PROPOSED RENOVATION SPECIFICATIONS:

PAVEMENT:

- Remove existing drive way floor finish and prepare the ground surface and install new concrete brick pavement, area is 524.305 sqm.

SURFACE WATER DRAINAGE:

- Around the building construct 600mm width new concrete aprons and re-work the existing surface rain water channels to make them slope.

FENCE AND GUARD HOUSE:

- Remove existing front boundary fence and install the new boundary wall and gate as per proposed drawing.
- Built new guard house as per proposed drawing.

HEDGE:

- Plant fast growing hedge trees to create privacy on vodacom station boundary wall.

COVERED GAZEBO:

- Repair existing steel gazebo, supply new IBR roof coverings and re-paint all steel columns and built a BBQ chimney.

GARDEN AND LAWN:

- Cut the grass and make good to existing garden.

RAIN WATER HARVEST:

- Supply with JOJO tanks to collect rain water from roof.
### Proposed Renovation Specifications

#### Kitchen:
- Floor to ceiling height is 3000mm.
- Carefully remove all the kitchen cabinetry and fittings, and supply and install new kitchen cabinets and fittings as per proposed kitchen layups.
- Carefully remove existing floor and wall tiles, and supply and install new B.C.I.C. Porcelain Floor Tile - 600 x 600mm Matt Laitin.
- Carefully peel-off the wall paint works and re-paint with new paint as per paint specifications.
- Repair and repaint the window frames and replace broken window glasses.
- Repair and repaint door frames and supply with new wood doors.
- Supply and install new fire-skirting.
- All structural walls affected by the moisture as per structural recommendations.

#### Dining Room:
- Floor to ceiling height is 3000mm.
- Carefully remove existing floor carpet, and supply and install new Porcelain Floor Tile - 600 x 600mm Matt Laitin.
- Carefully peel-off the wall paint works and re-paint with new paint as per paint specifications.
- Supply and install new fire-skirting.
- All structural walls affected by the moisture as per structural recommendations.

#### Home Office:
- Floor to ceiling height is 3000mm.
- Carefully remove existing sanitary fittings and Install new sanitary fittings as per proposed sanitary drawings.
- Carefully remove existing ceramic floor and wall tiles, and supply and install new B.C.I.C. porcelain floor tile - 300 x 300mm Matt Laitin.
- Repair and repaint the window frames and replace broken window glasses.
- Repair and repaint door frames and supply with new wood doors.
- Repair and repaint door frames and supply with new wood doors.
- Supply and install contemporary false-ceilings.

#### Bedroom 1:
- Floor to ceiling height is 3000mm.
- Carefully remove existing sanitary fittings and Install new sanitary fittings as per proposed sanitary drawings.
- Carefully remove existing ceramic floor and wall tiles, and supply and install new B.C.I.C. porcelain floor tile - 300 x 300mm Matt Laitin.
- Repair and repaint the window frames and replace broken window glasses.
- Repair and repaint door frames and supply with new wood doors.
- Carefully remove existing built in closet and re-install as per proposed drawings.
- Install wooden skirting as per perimeter of the room.
- All structural walls affected by the moisture as per structural recommendations.

#### Bedroom 2:
- Floor to ceiling height is 3000mm.
- Carefully remove existing sanatory fittings and Install new sanitary fittings as per proposed sanitary drawings.
- Carefully remove existing ceramic floor and wall tiles, and supply and install new B.C.I.C. porcelain floor tile - 300 x 300mm Matt Laitin.
- Repair and repaint the window frames and replace broken window glasses.
- Repair and repaint door frames and supply with new wood doors.
- Supply and install contemporary false-ceilings.

#### Bathroom:
- Floor to ceiling height is 3000mm.
- Carefully remove existing sanitary fittings and Install new sanitary fittings as per proposed sanitary drawings.
- Carefully remove existing ceramic floor and wall tiles, and supply and install new B.C.I.C. porcelain floor tile - 300 x 300mm Matt Laitin.
- Repair and repaint the window frames and replace broken window glasses.
- Repair and repaint door frames and supply with new wood doors.
- Repair and repaint door frames and supply with new wood doors.
- Supply and install contemporary false-ceilings.

#### Home Office:
- Floor to ceiling height is 3000mm.
- Carefully remove existing sanitary fittings and Install new sanitary fittings as per proposed sanitary drawings.
- Carefully remove existing ceramic floor and wall tiles, and supply and install new B.C.I.C. porcelain floor tile - 300 x 300mm Matt Laitin.
- Repair and repaint the window frames and replace broken window glasses.
- Repair and repaint door frames and supply with new wood doors.
- Repair and repaint door frames and supply with new wood doors.
- Supply and install contemporary false-ceilings.

