SAJ ARCHITECTSCC
8 SAINT SEBASTIAN DRIVE, WENDYWOOD, SANDTON, JOHANNESBURGP O BOX 18570, ACTONVILLE, 1506
TEL : 011 802 0854 FAX : 086 600 4896 CELL: 083 560 4986
E-MAIL : SUNDEEPJ@SAJARC.COM

ARCHITECTURAL DRAWINGS

SITE: 7 TREBYAM AVENUE, EDENBURG, SANDTON, JOHANNESBURG,2128. U.S.
CONSULATE GENERAL JOHANNESBURG, SOUTH AFRICA

INDEX

Drawings

Plans

1. **100 - Ground Floor Plan Demolition Layout**
2. **101 - Ground Floor Plan Proposed New Layout**
3. **102 - Wheelchair Maneuver Clearance**
4. **103 - Overall Site Plan, Plan, Sections & Elevations**
5. **104 - Site Plan, Section & Proposed Pool Fence**

Details

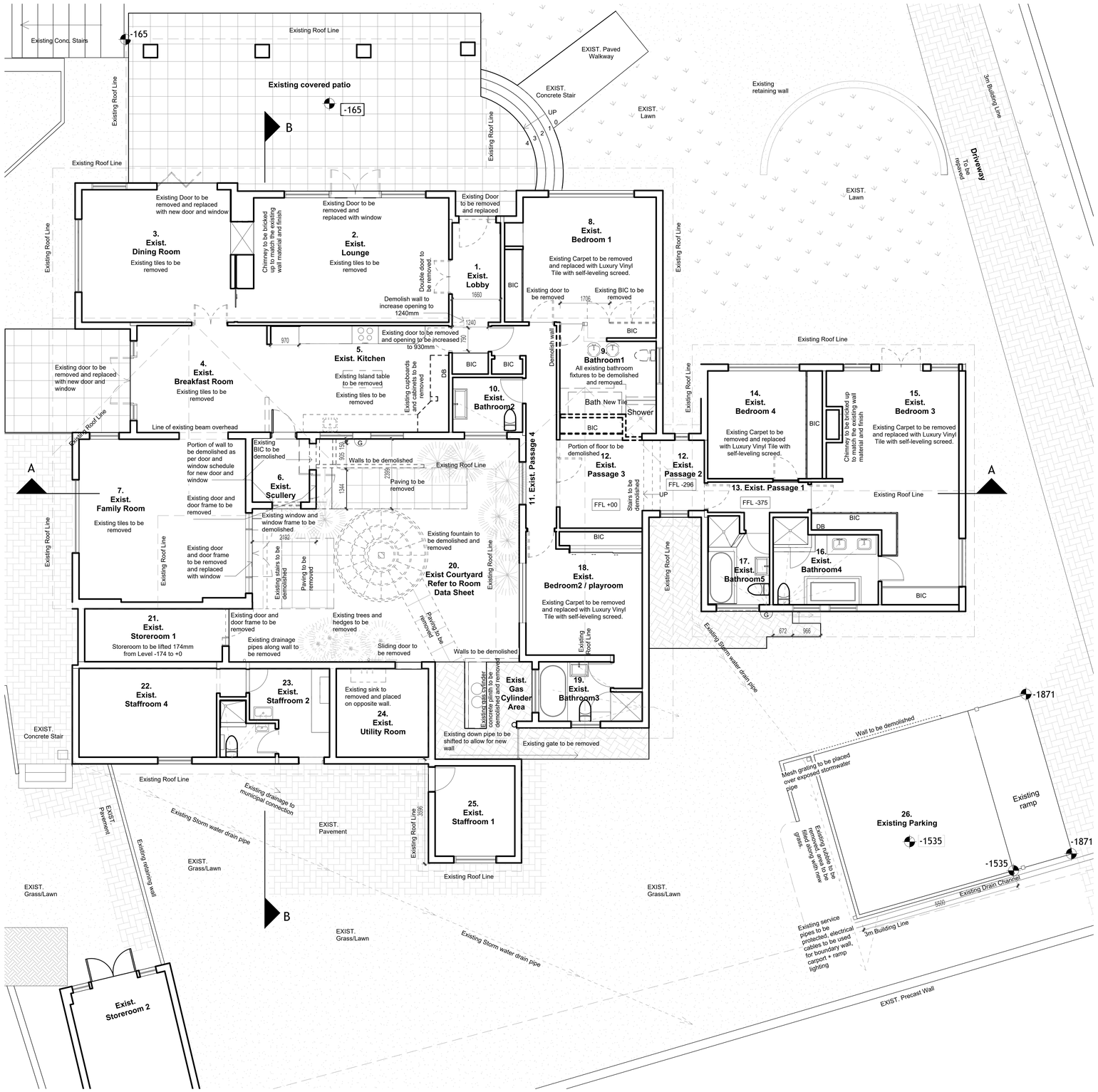
5. **400 - Joinery Layout**
6. **401 - Handrail Detail**
7. **402 - ClearVu Fence Specifications**

