGHTING

See lighting schedule

9. NATURAL LIGHTING and VENTILATION

All door and window openings are exsiting.
NO changes to existing sizes proposed.

LIGHTING POWER LIMITS

Σ area	329.43m²
Occupancy Category	G1
W/m² limit	8
Limit Σ Watts/occ.	2635.44
Design Σ Watts	981
COMPLIANCE	**YES**

POWER LIMIT COMPLIANCE CALCULATION

NAME	No. of lamps	Watts	Σ Watts
LED Tube Lights	40	18	720
LED Bulb	6	9	54
Bowl Lights	8	9	72
Bathroom LEDs	8	9	72
Porch Lights	4	9	36
Wall mounted External	3	9	27
TOTAL DESIGN WATTS			981
COMPLIANCE			**YES**

ROOF ASSEMBLY - Courthouse

ENERGY ZONE	2
REQUIRED TOTAL R-VALUE	3.7
DIRECTION OF HEAT FLOW	UP
ESTIMATED R-VALUE, ROOF&CEILING	0.49
REQUIRED INSULATION THICKNESS	115
INSULATION THICKNESS SPECIFIED	115
SPECIFIED INSULATION R-VALUE	3.35
TOTAL R-VALUE	3.84
COMPLIANCE	**YES**

ROOF ASSEMBLY - Offices

ENERGY ZONE	2
REQUIRED TOTAL R-VALUE	3.7
DIRECTION OF HEAT FLOW	UP
ESTIMATED R-VALUE, ROOF&CEILING	0.67
REQUIRED INSULATION THICKNESS	115
INSULATION THICKNESS SPECIFIED	115
SPECIFIED INSULATION R-VALUE	3.35
TOTAL R-VALUE	4.02
COMPLIANCE	**YES**

ROOF ASSEMBLY - New Toilets

ENERGY ZONE	2
REQUIRED TOTAL R-VALUE	3.7
DIRECTION OF HEAT FLOW	UP
ESTIMATED R-VALUE, ROOF&CEILING	0.67
REQUIRED INSULATION THICKNESS	115
INSULATION THICKNESS SPECIFIED	115
SPECIFIED INSULATION R-VALUE	3.35
TOTAL R-VALUE	4.02
COMPLIANCE	**YES**

Rev	DATE	DRAWING DESCRIPTION
B	21.11.2024	FOR HWC & COUNCIL SUBMISSION
A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

ARCHITECT: _____ CLIENT: _____

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35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

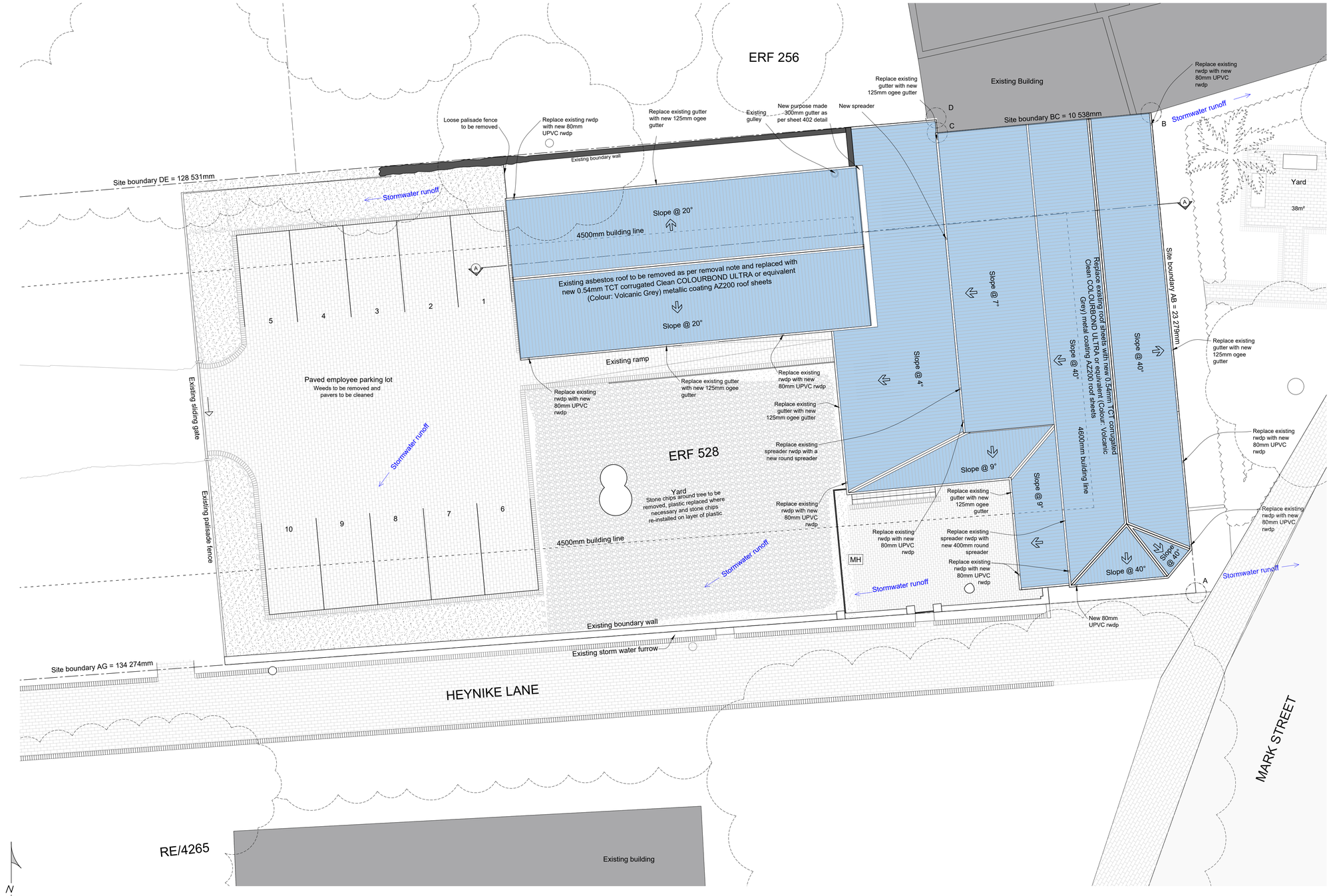
DRAWING: Site Plan
-FOR HWC & COUNCIL SUBMISSION-

DRAWN: EdK CHECKED: AL
DATE: 21.11.2024 SCALE: 1:200

PROJECT No: 134 DRAWING No: 101 REVISION: B

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ROOF PLAN (STORMWATER LAYOUT)
scale 1:100 (A1)

Rev.	DATE	DRAWING DESCRIPTION
B	21.11.2024	FOR HWC & COUNCIL SUBMISSION
A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

ARCHITECT: CLIENT:

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CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations


DRAWING: Roof Plan
-FOR HWC & COUNCIL SUBMISSION-

DRAWN: JS CHECKED: AL
DATE: 21.11.2024 SCALE: 1:100

PROJECT No: 134 DRAWING No: 102 REVISION: B

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COURTHOUSE - PARKING AND LANDSCAPING PLAN
scale 1:200 (A1)

AREA CALCULATION	
Occupancy Classification	G1
Climate Zone	2
AREA SCHEDULE	
Site Area	2 936m²
Courthouse	233.7m²
Offices	95.8m²
Covered Areas	**111.9m²**
TOTAL COVERAGE	**441.4m² (15%)**

PARKING REQUIREMENTS FOR OFFICE BUILDING

Occupancy Classification : G1 = 1 parking per 15m²

441.4m² / 15 = 29.4 parking bays

TOTAL BAYS REQUIRED = 30 (~29.4 parking bays)

PARKING PROVIDED = 8 enclosed (employee)
22 informal parkings

Rev.	DATE:	DRAWING DESCRIPTION:
B	21.11.2024	FOR HWC & COUNCIL SUBMISSION
A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

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CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

DRAWING: Parking & Landscaping Plan
-FOR HWC & COUNCIL SUBMISSION-

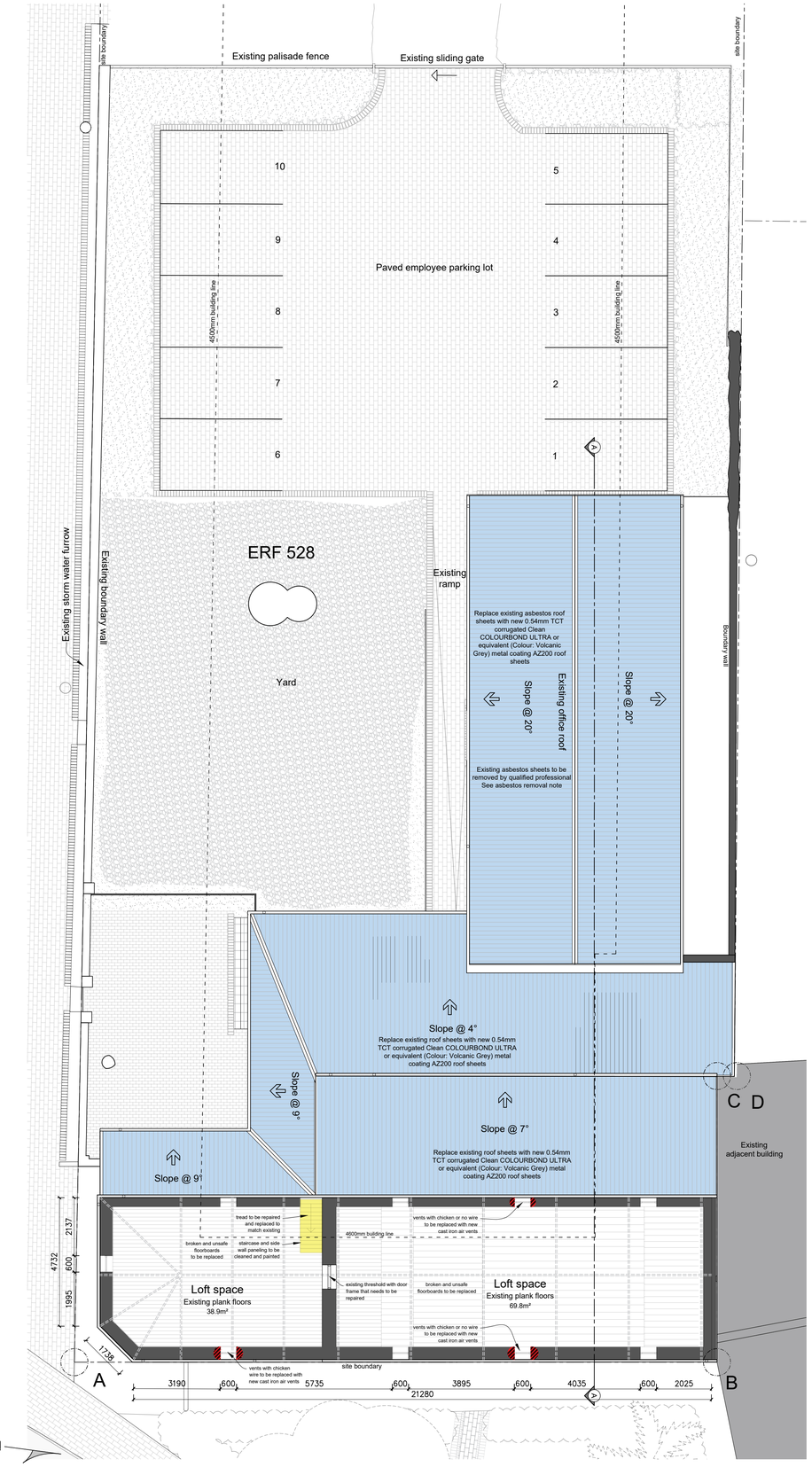
DRAWN:	JS	CHECKED:	AL
DATE:	21.11.2024	SCALE:	1:200

PROJECT No.	DRAWING No.	REVISION
134	103	B

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PROPOSED GROUND FLOOR LAYOUT
scale 1100 (A1)



PROPOSED LOFT LAYOUT
scale 1100 (A1)

NOTE:
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GENERAL NOTE:

All new masory walls to be built according to SANS 10400 Part K

All demolition work to be done in accordance with SANS 10400 Part E

ARTIFICIAL VENTILATION NOTE:

Artificial ventilation to be provided, ceiling mounted ventilation system to be sensor acrivated when the room is occupied.
Ventilation to allow for 2 air changes p/hour & 7.5L p/person to ensure uniform distribution and circulation throughout the room, without the creation of an air velocity of more than 0.5m/s to comply with SANS 10400 Part O

NOTE A:
EXTERIOR WALL FINISH

Existing walls to be repaired & repainted. Only lime plasters, mortars and renders are to be used on site. Only limewash without Portland cement additives is to be used on all historic wall fabric

ASBESTOS REMOVAL NOTE:

Removal of asbestos is to be done safely by a registered and fully accredited asbestos removal company

Rev	DATE	DRAWING DESCRIPTION
B	21.11.2024	FOR HWC & COUNCIL SUBMISSION
A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

ARCHITECT: _____ CLIENT: _____

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CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

DRAWING: Ground & Roof Plan
-FOR HWC & COUNCIL SUBMISSION-

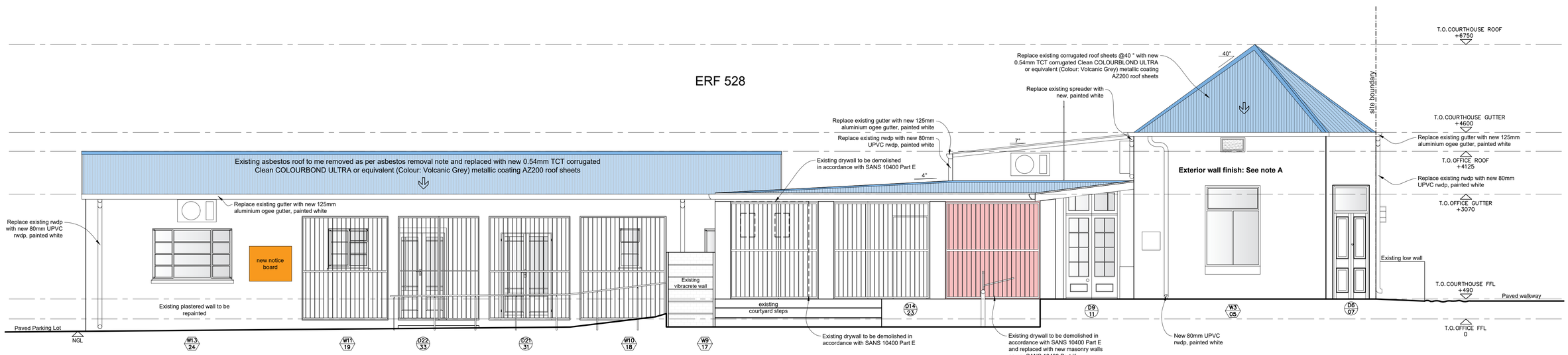
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DATE: 2111.2024 SCALE: 1100

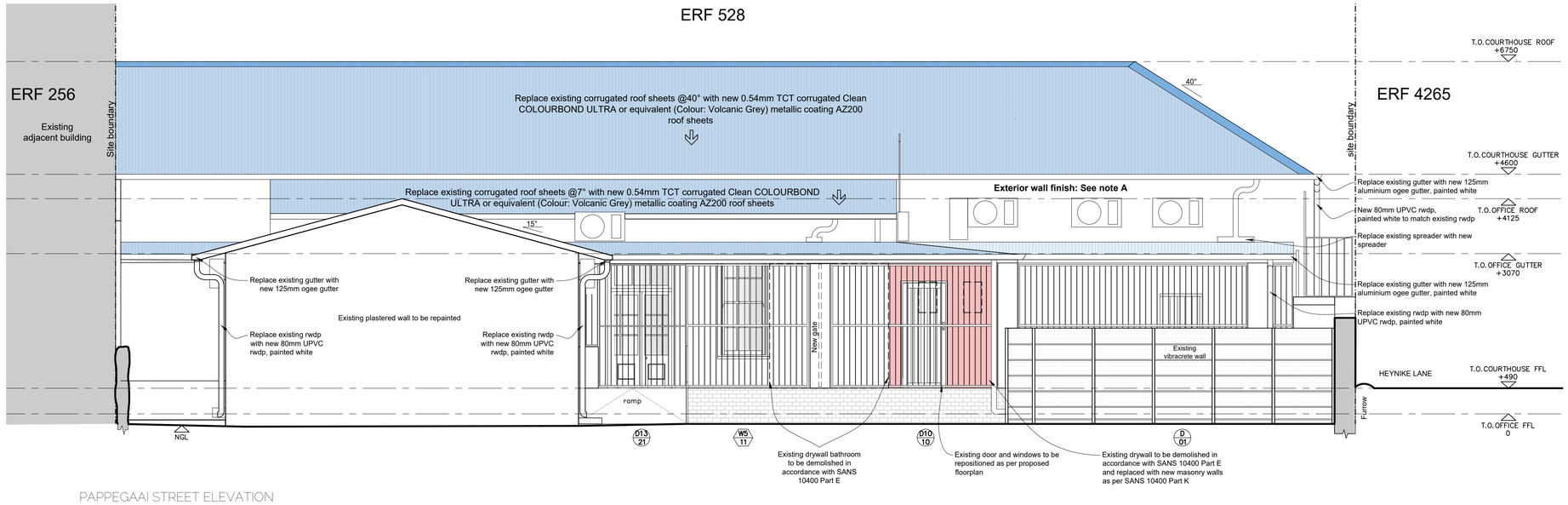
PROJECT No	DRAWING No.	REVISION
134	201	B

G:\shortcut-targets-by-id\1-4l8zzy8WSB-PFGYAlDkSkFd0mwuK_I1\CURRENT PROJECTS\134 - Court House, Mark street Stellenbosch\---Drawing Board\---c3.1-Autocad\COUNCIL PLANS 18112024.dwg

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HEYNIKE LANE ELEVATION
scale 1:50 (A1)



PAPPEGAAI STREET ELEVATION
scale 1:50 (A1)

NOTE A:
EXTERIOR WALL FINISH

Existing walls to be repaired & repainted. Only lime plasters, mortars and renders are to be used on site. Only limewash without Portland cement additives is to be used on all historic wall fabric

GENERAL NOTE:

All new masory walls to be built according to SANS 10400 Part K

All demolition work to be done in accordance with SANS 10400 Part E

ASBESTOS REMOVAL NOTE:

Removal of asbestos is to be done safely by a registered and fully accredited asbestos removal company

Rev	DATE	DRAWING DESCRIPTION
B	21.11.2024	FOR HWC & COUNCIL SUBMISSION
A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

ARCHITECT: CLIENT:

Anja Lareman
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61 Plein Street, Stellenbosch, 7600

CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

DRAWING: Elevations
-FOR HWC & COUNCIL SUBMISSION-

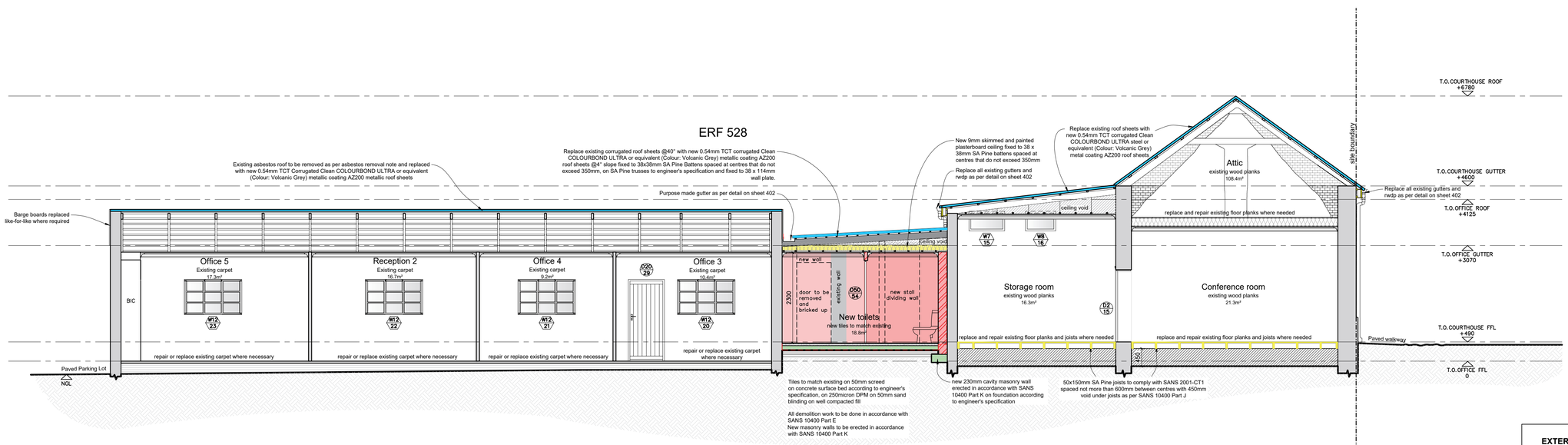
DRAWN: EdK CHECKED: AL

DATE: 21.11.2024 SCALE: 1:50

PROJECT No: 134 DRAWING No: 301 REVISION: B

G:\Uhoricuit\targets-by-id\1-48zxy8WSB-PFCYaDk34P-d\release\K_I1-CURRENT PROJECTS\134 - Court House, Mark street Stellenbosch\---Drawing Board---\3.1-Autocad\COUNCIL PLANS 18112024.dwg

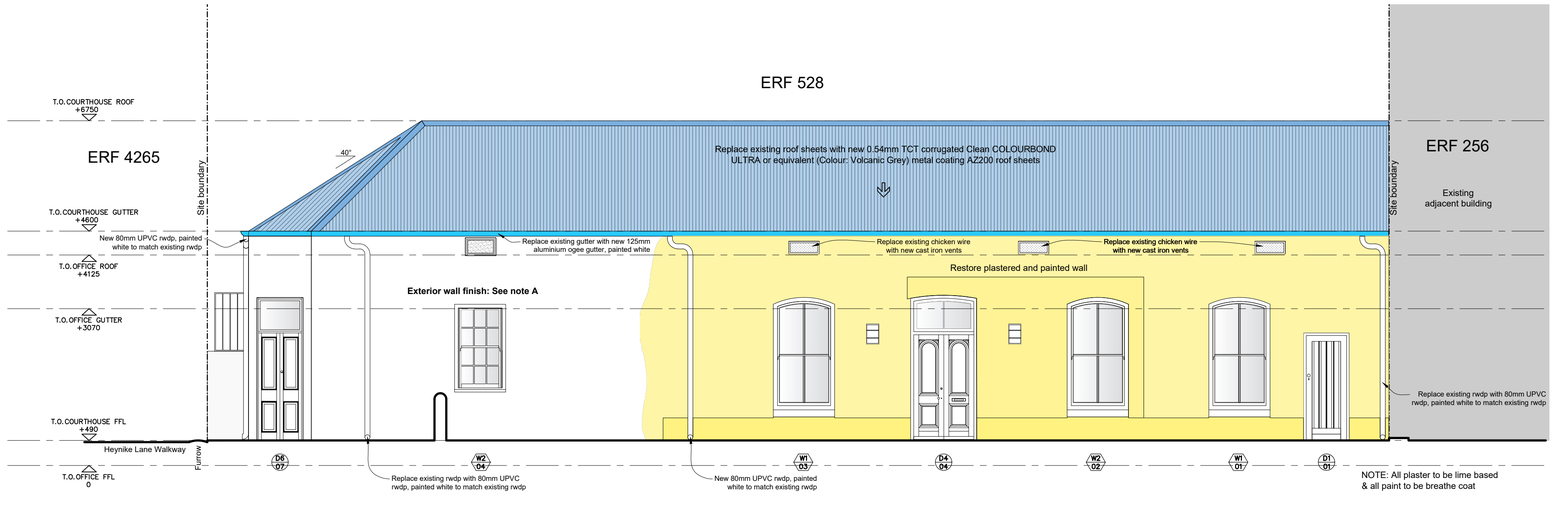
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SECTION A-A
scale 1:50 (A1)

NOTE A:
EXTERIOR WALL FINISH

Existing walls to be repaired & repainted. Only lime plasters, mortars and renders are to be used on site. Only limewash without Portland cement additives is to be used on all historic wall fabric



MARK STREET ELEVATION
scale 1:50 (A1)

GENERAL NOTE:

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All demolition work to be done in accordance with SANS 10400 Part E

ASBESTOS REMOVAL NOTE:

Removal of asbestos is to be done safely by a registered and fully accredited asbestos removal company

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ARCHITECT: _____ CLIENT: _____

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CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

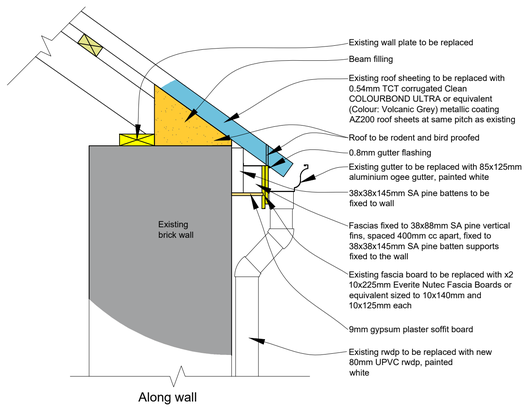
DRAWING: Section & Elevation
-FOR HWC & COUNCIL SUBMISSION-

DRAWN: EdK CHECKED: AL
DATE: 21.11.2024 SCALE: 1:50

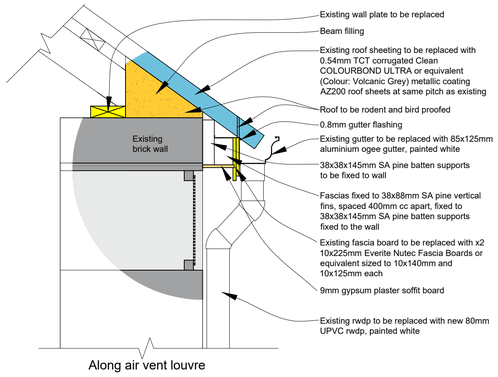
PROJECT No: 134 DRAWING No: 302 REVISION: B

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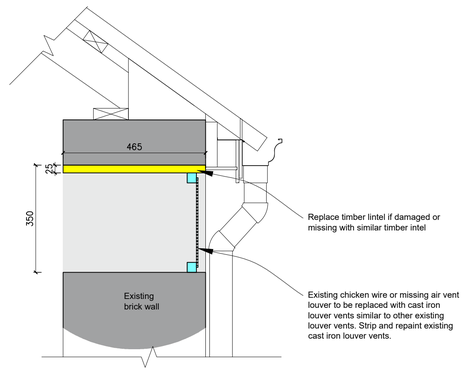
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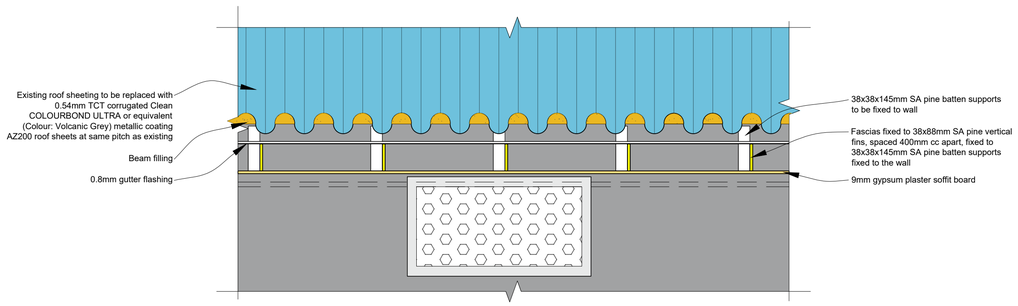
COURTHOUSE EAVE DETAIL
scale 1:10 (A1)



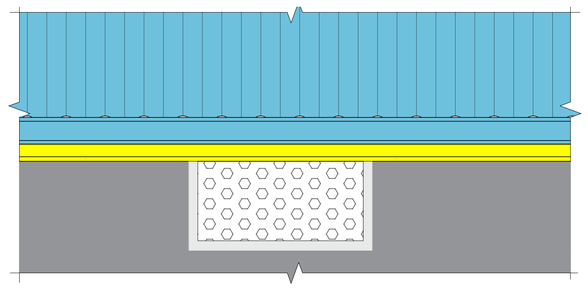
COURTHOUSE EAVE DETAIL IN FRONT OF LOUVER
scale 1:10 (A1)



COURTHOUSE AIR VENT LOUVER DETAIL
scale 1:10 (A1)



COURTHOUSE FASCIA SECTION
scale 1:10 (A1)



COURTHOUSE FASCIA ELEVATION
scale 1:10 (A1)

Rev.	DATE	DRAWING DESCRIPTION
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A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

ARCHITECT: _____ CLIENT: _____

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CLIENT: Stellenbosch Municipality
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Additions & Alterations

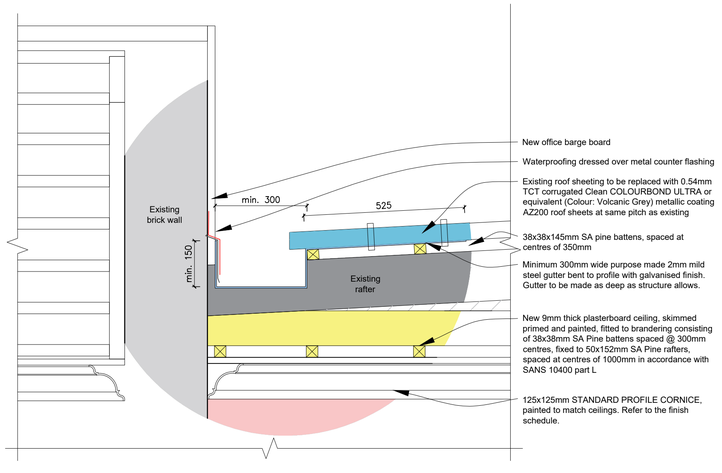
DRAWING: Courthouse Eave & Louver Details
-FOR HWC & COUNCIL SUBMISSION-

DRAWN: JS CHECKED: AL
DATE: 21.11.2024 SCALE: 1:10

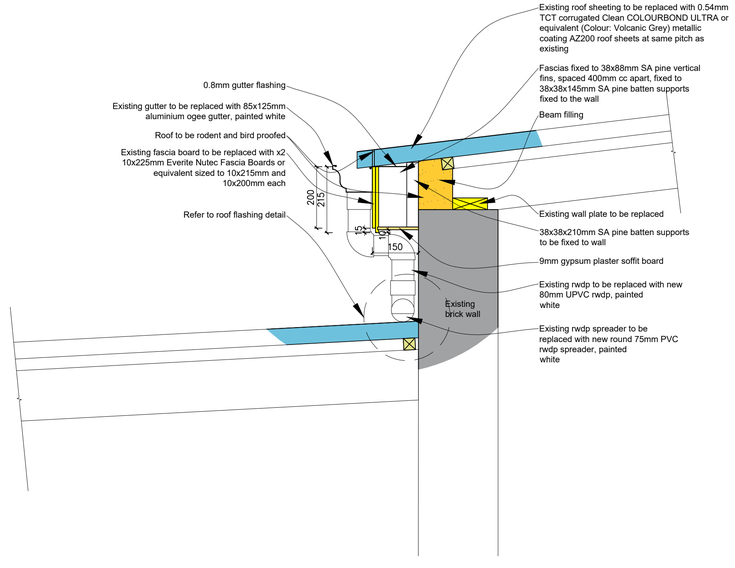
PROJECT No. 134 | DRAWING No. 401 | REVISION B

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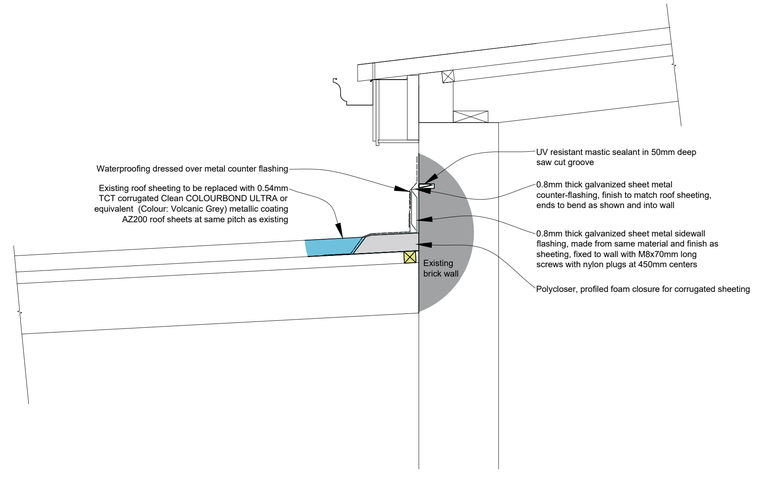
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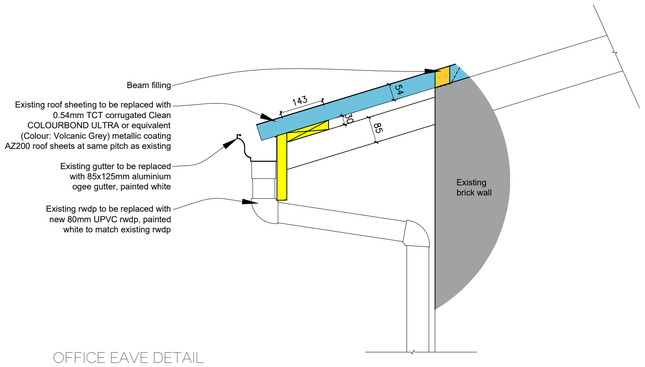
COURTHOUSE PORCH PURPOSE MADE GUTTER DETAIL
scale 1:10 (A1)



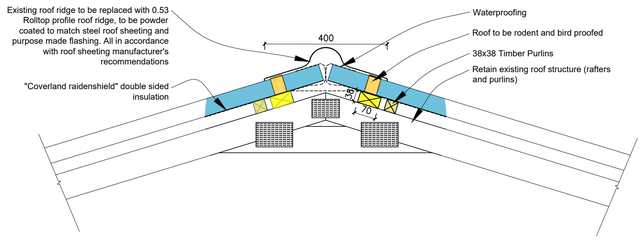
COURTHOUSE PORCH EAVE DETAIL
scale 1:10 (A1)



COURTHOUSE PORCH FLASHING DETAIL
scale 1:10 (A1)



OFFICE EAVE DETAIL
scale 1:10 (A1)



OFFICE ROOF RIDGE DETAIL
scale 1:10 (A1)

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61 Plein Street, Stellenbosch, 7600

CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

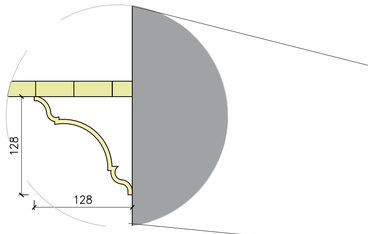
DRAWING: Courthouse & Office Details
-FOR HWC & COUNCIL SUBMISSION-

DRAWN: JS CHECKED: AL
DATE: 21.11.2024 SCALE: 1:10

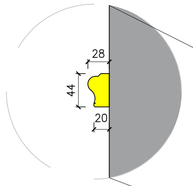
PROJECT No.	DRAWING No.	REVISION
134	402	B

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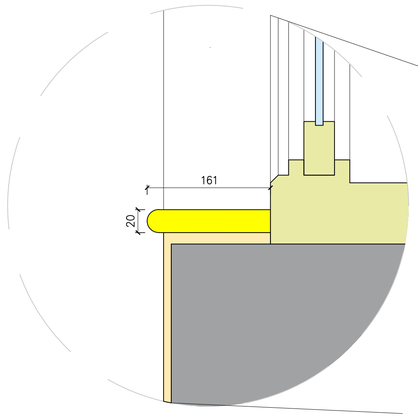
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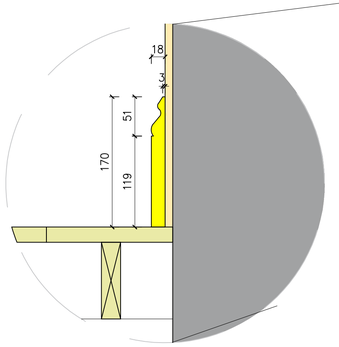
COURTHOUSE CORNICE DETAIL
scale 1:4 (A1)



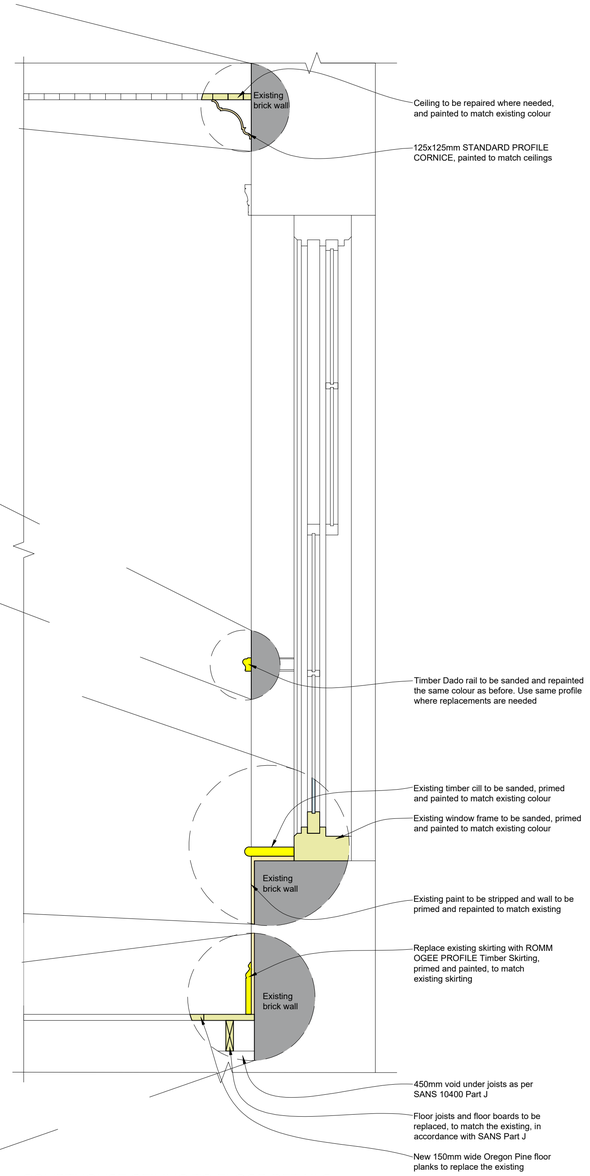
COURTHOUSE DADO RAIL DETAIL
scale 1:4 (A1)



COURTHOUSE WINDOW CILL DETAIL
scale 1:4 (A1)



COURTHOUSE SKIRTING DETAIL
scale 1:4 (A1)



COURTHOUSE CEILING TO FLOOR DETAILS
scale 1:10 (A1)

Rev	DATE	DRAWING DESCRIPTION
B	21.11.2024	FOR HWC & COUNCIL SUBMISSION
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CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

DRAWING: Courthouse Floor to Ceiling Details
-FOR HWC & COUNCIL SUBMISSION-

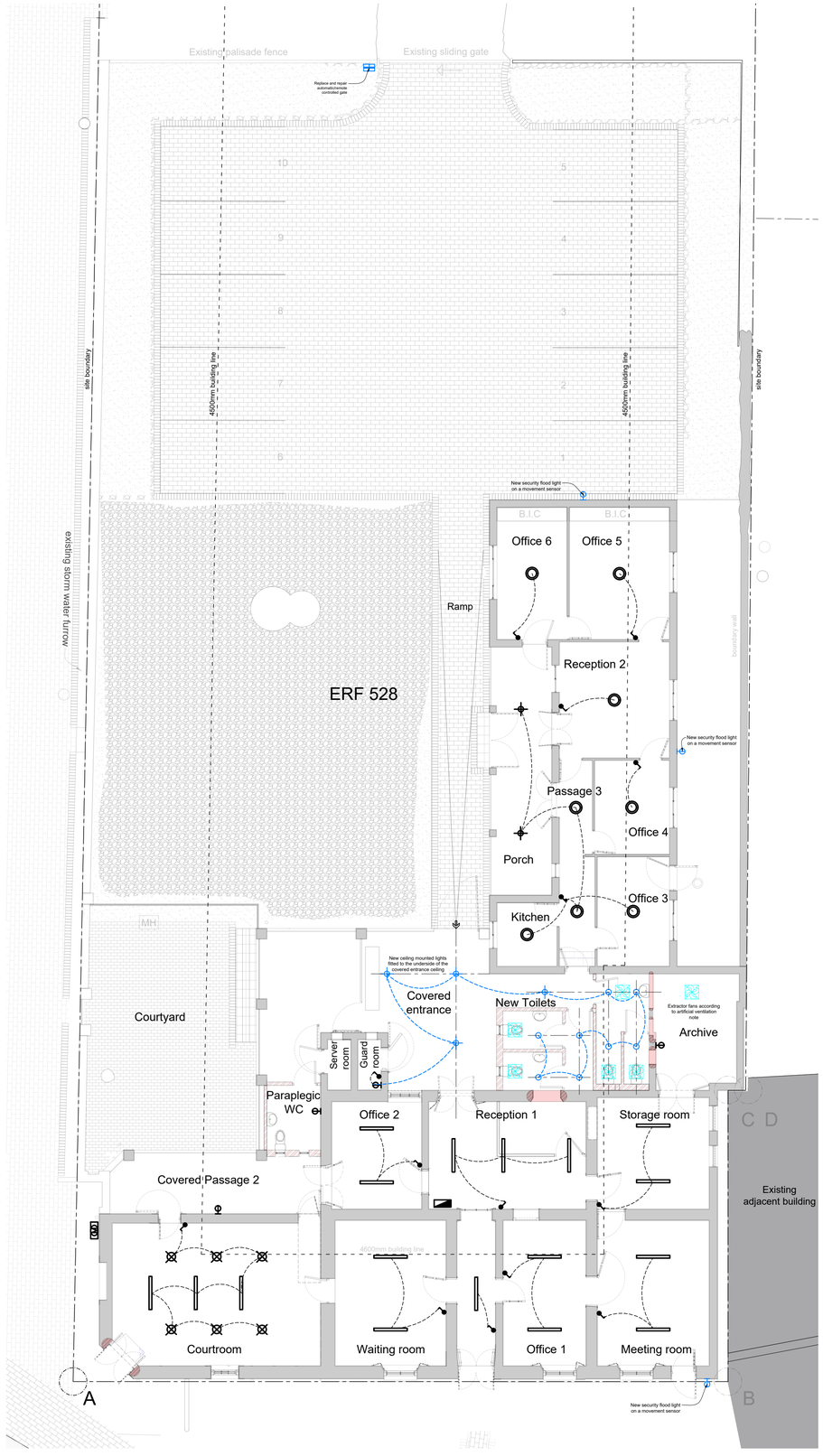
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DATE: 21.11.2024 SCALE: As Indicated

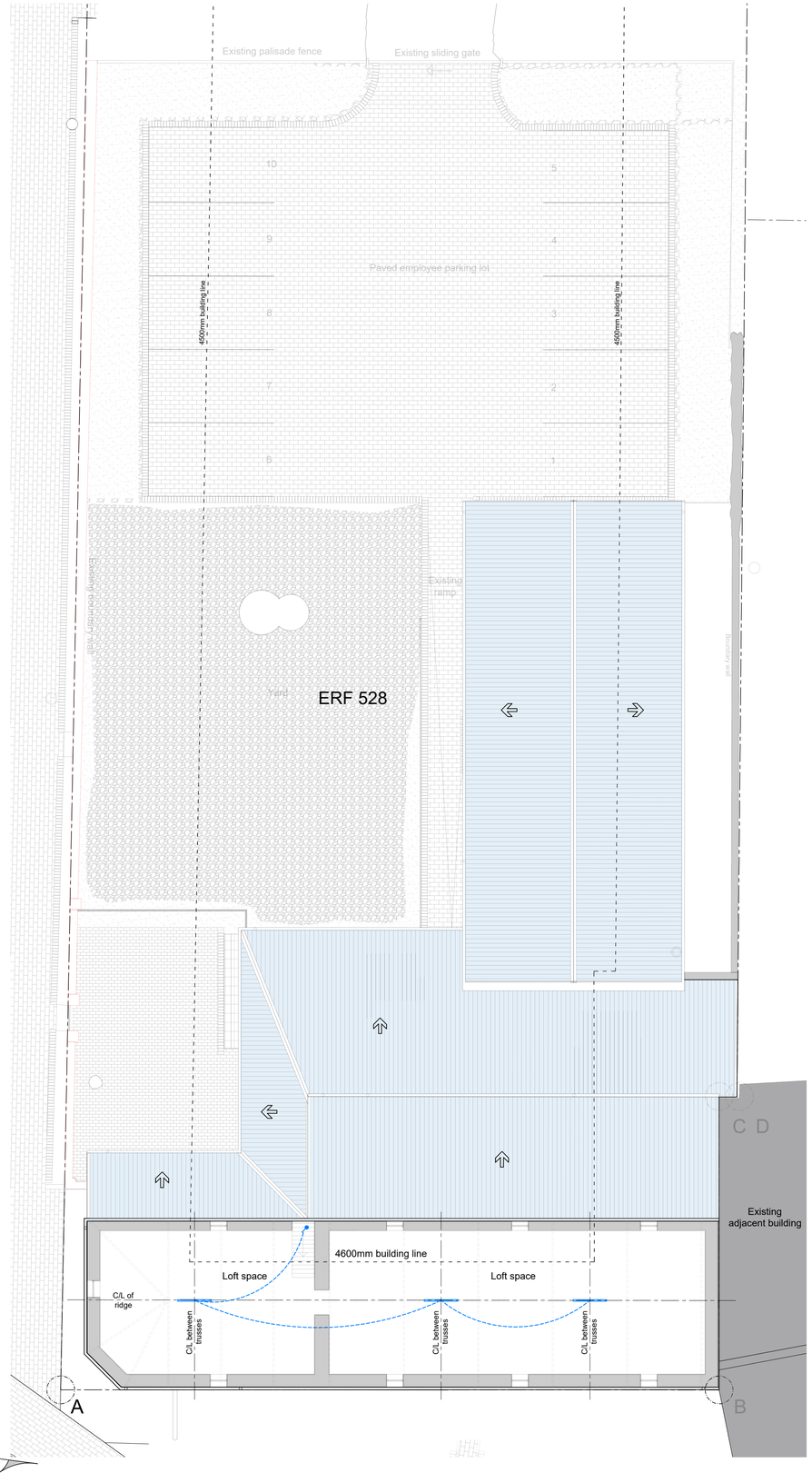
PROJECT No.	DRAWING No.	REVISION
134	403	B

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GROUND FLOOR ELECTRICAL LAYOUT (Power & Lighting)
scale 1:100 (A1)



LOFT ELECTRICAL LAYOUT (Power & Lighting)
scale 1:100 (A1)

LIGHTING

- Wiring Circuit
- Chandelier Light Fitting
- Hanging Ceiling Light
- Ceiling Mounted Light
- Ceiling Mounted Light
- Wall Surface Light
- Ceiling Mounted Downlight
- Make-up Mirror Light
- Ground Spike
- Pool Light Fitting
- LED Strip Light & Transformer (T)

SWITCHES

- Single light switch
- 2 Two-way light switch
- D Light switch with dimmer
- 2D Two-way light dimmer
- W Watertight exterior switch
- P Photocell switch
- T Timer switch
- Isolator Switch
- On/Off canopy switch

POWER

- Single Plug Point
- Double Plug Point
- 3-Phase Plug Point
- Waterproof Plug Point
- International Plug Point
- D Dedicated (Red) Plug
- S Stove Socket Point
- Heated Towel Rail
- Shaving Socket Point
- Insinkerator
- Power skirting
- MB Municipal Meter Box
- Main Distribution Board
- Sub Distribution Board
- Special Distribution Board
- Process Points
- M Motorized Garage Door
- Gen Electrical Generator
- Solar Solar Panel
- T Transformer
- IN Inverter
- B Battery Pack

DATA POINTS

- Telephone Point
- ADSL / Data Point
- WiFi Router
- USB Point

AUDIO & VISUAL

- TV TV Point
- SP Speaker Point in ceiling
- I Intercom
- Sat. Dish

SECURITY

- Security Beams
- Internal Motion Sensor
- External Motion Sensor
- A Alarm Keypad
- D Door Access / Intercom
- B Door Bell
- Alarm DB
- S Siren
- Smoke Detector

AUTOMATION

- Gate motor
- L50 Automation Circuit Number Tag

HEATING/COOLING

- Underfloor Heating Area
- UH Underfloor Heating control
- Supply Air Grille
- Return Air Grille
- Extract Fan to Exterior (250mm)
- F Ceiling Fan
- A/C Split Unit
- A/C Compressor Unit
- HWC Hot Water Cylinder
- SHWC Solar Hot Water Cylinder
- HP Heat Pump

GAS

- GAS Gas Pipe
- Gas Service Point
- G Gas Cylinder
- Gas Shut-off Valve
- GWH Gas Water Heater

COLOUR LEGEND

- Existing electrical
- Proposed electrical

ARTIFICIAL VENTILATION NOTE:

Artificial ventilation to be provided, ceiling mounted ventilation system to be sensor acrivated when the room is occupied.
Ventilation to allow for 2 air changes p/hour & 7.5L p/person to ensure uniform distribution and circulation throughout the room, without the creation of an air velocity of more than 0.5m/s to comply with SANS 10400 Part O

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CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

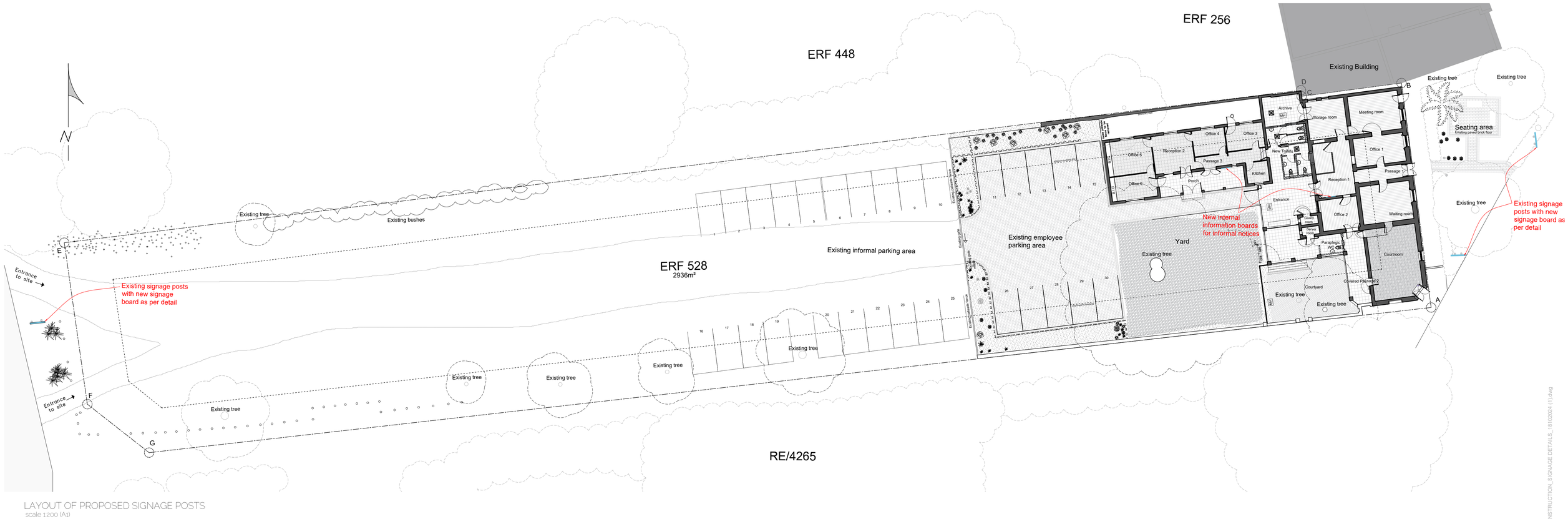
DRAWING: Services Layout
-FOR HWC & COUNCIL SUBMISSION-

DRAWN: JS & EdK CHECKED: AL
DATE: 21.11.2024 SCALE: 1:100

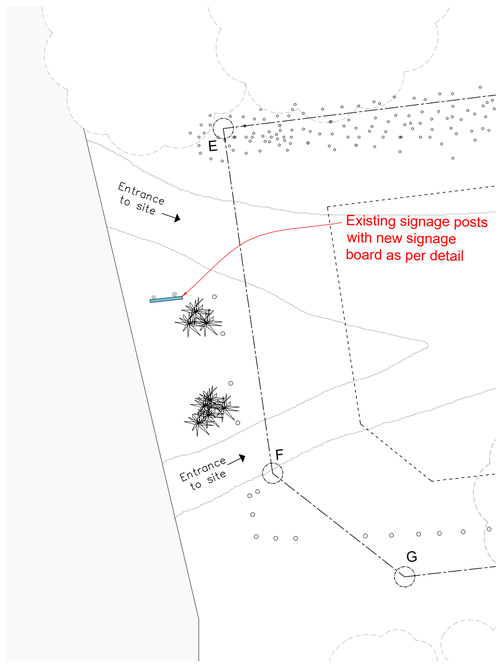
PROJECT No	DRAWING No	REVISION
134	601	B

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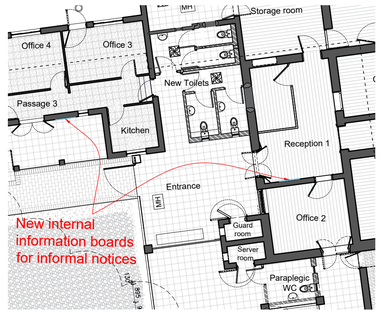
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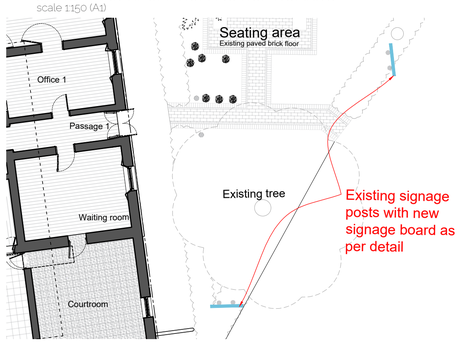
LAYOUT OF PROPOSED SIGNAGE POSTS
scale 1200 (A1)



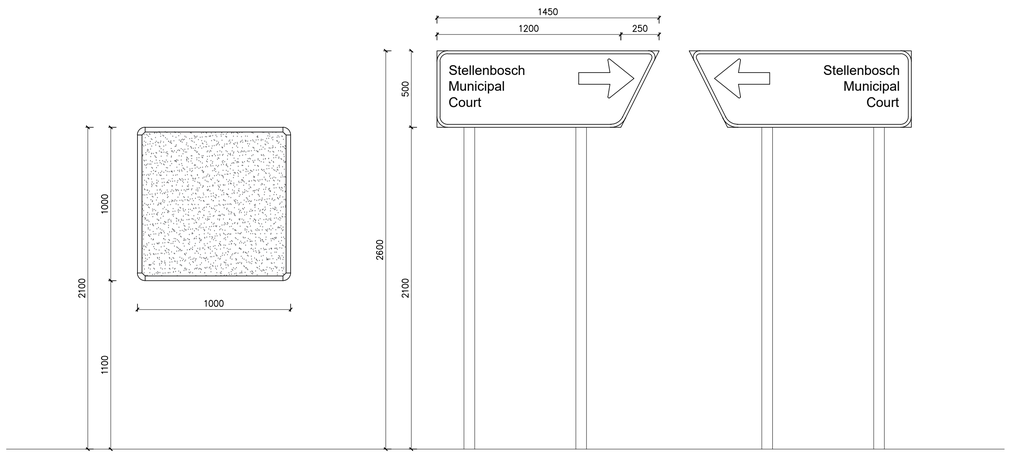
PAPPEGAAI STREET SIGNAGE (SITE ENTRANCE)
scale 1150 (A1)



OFFICE AND RECPETION NOTICE BOARDS
scale 1150 (A1)



MARK STREET SIGNAGE
scale 1150 (A1)



1000x1000mm Aluminium frame cork notice boards to be screw-fixed to the exterior wall of the Office, and inside wall of the Courthouse Reception

Road signs to to be attached to existing signage posts, and orientated to point towards Courthouse. Signs to comply with the South African Road Traffic Signs Manual. Final design to be signed off and approved by client.

SIGNAGE DETAIL
scale 1:20 (A1)

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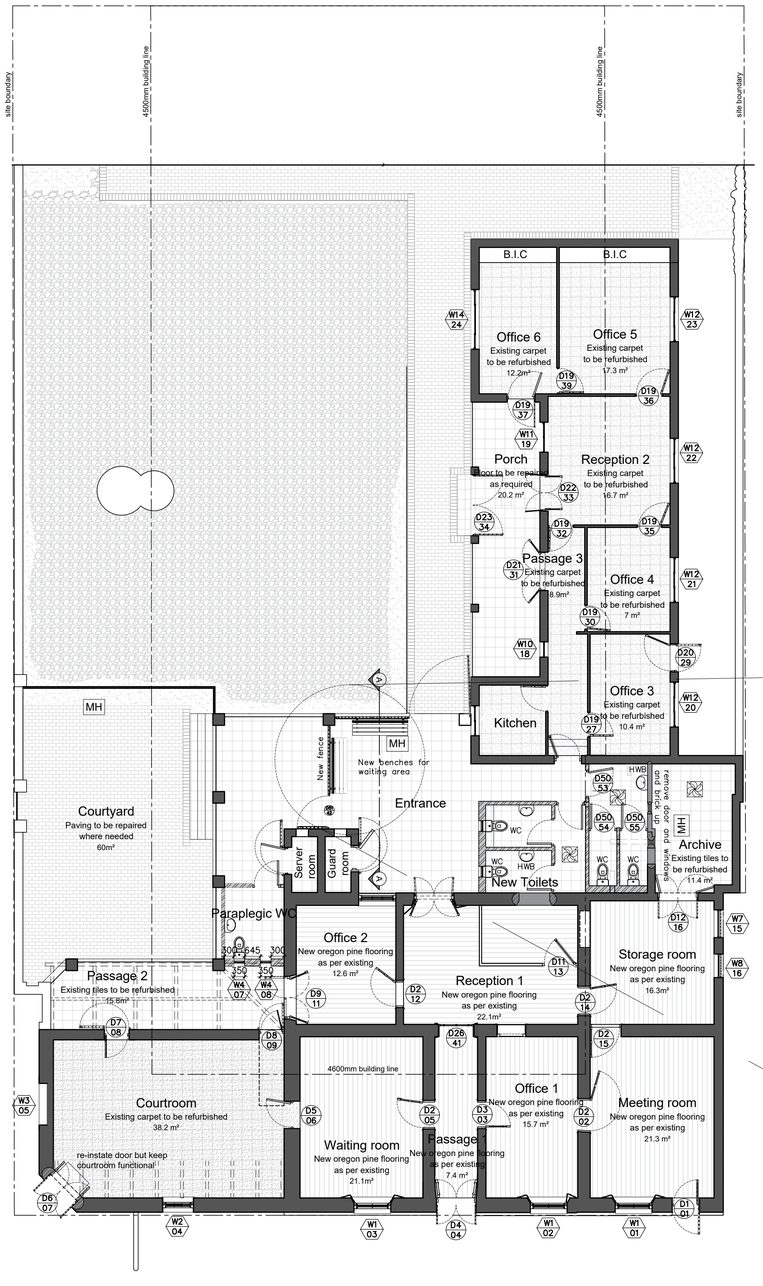
CLIENT:	Stellenbosch Municipality 35 Mark Street, Stellenbosch
PROJECT:	Municipal Courthouse Building Additions & Alterations
DRAWING:	Signage Details -FOR HWC & COUNCIL SUBMISSION-

DRAWN:	JS	CHECKED:	AL
DATE:	21.11.2024	SCALE:	As Indicated

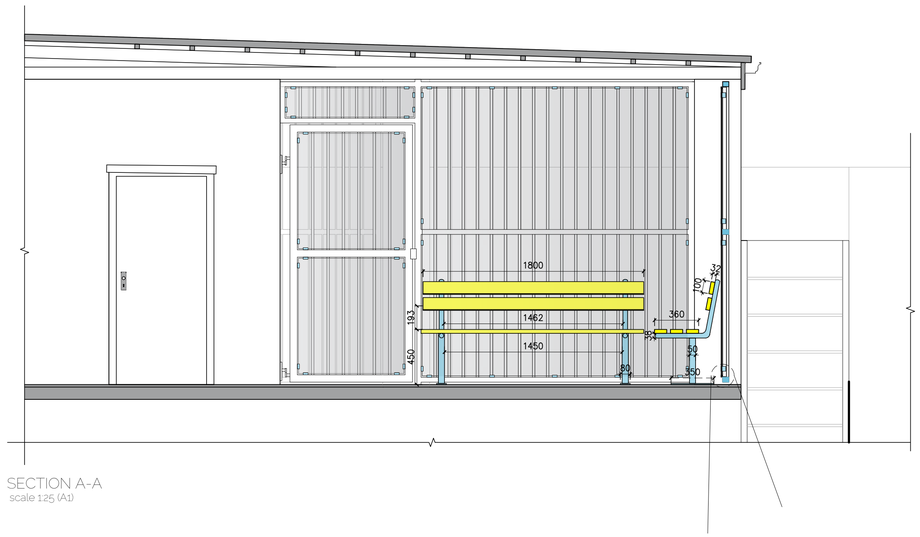
PROJECT No	DRAWING No	REVISION
134	701	B

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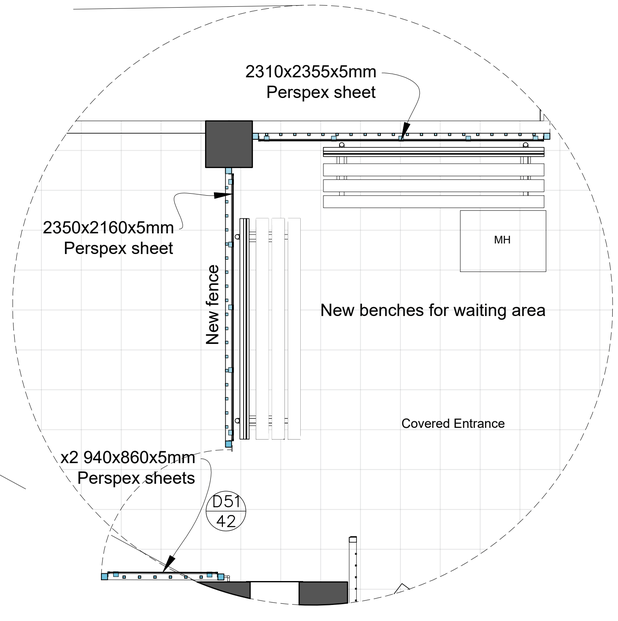
NOTE:
THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.