#### Bedroom 3:
- Floor to ceiling height is 3000mm.
- Carefully remove existing sanitary fittings and Install new sanitary fittings as per proposed sanitary drawings.
- Carefully remove existing ceramic floor and wall tiles, and supply and install new B.C.I.C. porcelain floor tile - 300 x 300mm Matt Laitin.
- Repair and repaint the window frames and replace broken window glasses.
- Repair and repaint door frames and supply with new wood doors.
- Repair and repaint door frames and supply with new wood doors.
- Supply and install contemporary false-ceilings.

### Proposed Floor Plan Layout:

**Scale:** 1:100

---

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---

**All dimensions are in millimeters (mm)**
NOTES

ROOF
Carefully remove the existing roof tiles and damaged timber trusses and reconstruct new roof with 0.5mm thick Galvanised Roof Sheetling IBR Profile fixed to 76mm x 50mm Structural Timber SABS Untreated Purlins, spaced at 900mm c/c on timber roof trusses by Truscco or similar approved, spaced at 1000mm max. on 114mm x 38mm Structural Timber SABS Untreated wall plate. Supply and install 12 x 225mm Nutec Fascia Board and paint to match the roofing sheets.

CEILING/SOFFIT
Carefully remove the existing rhino board roof soffits and replace broken/rotten branderings. Re-construct soffits with 4mm Nutec Ceiling Board on new branderings and joint it with Ceiling Board Bischoff Joining Strip to soffit junctions. Apply one under coat paint and two coats white PVA ceiling paint by Dulux or similar approved.

STEEL GUTTERS AND DOWN-PIPES
Install Galvanized Gutter Square with Outlet Square and Downpipe Shoe Crimped Galvanised and paint to match roof.

WINDOWS AND DOORS
Scrape down peeling-off paint on window frames. Sand down to make smooth for repaint with White Dulux Trade High Gloss or similar approved. Sand down exterior wooden door in preparation for varnish and apply exterior Champion Wood Varnish Clear or similar approved.
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NOTES

ROOF
Carefully remove the existing roof tiles and damaged timber trusses and reconstruct new roof with 0.5mm thick Galvanised Roof Sheeting IBR Profile fixed to 76mm x 50mm Structural Timber SABS Untreated Purlins, spaced at 900mm c/c on timber roof trusses by Trusaco or similar approved, spaced at 1000mm max. on 114mm x 38mm Structural Timber SABS Untreated wall plate. Supply and install 12 x 225mm Nutech Fascia Board and paint to match the roofing sheets.

CEILING/SOFFIT
Carefully remove the existing rhino board roof soffits and replace broken/rotten branderings. Re-construct soffits with 4mm Nutec Ceiling Board on new branderings and joint it with Ceiling Board Bischoff Jointing Strip to soffit junctions. Apply one under coat paint and two coats white PVA ceiling paint by Dulux or similar approved.

STEEL GUTTERS AND DOWNPIPES
Install Galvanized Gutter Square with Outlet Square and Downpipe Shoe Crimped Galvanised and paint to match roof.

WINDOWS AND DOORS
Scrape down peeling-off paint on window frames. Sand down to make smooth for repaint with White Dulux Trade High Gloss or similar approved.

Sand down exterior wooden door in preparation for varnish and apply exterior Champion Wood Varnish Clear or similar approved.
NOTES

ROOF
Carefully remove the existing roof tiles and damaged timber trusses and reconstruct new roof with 0.5mm thick Brown Roof Sheetling IBR Profile fixed to 76mm x 50mm Structural Timber SABS Untreated Purlins, spaced at 900mm c/c on timber roof trusses by Trusco or similar approved, spaced at 1000mm max. on 114mm x 38mm Structural Timber SABS Untreated wall plate. Supply and install 12 x 225mm Nutec Fascia Board and paint to match the roofing sheets.

CEILING/SOFFITS
Carefully remove the existing rhino board ceiling and soffit, and replace broken/rotten branderings. Re-construct new ceiling and soffit with 4mm Nutec Ceiling Board on new branderings and joint it with Ceiling Board Bischoff Jointing Strip to ceiling and soffit junctions and install Nutec Polystyrene Cornice. Apply one coat Dulux Trade Stain Block Primer and two coats white ceiling paint by Dulux or similar approved.

STEEL GUTTERS AND DOWNPIPES
Install galvanized steel gutters and downpipes and paint to match roof.
NOTE:
Carefully remove all existing sanitary fittings, floor and wall finishes and install new as per the sanitary specifications.