Schedules

8. **500 - Ground Floor Plan with Door & Window Tags**
9. **501 - Door Schedule 001**
10. **503 - Door Schedule 002**
11. **504 - Door Schedule 003**
12. **505 - Window Schedule 001**
13. **506 - Sanitary Schedule**
14. **507 - Finishing Schedule**

Room Data Sheets

15. **600 - Kitchen-Demolition Elevations**
16. **601- Kitchen-Demolition Plan, Proposed New Plan & Sink Clearance Section**
17. **602 - Kitchen-Proposed Elevations**
18. **603 - Kitchen-Proposed Tiling and Ceiling Plans**
19. **604 - Scullery- Demolition Plan & Elevations**
20. **605 - Scullery-Proposed New Plan & Elevations**
21. **606 - Bathroom 1-Demolition Plans & Elevations**
22. **607 - Bathroom 1-Proposed New Plans & Elevations**
23. **608 - Bathroom 1-Proposed Tiling & Ceiling Plans**
24. **609 - Courtyard-Demolition Layout**
25. **610 - Courtyard-Proposed New layout**



GROUND FLOOR PLAN DEMOLITION LAYOUT

Scale 1:75

DESIGN ISSUE FOR CONSTRUCTION

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

SAJ ARCHITECTS

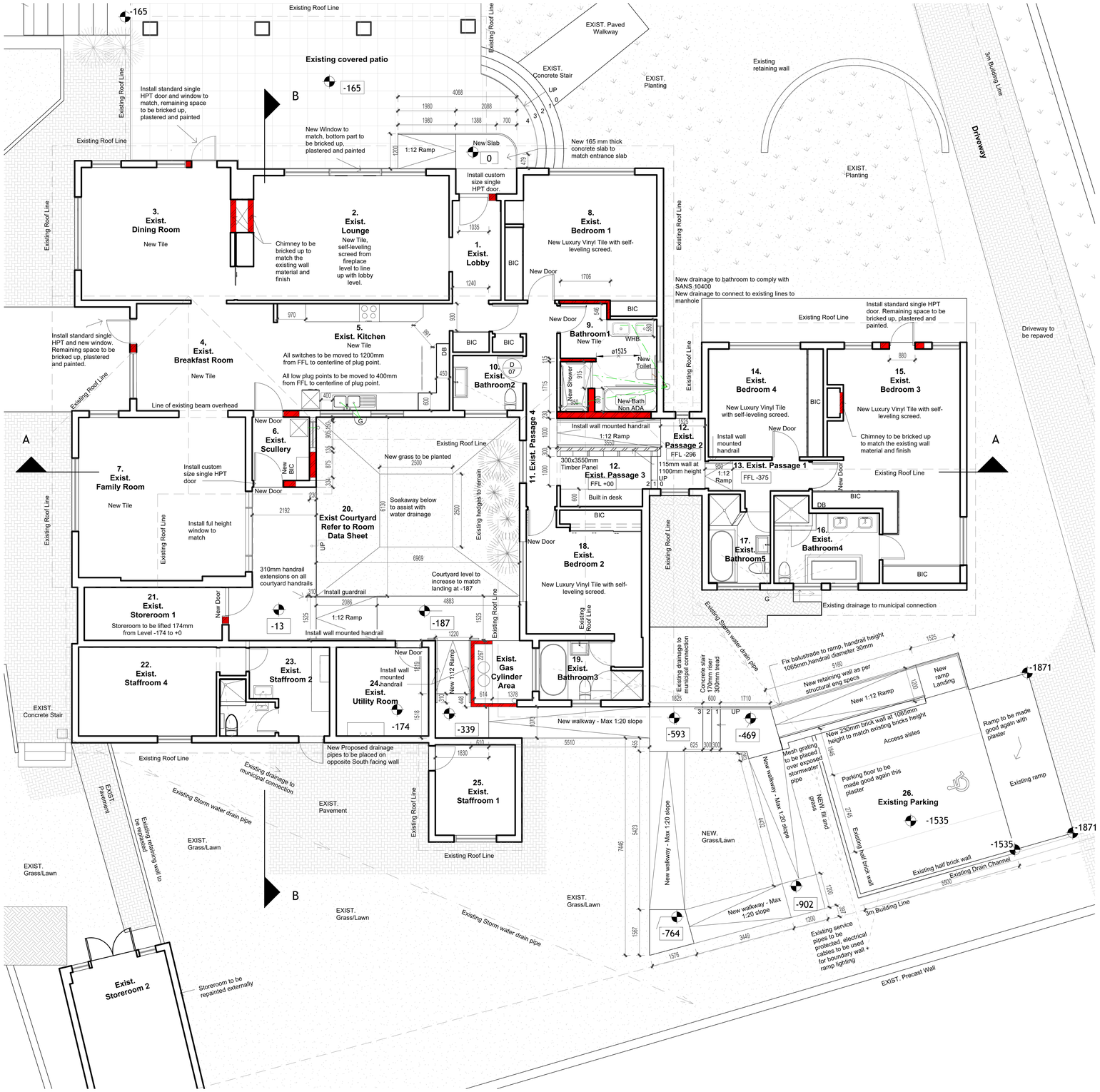
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. Ground Floor Plan Demolition Layout
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