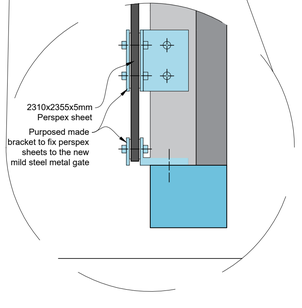
NEW WAITING AREA SEATING - COVERED ENTRANCE
scale 1100 (A1)



SECTION A-A
scale 1:25 (A1)



ISOLATED PLAN OF WAITING AREA
scale 1:25 (A1)



DETAIL VIEW OF PERSPEX SHEETS
scale 1:2 (A1)

Rev.	DATE	DRAWING DESCRIPTION
B	21.11.2024	FOR HWC & COUNCIL SUBMISSION
A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

ARCHITECT: Anja Lareman
(Sacap Reg. PrArch33182393)
CLIENT: (Registered Owner)

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Professional Architect, PrArch33182393
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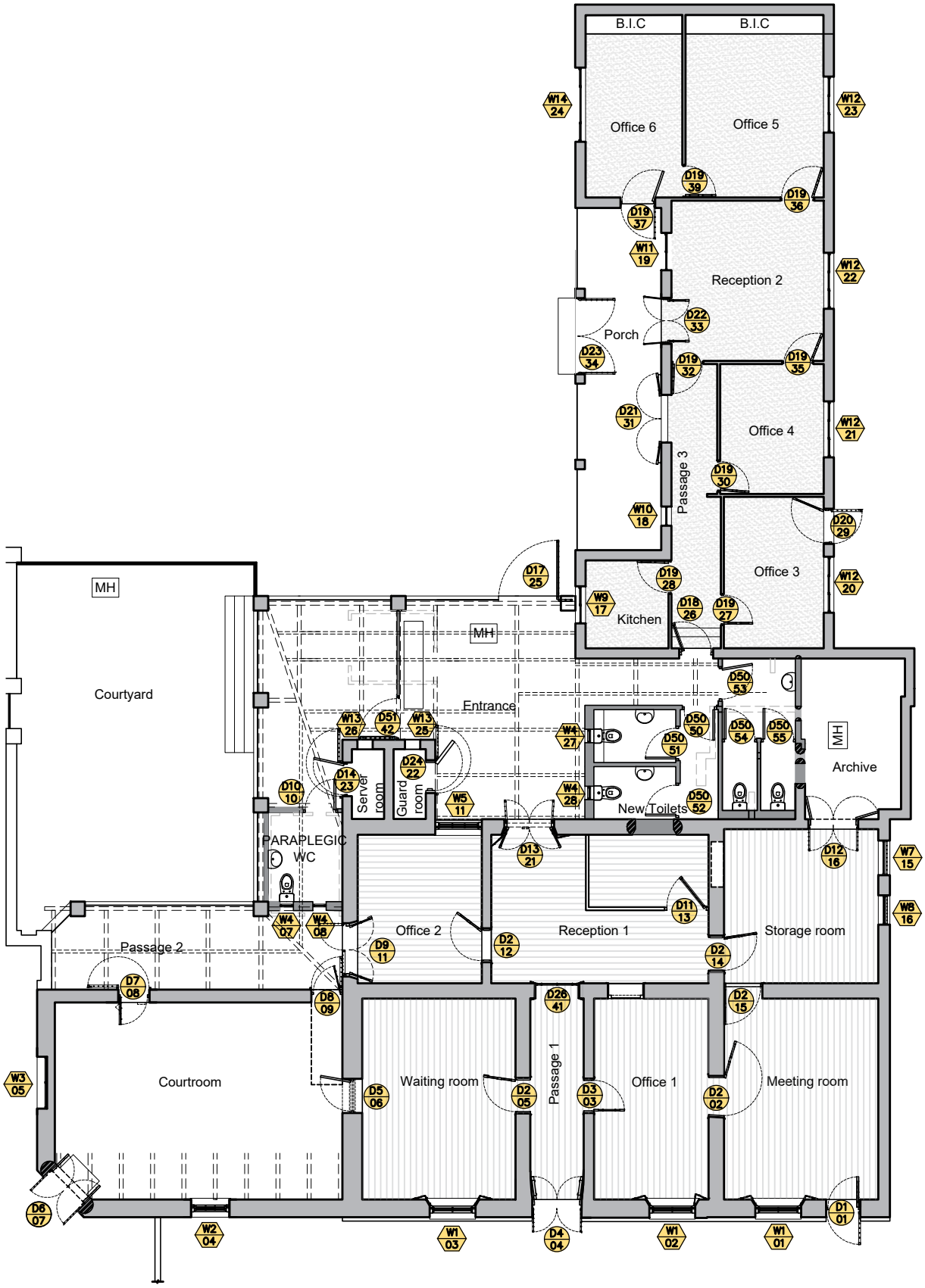
CLIENT:	Stellenbosch Municipality 35 Mark Street, Stellenbosch
PROJECT:	Municipal Courthouse Building Additions & Alterations
DRAWING:	Seating Area Details -FOR HWC & COUNCIL SUBMISSION-
DRAWN:	JS
CHECKED:	AL
DATE:	21.11.2024
SCALE:	As Indicated
PROJECT No	134
DRAWING No	702
REVISION	B

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Annexure A4:
Door and Window Schedules

CONTRACTOR TO VERIFY ALL LEVELS & DIMENSIONS ON SITE BEFORE MANUFACTURING & TO COMPLY WITH PART-N OF SANS 10400

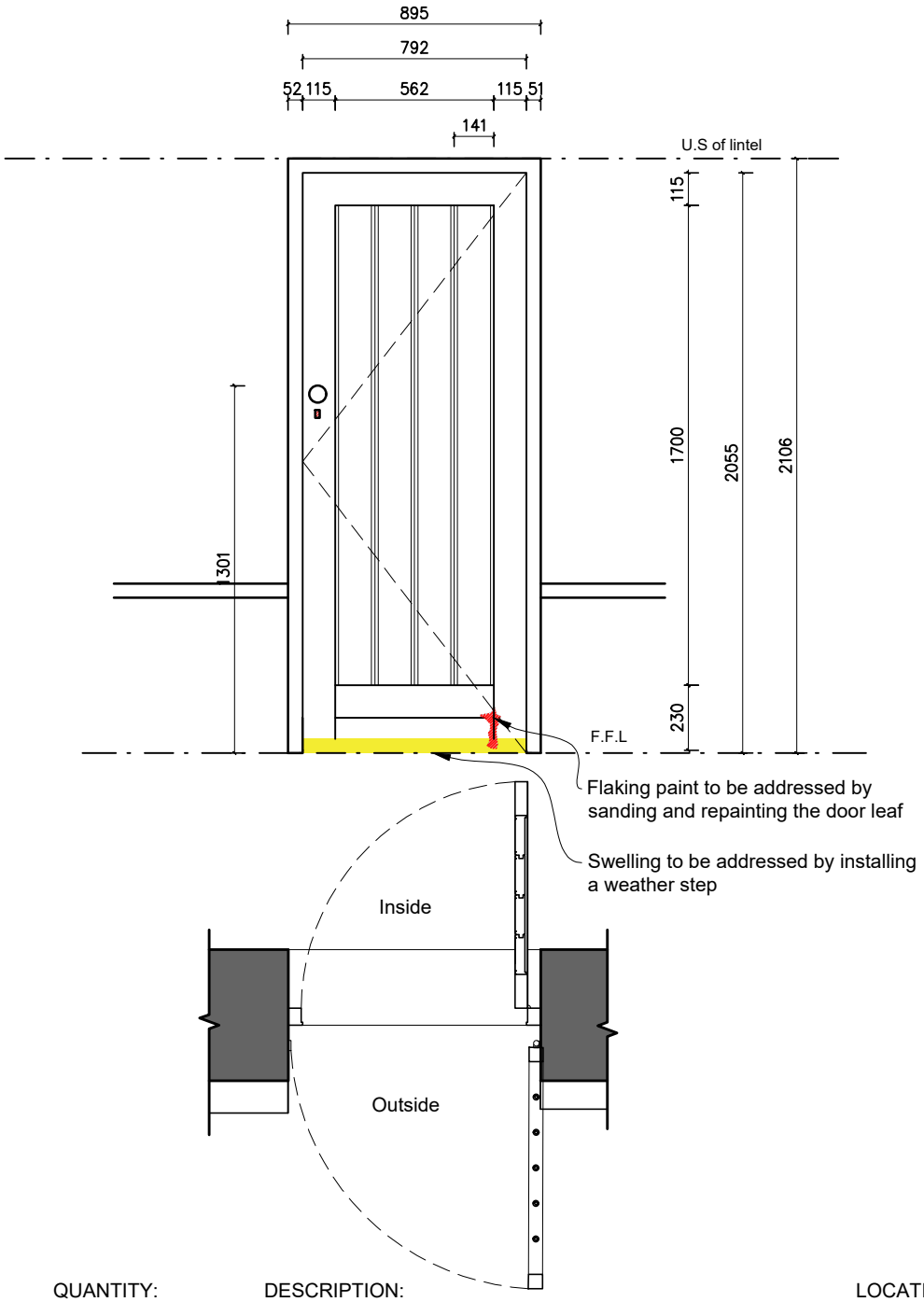


PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	503	1:150
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
D&W Floor Plan Legend -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D1	01	External timber RH open-in	Conference room

FRAME	Existing timber frame to be sanded, primed and painted
LEAF	Existing leaf with vertical T&G paneling to be sanded, primed and painted
HINGES	N/A
HANDLE	N/A
LOCK	New black escutcheon to keyhole (EB 1541)
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Paint colour as per finishing schedule. Existing security gate to be repainted (colour: heritage green)

Ironmongery spec above, or equivalent, subject to approval by architect

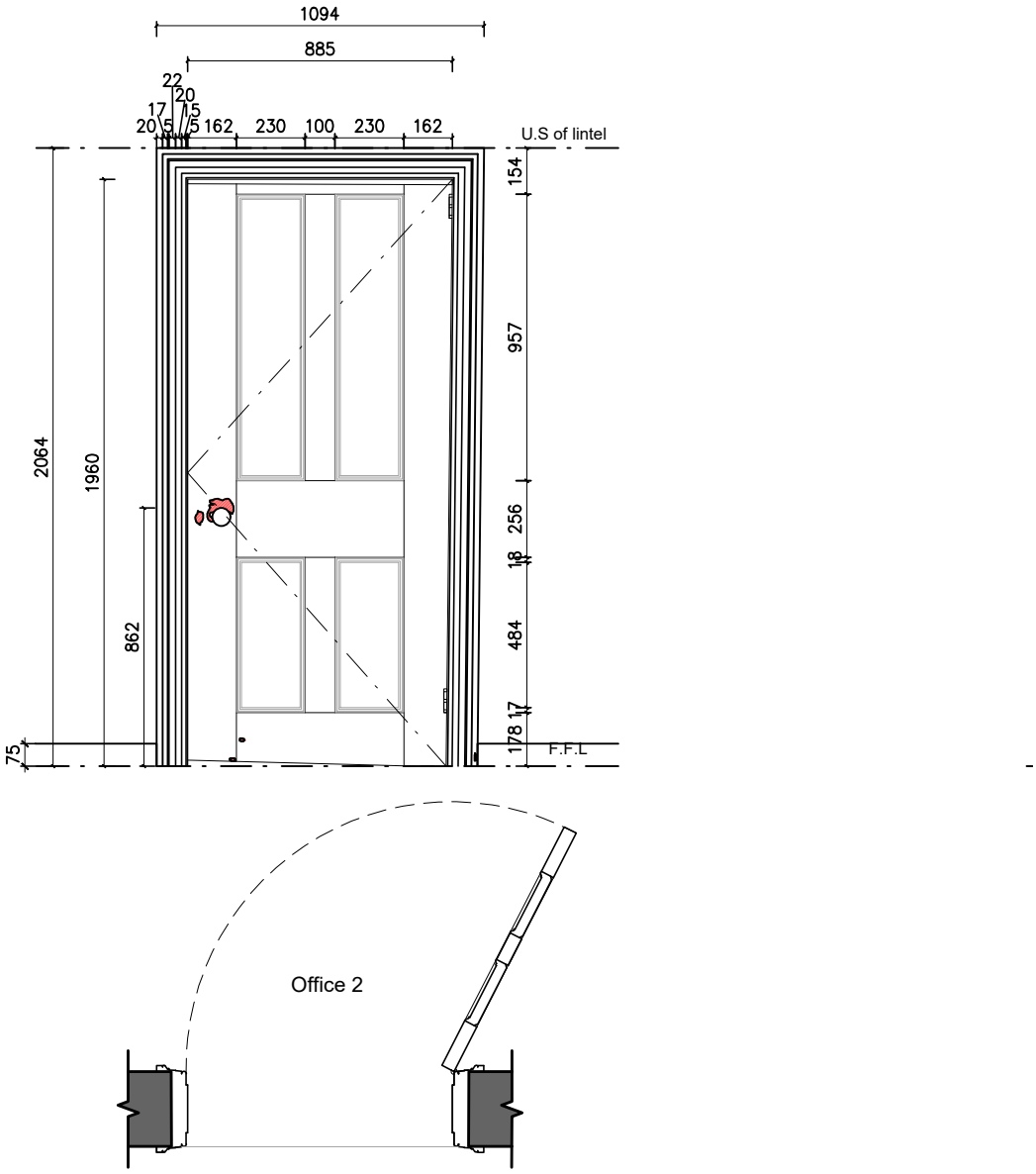
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	504	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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Reception 1

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D2	05	Internal timber RH open-in	Reception 1

FRAME	Existing frame to be sanded, repaired, primed and repainted.
LEAF	Existing leaf to be sanded, repaired, primed and repainted.
HINGES	N/A
HANDLE	Remove existing ironmongery (padlock + rimlock), Replace with EB2202 KNOB RIMLOCK MUSHROOM.
LOCK	New rimlock (Black escutcheon to keyhole (EB 2201)) + union padlock (black).
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Replace missing knob and keep existing knob and clean. Ironmongery spec above, or equivalent, subject to approval by architect

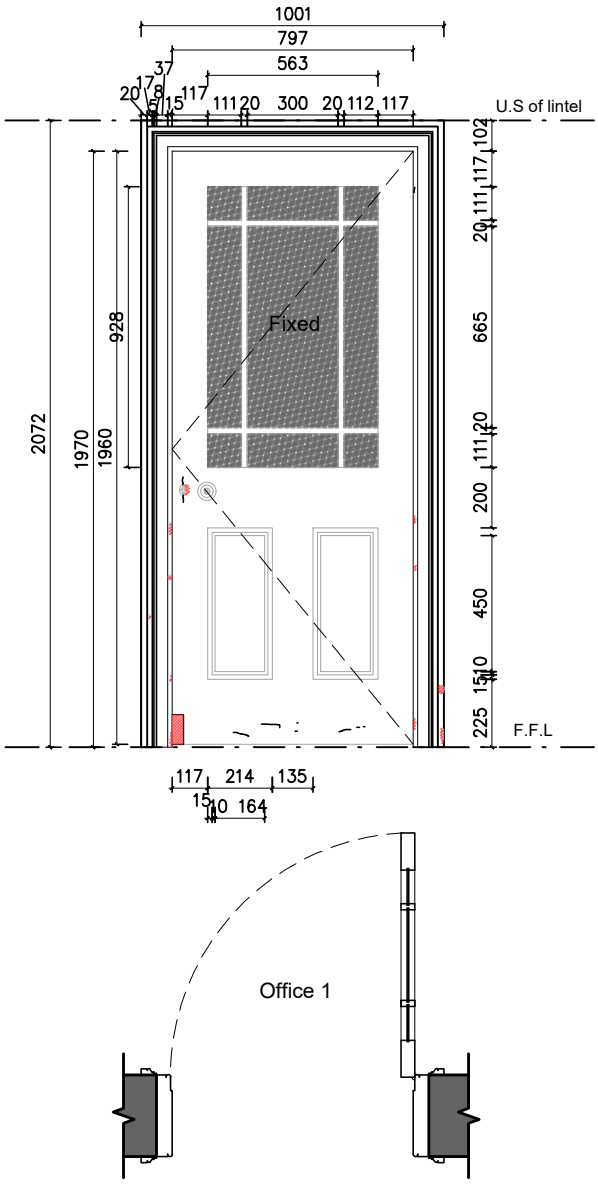
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	505	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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Passage 1

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D3	01	Internal timber RH open-in	Passage 1

FRAME	Existing frame to be sanded, repaired, primed and repainted.
LEAF	Existing leaf to be sanded, repaired, primed and repainted.
HINGES	N/A
HANDLE	Remove existing ironmongery (padlock + rimlock), Replace with EB2202 KNOB RIMLOCK MUSHROOM.
LOCK	New himlock (Black escutcheon to keyhole (EB 2201))
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	Existing glazing panels to be cleaned (overpaint marks visible)
OTHER	Replace missing knob and keep existing knob and clean. Ironmongery spec above, or equivalent, subject to approval by architect

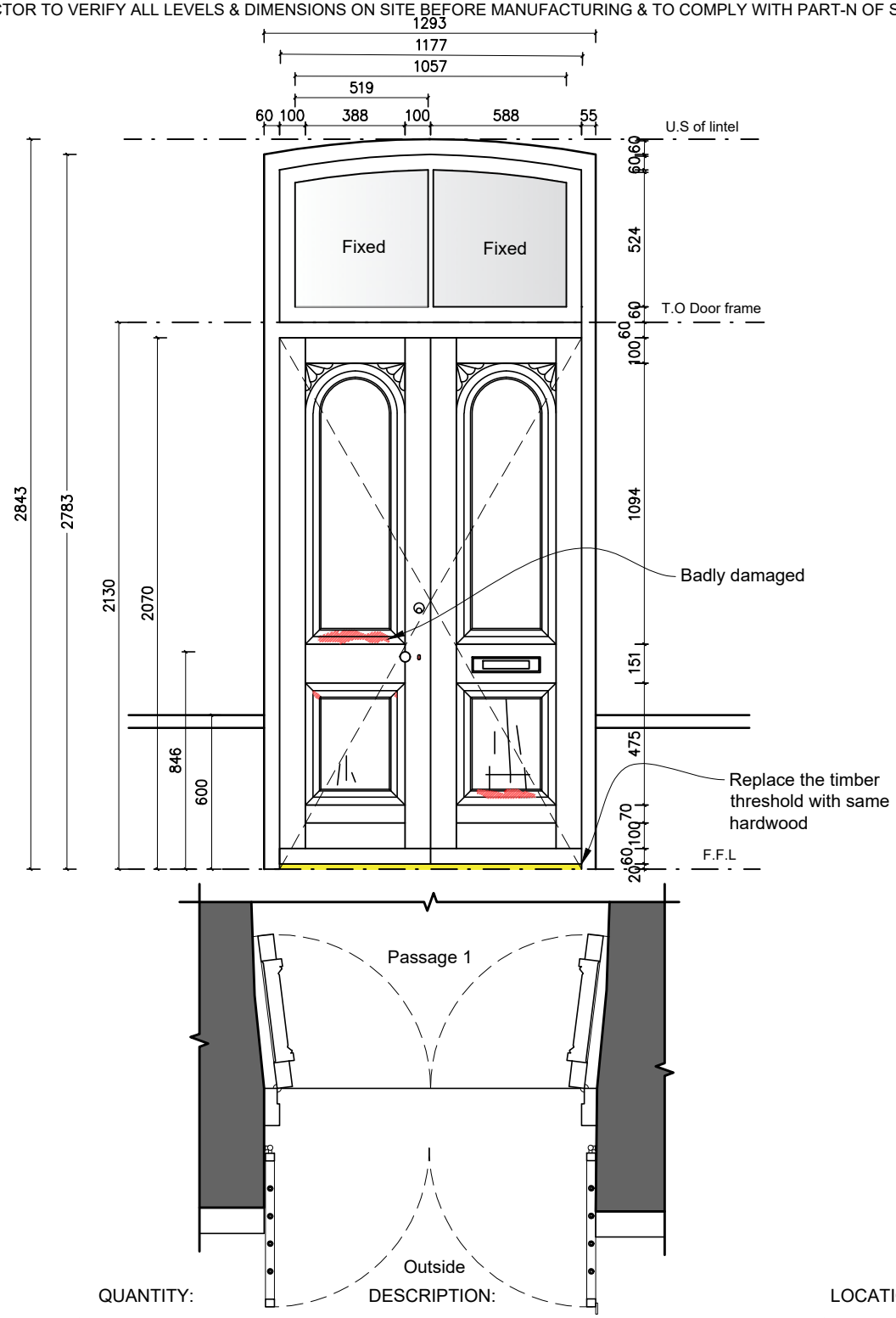
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	506	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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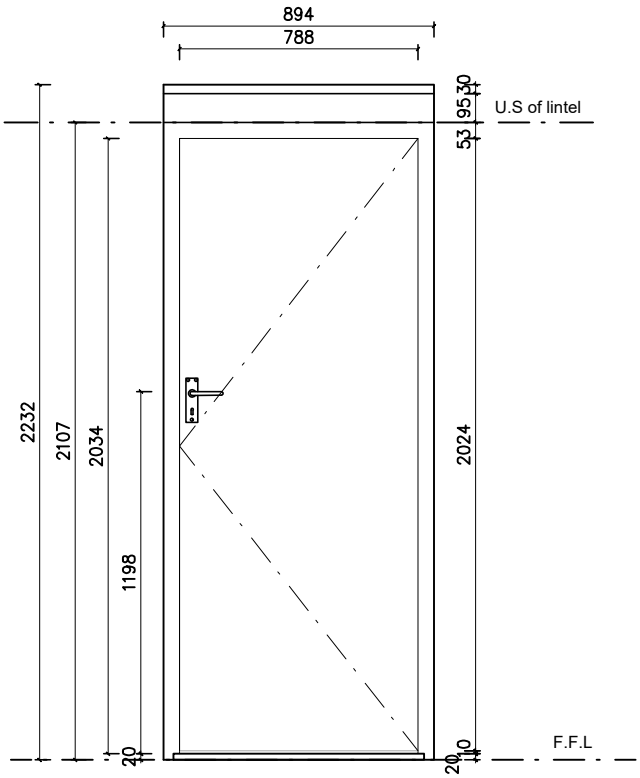
TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D4	01	External timber double door	Passage 1

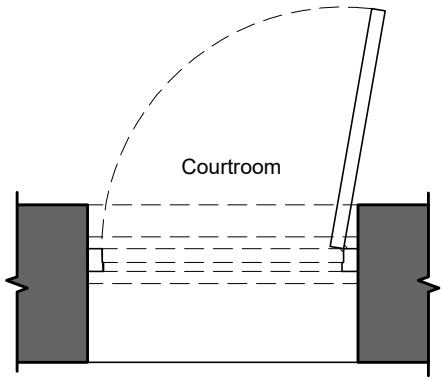
FRAME	Existing timber frame to be sanded, repaired, primed and painted
LEAF	Existing leaf to be sanded, repaired, primed and painted
HINGES	Hinges to be inspected and serviced
HANDLE	New internal EB2201 Rim lock and EB2202 knob rimlock mushroom, new black escutcheon to keyhole (EB 1541)
LOCK	N/A
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	When wood needs to be repaired, the leaf should be removed, repaired by carpenter and refitted. Paint colour as per finishing schedule.Security gate to be removed and repainted and refitted, after wall gets repaired. Ironmongery spec above, or equivalent, subject to approval by architect

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	507	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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Waiting room

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D5	01	Internal timber RH open-in	Waiting room

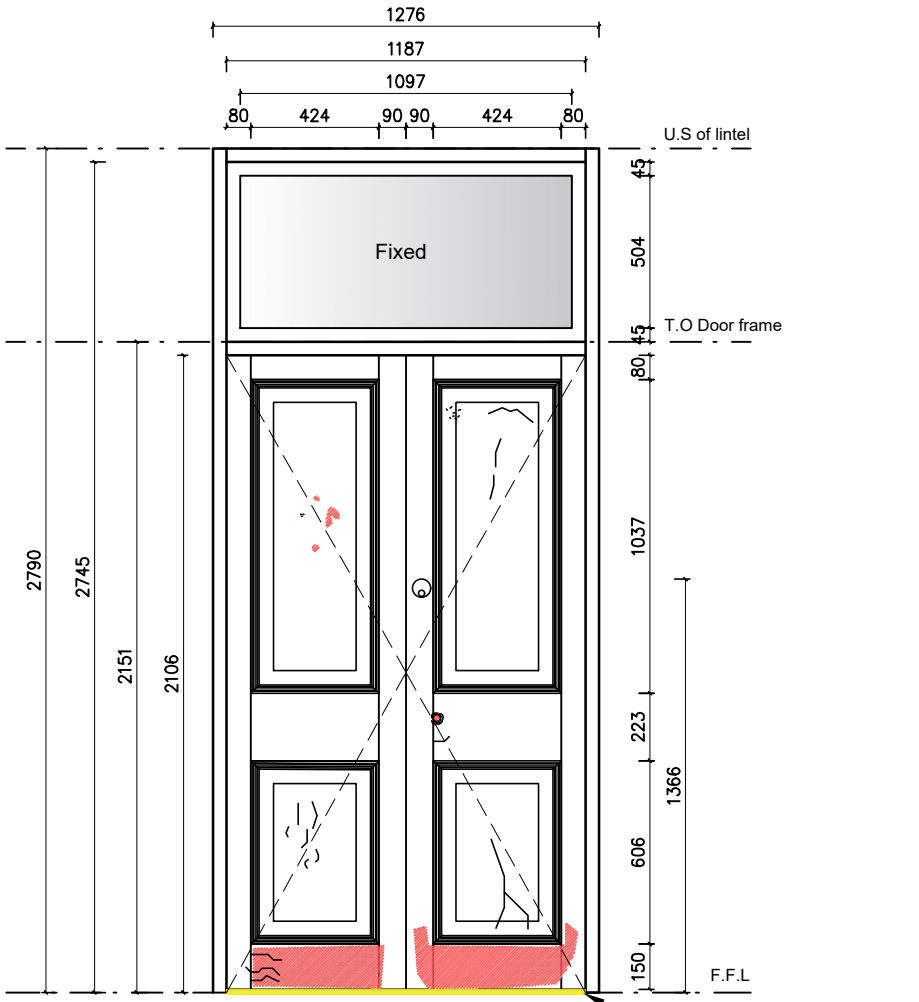
FRAME	Existing frame to be sanded, primed and repainted.
LEAF	Existing leaf to be sanded, primed and repainted.
HINGES	N/A
HANDLE	Handle to be replaced, IW1019/ IWCBP3KHSS – Calini Lever Handle on backplate 57mm centre, keyhole
LOCK	New lockset to accommodate lever handle, IW2009-10 3 lever lock 57mm backset
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Ironmongery spec above, or equivalent, subject to approval by architect.

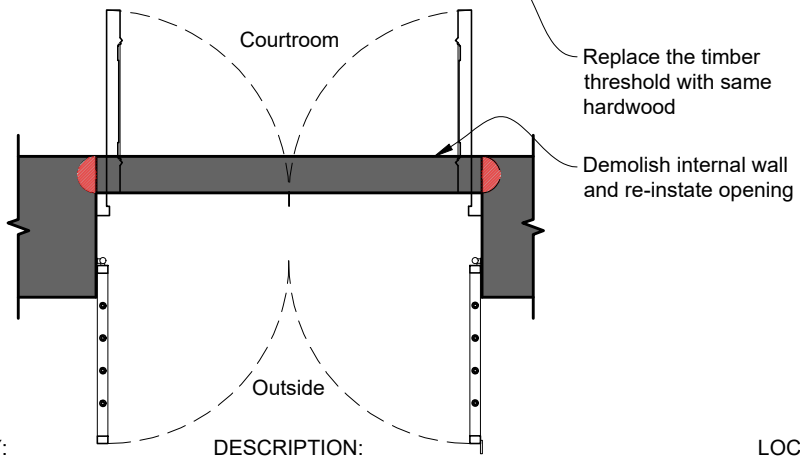
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	508	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D6	01	External timber double door	Courtroom

FRAME	Existing timber frame to be sanded, repaired, primed and painted. Replace door sill
LEAF	Existing leaf to be sanded, repaired, primed and painted
HINGES	Hinges to be inspected and serviced
HANDLE	N/A
LOCK	New himlock lock with brass knob pair. New black escutcheon to keyhole (EB 1541)
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	Glazing to be replaced if broken during demolition work. Obscure vinyl to glazing
OTHER	Security gate to be removed and repainted and refitted. When wood needs to be repaired, the leaf should be removed, repaired by carpenter and refitted. Ironmongery spec above, or equivalent, subject to approval by architect.

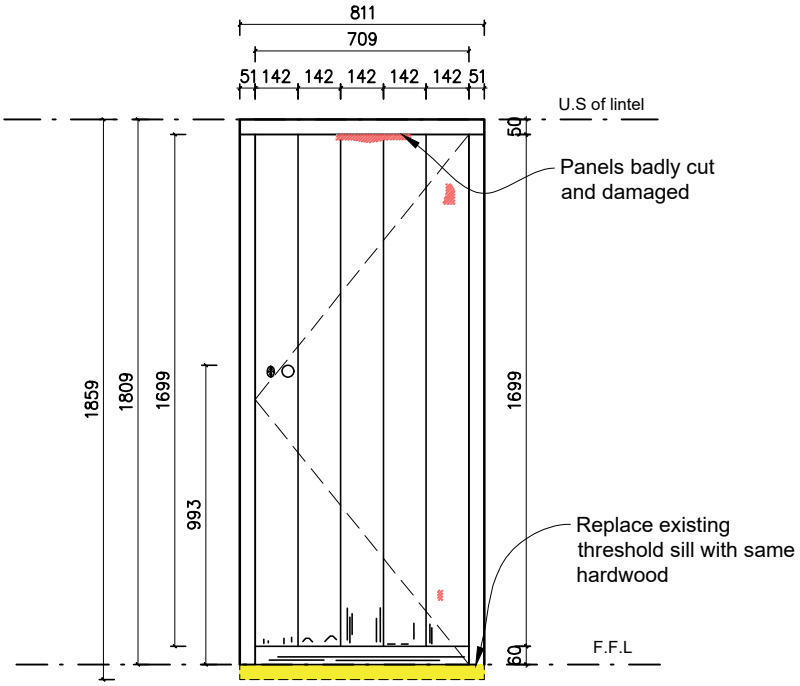
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	509	1:25

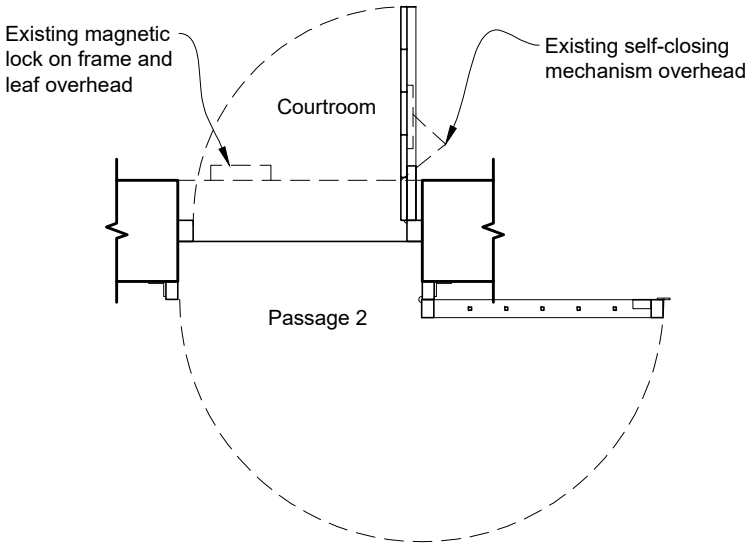
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D7	01	External timber RH open-in	Courtroom

FRAME	Existing timber frame to be sanded, repaired, primed and painted
LEAF	Existing leaf to be replaced with exact same; prime and painted
HINGES	New 1.5x pair QS4415PVD
HANDLE	N/A
LOCK	New himlock with brass knob pair; wit black escutcheon keyhole (EB1541)
HOOK / STAY	Existing BEL self-closer mechanism + maglock to be re-installed on new leaf
BOLTS	N/A
GLAZING	N/A
OTHER	Security gate to be serviced and repainted. Paint colour as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

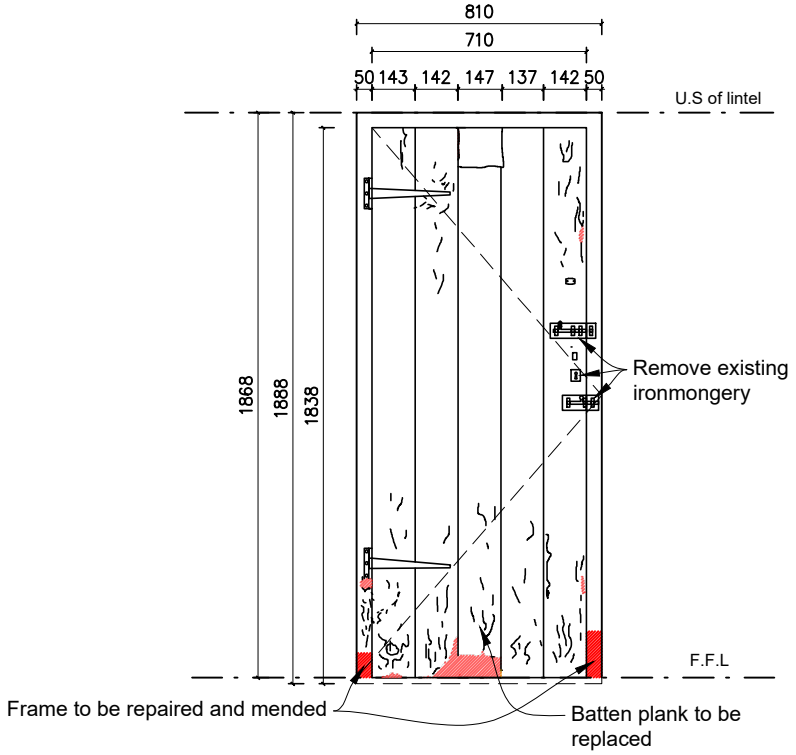
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	510	1:25

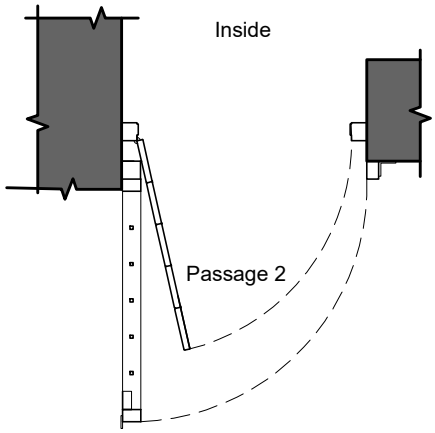
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D8	01	External timber LH open-out	Passage 2

FRAME	Existing frame to be sanded, repaired, primed and repainted.
LEAF	Existing Board & Batten leaf to be sanded, repaired, primed and repainted.
HINGES	x2 STRAP HINGES (310 x 50 x 5mm) SKU: HG-21, Vintage metals.
HANDLE	New handle Pull handle Cape Dutch hammerhead (265x90x5mm) SKU: HH-B11, Vintage metals.
LOCK	New lockable barrel bolt, Padlock Black 180mm SKU: PB04, Handles included.
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Security gate to be serviced and repainted. Ironmongery spec above, or equivalent, subject to approval by architect.

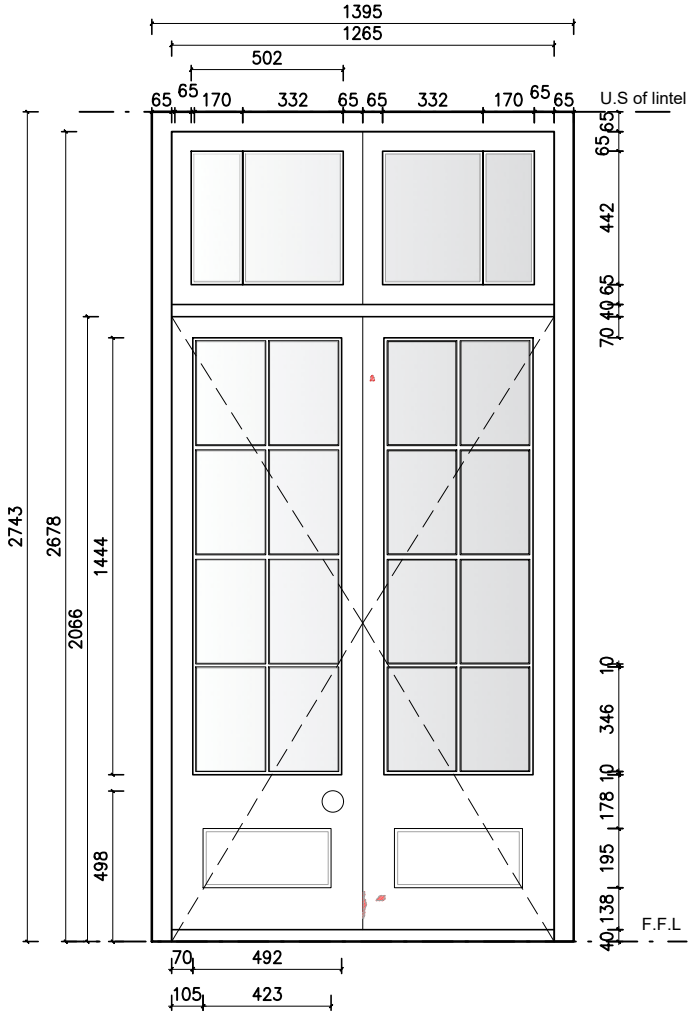
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	511	1:25

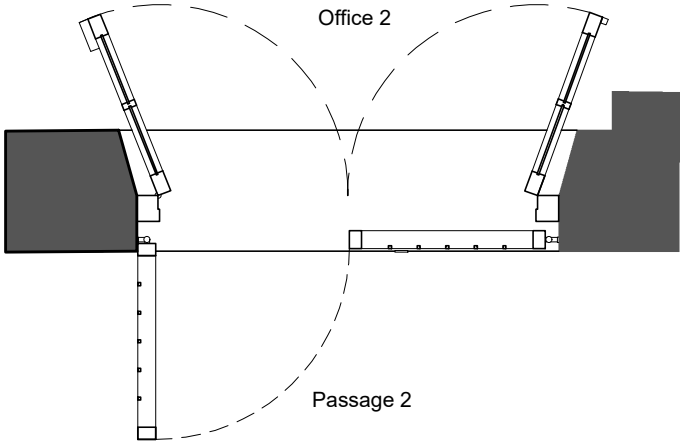
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D9	01	External timber double door with fixed panes	Passage 2

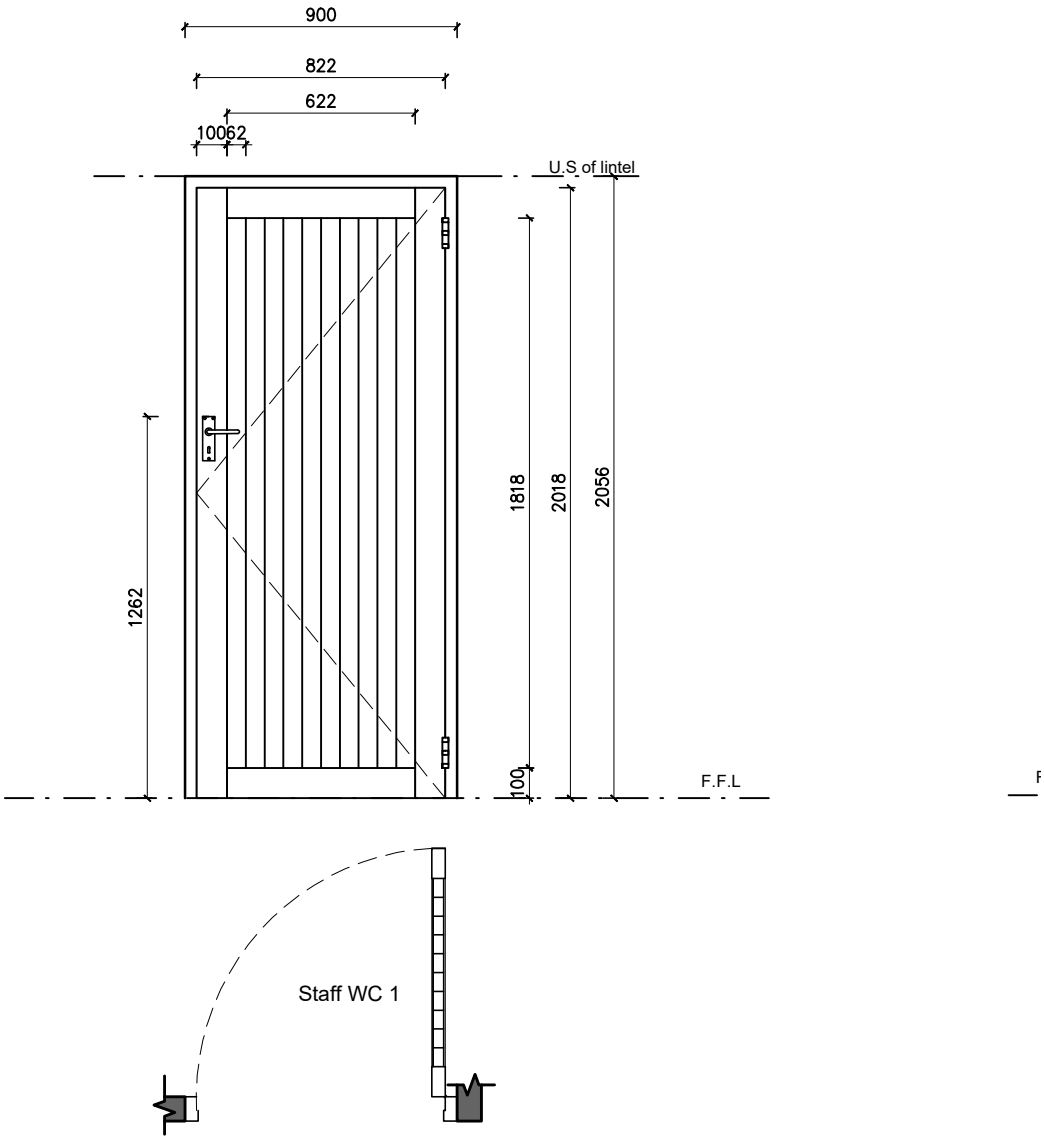
FRAME	Existing frame to be sanded, primed and repainted.
LEAF	Existing leaf to be sanded, primed and repainted.
HINGES	N/A
HANDLE	New himlock with bass knob on one side+ new black escutcheon (EB 1541)
LOCK	N/A
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	Glazing to be cleaned and putty redone.
OTHER	Alarm system to be reinstated. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	512	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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Passage 2

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D10	01	External timber RH open-in	Passage 2

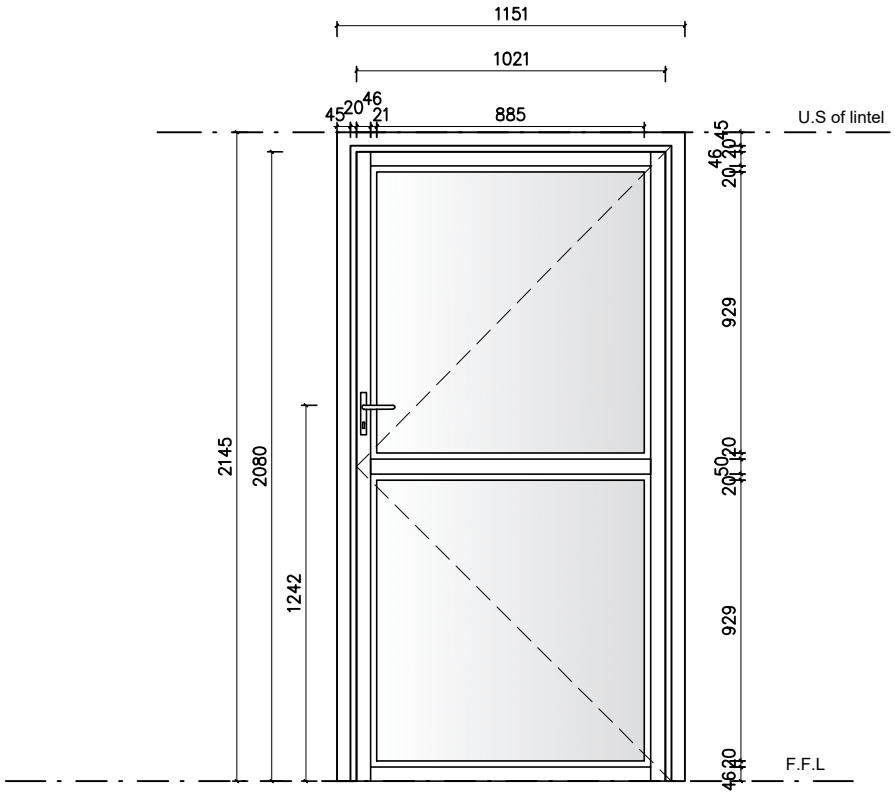
FRAME	Existing frame to be sanded, primed and repainted.
LEAF	Existing leaf to be sanded, primed and repainted.
HINGES	N/A
HANDLE	Handle to be replaced, Linea Cali lever handle, ONDA, ironmongery warehouse.
LOCK	New lockset to accommodate lever handle, as per ironmongery specification.
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Door to be painted as per finishing schedule (no varnish). Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	513	1:25

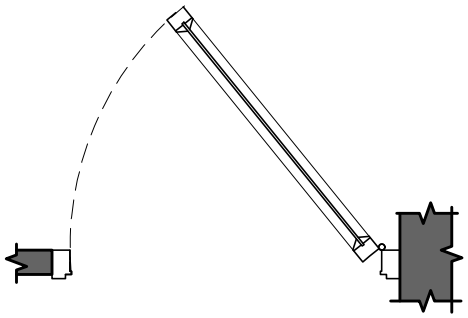
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS,TF AL	B	21.11.2024

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Reception 1



Reception 1

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D11	01	Internal aluminum and glass RH open-in	Reception 1

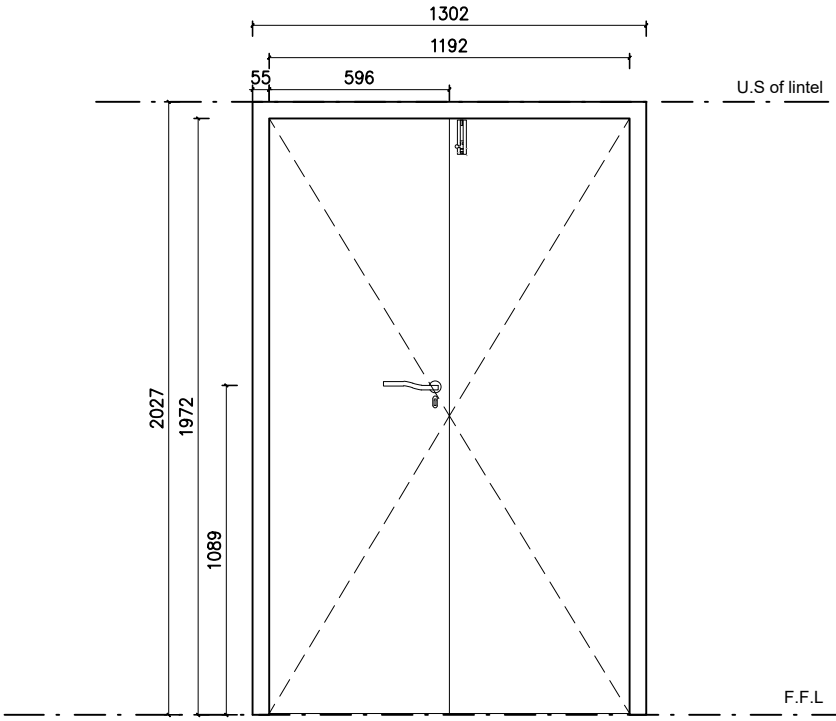
FRAME	Existing aluminum door to be inspected and serviced.
LEAF	Reinstall rubber beads to glazing.
HINGES	N/A
HANDLE	Ensure handle + lock is in a working condition.
LOCK	N/A
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Aluminum to be powder coated to new colour code, as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

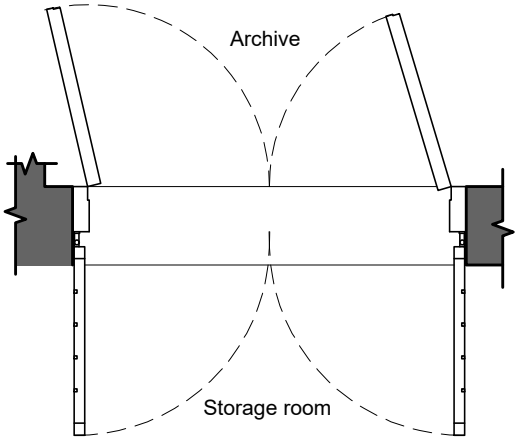
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	514	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D12	01	Internal timber double door open-in	Storage room

FRAME	Existing frame to be sanded, primed and repainted.
LEAF	Existing leaf to be sanded, primed and repainted.
HINGES	N/A
HANDLE	IW1019/ IWCBP3KHSS – Calini Lever Handle on backplate 57mm centre, keyhole.
LOCK	IW2009-10 3 lever lock 57mm backset.
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Security gate to be serviced and repainted. Ironmongery spec above, or equivalent, subject to approval by architect.

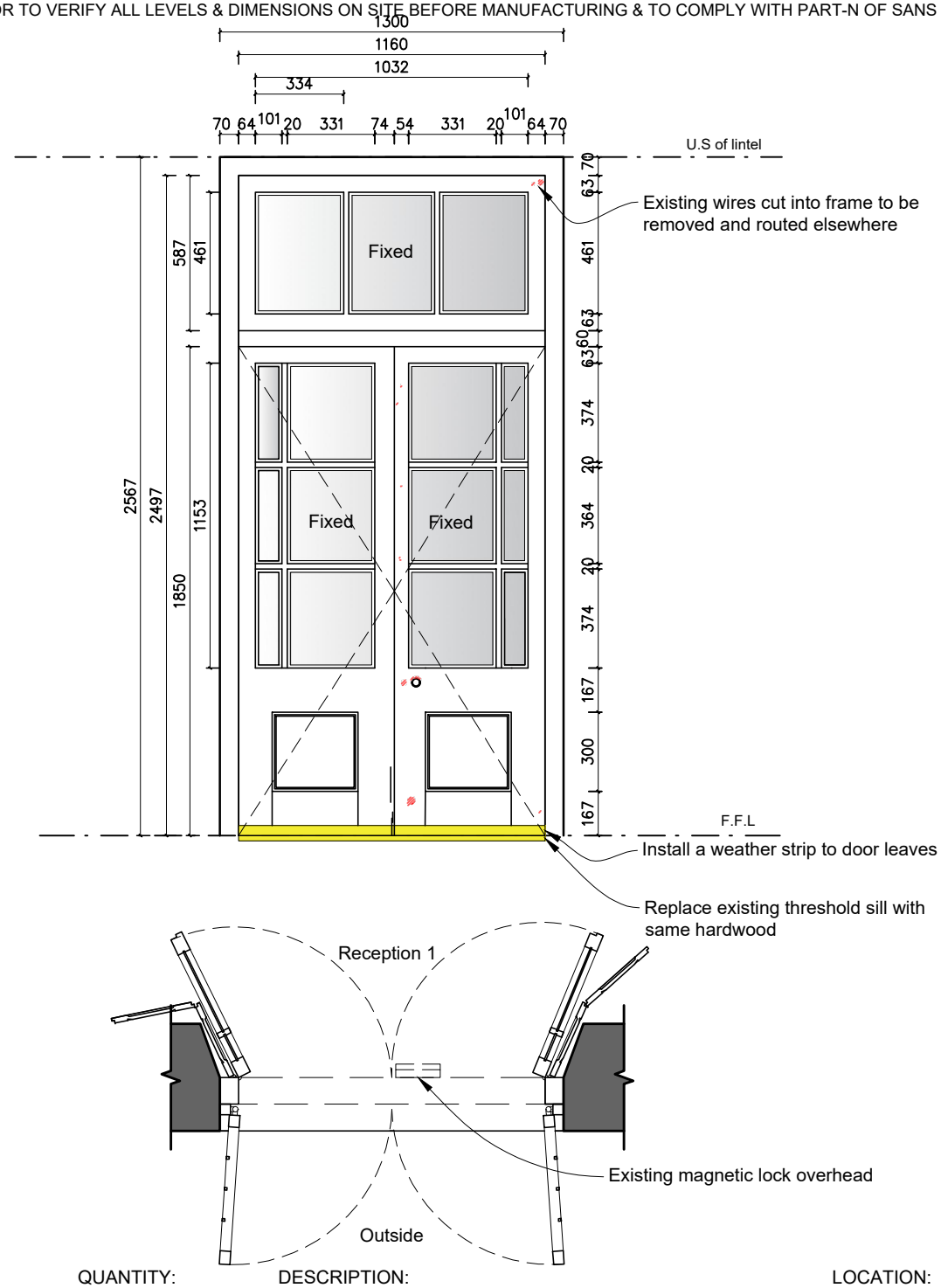
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	515	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D13	01	External timber double door fixed toplight	Reception 1

FRAME	Existing timber frame to be sanded, repaired, primed and painted
LEAF	Existing leaf to be sanded, repaired, primed and painted
HINGES	Hinges to be inspected and serviced
HANDLE	New himlock with bass knob on one side+ new black escutcheon (EB 1541)
LOCK	N/A
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Security gate to be serviced and repainted. Paint colours as per finishing schedule

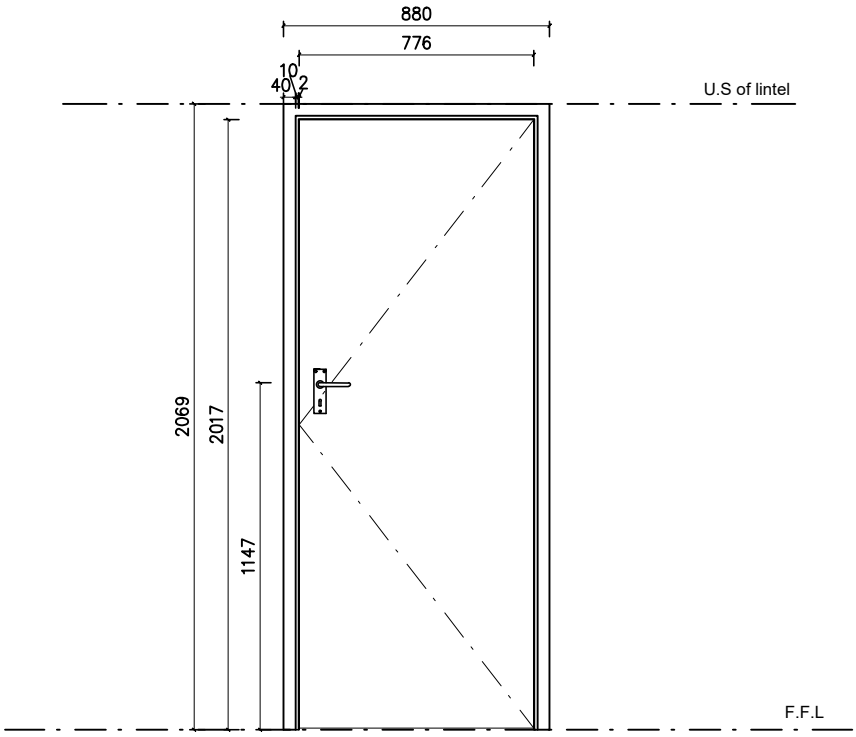
Leaf to be repaired where it was cut for wires as per elevation
Existing magnetic lock to be refitted and serviced
Internal shutters to be sanded, repaired, primed and painted. Ironmongery spec above, or equivalent, subject to approval by architect.

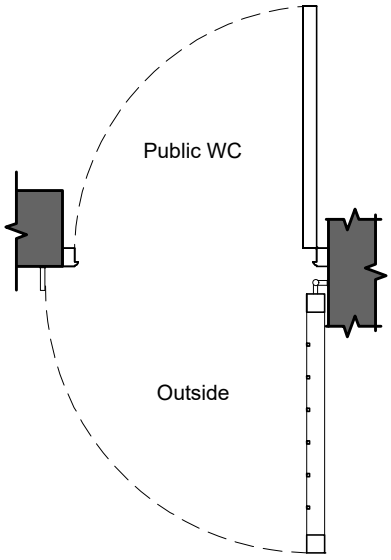
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	516	1:25

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D14	04	External timber RH open-in	Public WC, WC 1, WC 2, Server room

FRAME	Existing frame to be sanded, primed and repainted.
LEAF	Existing leaf to be sanded, primed and repainted.
HINGES	N/A
HANDLE	Handle to be replaced, Linea Cali lever handle, ONDA, ironmongery warehouse.
LOCK	New lockset to accommodate lever handle, as per ironmongery specification.
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Security gate to be serviced and repainted. Ironmongery spec above, or equivalent, subject to approval by architect.