SECTION A-A
Proposed specifications

**BATHROOM FLOOR PLAN**

**NOTE:**

- **1.** Carefully remove all existing sanitary fittings, floor and wall finishes and install new as per the sanitary specifications.
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- **3.** Alternative detail must be confirmed by the architect prior to construction.
- **4.** All work to be carried out in accordance with building regulations and all materials and installation must conform to SABS specifications.

**SAMPLE TABLE**

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<tr>
<th>Dimension</th>
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</tr>
<tr>
<td>3,600</td>
<td>Bathroom Carpet</td>
</tr>
</tbody>
</table>

**SECTION A-A**

- **CTM Amelia White Rectangular Counter Top Basin - Without Tap hole - 485 x 370 x 140mm** includes Tap & Waste Fitting.
- **CTM Shortland White Dual Top Flush Toilet Suite With Soft Close Seat** includes Toilet Seat & Mechanism.
- **CTM Network charcoal matt ceramic wall tiles 600x300mm cement look.**
- **CTM stainless steel shower head and taps.**
- **CTM Plastered dwarf wall and finished with CTM shiny ceramic wall tiles 600x300mm marble look.**
- **CTM Two swing doors Cubo Satin Black Side Cabinet 860X1200mm.**
- **CTM 4mm thick 700X900mm wall mounted mirror.**
- **CTM 600x300mm Cement Look ceramic floor tile.**
- **CTM 4mm thick 700X900mm Wall mounted mirror.**
- **CTM 600x300mm Network charcoal matt ceramic wall tiles.**
- **CTM 600x300mm Plastered dwarf wall and finished with CTM shiny ceramic wall tiles.**
- **CTM 600x300mm Sliding shower door in aluminium frame in 4mm thick frosted glass.**
- **CTM 600x300mm Stainless steel shower head and taps.**
- **CTM 600x300mm CTM Shortland White Dual Top Flush Toilet Suite With Soft Close Seat** includes Toilet Seat & Mechanism.
- **CTM 600x300mm CTM Network charcoal matt ceramic wall tiles.**
- **CTM 600x300mm CTM stainless steel shower head and taps.**
- **CTM 600x300mm CTM Plastered dwarf wall and finished with CTM shiny ceramic wall tiles.**

**NOTES**

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- For Tendering

**Design team**

- **ARCH:** E.S.
- **E.E:** Lerotholi Q.
- **S:** Moqokola M.
- **M:** Ntahli W.

**FOR TENDERING**

- All dimensions are in millimeters (mm).
NOTES

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BUILT IN CLOSETS, CONSTRUCTION DRAWINGS AS SHOWN

11/12/2021 RENOVATIONS FOR UNITED NATIONS R.C RESIDENTIAL HOUSE

Design team
ARCH: S. E.; E. Lerotholi
S: - Q. S.

NOTE:
Carefully remove all existing built in closets and install new closets as per the proposed drawings.
NOTES

KITCHEN
- Carefully remove existing floor and wall tiles. Supply and install new tiles, Kyra Grey EcoTec Matt Ceramic Floor Tile - 350 x 350mm - Ceramic Look
- Carefully scrape the peeling off interior wall paint and repaint walls with dulux paint or similar approved.
- Repair and repaint door and window frames. Remove door lockset and supply new door mortice lockset.
- Carefully remove all the kitchen cabinetry and fittings as per proposed architectural drawings.

BATHROOM
- Carefully remove existing ceramic floor and wall tiles.
- Supply and install new tiles, Flores Beige Shiny Ceramic Floor Tile - 430 x 430mm - Marble Look.
- Carefully remove existing sanitary fittings. Supply and install new sanitary fittings as per proposed sanitary drawing.
- Carefully remove the built-in bath and install new Duna White Built-In Straight Bath - 1700 x 750mm built-in.
- Repair and repaint door and window frames. Remove door lockset and supply new door mortice lockset.

STORE and BEDROOM 1,2,3, and 4
- Carefully scrape the peeling off interior wall paint and repaint walls with Bergermaster Nukote PVA paint or similar approved.
- Repair and repaint door and window frames with Dulux Gloss Enamel. Remove door lockset and supply new door mortise lockset.

GARAGE
- Carefully scrape the peeling off interior wall paint and repaint walls with dulux paint or similar approved.
- Repair and repaint door and window frames. Remove door lockset and supply new door mortice lockset.
NOTES

WALLS

- Scrape the peeling off exterior wall paint and repaint with Dulux Weatherguard Fine Textured paint or similar approved.
- Repair and repaint door and window frames with Dulux Gloss Enamel.
- Remove existing downpipes and install new Galvanised Shoe Crimped Downpipe and paint to match roof.