JOB NO:	DRAWING NO:	REVISION:
183	100	00



GROUND FLOOR PLAN PROPOSED NEW LAYOUT

Scale 1:75

All handrails and balustrades require approved shop drawings before manufacturing and installation.

Floor Level Power: All floor level power outlets that are installed lower than 380mm above ffl, measured to the center of the outlet, should be moved to 400mm above ffl. All outlets throughout the main residence.

Light Switches: All light switches that are installed higher than 1200 mm above ffl, measured to the center of the switch, should be moved to 1200mm above ffl. All switches throughout the main residence

DESIGN ISSUE FOR CONSTRUCTION

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

SAJ ARCHITECTS

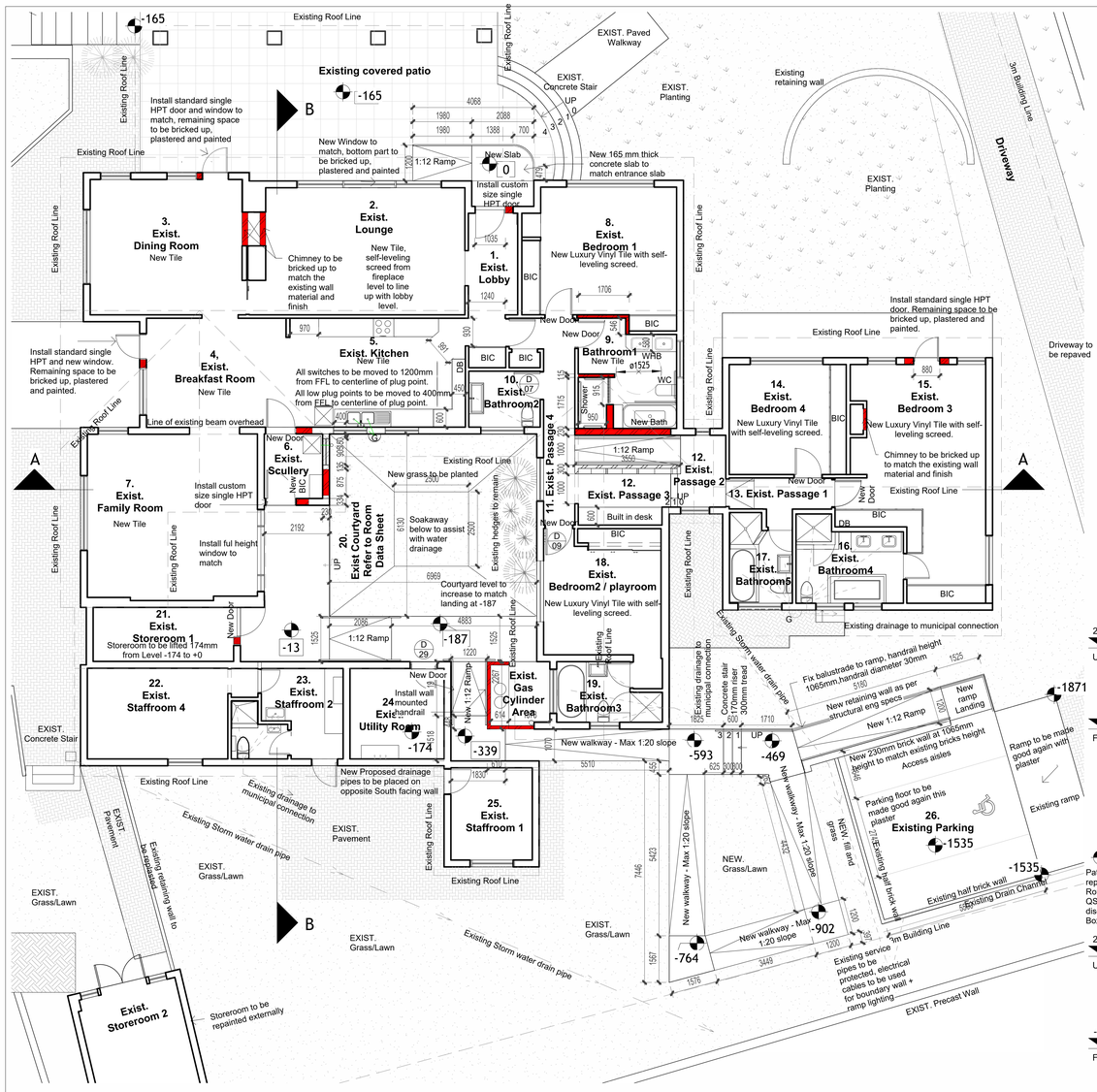
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