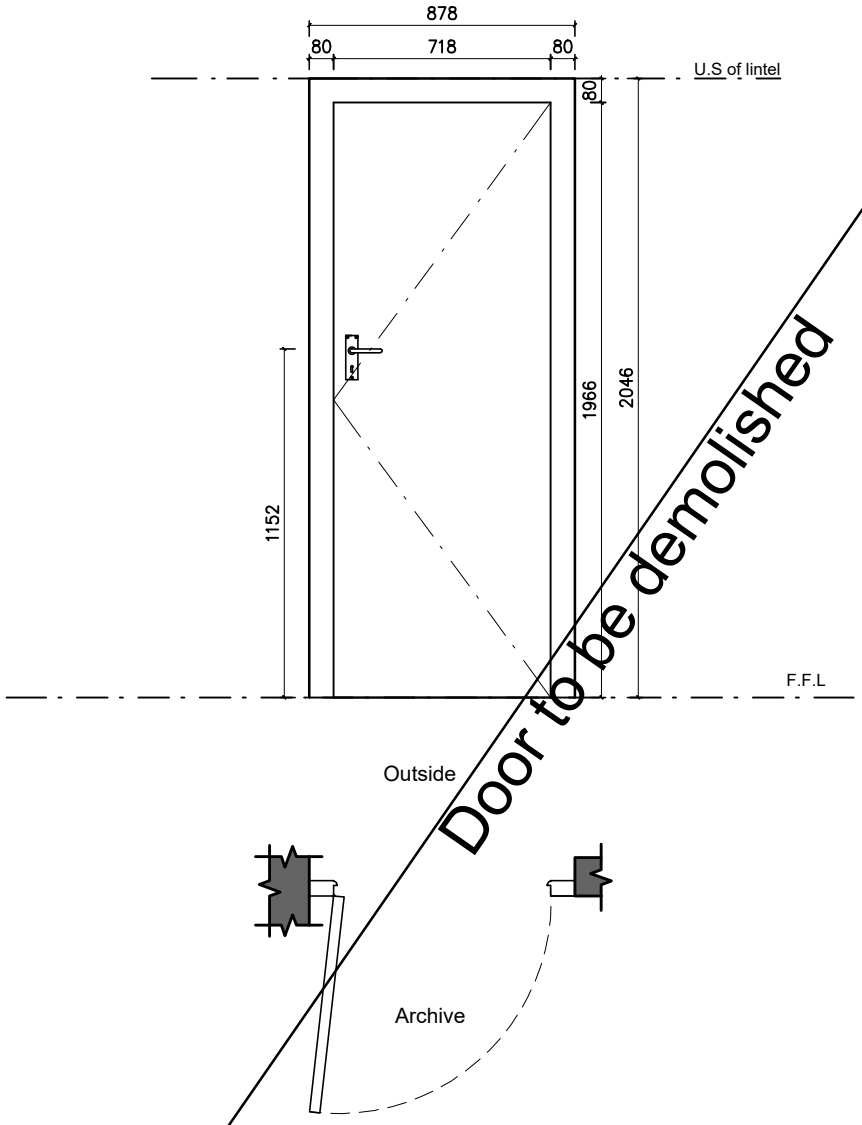
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	517	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D15	01	External timber RH open-in	Archive

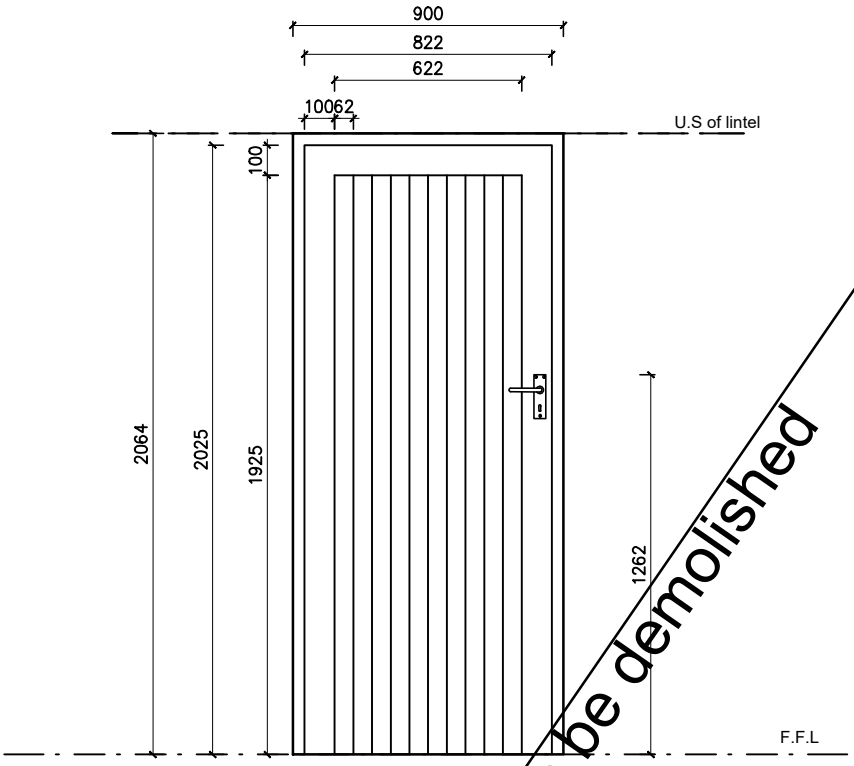
FRAME	Existing frame to be sanded, primed and repainted.
LEAF	Existing leaf to be sanded, primed and repainted.
HINGES	N/A
HANDLE	Handle to be replaced, Linea Cali lever handle, ONDA, ironmongery warehouse.
LOCK	New lockset to accommodate lever handle, as per ironmongery specification.
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	N/A

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	518	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D16	01	External timber LH open-out	Staff WC 2

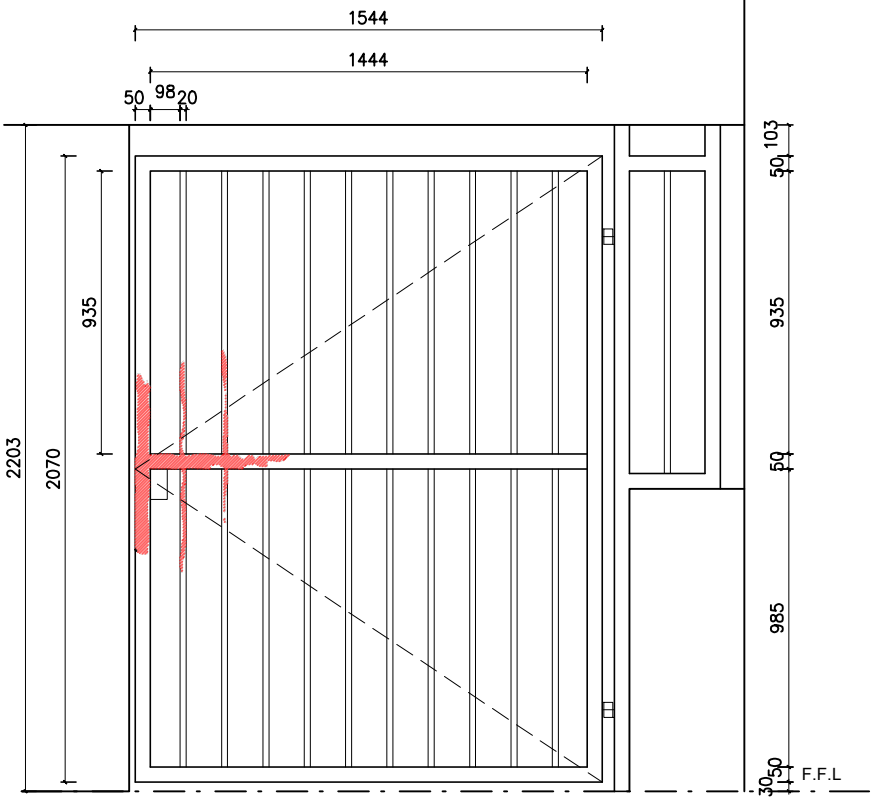
FRAME	N/A
LEAF	N/A
HINGES	N/A
HANDLE	N/A
LOCK	N/A
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	N/A

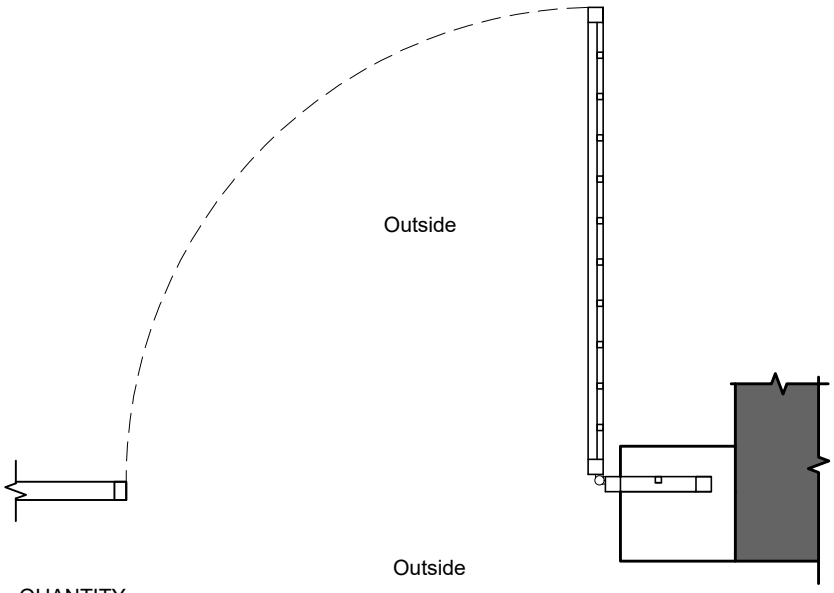
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	519	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D17	01	External metal open-out gate	Outside of reception

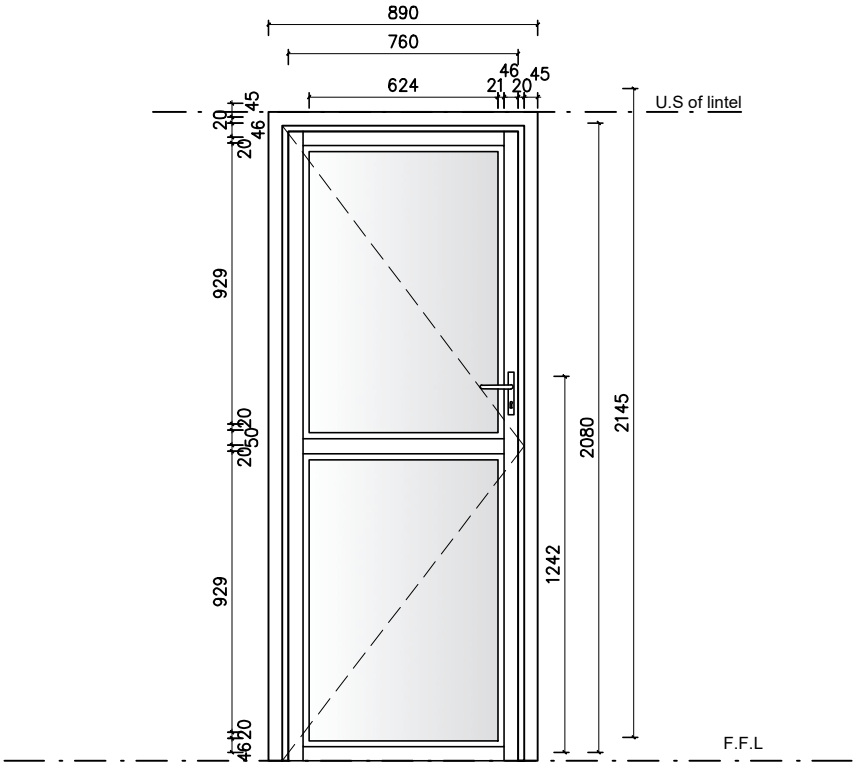
FRAME	Existing steel frame to be refurbished (inspected & repaired as required)
LEAF	Existing steel leaf to be refurbished (inspected & repaired as required)
HINGES	Hardware to be inspected and refurbished as required
HANDLE	Hardware to be inspected and refurbished as required
LOCK	Hardware to be inspected and refurbished as required
HOOK / STAY	Hardware to be inspected and refurbished as required
BOLTS	Hardware to be inspected and refurbished as required
GLAZING	N/A
OTHER	Steel gate to be repainted (incl. necessary prep work) Colour as per schedule . Ironmongery spec above, or equivalent, subject to approval by architect.

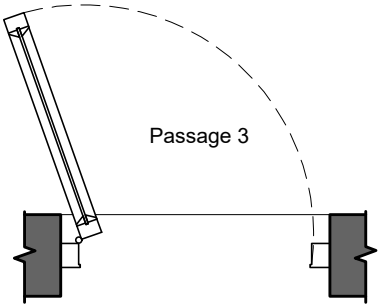
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	520	1:25

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Outside

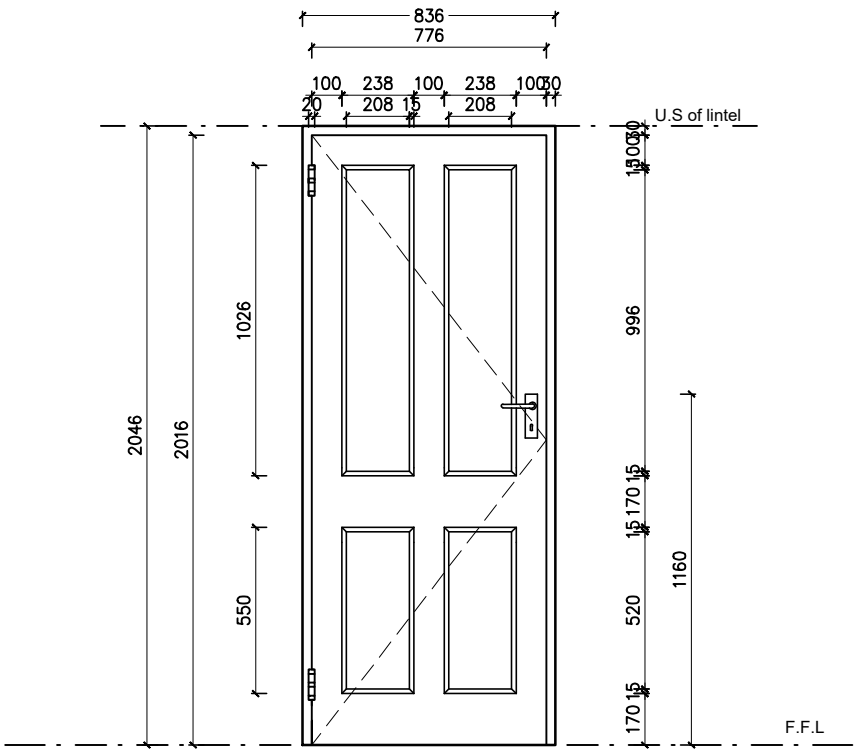
TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D18	01	Internal aluminum and glass LH open-in	Passage 3

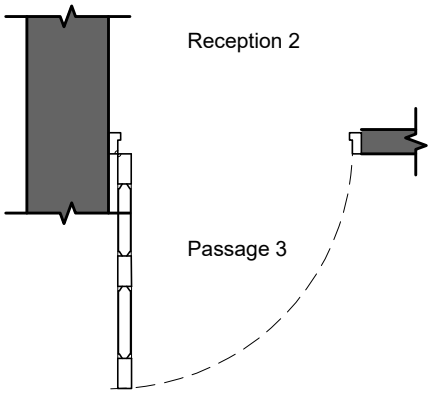
FRAME	Existing aluminum door to be inspected and serviced.
LEAF	Reinstall rubber beads to glazing.
HINGES	N/A
HANDLE	Ensure handle + lock is in a working condition.
LOCK	N/A
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Colour of door will stay white. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	521	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D19	08	Internal timber LH/RH open-in/-out	Passage 3, Reception 2, Office 6

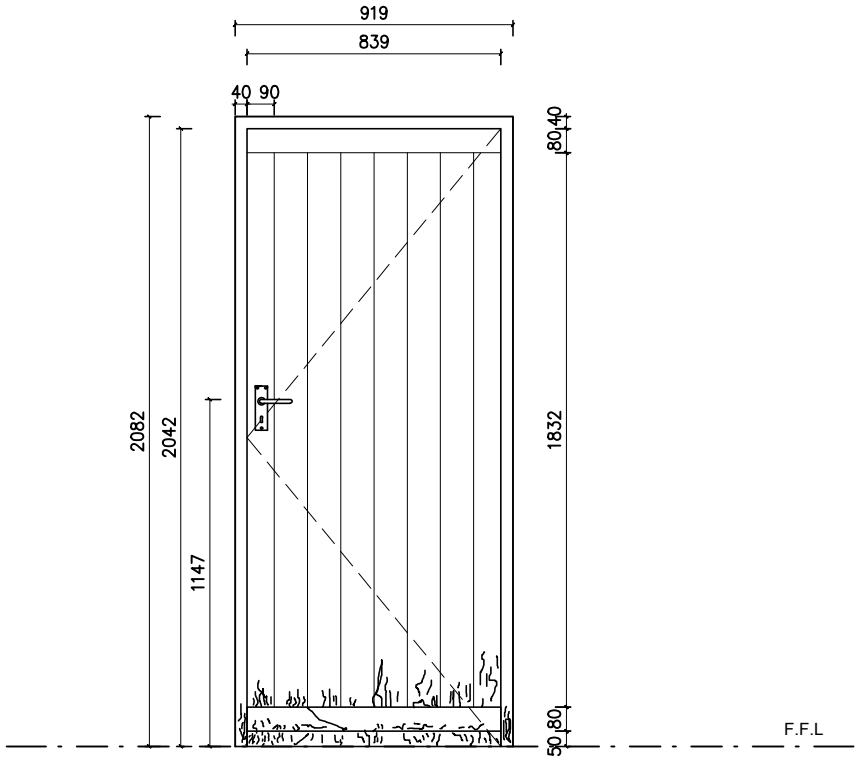
FRAME	Existing frame to be sanded, primed and repainted.
LEAF	Existing leaf to be sanded, primed and repainted.
HINGES	N/A
HANDLE	Handle to be replaced, IW1019/ IWCBP3KHSS – Calini Lever Handle on backplate 57mm centre, keyhole.
LOCK	New lockset to accommodate lever handle, IW2009-10 3 lever lock 57mm backset.
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Ironmongery spec above, or equivalent, subject to approval by architect.

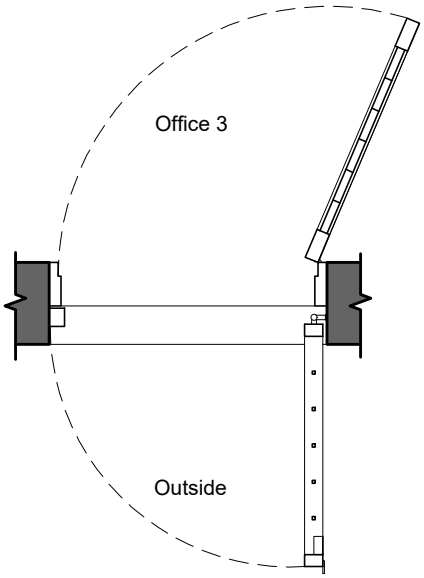
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	522	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D20	01	External timber RH open-in	Office 3

FRAME	Existing frame to be sanded, primed and repainted.
LEAF	Existing Board & Batten leaf to be sanded, primed and repainted.
HINGES	N/A
HANDLE	Handle to be replaced, Linea Cali lever handle, ONDA, ironmongery warehouse.
LOCK	New lockset to accommodate lever handle, as per ironmongery specification.
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Security gate to be serviced and repainted. Ironmongery spec above, or equivalent, subject to approval by architect.

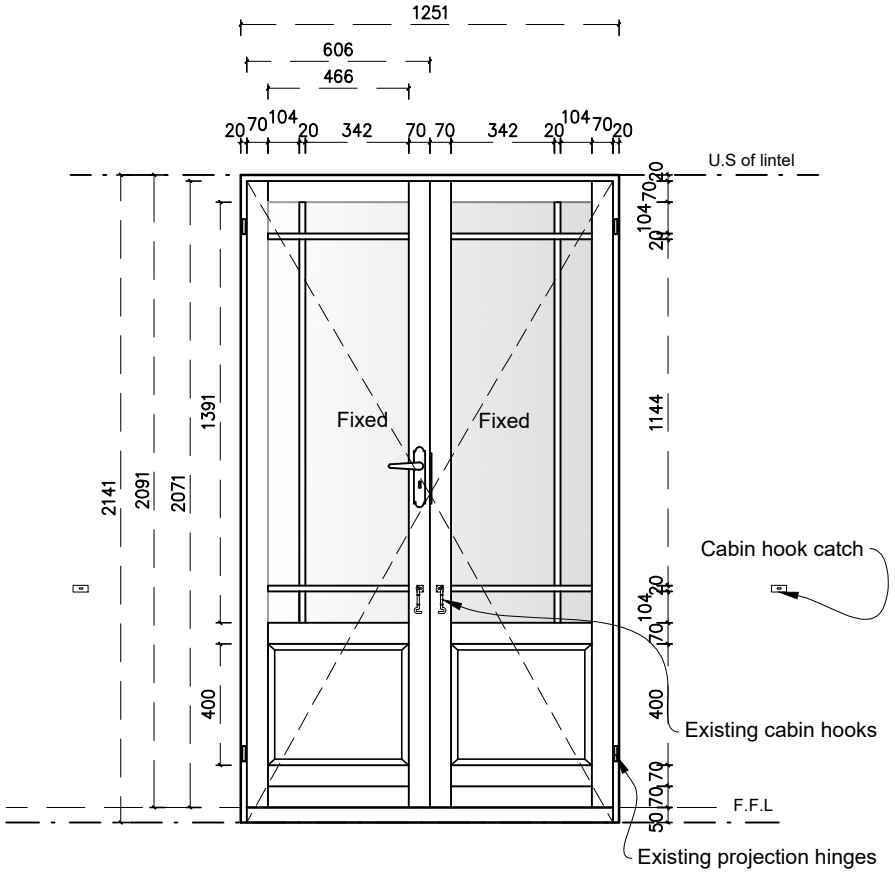
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	523	1:25

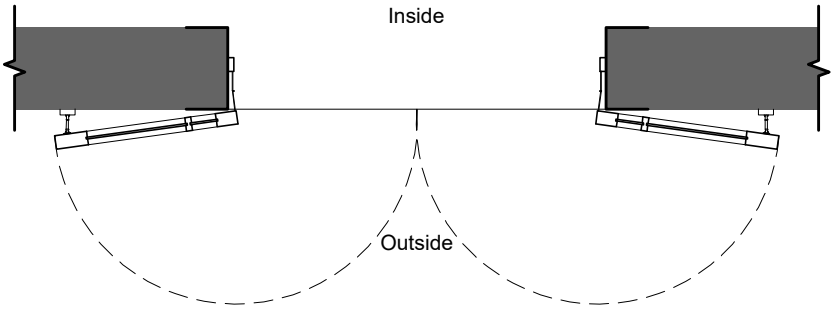
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D21	01	External timber double door fixed panes	Passage 3

FRAME	Existing frame to be sanded and revarnished
LEAF	Existing leaves to be sanded and revarnished
HINGES	N/A
HANDLE	New handles to be fitted (EB 1233) with rebate kit
LOCK	N/A
HOOK / STAY	Ensure existing cabin hooks are functional (with catches on either walls)
BOLTS	N/A
GLAZING	Glass panels to be cleaned and made neat
OTHER	Ensure that door is in good working order and that a key is available and on premises for the existing lock. Ironmongery spec above, or equivalent, subject to approval by architect.

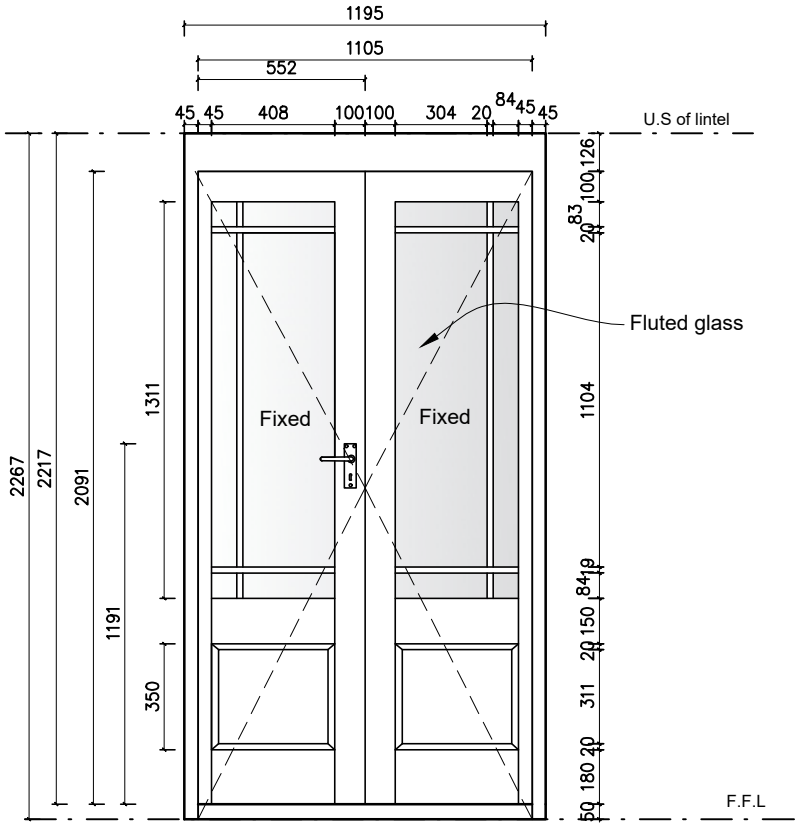
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	524	1:25

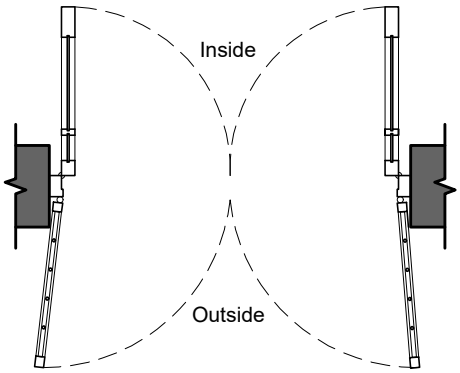
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D22	01	External timber double door fixed panes	Reception 2

FRAME	Existing frame to be sanded and revarnished
LEAF	Existing leaves to be sanded and revarnished
HINGES	N/A
HANDLE	New handles to be fitted (EB 1233) with rebate kit
LOCK	Ensure lockset is in working condition with a key available and on premises
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	Existing fluted glass to be cleaned
OTHER	Security gate lock to be repaired. Gates to be serviced and repainted white. Ironmongery spec above, or equivalent, subject to approval by architect.

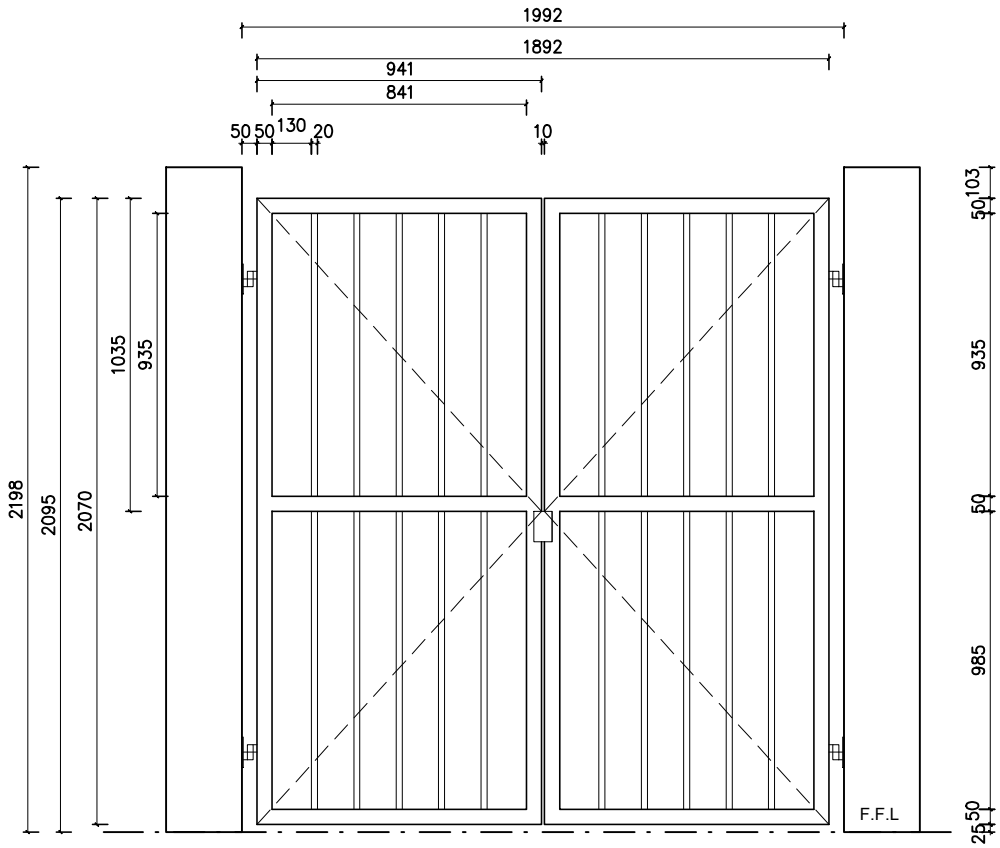
PROJECT:	PROJECT No:	DWG No:	SCALE
21.11.2024 Additions and Alterations	134	525	1:25

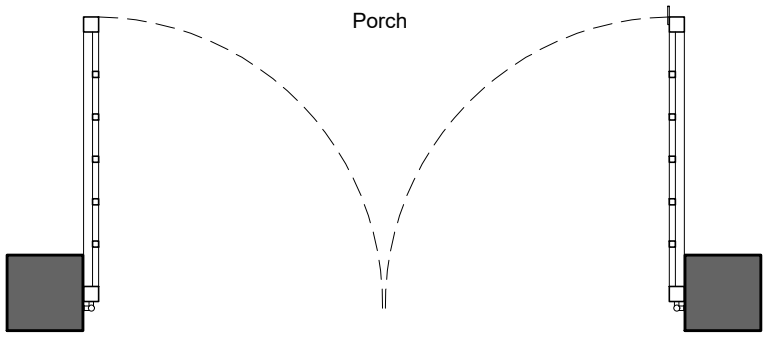
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D23	01	External double gate open-in	Porch

FRAME	Existing steel frame to be refurbished (inspected & repaired as required)
LEAF	Existing steel leaf to be refurbished (inspected & repaired as required)
HINGES	Hardware to be inspected and refurbished as required
HANDLE	Hardware to be inspected and refurbished as required
LOCK	Hardware to be inspected and refurbished as required
HOOK / STAY	Hardware to be inspected and refurbished as required
BOLTS	Hardware to be inspected and refurbished as required
GLAZING	N/A
OTHER	Steel gate to be repainted (incl. necessary prep work) Colour as per schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

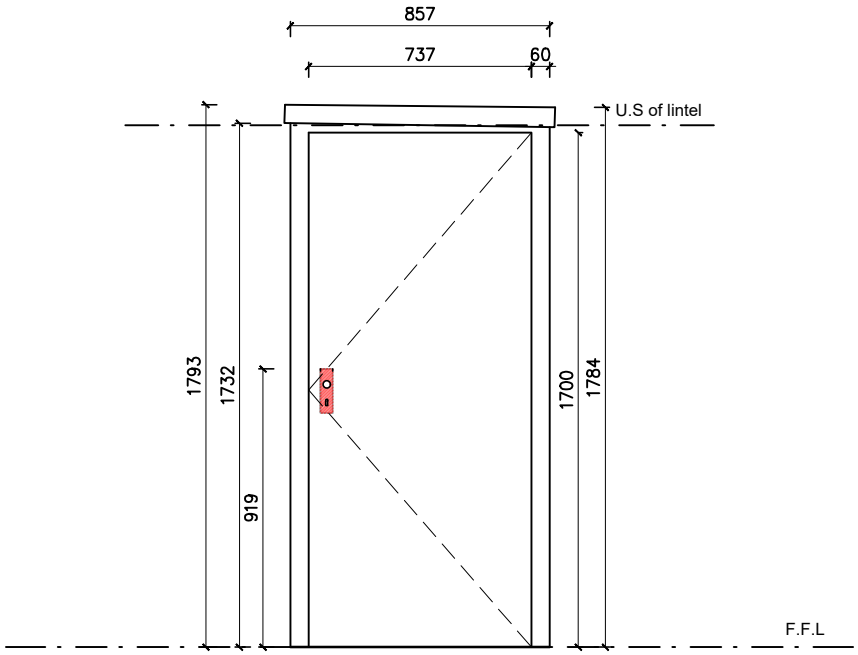
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	526	1:25

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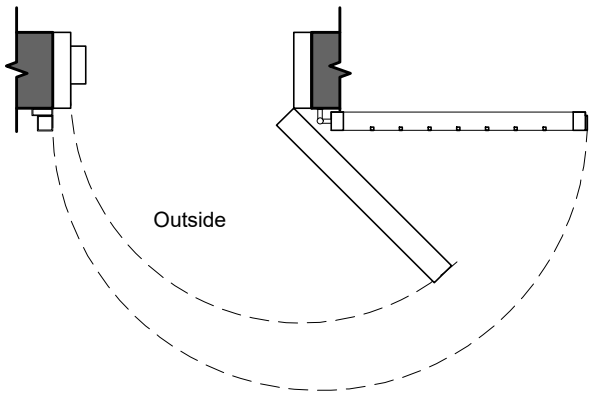
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Guard room

Frame to



TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D24	01	External timber RH open-out	Guard room

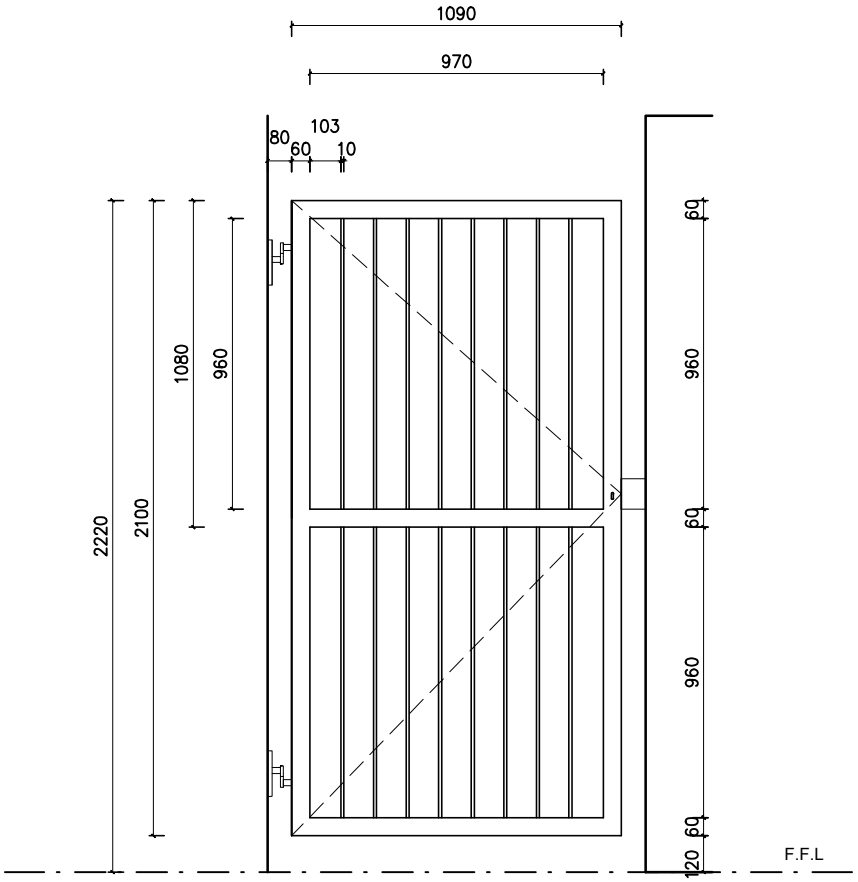
FRAME	Existing frame to be sanded, primed and repainted.
LEAF	Existing leaf to be sanded, primed and repainted.
HINGES	N/A
HANDLE	Handle to be replaced, IW1019/ IWCBP3KHSS – Calini Lever Handle on backplate 57mm centre, keyhole
LOCK	New lockset to accommodate lever handle, IW2009-10 3 lever lock 57mm backset
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Ironmongery spec above, or equivalent, subject to approval by architect.

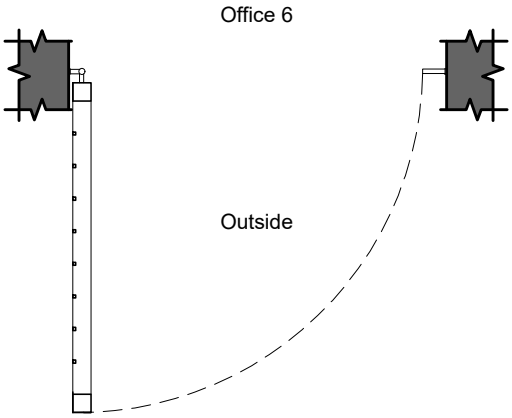
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	527	1:25
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D25	01	External metal LH open-out gate	Office 6

FRAME	Existing steel frame to be refurbished (inspected & repaired as required)
LEAF	Existing steel leaf to be refurbished (inspected & repaired as required)
HINGES	Hardware to be inspected and refurbished as required
HANDLE	Hardware to be inspected and refurbished as required
LOCK	Hardware to be inspected and refurbished as required
HOOK / STAY	Hardware to be inspected and refurbished as required
BOLTS	Hardware to be inspected and refurbished as required
GLAZING	N/A
OTHER	Steel gate to be repainted (incl. necessary prep work) Colour as per schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

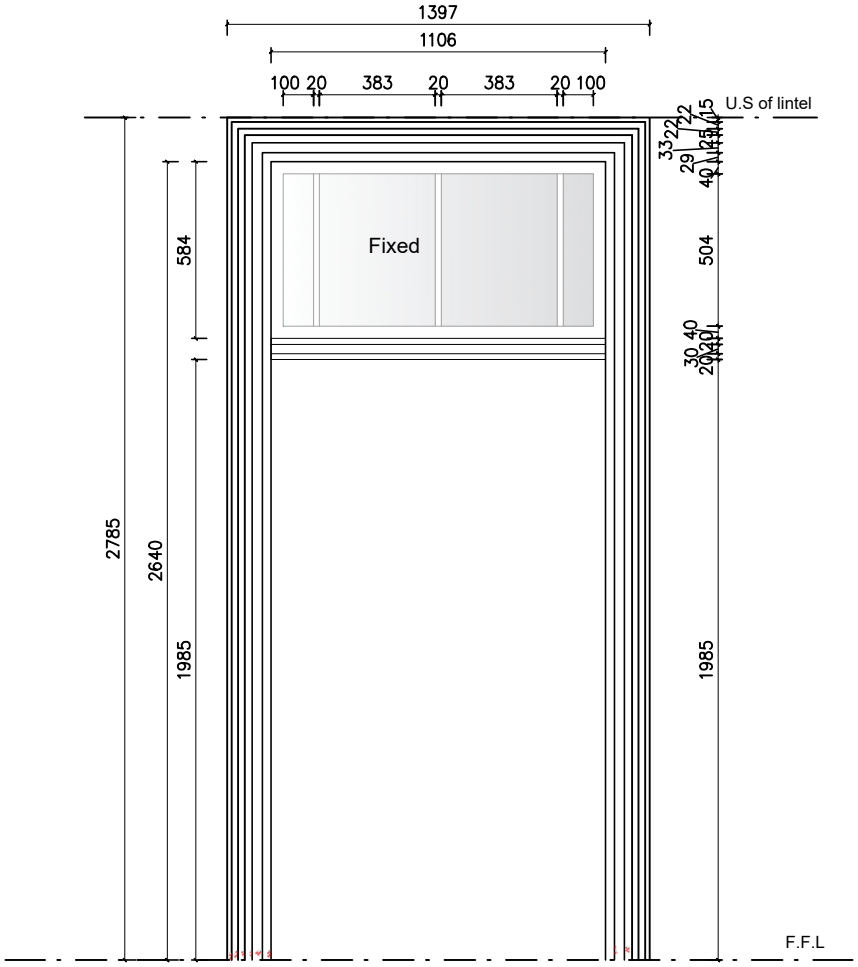
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	528	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS,TF AL	B	21.11.2024

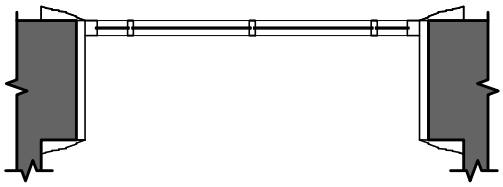
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Reception 1



Passage 1

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D26	01	Internal opening	Passage 1

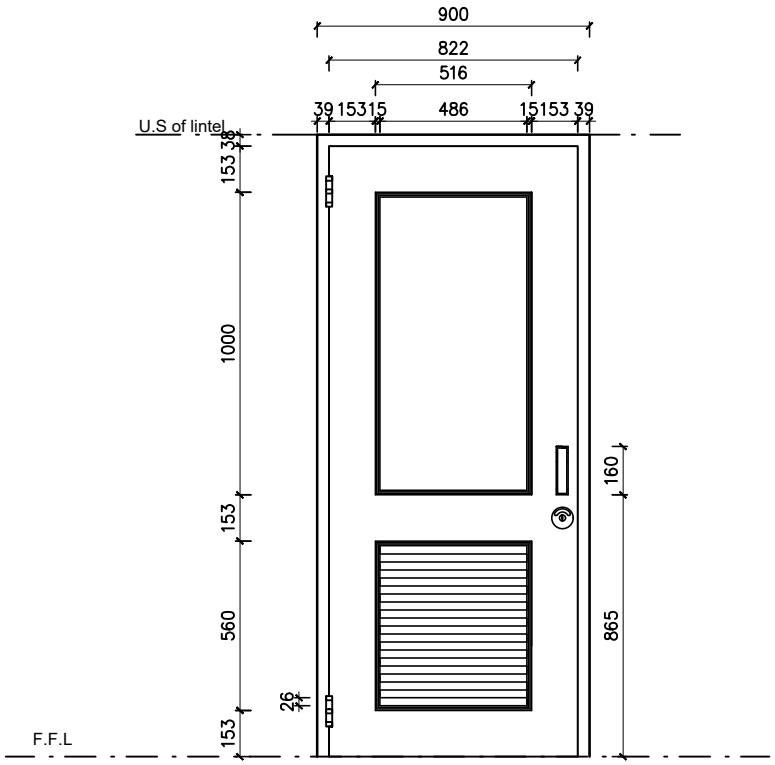
FRAME	Existing wood jamb liner to be sanded, primed and repainted
LEAF	N/A
HINGES	N/A
HANDLE	N/A
LOCK	N/A
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	Glazing to be cleaned (overpaint marks visible)
OTHER	Paint colour as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	529	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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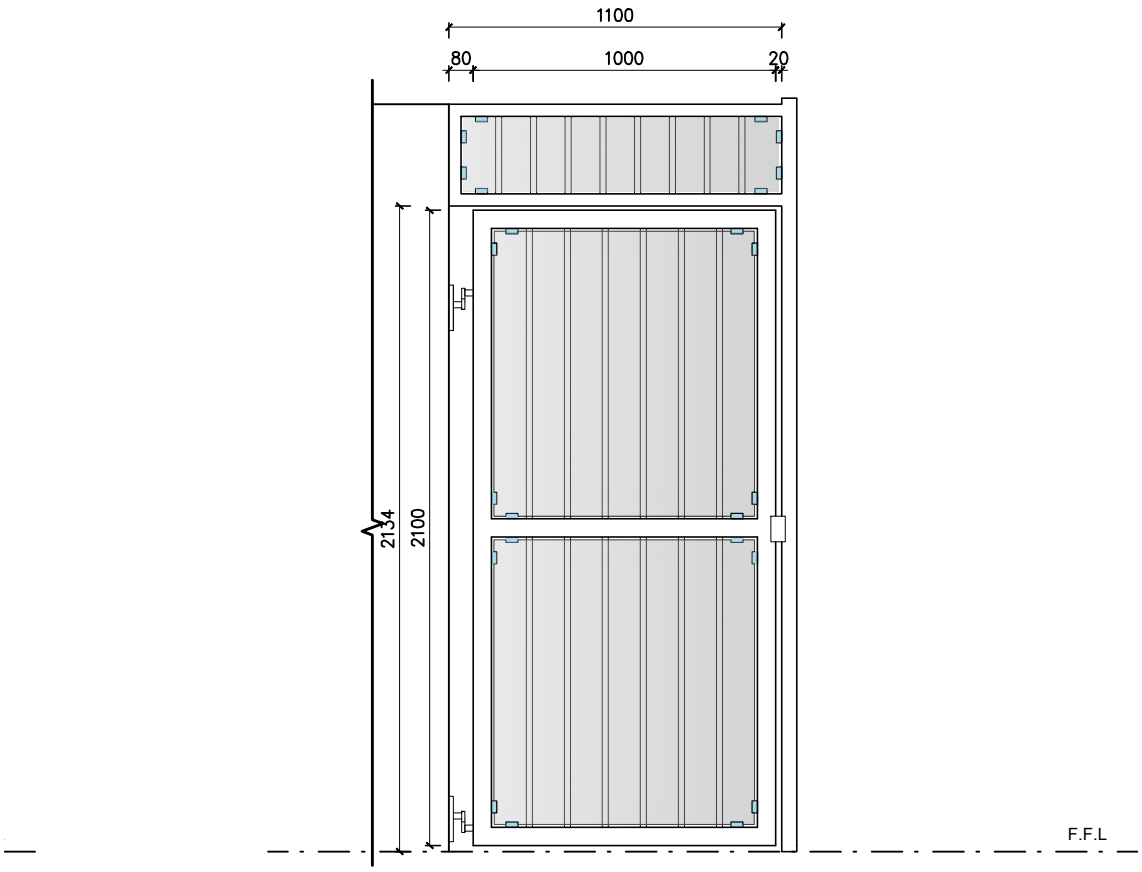
TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D50	06	External timber LH open-in	New WC'S

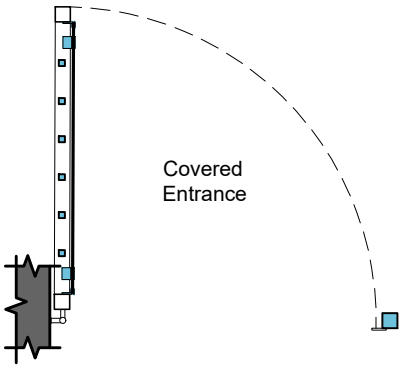
FRAME	N/A
LEAF	N/A
HINGES	N/A
HANDLE	Barn style pull square 160mm CH171 pull handle (not lever).
LOCK	QS4409 black WC indicator lock + QS0055 bathroom deadlock.
HOOK / STAY	N/A
BOLTS	N/A
GLAZING	N/A
OTHER	Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	530	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
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Covered
Entrance

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
D51	01	External metal LH open-out gate	Covered Entrance

FRAME	N/A
LEAF	New 2100x1000mm steel gate, primed and painted to match existing
HINGES	New steel pintle hinges, primed and painted to match existing
HANDLE	N/A
LOCK	Bolt with padlock
HOOK / STAY	N/A
BOLTS	Top and bottom sliding padlock bolts
GLAZING	N/A
OTHER	Other gate to receive Perspex screen to block off wind, as per elevation detail. Ironmongery spec above, or equivalent, subject to approval by architect.

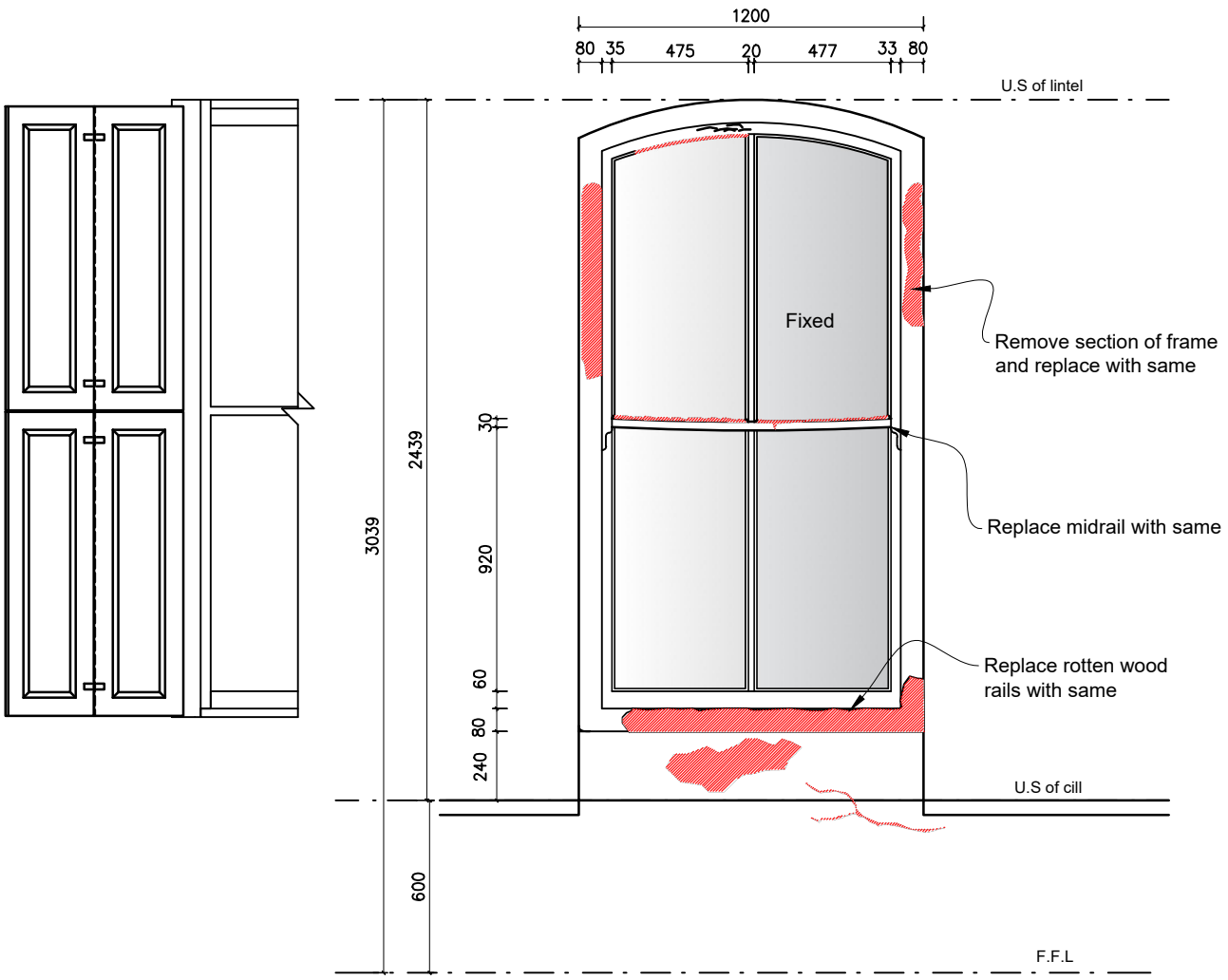
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	531	1:25

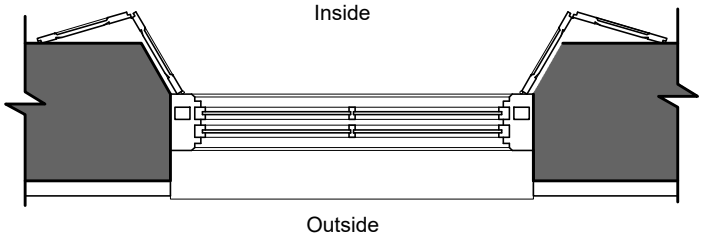
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W1	03	Timber sash with fixed panes	Office 1, Meeting room, Waiting room

FRAME	Existing window to be removed and refitted after wall repairs. Frames to be sanded, repaired and painted
CASEMENT	Sash window rails and mullions to be sanded, repaired and painted. Rotten sections to be replaced entirely with same
SLIDING SASH	Cords and pulleys to be serviced and replaced to ensure window is functional
HANDLE	N/A
CLOSER	Sash window fastener to be serviced and refitted
HOOK / STAY	N/A
GLAZING	N/A
CILL	N/A
OTHER	Security bars to be removed to enable wall repair and refitted afterwards. Bars to be painted.

Painted colours per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

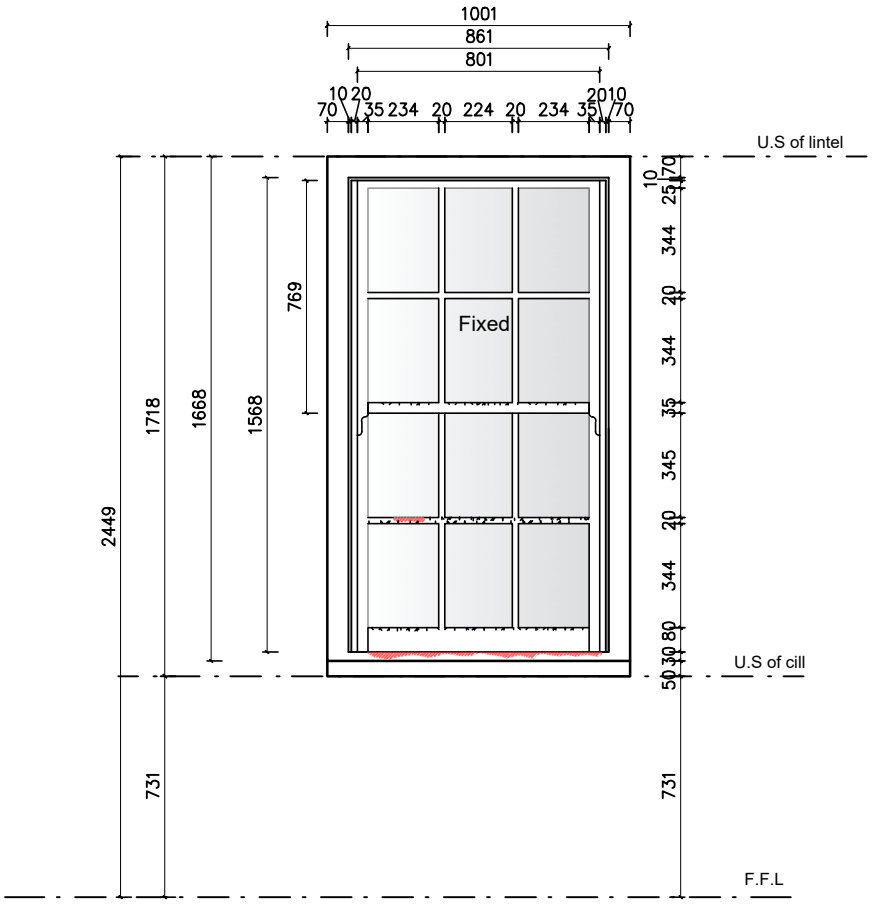
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	550	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W2	01	Timber sash with fixed panes	Courtroom

FRAME	Existing window to be removed and refitted after wall repairs. Frames to be sanded, repaired and painted
CASEMENT	Sash window rails and mullions to be sanded, repaired and painted. Rotten sections to be replaced entirely with same
SLIDING SASH	Cords and pulleys to be serviced and replaced to ensure window is functional
HANDLE	N/A
CLOSER	Sash window fastener to be serviced and refitted
HOOK / STAY	N/A
GLAZING	N/A
CILL	N/A
OTHER	Security bars to be removed to enable wall repair and refitted afterwards. Bars to be painted.

Painted colours per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

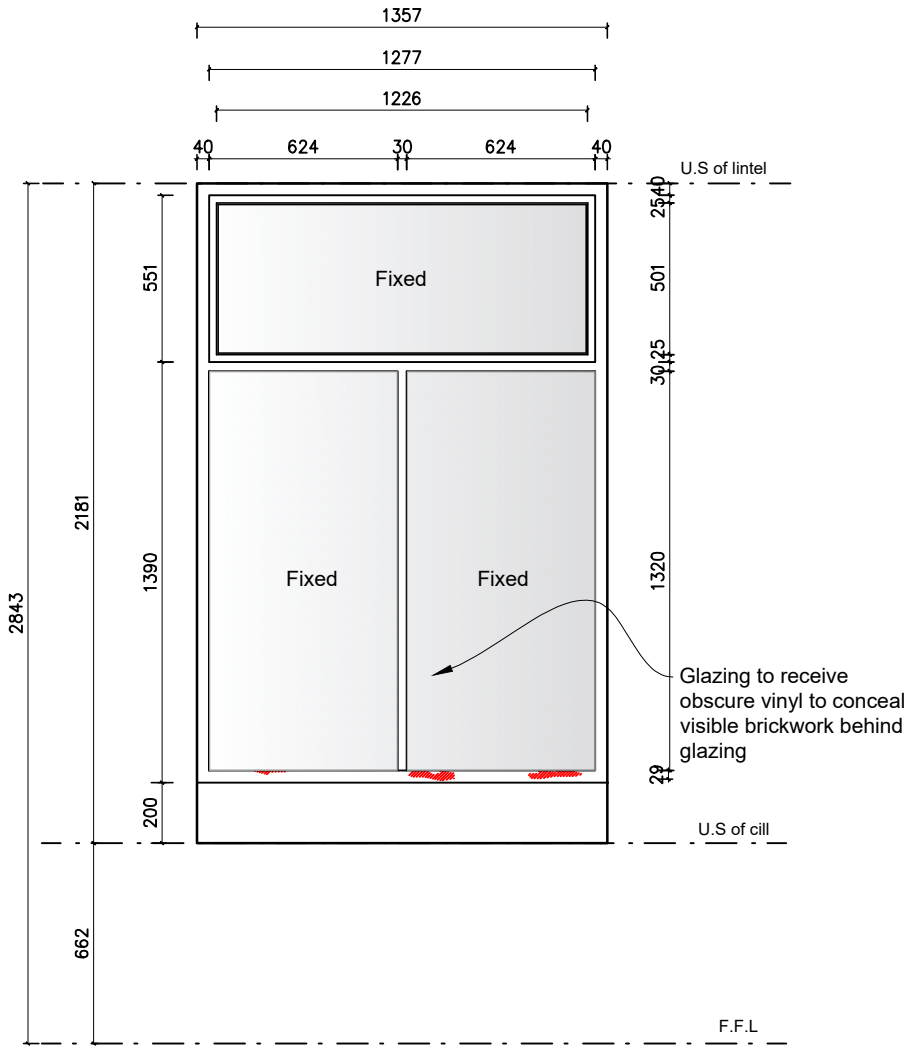
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	551	1:25

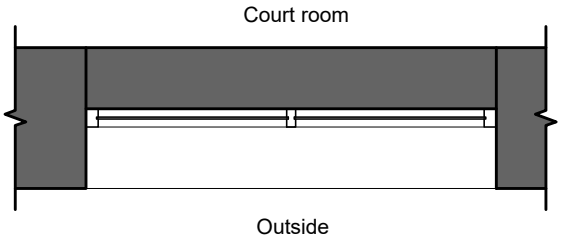
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
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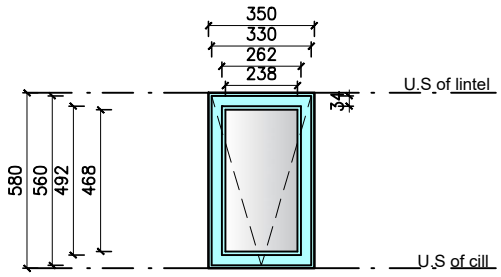
TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W3	01	Timber panes with fixed toplight	Courtroom

FRAME	Frame to be sanded and repainted
CASEMENT	N/A
HINGES	N/A
HANDLE	N/A
CLOSER	N/A
HOOK / STAY	N/A
GLAZING	Glazing to receive obscure vinyl to conceal brickwork behind glazing
CILL	N/A
OTHER	Paint colours as per finish schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	552	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

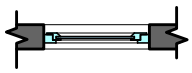
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F.F.L

Inside



Outside

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W4	04	New 300x600mm Aluminum top hinge	Staff WC 1 and 2

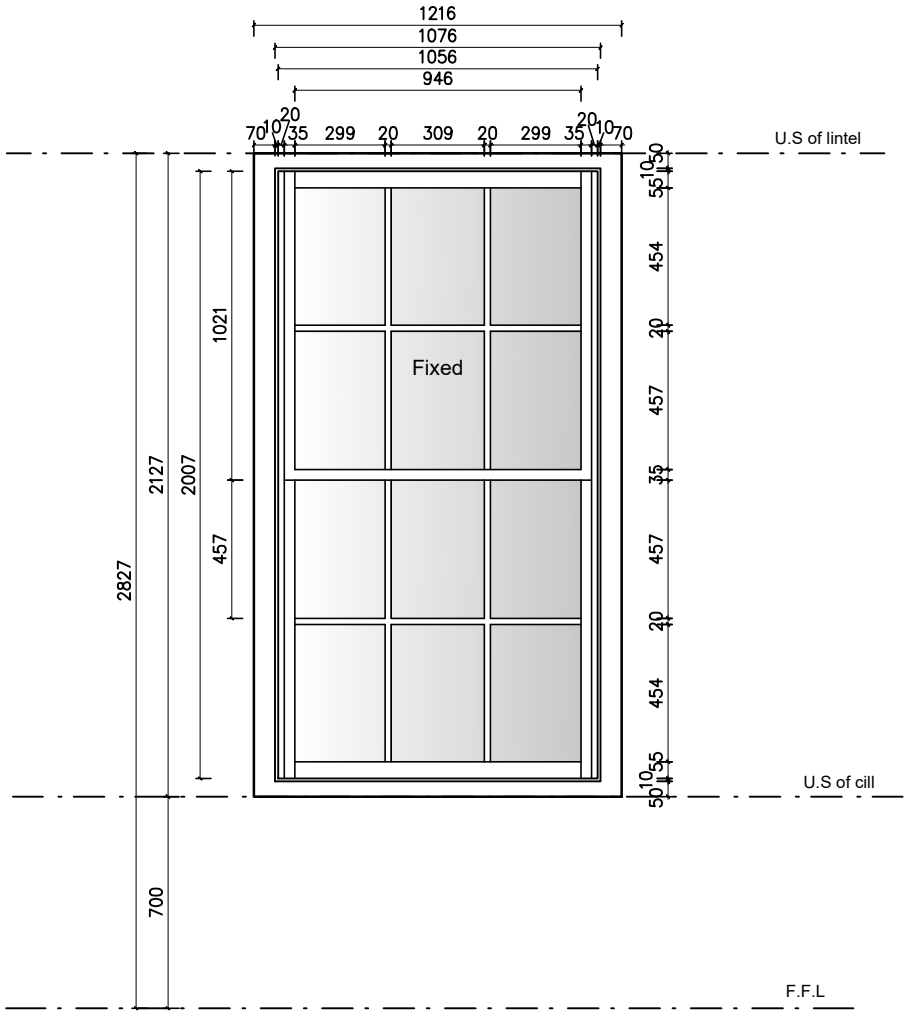
FRAME	New aluminium framed window, 300x600mm
CASEMENT	Top hung window, as per elevation.
HINGES	As per manufacturer
HANDLE	Black, as per manufacturer
CLOSER	N/A
HOOK / STAY	N/A
GLAZING	Single glazing, 6.38mm. In accordance to AAAMSA regulations
CILL	Plastered to slope away from casement
OTHER	Powder coating colour as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	553	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
Plan & Elevation -For Tender-	JS,TF AL	B	21.11.2024

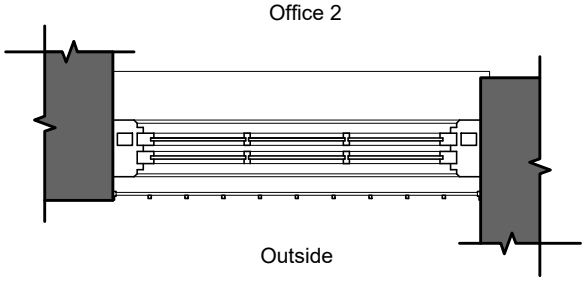
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Office 2



Outside

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W5	01 (1 to be demolished)	Timber sash with fixed panes	Office 2, Reception 1

FRAME	Existing window to be removed and refitted after wall repairs. Frames to be sanded, repaired and painted
CASEMENT	Sash window rails and mullions to be sanded, repaired and painted. Rotten sections to be replaced entirely with same
SLIDING SASH	Cords and pulleys to be serviced and replaced to ensure window is functional
HANDLE	N/A
CLOSER	Sash window fastener to be serviced and refitted
HOOK / STAY	N/A
GLAZING	N/A
CILL	N/A
OTHER	Security bars to be removed to enable wall repair and refitted afterwards. Bars to be painted.