AS-BUILT WEST ELEVATION
SCALE: 1 : 100

AS-BUILT SOUTH ELEVATION
SCALE: 1 : 100
NOTES

WALLS

- Scrape the peeling off exterior wall paint and repaint with Dulux Weatherguard Fine Textured paint or similar approved.
- Repair and repaint door and window frames with Dulux Gloss Enamel.
- Remove existing downpipes and install new Galvanised Shoe Crimped Downpipe and paint to match roof.

AS-BUILT EAST ELEVATION
SCALE: 1 : 100

AS-BUILT NORTH ELEVATION
SCALE: 1 : 100
Bathroom Floor Plan

NOTE
Carefully remove all existing sanitary fittings, floor and wall finishes and install new as per sanitary drawings.

Flores Beige Shiny Ceramic Floor Tile - 430 x 430mm

Coral White Front Flush Toilet Suite
Includes Toilet Seat & Mechanism

Kyra Grey EcoTec Ceramic Wall Tile - 300 x 200mm
Cement Look

Coral White Wall Mounted Basin & Floor Pedestal Set - 812 x 465 x 570mm
Excludes Tap & Waste Fitting

Plastered dwarf wall and finished with Kyra Grey EcoTec Ceramic Wall Tile - 300 x 200mm
Cement Look
NOTES

**ROOF**

New roof with 0.5mm thick Galvanised Roof Sheet IBR Profile fixed to 76mm x 50mm Structural Timber SABS Untreated Purlins, spaced at 900mm c/c on timber roof trusses by Truscco or similar approved, spaced at 1000mm max. on 114mm x 35mm Structural Timber SABS Untreated wall plate. Supply and install 12 x 225mm Nutec Fascia Board and paint to match the roofing sheets.
SECTION A-A

- 100x75mm galvanised gutter
- Well compacted Back Fill
- 700x 250mm concrete (25mpa/28days) strip foundation reinforced with meshwire 193
- Ceramic tiles laid on 100mm reinforced concrete slab as per Engineer's specification.

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As-built Elevations and Notes
21/12/2021
RENOVATIONS FOR UNITED NATIONS R.C RESIDENTIAL HOUSE - Quarters
Design team
ARCH: S.E: E: Q.S:

Scale: 1: 10

- 0.5mm thick buffalo brown corrugated roof sheets, IBR profile fixed to 76 x 50mm timber purlins nailed to timber trusses as per Trusco or similar approved.
- 100x75mm galvanised gutter
- Ceramic tiles laid on 100mm reinforced concrete slab as per Engineer's specification.
- Well compacted Back Fill
- 700x 250mm concrete (25mpa/28days) strip foundation reinforced with meshwire 193

Details:
- Det. A
  - 700x 250mm concrete (25mpa/28days) strip foundation reinforced with wire mesh #193
  - 100x75mm concrete floor slab, reinforced with #193 mesh, with drainage cover, located on galvanised D.P.M. on 50mm river sand blinding, on 150mm well compacted broken bricks/stones hardcore
  - 10mm thick 1:3 cement/sand plaster
- Det. B
  - 38x38 S.A Pine purlin
  - 38x38 S.A Pine wall plate
  - 114x38 S.A Pine wall plate
  - 125x100mm G.I gutters
  - 225x16 nutec fibre cement fascia board
  - Det. A
  - Rhino board ceiling
  - Ceramic tiles laid on 100mm reinforced concrete slab as per Engineer's specification.
  - Well compacted hardcore
  - 0.5mm thick buffalo brown corrugated roof sheets, IBR profile fixed to 76 x 50mm timber purlins nailed to timber trusses as per Trusco or similar approved.

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Proposed Window and Door Schedule
AS SHOWN
21/12/2021
RENOVATIONS FOR UNITED NATIONS R.C RESIDENTIAL HOUSE - Guard House

Design team
ARCH: S.E: E: Q.S:

<table>
<thead>
<tr>
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NOTES

Sink:
Stainless steel modern sink hot and cold water tap. Stainless steel 150 mm deep 300x300 double well.

Kitchen cabinets:
Stainless steel kitchen cabinet's door handles. White high gloss kitchen cabinet doors and surfaces.

Hood:
Push button stainless steel visor cooker hood.

Oven:
Stainless steel double wall oven as per client's choice.

Proposed kitchen layouts as shown 04/03/2022 renovations for United Nations R.C residential house.