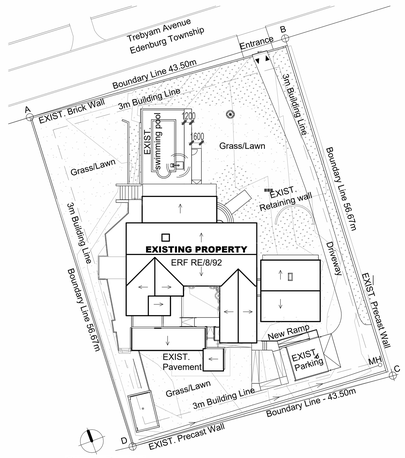
PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. Ground Floor Plan Proposed New Layout
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

JOB NO:	DRAWING NO:	REVISION:
183	101	00



PROPOSED NEW GROUND FLOOR PLAN
Scale 1:100



SITE PLAN
Scale 1:500

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion:	ERF RE/8/92	**Site Area:**	2464.00 m²
	Edenburg	**Title Deed No.:**	-
ZONING INFORMATION			
Town Planning Scheme:	COJ 2021	**Amendment Scheme No:**	02-2021
Use Zone:	Residential 1	**Annexure No:**	N/A

DEVELOPMENT CONTROL MEASURES		
Permissible	**Control**	**Actual**
3 storey's	**Height Zone**	1 storey's
60%	**Coverage**	21.99 %
-	**Floor Area Ratio**	0.19
1232.00 m²	**Floor Area**	481.00 m²
EXISTING AREA:		481.00 m²

NOTES

- No changes to Floor area and Coverage.