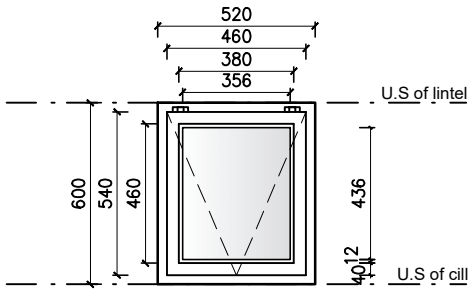
Painted colours per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	554	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
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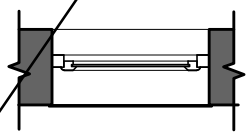
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Windows to be demolished

F.F.L

WC 2



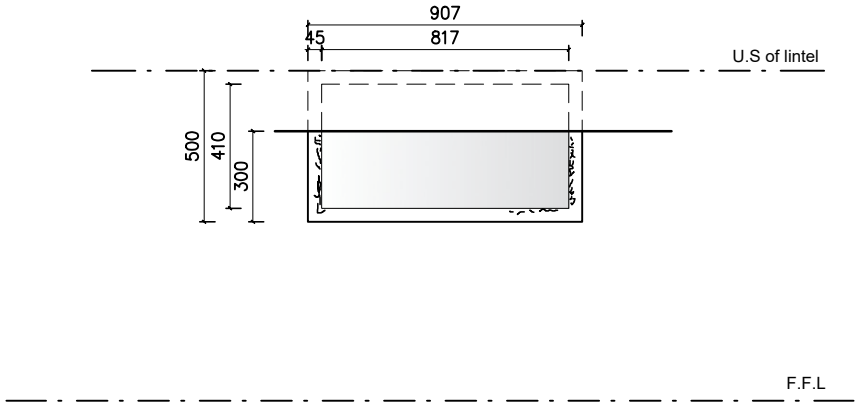
Archive

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W6	02	Steel casement	WC 2, WC 1
FRAME			
CASEMENT			
HINGES			
HANDLE			
CLOSER			
HOOK / STAY			
GLAZING			
CILL			
OTHER			

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	555	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W7	01	Steel fixed window	Storage room

FRAME	Existing steel frame to be serviced. Paint to be removed, and frame repainted.
CASEMENT	N/A
HINGES	N/A
HANDLE	N/A
CLOSER	N/A
HOOK / STAY	N/A
GLAZING	Existing glazing.
CILL	N/A
OTHER	Security bars to be repainted. Paint colour as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

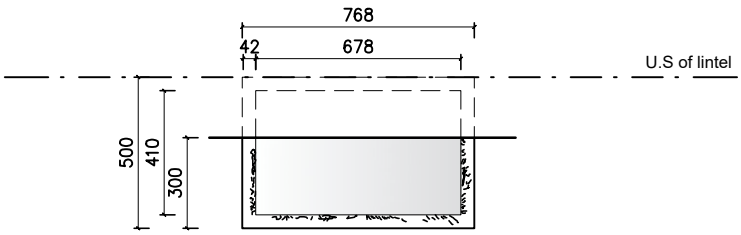
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	556	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
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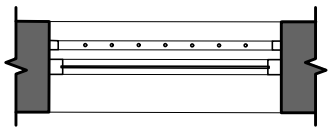
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F.F.L

Outside



Storage room

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W8	01	Steel fixed window	Storage room

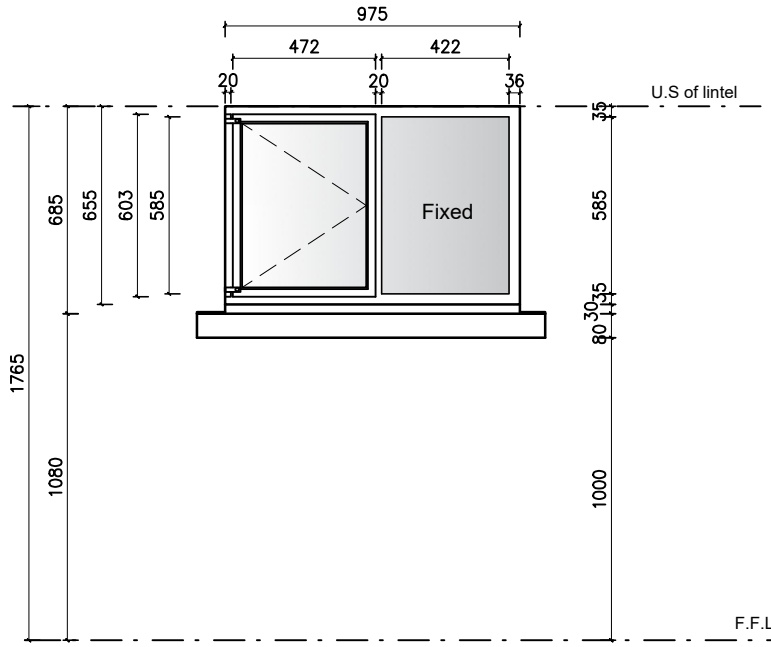
FRAME	Existing steel frame to be serviced. Paint to be removed, and frame repainted.
CASEMENT	N/A
HINGES	N/A
HANDLE	N/A
CLOSER	N/A
HOOK / STAY	N/A
GLAZING	Existing glazing.
CILL	N/A
OTHER	Security bars to be repainted. Paint colour as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	557	1:25

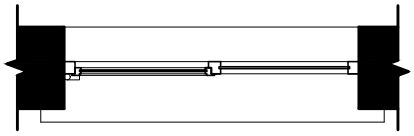
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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Kitchen



Outside

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W9	01	Steel casement with fixed pane	Kitchen

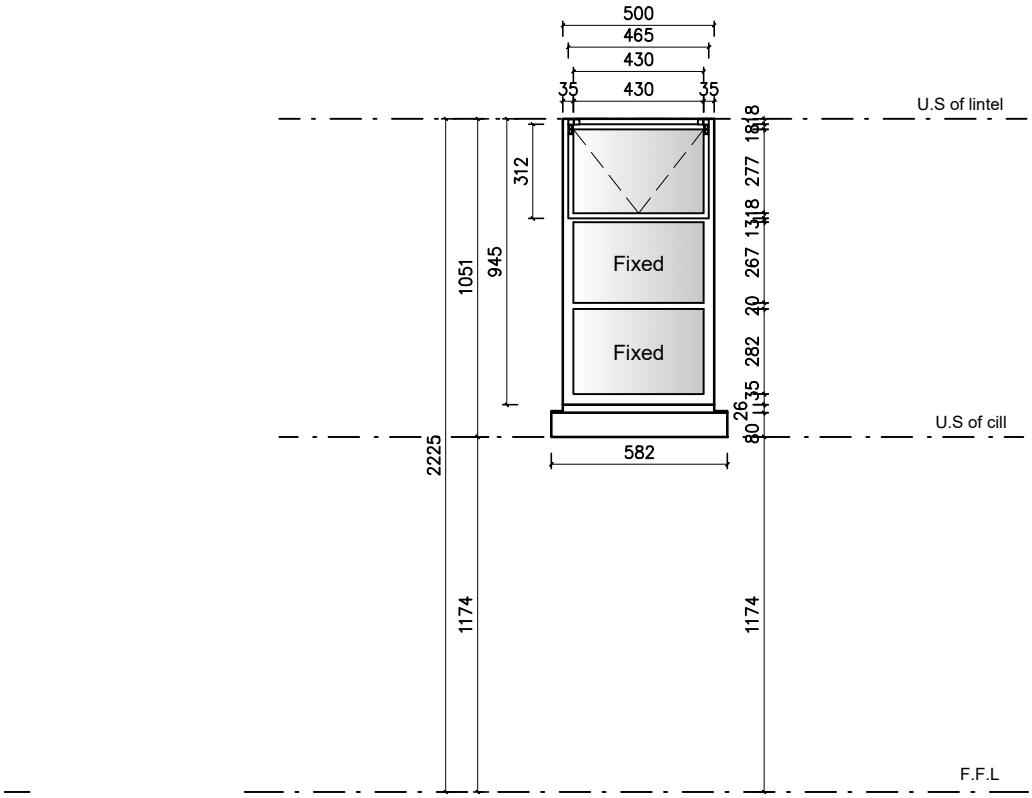
FRAME	Existing steel frame to be stripped, serviced and repainted. Redo putty work
CASEMENT	N/A
HINGES	N/A
HANDLE	Ensure handle on interior is in good working condition
CLOSER	Closer
HOOK / STAY	N/A
GLAZING	Clean glazing
CILL	N/A
OTHER	Security bars to be repainted. Paint colour as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	558	1:25

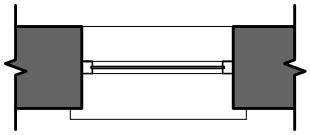
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
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Passage 3



Outside

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W10	01	Steel casement with toplight & fixed panes	Passage 3

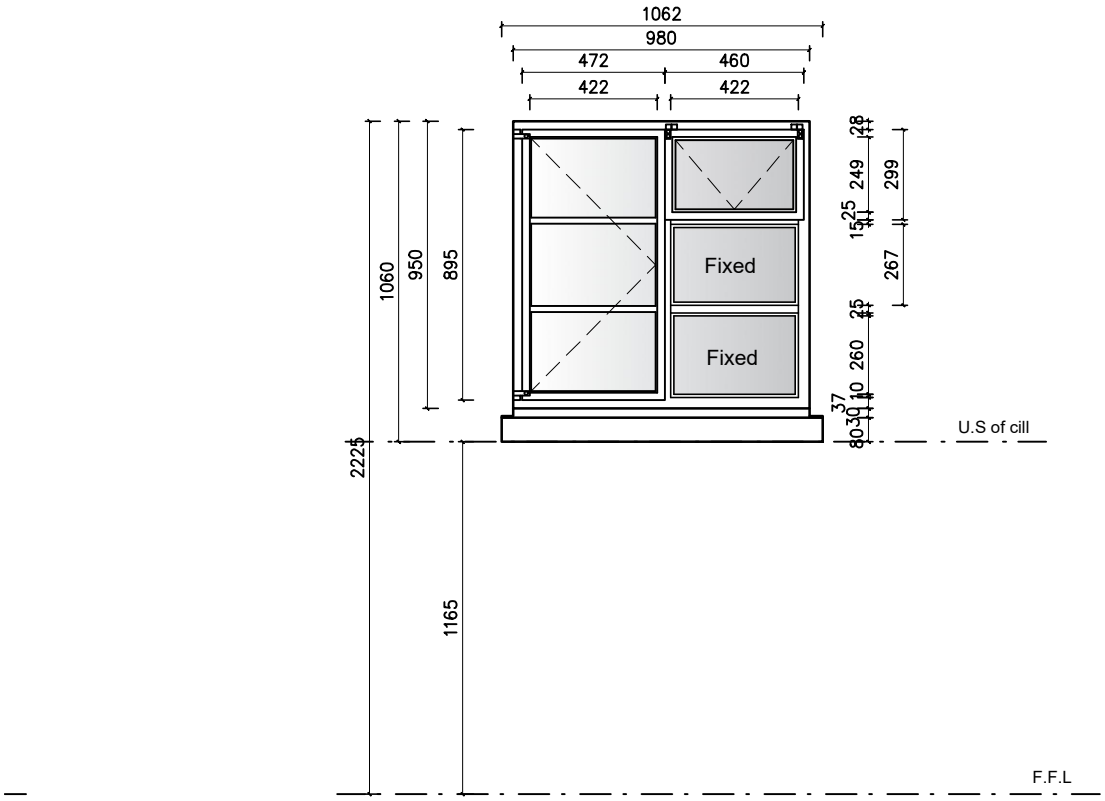
FRAME	Existing steel frame to be serviced. Paint to be removed, and frame repainted.
CASEMENT	N/A
HINGES	N/A
HANDLE	Ensure handle on interior is in good working condition
CLOSER	Closer
HOOK / STAY	N/A
GLAZING	N/A
CILL	N/A
OTHER	Security bars to be repainted. Paint as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	559	1:25

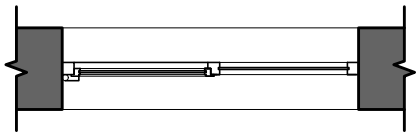
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Reception 2



Outside

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W11	01	Steel casement with toplight & fixed panes	Reception 2

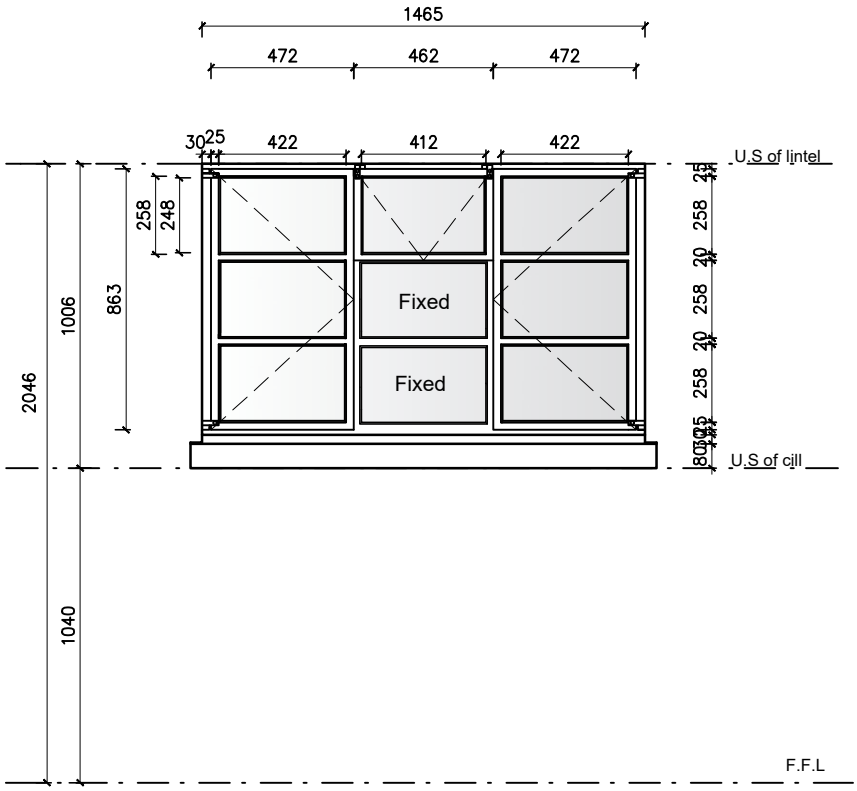
FRAME	Existing steel frame to be serviced. Paint to be removed, and frame repainted.
CASEMENT	N/A
HINGES	N/A
HANDLE	Ensure handles on interior are in good working condition
CLOSER	Ensure closers on interior
HOOK / STAY	N/A
GLAZING	Clean glazing
CILL	N/A
OTHER	Security bars to be repainted. Paint as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	560	1:25

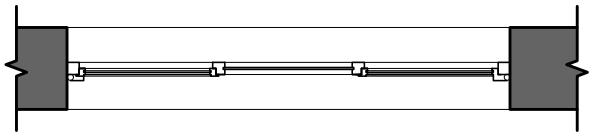
DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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Office 3



Outside

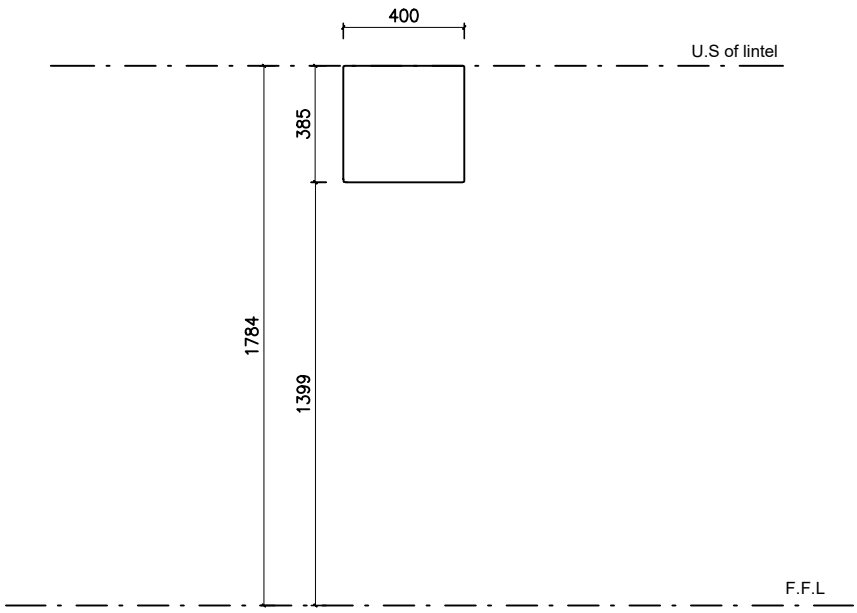
TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W-12	04	Casement Steel Window with Fixed Panes	Office 3,4,5 & Reception 2

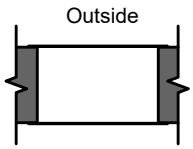
FRAME	Existing steel frame to be serviced. Paint to be removed, and frame repainted.
CASEMENT	N/A
HINGES	N/A
HANDLE	Ensure handles on interior are in good working condition
CLOSER	Ensure closers on interior
HOOK / STAY	N/A
GLAZING	Replace cracked glass panel
CILL	N/A
OTHER	Security bars to be repainted. Paint colour as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	561	1:25
DRAWING:	**DRAWN & CHECK:**	**REVISION:**	**DATE:**
Plan & Elevation -For Tender-	JS,TF AL	B	21.11.2024

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Guard room

TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W-13	02	Wall Openings	Guard Room, Server Room

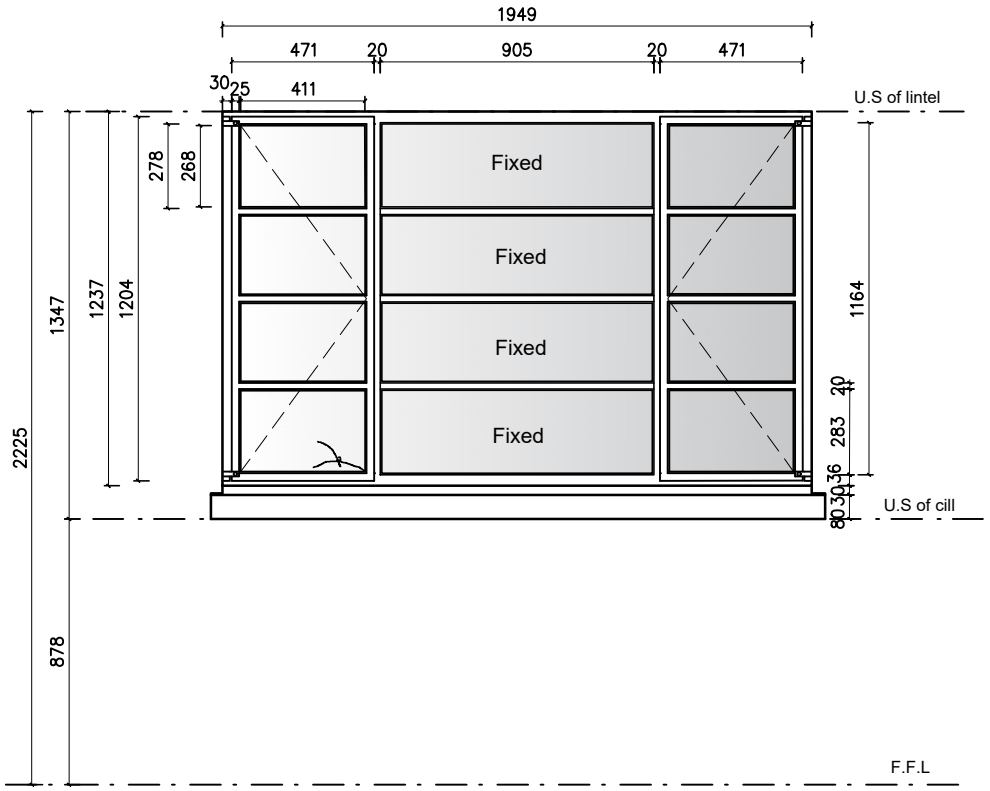
FRAME	N/A
CASEMENT	N/A
HINGES	N/A
HANDLE	N/A
CLOSER	N/A
HOOK / STAY	N/A
GLAZING	N/A
CILL	N/A
OTHER	Opening to be cleaned. Security bars to be repainted. Paint colour as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

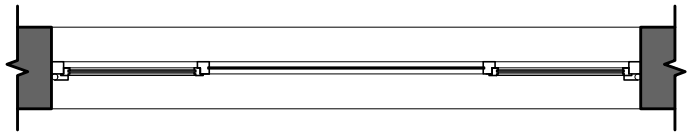
PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	562	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

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TYPE:	QUANTITY:	DESCRIPTION:	LOCATION:
W-14	01	Steel casement with fixed panes	Office 6

FRAME	Existing steel frame to be serviced. Paint to be removed, and frame repainted.
CASEMENT	N/A
HINGES	N/A
HANDLE	Ensure handles on interior are in good working condition
CLOSER	Ensure closers on interior
HOOK / STAY	N/A
GLAZING	Replace cracked glass panel
CILL	N/A
OTHER	Security bars to be repainted. Paint colour as per finishing schedule. Ironmongery spec above, or equivalent, subject to approval by architect.

PROJECT:	PROJECT No:	DWG No:	SCALE
Municipal Courthouse Building Additions and Alterations	134	563	1:25

DRAWING:	DRAWN & CHECK:	REVISION:	DATE:
Plan & Elevation -For Tender-	JS AL	B	21.11.2024

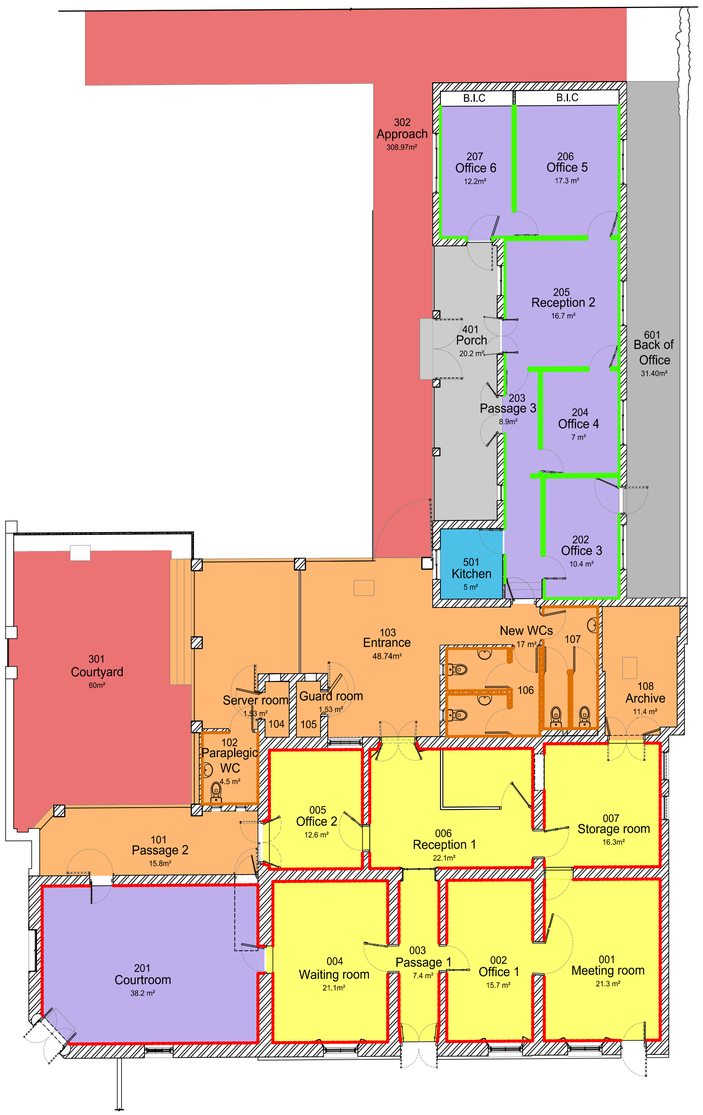
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Annexure A5:
Finishes Schedules

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COURTHOUSE & OFFICE - FLOOR & SKIRTING FINISHES SCHDEULE
scale 1:100 (A1)

ROOM DATA - COURTHOUSE & OFFICE

Room	Floor	Description	Skirting	Description
001 - Meeting room	F1	New: 150mm oregon pine flooring on new structural substructure Finish: Woodoc 25W water-borne wooden floor sealer or equivalent, clear matt	S2	New: Replace existing skirting with ROMM OGEE PROFILE timber skirting (21x144mm SA Pine SK6) Plascon Mandarin Tusk, satin finish GR-Y04 (75% lighter) or equivalent. Sample to be approved on site.
002 - Office 1	F1	New: 150mm oregon pine flooring on new structural substructure Finish: Woodoc 25W water-borne wooden floor sealer or equivalent, clear matt	S2	New: Replace existing skirting with ROMM OGEE PROFILE timber skirting (21x144mm SA Pine SK6) Plascon Mandarin Tusk, satin finish GR-Y04 (75% lighter) or equivalent. Sample to be approved on site.
003 - Passage 1	F1	New: 150mm oregon pine flooring on new structural substructure Finish: Woodoc 25W water-borne wooden floor sealer or equivalent, clear matt	S2	New: Replace existing skirting with ROMM OGEE PROFILE timber skirting (21x144mm SA Pine SK6) Plascon Mandarin Tusk, satin finish GR-Y04 (75% lighter) or equivalent. Sample to be approved on site.
004 - Waiting room	F1	New: 150mm oregon pine flooring on new structural substructure Finish: Woodoc 25W water-borne wooden floor sealer or equivalent, clear matt	S2	New: Replace existing skirting with ROMM OGEE PROFILE timber skirting (21x144mm SA Pine SK6) Plascon Mandarin Tusk, satin finish GR-Y04 (75% lighter) or equivalent. Sample to be approved on site.
005 - Office 2	F1	New: 150mm oregon pine flooring on new structural substructure Finish: Woodoc 25W water-borne wooden floor sealer or equivalent, clear matt	S2	New: Replace existing skirting with ROMM OGEE PROFILE timber skirting (21x144mm SA Pine SK6) Plascon Mandarin Tusk, satin finish GR-Y04 (75% lighter) or equivalent. Sample to be approved on site.
006 - Reception 1	F1	New: 150mm oregon pine flooring on new structural substructure Finish: Woodoc 25W water-borne wooden floor sealer or equivalent, clear matt	S2	New: Replace existing skirting with ROMM OGEE PROFILE timber skirting (21x144mm SA Pine SK6) Plascon Mandarin Tusk, satin finish GR-Y04 (75% lighter) or equivalent. Sample to be approved on site.
007 - Storage room	F1	New: 150mm oregon pine flooring on new structural substructure Finish: Woodoc 25W water-borne wooden floor sealer or equivalent, clear matt	S2	New: Replace existing skirting with ROMM OGEE PROFILE timber skirting (21x144mm SA Pine SK6) Plascon Mandarin Tusk, satin finish GR-Y04 (75% lighter) or equivalent. Sample to be approved on site.
101 - Passage 2	F2	300x300x20mm Standard terracotta floor tiles, with cement grout, 30mm, to fall away from building. Sample to be approved on site	N/A	
102 - Paraplegic WC	F2	300x300x20mm Standard terracotta floor tiles, with cement grout, 30mm, to fall away from building. Sample to be approved on site	S4	New: 100x100mm ceramic square tiles flat white, white grout, 3mm and white pvc edging strips. Sample to be approved on site.
103 - Entrance	F2	300x300x20mm Standard terracotta floor tiles, with cement grout, 30mm, to fall away from building. Sample to be approved on site	N/A	
104 - Server room	F2	300x300x20mm Standard terracotta floor tiles, with cement grout, 30mm, to fall away from building. Sample to be approved on site	N/A	
105 - Guard room	F2	300x300x20mm Standard terracotta floor tiles, with cement grout, 30mm, to fall away from building. Sample to be approved on site	N/A	
106 - New WC 1	F2	300x300x20mm Standard terracotta floor tiles, with cement grout, 30mm, to fall away from building. Sample to be approved on site	S4	New: 100x100mm ceramic square tiles flat white, white grout, 3mm and white pvc edging strips. Sample to be approved on site.
107 - New WC 2	F2	300x300x20mm Standard terracotta floor tiles, with cement grout, 30mm, to fall away from building. Sample to be approved on site	S4	New: 100x100mm ceramic square tiles flat white, white grout, 3mm and white pvc edging strips. Sample to be approved on site.
108 - Archive	F2	300x300x20mm Standard terracotta floor tiles, with cement grout, 30mm, to fall away from building. Sample to be approved on site	N/A	
201 - Court room	F3	Refurbish existing carpet tiles (replace damaged or stained tiles with new, to match the existing)	S2	New: Replace existing skirting with ROMM OGEE PROFILE timber skirting (21x144mm SA Pine SK6) Plascon Mandarin Tusk, satin finish GR-Y04 (75% lighter) or equivalent. Sample to be approved on site.
202 - Office 3	F3	Refurbish existing carpet tiles (replace damaged or stained tiles with new, to match the existing)	S1	Refurbish existing 21x96mm SA pine skirting, to be primed and painted Plascon Mandarin Tusk GR-Y04 (75% lighter) or equivalent, satin finish.
203 - Passage 3	F3	Refurbish existing carpet tiles (replace damaged or stained tiles with new, to match the existing)	S1	Refurbish existing 21x96mm SA pine skirting, to be primed and painted Plascon Mandarin Tusk GR-Y04 (75% lighter) or equivalent, satin finish.
204 - Office 4	F3	Refurbish existing carpet tiles (replace damaged or stained tiles with new, to match the existing)	S1	Refurbish existing 21x96mm SA pine skirting, to be primed and painted Plascon Mandarin Tusk GR-Y04 (75% lighter) or equivalent, satin finish.
205 - Reception 2	F3	Refurbish existing carpet tiles (replace damaged or stained tiles with new, to match the existing)	S1	Refurbish existing 21x96mm SA pine skirting, to be primed and painted Plascon Mandarin Tusk GR-Y04 (75% lighter) or equivalent, satin finish.
206 - Office 5	F3	Refurbish existing carpet tiles (replace damaged or stained tiles with new, to match the existing)	S1	Refurbish existing 21x96mm SA pine skirting, to be primed and painted Plascon Mandarin Tusk GR-Y04 (75% lighter) or equivalent, satin finish.
207 - Office 6	F3	Refurbish existing carpet tiles (replace damaged or stained tiles with new, to match the existing)	S1	Refurbish existing 21x96mm SA pine skirting, to be primed and painted Plascon Mandarin Tusk GR-Y04 (75% lighter) or equivalent, satin finish.
301 - Courtyard	F4	Existing 50mm Wheatstone pavers, to be inspected, repaired and replaced as required.	N/A	
302 - Approach	F4	Existing 50mm Wheatstone pavers, to be inspected, repaired and replaced as required.	N/A	
401 -Porch	F5	Existing floor slab to be cleaned off from debris, weeds, and vegetation	N/A	
501 - Kitchen	F6	Retain existing floor tiles	N/A	Retain existing wall tiles
601 - Back of Office	F7	Existing floor slab to be cleaned off from debris, weeds, and vegetation	N/A	

COURTHOUSE & OFFICE - FLOOR & SKIRTING SCHEDULE
scale 1:50 (A1)

Rev.	DATE	DRAWING DESCRIPTION
B	21.11.2024	FOR HWC & COUNCIL SUBMISSION
A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

ARCHITECT: _____ CLIENT: _____
Anja Lareman
(Sacap Reg. PrArch(3318239)3) (Registered Owner)

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architects
Professional Architect, PrArch(3318239)3
anja@lareman.co.za | 076 090 3445
61 Plein Street, Stellenbosch, 7600

CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

DRAWING: Floor and Skirting Schedule
-FOR HWC & COUNCIL SUBMISSION-

DRAWN: JS CHECKED: AL
DATE: 21.11.2024 SCALE: As indicated

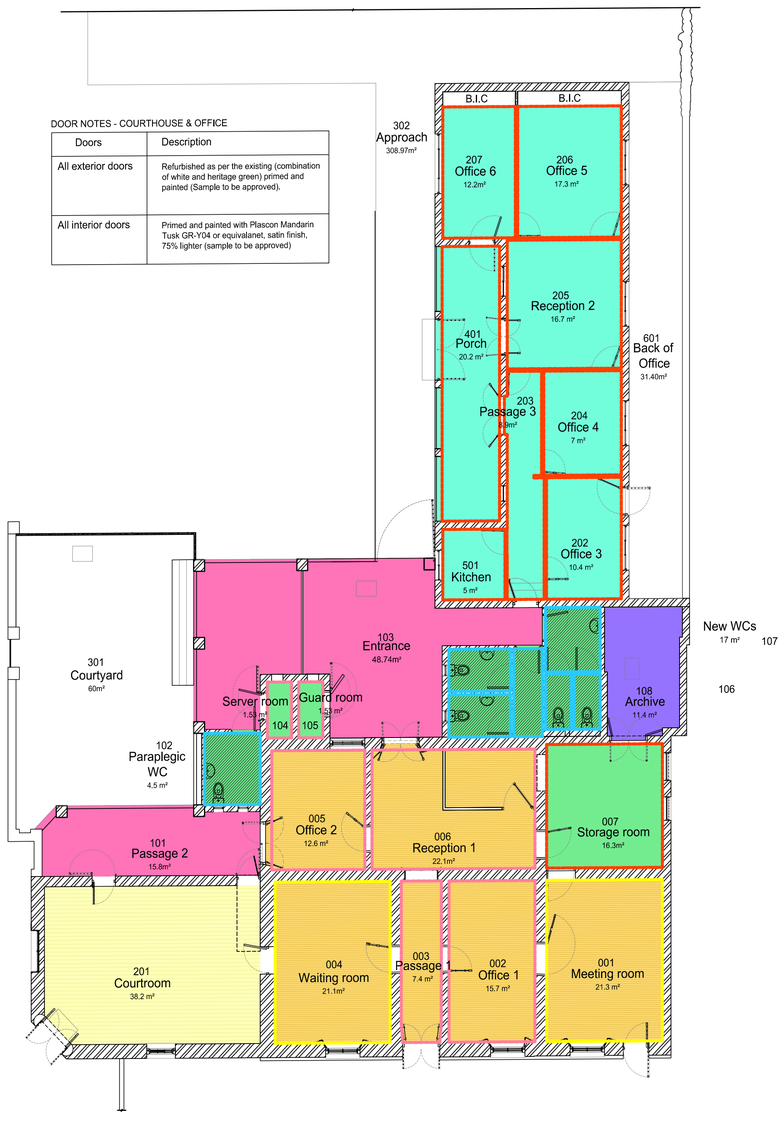
PROJECT No. 134 | DRAWING No. 501 | REVISION B

G:\shortcut-targets-by-id\1-4Bbzv6WSB-PFGYaQb54Fd\timeArk_11\CURRENT PROJECTS\134 - Court House, Mark street Stellenbosch\---Drawing Board---\3.1-Autocad\COURTHOUSE_CONSTRUCTION - FINISHING SCHEDULE_JS_recover (1).dwg

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DOOR NOTES - COURTHOUSE & OFFICE

Doors	Description
All exterior doors	Refurbished as per the existing (combination of white and heritage green) primed and painted (Sample to be approved).
All interior doors	Primed and painted with Plascon Mandarin Tusk GR-Y04 or equivalanet, satin finish, 75% lighter (sample to be approved)



COURTHOUSE & OFFICE - CEILING & CORNICE FINISHES SCHEDULE
scale 1:100 (A1)

ROOM DATA - COURTHOUSE & OFFICE

Room	Ceiling	Description	Cornice	Description	Walls	Description
001 - Meeting room	C1	Existing tongue and groove plank ceiling to be refurbished, primed and painted with Plascon White, Satin Finish or equivalent (1x undercoat, and x2 final coat); Sample to be approved	Co1	Inspect and refurbish the existing cornice, Replace damaged sections with new, to match the existing, Primed and painted with Plascon White or equivalent, satin finish (x1 undercoat and x2 final coats); sample to be approved.	Interior	Primed and painted with Plascon Mandarin Tusk GR-Y04 or equivalent,Cashmere matt finish (x1 undercoat and x2 final coats) (Samples to be approved).
002 - Office 1	C1	Existing tongue and groove plank ceiling to be refurbished, primed and painted with Plascon White, Satin Finish or equivalent (1x undercoat, and x2 final coat); Sample to be approved	Co2	Inspect and refurbish the existing cornice, Replace damaged sections with new, to match the existing, Primed and painted with Plascon White or equivalent, satin finish (x1 undercoat and x2 final coats); sample to be approved.	Exterior	Primed and painted with Breathcoat SA breathable textured paint, white (sample to be approved).
003 - Passage 1	C1	Existing tongue and groove plank ceiling to be refurbished, primed and painted with Plascon White, Satin Finish or equivalent (1x undercoat, and x2 final coat); Sample to be approved	Co2	Inspect and refurbish the existing cornice, Replace damaged sections with new, to match the existing, Primed and painted with Plascon White or equivalent, satin finish (x1 undercoat and x2 final coats); sample to be approved.		
004 - Waiting room	C1	Existing tongue and groove plank ceiling to be refurbished, primed and painted with Plascon White, Satin Finish or equivalent (1x undercoat, and x2 final coat); Sample to be approved	Co1	Inspect and refurbish the existing cornice, Replace damaged sections with new, to match the existing, Primed and painted with Plascon White or equivalent, satin finish (x1 undercoat and x2 final coats); sample to be approved.		
005 - Office 2	C1	Existing tongue and groove plank ceiling to be refurbished, primed and painted with Plascon White, Satin Finish or equivalent (1x undercoat, and x2 final coat); Sample to be approved	Co2	Inspect and refurbish the existing cornice, Replace damaged sections with new, to match the existing, Primed and painted with Plascon White or equivalent, satin finish (x1 undercoat and x2 final coats); sample to be approved.		
006 - Reception 1	C1	Existing tongue and groove plank ceiling to be refurbished, primed and painted with Plascon White, Satin Finish or equivalent (1x undercoat, and x2 final coat); Sample to be approved	Co2	Inspect and refurbish the existing cornice, Replace damaged sections with new, to match the existing, Primed and painted with Plascon White or equivalent, satin finish (x1 undercoat and x2 final coats); sample to be approved.		
007 - Storage room	C3	New suspended gypsum plasterboard ceilings skimmed, primed and painted with PVA Polvin White or equivalent, matt.	Co3	Existing cove cornice, primed and painted with PVA Polvin White or equivalent, matt.		
101 - Passage 2	C5	Exposed truss and roof ceiling. Underside of roof sheets to be primed and painted with an exterior superior acrylic water based emulsion paint, White (TCR7) (x1 undercoat and x2 final coats); Trusses to be primed and painted to match the existing, Heritage Green. Sample to be approved	N/A			
102 - Paraplegic WC	C3	Existing ceiling to be replaced. New suspended gypsum plasterboard ceilings skimmed, primed and painted with PVA Polvin White or equivalent, matt.	Co4	New Gyproc Rhino cove cornice or equivalent, 75x3600mm, primed and painted with PVA Polvin White or equivalent, matt.		
103 - Entrance	C5	Exposed truss and roof ceiling. Underside of roof sheets to be primed and painted with an exterior superior acrylic water based emulsion paint, White (TCR7) (x1 undercoat and x2 final coats); Trusses to be primed and painted to match the existing, Heritage Green. Sample to be approved	N/A			
104 - Server room	C3	Existing ceilings to be refurbished with PVA Polvin White or equivalent, matt (x1 undercoat + 2x final coat)	Co2	Inspect and refurbish the existing cornice, Replace damaged sections with new, to match the existing, Primed and painted with Plascon White or equivalent, satin finish (x1 undercoat and x2 final coats); sample to be approved.		
105 - Guard room	C3	Existing ceilings to be refurbished with PVA Polvin White or equivalent, matt (x1 undercoat + 2x final coat)	Co2	Inspect and refurbish the existing cornice, Replace damaged sections with new, to match the existing, Primed and painted with Plascon White or equivalent, satin finish (x1 undercoat and x2 final coats); sample to be approved.		
106 - New WC 1	C3	Existing ceiling to be replaced. New suspended gypsum plasterboard ceilings skimmed, primed and painted with PVA Polvin White or equivalent, matt.	Co4	New Gyproc Rhino cove cornice or equivalent, 75x3600mm, primed and painted with PVA Polvin White or equivalent, matt.		
107 - New WC 2	C3	Existing ceiling to be replaced. New suspended gypsum plasterboard ceilings skimmed, primed and painted with PVA Polvin White or equivalent, matt.	Co4	New Gyproc Rhino cove cornice or equivalent, 75x3600mm, primed and painted with PVA Polvin White or equivalent, matt.		
108 - Archive	C4	Existing drop ceilings to be refurbished, and painted with PVA Polvin White or equivalent, matt	N/A			
201 - Court room	C2	Existing exposed beam and plank ceiling, to be refurbished, as per the existing	N/A			
202 - Office 3	C6	Existing gypsum plastered ceiling, with exposed covered strips, to be primed and painted with PVA Polvin White or equivalent, matt	Co3	Existing cove cornice, primed and painted with PVA Polvin White or equivalent, matt.		
203 - Passage 3	C6	Existing gypsum plastered ceiling, with exposed covered strips, to be primed and painted with PVA Polvin White or equivalent, matt	Co3	Existing cove cornice, primed and painted with PVA Polvin White or equivalent, matt.		
204 - Office 4	C6	Existing gypsum plastered ceiling, with exposed covered strips, to be primed and painted with PVA Polvin White or equivalent, matt	Co3	Existing cove cornice, primed and painted with PVA Polvin White or equivalent, matt.		
205 - Reception 2	C6	Existing gypsum plastered ceiling, with exposed covered strips, to be primed and painted with PVA Polvin White or equivalent, matt	Co3	Existing cove cornice, primed and painted with PVA Polvin White or equivalent, matt.		
206 - Office 5	C6	Existing gypsum plastered ceiling, with exposed covered strips, to be primed and painted with PVA Polvin White or equivalent, matt	Co3	Existing cove cornice, primed and painted with PVA Polvin White or equivalent, matt.		
207 - Office 6	C6	Existing gypsum plastered ceiling, with exposed covered strips, to be primed and painted with PVA Polvin White or equivalent, matt	Co3	Existing cove cornice, primed and painted with PVA Polvin White or equivalent, matt.		
301 - Courtyard	N/A		N/A			
302 - Approach	N/A		N/A			
401 -Porch	C6	Existing gypsum plastered ceiling, with exposed covered strips, to be primed and painted with PVA Polvin White or equivalent, matt	Co3	Existing cove cornice, primed and painted with PVA Polvin White or equivalent, matt.		
501 - Kitchen	C6	Existing gypsum plastered ceiling, with exposed covered strips, to be primed and painted with PVA Polvin White or equivalent, matt	Co3	Existing cove cornice, primed and painted with PVA Polvin White or equivalent, matt.		
601 - Back of Office	N/A		N/A			

COURTHOUSE & OFFICE - CEILING & CORNICE SCHEDULE
scale 1:50 (A1)

Rev	DATE	DRAWING DESCRIPTION
B	21.11.2024	FOR HWC & COUNCIL SUBMISSION
A	18.11.2024	FOR HWC & COUNCIL SUBMISSION

ARCHITECT: _____ CLIENT: _____

Anja Lareman
(Sacap Reg. PrArch3318239 3) (Registered Owner)

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61 Plein Street, Stellenbosch, 7600

CLIENT: Stellenbosch Municipality
35 Mark Street, Stellenbosch

PROJECT: Municipal Courthouse Building
Additions & Alterations

DRAWING: Ceiling and Cornice Schedule
-FOR HWC & COUNCIL SUBMISSION-

DRAWN:	JS	CHECKED:	AL
DATE:	21.11.2024	SCALE:	As Indicated

PROJECT No	DRAWING No	REVISION
134	502	B

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Annexure A6:
Photo Sheets

Stellenbosch Municipal Court, 33 Market Street, Stellenbosch

Erf 528, Stellenbosch

Section 34 Application; Structure older than 60 years

Context Photo Sheet

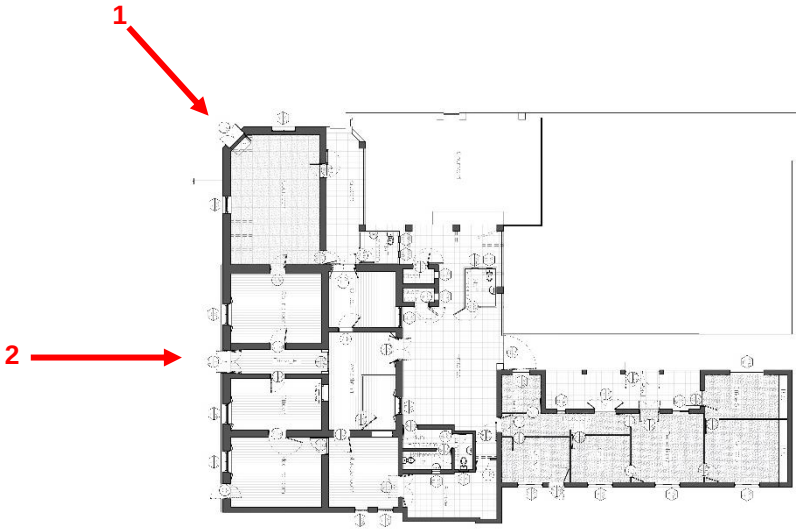
Photographs by Louise Daniel, as in October 2024

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Figure 1 - 2: Courthouse as seen from Market Street



CONTEXTUAL VIEWS



Figure 3: Courthouse as seen from Market Street



CONTEXTUAL VIEWS



Figure 4 - 6: Neighbouring building of the courthouse as seen from Market Street

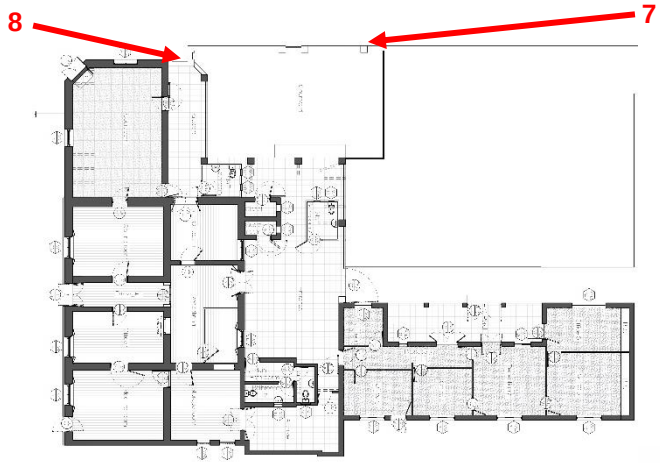


CONTEXTUAL VIEWS





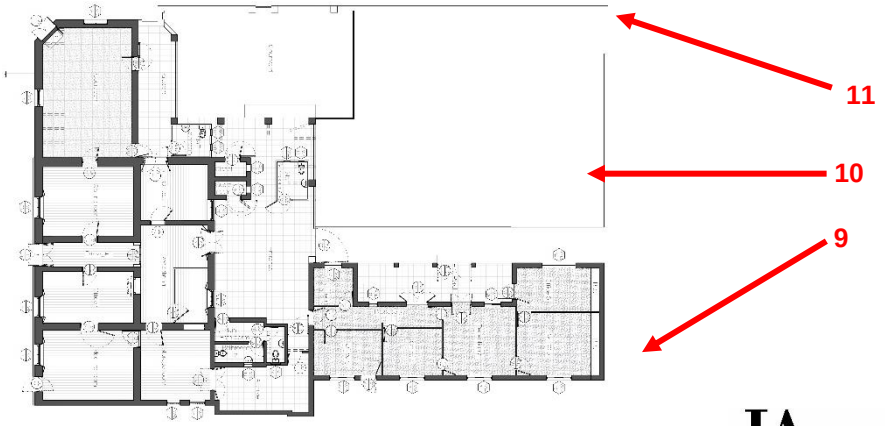
Figure 7 - 8: Heynike Lane Boundary Wall



CONTEXTUAL VIEWS



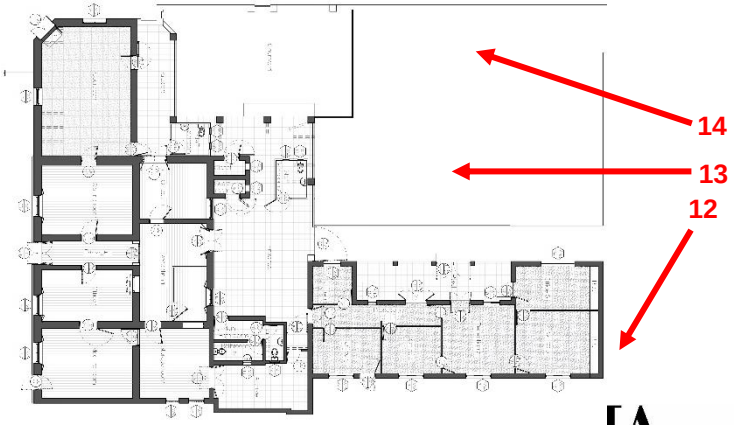
Figure 9 - 11: Erf 528 as seen from Papegaai Street



CONTEXTUAL VIEWS



Figure 12 - 14: Courthouse as seen from the Papegaai Street side of the property

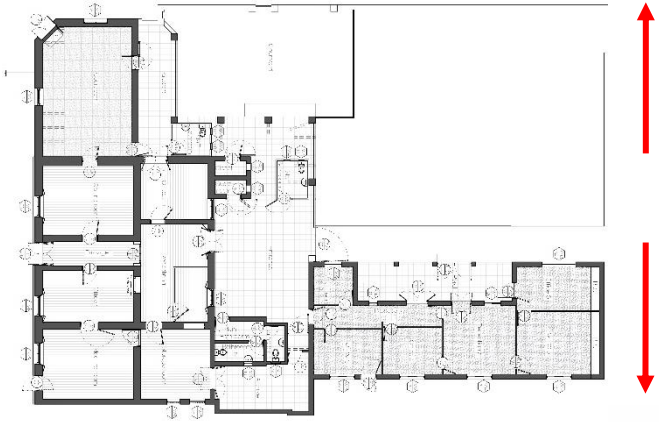


CONTEXTUAL VIEWS

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Figure 15 - 16: Garden of the courthouse as seen from the Papegaai Street side of the property



CONTEXTUAL VIEWS

Stellenbosch Municipal Court, 33 Market Street, Stellenbosch

Erf 528, Stellenbosch

Section 34 Application; Structure older than 60 years

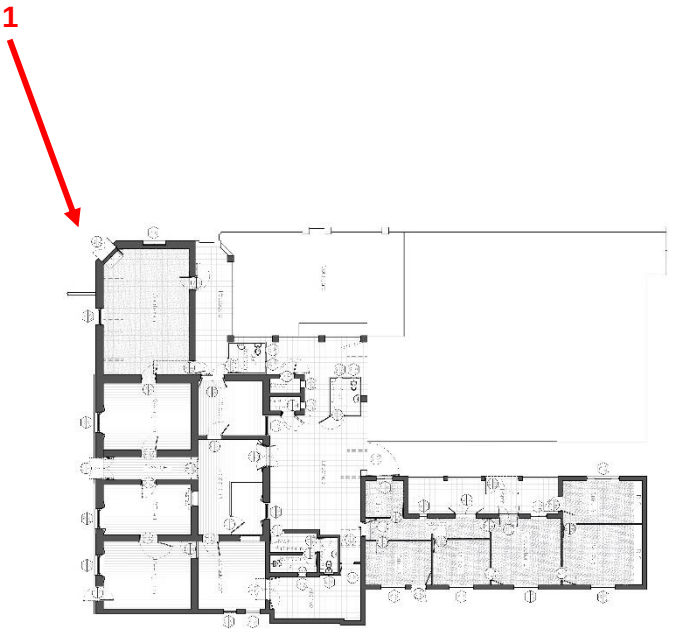
External Photo Sheet

Photographs by Louise Daniel, as in October 2024

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Figure 1: View of the existing courthouse from Market Street

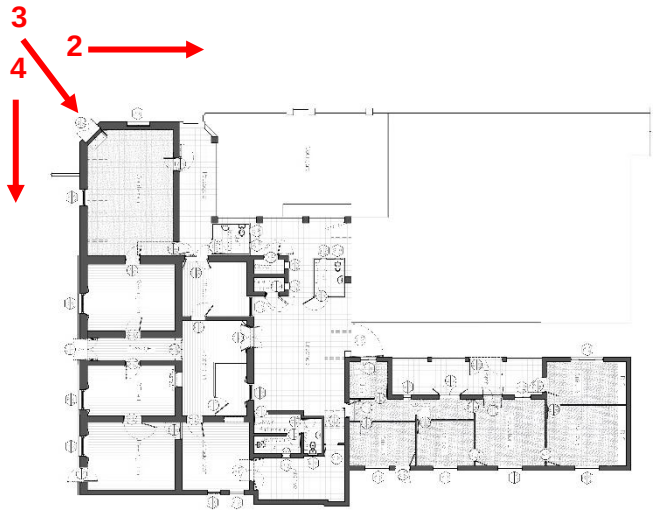


EXISTING COURTHOUSE – **MARKET STREET FAÇADE**
EXTERNAL VIEWS

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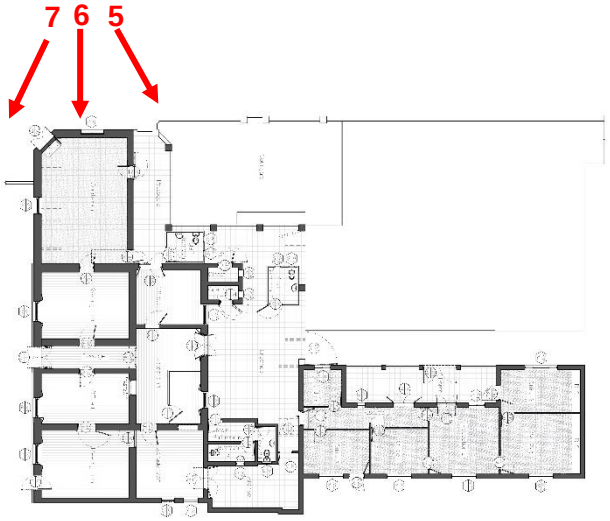
Figure 2 - 4: Cnr of Heynike Avenue and Market Street



EXISTING COURTHOUSE – **MARKET STREET FAÇADE**
EXTERNAL VIEWS



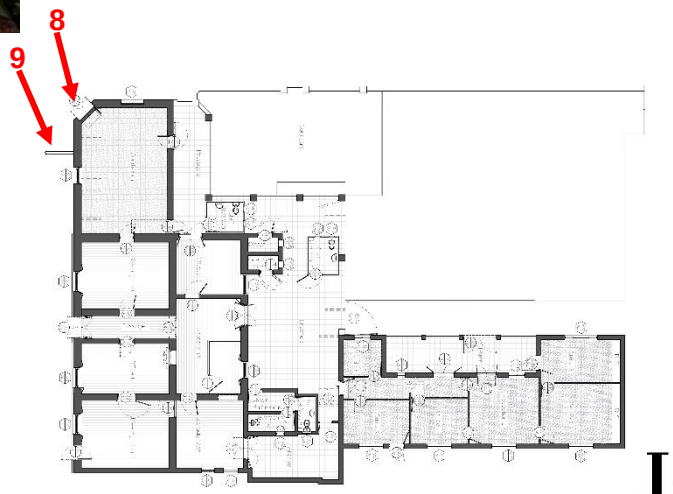
Figure 5 - 7: View of the courthouse from Heynike Avenue



EXISTING COURTHOUSE – **MARKET STREET FAÇADE**
EXTERNAL VIEWS



Figure 8 - 9: View of the courthouse from corner of Heynike Avenue and Market Street



EXISTING COURTHOUSE – **MARKET STREET FAÇADE**
EXTERNAL VIEWS



Figure 10 - 12: View of the courthouse from Market Street



EXISTING COURTHOUSE – **MARKET STREET FAÇADE**
EXTERNAL VIEWS





Figure 13 - 14: View of the courthouse from Market Street



Figure 15: View of the courthouse and neighbouring property

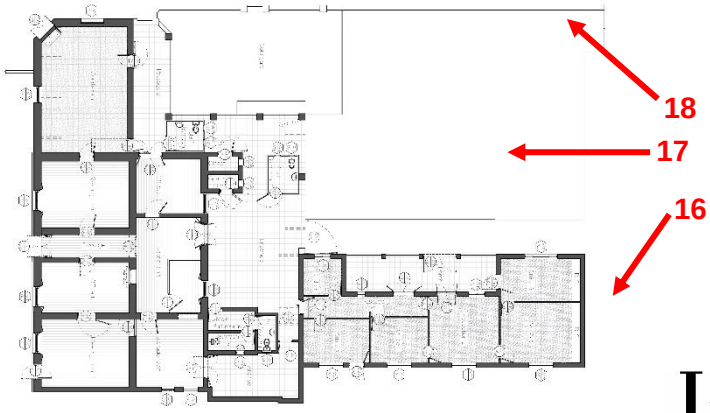


EXISTING COURTHOUSE – **MARKET STREET FAÇADE**
EXTERNAL VIEWS

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Figure 16 - 18: View of the courthouse from Papegaai Street

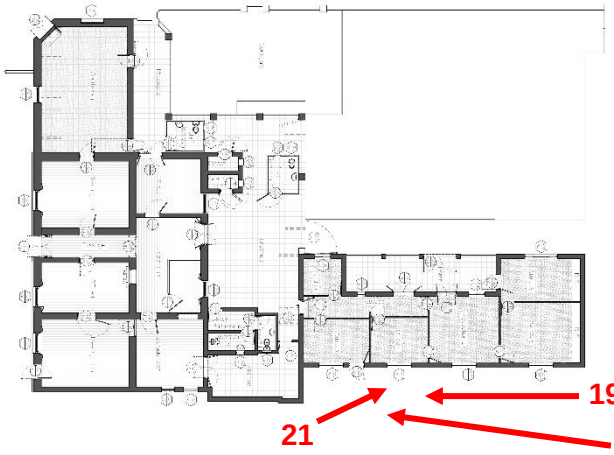


EXISTING COURTHOUSE – **PAPEGAAI STREET FAÇADE**
EXTERNAL VIEWS

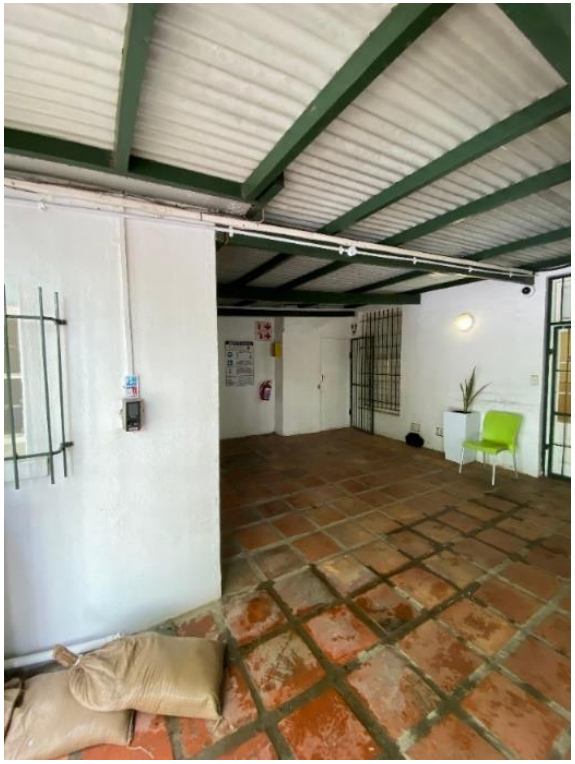
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Figure 19 - 21: View of the exterior office windows



EXISTING COURTHOUSE – **PAPEGAAI STREET FAÇADE**
EXTERNAL VIEWS



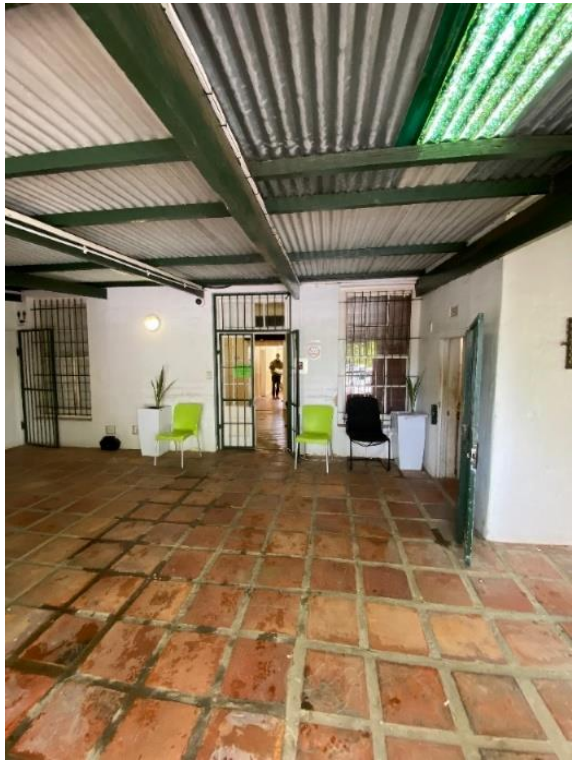
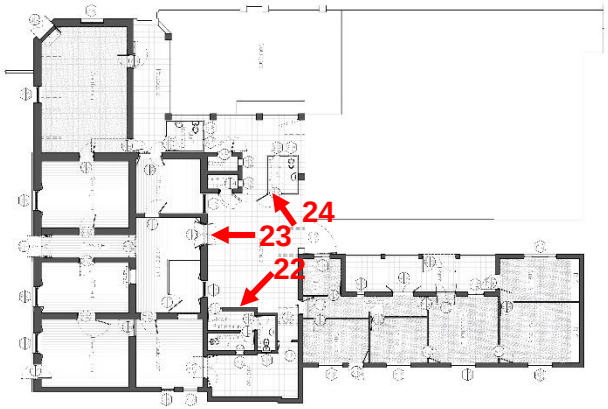


Figure 22 - 23: Exterior stoep and pergola area



Figure 24: Staff toilet exterior



EXISTING COURTHOUSE – **PAPEGAAI STREET FAÇADE**
EXTERNAL VIEWS

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Figure 25: Exterior stoep and pergola area between the magistrate's office and courtroom