DESIGN ISSUE FOR CONSTRUCTION

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

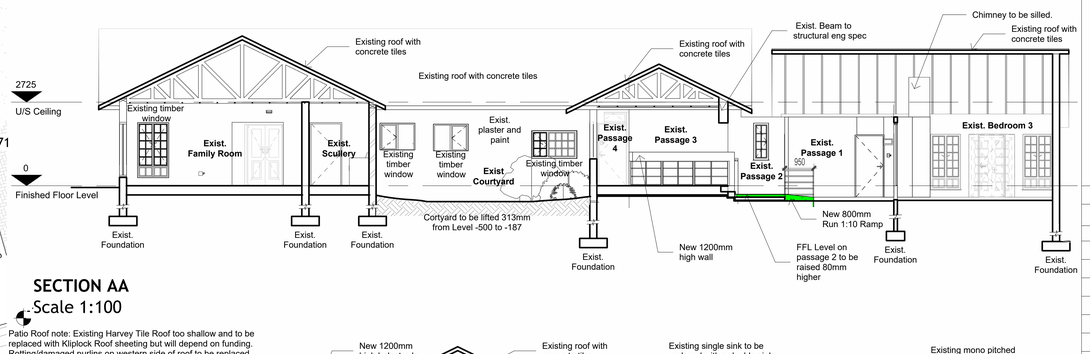
1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

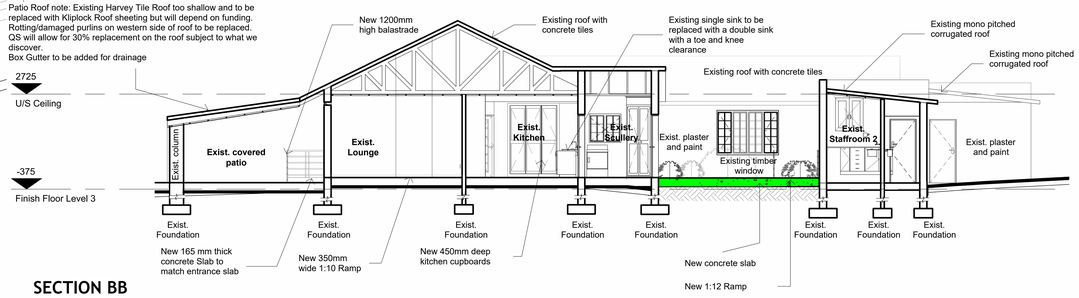
DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

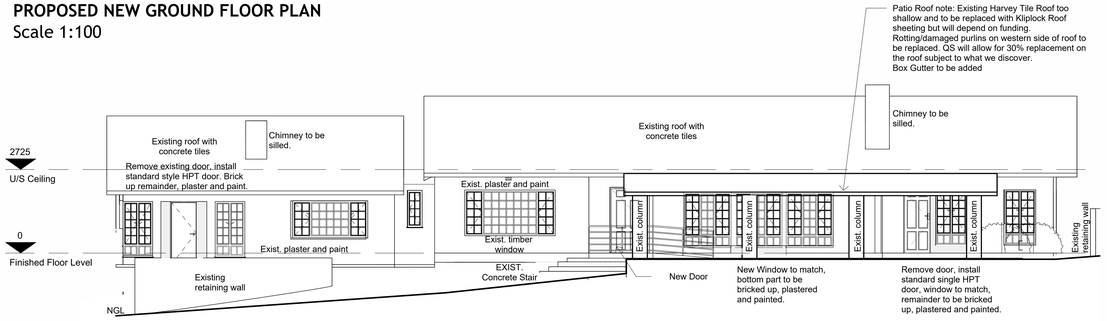


SECTION AA
Scale 1:100

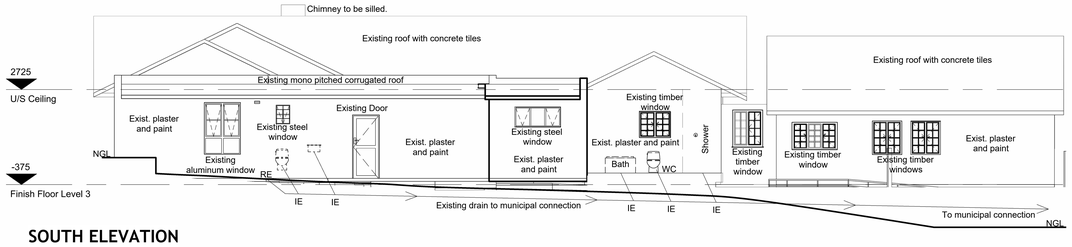
Patio Roof note: Existing Harvey Tile Roof too shallow and to be replaced with Kliplock Roof sheeting but will depend on funding. Rotting/damaged purlins on western side of roof to be replaced. QS will allow for 30% replacement on the roof subject to what we discover.
Box Gutter to be added for drainage



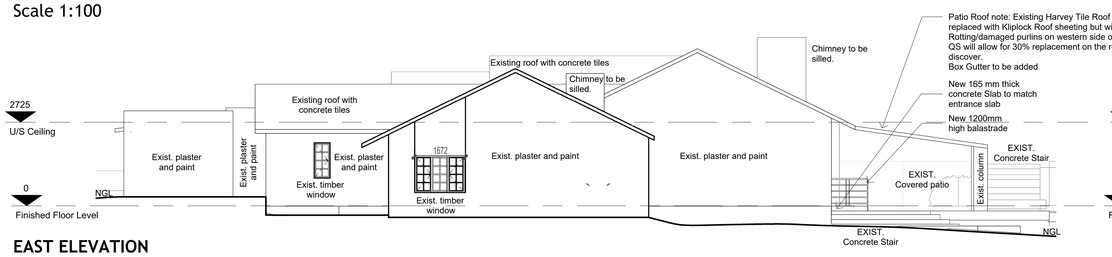
SECTION BB
Scale 1:100



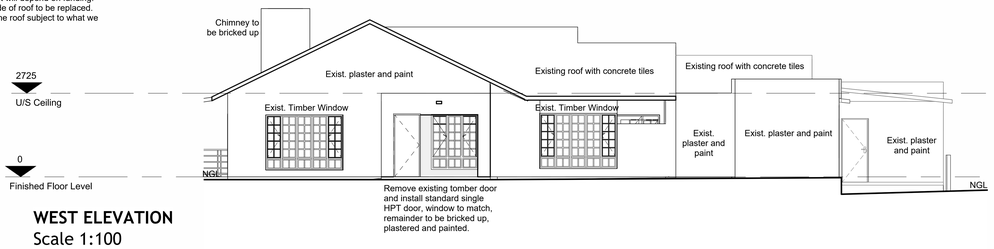
NORTH ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

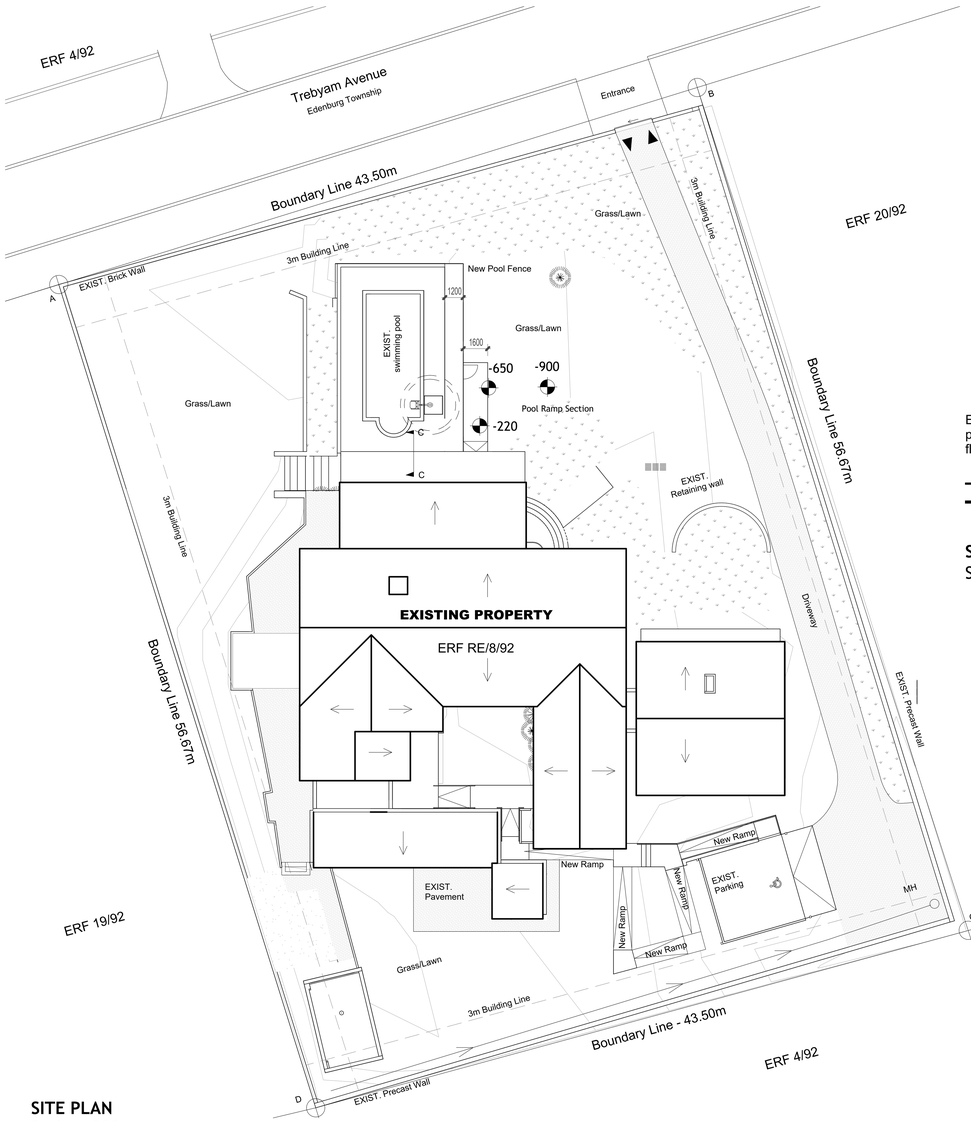
SAJ ARCHITECTS
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