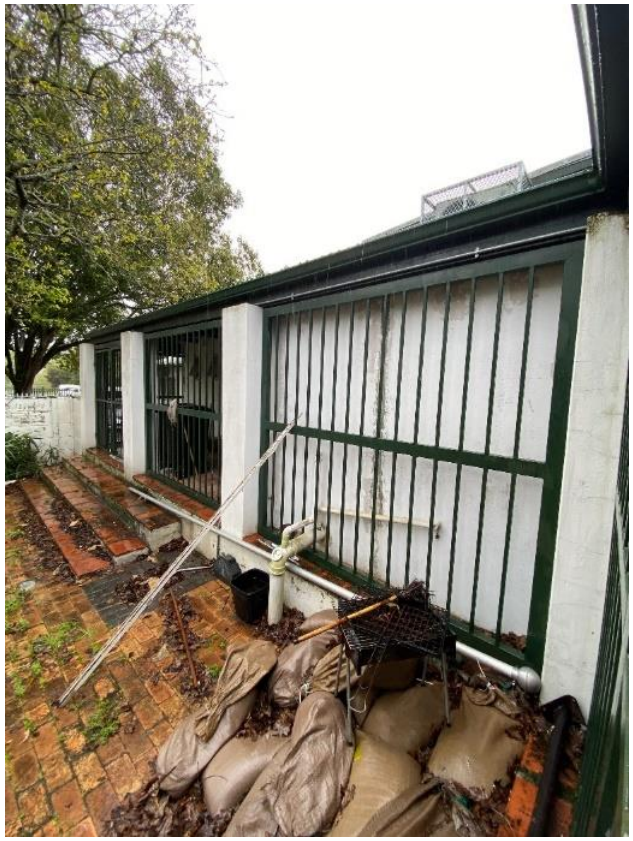


Figure 26: Exterior of magistrate's bathroom

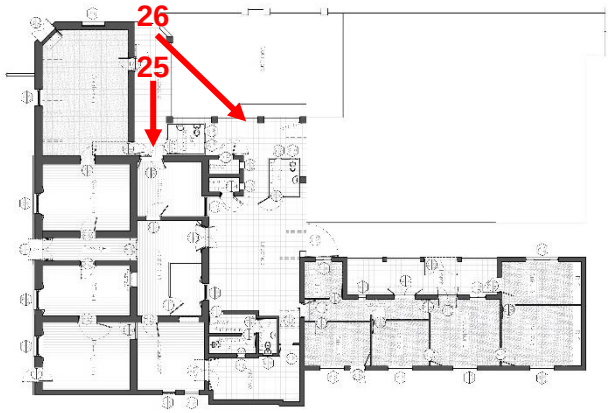
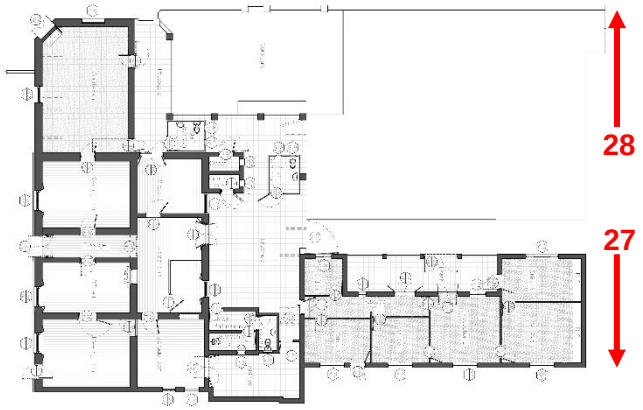






Figure 27 – 28: Existing garden area on the Papegaai Street side of property



EXISTING COURTHOUSE – **PAPEGAAI STREET FAÇADE**
EXTERNAL VIEWS

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EXTERNAL VIEWS

Stellenbosch Municipal Court, 33 Market Street, Stellenbosch

Erf 528, Stellenbosch

Section 34 Application; Structure older than 60 years

Internal Photo Sheet

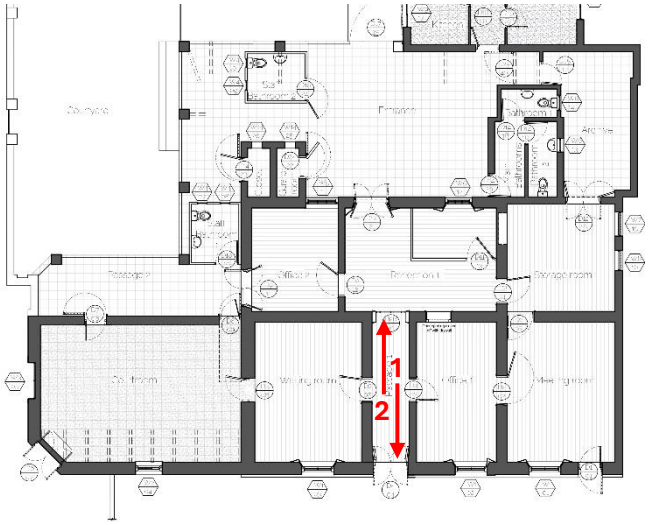
Photographs by Louise Daniel, as in October 2024

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Figure 1 - 2: Passage view

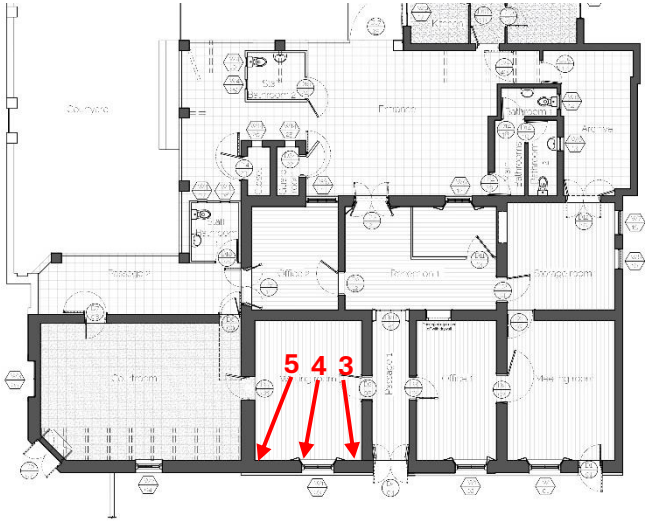


EXISTING COURTHOUSE – **C.03. PASSAGE 01**
INTERNAL VIEWS

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Figure 3 - 5: Corners of the Waiting Room



EXISTING COURTHOUSE – **C.02. WAITING ROOM**
INTERNAL VIEWS

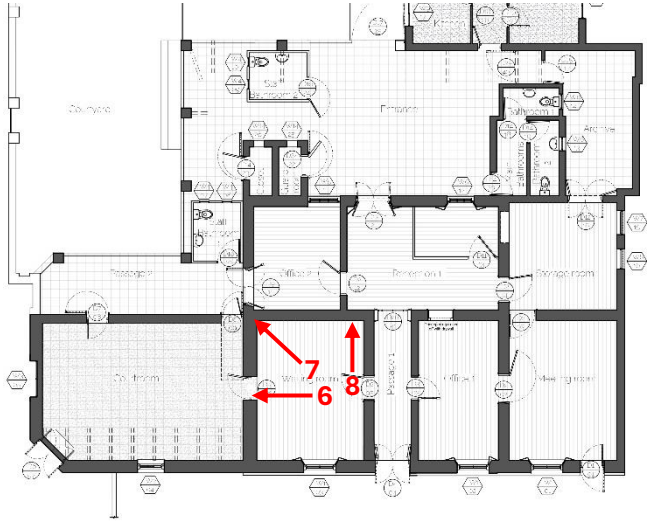
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Figure 6 - 8: Corners of the Waiting Room

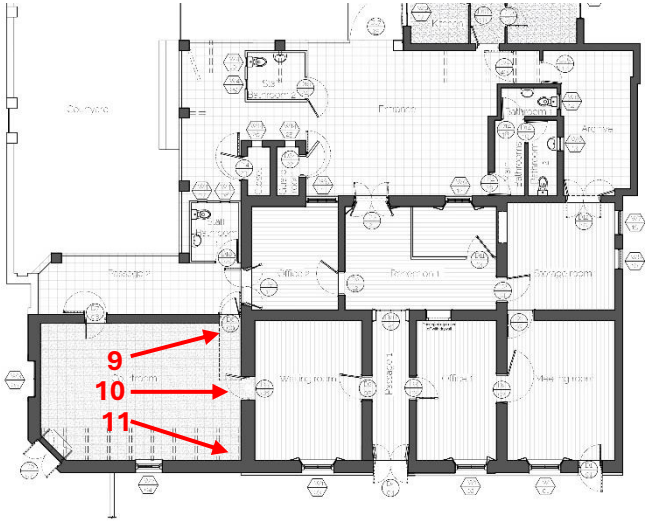


EXISTING COURTHOUSE – **C.02. WAITING ROOM**
INTERNAL VIEWS

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Figure 9 - 11: Corners of the Courtroom



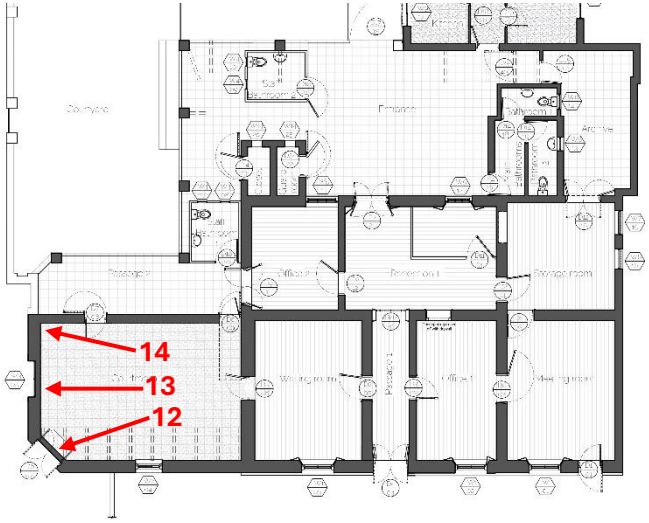
EXISTING COURTHOUSE – **C.01. COURTROOM**
INTERNAL VIEWS







Figure 12 - 14: Corners of the Courtroom

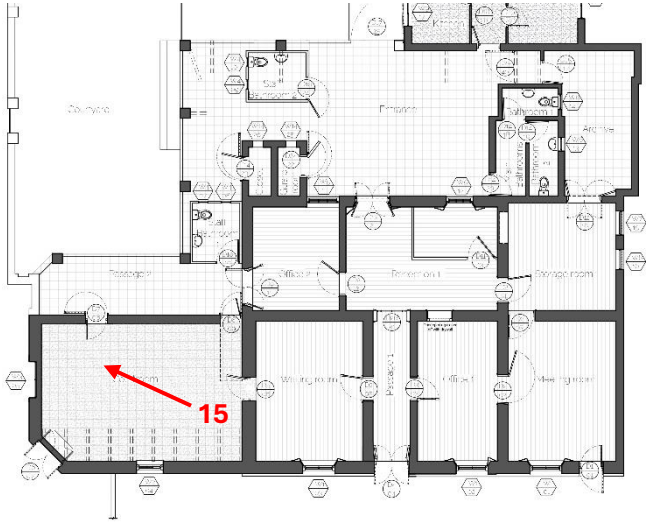


EXISTING COURTHOUSE – **C.01. COURTROOM**
INTERNAL VIEWS

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Figure 15: Ceiling of the Courtroom



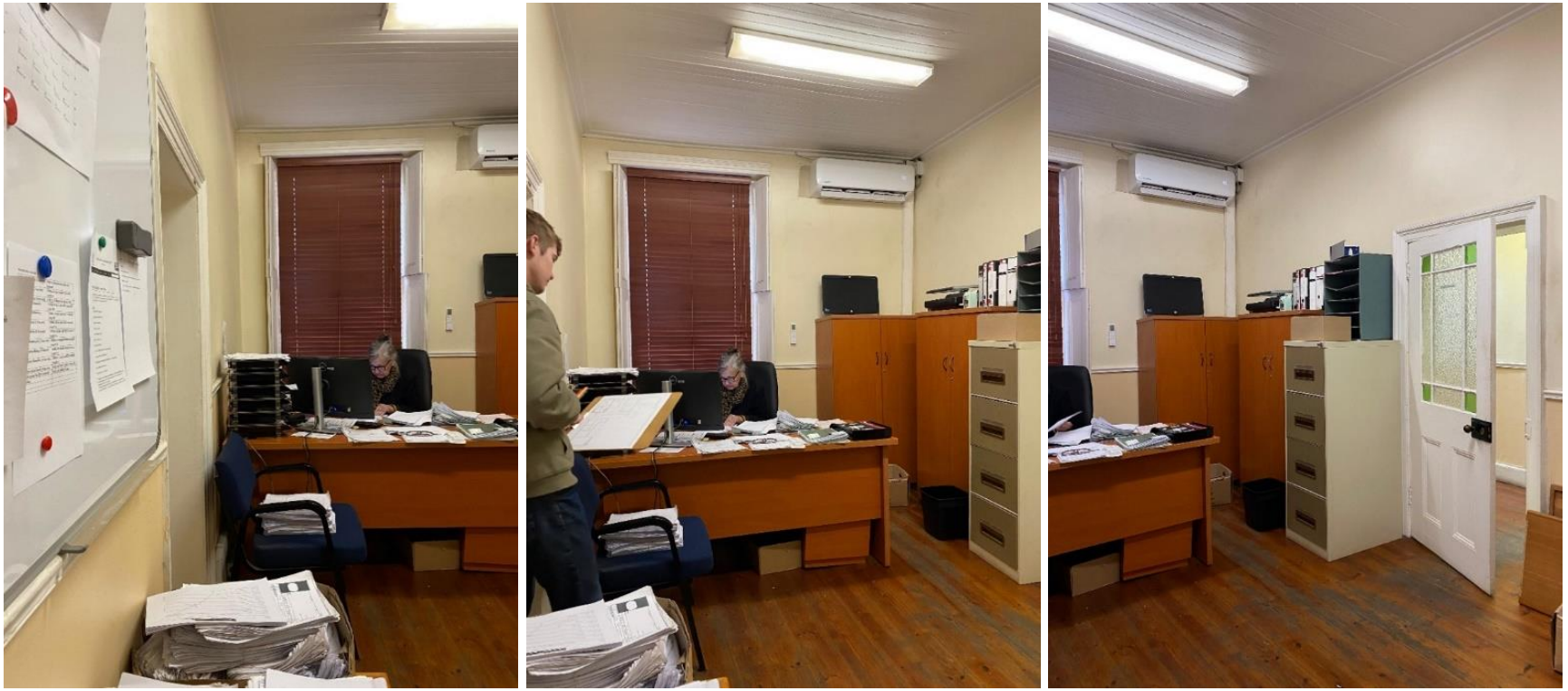
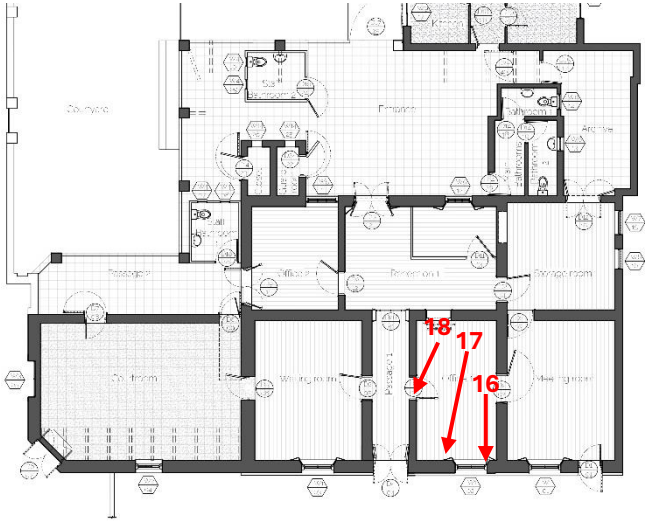


Figure 16 - 18: Corners of the Waiting Room

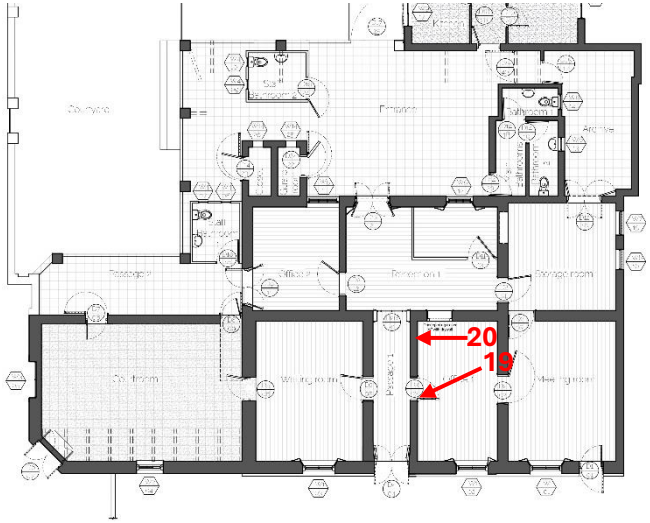


EXISTING COURTHOUSE – **C.04. OFFICE 01**
INTERNAL VIEWS

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Figure 19 - 20: Corners of the Waiting Room



EXISTING COURTHOUSE – **C.04. OFFICE 01**
INTERNAL VIEWS

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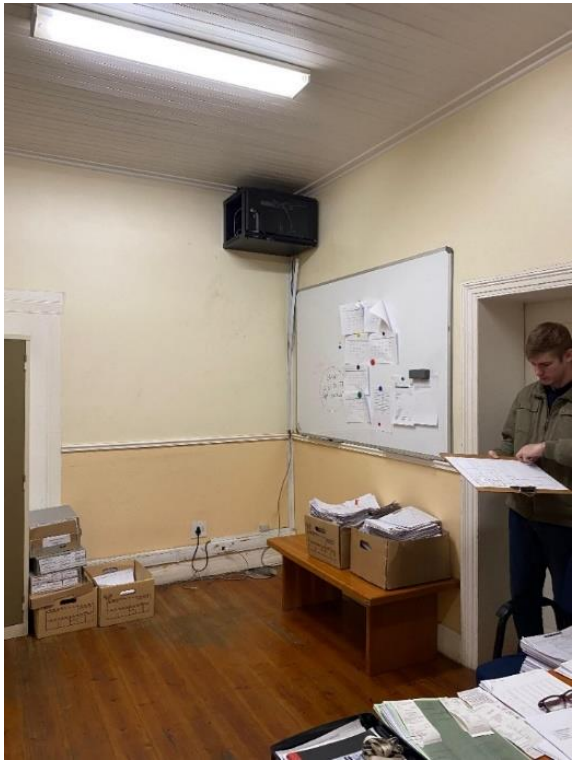
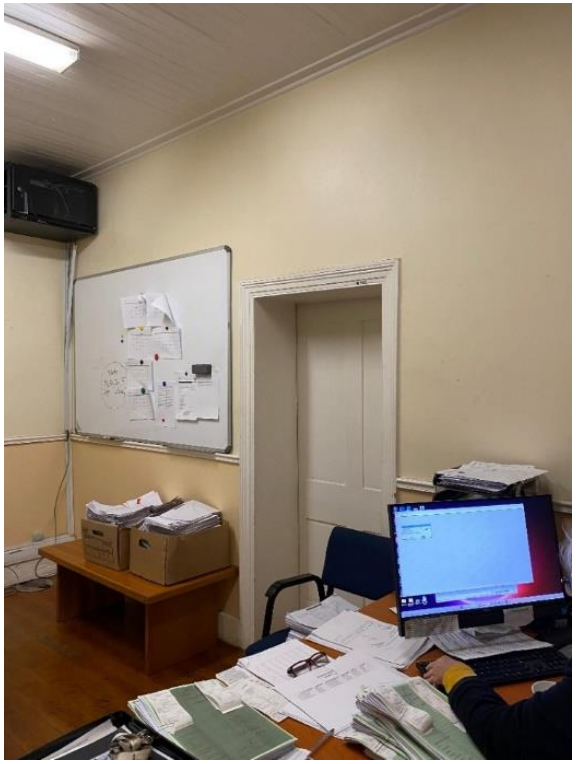
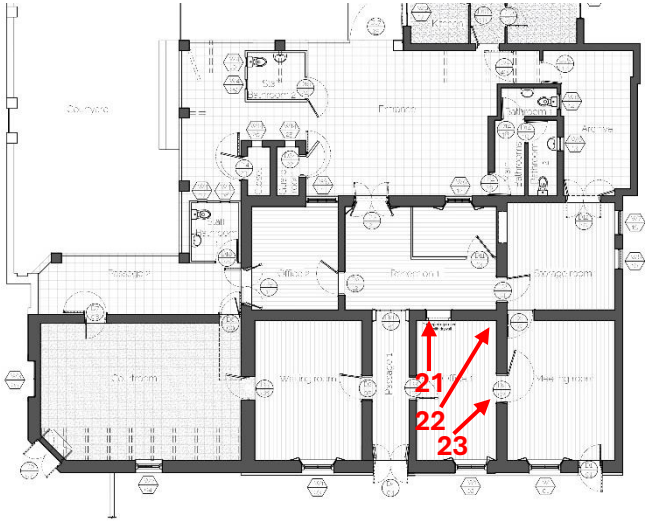




Figure 21 - 23: Corners of the Waiting Room

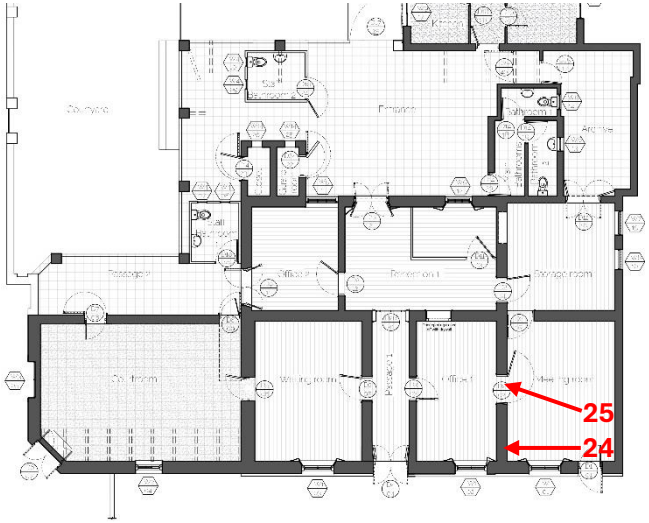


EXISTING COURTHOUSE – **C.04. OFFICE 01**
INTERNAL VIEWS

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Figure 24 - 25: Corners of the Conference Room



EXISTING COURTHOUSE – **C.05. CONFERENCE ROOM**
INTERNAL VIEWS

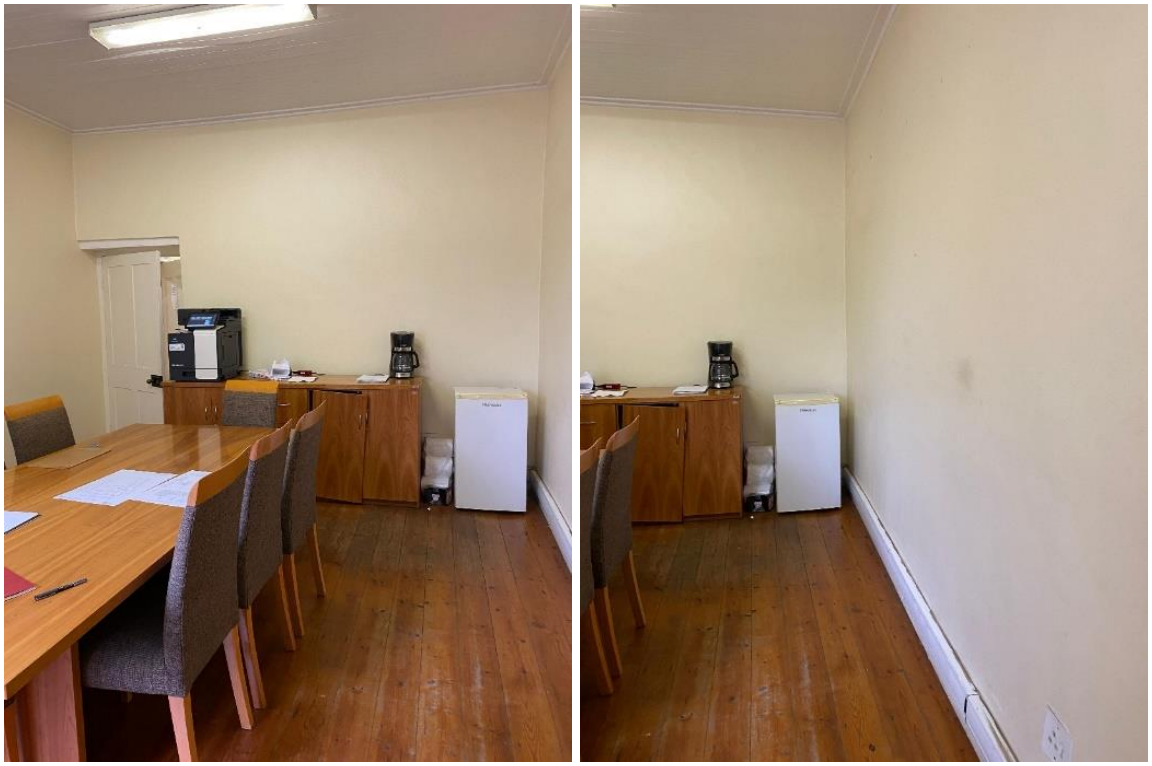
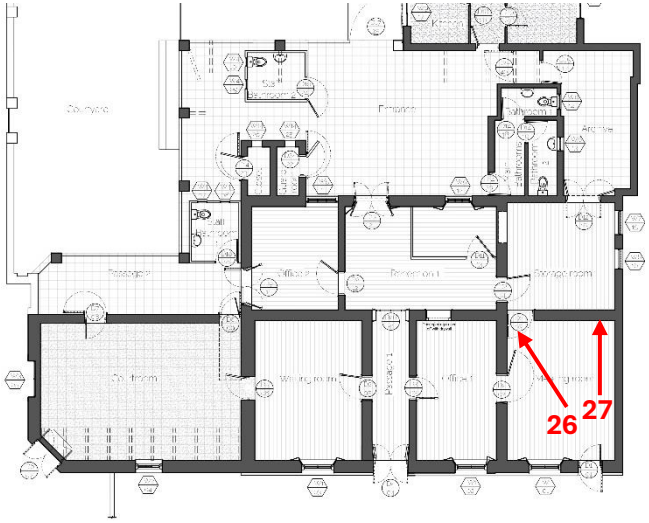


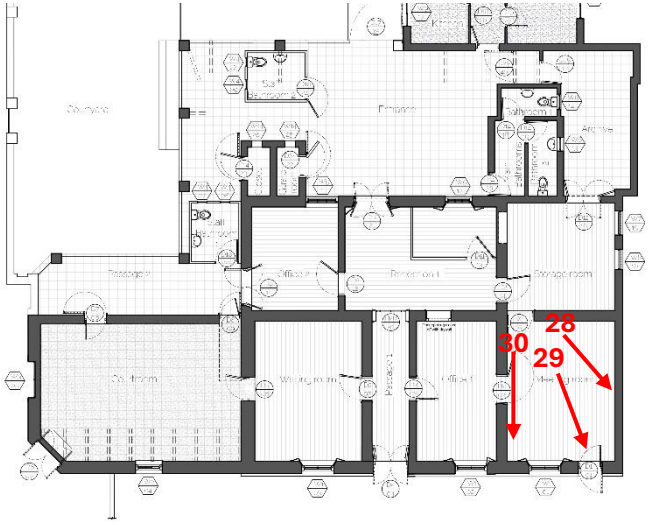
Figure 26 - 27: Corners of the Conference Room



EXISTING COURTHOUSE – **C.05. CONFERENCE ROOM**
INTERNAL VIEWS



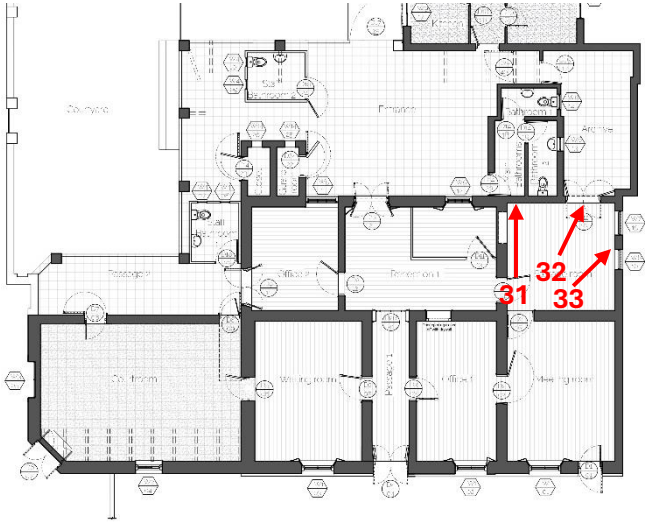
Figure 28 - 30: Corners of the Conference Room



EXISTING COURTHOUSE – **C.05. CONFERENCE ROOM**
INTERNAL VIEWS



Figure 31 - 33: Corners of Storage Office

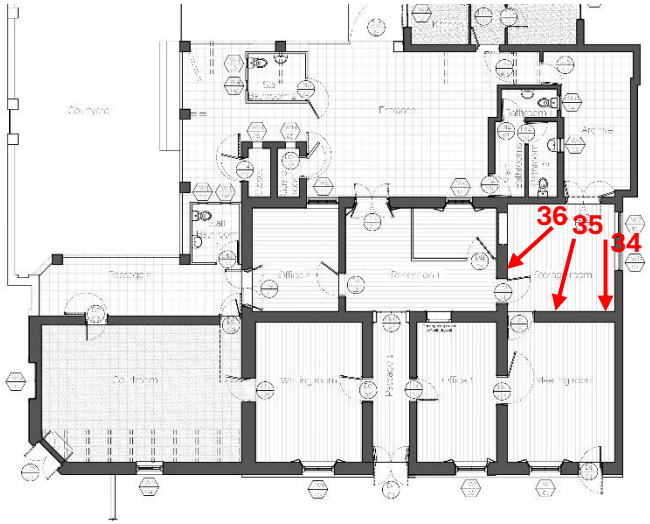


EXISTING COURTHOUSE – **C.06. STORAGE OFFICE**
INTERNAL VIEWS

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Figure 34 - 36: Corners of Storage Office



EXISTING COURTHOUSE – **C.06. STORAGE OFFICE**
INTERNAL VIEWS

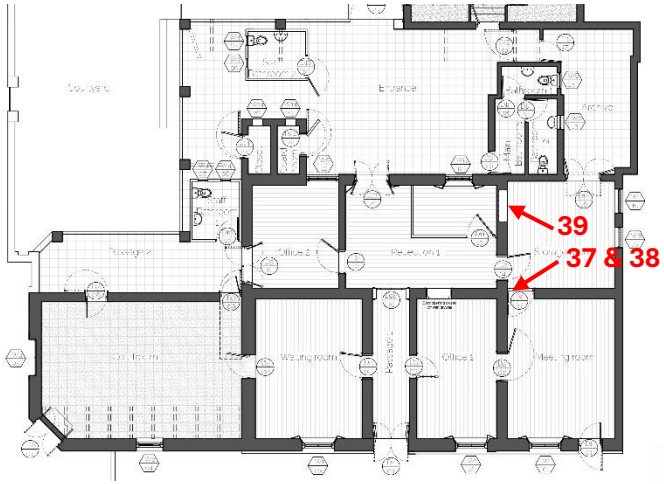




Figure 37 - 38: Door details between the Storage Office and Conference Room



Figure 39: Built in shelves



EXISTING COURTHOUSE – **C.06. STORAGE OFFICE**
INTERNAL VIEWS

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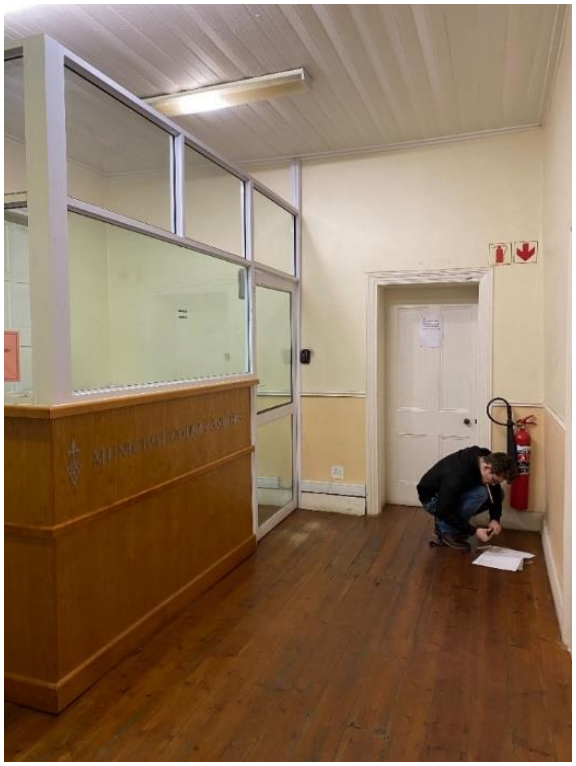
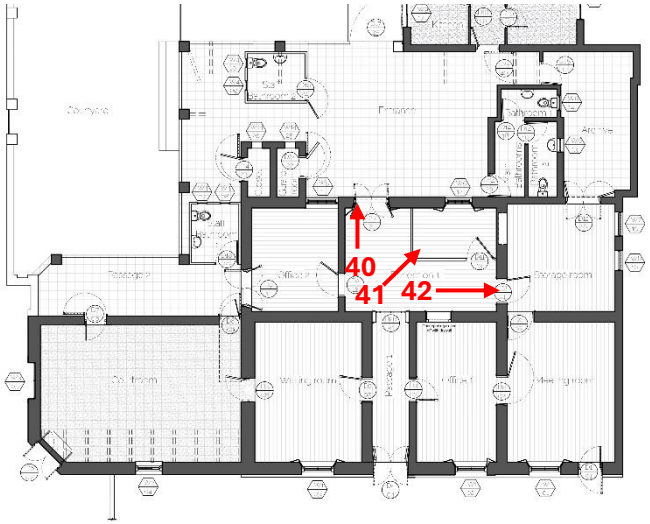


Figure 40 - 42: Corners of Reception 01



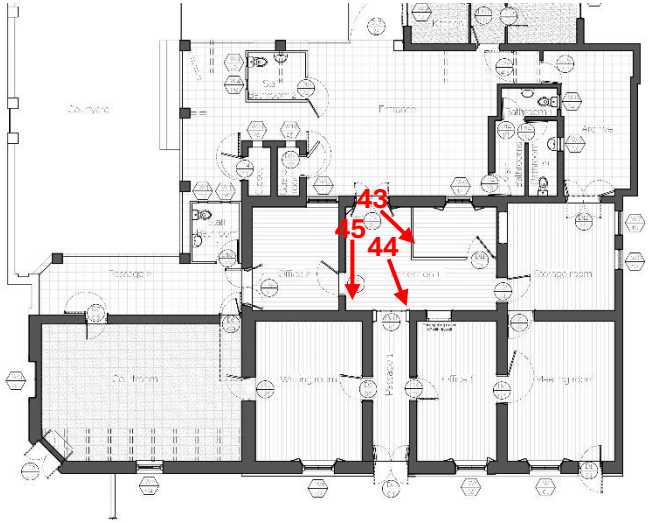
EXISTING COURTHOUSE – **C.08. RECEPTION 01**
INTERNAL VIEWS

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Figure 43 - 45: Corners of Reception 01



EXISTING COURTHOUSE – **C.08. RECEPTION 01**
INTERNAL VIEWS

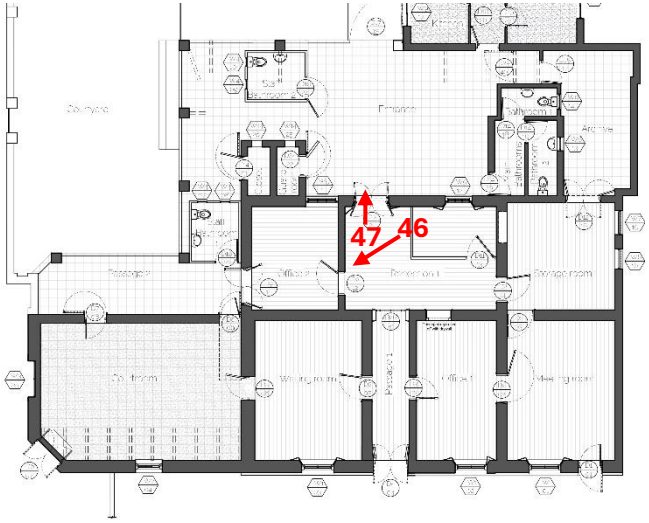
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Figure 46: Electrical boxes found in Reception 01



Figure 47: Door found in Reception 01



EXISTING COURTHOUSE – **C.08. RECEPTION 01**
INTERNAL VIEWS

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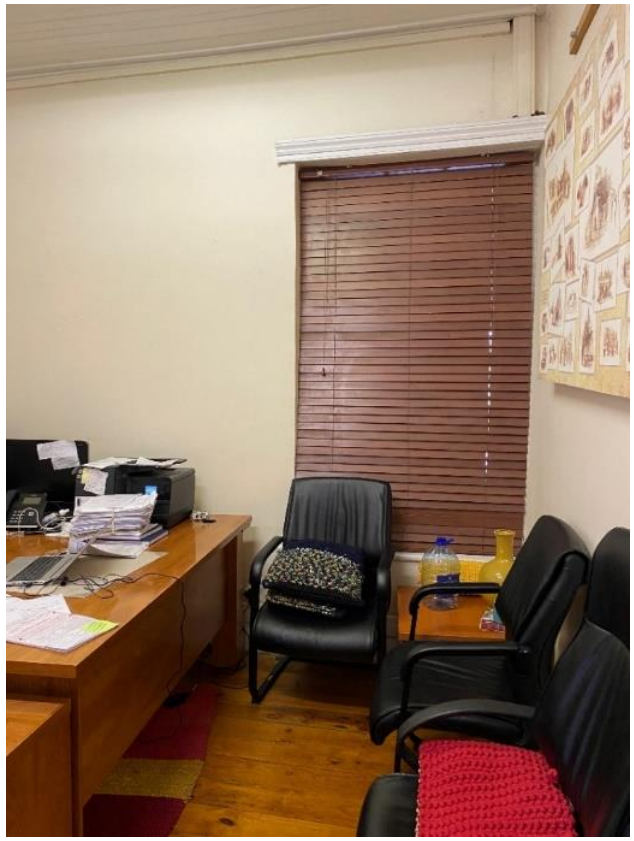
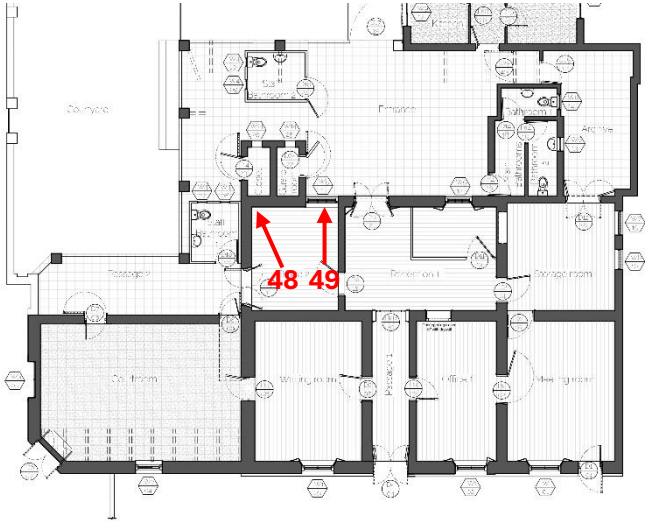


Figure 48 - 49: Corners of Office 02



EXISTING COURTHOUSE – **C.09. OFFICE 02**
INTERNAL VIEWS

LA heritage practitioner

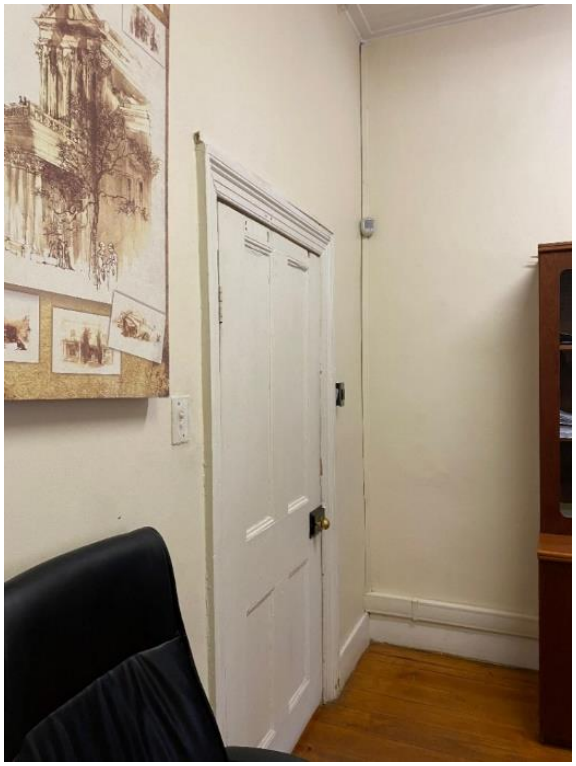
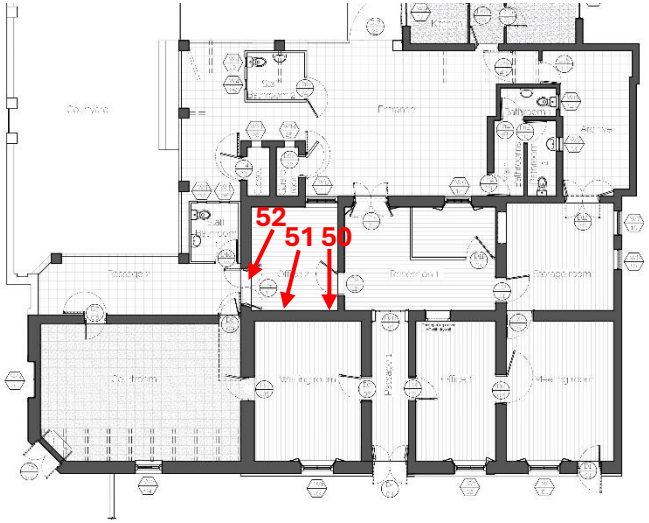




Figure 50 - 52: Corners of Office 02



EXISTING COURTHOUSE – **C.09. OFFICE 02**
INTERNAL VIEWS

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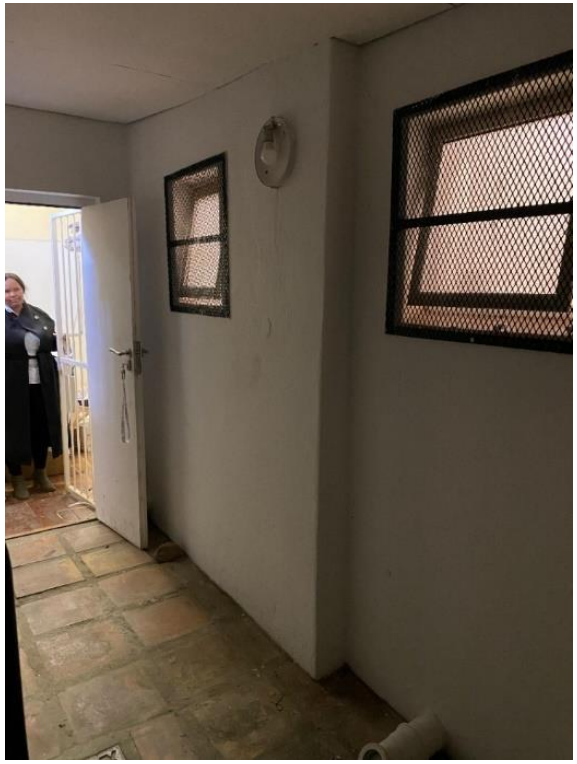
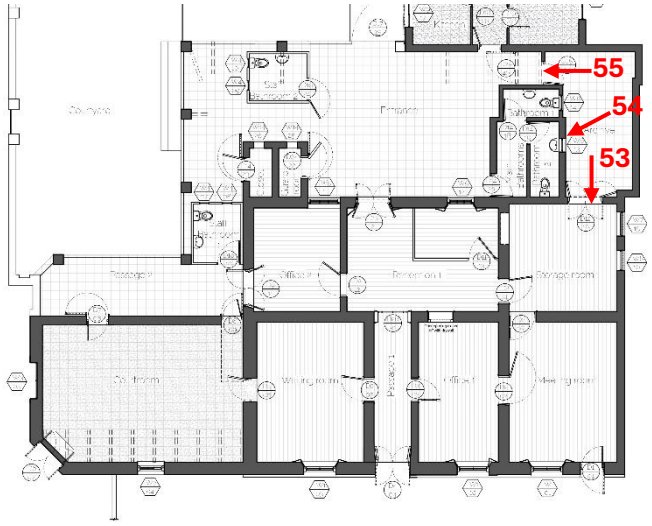




Figure 53 - 55: Door and windows in the Archive



EXISTING COURTHOUSE – **C.07. ARCHIVES**
INTERNAL VIEWS

LA heritage practitioner



Figure 56 - 57: Archive storge

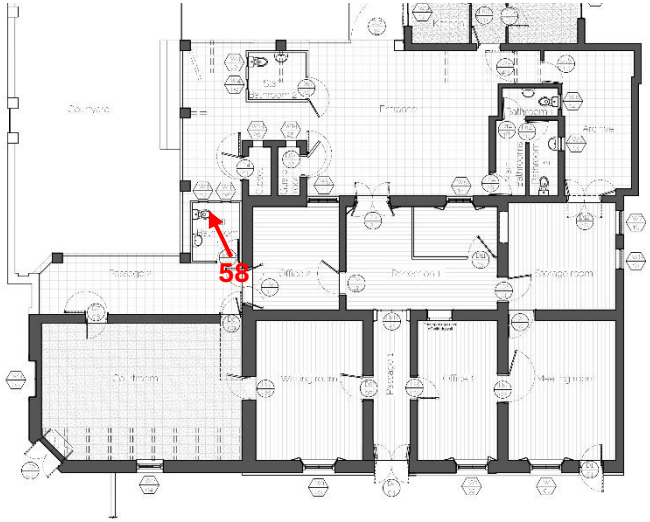


EXISTING COURTHOUSE – **C.07. ARCHIVES**
INTERNAL VIEWS

LA heritage practitioner



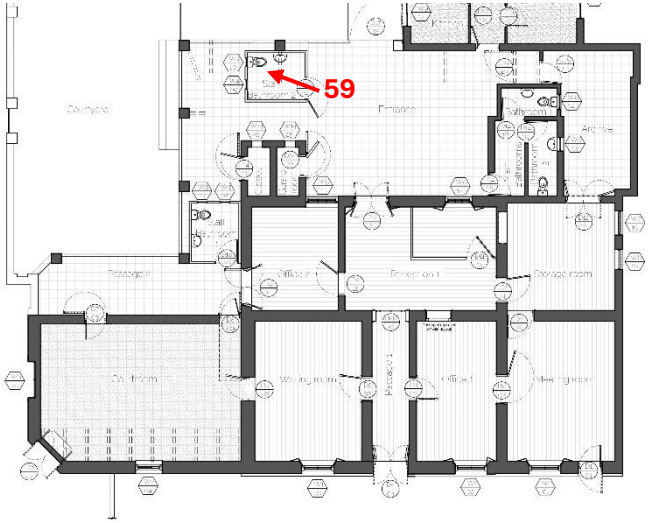
Figure 58: Staff bathroom with water damage around window frames



EXISTING COURTHOUSE – **C.10. STAFF BATHROOM 01**
INTERNAL VIEWS



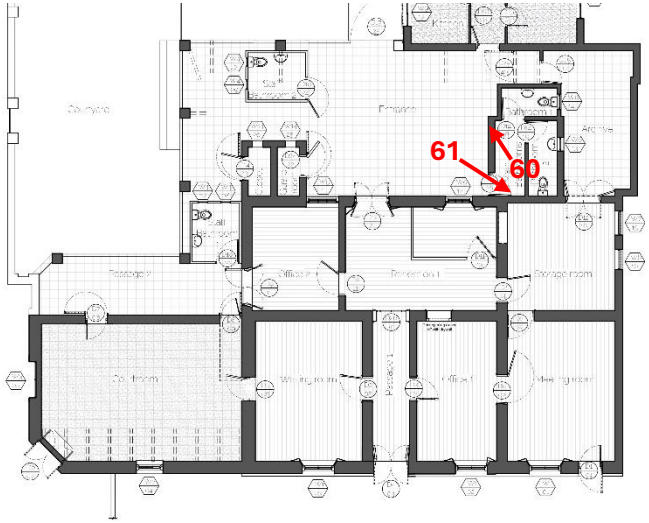
Figure 59: Staff bathroom with water damage to walls



EXISTING COURTHOUSE – **C.16. STAFF BATHROOM 02**
INTERNAL VIEWS



Figure 60 - 61: Main bathroom doors



EXISTING COURTHOUSE – **C.17. MAIN BATHROOM**
INTERNAL VIEWS

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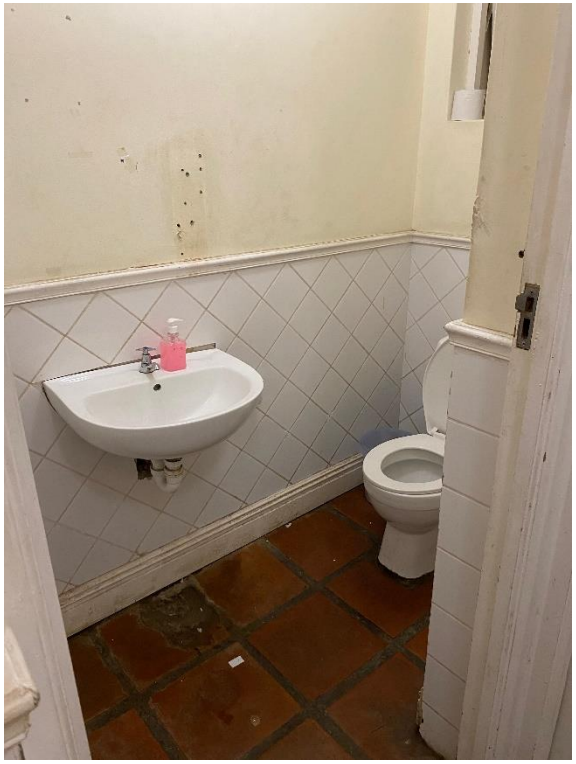
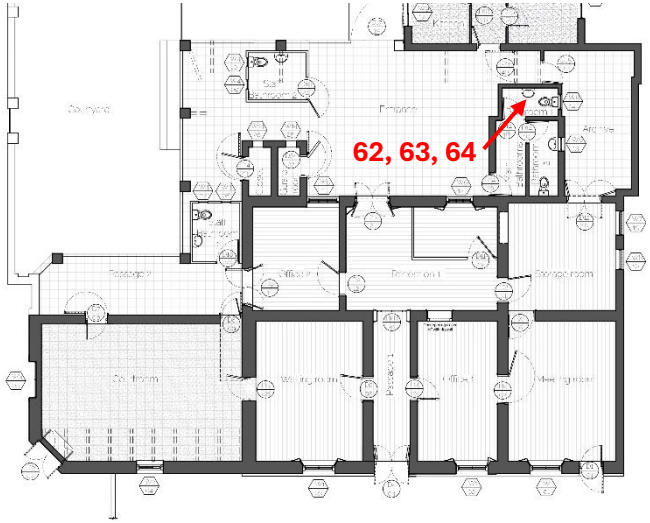






Figure 62 - 64: Main bathroom



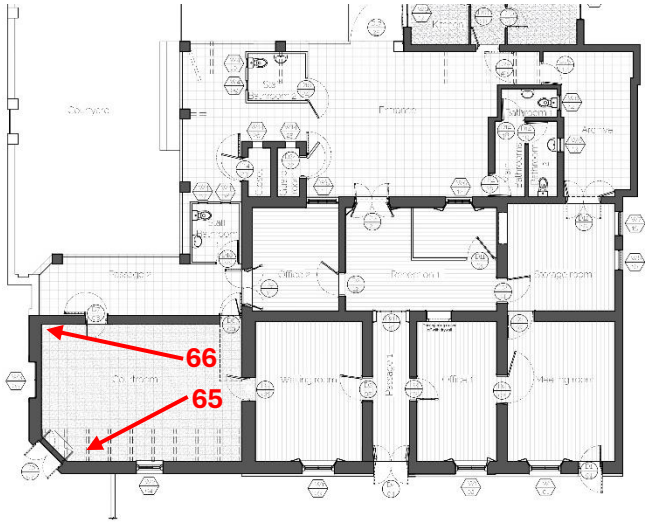
EXISTING COURTHOUSE – **C.17. MAIN BATHROOM**
INTERNAL VIEWS

LA heritage practitioner





Figure 65 - 66: Attic above courtroom



EXISTING COURTHOUSE – **A.01. ATTIC**
INTERNAL VIEWS

LA heritage practitioner



Figure 67: Attic above Passage 01, Office 01 and Conference Room



Figure 68: Wall indicating the presence of a previously existing



Figure 69: Wall with vents

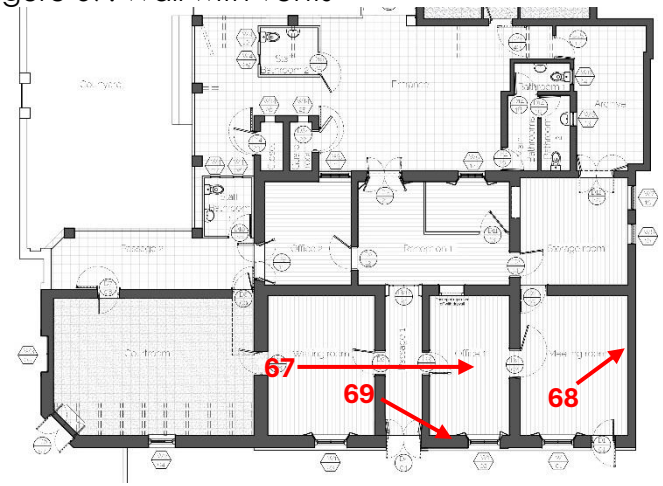
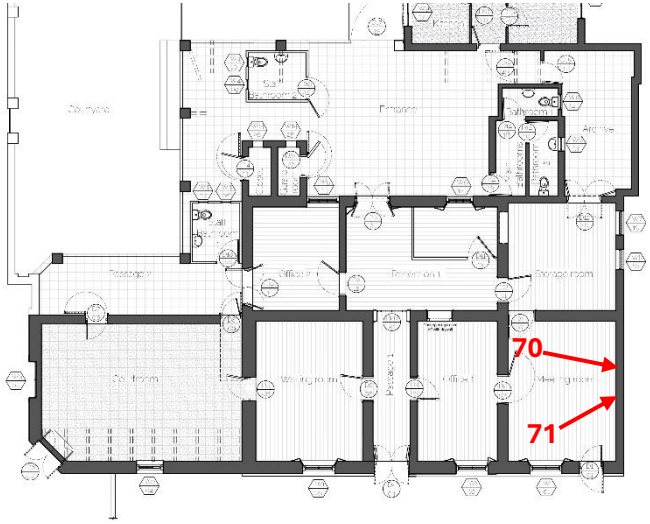




Figure 70 - 71: Roof details

Note the gum pole structure (which possibly previously supported a thatch roof) that has been cut. The gable wall is no longer tied to the roof structure



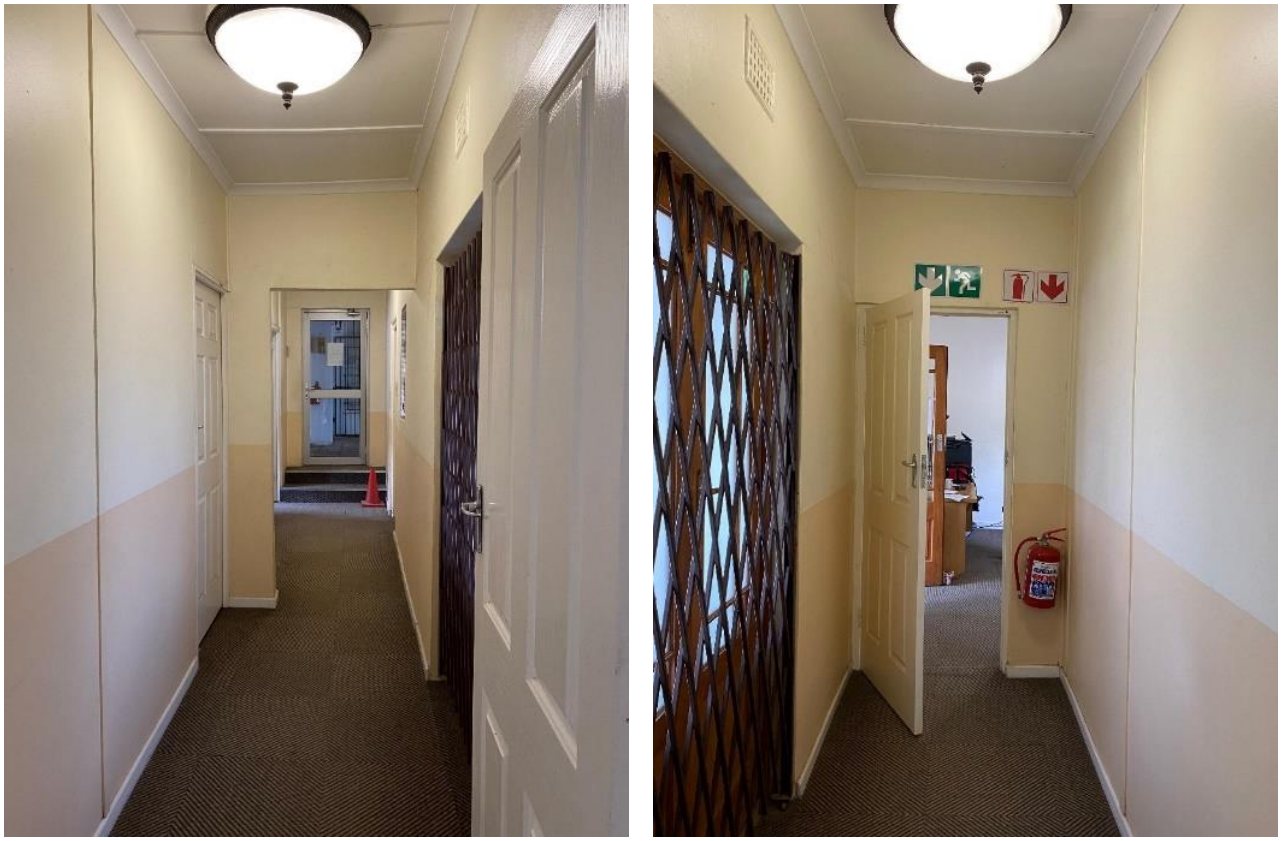
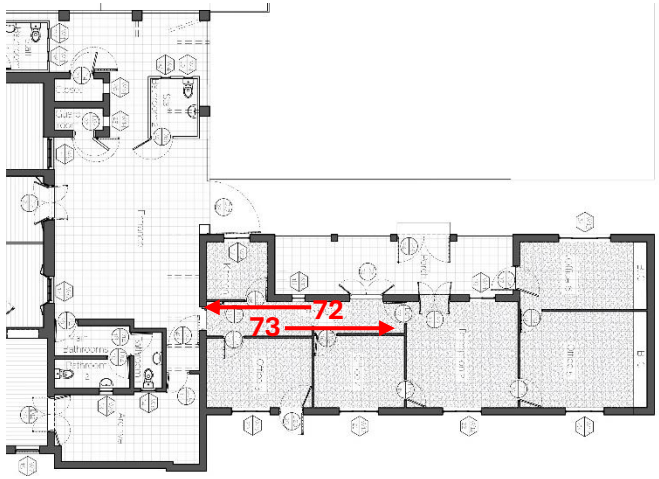


Figure 72 - 73: Carpeted passage found in office building



EXISTING COURTHOUSE – **O.01. PASSAGE 03**
INTERNAL VIEWS

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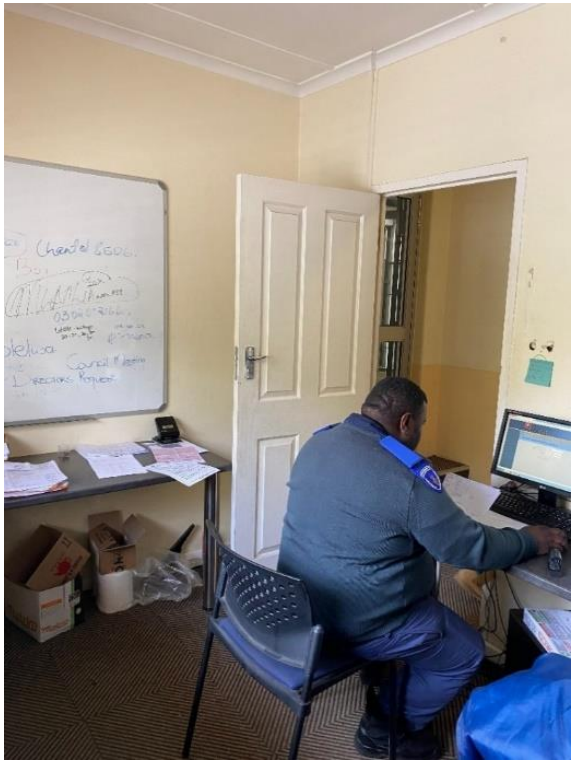
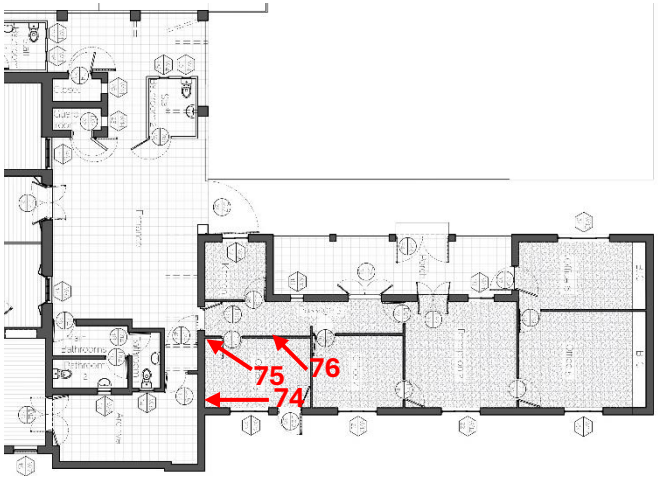




Figure 74 – 76: Corners of Office 03



EXISTING COURTHOUSE – **O.03. OFFICE 03**
INTERNAL VIEWS

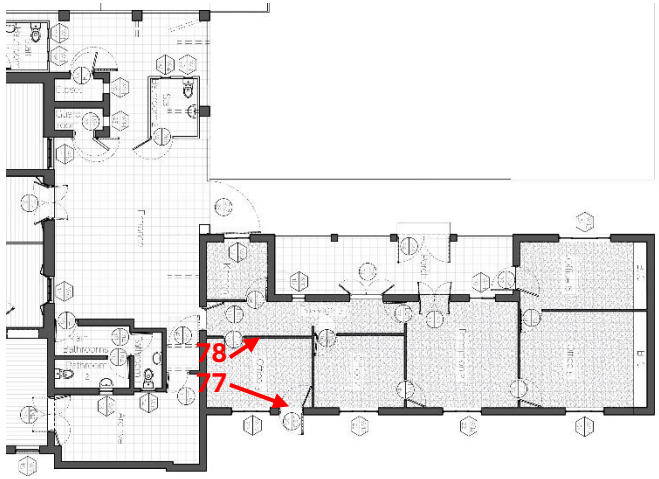
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Figure 77: Corner of Office 03