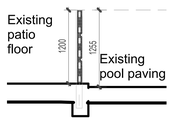
PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. Proposed New Ground Floor Plan 2. Site Plan 3. Schedule of Rights 4. Section AA 5. Section BB 6. North Elevation 7. South Elevation 8. East Elevation 9. West Elevation
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

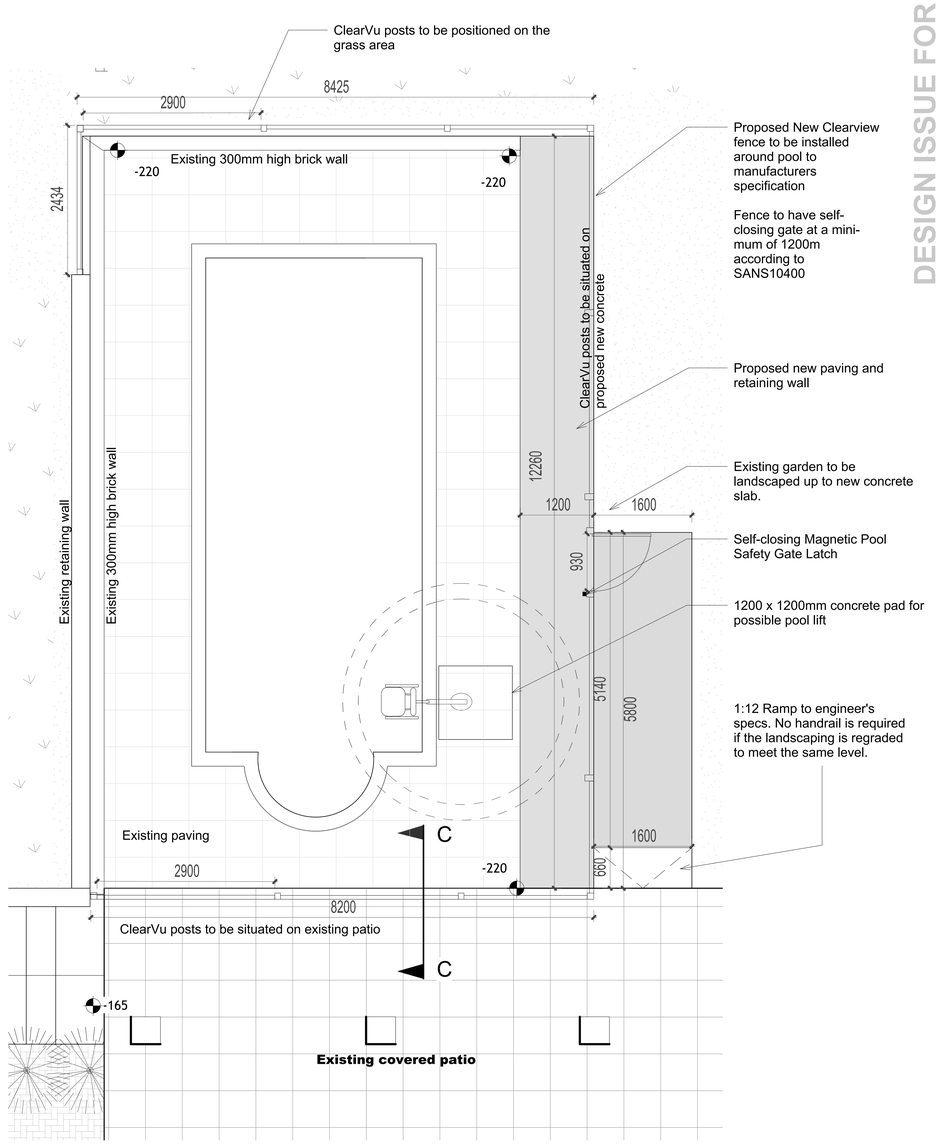
JOB NO:	DRAWING NO:	REVISION:
183	103	00