Figure 78: Wall damage found in Office 03

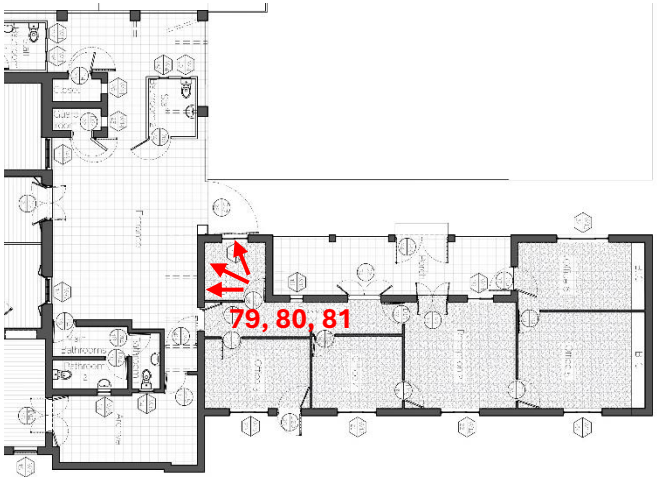


EXISTING COURTHOUSE – **O.03. OFFICE 03**
INTERNAL VIEWS

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Figure 79 – 81: Corners of Kitchen



EXISTING COURTHOUSE – **O.02. KITCHEN**
INTERNAL VIEWS

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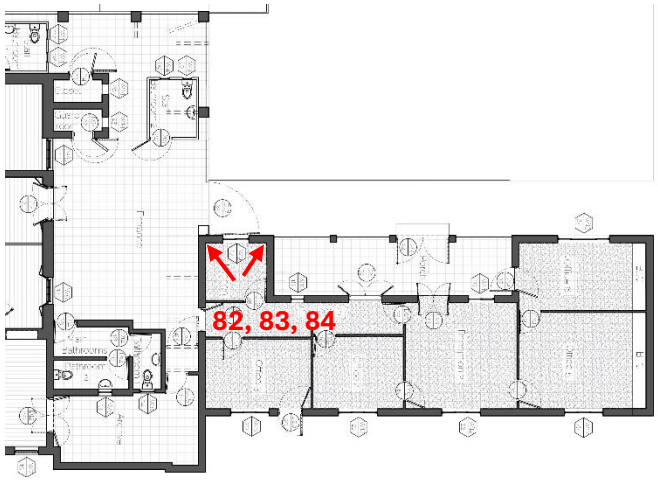
Figure 82: Corner of Kitchen



Figure 83: Kitchen tiles



Figure 84: Kitchen Ceiling



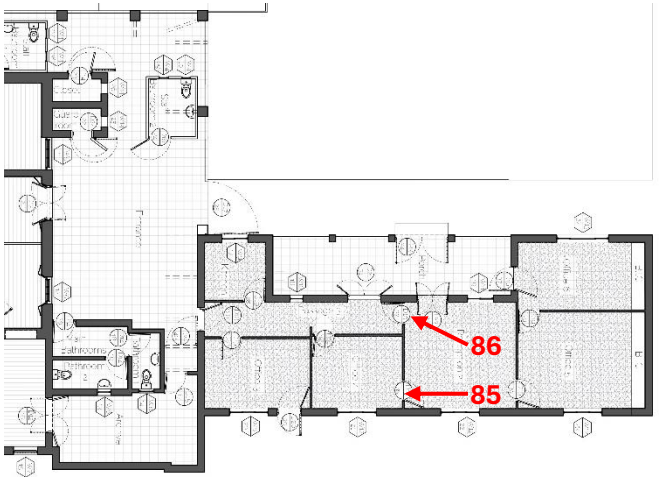
EXISTING COURTHOUSE – **O.02. KITCHEN**
INTERNAL VIEWS

LA heritage practitioner



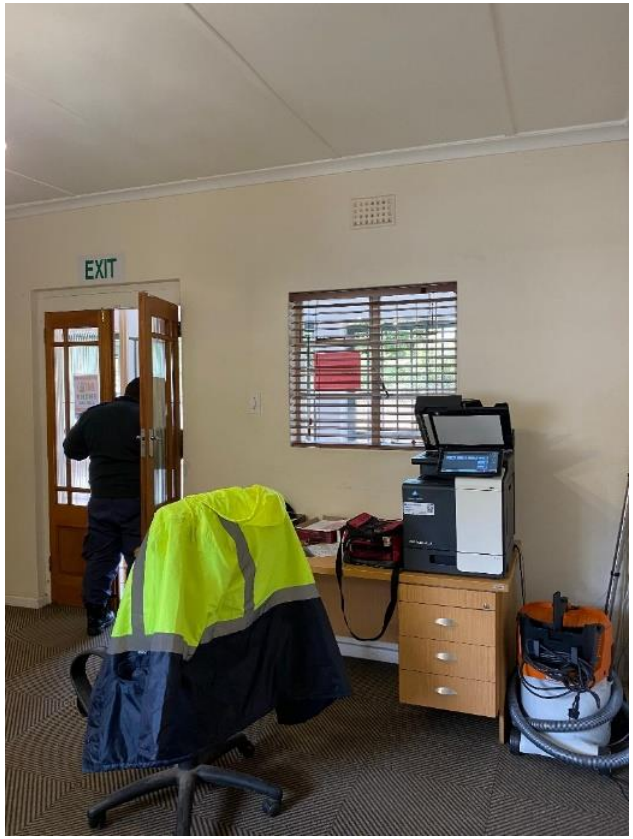


Figure 85 - 86: Corners of Reception 02



EXISTING COURTHOUSE – **O.05. RECEPTION 02**
INTERNAL VIEWS

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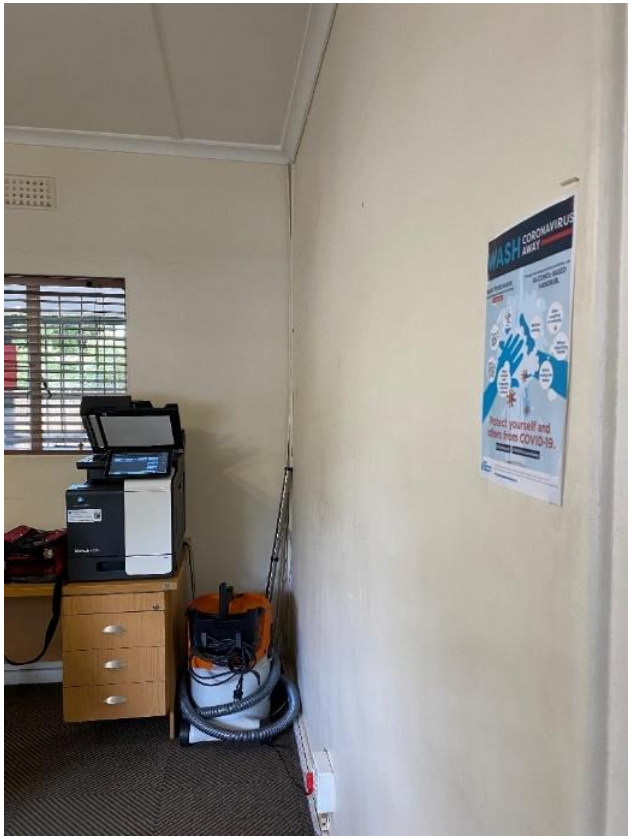
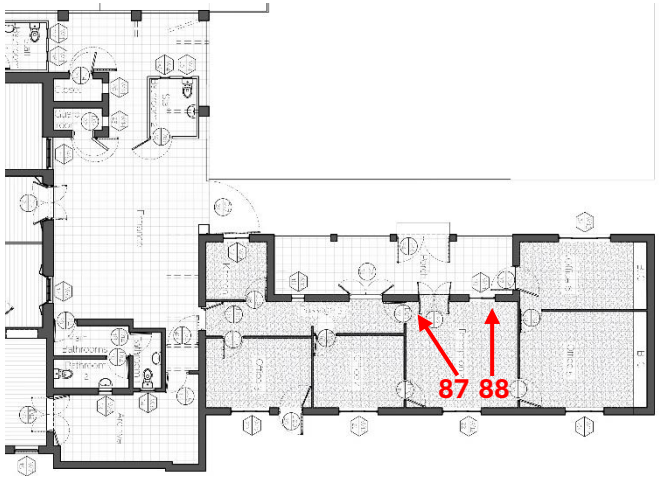


Figure 87 – 88: Corners of Reception 02



EXISTING COURTHOUSE – **O.05. RECEPTION 02**
INTERNAL VIEWS

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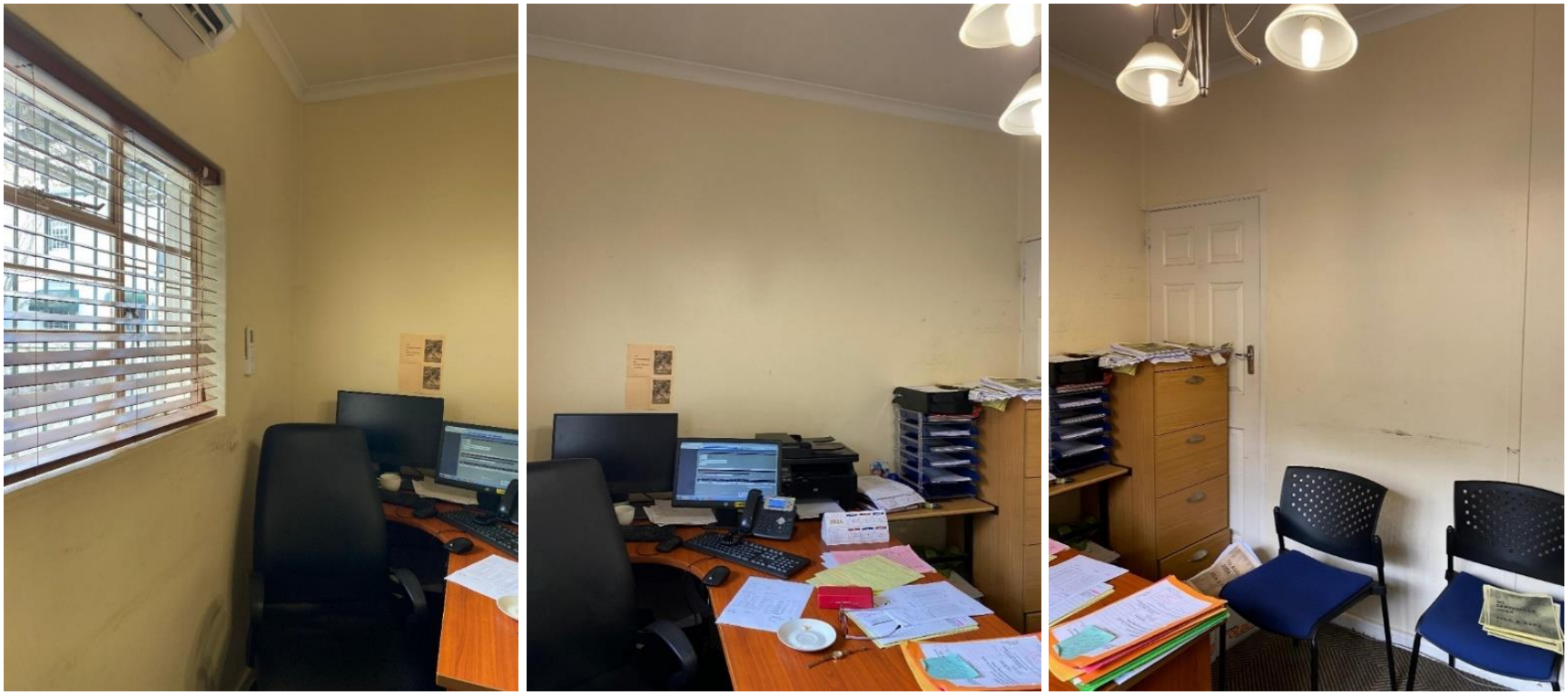
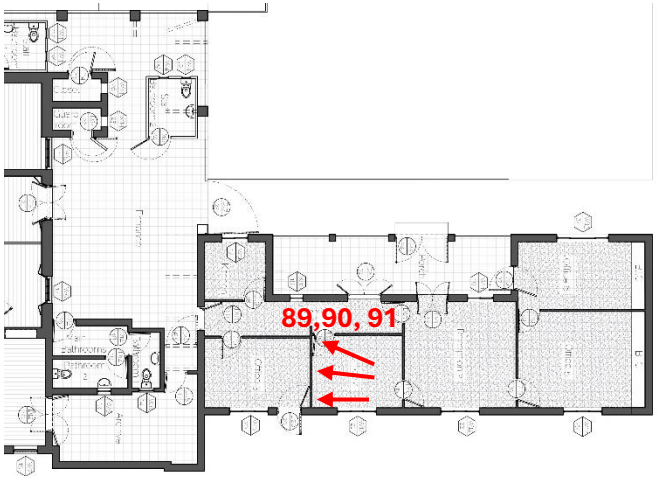


Figure 89 – 91: Corners of Office 04



EXISTING COURTHOUSE – **O.04. OFFICE 04**
INTERNAL VIEWS

LA heritage practitioner

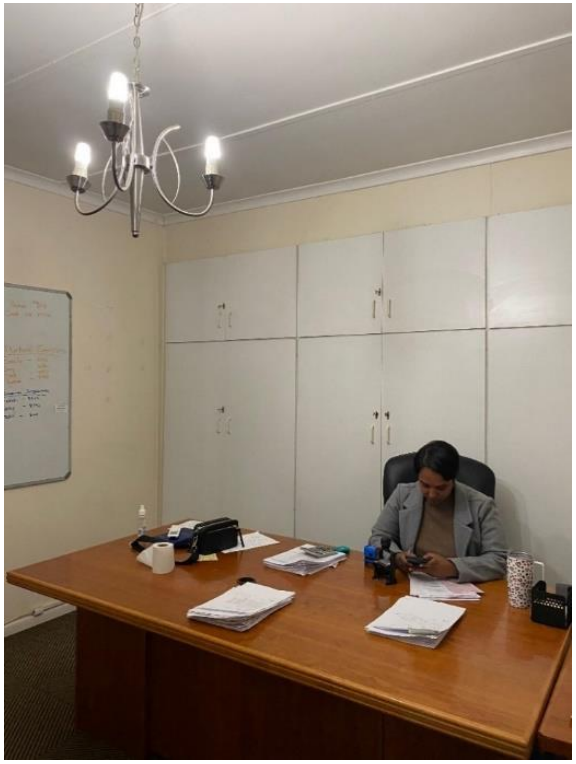
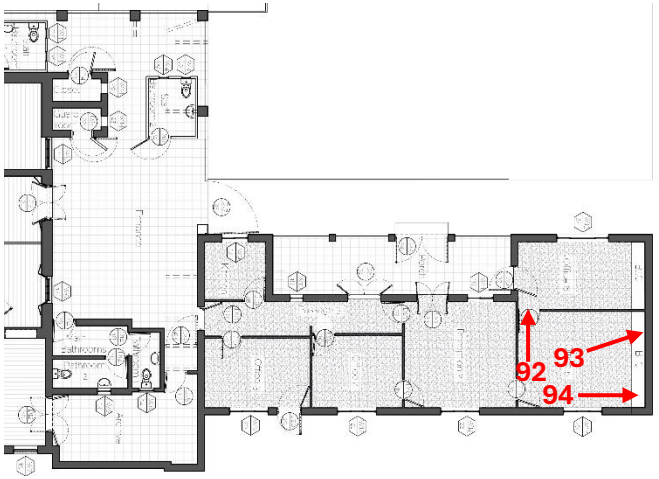




Figure 92 – 94: Corners of Office 05

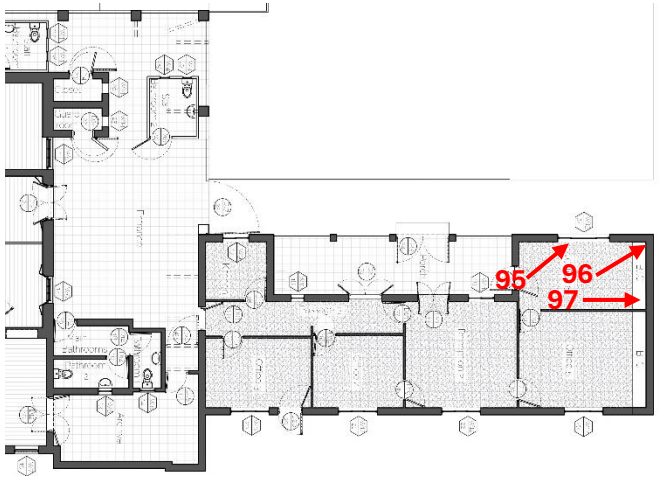


EXISTING COURTHOUSE – **O.06. OFFICE 05**
INTERNAL VIEWS

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Figure 95 – 97: Corners of Office 06



EXISTING COURTHOUSE – **O.07. OFFICE 06**
INTERNAL VIEWS

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Annexure B:
Unpriced Bill of Quantities

Item No		Quantity	Rate	Amount

BILL NO 1

PRELIMINARIES

PRINCIPAL BUILDING AGREEMENT

The **agreement** shall be the Principal Building Agreement prepared and published by the Joint Building Contracts Committee: Edition 6.2 Code 2101, May 2018. (The **JBCC®** Principal Building Agreement).

Contractors are referred to the abovementioned documents for the full intent and meaning of each clause thereof

These clauses are hereinafter referred to by clause number and heading only. Where standard clauses or alternatives are not entirely applicable to this Agreement such modifications, corrections or supplements as will apply are given under each relevant clause heading and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the abovementioned documents

Where any item is not relevant to this specific Agreement such item is marked N/A, signifying "not applicable"

PRELIMINARIES

The preliminaries shall be the JBCC General Preliminaries (JBCC Edition 6.2 May 2018) published by the JBCC for use with the said **JBCC®** Principal Building Agreement.

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FULL INTENT AND MEANING OF CLAUSES

Tenderers shall be deemed to have referred to the afore- mentioned documents for the full intent and meaning of each clause. These clauses are hereinafter referred to by the heading and clause number only.

Where standard clauses or alternatives are not entirely applicable to this contract, such modifications, corrections or supplements as are necessary are given under each relevant clause heading and such modifications, corrections or supplements shall take precedence, notwithstanding anything to the contrary contained in the above mentioned documents.

Where an item is not relevant to this specific contract, such item is marked "NA" signifying "Not applicable".

PREAMBLES FOR TRADES

The Model Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these **Bills of Quantities** and no claims arising from brevity of description of items fully described in the said Model Preambles will be entertained.

Supplementary preambles are incorporated in these **Bills of Quantities** where necessary to satisfy the requirements of this project. Such supplementary preambles shall take precedence over the provisions of the said Model Preambles.

The **contractor's** prices for all items throughout these **Bills of Quantities** must take account of and include for all of the obligations, requirements and specifications given in the said Model Preambles and in any supplementary preambles.

PRICING OF CLAUSES

Tenderers shall allow opposite each clause for any cost involved with complying with such clause. Any clauses left unpriced shall be deemed to be covered by rates and prices elsewhere incorporated throughout these **bills of quantities**.

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BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

PAYMENT CATEGORIES

Should '"Option A" in terms of subclause D4.0 of the **Contract Data** be used for the adjustment of preliminaries, then each item priced is to be allocated to one or more categories by the insertion of the letter "F", "V" or "T", as the case may be, against the price in the rate column. These letters shall indicate the relevant categories as follows :

"F" - A fixed amount, which shall not be varied

"V" - An amount which shall be varied in proportion to the **contract value**

"T" - An amount which shall be varied in proportion to the **construction period**.

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BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

SECTION A : JBCC PRINCIPAL BUILDING AGREEMENT

INTERPRETATION

1 Definitions and Interpretation.

The following to be added to the definition "Budgetary Allowance" :

BUDGETARY ALLOWANCE: The contractor to submit three (3) quotes for approval for budgetary allowance amounts stipulated in the Bills of Quantities. In addition the contractor to price a fixed mark-up for on all budgetary allowances in the Bills of Quantities which will be added to the approved quote amount:

Add for profit and general attendance ___%

The definition for "Compensatory Interest" is deemed to be amended by the addition of the following:

COMPENSATORY INTEREST: Interest due to the **contractor** at the ruling rate of interest on amounts certified after thirty-one (31) **calendar days** of the date of **final completion**, compounded monthly until the date of payment

Clause 1.0 Item

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2	Law, Regulations and Notices. The following new subclause is hereby added to this clause: 2.5 Without limiting the generality of the provisions of clause 2.1 of the **agreement**, the **contractor's** attention is drawn to the provisions of the Construction Regulations, 2014 issued in terms of the Occupational Health and Safety Act, 1993. It is specifically stated that the **employer** shall prepare a documented health and safety specification for the **works** and that the **employer** shall ensure that the **contractor** has made provision for the cost of health and safety measures during the execution of the **works**. The **contractor** shall price opposite this item for compliance with the act and the regulations and the reasonable provisions of the aforementioned health and safety specifications. Clause 2.0	Item			
3	Offer and Acceptance. Clause 3.0	Item			
4	Cession and Assignment. Clause 4.0	Item			
5	Documents. The following new subclauses are hereby to this clause: 5.4 The Bills of Quantities may not be used for ordering purposes. The following new subclauses are hereby to this clause: 5.6 All drawings will be issued electronically via portal by consultant to contractor. Clause 5.0	Item			
6	Employer's Agents. Clause 6.0	Item			
	Carried to Collection			R	

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

7	Design Responsibility. The following new subclauses is hereby added to this clause: 7.4 Notwithstanding the provisions of 7.2, the **contractor** shall ensure that every such **domestic** or **nominated** or **selected subcontractor** shall simultaneously with the signing of the relevant **domestic** or **nominated** or **selected subcontract** sign and deliver to the **employer** a Design Materials and Workmanship Warranty and Undertaking in favour of the **employer** or a Materials and Workmanship Undertaking strictly in accordance with the instructions or provisions contained in the tender documents for the **domestic** or **nominated** or **selected subcontract works**. Clause 7.0		Item		
	Carried to Collection			R	

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

INSURANCE AND SECURITY

8	Work Risk. Clause 8.0	Item		
9	Indemnities. Clause 9.0	Item		
10	Insurances. Clause 10.0	Item		
11	**Security**. Clause 11.5 is hereby deleted in it's entirety. The Employer shall not provide a payment guarantee. The following new subclause is hereby added to this clause: 11.11 The **contractor** shall only provide security issued by a registered bank approved by the **employer** Clause 11.0	Item		

Carried to Collection R

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

EXECUTION

12 Obligations of the Parties.

The following shall be added to subclause 12.1.2:

No work is to be undertaken outside the “normal working hours” of any week or on any special non-working days, unless work is unavoidable or absolutely necessary for the saving of life or property or for the safety of works.

The normal working hours must comply with standard
legislation governing the building industry, but make not extend beyond 07h00 and 17h00 on weekdays and no work on Saturdays

The following shall be added to subclause 12.1.3:

Special care to be taken when working in and around any existing services not to damage such services and impact the neighbouring buildings operations.

The following shall be added to subclause 12.1.4:

All areas of work to be hoarded off and made safe, with sufficient signage indicating possible routes and public access.

All contractor personnel shall be clearly identified and a log shall be kept by site management. No contractor personnel will be allowed outside the areas under construction. Item

Carried to Collection R

13	Setting Out. The following new subclause is hereby added to this clause: 13.3 The **contractor** shall notify the **principal agent** if any encroachments of adjoining foundations, buildings, structures, pavements, boundaries, etc. exist in order that the necessary arrangements may be made for the rectification of any such encroachments. 13.4 The **contractor** shall ensure the setting out is done by a registered surveyor, proof of which shall be issued to the **principal agent** Clause 13.0	Item		
14	Nominated Subcontractors. Clause 14.0 is deemed to be amended by the addition of the following: 14.9 Notwithstanding the provision of the **contractors** general attendance in accordance with the **n/s agreement**, general attendance shall be deemed to include for the **contractor** to provide free of charge to any **n/s subcontractor** erected scaffolding, including special scaffolding, mobile scaffolds and all façade scaffolding by the contractor (owned or hired) as may reasonably be required by such **n/s subcontractor** for the execution of the relevant subcontract **works** Clause 14.0	Item		
	Carried to Collection		R	

15	Selected Subcontractors. Clause 15.0 is deemed to be amended by the addition of the following: 15.9 Notwithstanding the provision of the **contractors** general attendance in accordance with the **n/s agreement**, general attendance shall be deemed to include for the **contractor** to provide free of charge to any **n/s subcontractor** erected scaffolding, including special scaffolding, mobile scaffolds and all façade scaffolding by the contractor (owned or hired) as may reasonably be required by such **n/s subcontractor** for the execution of the relevant subcontract **works** Clause 15.0	Item		
16	Direct Contractors. 16.4 The **contractor** will be liable to accommodate any **direct contractors** should **practical completion,** as per **contract data,** not be reached due to no fault of the employer The contractor to provide direct contractors with scaffolding, water and electricity, office and storage space. Tenant to start racking and shelving installations from Practical Completion date of Section 01 Clause 16.0	Item		
17	Contract Instructions. Clause 17.0	Item		
	COMPLETION			
18	Interim Completion Clause 18.0	Item		
	Carried to Collection		R	

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

19	**Practical completion**. The following note is hereby added to this clause: The **principal agent** shall ensure that at **practical completion** minimal lists defining incomplete works and **defects** will be apparent and that the **contractor** has satisfactorily achieved this level of completion as indicated by the **principal agent** All handover certificates, manuals and other required documents shall be in place. In the event whereby the **contractor** fails to rectify snags after a second inspection The **principal agen**t may recover the services from the consultant from the **contractor** as per professional bodies approved hourly rates. Clause 19.0	Item			
20	Defects Liability Period and Final Completion. Clause 21.0	Item			
21	Latent Defects Liability Period. Clause 22.0	Item			
	Carried to Collection			R	

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

22	Revision of the date for **practical completion.** A new subclause 23.1A shall be inserted after clause 23.1 as follows: 23.1A For purposes of clause 23.1, it is agreed as follow: 23.1A.1 The **contractor** shall make provision for fifteen (15) working days during the contract period for any such delays caused by one or more of the clauses as listed under 23.1.1 to 23.1.6. 23.1A.2 The **contractor** becomes entitled to a revision of the date for **practical completion** in accordance with clause 23.1 only once the accumulated **working days** granted are greater than fifteen (15) working days over the contract period. 23.1A.3 The fifteen (15) working days shall be split as below: - Section 01: Twelve (12) working days - Section 02: Three (3) working days Clause 23.0		Item		
23	Penalty for Late or Non-Completion. Clause 24.0		Item		
	Carried to Collection			R	

PAYMENT

24 Payment.

Notwithstanding this or any other clause, **materials and goods** stored off site shall not be included in the amount authorised for payment.

Subclause 25.7.4 is hereby amended to the following:

> The determination of default interest at zero percentage points (0%) per annum above the ruling rate of **interest** where payment has not been received within the stipulated period [25.7 or 25.8], as the case may be, compounded monthly from the due date for payment until the date of payment

Subclause 25.10 is hereby amended to the following:

> The employer shall pay the contractor the amount certified in an issued payment certificate within thirty (30) calendar days of the date for issue of the payment certificate [CD] including default interest and/or compensatory interest

Clause 25.0 Item

25 Adjustment of the **Contract Value** and **Final Account.**

Notwithstanding the provisions of subclause 26.9.5 or any other clause, all fluctuations in costs shall be for the account of the **contractor**.

The following new subclause 26.14 is added to this clause:

Where prices are submitted by the **contractor** or **n/s subcontractor** during the progress of the works in respect of **contract instructions** or in regard to a claim under the terms of the **contract** and notwithstanding the fact that such prices may be used in an interim **payment certificate**, there is to be no presumption of acceptance. Should the **principal agent** wish to accept any such prices prior to the issue of the final **payment certificate**, it shall be in writing.

Clause 26.0 Item

26 Recovery of Expense and/or Loss.

Clause 27.0 Item

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SUSPENSION AND TERMINATION

27	Suspension by the Contractor.	Clause 28.0	Item		
28	Termination.	Clause 29.0	Item		

DISPUTE RESOLUTION

29	Dispute Resolution.	Clause 30.0	Item		

Carried to Collection R

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

SECTION B: JBCC GENERAL PRELIMINARIES
1.0 DEFINITIONS AND INTERPRETATION

30 Definitions.
Clause 1.1 Item

31 Interpretation.
Clause 1.2 Item

DOCUMENTS

32 Checking of documents.
Clause 2.1 Item

33 Provisional bills of quantities.
Clause 2.2 Item

34 Availability of construction documentation.

The **budgetary allowances** and **selected subcontract** amounts allocated for subsequent trades included in this document will be separately procured, based on multiple procurement of **selected subcontractors** during the **construction period.**
Clause 2.3 Item

35 Ordering of materials and good.
Clause 2.4 Item

PREVIOUS WORK AND ADJOINING PROPERTIES:

36 Previous work - dimensional accuracy.
Clause 3.1 Item

37 Previous work - **defects**.
Clause 3.2 Item

Carried to Collection R

38	Inspection of adjoining properties. The following new subclause is hereby added to this clause: 3.3.1 The **contractor** is to do a full dilapidation survey of the condition of the adjacent roads and buildings and lodged with the Structural Engineer and **Principle Agent** prior to any construction on site. Damages to surrounding building and area used for access during construction works are to be made good by the **contractor** as part of **Practical completion** Clause 3.3	Item		
	THE SITE			
39	Handover of site in stages. Clause 4.1	Item		
40	Enclosure of the works. Clause 4.2	Item		
41	Geotechnical and other investigations. - known. Clause 4.3	Item		
42	Enroachments. Clause 4.4	Item		
43	Existing premises occupied. Clause 4.5	Item		
44	Services - known. Clause 4.6	Item		
	MANAGEMENT OF THE CONTRACT			
45	Management of the works. Clause 5.1	Item		
46	Progress meetings. Clause 5.2	Item		
47	Technical meetings. Clause 5.3	Item		
	Carried to Collection		R	

SAMPLES, SHOP DRAWINGS AND MANUFACTURER'S INSTRUCTIONS

48 Samples of materials.

Clause 6.1 is hereby amended by the addition of the following:

The **principal agent** may reject any materials or colours not corresponding with the approved samples. The approved samples shall be kept on site until completion of the **works**.

Should any materials or items specified prove to be either unavailable, in poor supply or likely to cause delay to the **works,** the **contractor** shall notify the **principal agent** in sufficient time for suitable alternatives to be considered. Any claims for delays resulting from the c**ontractor** not conforming with the terms of this clause will not be entertained or allowed.

Clause 6.1 Item

49 Workmanship samples.

Clause 6.2 Item

Carried to Collection R

50	Shop drawings Clause 6.3 is hereby amended by the addition of the following: **General responsibilities** The **contractor** shall provide a person or persons who shall be available immediately upon commencement of the contract, whose responsibility will be: a) To familiarise himself with all drawings produced by the professional team. This will involve a clear understanding of services and element co-ordination performed by the architect, in order that subcontractors can be properly briefed. b) To provide the professional team with comprehensive lists of shop drawings to be prepared by relevant subcontractors. c) To check all shop drawings for sufficiency prior to submission to the relevant consultant in the professional team. It is expected that such checking will include all co-ordination and pro-active resolution of any conflicting services and elements. It is also noted that resolution of co-ordination problems will require attendance at services and element co-ordination meetings, called by the **principal agent** as and when necessary. Clause 6.3	Item			
51	Compliance with manufacturers' instructions. Clause 6.4	Item			
	DEPOSITS AND FEES				
52	Deposits and fees. Clause 7.1	Item			
	TEMPORARY SERVICES				
53	Water. - metered. Clause 8.1	Item			
	Carried to Collection			R	

54	Electricity. - metered. Clause 8.2 is hereby amended by the addition of the following: No delays will be entertained due to unplanned power outages or events such as load shedding. The contractor to actively plan around these type of eventualities. Contractor to issue a Certificate of Compliance (COC) for the temporary DB Clause 8.2	Item			
55	Telecommunication facilities. - by contractor. Clause 8.3	Item			
56	Ablution facilities. - by contractor. Clause 8.4	Item			
	PRIME COST AMOUNTS				
57	Responsibility for **prime cost amounts.** Clause 9.1	Item			
	ATTENDANCE ON N/S SUBCONTRACTORS				
58	General attendance. Clause 10.1	Item			
59	Special attendance. Clause 10.2	Item			
	GENERAL				
60	Protection of the **works**. Clause 11.1	Item			
61	Protection/isolation of existing **works** and **works** occupied in sections. Clause 11.2	Item			
	Carried to Collection			R	

62	Security of the **works**. The **contractor** shall provide and maintain twenty-four hour site security and loss control systems all to the satisfaction of the principal agent. It is envisaged that these procedures will incorporate, inter alia, gate control for personnel and vehicles, individual entry permits, regular security patrols and the like. Clause 11.3	Item			
63	Notice before covering work. Clause 11.4	Item			
64	Disturbance. Clause 11.5	Item			
65	Environmental disturbance. Clause 11.6	Item			
66	**Works** cleaning and clearing. Clause 11.7	Item			
67	Vermin. Clause 11.8	Item			
68	Overhand work. Clause 11.9	Item			
69	Tenant installations. Clause 11.10	Item			
70	Advertising. Clause 11.11	Item			
	Carried to Collection			R	

SECTION C : SPECIFIC PRELIMINARIES

SUPPLEMENTARY DOCUMENTATION

71 As-built drawings.

The position of construction breaks and the extent of individual concrete pours are to be recorded by the **contractor** on the structural engineer's drawings and are to be submitted to the **principal agent** and the structural engineer for their records. Item

72 **Site instructions**.

Contract instructions issued on site are to be recorded in triplicate in an instruction book which is to be maintained on site by the **contractor** and cost shall be agreed with project Quantity Surveyor Item

MATERIALS AND WORKMANSHIP

Testing of windows to ensure watertightness

73 As the windows are fixed they shall be glazed and prepared so that each window can be tested for watertightness with water sprayed on by means of a 20mm hosepipe using adequate pressure. If the pressure proves to be inadequate, in the opinion of the **principal agent**, then the pressure in the hosepipe shall be boosted by means of compressed air or other approved means. Each window section shall be tested under the supervision of the **principal agent** and approved before final acceptance of the fenestration. Item

Testing of flat roof waterproofing to ensure watertightness

74 As waterproofing is completed, areas shall be prepared with small sand dykes around them of a size and enclosing an area approved by the **principal agent**, flooded with water and kept "ponded" for at least 36 hours as a test to ensure the watertightness of the waterproofing concerned before any further construction work is carried out above the waterproofing. Item

Carried to Collection R

Warranties for materials and workmanship

75 The **contractor** shall obtain written warranties where called for, addressed to the **employer,** from the firms supplying the materials or doing the work and deliver such guarantees to the **principal agent** on the certified completion of the **contract**. Item

76 The warranties shall state that workmanship, materials and installation are guaranteed for a specified period reckoned from the date of certified completion of the **works** and that any **defects** in the workmanship, materials and installation that may arise during that period shall be made good at the expense of the firm doing the work upon written notice from the p**rincipal agent** or the **employer** to do so. Item

FINANCIAL ASPECTS

Overtime

77 The additional costs of overtime work shall not be for the **employer's** account except when prior written agreement thereto is given by the principal agent. Item

GENERAL

Agreement

78 The contractor will allow for all costs deemed to be incurred in the fulfilment of all contractual obligations as stated in the JBCC Principal Building Agreement Contract Data. Item

Contractor to be responsible

79 The **contractor** acknowledges that the principal objective of his appointment is his expert knowledge in the execution of the scope of work of this contract. The **contractor** shall therefore be solely responsible for all aspects of the construction of the works including but not limited to management, resourcing, programming, co-ordination, etc. all as required for the type of project described within the time limits and quality standards specified. Item

Carried to Collection R

	Unauthorised persons on site			
80	The **contractor** shall at all times strictly exclude all unauthorised persons from the works. No workmen are to be allowed to sleep on the premises. The **principal agent** to be made aware of any incidence by where unauthorised persons tried to enter the site or any such security breaches	Item		
	Use of site			
81	The **contractor** shall not use the site for any purposes other than carrying out the **works**.	Item		
	Printer/Plotter on site			
82	The **contractors** is to price against this item for the incorporation of the following requirements for printing / plotting drawings on site: "Dropbox" or similar approved is the document control system used on this project and once any drawing/specification/contract instruction/etc are uploaded it is deemed issued. No hard copies of technical detail/construction drawings will be issued other than the drawings issued at the site handover meeting as listed in the contract data. The contractor is to make his own arrangements to print/plot electronically issued drawings, including colour copies, for construction purposes.	Item		
	Inspection of adjoining buildings			
83	The contractors is to price against this item for the incorporation of the following requirements for a dilapidation report:Contractor is to do a full dilapidation report of all the surrounding properties and hand over a certified copy to the principal agent 1 week after site hand over	Item		
	Carried to Collection		R	

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

	Interpretation of drawings, specifications and bills of quantities			
84	Should any part or parts of the drawings, specifications or **bills of quantities** not be clearly intelligible to the **contractor**, or the material or articles to be used in the execution of the works be considered insufficiently described or the manner in which the work is to be carried out not be clear, the **contractor** must obtain from the principle agent the necessary information to clarify such drawings, specifications, bills of quantities or instructions which request shall be in writing. The **contractor** shall be held solely responsible for and shall, at his own expense, rectify any errors arising out of incorrect interpretation of the drawings, specification, bills of quantities or instructions. The **contractor** remains responsible to always ensure they are working for the latest Revision drawing.	Item		
	Carried to Collection		R	

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

City by-laws

85 The contractor to allow for complying to all city by laws including, but not limited to:

- National Environmental Management: Biodiversity Act 10 of 2004 (as amended)
- The National Environmental Management Act, Act 107 of 1998 (NEMA) (as amended)
- National Water Act, 1998 (Act No. 36 of 1998) (as amended)
- National Heritage Resources Act, Act 25 of 1999 (as amended)
- The National Environmental Management: Waste Act 59 0f 2008
- National Waste Management Strategy (2011)
- The Western Cape Provincial Spatial Development Framework (2012)
- The City of Cape Town (CoCT) Solar Water Heating By-law
- The CoCT Air Quality Management By-law
- The CoCT Dumping and Littering By-law
- The CoCT Electricity Supply By-law
- The CoCT Environmental Health By-law
- The CoCT Integrated Waste Management By-law
- The CoCT Stormwater By-law
- The CoCT Wastewater By-law
- The CoCT Waste By-law
- Relevant SANS codes
- ISO 14001 Environmental Management System (EMS)
- Any other relevant guidelines, permit requirements and/or legislation

Item

Copyright

86 The ownership of the copyright in and to: all drawings, specifications, models and documents of any nature delivered to the **contractor** or produced by or on behalf of the **contractor** in connection with the **works**; and, the artistic character and/or artistic design of the **works**, shall remain vested in and/or is hereby assigned to the **employer** by the **contractor.**

Item

Carried to Collection R

	Community Liaison Officer				
87	The contractor are to allow against this item all costs deemed to be incurred in complying with the following tender condition: The main contractor shall appoint a Community Liaison Officer (CLO) to assist with the recruitment and employment of eligible locally based labour. The CLO must have free access to the site and use of dedicated office for the duration of the contract.	Item			
	Co-ordination				
88	The **contractor** shall be solely responsible for the co-ordination of all subcontracts, whether nominated or otherwise, into the general programme of work. He shall be required to convene meetings with subcontractors and suppliers as and when required for this purpose and must keep under constant review his own and all sub-contract labour force and supply of materials and equipment in order to adhere to the building programme. The **contractor** is to submit a schedule of information required to all parties concerned, giving dates upon which such information and details are required on site. Timeous advance notice is to be given by the **contractor** of information or drawings which are required on site. The **principal agent** reserves the right to attend meetings between main contractor and subcontractors and/or suppliers.	Item			
	Carried to Collection			R	

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

89 **SUMMARY OF CATEGORIES**

Category "F": Fixed R_____

Category "V": Value R_____

Category "T": Time R_____ Item

BUDGETARY ALLOWANCES

Client Safety Consultant

90 Budgetary allowance of R21 500.00 (Twenty one thousand five hundred rand) for the Client Safety Consultant Representative. Item

Carried to Collection R

BILL NO 1
PRELIMINARIES
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 1

PRELIMINARIES

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
	11		
	12		
	13		
	14		
	15		
	16		
	17		
	18		
	19		
	20		
	21		
Carried Forward		R	

BILL NO 1

PRELIMINARIES

COLLECTION

	Page No		Amount
Brought Forward		R	
Total Brought Forward from Page No.	22		
	23		
	24		
	25		
	26		
	27		
Carried to Summary		R	

Item No		Quantity	Rate	Amount

BILL NO 2

ALTERATIONS

For preambles see "Model Preambles for Trades"

SUPPLEMENTARY PREAMBLES

View site

Before submitting his tender the contractor shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials contained in the buildings or portions of the buildings to be demolished. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained

Explosives

No explosives whatsoever may be used in demolitions

General

In taking down and removing existing work the utmost care shall be observed to prevent any structural or other damage to remaining portions of the building. The Contractor shall ensure the stability of all structures during alteration work.

Special care shall be exercised during the progress of the work to ensure that any electrical installations, water supply pipes, telephone and other services which may be encountered are not interfered with and notice shall be given to the Principal Agent if any disconnection or alterations become necessary.

The Contractor shall take all precautions necessary to prevent any nuisance from dust whilst carrying out the work.

Carried to Collection R

Materials recovered from the alterations (except where described as to be re-used or to be handed over to the Employer) will become the property of the Contractor, who may allow credit in respect thereof where provided for in the bills of quantities. Such materials shall not be re-used in new work without written permission from the Principal Agent.

Materials described as “removed” shall be removed from the site immediately.

Materials described as “handed over to the Employer” shall be carefully dismantled where necessary, neatly stored under cover on the site where directed and protected from damage, until required.

Materials described as “set aside for re-use” shall be carefully dismantled where necessary, cleaned, neatly stored under cover and protected from damage until required for re-use. Any damage caused to such materials during removal, storage or refixing shall be made good at the Contractor's expense.

The Contractor shall be responsible for the removal from the site of all materials, debris and rubbish resulting from the alterations.

The Contractor shall make good in all trades to existing work where damaged or disturbed through the alterations with all necessary new materials to match the existing.

Where new openings are formed or openings altered in existing walls, the wall above the opening shall be broken out and a new brick, in situ concrete or prestressed concrete lintel inserted, complete with all necessary reinforcement, formwork, turning piece, etc., the jambs and portions of openings as described shall be built up with new brickwork or blockwork properly toothed and bonded to existing, cavities of hollow walls shall be closed where necessary and finishes shall be made good all round and into reveals.

Where existing openings are given in number as built up, the existing surfaces all round shall be prepared as necessary, brickwork or blockwork properly toothed and bonded to existing, wedged up to underside of existing lintel and finishes shall be made good on both sides.

The contractor will be required to take all dimensions affecting the existing building on the site and he will be held solely responsible for the accuracy of all such dimensions

Any water supply pipes and other piping that may be met with and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the principal agent

Carried to Collection R

BILL NO 2
ALTERATIONS
Stellenbosch Municipal Court- Alterations & Additions

Prices

Prices for doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be deemed to include for thorough overhauling before refixing, including taking off, easing and rehanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and easing, oiling, adjusting and repairing ironmongery if necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match the timber

Prices for doors, windows, etc with frames where described as to be taken out shall be deemed to include for the removal of all beads, architraves, ironmongery, etc. Doors with frames which are to be re-fixed are to be provided with new architraves (architraves measured elsewhere)

Prices to take out and remove doors and frames shall be deemed to include for removing door stops, cabin hooks, etc and making good of holes

Prices for building up of openings in existing walls shall be deemed to include for levelling and preparing of cement screeds, pavings, granolithic, etc, for raising of masonry

Prices for making good of finishes shall be deemed to include making good of the masonry and concrete surfaces onto which the new finishes are applied

Abestos removal

All work preformed on Asbetos containing material must be in compliance with Asbestos Regulation, 2011 promulgated in terms of the Occupational Health & Safety Act, 1993.

Removal of any Asbestos should only be done by a Department of Labour Registered Asbestos contractor.

Refer to Annexure B for OHS specification.

TEMPORARY BARRIERS, SCREENS, ETC

Carried to Collection R

BILL NO 2
ALTERATIONS
Stellenbosch Municipal Court- Alterations & Additions

	Temporary barriers, screens, etc, including removal				
1	Hoarding 1.80m high fence including gum poles, straining wire and 80% shade net for the duration of the project. Upon removal any rectification work regarding any damage to existing structures or paving deemed to be included, etc	m	89		
	REMOVAL OF ASBESTOS				
	Take down and remove asbestos roofs, etc. Refer to Annexure B for OHS specification.				
2	Corrugated asbestos roof covering and timber purlins as per Annexure of this document page	m2	149		
	REMOVAL OF EXISTING WORK				
	Take up brick pavings, set aside for re-use				
3	50mm Thick brick pavings on sand bed	m2	150		
	Break down and remove masonry				
4	110mm Brick walls	m2	26		
5	230mm Brick walls	m2	8		
	Take out and remove doors, windows, etc from brickwork to be demolished				
6	Timber single door and frame not exceeding 2.5m2	No	3		
	Carefully take out doors, windows, etc, including thresholds, sills, etc, set aside for re-use and include later refix in similar new position				
7	Timber/Aluminium door and frame D4 + D13 + D14 + D18, including setting up and building in frame in new brickwork, rehanging door on new 100mm brass hinges and replacing lock with "Union" CZ682-24/2277-78SC three lever mortice lockset	No	4		
8	Glazedwindow 350 x 580m high, including setting up and building in in new brickwork and replacing any broken glass panes with 4mm "ClearVue" glass	No	4		
	Carried to Collection			R	

BILL NO 2
ALTERATIONS
Stellenbosch Municipal Court- Alterations & Additions

	Take down and remove roofs, floors, panelling, ceilings, partitions, etc				
9	Corrugated sheet metal roof covering and timber purlins	m2	439		
10	Tongued and grooved timber suspended floors, including skirtings, timber joists, bearers, etc	m2	156		
11	Tongued and grooved timber ceilings, including cornice, etc	m2	38		
12	Gypsum plasterboard ceilings, including cornices, timber brandering, etc	m2	17		
13	Drywall partitioning 2.4m high, including doors, ironmongery, glazed borrowed lights, etc	m	14		
14	Aluminium gutters including fascia	m	66		
15	Aluminium downpipe	m	22		
	Take out and remove sundry joinery work, fittings, etc				
16	Timber architrave	m	56		
	Take out sundry joinery work, fittings, etc, set aside for re-use and later refix in similar new position				
17	Reception desk including aluminium windows and door	No	1		
	Take up and remove wood block floor coverings, vinyl floor coverings, carpeting, etc and prepare screeds for new floor finishes				
18	Carpet tile floor coverings	m2	40		
19	Stair nosing	m	3		
	Take out and remove ironmongery				
20	All small obsolete items on walls in and around building including signage, etc.		Item		
	Take out/off and remove sundry metalwork				
21	Steel posts from walls at entrance, including making good plaster finish	No	2		
	Carried to Collection			R	

BILL NO 2
ALTERATIONS
Stellenbosch Municipal Court- Alterations & Additions

22	External steel posts in front of building, including making good paving finish	No	2		
23	External steel palisade fence	m	1		
	Hack up/off and remove granolithic, screeds or plaster from concrete or masonry and prepare surfaces for new screeds or plaster				
24	30mm Screeds from floors	m2	97		
25	Internal plaster from walls and columns	m2	2		
26	External plaster from walls, columns and beams	m2	81		
	Hack up/off and remove ceramic tiles, including removing mortar bed or backing from concrete or masonry, including edge trims and preparing surfaces for new screeds or plaster				
27	Tiles to floors	m2	97		
28	Tiles to walls	m2	5		
	Take out and remove sanitary fittings, including cutting off, disconnecting and blanking off short lengths of piping and making good floor and wall finishes (making good tiling and paintwork elsewhere)				
29	Vitreous china wash hand basin	No	4		
30	Vitreous china water closet pan with cistern	No	4		
	Carefully move all furniture into storage for the duration of the project and hand over to client upon project completion				
31	All loose furniture and equipment		Item		
	BUILD UP OPENINGS				
	Carried to Collection			R	

BILL NO 2
ALTERATIONS
Stellenbosch Municipal Court- Alterations & Additions

	Take out and remove doors, windows, etc, including thresholds, sills, etc and building up openings in brick walls, including making good cement plaster on both sides (making good paintwork elsewhere)				
32	Steel window frame including glazing from 230mm brick wall	m2	1		
33	Timber window frame from 330mm brick wall	m2	3		
34	Timber double door and frame including drywall from 330mm brick wall	m2	2		
	CUT THROUGH FLOORS AND CEILINGS				
	Cut through				
35	100mm Thick concrete surface beds for 750mm wide concrete wall footings and make good concrete on both sides of new 110 and 230mm brick walls	m	54		
	PREPARATORY WORK TO EXISTING SURFACES				
	Preparatory Work to existing surfaces				
36	Hack and pressure wash existing bagged and painted brick walls and treat with bonding liquid to receive plaster	m2	21		
37	Hack existing plastered and painted brick walls in perimeter of rafter to receive new movement joint, plaster and paint	No	20		
38	Sand down wall cupboard and new paintwork as per needs analysis		Item		
	CLEANING EXISTING SURFACES				
	Cleaning to existing surfaces				
39	Professional carpet cleaning to existing carpet floors	m2	82		
40	High pressure wash existing tiled floors	m2	15		
41	High pressure wash existing external walls	m2	206		
	Carried to Collection			R	

42	High pressure wash and remove all weeds to existing external paved areas	m2	65		
43	Clean and remove all debree in attic space	m2	110		
	PROTECTIVE COATINGS TO EXISTING SURFACES				
	Protective coatings to existing surfaces				
44	"Guard Cleaner Surface Preparation" followed by "Protect Guard HD Heavty Duty" or equivalent approved products to existing paved areas	m2	80		
	MAKE GOOD FINISHES, ETC				
	Make good masonry				
45	Faces of walls where 110mm brick cross walls were removed	m	8		
46	Faces of walls where 230mm brick cross walls were removed	m	3		
	Make good lime cement plaster ratio 5:2:12 (lime, cement, sand) including metal lathing				
47	Walls where 110mm walls were removed	m	8		
48	Walls where 230mm walls were removed	m	3		
49	Door thresholds including suitable waterproofing	m	4		
	Make good carpet tile including trims				
50	To match existing where carpetwere removed. PC Sum R 250.00/m2 for supply	m2	1		
51	To match existing where stair nosing were removed. PC Sum R 60.00/m for supply	m	3		
	Carried to Collection			R	

BILL NO 2
ALTERATIONS
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 2

ALTERATIONS

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	30		
	31		
	32		
	33		
	34		
	35		
	36		
	37		
Carried to Summary		R	

Item No		Quantity	Rate	Amount

BILL NO 3

EARTHWORKS

For preambles see "Model Preambles for Trades"

SUPPLEMENTARY PREAMBLES

Nature of ground

The nature of the ground is assumed to be silty clay with loose river boulders varying in size up to approximately 380mm diameter, all of which shall be deemed to be "earth", but possibly interspersed with "soft rock" or "hard rock"

Trial holes indicate that the nature of the ground is silty clay to a depth of approximately 0.50m with fine to medium loose sandy material below, therefore "earth". The trial holes also indicate that the water table is at a maximum depth of approximately 1m

A soils investigation has been carried out on site and the report is annexed to this document. The soils report indicates that the ground varies between silty sand, reworked soil of mixed origin and residual shale, all of which shall be deemed to be "earth"

All very hard unweathered shale, ironstone, etc, the removal of which necessitates the use of explosives or heavy duty hydraulic percussion hammers (peckers), will be classified as "hard rock"

Carried to Collection R

Material of a more difficult character

Should the contractor consider that any of the excavations are more difficult in character than excavations in "earth" he shall immediately notify the principal agent in writing. Failing such notification the excavations shall be deemed to be in "earth" and shall be measured and valued accordingly

The contractor may use any method he chooses to excavate any class of material, but his chosen method of excavation shall not determine the classification of the material excavated

Subterranean water

No subterranean water is expected

or

The water table is expected to vary between approximately 2m and 3m below natural ground level

Disposal of excavated material

All excavations shall be deemed to include disposal of excavated material by setting aside for use as filling or depositing on site within 50m of the perimeter of the building and spreading and leveling

Carting away of excavated material

Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site

Filling

Notwithstanding the reference to prescribed multiple handling in clause 1 page 6 of the Standard System of Measuring Building Work, prices for filling and backfilling shall include for all selection and any multiple handling of material

EXCAVATIONS

Carried to Collection R

	Excavations in earth not exceeding 2m deep				
1	Trenches	m3	7		
	SUNDRIES				
	Extra over all excavations for carting away				
2	Surplus material from excavations and/or stock piles on site to a dumping site to be located by the contractor	m3	5		
	Risk of collapse of excavations				
3	Sides of bulk excavations not exceeding 1.5m deep	m2	20		
	Keeping excavations free of water				
4	Keeping excavations free of all water other than subterranean water		Item		
	FILLING, ETC				
	Earth filling supplied by the contractor, compacted in not exceeding 200mm layers to 95% modified AASHTO density				
5	Backfilling to trenches, holes, etc	m3	3		

Carried to Collection R

BILL NO 3
EARTHWORKS
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 3

EARTHWORKS

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	39		
	40		
	41		
Carried to Summary		R	

Item No		Quantity	Rate	Amount

BILL NO 6

CONCRETE, FORMWORK AND REINFORCEMENT

For preambles see "Model Preambles for Trades"

SUPPLEMENTARY PREAMBLES

Cost of tests

The costs of making, storing and testing of concrete test cubes as required under clause 7 "Tests" of SANS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests to the principal agent. The testing shall be undertaken by an independent firm or institution nominated by the contractor to the approval of the principal agent. (Test cubes are measured separately)

Formwork

Description of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use

The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself

Formwork to soffits of solid slabs shall be deemed to be for slabs not exceeding 250mm thick unless otherwise described

Carried to Collection R

	Rates for all formwork shall be deemed to include propping Formwork to sides of bases, pile caps, ground beams, etc will only be measured where it is prescribed for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"				
	CONCRETE CAST AGAINST EXCAVATED SURFACES				
	15MPa/19mm concrete				
1	Surface blinding under footings and bases	m3	0.3		
	25MPa/19mm concrete				
2	Strip footings	m3	1		
3	Surface bed including thickening	m3	4		
	TEST CUBES				
4	Making and testing 150 x 150 x 150mm concrete strength test cubes (Provisional)	No	3		
	MOVEMENT JOINTS, ETC				
	Saw cut joints				
5	3 x 50mm Joints in top of concrete	m	68		
	Joggle construction joints through concrete, including thick cement slurry to one face				
6	Surface beds not exceeding 300mmm thick	m	54		
	REINFORCEMENT (PROVISIONAL)				
	High tensile steel reinforcement to structural concrete work				
7	Various diameter bars	t	1.01		
	Carried to Collection			R	

	Fabric reinforcement				
8	Type 193 in concrete surface beds, slabs, etc	m2	36		
	Carried to Collection			R	

BILL NO 4
CONCRETE, FORMWORK AND REINFORCEMENT
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 4

CONCRETE, FORMWORK AND REINFORCEMENT

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	43		
	44		
	45		
Carried to Summary		R	

Item No		Quantity	Rate	Amount

BILL NO 8

MASONRY

For preambles see "Model Preambles for Trades"

SUPPLEMENTARY PREAMBLES

BRICKWORK

Linings to concrete

Descriptions of linings to concrete, unless otherwise described, shall be deemed to include wall ties

Hollow walls

Descriptions of hollow walls shall be deemed to include wire ties and leaving every fifth perpend of the bottom course and above lintels of the external skin open as a weep hole

Lintels

Lintels shall bear at least 250mm onto adjacent walling. Where such bearing cannot be obtained due to the proximity of adjacent openings the lintel shall be continuous

Face bricks

Bricks shall be ordered timeously to obtain uniformity in size and colour

Pointing

Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc

Carried to Collection R

	Bagged brick finish				
	Bagged brickwork shall be of the mortar as described rubbed onto wall with hessian cloth to provide a fair finish. The finished surface shall be free of penetrations or pitted openings or large protruding lumps of mortar. The finish shall be to the principal agent's approval				
	BRICKWORK				
	FOUNDATIONS				
	Brickwork of NFX Imperial clay bricks in class I mortar				
1	230mm Walls	m2	3		
	SUPERSTRUCTURE				
	Brickwork of NFX Imperial clay bricks in class I mortar				
2	110mm Walls	m2	55		
3	110mm Walls in beamfilling	m2	15		
4	230mm Walls	m2	19		
	BRICKWORK SUNDRIES				
	Joint forming material in movement joints, etc				
5	10mm "Jointex" 110mm wide with one tear-off strip in walls	m	22		
6	10mm "Jointex" 230mm wide with one tear-off strip in walls	m	8		
	Brickwork reinforcement				
7	75mm Wide reinforcement built in horizontally	m	203		
8	150mm Wide reinforcement built in horizontally	m	95		
	Prestressed concrete fabricated lintels				
9	110 x 70mm Lintels in lengths not exceeding 3m	m	5		
	Carried to Collection			R	

	Galvanised wire ties				
10	4mm Diameter roof tie 600mm girth bent double with one end built shotpinned to brickwork and other end fixed to timber	No	107		
	Galvanised hoop iron cramps, ties, etc				
11	30 x 1.6mm Wall tie 500mm long with one end shot pinned to concrete, masonry or steel and other end built into masonry	No	67		
	BUDGETARY ALLOWANCES				
	Precast vents				
12	Budgetary allowance of R8 000.00 (Eight thousand rand) for the removal, supply and install of new vermin proof heritage vents.		Item		
	Carried to Collection			R	

BILL NO 5
MASONRY
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 5

MASONRY

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	47		
	48		
	49		
Carried to Summary		R	

Item No			Quantity	Rate	Amount
	BILL NO 9				
	WATERPROOFING				
	For preambles see "Model Preambles for Trades"				
	SUPPLEMENTARY PREAMBLES				
	Waterproofing				
	Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets, etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs				
	DAMPPROOFING OF WALLS AND FLOORS				
	One layer of 375 micron "Gundle Brikgrip Blue" embossed damp proof course				
1	In walls	m2	4		
	One layer of 250 micron "Gundle USB Green" waterproof sheeting sealed at laps with "Gunplas Pressure Sensitive Tape"				
2	Under surface beds	m2	20		
	FLASHINGS, ETC				
	"Sika RainTite" or equivalent approved flexible UV resistant acrylic emulsion and non-woven polyester membrane waterproofing to				
3	To walls, etc exceeding 300mm girth	m	34		
4	To box gutter, etc exceeding 300mm girth	m	7		
	Carried to Collection			R	

SEALING STRIPS, JOINT SEALANTS, ETC

"Fosroc Thioflex 600" or equivalent approved two-part grey polysulphide sealing compound, including backing cord, bond breaker, primer, etc

5	3 x 30mm In joints in top surfaces	m	68		
6	10 x 10mm In joints in vertical surfaces, including raking out joint filler as necessary	m	59		

Carried to Collection R

BILL NO 6
WATERPROOFING
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 6

WATERPROOFING

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	51		
	52		
Carried to Summary		R	

Item No			Quantity	Rate	Amount
	BILL NO 10				
	ROOF COVERINGS ETC				
	For preambles see "Model Preambles for Trades"				
	SUPPLEMENTARY PREAMBLES				
	Straight cutting				
	Descriptions of all roof coverings shall be deemed to include for all straight cutting				
	Profiled fibre-cement roofing and accessories				
	Profiled fibre-cement roofing and accessories shall be fixed strictly in accordance with the manufacturer's instructions				
	Roofing, etc shall be secured to wood purlins with 6mm galvanised drive screws of appropriate length and to steel purlins with 6mm galvanised hook bolts of appropriate length and nuts. Each fixing screw or bolt shall be fitted with one "Everseal" combination steel cup and PVC washer system				
	PROFILED METAL SHEETING AND ACCESSORIES				
	0.53mm Corrugated/Victorian 10.5 Profile Colourplus sheeting or equivalent approved, in single lengths fixed to timber purlins or rails and colour matching 0.8mm galvanised steel accessories in accordance with the manufacturer's specifications including new purlins				
1	Roof coverings with pitches not exceeding 25 degrees	m2	149		
2	Roof coverings with pitches to 40 degrees	m2	439		
3	Narrow flute closers	m	113		
	Carried to Collection			R	

4	Counter flashings 185mm girth, including sealing top edges with mastic in and including groove in masonry or concrete	m	34		
5	Head wall flashings 308mm girth	m	34		
6	Ridge cappings 462mm girth	m	36		
7	Hip cappings 462mm girth	m	12		
	ROOF AND WALL INSULATION				
	"Sisalation 420" or equivalent approved heavy industrial grade aluminium foil based insulation				
8	Insulation laid taut over purlins (at approximately 1.80m centres) and fixed concurrent with roof covering, including taped laps and nylon straining wires	m2	588		
	Carried to Collection			R	

BILL NO 7
ROOF COVERINGS, ETC
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 7

ROOF COVERINGS, ETC

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	54		
	55		
Carried to Summary		R	

BILL NO 7
ROOF COVERINGS, ETC
Stellenbosch Municipal Court- Alterations & Additions

Item No		Quantity	Rate	Amount

BILL NO 11

CARPENTRY AND JOINERY

For preambles see "Model Preambles for Trades"

SUPPLEMENTARY PREAMBLES

Plate nailed timber roof truss construction

The following is applicable in respect of roof trusses:

Trusses are at maximum 1.20m centres. Roof covering is 0.6mm IBR profile sheeting on 50 x 75mm purlins. Ceilings are 6.4mm skimmed gypsum plasterboard sheeting on 38 x 38mm brandering. The references given in the descriptions are to the respective types of trusses detailed on the principal agent's drawing numbered H100/015 accompanying this document. The dimensions in the descriptions of the trusses are nominal and actual measurements shall be obtained from the principal agent and/or the site before design or fabrication commences

Joinery

Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc

Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes

Fixing

Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to masonry or concrete

Carried to Collection R

	Decorative laminate finish				
	Laminate finish shall be glued under pressure. Edge strips shall be butt jointed at junctions with adjacent similar finish				
	ROOFS, ETC				
	Sawn softwood				
1	38 x 114mm Wall plates, bolted	m	63		
	EAVES, VERGES, ETC				
	"Nutec" medium density plain sheets				
2	12 x 225mm Fascias and barge boards, including H-profile plastic jointing strips	m	66		
	FLOORS, ETC				
	Sawn softwood				
3	Complete timber substructure consisting of Floor joists, Wall plates, Bearers, Battens, etc.	m2	156		
	Wrought softwood				
4	New Oregan Pine timber flooring of 22mm tongued and grooved boarding in 150mm widths including sealent and protection measures as per specialist recommendation	m2	156		
	SKIRTINGS				
	Wrought meranti				
5	Skirtings to match existing	m	199		
	DOORS, ETC				
	Wrought meranti doors, etc				
6	44mm Framed door 0.81 x 2.03m high	No	6		
	FRAMED FRAMES, ETC				
	Carried to Collection			R	

	Wrought meranti				
7	69 x 69mm Rebated frame for 0.81 x 2.03m high door	No	6		
	BEADS, ARCHITRAVES, ETC				
	Wrought meranti				
8	Architraves to match existing	m	46		
9	Dado rail to match existing	m	2		
	BUDGETARY ALLOWANCES				
	Trusses				
10	Budgetary allowance of R10 000.00 (Ten thousand rand) for the truss related items.		Item		
	Joinery Fittings				
11	Budgetary allowance of R83 700.00 (Eighty three thousand seven hundred rand) for the joinery related items.		Item		
	Window & Door Repairs				
12	Budgetary allowance of R50 000.00 (Fifty thousand rand) for the door& windows related repairs.		Item		
	Carried to Collection			R	

BILL NO 8

CARPENTRY AND JOINERY

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	57		
	58		
	59		
Carried to Summary		R	

Item No		Quantity	Rate	Amount

BILL NO 12

CEILINGS, PARTITIONS AND ACCESS FLOORING

For preambles see "Model Preambles for Trades"

SUPPLEMENTARY PREAMBLES

Descriptions

Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins or shot pinned to masonry or concrete

Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres, and where described as "bolted", the bolts are measured elsewhere

Proprietary suspended ceilings

Electrical light fittings, diffusers, panels, etc generally are "lay in" units of the same dimensions as the suspension grid described and allowance must be made accordingly for their support inclusive of any flexibility in setting out that may be required (ceiling panels have not been deducted and pricing is to take cognizance thereof)

Flush margins and borders

Flush margins and borders not exceeding 1.20m wide of materials differing from the general ceiling material are given in metres separating into groups in successive widths of 300mm

Carried to Collection R

	Bulkheads				
	Bulkheads are those areas of ceilings which occur at a level differing from the general ceiling level or plane. Their function is to conceal services, or merely to create an architectural feature				
	Bulkheads will only be measured as such when they conform with the above description and when the horizontal or vertical dimensions do not exceed 1.20m. Where these dimensions exceed 1.20m the horizontal or vertical ceilings are included in the general ceiling measurements				
	NAILED UP CEILINGS				
	12mm Tongued and grooved wrought softwood boarding in 90mm widths				
1	Horizontal ceilings, including 38 x 38mm sawn softwood brandering at 450mm centres	m2	38		
	SUSPENDED CEILINGS				
	12.5mm Taper edge "Moisture Resistant" gypsum plasterboard screwed to and including "Donn" screw-up suspension system with "RhinoTape" over joints and the whole finished with "RhinoLite" gypsum skim plaster trowelled to a smooth polished surface				
2	Horizontal ceilings suspended not exceeding 1m below timber purlins at 1.2m centres (trusses at 0.70m centres)	m2	20		
	Polystyrene cornices to suspended ceilings				
3	Cornice to match existing	m	73		
	Carried to Collection			R	

BILL NO 9

CEILINGS, PARTITIONS AND ACCESS FLOORING

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	61		
	62		
Carried to Summary		R	

Item No			Quantity	Rate	Amount
	BILL NO 14				
	IRONMONGERY				
	For preambles see "Model Preambles for Trades"				
	SUPPLEMENTARY PREAMBLES				
	Finishes to ironmongery				
	Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list: BS Satin bronze lacquered CH Chromium plated SC Satin chromium plated SE Silver enamelled GE Grey enamelled AS Anodised silver AB Anodised bronze AG Anodised gold ABL Anodised black PB Polished brass PL Polished and lacquered PT Epoxy coated SD Sanded				
	IRONMONGERY				
	Take delivery, store, etc all as per clause 7.1 of the ASAQS Preliminaries and fix				
1	100mm Hinge	No	18		
2	Mortice lockset	No	6		
3	Pair of approximately 200mm door handles fixed back to back	Pairs	6.0		
	BUDGETARY ALLOWANCES				
	Carried to Collection			R	

	Bathroom Accessories				
4	Budgetary allowance of R 7,000.00 (Seven thousand rand) for the supply & installation of bathroom accessories.	Item			
	Ironmongery				
5	Budgetary allowance of R 15,000.00 (Fifteen thousand rand) for the supply of Ironmongery.	Item			
	Carried to Collection			R	

BILL NO 10
IRONMONGERY
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 10

IRONMONGERY

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	64		
	65		
Carried to Summary		R	

Item No			Quantity	Rate	Amount
	BILL NO 17				
	PLASTERING				
	For preambles see "Model Preambles for Trades"				
	PLASTER				
	Finish				
	Internal plaster shall be finished with a steel trowel and external plaster with a wooden float				
	SCREEDS				
	Screeds wood floated on concrete				
1	Average 50mm thick on floors to falls	m2	97		
	INTERNAL PLASTER				
	Lime cement plaster ratio 5:2:12 (lime, cement, sand) including metal lathing				
2	Walls	m2	219		
3	Narrow widths	m2	7		
	EXTERNAL PLASTER				
	Lime cement plaster ratio 5:2:12 (lime, cement, sand) including metal lathing				
4	Walls	m2	81		
5	Narrow widths	m2	5		
	Carried to Summary			R	

Item No			Quantity	Rate	Amount
	BILL NO 18				
	TILING				
	For preambles see "Model Preambles for Trades"				
	SUPPLEMENTARY PREAMBLES				
	Descriptions				
	Descriptions of tiling shall be deemed to include for symmetrical arrangement of tiling with cutting along both sides of panels and for all straight cutting				
	Descriptions of tiling shall be deemed to include for cutting and fitting around all sanitary ware and pipes, etc not exceeding 150mm diameter				
	Descriptions of tiling shall be deemed to include for soft grouted joints at positions of joints in the substructure or at centres in both directions as recommended by the tile manufacturers or which represents good practice				
	WALL TILING				
	White ceramic tiles, PC Sum R 300,00/m2 for supply, fixed with adhesive to plaster (plaster elsewhere) on				
1	Walls	m2	10		
	FLOOR TILING				
	"Standard Terracotta" tiles, PC Sum R 350,00/m2 for supply, fixed with adhesive to screeds (screeds elsewhere)				
2	Floors	m2	97		
	EDGE TRIMS, NOSINGS, ETC				
	Carried to Collection			R	

	ASE100 trims				
3	S/S Steel straight edge trims	m	5		
	PROTECTIVE COATINGS TO TILED SURFACES				
	Two coat "Stoneshield Natural-Look" penetrating sealer or equivalent approved products				
4	To floors	m2	97		
	Carried to Collection			R	

BILL NO 12

TILING

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	68		
	69		
Carried to Summary		R	

Item No		Quantity	Rate	Amount

BILL NO 19

PLUMBING AND DRAINAGE

For preambles see "Model Preambles for Trades"

SUPPLEMENTARY PREAMBLES

Wire gratings

Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings

Stormwater channels

Descriptions of channels shall be deemed to include all necessary excavation and disposal of surplus material

Rock excavations

No claim for rock excavation will be entertained unless the contractor has timeously notified the principal agent thereof prior to backfilling

"Soft rock" and "hard rock" shall be as defined in "Earthworks"

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded and trenches shall be carefully backfilled in accordance with manufacturers' instructions

Carried to Collection R

Where no manufacturers' instructions exist pipes shall be laid in accordance with clauses 5.1 and 5.2 of each of the following:

SANS 1200 L : Medium-pressure pipelines, SANS 1200 LD : Sewers and SANS 1200 LE : Stormwater drainage

Pipe trenches, etc shall be backfilled in accordance with clauses 3, 5.5, 5.6, 5.7 and 7 of SANS 1200 DB : Earthworks (Pipe trenches)

Pipes shall be bedded in accordance with clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SANS 1200 LB : Bedding (Pipes). Unless otherwise described bedding of rigid pipes shall be class B bedding

Concrete pipes

Pipes shall be jointed with ogee joints with rubber collars or socket and spigot joints with rubber rings

Vitrified clay pipes etc

Pipes shall rest on solid ground and, where necessary, pockets of sufficient size shall be cut around joints to enable the jointing to be properly performed or, alternatively, pipes shall be bedded full length on and including concrete laid in a semi-dry state immediately before pipes are laid

uPVC pipes and fittings

Drainage pipes and fittings shall be jointed and sealed with butyl rubber rings

Sanitary plumbing pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings

Gratings, covers, etc

Gratings, covers, etc shall be as manufactured by "Saint-Gobain", unless otherwise described

Carried to Collection R

BILL NO 13
PLUMBING AND DRAINAGE
Stellenbosch Municipal Court- Alterations & Additions

French drains

Descriptions of french drains shall be deemed to include for battered sides and sloping bottoms with inlet chamber size 300 x 300mm internally under inlet pipe, from bottom of drain to top of pipe, formed of loosely packed, rough, hard stone walls and covered with precast concrete slab size 600 x 600 x 100mm thick and the rest of the drain filled in to the same height with similar stone graded from 300mm diameter at bottom to 50mm diameter at top, covered with galvanised corrugated iron sheets treated on both sides with bituminous paint and 300mm earthfilling over

Septic tanks

Descriptions of septic tanks shall be deemed to include concrete base slabs, jointing to drains, etc

Stainless steel basins, sinks, wash troughs, urinals, etc

Stainless steel for economy basins, domestic sinks, worktops and wash troughs shall be type 430 (17/0)

Stainless steel for urinals, basins, quality sinks, wash troughs, institutional equipment, etc shall be type 304 (18/8)

Stainless steel for laboratory sinks, photographic equipment, etc shall be type 316 (18/8)

Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable

Flush pans

Flush pans shall have straight or side outlets and "P" or "S" traps as necessary

Carried to Collection R

uPVC pressure pipes and fittings

Pipes for water supply shall be of the class described

Pipes of 42mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings

Pipes of 50mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be uPVC and all other fittings shall be cast iron, all with similar push-in type joints

HDPE (high density polyethylene) pipes and fittings

Pipes shall be type 4 and of the class specified with "Plasson" or "Alprene" compression fittings

"Polycop" polypropylene pipes

Polypropylene pipes of 54mm diameter and smaller shall be seamless copper coloured class 16 pipes jointed with "Fast-fuse" heat welded thermoplastic or brass compression fittings as designed for use with copper pipes, as described

Pipes shall be firmly fixed to walls, etc with coloured nylon snap-in pipe clips with provision for accommodating thermal movement and jointed and fixed

All pipe diameters are nominal external

Copper pipes

Pipes shall be hard drawn and half-hard pipes of the class described. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), class 2 (half-hard) and class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-syphon pipes, capillary solder fittings and compression fittings shall be "Cobra Watertech" type. Capillary solder fittings shall comply with ISO 2016

Carried to Collection R

BILL NO 13
PLUMBING AND DRAINAGE
Stellenbosch Municipal Court- Alterations & Additions

Fixing of pipes

Unless specifically otherwise stated, descriptions of pipes shall be deemed to include for :
- casting in, building in, chasing in and fixing to walls, etc, including chasing; or
- placing in ground or filling under solid floors, including necessary excavation, backfilling and ramming; or
- suspending not exceeding 1m below suspension level

Disinfection of potable water pipelines

Descriptions of all potable water pipelines shall be deemed to include for disinfection in accordance with 5.10 of SANS 1200 L

Reducing fittings

Where fittings have reducing ends or branches they are described as "reducing". In the case of pipes with diameters not exceeding 60mm, only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained. In the case of pipes with diameters exceeding 60mm, all sizes are given and no claim for extra bushes, reducers, etc will be entertained

Steel sectional water tanks

Tanks shall comply with CKS 114

Geyser installations

Geyser installations shall comply with SANS 10254

"Densyl" petrolatum anti-corrosion tape as manufactured by Denso SA (Pty) Ltd

Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with relevant overlaps for specific diameters of pipes

Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions, including all mastic, tape, "Layflat" sheeting, securing of same, etc

Carried to Collection R

Prices for wrapping of pipes shall include for all work as described to couplings in the length

General

Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete

Descriptions of pipes laid in and including trenches, sumps, catchpits, junction boxes, inspection chambers, french drains, septic tanks and the like shall be deemed to include for excavations, bedding of pipes, risk of collapse, keeping free of water, a dewatering system for removal of seepage water and water from other subterranean sources in the excavations designed and executed by the contractor, backfilling, compaction to a minimum of 93% modified AASHTO density and disposal of surplus material

Descriptions of sumps, catchpits, junction boxes, inspection chambers and the like shall be deemed to include reinforcement, step irons and channels where applicable

Descriptions for jointing of new to existing pipes shall be deemed to include searching for the existing pipe, exposing if necessary, cutting into, jointing and necessary fittings

Descriptions of washdown pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors measured separately)

Descriptions of all sanitary fittings shall be deemed to include for silicone sealant pointing between the fittings and finished wall surfaces

Descriptions of copper service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to pipes

Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends

Carried to Collection R

BILL NO 13
PLUMBING AND DRAINAGE
Stellenbosch Municipal Court- Alterations & Additions

	Remeasurement The contractor's attention is specifically drawn to the fact that the work in this bill has not been measured provisionally but measured from the drawings and will under no circumstances be remeasured If during the execution of the contract the contractor finds that there are quantities which deviate from those in this bill of quantities, he must inform the principal agent and request that a contract instruction to this effect be issued to cover the cost thereof Claims submitted late will not be accepted for inclusion in the final account Design and supply The contractor's attention is specifically drawn to the fact that the work in this bill has been measured provisionally and it is expected of the contractor to design the complete system and within one month, after appointment and in consultation with the principal agent, lodge his final measurement and subcontract value to the principal agent for acceptance, after which the whole installation will under no circumstances be remeasured or revalued				
	RAINWATER DISPOSAL				
	"Watertite" aluminium				
1	125mm Ogee eaves gutters	m	66		
2	Extra over for stopped end	No	4		
3	Extra over for angle	No	21		
4	Extra over for outlet for 100 x 75mm pipe	No	7		
5	100 x 75mm Rainwater downpipes	m	22		
	SOIL DRAINAGE				
6	Drainage to existing manhole from 4 basin and 5 WC suites as per architects drawing		Item		
	Carried to Collection			R	

	SANITARY PLUMBING				
7	Sanitary plumbing comprising soil, waste, ventilation and anti-syphonage piping servicing 4 basins and 5 WC suites as per architects drawing	Item			
	WATER SUPPLIES				
8	Water supply of PP-R pipes above ground comprising hot and cold water piping servicing 4 basin and 5 WC suites as per architects drawing	Item			
	Sundries				
9	Testing water pipe system	Item			
	AS-BUILT DRAWINGS				
10	Allow for an updated set of as-built drawings to be handed to the principal agent at completion of the contract	Item			
	BUDGETARY ALLOWANCES				
	Sanitary Fittings				
11	Budgetary allowance of R 70 000.00 (Seventy thousand rand) for the supply of sanitary fittings.	Item			
	Carried to Collection			R	

BILL NO 13
PLUMBING AND DRAINAGE
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 13

PLUMBING AND DRAINAGE

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	71		
	72		
	73		
	74		
	75		
	76		
	77		
	78		
Carried to Summary		R	

Item No		Quantity	Rate	Amount
	BILL NO 20			
	ELECTRICAL WORK			
	See Volume 2			
	BUDGETARY ALLOWANCES			
	Electrical Installation			
	It is expected of the contractor to Inspect, design, supply, install and commission the complete system with adequate power as per SANS regulation.			
1	Budgetary allowance of R315 000.00 (Three hundred fifteen thousand rand) for the complete inspect, design, supply, installation and commission, including supply of light fittings & switch gear for internal and external areas.	Item		
	Take note that a complete breakdown of costs separating amount of plugs, switches, light points, dimmers, reticulation, sleeves, etc will be requested once contractor is appointed			
	Carried to Summary		R	

Item No		Quantity	Rate	Amount
	BILL NO 21			
	MECHANICAL WORK			
	See Volume 2			
	BUDGETARY ALLOWANCES			
	HVAC Installation			
	It is expected of the contractor to Inspect, design, supply, install and commission the complete system as per SANS regulation.			
1	Budgetary allowance of R81 000.00 (Eighty one thousand rand) for the complete inspect, service, supply, re-positioning and commission of all AC Units externally & internally.	Item		
	Take note that a complete breakdown of costs separating amount will be requested once contractor is appointed			
	Fire Installation			
	It is expected of the contractor to Inspect, design, supply, install and commission the complete system as per SANS regulation.			
2	Budgetary allowance of R37 800.00 (Thirty seven thousand eight hundred rand) for the complete inspect, service, supply, re-positioning and commission of all Fire Installation related items externally & internally.	Item		
	Take note that a complete breakdown of costs separating amount will be requested once contractor is appointed			
	Carried to Summary		R	

Item No		Quantity	Rate	Amount

BILL NO 23

PAINTWORK

For preambles see "Model Preambles for Trades"

SUPPLEMENTARY PREAMBLES

DESCRIPTIONS

Descriptions of paintwork shall be deemed to include for all cutting in

PREPARATORY WORK TO EXISTING SURFACES

Plaster or concrete surfaces

Surfaces shall be thoroughly cleaned down by high pressure water jet and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed. All existing walls to be made good where damaged by removals, furniture, etc, and all screw and nail holes and cracks shall be opened, primed with plaster primer, filled with a suitable filler and finished smooth

Metal surfaces

Surfaces shall be thoroughly rubbed and cleaned down by means of grit blasting or wire brushing. Blistered or peeling paint, including all traces of corrosion, shall be completely removed down to bare metal

Carried to Collection R

	Previously painted wood surfaces Surfaces shall be thoroughly cleaned down by scraping and sanding all loose and flaking paint. All dust and surface contamination are to be removed by wiping down. All exposed nail heads are to be punched in and primed with one coat metal primer. Holes, cracks and crevices shall be primed with wood primer, filled with wood stopping and finished smooth Previously varnished/natural wood surfaces Surfaces shall be thoroughly cleaned down with existing coatings removed by sanding and/or using paint remover. All residual paint remover and surface contamination are to be removed by washing down, allowed to dry and sandpapered to a uniformed surface. All exposed nail heads are to be punched in and primed with one coat metal primer. Holes, cracks and crevices shall be treated with woodcare pretreatment, filled with wood stopping and finished smooth PAINT SPECIFICATIONS All painting shall be done in accordance with "Dulux" specifications unless otherwise specified				
	PAINTWORK, ETC TO NEW SURFACES ON				
	INTERNAL PLASTER SURFACES WITH One coat gypsum primer and two coats cashmere matt acrylic paint on work in sound condition on				
1	Walls	m2	72		
	EXTERNAL PLASTER SURFACES WITH One coat alkali resistant plaster primer and two coats Breathcoat textured white on				
2	Walls	m2	81		
	PLASTER BOARD SURFACES WITH				
	Carried to Collection			R	

	One coat gypsum primer and two coats cashmere matt acrylic paint on work in sound condition on				
3	Ceilings and cornices	m2	20		
	FIBRE-CEMENT SURFACES WITH				
	One coat alkali resistant plaster primer and two coats superior matt acrylic paint on				
4	Fascias and barge boards	m2	15		
	WOOD SURFACES WITH				
	Two coats wood primer on				
5	Backs of frames, linings, etc not exceeding 300mm wide	m	31		
	One coat wood primer and two coats super universal enamel paint on				
6	Doors	m2	23		
7	Door frames	m2	1		
8	Ceilings	m2	38		
9	Truss	m2	78		
10	Skirtings, rails, etc not exceeding 300mm girth	m	147		
	PAINTWORK, ETC TO EXISTING PAINTED SURFACES ON				
	INTERNAL PLASTER SURFACES WITH				
	Two coats superior matt acrylic paint on work in sound condition on				
11	Walls	m2	575		
	EXTERNAL PLASTER SURFACES WITH				
	Carried to Collection			R	

	One coat alkali resistant plaster primer and two coats superior matt acrylic paint on				
12	Walls	m2	440		
	One coat rainshield and one coat alkali resistant plaster primer and two coats Breathcoat textured white on				
13	Top of walls	m2	4		
	RUBBLE WALL SURFACES WITH				
	One coat alkali resistant plaster primer and two coats Breathcoat textured white on				
14	Walls	m2	18		
	PLASTER BOARD SURFACES WITH				
	One coat gypsum primer and two coats cashmere matt acrylic paint on work in sound condition on				
15	Ceilings and cornices	m2	104		
16	Partitioning	m2	243		
	METAL SURFACES WITH				
	Two coat super universal enamel paint on work in sound condition on steel				
17	Gates & screens	m2	85		
	WOOD SURFACES WITH				
	Two coat super universal enamel paint on work in sound condition on				
18	Window frames	m2	45		
19	Doors including Frames	m2	147		
20	Ceilings	m2	87		
	Carried to Collection			R	

BILL NO 16
PAINTWORK
Stellenbosch Municipal Court- Alterations & Additions

21	Skirtings, rails, etc not exceeding 300mm girth	m	214		
	Three coats woodcare clear wood preservative on				
22	Doors including Frames	m2	12		
23	Windows, sash doors and fanlights	m2	19		

Carried to Collection R

BILL NO 16
PAINTWORK
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 16

PAINTWORK

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	82		
	83		
	84		
	85		
	86		
Carried to Summary		R	

Item No		Quantity	Rate	Amount
	BILL NO 25			
	EXTERNAL WORK			
	For preambles see "Model Preambles for Trades"			
	SUPPLEMENTARY PREAMBLES			
	Testing of material and filling			
	Descriptions of earth filling, compaction, etc shall be deemed to include for all necessary testing required in accordance with the relevant SANS 1200 specification			
	Cutting			
	Where an item for filling of gaps with concrete against edge restraints is not measured, then descriptions of block pavings shall be deemed to include for straight cutting			
	Descriptions of block pavings shall be deemed to include for circular cutting around pipes, etc not exceeding 150mm diameter			
	BOUNDARY WALL			
	BUDGETARY ALLOWANCES			
	Boundary Wall			
1	Budgetary allowance of R198 000.00 (One hundred ninety eight thousand rand) for the complete supply and installation of the external boundary wall including metal infill panels, plaster and paint.	Item		
	ROADWORK			
	Carried to Collection		R	

	Preparation of sub-grade				
2	Compaction of ground surface under roadways, etc, including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% modified AASHTO density	m2	150		
	Re-use existing paving bricks in accordance with SANS 1200 MJ				
3	Pavings to parking area and walkway, etc in stretcher bond pattern	m2	150		
4	Perimeter paved edges in mortarbed	m	61		
	FENCING				
	Fence				
5	Budgetary allowance of R14 000.00 (Fourteen thousand rand) for the complete supply and installation of the work on existing palisade fence.		Item		
	Carried to Collection			R	

BILL NO 17
EXTERNAL WORK
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 17

EXTERNAL WORK

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	88		
	89		
Carried to Summary		R	

BILL NO 17
EXTERNAL WORK
Stellenbosch Municipal Court- Alterations & Additions

Item No		Quantity	Rate	Amount

BILL NO 26

PROVISIONAL AMOUNTS, ETC

SUPPLEMENTARY PREAMBLES

General

All prime cost and provisional amounts are net

Overheads and profit

The contractor may allow for overheads and profit if required in the item "Allow for overheads and profit" wherever indicated

Profit and general attendance upon selected subcontractors

The item "Allow for profit and general attendance" which follows each selected subcontractor, shall be deemed to allow for the contractor's profit if required and to cover all the contractor's costs incurred in providing free of charge to the selected subcontractors, the following:

1. Access to the site and places where the subcontract work is to be carried out, including the reasonable use of any temporary personnel hoists erected by the contractor

2. Hoisting of the subcontractor's material in batches that can be handled by the contractor's hoist or crane during normal working hours

3. The provision of water and lighting and of single phase electric power to a position within 50m of the place where the subcontractor's work is to be carried out other than water, fuel and power for commissioning of any installation

Carried to Collection R

	4. The provision of an area for the subcontractor to establish temporary office accommodation and workshops and for the storage of plant and materials and goods				
	5. The use of erected scaffolding belonging to the contractor, along with others having the like right. Scaffolding will remain erected on site until all work which requires the use thereof has been completed				
	6. The use of ablution facilities and the like, where provided				
	7. The use of the site telecommunication facilities, where provided, subject to payment by the subcontractor for usage thereof				
	8. Making good in all trades and cleaning down and removal of rubbish on completion				
	Preliminaries				
	The contractor is referred to the Preliminaries for further amplification of "Prime Cost Amounts"				
	PROVISIONAL AMOUNTS				
	Balustrade & Screens				
1	Provide an amount of R 30 000.00 (Thirty thousand rand) for the supply & installation of modification of balustrade & screens	Item			30 000.00
2	Allow for profit and general attendance		%		
	Blinds				
3	Provide an amount of R 40 000.00 (Fourty thousand rand) for removal and replacement of blinds	Item			40 000.00
4	Allow for profit and general attendance		%		
	Carried to Collection		R		

	Signage			
5	Provide an amount of R 36 000.00 (Thirty six thousand rand) for the supply & installation of new signage and nameplates	Item		36 000.00
6	Allow for profit and general attendance		%	
	Carried to Collection		R	

BILL NO 18
PROVISIONAL AMOUNTS, ETC
Stellenbosch Municipal Court- Alterations & Additions

BILL NO 18

PROVISIONAL AMOUNTS, ETC

COLLECTION

	Page No		Amount
Total Brought Forward from Page No.	91		
	92		
	93		
Carried to Summary		R	

BILL NO 18
PROVISIONAL AMOUNTS, ETC
Stellenbosch Municipal Court- Alterations & Additions

SUMMARY

Bill No		Page No		Amount
1	PRELIMINARIES	29		
2	ALTERATIONS	38		
3	EARTHWORKS	42		
4	CONCRETE, FORMWORK AND REINFORCEMENT	46		
5	MASONRY	50		
6	WATERPROOFING	53		
7	ROOF COVERINGS, ETC	56		
8	CARPENTRY AND JOINERY	60		
9	CEILINGS, PARTITIONS AND ACCESS FLOORING	63		
10	IRONMONGERY	66		
11	PLASTERING	67		
12	TILING	70		
13	PLUMBING AND DRAINAGE	79		
14	ELECTRICAL WORK	80		
15	MECHANICAL WORK	81		
16	PAINTWORK	87		
17	EXTERNAL WORK	90		
18	PROVISIONAL AMOUNTS, ETC	94		
	SUB-TOTAL		R	
	ADD CONTINGENCY OF 10%	Item		
	SUB-TOTAL EXCLUDING VAT		R	
	Carried Forward		R	

Stellenbosch Municipal Court- Alterations & Additions

SUMMARY

Bill No		Page No		Amount
	Brought Forward		R	
	ADD VAT 15%		R	
	GRAND TOTAL INCLUDING VAT		R	
	TOTAL (EXCLUDING VAT) CARRIED TO 5.8.1 OF CONTRACT DATA CE		R	

Stellenbosch Municipal Court- Alterations & Additions

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Annexure C:
Health and Safety Specifications

HEALTH & SAFETY SPECIFICATION

PROJECT: Stellenbosch Municipal Court Renovation

Revision 00

Health & Safety Specification: Stellenbosch Municipal Court

NOVEMBER 2024

FOREWORD

This health & safety specification has been compiled under the guidelines of the Occupational Health & Safety Act no. 85 of 1993 as amended (the Act).
It must be clear that this document is a management tool and should be used at work to comply with the Act. Should there be any contradiction between this document and the Act, the Act must take preference except where explicitly stated.

Similarly, where this document is silent on a specific health & safety requirement, the Act must be used as the minimum requirement. Should you be unclear about anything set out in this document, please contact this office.

Health & Safety Specification: Stellenbosch Municipal Court

TABLE OF CONTENTS

Foreword

1. Introduction and Background

1.1 Background to the Health and Safety Specification

1.2 Purpose of the Health and Safety Specification

1.3 Implementation of the Health and Safety Specification

2. Health and Safety Specification

2.1 Scope

2.2 Interpretation
- 2.2.1 Application
- 2.2.2 Definitions

2.3 Minimum Administrative Requirements
- 2.3.1 Design
- 2.3.2 Health & Safety Management Plan
- 2.3.3 Notification of Intention to Commence Construction Work
- 2.3.4 Assignment of Principal Contractor's Responsible Person to Supervise Health and Safety on Site
- 2.3.5 Competence of Principal Contractor's Responsible Persons
- 2.3.6 Compensation of Occupational injuries and Diseases Act (COIDA) Act 130 or 1993
- 2.3.7 Occupational Health and Safety Policy
- 2.3.8 Health and Safety Organogram
- 2.3.9 Preliminary Hazard Identification and Risk Assessment and Progress Hazard Identification and Risk Assessment
- 2.3.10 Design Risks
- 2.3.11 Medicals
- 2.3.12 Health and Safety Training
  - 2.3.12.1 Induction
  - 2.3.12.2 Awareness
  - 2.3.12.3 Competence
- 2.3.13 General Record Keeping
- 2.3.14 Health & Safety Audits, Monitoring and Reporting
- 2.3.15 Emergency Procedures
- 2.3.16 First Aid Boxes and First Aid Equipment
- 2.3.17 Incident / Injury Reporting and Investigation
- 2.3.18 Hazards and Potentially Hazardous Situations
- 2.3.19 Personal Protective Equipment (PPE) and Clothing
- 2.3.20 Occupational Health and Safety (OHS) Signage
- 2.3.21 Permits
- 2.3.22 Contractors
- 2.3.23 Public and Site Visitor Health & Safety

Health & Safety Specification: Stellenbosch Municipal Court

2.3.24 Night Work (Before and After Hours)
2.3.25 Transport of Workers
2.3.26 Construction Health & Safety Officer
2.3.27 Cease Works

2.4 Physical Requirements
2.4.1 Site-Setup
2.4.2 Demolition
2.4.3 Excavations / Trenching / Foundational Work
2.4.4 Existing Structures
2.4.5 Edge Protection and Penetrations
2.4.6 Fall Protection / Working in elevated positions
2.4.7 Roof work
2.4.8 Temporary Work / Formwork and Support Work
2.4.9 Stacking of Materials
2.4.10 Electrical Supply (Temporary), Distribution and Installations
2.4.11 Hazardous Chemical Substances (HCS)
2.4.12 Asbestos Compliance (AIA Standards)

2.5 Plant, Machinery & Equipment
2.5.1 Construction Plant & Small Plant
2.5.2 Vessels under Pressure (VuP) and Gas Bottles
2.5.3 Fire Extinguishers and Fire Fighting Equipment
2.5.4 Hired Plant and Machinery
2.5.5 Ladders and Ladder work
2.5.6 Scaffolding
2.5.7 General Machinery and lifting machines
2.5.8 Electrical Installations and Portable Electrical Tools
2.5.9 Explosive Powered Tools
2.5.10 Cranes
2.5.11 Cantilever Loading Platforms
2.5.12 Materials Hoists

2.6 Occupational Health
2.6.1 Occupational Hygiene
2.6.2 Welfare Facilities

3. Annexure A
Baseline Hazard Identification and Risk Assessment

Health & Safety Specification: Stellenbosch Municipal Court

1. INTRODUCTION AND BACKGROUND

1.1 Background to the Health and Safety Specification (also termed This Specification)

The Construction Regulations (February 2014) place the onus on the Employer to prepare a pre-construction health & safety specification, highlighting the risks not successfully eliminated during design.

1.2 Purpose of the Health and Safety Specification

To assist in achieving compliance with the Occupational Health & Safety Act 85/1993 (OHS Act) and the now promulgated Construction Regulations (February 2014) in order to prevent or as far as possible, reduce incidents and injuries. This specification shall act as the basis for the drafting of the Principal Contractor's and Contractors' construction phase health & safety plans.

The health & safety specification sets out the requirements to be followed by the Principal Contractor and other Contractors so that the health & safety of all persons (including the public) potentially at risk may receive the same priority as other facets of the project e.g. cost, programme, environment, etc. The entire document is to be considered,

1.3 Implementation of the Health and Safety Specification

This health & safety specification forms an integral part of the contract, and the Principal Contractor is required to use it when drawing up its project-specific construction phase health & safety plan. The Principal Contractor must forward a copy of this specification to all Contractors at their bidding stage so that they can in turn prepare health & safety plans relating to their operations.

2. HEALTH AND SAFETY SPECIFICATION

2.1 Scope

This Specification covers the requirements for eliminating and mitigating incidents and injuries on the House Harrison residential project.

The scope also addresses legal compliance, hazard identification and risk assessment, risk control, and the promotion of a health and safety culture among those working on the project. The health & safety specification also makes provision for the protection of those persons other than employees.

This Specification aims to address the duties laid upon the Employer in terms of the Construction regulations. The initial risk assessment attached to this document is deemed a base-line risk assessment addressing known pre-construction phase hazards identified. The Principal Contractor and all other Contractors are required to develop their own project and task specific risk assessment in terms of Section 9 of the Construction Regulations.

This specification attempts to address all the anticipated concerns and requirements however where an issue, process or plant usage is not covered the Principal Contractor must ensure all legal requirements are met regardless.

Health & Safety Specification: Stellenbosch Municipal Court

2.2 Interpretations

2.2.1 Application

This specification is a compliance document drawn up in terms of the Occupational Health & Safety Act no 85 of 1993 (OHSA) and is therefore binding. It must be read in conjunction with all other relevant legislation as noted previously.

2.2.2 Definitions

The definitions as listed in the Occupational Health & Safety Act 85/1993 and Construction Regulations (February 2014) shall apply.

Employer:
The word Employer used in the Health & Safety Specification shall mean the Client as defined in the Construction Regulations and shall mean the "**EMPLOYER**" as defined in the JBCC/PROCSA Agreement entered into between the Employer and the
Principal Contractor

Principal Contractor:
The term Principal Contractor used in the Health & Safety Specification is used as per the Construction Regulations and includes all contractor appointed directly by the Client.

Contractor:
The word "Contractor" used in the Health & Safety Specification shall mean any "nominated /selected contractor" as defined in the JBCC/PROCSA Agreement entered between the Principal Contractor and the nominated / selected Contractor as well as any Contractors appointed as domestic Contractors by the Principal Contractor.

2.3 Minimum Administrative Requirements

2.3.1 Design

The Employer is responsible to appoint a professional team to assess the existing conditions and design a structure which meets the Employer's requirements while remaining buildable. The appointed professionals must all be competent – referring to their qualifications - and registered with the professional association or council relative to their field of expertise.

The Employer, the Employer's appointed OH&S consultant and the Professional team are legally obligated to provide information to the Principal Contractor and or their Contractors in terms of; the design, design limitations, critical detail relating to key elements of the design and the risks associated to achieving the design.

The design team is responsible to ensure that during the design process, all design standards, by-laws, codes and regulations are taken into account before finalizing the design and prior to submitting the plans to the City of Cape Town for Plan Approval.

The design team is also responsible to ensure that during the tender process, the Principal Contractors invited to tender, are provided with a detailed Bill of Quantities, relevant design specific information, relevant reports such as Geotechnical Reports, Surveys etc which may have bearing on the cost of construction and the risks associated to the construction process.

Health & Safety Specification: Stellenbosch Municipal Court

The design team cannot instruct a contractor to undertake construction work which entails construction processes that cannot be performed safely where 'safely' refers to the compliance parameters defined by the Occupational Health & Safety Act and Regulations.

The design team remains responsible for the design throughout the construction process and where concerns are raised by the contractor in terms of the constructability of the design or elements of the design, it is the responsibility of the design team to provide a method statement specific to the construction process which includes safety controls and guidelines.

Finally the design team is responsible to monitor and manage the construction process thereby ensuring that the contractor adheres to the design criteria, method statements and principles of design as provided by the design team, following the design detail at all times. This entails frequent inspections, project meetings, technical meetings, issuing of site instructions, issuing of drawing registers, issuing of variation orders, responding to Requests for Information, assessing the contractor's programme as well as monitoring the construction activities on an on-going basis.

At any stage, where it is evident that the contractor has deviated from the design or an instruction, or where the contractor has compromised the design and / or the safety of the workers, the onus is on the design team to formally address these deviations and take whatever measures deemed necessary to rectify the situation: albeit through the termination of the contract between the Employer and contractor.

2.3.2 Health & Safety Management Plan

The Principal Contractor is required to implement a project specific health & safety management plan. The health & safety management plan must be presented to Solid State Group's designated auditor so that it can be assessed, evaluated and ultimately approved.

The health & safety plan assessment process considers the content of the plan as well as the commitments made their-in where the objective of the assessment process is to determine whether or not the contractor understands health & safety planning / management and acknowledges their responsibility to ensure the effective management thereof.

The following list presents the contractor with a guideline of what critical aspects we intend measuring or assessing during the safety plan approval process:

- Scope of works – a clear description of the scope of works needs to be presented.
- Site establishment, site yard and site office setup as well as access control and public safety.
- Site Management & Supervision – not only the appointment of a manager and supervisor but a clearly defined commitment to ensure the appointed person is on site at all times and competent where competence relates to health & safety management.
- Notification to the Department Employment and Labour – the contractor must acknowledge their responsibility in this regard.
- Risk Assessments – the contractor needs to provide a baseline risk assessment as well as describe how their management system allows for the on-going assessment of risk specific to tasks on site.
- Training – the plan must define the contractor's commitment to training: induction training, toolbox talk training, key competency training and risk specific training.
- Contractor selection – a description of the process of selecting Contractors which specifically includes safety plan approvals and proof of good standing with workman's compensation.
- Contractor management – what systems will be implemented to manage and monitor compliance among Contractors on a continual basis.
- Emergency management and first aid provisions
- Safety Meetings – a description of the contractor's intention to chair meetings

Health & Safety Specification: Stellenbosch Municipal Court

- Inspection records – a commitment to ensure that all plant and equipment is inspected and maintained.
- Fall Protection Planning & Edge Protection – a description of how they intend managing all penetrations, drop-off and edges: it is important to describe what materials will be used.
- Plant and Equipment – the plan needs to describe the contractor's commitment to the provision of suitable equipment relative the work being performed, the competence of the workers making use of the plant and equipment and the maintenance of such plant and equipment.
- PPE – a commitment to provide and ensure the use of PPE needs to be described.

2.3.3 Notification of Intention to Commence Construction Work

The Employer is not required to apply for a Construction Permit in terms of Construction Regulations 3(1) and therefore the Principal Contractor is required to notify the Provincial Director of the Department of Labour in writing, seven (7) days before construction work commences. A copy of this notification must be held in the Principal Contractor's health & safety file on site.

2.3.4 Assignment of the Principal Contractor's / Contractor's Responsible Persons to Supervise Health and Safety on Site

The Principal Contractor and all Contractors shall make all relevant appointments in writing (as stipulated by the OHSA and Construction Regulations 2014), prior to commencement of work.
Based on the complexity of the project, the Principal Contractor will be required to assign a Competent and Registered Construction Manager in terms of CR 8.1 as well as at least 1 Construction Supervisors in terms of CR 8.7.

2.3.5 Competence of the Principal Contractor's / Contractor's Appointed Competent Persons

The Principal Contractor's and all Contractor's competent persons for the various risk management portfolios must fulfil the criteria as stipulated under the definition of 'Competent' in accordance with the Construction Regulations (February 2014). Proof of competence must be attached to their appointment letters.

The Principal Contractor must note that the Construction Site Manager – CR 8(1); being the most senior company representative on site is ultimately responsible to implement the company's health & safety plan and all related procedural documents and therefore he/she must be competent in terms of safety management. The appointed person will also be responsible to ensure that all Contractors are effectively managed in terms of health & safety compliance.
The agent reserves the right to instruct the Principal in Contractor to assign alternative Construction Site Manager and/or Supervisors to the project.

2.3.6 Compensation for Occupational Injuries and Diseases Act 130 of 1993 (COIDA)

The Principal Contractor shall have in its possession a letter of good standing with its Compensation assuror as proof of registration. Contractors shall hold proof of workman's compensation assurance registration in the form of a letter of good standing and forward a copy to the Principal Contractor before they begin work on site.

2.3.7 Occupational Health and Safety Policy

The Principal Contractor and all Contractors shall submit a Health and Safety Policy signed by its Chief Executive Officer. The Policy should outline the Employer's objectives as well as how they will be achieved and implemented by the Employer.

Health & Safety Specification: Stellenbosch Municipal Court

2.3.8 Health and Safety Organogram

The Principal Contractor and all Contractors shall prepare an organogram, outlining the site management health & safety structure including the relevant appointments/competent persons. In cases where appointments have not been made, the organogram shall reflect the intended positions. The organogram must be updated when there are any changes in the Site Management Structure.

2.3.9 Preliminary Hazard Identification and Risk Assessment and Progress Hazard Identification and Risk Assessment

The Principal Contractor shall cause a hazard identification to be performed by a competent person before commencement of construction work. Existing services that might be exposed and cause a hazard to workers or the public must be identified from the as-built engineering drawings. This may include, but not be limited to underground water mains, sewerage, electrical, gas lines, etc. The assessed risks shall form part of the construction phase health and safety plan submitted for approval by the Employer. The risk assessment must include:

a) A list of hazards identified as well as potentially hazardous tasks;
b) A documented risk assessment based on the list of hazards and tasks;
c) A set of safe work procedures (method statements) to eliminate, reduce and/or control the risks assessed;
d) A monitoring and review procedure of the risk assessments as the risks change.

The Principal Contractor shall ensure that all Contractors inform, instruct and train their workers regarding any hazards, risks and related safe work procedures before any work commences and thereafter at regular intervals as the risks change and as new risks develop. This training should be carried out in the form of toolbox health & safety talks. Contractors must conduct their own toolbox talks and submit proof of these talks to the Principal Contractor at least weekly.

The Principal Contractor shall be responsible for ensuring that all persons who could be negatively affected by its operations are informed and trained according to the hazards and risks and are conversant with the safe work procedures, control measures and other related rules (tool box talk strategy to be implemented).

All Contractors must conduct risk assessments specific to their operations and forward a copy to the Principal Contractor. The Principal Contractor when required must report on the status of these risk assessments.

The following hazards and risks are likely to form part of the construction process:

• Socio-economic environment	Low
• Adjacent properties and members of the public	Medium
• Existing electrical cabling and services (which must be treated as live)	Low/medium
• New electrical installations	Medium/high
• Wind	Medium/high
• Existing Drainage and Subsurface services	Low
• Handling of bulky material	Low/medium
• Excavations – to depths of 1.2m	Low/medium
• Excavations – depths between 1.2m & 1.8	Medium/high
• Excavations – depths exceeding 1.8m	High
• Mechanically excavating	Medium/high
• Manually excavating	Medium
• Refueling on site	Low/medium
• Handling of steel – reinforcing	Medium
• Mechanically lifting of heavy or bulky material	Medium
• Concrete work	Medium/high
• Concrete pouring	Medium/high
• **Asbestos**	High
• Structural Steel	High

Health & Safety Specification: Stellenbosch Municipal Court

• Shuttering and Formwork general –erecting and stripping	Medium/high
• Shuttering and Formwork columns – erecting and stripping	High
• Shuttering and Formwork decks – erecting and stripping	High
• Vertical access	High
• Scaffold structures Brickwork	Low/medium
• Scaffold structures internal access	Medium
• Scaffold Structures – external / internal facade work	High
• Ladders	Medium/high
• Exposed edges	High
• Power tools	Medium/high
• Electrical leads	Medium
• Cement, adhesives and grout	Low/medium
• Petrol Driven Small Plant - noise	Medium/high
• Petrol Driven Small Plant – starting	Low/medium
• Petrol Driven Small Plant – operating	Medium
• Petrol, paint, cleaning agents, oils and additives	Low/medium
• Brick handling	Medium
• Brick work	Medium
• Glass	Medium
• Tiles and tiling	Low/medium
• Gas, gas cutting and gas torches	Medium/high
• Construction Vehicles	Medium
• Lifting equipment	Medium/high
• Roof work	High
• Timber and nails protruding through timber	Medium
• Tripping hazards and congested walkways	Low/medium
• Debris and waste	Low/medium

Further to the above, the Principal Contractor is required to implement a Daily Safe Task Planner system or similar system which requires each supervisor: Contractor supervisors included; to complete a DSTP form/template on a task by task basis. The template must include the following:

- **A description of the task**
- **A risk rating low/medium/high**
- **A list of tools / equipment to be used to perform the task**
- **Precautionary / control measures to perform the task safely**
- **A list of PPE required**
- **A section for the training of the team**
- **A note to the site manager re any specific conditions which need to be addressed before the task can be performed safely**
- **A sign off by the supervisor and a sign off by the site manager.**

2.3.10 Design Risks

The Principal Contractor must consider design risks when tendering and when planning the actual work and sequence of activities. Construction work cannot be performed without risk and it is the Principal Contractor's responsibility to ensure that where design risks are too significant in that the design itself renders the structure unbuildable, they notify the design team and project management team with motivation before accepting any contractual appointment.
Once the Principal Contractor has accepted an appointment, it will be understood that in the opinion of the Principal Contractor, the structure to be constructed is indeed buildable.

Health & Safety Specification: Stellenbosch Municipal Court

The Principal Contractor must refer to all design details including not only architectural drawings, but structural, mechanical and civil design and ensure that the specifications provided by each design discipline are taken into consideration before commencing with construction work.

The following key design risks are brought to the Contractor's attention:

- **Excavations**: The control of excavated material is necessary to mitigate risk.

All excavations exceeding a depth of 500mm, are deemed high risk and must be specifically planned and managed to prevent any collapsing and or slippages during the construction process. Where excavations cannot be battered back, the contractor must ensure that no material is stacked on top of the excavation, and no plant or work activities are permitted to occur on the topside while workers are active at the toe of the excavation.

- **Temporary Work**: risk associated to the construction of concrete slabs, columns, beams, structural walls must be considered and addressed by way of method statements specific to each process.
- **Height**: The Principal Contractor and Contractors must ensure that they make provision for safe means of access where teams are required to perform any work at height. 'Safe means of access' may include scaffold towers, scaffolding, mobile scaffolds, ladders, man-cages, temporary stairs, stairs or other forms of vertical access.

The Principal Contractor and Contractors are not only responsible to provide a means of vertical access, but equally to ensure that the provided means of access is safe and suitable to the area being accessed. Edge protection systems must be introduced wherever slabs, or decks, or unfinished balconies etc are exposed.

- **Roof Cladding**: due to the design gradient and side cladding requirements, cladding and related work is considered high risk activity and therefore the contractor must ensure that access is provided, and fall protection systems are implemented that are practical and effective in consideration of the structure.
- **Sequencing**: the Principal Contractor is responsible to consider all the provided design detail which may be incorporated into specification notes included on drawings, written instruction, product specifications and / or method statements, and where the information provided defines or describes a specific sequence of events, the Principal Contractor is obligated to adhere to the sequence unless they present to the design team an alternative sequence for approval prior to performing the specific work or activity.

The Principal Contractor is also responsible to ensure that such information that pertains to sequencing is provided to Contractors assigned to activities where a specific sequence is defined or described.

- **Limitations**: the Principal Contractor is responsible to consider in detail all the information provided by the design team so as to ensure that any noted limitations to the design are taken into account when planning works and the sequence of works. The design team will provide drawing notes and related information which may specify limitations in terms of load, pressures, layouts etc. It is the Principal Contractor's responsibility to consider the implication of the described limitations so as to ensure that the activities on site factor in these limitations. Specific attention is drawn to the Structural Engineer's information which will include information relating to load-bearing capacity of the slabs, the required strength of various concrete structures, the curing times for various concrete elements, the sequence of steel column and truss installation, load limitations of the truss structure etc. The onus is the Principal Contractor to assess the provided information in detail and ensure that all the necessary steps are taken to ensure that provision is made to work within acceptable parameters so as to avoid exceeding any defined or described limitations.
- **Wind/ Dust**: prevalent wind conditions common to the area will require the Contractor to implement measures to prevent soil erosion and the generation of excessive volumes of dust during earthwork and excavation work processes. Dust suppression is also addressed in the EMP.

Health & Safety Specification: Stellenbosch Municipal Court

2.3.11 Medicals

All workers are required to undertake a medical assessment before commencing on site. Medical assessments must be performed in terms of Annexure 3 of the Construction Regulations. Proof of medicals must be retained on file.

2.3.12 Health and Safety Training

2.3.12.1 Induction

The Principal Contractor shall ensure that all site personnel **undergo a site-specific health & safety induction training session before any worker starts work.** A record of attendance shall be kept in the health & safety file. A suitable venue must be available to house this training.
The Principal Contractor must provide each worker with an induction sticker as proof of attendance. The sticker must be displayed on each worker's hard hat at all times.

2.3.12.2 Awareness

The Principal Contractor shall ensure that, on site, periodic toolbox health & safety talks take place at least once every week – these training talks form part of the Daily Task Risk Assessment process. Training talks should deal with risks relevant to the construction work in process, conveying safe work procedures to the employees involved. A record of attendance shall be retained within the health & safety file. All Contractors have to comply with this minimum requirement.

2.3.12.3 Competence

All competent persons must have the knowledge, experience, training, and qualifications specific to the work they have been appointed to supervise, control, and carry out. This will have to be assessed on a regular basis e.g. training, evaluation, periodic audits by the Employer, progress meetings, etc. The Principal Contractor is responsible to ensure that competent Contractors are appointed to carry out construction work.
Specific to this project the Principal Contractor must ensure the following training requirements are met by all Contractors:

- **Risk Assessment training,**
- **Working At Height training,**
- **Temporary Works training.**

2.3.13 General Record Keeping

The Principal Contractor and all Contractors shall keep and maintain Health & Safety records to demonstrate compliance with the Specification, the OHS Act 85/1993 and the Construction Regulations February 2014. The Principal Contractor shall ensure that all records if incidents / accidents, emergency events, training, inspections, audits etc. are kept in a health & safety file either held on site or accessible electronically from site. The Principal Contractor must ensure that every Contractor keeps its own health & safety file. All safety files must be maintained and made available on request.

The Principal Contractor is ultimately responsible to ensure that all inspections registers are updated as often as required, and should Contractors fail to maintain such records and registers, the Principal Contractor shall take it upon themselves to do so.

2.3.14 Health & Safety Audits, Monitoring and Reporting

Health & Safety Specification: Stellenbosch Municipal Court

The Employer: shall conduct fortnightly health & safety audits on the safety management system as well as the physical site activities.
The Principal Contractor: is obligated to conduct similar audits at least monthly on all Contractors appointed by it and keep audit reports in its health & safety file.
All audit reports must be circulated / distributed to the relevant parties / persons and in the case of the Principal Contractor's audits on Contractors, proof of such correspondence must be retained on file.

2.3.15 Emergency Procedures

The Principal Contractor must prepare a detailed Emergency Procedure prior to commencement on site. The procedure shall detail the response plan including the following key elements:

- List of key competent personnel;
- Details of emergency services;
- Actions or steps to be taken in the event of the specific types of emergencies;

o First Aid Cases
o Medical Cases
o Fires
o Evacuations

- Information on any hazardous material/situations.

Emergency procedure(s) shall include, but shall not be limited to: fire; chemical spills; injury to employees; damage to material/equipment/plant; use of hazardous substances; bomb threats; major incidents/accidents; etc. The Principal Contractor shall advise the Employer in writing forthwith, of any emergencies, together with a record of action taken. A contact list of all service providers (Fire Department, Ambulance, Police, Medical and Hospital, etc) must be maintained and available to site personnel.
All media and other interested parties must be directed to the Employer's media liaison officer. No person may comment on any incident on site without prior approval from the Employer.

2.3.16 First Aid Boxes and First Aid Equipment

The Principal Contractor and all Contractors shall appoint First Aider(s) in writing.
The appointed person(s) must be permanent members of the onsite team.
The appointed First Aider(s) must be certificated. Copies of valid certificates are to be kept on site.
The Principal Contractor must provide an on-site First Aid Station with first aid facilities, including at least 1 (one) first aid box adequately stocked at all times. All Contractors with more than 5 employees shall supply their own first aid box. Contractors with more than 10 employees shall have their own trained, certified first aider on site at all times.

2.3.17 Incident / Injury Reporting and Investigation

Injuries are to be categorized into first aid; medical; disabling; and fatal. The Principal Contractor must stipulate in its health & safety plan how it will handle each of these categories. When reporting injuries to the Employer, these categories shall be used. All Contractors must investigate and report on the 4 categories of injuries to the Principal Contractor at least monthly. Contractors must investigate injuries and incidents involving their employees within seven days of the incident in the form of Annexure 1 (General Administrative Regulations) and forward a copy of the investigation report to the Principal Contractor forthwith.
All incidents reportable in terms of the provisions of Section 24 of the OHS Act, 1993 must be reported to the local Dept. of Labour in the prescribed manner.

The Principal Contractor must report all injuries and incidents to the Employer as part of their monthly project progress report. The report must include all contractor injuries/incidents and man-hours worked for the month as well as the cumulative total.

Health & Safety Specification: Stellenbosch Municipal Court

2.3.18 Hazards and Potentially Hazardous Situations

The Principal Contractor shall immediately notify the Employer of any hazardous or potentially hazardous situations that may arise during the performance of construction activities where such a hazard or potentially hazardous situation could result in a lost time incident, could hinder the progress / programme or where such requires the input of the Employer's professional team.

2.3.19 Personal Protective Equipment (PPE) and Clothing

The Principal Contractor shall ensure that all site workers are issued with and wear **hard hats, either branded workwear or reflective bibs and safe footwear**. The Principal Contractor and all Contractors shall make provision and keep adequate quantities of SABS approved PPE on site at all times according to the risk assessments. The Principal Contractor shall clearly outline procedures to be taken when PPE or Clothing is:

- Lost or stolen;
- Worn out or damaged.

The above procedure applies to Contractors and their Sub-contractors, as they are all Employers in their own right and must therefore carry their own PPE.
Every Contractor is responsible for supplying the necessary PPE to its own employees however; the responsibility to enforce compliance in this regard remains that of the Principal Contractor's.
Labour Only Contractors appointed by the Principal Contractor become the responsibility of the Principal Contractor.

2.3.20 Occupational Health and Safety (OHS) Signage

The Principal Contractor must provide adequate on-site OHS signage. Including but not limited to: 'no unauthorised entry', 'report to site office', 'site office', 'beware of overhead work', 'hard hat area'. Signage must be posted up at all entrances to site as well as on site in strategic locations e.g. access routes, stairways, entrances to structures and buildings, scaffolding, and other potential risk areas/operations.
Health & safety signage must be well maintained including weekly inspections, cleaning, replacement and repair.

2.3.21 Permits

The Principal Contractor must ensure that all permit requirements and standards are met and the copies of all permits obtained or issued are retained on file. Permits may include the following:

- Hot-work Permits
- Scaffold Handover Certificates

2.3.22 Contractors

Prior to commencing on site, the following requirements must be met:
All Contractors and Contractors must be appointed by the Principal Contractor in writing and copies of these appointments must be kept on file. The Principal Contractor shall ensure that all Contractors appointed by it comply with this Specification, the OHS Act 85/1993, Construction Regulations (February 2014), and all other relevant legislation that may relate to the activities directly or indirectly. The Contractor, when appointing other Subcontractors, shall mutatis mutandis ensure compliance as if it was the Principal Contractor.
A signed Mandatory Agreement must be entered into between the Principal Contractor and each Contractor.

The Principal Contractor may only appoint a Contractor after approving the contractor's health & safety plan.
The Principal Contractor must ensure that every Contractor is registered and in good standing with a recognized compensation fund or with a licensed compensation insurer prior to work commencing on site.

Health & Safety Specification: Stellenbosch Municipal Court

The Principal Contractor must ensure that potential Contractors submitting tenders have made provision for the cost of health and safety measures during the construction process.
The Principal Contractor shall discuss and negotiate with the Contractor the contents of the health and safety plan and shall finally approve that plan for implementation.
The Principal Contractor shall not appoint a Contractor to perform construction work unless the Principal Contractor is reasonably satisfied that the Contractor, he or she intends to appoint has the necessary competencies and resources to perform the construction work safely.

Once approved, the following criteria is applicable:
No Contractors are permitted to work on site unless at least one of the Principal Contractors competent site supervisors is available on site and unless the workers have access to all of the on-site facilities.
The Principal Contractor must audit each of its Contractors on a monthly basis, with audit reports and proof of correspondence filed in the health & safety file on site. The audit must include an administrative assessment as well as a physical inspection of the Contractor's health & safety system.
The Principal Contractor must stop any Contractor from carrying out construction work that is not in accordance with the Principal Contractor's or Contractor's health & safety plan or if there is an immediate threat to the health and safety of persons.

The Principal Contractor shall take all reasonable steps necessary to ensure co-operation between all Contractors to enable each of those Contractors to comply with the provisions of these regulations.
The Principal Contractor must ensure that where changes are brought about to the design and construction, that sufficient health and safety information and appropriate resources are made available to Contractors so as to allow them to execute the work safely.
The Principal Contractor shall hand over a consolidated health and safety file to the Employer upon completion of the construction work and shall include a record of all drawings, designs, materials used and other similar information concerning the completed structure.

2.3.23 Public and Site Visitor Health & Safety

The Principal Contractor shall ensure that every person working on or visiting the site, as well as the public in general, shall be made aware of the dangers likely to arise from site activities, including the precautions to be taken to avoid or minimise those dangers. Appropriate health and safety notices and signs shall be posted up, but shall not be the only health & safety measures taken.
Both the Employer and the Principal Contractor have a duty in terms of the OHS Act 85/1993 to do all that is reasonably practicable to prevent members of the public and site visitors from being affected by the construction activities.
Site visitors must be briefed on the hazards they may be exposed to as well as what measures are in place or should be taken to control these hazards. As per the Construction Regulations, a record of these 'inductions' must be kept on site (attendance register or visitors book with site rules leaflet).

2.3.24 Night Work (Before and After Hours)

The Principal Contractor must ensure that adequate lighting is provided to allow for work to be carried out safely.
Workers must be supervised at all times and Contractors are only permitted to work on site while a competence supervisor representing the Principal Contractor is available on site. Workers must have access to all facilities.

2.3.25 Transport of Workers

The Transportation of workers, the Principal Contractor and other Contractors shall not:

- Transport persons together with goods or tools unless there is an appropriate area or section to store the tools or equipment;

Health & Safety Specification: Stellenbosch Municipal Court

- Transport persons in a non-enclosed vehicle, e.g. truck; there must be a proper canopy (properly covering the back and top) with suitable sitting area. Workers shall not be permitted to stand or sit at the edge of the transporting vehicle.
- Transport workers in bakkies unless they are closed / covered and have the correct number of seats for the passengers.

2.3.26 Construction Health & Safety Officer

The Principal Contractor, as well as all Contractors must appoint a part- time SACPCMP registered construction health & safety officer, responsible for the following duties:

a) Health & safety audits and inspections including administrative and physical audits of all Contractors' health & safety plans, files and activities, and record findings in the form of audit reports to be kept in the health & safety file;
b) Maintain the Principal Contractor's health & safety plan and file;
c) Assist with investigating near misses, incidents and injuries;
d) Co-ordinate the function of reviewing the hazard identifications and risk assessments;
e) Developing Method Statements
f) Assisting with method statements (safe work procedures) and checking whether the responsible persons follow these procedures.
g) Scheduling Monthly Safety Meetings
h) Ensuring that all OH&S reports and relevant correspondence is issued to the respective party
i) Managing the induction training process.

The designated Safety Officer must be on site at least 4 hours per week to ensure compliance requirements are being met by the Principal Contractor's team as well as all subcontractors.

2.3.27 Cease Works

Although the Employer has appointed a Principal Contractor to undertake the construction work on their behalf, they are not abrogated of their responsibility. The onus remains on the Employer and the design team to monitor the Contractor's activities on site, where monitoring includes considering the Contractor's compliance in terms of OH&S standards. Where unsafe conditions or activities are observed, and where unsafe conditions or activities are potentially life threatening or where such activities could result in or contribute to a serious injury to one or more workers, the Employer or design team member witnessing such conditions or actions must draw the attention of the Principal Contractor's designated site manager immediately.
Further to the above, where conditions are not acceptable in terms of OH&S compliance standards, and where contractor has failed to address the non-compliances, a cease works order may be issued. The cease works order could apply to a specific activity, a specific area, a specific Contractor or the entire site.
Cease Works orders must be issued verbally with immediate effect but must be confirmed in writing with the terms and conditions listed.

2.4 Physical Requirements

2.4.1 Site Set-up

The site set-up must consider and include all the requirements in terms of accessibility, general facilities, security and public safety.
It is vitally important that the Principal Contractor considers all site-specific constraints and issues or concerns during the planning and implementation process.
The Principal Contractor must make sure that access to the works area is controlled and that the works area is enclosed. Site set-up includes clearing the site and leveling the construction footprint. Hoarding must be inspected at least once per week to ensure it remains rigid and stable.

Health & Safety Specification: Stellenbosch Municipal Court

This process of establishing site must also include identifying and demarcating any existing hazards or hazardous areas, the establishment of suitable loading and unloading area, identifying a suitable site-office, clearing of vegetation, and leveling of the works area.
The security of the works area and site set-up is the responsibility of the Principal Contractor.

Further to the above, the following non-negotiable provisions must be established, available and maintained on site at all times; One toilet per 15 persons on site; a first aid box fully stocked; three fully charged 4.5kg or 9kg Fire Extinguishers; all relevant symbolic and descriptive signage; a notice board for the displaying of safety related information, potable water or a stand-pipe connection, a flammable material store, ladders, temporary walkways or stairways suitable and relative to the site conditions, stock of all anticipated Personal Protective Equipment including but not limited to: at least 4 full-body harnesses; at least 4 visitor hard hats, hearing protection, gloves, eye protection.

2.4.2 Demolition

1) A contractor must **appoint a competent person in writing to supervise and control all demolition work on site.**

(2) A contractor must ensure that before any demolition work is carried out, and in order to ascertain the **method of demolition** to be used, a detailed **structural engineering survey** of the structure to be demolished is carried out by a competent person and that a method statement on the procedure to be followed in demolishing the structure is developed by that person.

(3) During a demolition, the competent person contemplated in subregulation (1) must check the structural integrity of the structure at intervals determined in the method statement contemplated in subregulation (2), in order to avoid any premature collapses

(4) A contractor who performs demolition work must— with regard to a structure being demolished, take steps to ensure that—
(i) no floor, roof or other part of the structure is overloaded with debris or material in a manner which would render it unsafe;

(ii) all reasonably practicable precautions are taken to avoid the danger of the structure collapsing when any part of the framing of a framed or partly framed building is removed, or when reinforced concrete is cut; and

(iii) precautions are taken in the form of adequate shoring or other means that may be necessary to prevent the accidental collapse of any part of the structure or adjoining structure;

(b) ensure that no person works under overhanging material or a structure which has not been adequately supported, shored or braced;

(c) ensure that any support, shoring or bracing contemplated in paragraph

(b), is designed and constructed so that it is strong enough to support the overhanging material;

(d) where the stability of an adjoining building, structure or road is likely to be affected by demolition work on a structure, take steps to ensure the stability of such structure or road and the safety of persons;

(e) ascertain as far as is reasonably practicable the location and nature of electricity, water, gas or other similar services which may in any way be affected by the work to be performed, and must before the commencement of demolition work that may affect any such service, take the steps that are necessary to render circumstances safe for all persons involved;

(f) cause every stairwell used and every floor where work is being performed in a building being demolished, to be adequately illuminated by either natural or artificial means;

(g) cause convenient and safe means of access to be provided to every part of the demolition site in which persons are required to work; and

(h) erect a catch platform or net above an entrance or passageway or above a place where persons work or pass under, or fence off the danger area if work is being performed above such entrance, passageway, or place so as to ensure that all persons are kept safe where there is a danger or possibility of persons being struck by falling objects.

(5) A contractor must ensure that no material is dropped to any point, which falls outside the exterior walls of the structure, unless the area is effectively protected

2.4.3 Excavations / Trenching / Foundational Works

Health & Safety Specification: Stellenbosch Municipal Court

All excavations must be performed under strict supervision. The Principal Contractor must consider the Engineer's report in terms of the geotechnical findings the design and planning phase.
A competent person must be appointed to inspect all excavated embankments on a daily basis, as well as to monitor all bulk excavation work on a continual basis.

The Principal Contractor must present a safe work procedure which clearly describes their intended method of excavation, to the Employer's design team before they commence with excavations on site. The safe work procedure will be assessed by the team and only once it has been approved by the engineer and safety agent is the Principal Contractor permitted to commence.

All plant operators must be competent and all plant must be in a safe-for-use condition. Plant must be inspected on a daily basis. These inspections must be recorded on a 'Pre-ignition Plant Checklist'.

The Principal Contractor and any relevant Contractors shall make provision in their tender for shoring of any excavations / trenches as per this specification.
The design team's design detail must be considered to ensure that all prescribed precautionary measures are adhered to. Where deemed necessary, excavations and trenches must either be shored or battered back to a safe angle, unless a competent person deems the excavation or trench to be safe (permission must be given in writing). Where any uncertainty exists, the decision of a professional engineer or professional technologist competent in excavation work will be decisive.

The Principal Contractor shall ensure that:

a) Excavations/trenches are inspected before every shift and a record of these inspections is kept;
b) Safe work procedures have been communicated to the workers;
c) The safe work procedures are enforced and maintained by the Principal Contractor's and Contractors' Responsible Persons at all times;
d) Safe access is provided;
e) No load, material, plant or equipment is placed or moved near the edge of any excavation or trench. A safe distance of no less than 1.5 meters from the edge of the excavation must be maintained;
f) The requirements as per section 13 of the Construction Regulations are adhered to.

2.4.4 Existing Structures

Any structures: such as roadways, walkways, existing curb-lines, man-holes and storm-water drains etc must be checked for any signs of damage prior to commencement and thereafter monitored on weekly basis. The Principal Contractor is advised to compile a photographic record.

Should any damage be caused to the existing services, roadways or adjacent structures, the Principal Contractor is to duly inform the Employer and the Employer in consultation with the design team will instruct the Principal Contractor on how to proceed.
No materials may be stored on any of the adjacent erven without the permission of the Project Manager.

No workers are permitted to enter or access neighboring properties adjacent to the Estate.

2.4.5 Edge Protection and Penetrations

The Principal Contractor must ensure that all exposed edges and openings are guarded and demarcated at all times until permanent railings, barriers or structures have been erected.
The temporary rails or guards must be constructed of scaffold tubing or a material of similar strength and offering similar protection. Guardrails must be placed at 1m above the platform / floor and must be distinguishable from the rest of the structure, scaffold or formwork. If necessary the Principal Contractor must paint the temporary railings to minimize the chance of them being used for purposes other than edge protection.

Health & Safety Specification: Stellenbosch Municipal Court

In the case of excavations, the Principal Contractor must ensure that the demarcation system is set back from the edge by at least 1.5 meters.

The Principal Contractor's risk assessment must include the following areas:
Protection of decking edges during the erection of formwork as well as during casting of concrete;
Finished floor slab edges and drop-offs;
Stairways; floor penetrations;
Excavations;
All other openings and areas from where a person may fall.

During the construction of formwork and support work, edge protection may be wavered in lieu of fall arrest equipment.

2.4.6 Fall Protection / Working in elevated positions

Working at heights includes any work that takes place in an elevated position. The Principal Contractor must submit a risk specific fall protection plan in accordance with the Construction Regulations (February 2014) before this work is undertaken. The Fall Protection Plan must consider all;
Scaffold work,
Form & Support work'
Ladder work
Roof work including truss work, structural steel work, cladding etc,
External façade finishes including plastering, painting /effects, glass panels, louvers etc, Facia, eve and gutter work.

All persons working in elevated positions must be assessed / evaluated for physical and psychological fitness. Proof of these assessments / evaluations must be contained within the site safety file. All persons working in elevated positions must be trained and records of this training must be kept on site.
Work from elevated positions may only be conducted as if it were being conducted from a safe ladder or safe scaffold.

Where fall prevention or fall arrest devices are being used, the correct devices must be used for the purpose and they must be properly maintained. Workers must be trained into the use and maintenance of the fall prevention and arrest equipment/devices.

Where work is taking place in an elevated position, the area below must be adequately demarcated, preventing persons from walking or working directly below. Where scaffolding is erected adjacent to or over public areas and roadways, adequate public protection measures must be put in place. Pavement gantries, fans/aprons, scaffold sheeting and/or closure/diversion of the public the area are considered the accepted measures.

No materials may be thrown down from platforms, roof areas, decks or any other elevated position unless a demarcated area has been established on ground level to prevent other employees or persons from walking out into the area to which the materials is being thrown.

2.4.7 Roof work

All roof work must be conducted in accordance with construction regulation 10. An initial fall protection plan must be prepared by a competent person who should evaluate, revise and amend the plan when necessary. The plan must include the following:

- How the roof work was planned;
- That the roof workers are competent (trained, experienced, knowledgeable);
- That no work is carried during inclement weather or where conditions are hazardous to workers;
- That fragile material/areas are demarcated and sign posted;

Health & Safety Specification: Stellenbosch Municipal Court

- That suitable platforms are provided where fragile materials exist;
- That there are suitable and sufficient guardrails or barriers and toe boards or other similar means of protection to prevent the fall of any person, material or equipment.

2.4.8 Temporary Work / Formwork and Support Work

The Principal Contractor shall ensure that the provisions of section 12 of the Construction Regulations (February 2014) are adhered to.
The Principal Contractor or their appointed specialist Contractor must appoint in writing a Temporary Work Designer who is responsible for the design of all temporary formwork and support work.
These provisions must include but not be limited to ensuring that **all formwork and support work equipment used is examined for suitability before use; that all formwork and support work is inspected by a competent person immediately before, during and after placement of concrete or any other imposed load and thereafter on a daily basis until the formwork and support work has been removed.** Records of all inspections must be kept in a register on site held by the Principal Contractor and must clearly define the location of each Temporary Work structure being inspected. The inspections must also record a pre-pour date that effectively correspondence with the date that the actually pour occurred in each case.

2.4.9 Stacking of Materials

The Principal Contractor and other relevant Contractors shall ensure that there is an appointed stacking supervisor and all materials, and all equipment is stacked and stored safely, on level, compacted ground, out of access ways and no more than three times the minimum base width in height. Pallets of bricks may not be stacked more than two above each other. Considering the natural gradient of the site, the Principal Contractor is required to plan all stacking areas to ensure material does not roll down the site.
Walkways must be clear of all materials.
No materials may be stacked for storage on scaffold platforms,
No materials may be stacked on the edge of any deck, slab, penetration, balcony, loading platform or drop-off. A safe clearance of 1.5 meters from any such edge must be maintained and where materials have been deposited near such an edge they must be immediately worked away.

2.4.10 Electrical Installations

The Principal Contractor must comply with the Electrical Installation Regulations
All electrical connections and installations must be performed under the supervision of a Qualified Electrician who has been appointed in writing. The installation must be designed by the Electrical Engineer. The appointed Electrical Contractor must work according to the design detail provided at all times.
All Temporary Supplies may only be connected once the necessary permissions have been obtained and as in the case of the Electrical Installation, must be performed under the supervision of a qualified electrician.
The Temporary Supply must be inspected periodically but at least once per month and the inspections must be recorded in writing.
The Temporary distribution boards or sub-distribution boards must be fitted with a cover which is to be labelled and lockable to prevent tampering of any form.
A copy of the final certificate of compliance must be incorporated into the final health & safety file. The temporary distribution boards must be inspected at least once per week.

2.4.11 Hazardous Chemical Substances (HCS)

The Principal Contractor and other relevant Contractors must provide the necessary training and information as far as the use, transport, and storage of HCS. **The Principal Contractor shall ensure that the use, transport, and storage of HCS are carried out as prescribed in the HCS Regulations.** The Contractor shall ensure that all hazardous chemicals on site have Safety Data Sheets (SDS) on site and the users are made aware of the hazards and precautions that need to be taken when using the chemicals.

Health & Safety Specification: Stellenbosch Municipal Court

The risk assessment must address the following items:

- The HCS's that employees may be exposed to;
- The effects that the HCS can have on the employee;
- Where the HCS may be present and in what physical form;
- The route of intake;
- The nature of the work and process involved.

The First Aiders must be made aware of the SDS and how to treat HCS incidents accordingly.
Flammable substances must be stored in a separate area, away from other materials.

2.4.12 Asbestos Compliance (AIA Standards)

- **Introduction**
- This section outlines the safety requirements and regulatory guidelines for managing asbestos-containing materials (ACMs) on site. Compliance with local and national asbestos regulations is mandatory to prevent asbestos exposure, ensure worker safety, and avoid health risks associated with asbestos fibers.
- **Applicable Regulations and Standards**
- **Asbestos Regulations**: Compliance with [insert specific regulations, e.g., Asbestos Regulations of 2001 in South Africa or other relevant regulations in your country].
- **Occupational Health and Safety Standards**: Follow standards set by [insert applicable regulatory bodies, e.g., OSHA, NIOSH, local health authorities].
- **Guidance Documents**: Refer to recognized guidance on asbestos management, such as [insert applicable guidance, e.g., the Health and Safety Executive's guidance in the UK or local equivalent].
- **Identification and Assessment of Asbestos**
- **Asbestos Surveys**: Conduct an asbestos survey before commencing any demolition, renovation, or maintenance work to identify and assess the presence and condition of ACMs on site.
- **Risk Assessment**: Perform a risk assessment to determine the potential exposure risk to workers and develop control measures accordingly.
- **Exposure Control Measures**
- **Engineering Controls**: Use local exhaust ventilation, wet methods, and other engineering controls to minimize asbestos fiber release during work.
- **Personal Protective Equipment (PPE)**: Provide and enforce the use of appropriate PPE, including respirators (meeting standards like P100, FFP3), disposable coveralls, and gloves.
- **Safe Work Procedures**: Implement specific procedures for handling, removal, and disposal of asbestos materials. All work on ACMs must follow a safe, controlled approach to minimize exposure.
- **Employee Training and Awareness**
- **Training**: Ensure all employees who may come into contact with ACMs are trained on asbestos risks, safe handling practices, PPE use, and emergency procedures.
- **Awareness Programs**: Conduct awareness sessions to educate workers about asbestos hazards and proper response in case of accidental exposure.
- **Monitoring and Health Surveillance**
- **Air Monitoring**: Regular air monitoring should be conducted by qualified personnel to ensure that asbestos fiber levels are within acceptable limits.
- **Health Surveillance**: Employees exposed to asbestos must be enrolled in a medical surveillance program as per the guidelines of relevant health and safety regulations.
- **Emergency Procedures**
- **Response to Accidental Exposure**: Establish emergency procedures to respond to accidental asbestos exposure or fiber release. Immediate steps should include evacuating the area, securing it, and notifying designated personnel.
- **Incident Reporting**: All asbestos-related incidents must be reported and documented according to company policy and regulatory requirements.

Health & Safety Specification: Stellenbosch Municipal Court

- **Waste Management and Disposal**
- **Handling and Storage**: ACM waste should be handled carefully and stored in clearly labelled, secure containers to prevent fiber release.
- **Licensed Disposal**: Ensure that all asbestos waste is disposed of at licensed facilities following regulatory protocols for transportation and disposal

2.5 Plant and Machinery

2.5.1 Construction Plant & Small Plant

"Construction Plant" includes all types of plant including but not limited to, cranes, excavators, road vehicles, dumpers and all lifting equipment.

The Principal Contractor shall ensure that all such plant complies with the requirements of the OHS Act 85/1993 and Construction Regulations (February 2014). **The Principal Contractor and all Contractors shall inspect and keep records of inspections and load tests of the construction plant used on site.** The inspection register must be plant specific and the plant must be referenced on the register.
Only authorised/competent persons may use machinery and the proper supervision must be provided. Appropriate PPE and clothing must be provided and maintained in good condition at all times.
No employees may travel as passengers on any mobile plant or construction vehicle unless they are seated in the cab. Speed limits on site must not exceed 25km/h.

Small plant must be inspected before use and weekly thereafter for as long as it remains on site. The inspection register must be plant specific.
All small plant must be in a safe for use condition. Small plant operators must also be provided with the necessary PPE and specifically hearing protection.

2.5.2 Vessels under Pressure (VuP) and Gas Bottles

The Principal Contractor and all relevant Contractors shall comply with the Vessels under Pressure Regulations, including:

- Providing competency and awareness training to the operators;
- Providing PPE or clothing;
- Inspect equipment regularly and keep records of inspections;
- Providing appropriate fire fighting equipment (Fire Extinguishers) on hand;
- Oxygen and acetylene bottles must be secured in an upright position and must not show signs of corrosion or damage.

2.5.3 Fire Extinguishers and Fire Fighting Equipment

The Principal Contractor and relevant Contractors shall provide adequate, regularly serviced fire fighting equipment located at strategic points on site, specific to the classes of fire likely to occur. The appropriate notices and signs must be posted up as required. **A minimum of three 4.5 or 9kg dry chemical powder or CO2 fire extinguishers must be available in and around the site office establishment and stores.**
Wherever hot work is taking place, additional fire extinguishers must be on hand. Contractors are responsible for ensuring compliance with hot work procedures and must be in possession of method statements detailing the safe working procedures.

2.5.4 Hired Plant and Machinery

The Principal Contractor shall ensure that any hired plant and machinery used on site is safe for use and complies with the minimum legislated requirements. The necessary requirements as stipulated by the OHS Act 85/1993 and Construction Regulations (February 2014) shall apply. The Principal Contractor shall ensure that operators hired with

Health & Safety Specification: Stellenbosch Municipal Court

machinery are competent and that certificates are kept on site in the health & safety file. Any load test requirements and inspections in terms of legislation must be complied with and copies of load test certificates and inspections must be kept in the health & safety file. All relevant Contractors must ensure the same.

2.5.5 Ladders and Ladder Work

The Principal Contractor shall ensure that all ladders are inspected monthly, are in good safe working order, are the correct height for the task, extend at least 1m above the landing, fastened and secured, and at a safe angle. Stepladders must be safe for use, must be the correct height for the task and the top two rungs may not be used. Records of inspections must be kept in a register on site. Contractors using their own ladders must ensure the same.

2.5.6 Scaffolding

All scaffolding must comply with the requirements of SANS-10085-1-2024.

All scaffolding platforms above 2.5m from the ground must be complete with guardrails and toe boards and must be fully boarded at the level from which the work will be undertaken as per the requirements of general-purpose scaffold platforms. Mobile or Tower scaffolds may not exceed 3 X their minimum base width in height and must be adequately boarded as per their loading requirement (no less than 3-board wide). Mobile scaffolds and static frame towers must be erected as per the manufacturer's requirements (copies of these erection specifications/data sheets must be available on site).
Any scaffold structure exceeding a height of 2.5 meters must be erected by a competent scaffolder.
The Principal Contractor must designate at least 3 competent scaffold erectors to this project.
Scaffolding must be declared safe for use by a competent scaffold inspector who must complete the scaffold handover certificate. Inspections must thereafter be carried out weekly, after bad weather, after any alterations, after an incident, and before dismantling. The Principal Contractor must keep all scaffold inspection registers on site.

2.5.7 General Machinery and Lifting Machines

The Principal Contractor and relevant Contractors must ensure compliance with the Driven Machinery Regulations, which includes inspecting machinery regularly, appointing a competent person to inspect and ensure maintenance, issuing PPE and relevant clothing, and training those who use machinery.

Tower cranes must be load tested on erection with a copy of the test certificate kept in the health & safety file. The tower crane erection, alterations, maintenance and dismantling must be conducted by a competent person.
Intermediate safety inspections must be conducted at least every 6 months. Records of all maintenance and inspections must be kept in the health & safety file. Only trained operators who have been certified physically and psychologically fit may operate tower cranes and construction machinery.
A competent banks man who should co-ordinate all lifting and rigging operations must assist the tower crane operator.

2.5.8 Electrical Installations and Portable Electrical Tools

The Principal Contractor must ensure that all Contractors are made aware of the positions of electrical power lines (underground).
The Principal Contractor must comply with the Electrical Installation Regulations, the Electrical Machinery Regulations and the Construction Regulations (CR 24).
The Principal Contractor shall carry a copy of the Certificate of Compliance for its electrical power supply. All temporary electrical installations must be inspected at least weekly. Portable electrical tools and equipment must be visually inspected daily with inspection records kept monthly. Records of these inspections must be kept on site.

2.5.9 Explosive Powered Tools

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The following shall apply:

- A competent person undertakes routine daily inspections and records are kept;
- Only authorized trained persons use the explosive powered tools;
- The safe work procedures apply;
- Awareness training is carried out and compliance is enforced at all times;
- The necessary PPE is used and maintained (hearing protection and eye protection).
- A register indicating the issue and return of all explosive rounds is kept;
- Signs are posted up in the areas where explosive powered tools are being used.

2.5.10 Cranes

Prior to the commencement of any crane work; whether mobile of tower, the principal contractor must ensure that all documentation is in place and available on file. The documentation must include; Load Test or Hand-over certificate
Operator Certificate
The Operators Medical Fitness certificate
Lifting Tackle Load Test Certificates
A Crane operating / lifting procedure – specific to the site.

2.5.11 Cantilever Loading Platforms

Should these platforms be used, they must carry a design drawing issued by a competent person indicating the maximum safe workload and the erection and maintenance procedures. The platform must be complete with guardrails and toe boards and must carry a notice indicating the maximum safe workload. Access routes under the loading platforms must be diverted and persons must be protected from the potential material and objects falling.

2.5.12 Materials Hoists

Every materials hoist must comply with the requirements of Construction Regulation 19 including the following:

- The materials hoist structure must be secured from displacement and handed over 'safe for use', a hand over certificate must be issued by the erector and kept in the health & safety file;
- The hoist must be enclosed at ground level with fences that are at least 2.1 m high;
- Every landing must be provided with a gate at least 2.1 m high which must be closed at all times except when the hoist platform is at rest at such platform;
- The hoist platform must include side panels to contain the loads being transported;
- The maximum safe working load must be indicated on the platform and may not be exceeded at any time;
- Only a designated, competent operator may control the hoist operations and this person must be present at all times during hoist operations. A lock out system must be incorporated to ensure that no unauthorized persons operate the hoist;
- Daily inspections must take place and must be carried out by a competent person appointed in writing for the purpose;
- Inspection results must be recorded in a register kept in the health & safety file on site;
- No persons may ride on the hoist platform. A notice indicating this must be posted up on the hoist platform;
- All maintenance records must be recorded in the hoist register and kept on site.

2.6 <u>Occupational Health</u>

2.6.1 Occupational Hygiene

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Exposure of workers to occupational health hazards and risks is very common in any work environment, especially in construction. Occupational exposure is a major problem, and all Contractors must ensure that proper health and hygiene measures are put in place to prevent exposure to these hazards. Prevent inhalation, ingestion, absorption, and noise induction.

2.6.2 Welfare Facilities

The Principal Contractor must supply sufficient toilets (1 toilet per 15 workers), changing facilities, hand washing facilities, soap, toilet paper, and hand drying material must be provided. Waste bins must be strategically placed and emptied regularly.
Safe, clean storage areas must be provided for workers to store personal belongings and personal protective equipment. Workers should not be exposed to hazardous materials/substances while eating and must be provided with adequate, sheltered eating areas.

Health & Safety Specification: Stellenbosch Municipal Court

ANNEXURE A: BASELINE RISK ASSESSMENT

Project: Stellenbosch Municipal Court

Rating	Hazard	Task / situation	Personal protective equipment	Risk to Safety & Health	Preventative action
Medium	Wind and/or Inclement weather: Strong winds	Unloading material by crane	Hard Hat, Gloves, Safety Shoes	Loss of control of the load, serious injury as a result of being knocked or pinned by the load, or being crushed by the load	Do not attempt to unload material where wind speeds exceed 30km/h. All material being lifted that offers a wind resistant surface area must be supported by guide-lines tied to the bottom corners of the item being lifted, which are used by the banksman to steady the item while suspended.
Medium / High	Wind and/or Inclement weather: Strong winds	Erecting Scaffolding	Harness, Hard Hat, Safety Shoes	Loss of control of the scaffold sections. Falling from height.	Scaffolding exceeding a height of 2.5m from the ground must not be erected, altered or dismantled where wind speeds exceed 35km/h.
High	Wind and/or Inclement weather: Strong winds	Operating a Crane		Loss of load, loss of control of load. Load and boom collide with adjacent structures.	The Crane must be inspected on a daily basis to ensure that all safety mechanisms are in a working condition. No crane work may be performed once the wind-load indicator is triggered. No loads may be left in suspension while the crane is not operational. The crane hook must be hoisted to the top of the boom. The crane must be able to slew as the wind causes it to do so without colliding with any permanent or temporary structure.
Medium	Wind and/or Inclement weather: Strong winds	Ascending a structure	Full-body double lanyard harness.	Serious injuries resulting from a fall to ground or loss of control of equipment.	Where there is a concern pertaining to strong winds notify the site manager who in turn will contact the head office and inform them. Do not attempt to ascend structures in very windy conditions. Do not work off of temporary structures where the wind exceeds 35km/h

Health & Safety Specification: Stellenbosch Municipal Court

					Whenever ascending or descending a structure, or while working off of a temporary structure make use of a harness irrespective of the wind speed.
Medium	Wind and/or Inclement weather: Strong winds	Working off of a ladder	-	Serious injuries resulting from a fall to ground or loss of control of equipment.	Where there is a concern pertaining to strong winds notify the site manager who in turn will contact the head office and inform them. Do not attempt to work off of an extension ladder in very strong winds. Similarly step ladders should not be used to gain access to elevated work areas during very windy conditions when wind speeds exceed 35km/h.
Medium / High	Wind and/or Inclement weather: Strong winds	Working on the roof top	-	Serious injuries resulting from a fall to ground or loss of control of equipment.	Where there is a concern pertaining to strong winds notify the site manager who in turn will contact the head office and inform them. Do not attempt to ascend up on the roof top in very windy conditions unless there is a pre-rigged life-line and you are able to connect your harness to the life-line. Tie down all loose sheeting or material to ensure it cannot be wind displaced.
Medium / High	Inclement weather: Wet conditions	Ascending or descending a scaffold tower.	Full-body double lanyard harness and the correct footwear. Rain-suits.	Fall to ground, loss of control of equipment.	In wet conditions double lanyard harnesses must be worn. The employee ascending or descending the structure must attach one lanyard, ascend two steps and attached the second lanyard above his head, detach the lower lanyard and climb up two steps, attach the loose lanyard above his head, loosen lower lanyard and repeat until the required height is achieved. Attach both lanyards, but to different rungs, and commence with repair work.
Medium	Inclement weather: Poor visibility	Working on exposed rooftops	Life-line or suitable anchorage point to be established. Full-body double lanyard harness.	Slips, falls, fractures, serious bruising, loss of life, internal injuries, head injuries, neck and back injuries. Inability to work accurately.	If you cannot clearly see all of the roof edges or slab edges from the access point then do not attempt to access the roof top or slab until visibility has improved. Full-body double lanyard harness to be worn and attached to the anchor point

Health & Safety Specification: Stellenbosch Municipal Court

Medium	Inclement weather: Lightning	Ascending / descending cranes, structures and scaffold towers.	-	Death, permanent nervous system damage, brain damage. Paralysis, severe burns.	Suspend work until the thunderstorm has passed
Medium	Inclement weather: Lightning	Working up on roof tops or roof slabs.	-	Death, permanent nervous system damage, brain damage. Paralysis, severe burns.	Suspend work until the thunderstorm has passed
Low	Fires	Fire in a building	Fire Extinguisher.	Burns, suffocation through inhalation of smoke	Do not enter a building or premises where a fire has broken out or where the presence of smoke suggests that a fire is breaking out. Contact the local fire fighting department immediately and await their assistance. Contact the head-office and keep them updated. Always keep a fire extinguisher on hand. If as a result of work you are undertaking, a fire breaks out, douse the flames immediately using the on hand fire extinguisher unit.
					If you are unable to douse the fire, contact the Nearest Fire Fighting Station immediately. Vacate the building or premises and worn the any tenants etc of the concern. Inform the head-office of the situation. Wait for emergency services to arrive. Await further instructions.
Low	Fauna	Small – medium rodents	-	Rabies, infections	Do not attempt to handle of relocate the rodent. If they appear aggressive then suspend work until an animal handler can be contacted.

Health & Safety Specification: Stellenbosch Municipal Court

Medium / High	Access roads	Other vehicles		Car accidents, serious injury, multiple fatalities, loss of limbs, loss of consciousness	Always adhere to traffic regulations, signs and speed limits. Keep a safe following distance. Do not overtake on blind corners. If other vehicles appear unsafe, or un-roadworthy, or where other drivers do not appear to be driving safely, avoid overtaking whenever possible or wide-berth the vehicle when it is completely safe to do so. Always afford right of way to emergency services vehicles.
High	Access roads	Public Roadway		Car accidents, serious injury, multiple fatalities, loss of limbs, loss of consciousness	Assess the limitations and develop a traffic management plan. Ensure that temporary signage is instated to warn other road users of the site and activities in advance. Ensure that trained flagmen are appointed in writing and on hand during site deliveries or while material is being loaded / unloaded. Consider the establishment of a temporary stop-go control. Where such is implemented ensure the team managing the stop-go control is trained. Do not permit Contractors or delivery vehicles to double park. Do not permit Contractors to park in allocated bays or restricted areas.
High	Height	Exposed edges	Life-line or suitable anchorage point to be established. Full-body double lanyard harness.	Slips, falls, fractures, serious bruising, loss of life, internal injuries, head injuries, neck and back injuries.	Ensure that the work area can be accessed safely. Where no edge protection or handrails are in place, workers must determine a suitable anchor-point to which a harness can be attached. Attach the harness prior to approaching the exposed edge.

Health & Safety Specification: Stellenbosch Municipal Court

Medium / High	Height	Falling objects	Hard hats, full-body double lanyard harness, tool sheaths and receptacles.	Head injuries, blows to the body, bruises, damage to property.	All tools must be in sheaths or receptacles. Do not throw tools from ground up or from the elevated position down. Whenever it is necessary to convey tools or equipment from the ground up or from the elevated position down, make use of
					containers which can be hoisted by hand. Ensure the employee positioned at height has safely secured both lanyards to an anchor-point or life line before he/she attempts to hoist the container or material up. Do not attempt to hoist too much material or equipment at once. The person on ground-level below must wear a hard hat at all times
High	Height	Scaffold Structures / Towers	Full-body double lanyard harness, gloves and non-slip footwear.	Falls to ground, head injuries, loss of consciousness, fractures, death.	Do not attempt to ascend or descend while holding material or equipment in hand. Make sure that the scaffold structure is tagged 'Safe For Use'. If it is not tagged 'Safe for Use' inquire at the site office as to why. Only ascend or descend via the provided ladder, ramp or bridge. Once in position, where the working platform is not fully boarded or where the working platform has not been made safe by means of a handrail, attach the lanyard of your harness to the structure. Ensure that the point to which you attach allows you to work as freely as possible, not restricting your ability to work. Hoist any additional material up using a hand-rope. Ensure the employee below moves at least 2m back from the base of the structure while overhead work is being performed.

Health & Safety Specification: Stellenbosch Municipal Court

Medium / High	Height	Ladders	Full-body harness, lifeline.	Falls, head injuries, fractures etc.	Do not use damaged or cracked ladders. Where a ladder is positioned adjacent to an exposed edge, the employee must wear a full-body harness which to be secure to a suitable anchor-point or life line. Do not ascend to the very top of the ladder; always make sure that you do not ascend higher than the second last rung of a step ladder or the marked highest ascension point on an extension ladder. Do not throw material up to an employee working off of a ladder.
Medium	Height	Stairs	-	Slips, trips and falls. Head injuries fractures etc.	Do not run up or down stairs. Do not attempt to carry too much material and equipment at once. Afford right of way to other persons conveying material and equipment.

Health & Safety Specification: Stellenbosch Municipal Court

High	Height	Roof work	Overalls hard hats, safe shoes, gloves, harnesses and lifelines	Falls from roof height Materials falling from heights	The Contractor must plan the roof work process and ensure that a method statement is drawn up. Access must be provided whether by ladders or platforms. The area below must be cordoned off to prevent uncontrolled access by other workers. All workers involved in the process must be medically fit to work at height. All workers must be trained according to the Contractor's approved fall protection plan.
					Where cranes are to be used the necessary load test certificates must be confirmed before work commences as must the competence of the crane operators and riggers / banksman. The position of each crane must be such that the boom can reach the installation point without over-extending. The supervisor must also ensure that where more than one crane is in use a crane management protocol is drafted to ensure that their booms do not collide. All tools and equipment must be in sheaths or receptacles and should be tied to a lanyard. Workers may not throw tools or equipment up or down. Workers may only disconnect their harnesses once they are ready to descend.
High	Height	Scaffolding Erection and Dismantling	Overalls hard hats, safety shoes, gloves, harnesses and lifelines	Falls – death, fractures Falling objects Collapsing of scaffold	Training, qualified erectors only, level & plumb, tie scaffolding, scaffold material in good order

Health & Safety Specification: Stellenbosch Municipal Court

Medium	Height	Work in elevated positions: Brickwork along the edge of a slab	Overalls hard hats, safety shoes, gloves, harnesses and lifelines	Falls from heights Materials falling from heights	The area must be cleared of all tripping hazards. The bricks must be stacked away from the edge – at least 1.5m. Stacks must be ordered. The team must rig a life-line parallel to the edge or secure a prop between the slab and underside of the soffit to which a harness can be secured. The areas below must be cordoned off to prevent other workers from walking directly below while the brickwork is underway. Do not brick more than 7 courses of single skin. Breaking of bricks must be done to the inside of the slab as opposed to next to or over the edge of the slab. Teams must clean-up as they build.
Medium	Portable Electrical Power Tools	Drills	Eye-protection	Electrocution, cuts, lacerations, eye-injuries, burns.	Inspect the condition at least once per month. If the drill is damaged or becomes damaged, do not use it. Do not use the drill in wet conditions unless you are under a cover. Make sure that the material being worked on is stable and secure so that it doesn't tilt or move while drilling.
Medium / High	Portable Electrical Power Tools	Small angle-grinder	Eye & hearing protection, gloves and in certain instances respiratory protection.	Electrocution, cuts, lacerations, eye-injuries, burns, loss of digits, loss of limbs.	Inspect the condition at least once per month. If the angle-grinder is damaged or becomes damaged, do not use it. Do not use the angle grinder in wet conditions unless you are under a cover. Make sure that the material being worked on is stable and secure so that it doesn't tilt or move while cutting.
Medium	Small Plant	Generator / Poker	Hearing protection	Noise induced hearing	Ensure the petrol cap fits correctly.

Health & Safety Specification: Stellenbosch Municipal Court

		Drive Units		loss, carbon-monoxide poisoning, burns, fires.	Use a funnel to refill the tank. Do not over fill. Do not smoke or talk on your cell phone while filling the generator. If you spill petrol, allow it to evaporate before starting the generator. Ensure the generator is fitted with a kill-switch. Ensure the pull start mechanism is in good working order and that the correct cover is fitted; enclosing the rotating drum. Once the generator has been started up, test the kill switch before drawing power from it. Do not run more than two power tools off of one generator simultaneously. If the petrol tank is leaking or cracked, do not use the generator. Do not store more than 2 litres of fuel on site.
High	Electrical Power	Distribution Boards	-	Electrocution, burns, fires and damage to tools or supply unit.	Do not tamper with electrical connections or distribution boards. Ensure the cover plate is fitted to each board and that no exposed wiring is evident. Ensure that leads pass through a hatch as opposed to between the door and frame of the distribution board where they could be pinched when closing the door. Report faulty circuit breakers or switches. Report any signs of electrical fire or smoke.
Medium / High	Electrical Power	Electrical extension leads	-	Electrocution, burns, fires and damage to tools or supply unit.	Do not use damaged power tools, leads, plug-tops or plug sockets.
High	Excavations	Work in trenches and excavations	Safe footwear	Trench collapses, sprains.	Stack material at least 1.5m back from the edge. Demarcate edges where walkways run alongside them.

Health & Safety Specification: Stellenbosch Municipal Court

High	Excavations	Excavations exceeding a depth of 1.5m.	Safe footwear, overalls, reflective bibs.	Trenches collapse, engulfment, sprains, caving ins of sides, plant or equipment falling into trenches.	The Principal Contractor must consider the geotechnical report as well as all related information and design detail provided by the Employer's appointed design team. The Principal Contractor must appoint a competent Excavations Supervisor and Inspector. Daily inspections must be recorded on file and all work must be supervised on a continual basis. Trench walls to be safely battered to natural angle of repose or properly shored. Plant and other equipment that could cause vibration must not be allowed to operate within 50m of the excavation. Plant and equipment must not be parked or stacked within 1.5m of the excavated edge and no plant may operate on upper tiers of the excavation while other workers are active on lower tiers.
					Do not stack spoil on top of the excavated edge – set it back from the edge as far as possible. Do not allow workers to work in excavations alone or unsupervised. Do not allow other workers to use compaction equipment on upper tiers while workers are working on lower tiers. Provide safe means of vertical access between the various tiers / levels.
High	Steel	Fixing re-bar (elevated)	Overalls, hard hats, safety shoes, gloves, goggles, fall prevention where necessary	Injuries, cuts and bruises, eye injuries	Safe platforms, access provided, fall prevention plan, gloves to prevent cuts, eye protection to prevent injury
Low	Concrete	Foundation Work	Overalls, hard hats, safety shoes, aprons, goggles	Personnel & equipment falling in. Chemical reaction in wet cement causes Dermatitis	Barrier creams should be made available to personnel
Low	Concrete	Structural Work (staircases and decks)	Overalls, hard hats, safety shoes, aprons, goggles	Personnel & equipment falling in. Chemical reaction in wet cement causes Dermatitis	Barrier creams should be made available to personnel

Health & Safety Specification: Stellenbosch Municipal Court

High	Formwork	Erecting Formwork	Overalls, hard hats, safety shoes, gloves, harnesses	Falls to ground, slips and trips, falling shutter boards. Dermatitis from coming into contact with degreasers	The work needs to be planned in terms of the layout of props and the positioning of props. Where necessary first instate edge protection where propping needs to be placed along existing edges. Clear the floor area of all tripping hazards before commencing. The sequence needs to be planned so that the temporary structure is as stable as possible before the formwork team begins to place girders etc. When lifting girders into position workers need to work off of platforms, trestles or ladders as opposed to climbing up the props. Once propping layout has commenced and girder placement is underway the team must consider fall protection planning. As far as possible decking boards need to be placed back from the temporary structures edge so that a working platform can be created from which to work. Once the decking is being placed the team needs to work from one corner and place boarding in sequence. Edge Protection must be instated in sequence with the decking as it extends from the starting point. No other workers or Contractors are permitted to access the incomplete deck until it is fully protected around the perimeter and
					until safe vertical access is provided. Housekeeping principles and use of harnesses The team must be trained before work commences.

Health & Safety Specification: Stellenbosch Municipal Court

High	Formwork	Stripping of Formwork	Overalls, hard hats, safety shoes, gloves, harnesses.	Falls to ground, falling shutter boards, protruding nails – foot and hand injuries, material falling to ground, collapsing structure. Back strains, muscle strains, foot injuries.	When stripping, the team must determine a starting point. The area must be cordoned off so that no other workers or Contractors can work directly below where the stripping is underway. Were the edge protection is clamped to the formwork girders or prop structure, the contractor needs to first instate an alternative edge protection system on the slab level above. Prop-jacks must be dropped slightly so as to remove the girders. The girders must be handed down and the team must stack the girders as they are removed. In sequence, the decking board needs to be loosened and removed. As in the case of the girders the decking boards must be correctly handled and stacked as they are removed. Once the girders and boarding have been removed in a particular area the back-propping must be installed and thereafter the other props are to be removed and stacked. All timbers and off-cuts must be stacked as they are removed an all protruding nails must be removed or bent down. The contractor is not permitted to leave boarding or timber on the underside of the slab or beam unless it is held in position by a temporary support. The contractor must ensure that all formwork and support work is stripped out of one area before they start stripping the next area. No areas may be left partially stripped.
Medium	Bricks	Brick work (General)	Overalls, hard hats, safety shoes, gloves, eye protection.	Twisting and straining of back muscles while lifting bricks and blocks. Eye injuries while chipping bricks or breaking them with a trowel. Hand injuries while throwing bricks between levels or packing bricks.	The work must be planned and each separate task needs to be assessed to determine what the specific PPE requirements are in each instance. Bricks must not be stock-piled along any edge or drop-off: they should be set back from the edge by about 1.5m. Where bricks are stacked on scaffold platforms or trestle platforms they must not be over-stacked and the stacks must be organized. When bricks are manually being thrown from lower levels to upper levels or visa-versa, the area below must be cordoned off to prevent uncontrolled access by other workers into the area.

Health & Safety Specification: Stellenbosch Municipal Court

High	Exposed gables	Brick work (Gables)	Overalls, hard hats, safety shoes, gloves	Gables collapsing on windy days Fractures, death	Do not permit builders to add more than seven courses at a time to any exposed wall. Ensure that brick-force or brick-ties are used as per the engineer's detail.
					Ensure that all work is performed from a safe and purpose built platform. Do not over stack platforms. Do not over crowd the working platforms. Suspend all work on gables on windy days.
Medium	Cement	Plastering	Overalls, hard hats, safety shoes, gloves	Chemical reaction in wet cement causes Dermatitis	Barrier creams must be provided to workers to prevent skin irritation. When handling dry cement dust masks must be worn by the team. Washing facilities must be available on site.
Medium		Cement and Concrete Mixing	Overalls, hard hats, safety shoes, gloves, ear muffs	Ingestion, inhalation of cement Contact with skin may cause Dermatitis	The team must make use of the correct PPE – dust masks, suitable footwear and gloves Barrier creams should be made available on site.
Low / Medium	Mass / Weight	Load & Unload by Hand	Gloves	Back and hand injuries	Training, clear task communication
High	Demolition	Demolition of structural elements	Eye protection, respiratory protection, hearing protection, suitable footwear, hard hats and gloves	Dust & Noise. Hand injuries, strains, eye injuries, splinters, tripping and falls	The sequence must be planned so as to ensure that no uncontrolled collapses occur. Rubble must be managed on a continual basis. All workers must be provided with the required PPE. The team must be kept to a practical minimum.
High	Demolition with plant	Demolition of structural elements	Eye protection, respiratory protection, hearing protection, suitable footwear, hard hats and gloves	Dust & Noise. Hand injuries, strains, eye injuries, splinters, tripping and falls	The demo supervisor need to make sure that the plant operator has all the required competency and a daily demo register is required to be completed
High	Asbestos	Asbestos sheets	Eye protection, respiratory protection, hearing protection, suitable footwear, hard hats and gloves Task Specific PPE	Asbestos fibre Dust & Noise. Hand injuries, strains, eye injuries, splinters, tripping and falls	Pre-Work Inspections: Conduct detailed asbestos surveys and mark identified areas. Asbestos Management Plan: Develop a site-specific plan and update it regularly. AIA Access Control: Restrict entry to ACM areas to trained personnel only; use signs and barriers.

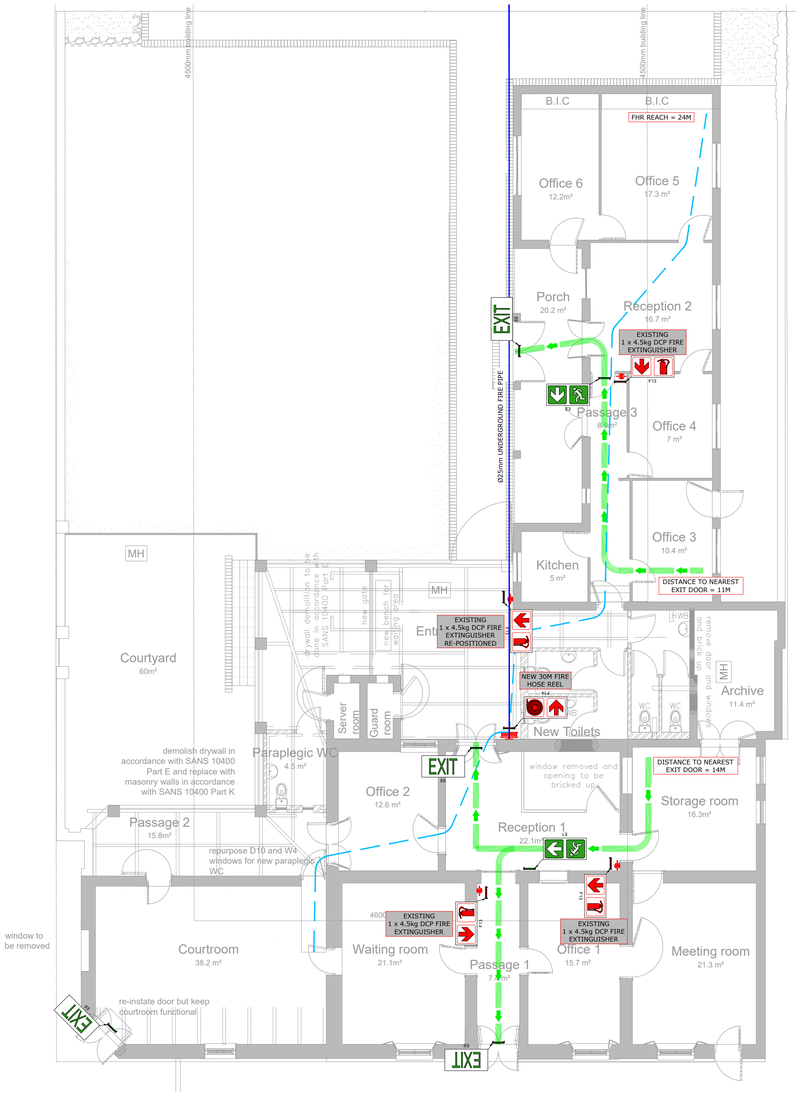
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					Safe Work Practices: Avoid disturbing ACMs; prohibit cutting, drilling, or sanding without controls. Training & Communication: Provide regular asbestos safety training; update stakeholders on risks and protocols. Air Monitoring & Health Surveillance: Perform routine air quality checks and implement health monitoring for exposed workers. Routine Inspections: Schedule regular checks of ACMs and repair any damaged materials immediately

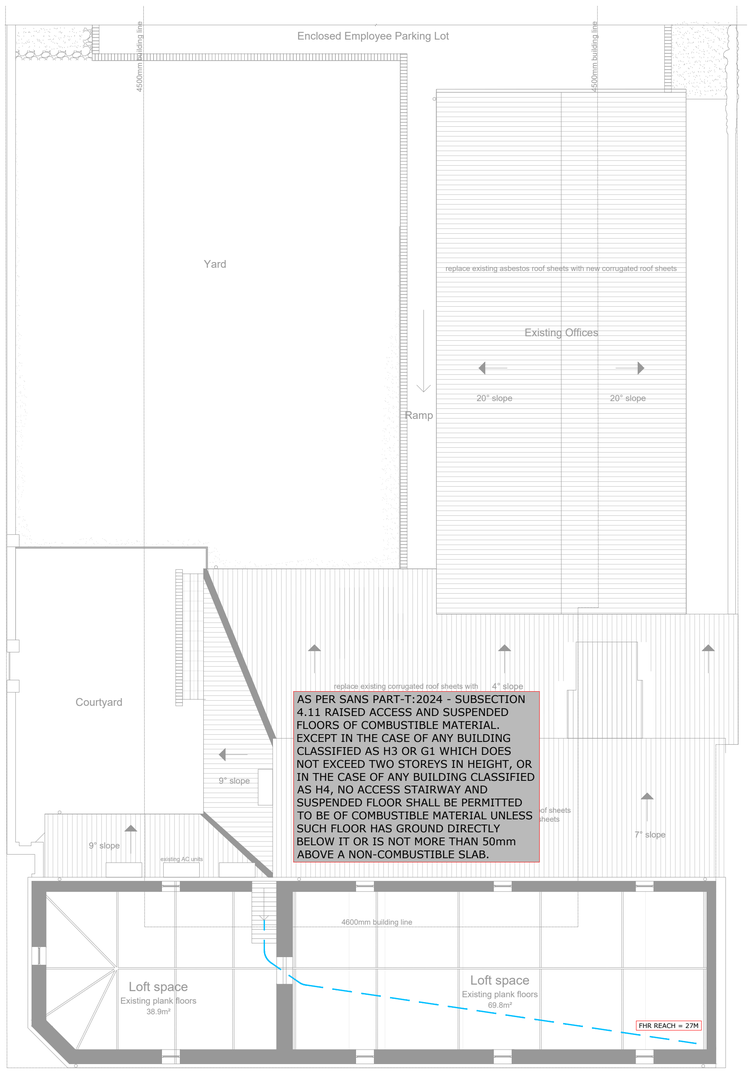
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Annexure D:
Fire Protection Plan



GROUND FLOOR PLAN
SCALE 1:100



AS PER SANS PART-T:2024 - SUBSECTION 4.11 RAISED ACCESS AND SUSPENDED FLOORS OF COMBUSTIBLE MATERIAL. EXCEPT IN THE CASE OF ANY BUILDING CLASSIFIED AS H3 OR G1 WHICH DOES NOT EXCEED TWO STOREYS IN HEIGHT, OR IN THE CASE OF ANY BUILDING CLASSIFIED AS H4, NO ACCESS STAIRWAY AND SUSPENDED FLOOR SHALL BE PERMITTED TO BE OF COMBUSTIBLE MATERIAL UNLESS SUCH FLOOR HAS GROUND DIRECTLY BELOW IT OR IS NOT MORE THAN 50mm ABOVE A NON-COMBUSTIBLE SLAB.

ATTIC LEVEL
SCALE 1:100

PART "T" FIRE PROTECTION

REGULATIONS

THIS BUILDING SHALL COMPLY WITH SECTION T "SANS 10400-T: 2024 GENERAL REQUIREMENTS OF NATIONAL BUILDING REGULATIONS"

4.1	GENERAL		4.32	PROVISION OF FIRE-FIGHTING EQUIPMENT, INSTALLATIONS AND FIRE PROTECTION SYSTEMS	
4.2	SAFETY DISTANCES		4.33	WATER RETICULATION FOR FIRE FIGHTING PURPOSES	
4.3	DIFFERENT OCCUPANCIES IN A BUILDING	N/A	4.34	HOSE REELS	N/A
4.4	DIVISION AREA AND FIRE RESISTANCE OF DIVISION SEPARATING ELEMENTS	N/A	4.35	HYDRANTS	N/A
4.5	FIRE PERFORMANCE		4.36	FIXED FIRE EXTINGUISHING AND FIRE SUPPRESSION SYSTEMS	N/A
4.6	FIRE RESISTANCE OF OCCUPANCY & DIVISION SEPARATING ELEMENTS	N/A	4.37	PORTABLE FIRE EXTINGUISHERS	
4.7	FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS	N/A	4.38	MOBILE FIRE EXTINGUISHERS	
4.8	TENANCY SEPARATING ELEMENTS	N/A	4.39	FIRE STOPPING OF INACCESSIBLE CONCEALED SPACES	N/A
4.9	PARTITION WALLS & PARTITIONS		4.40	PROTECTION IN SERVICE SHAFTS	N/A
4.10	PROTECTION OF OPENING		4.41	SERVICES IN STRUCTURAL OR SEPARATING ELEMENTS	N/A
4.11	RAISED ACCESS & SUSPENDING FLOORS OF COMBUSTIBLE MATERIAL		4.42	SMOKE CONTROL	N/A
4.12	ROOF ASSEMBLY & COVERING	N/A	4.43	AIR CONDITIONING & ARTIFICIAL VENTILATION SYSTEMS	
4.13	CEILINGS		4.44	LIFT SHAFTS	N/A
4.14	FLOOR COVERINGS		4.45	LIFTS	N/A
4.15	INTERNAL FINISHES		4.46	FIREMAN'S LIFT	N/A
4.16	PROVISION OF ESCAPE ROUTE		4.47	STRETCHER LIFT	N/A
4.17	EXIT DOORS		4.48	STAGE AND BACKSTAGE AREA	N/A
4.18	FEEDER ROUTES		4.49	SEATING ARRANGEMENTS IN AUDITORIUMS OR HALLS & ON GRANDSTANDS	
4.19	EMERGENCY ROUTES	N/A	4.50	PARKING GARAGES	N/A
4.20	DIMENSIONS OF COMPONENTS OF ESCAPE ROUTES		4.51	OPERATING THEATRES AND INTENSIVE, HIGH CRITICAL CARE UNITS	N/A
4.21	WIDTH OF ESCAPE ROUTES		4.52	INSTALLATION OF LIQUID FUEL DISPENSING PUMPS & TANKS	N/A
4.22	BASEMENTS	N/A	4.53	INSTALLATION OF OTHER TANKS	N/A
4.23	STAIRWAYS & OTHER CHANGES IN LEVEL ALONG ESCAPE ROUTE	N/A	4.54	ACCESS FOR FIRE FIGHTING & RESCUE PURPOSES.	
4.24	VENTILATION OF STAIRWAYS IN AN EMERGENCY ROUTE	N/A	4.55	FIRE RESISTANCE OF BUILDING MATERIALS AND COMPONENTS	
4.25	PRESSURIZATION OF EMERGENCY ROUTES AND COMPONENTS	N/A	4.56	BUILDING MATERIALS	
4.26	OPENING IN FLOORS	N/A	4.57	SINGLE-STOREY DETACHED CATEGORY 1 BUILDING	N/A
4.27	EXTERNAL STAIRWAY & PASSAGES		4.58	GUEST HOUSES AND BED & BREAKFAST ACCOMMODATION	N/A
4.28	LOBBIES, FOYERS AND VESTIBULES		4.59	HEALTH CARE FACILITIES	N/A
4.29	MARKING AND SIGN POSTING				
4.30	PROVISION OF EMERGENCY LIGHTING				
4.31	FIRE DETECTION AND ALARM SYSTEMS	N/A			

REGULATIONS

THIS BUILDING SHALL COMPLY WITH SECTION W "SANS 10400-W: 2011 GENERAL REQUIREMENTS OF NATIONAL BUILDING REGULATIONS

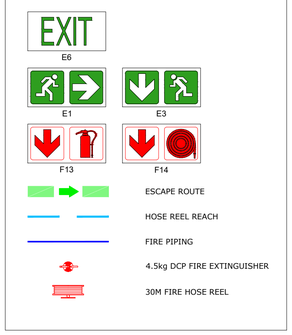
4.1	GENERAL		4.4	ISOLATING VALVES	N/A
4.2	COMMUNICATION PIPE	N/A	4.5	FIRE PUMP COMMUNICATION	N/A
4.3	WATER METER	N/A	4.6	PIPE WORK	N/A

APPLICABLE | RATIONAL DESIGN | N/A NOT APPLICABLE | E EXISTING

NOTES

1. FIRE HOSE REELS AND FIRE HYDRANTS WATER INSTALLATIONS TO SANS 10400: PART T - 2020, PART W - 2011 AND SANS 10252-1-2018.
2. ALL UNDERGROUND FIRE PIPING SERVING FIRE HYDRANTS SHALL BE AT LEAST Ø100MM CLASS 16 UPVC OR SIMILAR APPROVED.
3. ALL UNDERGROUND FIRE PIPING TO BE COVERED WITH AT LEAST 1000MM NATURAL GROUND AND THRUST BLOCKS TO BE INSTALLED ON ALL BENDS TO CIVIL ENGINEERS DETAILS.
4. FIRE AND DOMESTIC PIPING TO BE SPLIT AS PER TYPICAL ERF CONNECTION DETAIL PROVIDED, WITH BOOSTER CONNECTION, ISOLATING VALVES AND NON-RETURN VALVE.
5. WHEN A COMBINED FIRE/DOMESTIC INSTALLATION IS USED IF ONLY FIRE HOSE REELS ARE REQUIRED, THE DOMESTIC PIPING MUST BE COPPER CLASS 2 AND PRESSURE REDUCING VALVES SHALL BE INSTALLED ON ALL DOMESTIC TAKE-OFF BRANCHES.
6. ALL ABOVE GROUND FIRE PIPING SHALL BE SANS 62 BLACK MILD STEEL AND PAINTED SIGNAL RED, SANS 630.
7. FIRE HOSE REELS ON THE TOP STOREY TO BE FITTED WITH A PRESSURE GAUGE AND AIR RELEASE VALVE.
8. NO PIPE WORK SHALL BE EMBEDDED IN THE SCREED OR CONCRETE FLOORS.
9. PIPE SUPPORT BRACKETS SHALL BE MAXIMUM 4.0M AND BE GALVANIZED.
10. FIRE PIPING SHALL BE PRESSURE TESTED FOR 24 HOURS AT 1.5 TIMES THE OPERATING PRESSURE OF THE SYSTEM BY A CERTIFIED PLUMBER OR SPRINKLER INSTALLER.
11. PIPE SIZES ON DRAWINGS ARE DN(NOMINAL DIAMETER).
12. BELOW GROUND STEEL PIPING TO BE DENSO WRAPPED AND PROTECTED AGAINST CORROSION.

LEGEND

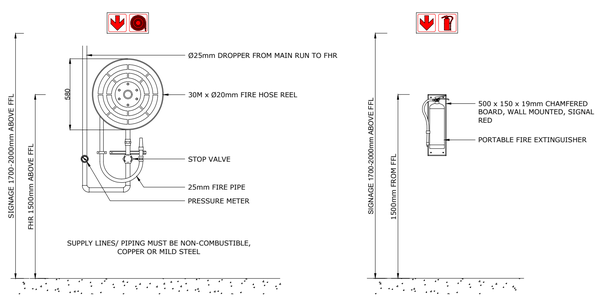


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REVISION SCHEDULE

REV	DESCRIPTION	SUMMARY	DATE	BY
A	COUNCIL SUBMISSION	FIRST SET ISSUED	2024-11-05	PVS
B	COUNCIL SUBMISSION	UPDATED ARCH LAYOUT	2024-11-14	PVS

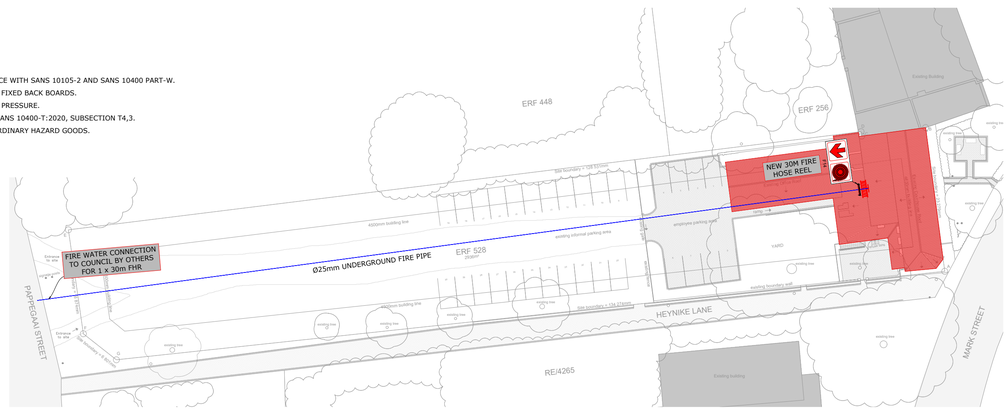


FIRE HOSE REEL & EXTINGUISHER DETAIL
SCALE 1:25

NOTES:

1. FIRE PROTECTION TO SANS 10400 PART-T, DEEMED TO SATISFY SET OF RULES APPLICABLE, AS SET OUT IN T1.
2. OCCUPANCY CLASSIFICATION: G1 OFFICES.
3. STRUCTURAL STABILITY, 60 MINUTES, AS PER SANS 10400: PART-T.
4. PARTITION WALLS TO HAVE A FIRE RESISTANCE OF 30 MINUTES, AS PER SANS 10400: PART-T.
5. ALL ESCAPE ROUTES TO COMPLY TO SANS 10400 PART M&S AND DOORS TO OPEN IN DIRECTION OF ESCAPE.
6. ALL FITTED FLOOR COVERINGS SHALL BE OF CLASSIFICATION 4 AS PER SANS 10400: PART-T, TABLE 7.
7. INTERNAL FINISHES SHALL BE OF CLASSIFICATION 4 AS PER SANS 10400: PART-T, TABLE 8.
8. FIRE EXTINGUISHERS, FIRE HOSE REELS AND FIRE HYDRANTS TO SANS 10400: PART-T AND BE INSTALLED IN ACCORDANCE WITH SANS 10105-2 AND SANS 10400 PART-W.
9. FIRE EXTINGUISHERS SHALL BE SUPPLIED 4,5 KG DCP AT A RATE OF 1 PER 200M² FOR OFFICES (G1) AND BE HUNG ONTO FIXED BACK BOARDS.
10. FIRE HOSE REELS SHALL BE 30 METERS LONG WITH PRESSURE GAUGES INSTALLED AND BE CONSTANTLY UNDER 300 KPA PRESSURE.
11. EMERGENCY LIGHTING SHALL BE PROVIDED AND INSTALLED ACCORDING TO SANS 10114-2 AND SANS 1464-22, AS PER SANS 10400-T:2020, SUBSECTION T4,3.
12. STORAGE LIMITATIONS SHALL BE IN ACCORDANCE WITH SANS 10287 AND ADHERE TO THE LIMITATIONS SET OUT FOR ORDINARY HAZARD GOODS.
13. THE BUILDING DOES CATER FOR PERSONS WITH DISABILITY AND SHALL CONFORM TO SANS 10400 PART-S.

OCCUPANCY CLASSIFICATION:			
CLASSIFICATION	G1 - OFFICE	AS PER SANS 10400-A:2022 - TABLE 1	
TOTAL POPULATION	44 PEOPLE	AS PER SANS 10400-A:2022 - TABLE 2	
STOREYS	1 STOREY BUILDING	AS PER ARCHITECTS BUILDING PLANS	
TOTAL AREA	441 m²	AS PER ARCHITECTS BUILDING PLANS	
FIRE EQUIPMENT	QTY	REQUIREMENT	
FIRE EXTINGUISHERS	3 x 4.5kg DCP	1/200 m²	AS PER SANS 10400-T:2024 - TABLE 15
FIRE HOSE REEL	1 x 30m FIRE HOSE REEL	1/500 m²	AS PER SANS 10400-T:2024 - 4.34



SITE PLAN
SCALE 1:500

CLIENT

Stellenbosch Municipality
Stellenbosch Munisipaliteit

ARCHITECTS

LA

CONSULTING ENGINEERS

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PR ENGINEERING

MECHANICAL, ELECTRICAL & FIRE CONSULTING ENGINEERS

PROJECT NAME

STELLENBOSCH MUNICIPAL COURT

DISCIPLINE

FIRE ENGINEERING SERVICES

DRAWING TITLE

GROUND FLOOR & ATTIC LEVEL - FIRE PLAN

DATE	14 NOVEMBER 2024	DESIGNED	MO
SCALE	AS INDICATED	DRAWN	LB
PAPER SIZE	A1	CHECKED	PVS

COUNCIL SUBMISSION

DRAWING NUMBER

PR NO	ORG	VOL	LEVEL	TYP	RL	PHASE	DR NO	SUIT	REVISION
24127	PR	X0	ZZ	FP	FR	XX	01	CS	B