SITE PLAN
Scale 1:200



SECTION CC
Scale 1:50



PROPOSED POOL FENCE AND RAMP LAYOUT
Scale 1:50

DESIGN ISSUE FOR CONSTRUCTION

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

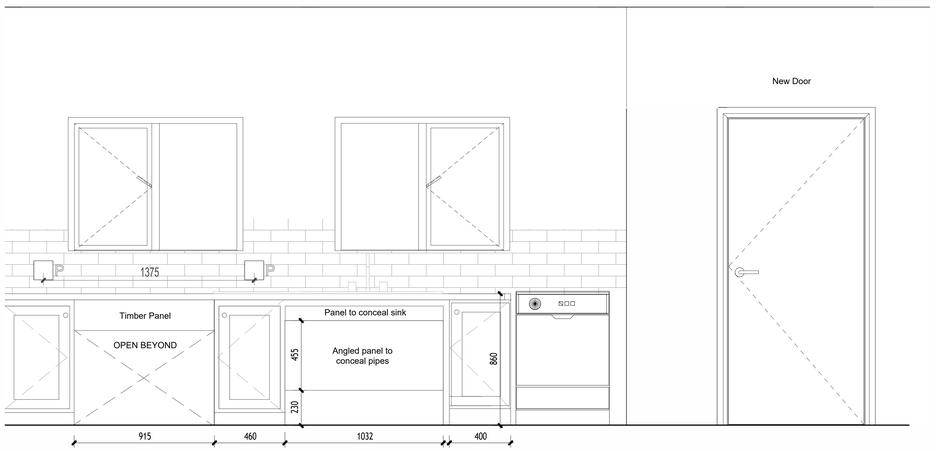
SAJ ARCHITECTS
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeep@sajarc.com
sajsundeep@gmail.com

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

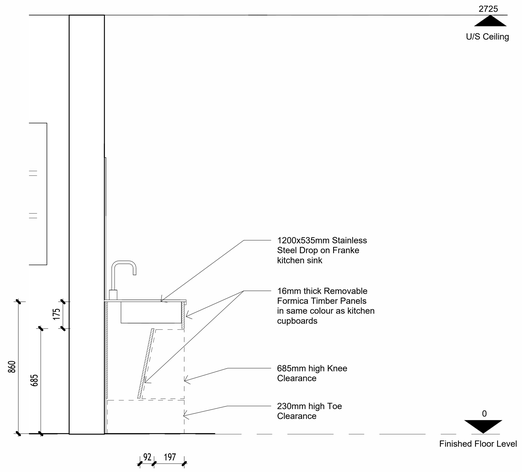
PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. Site Plan 2. Section CC 3. Proposed Pool Fence and Ramp Layout
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

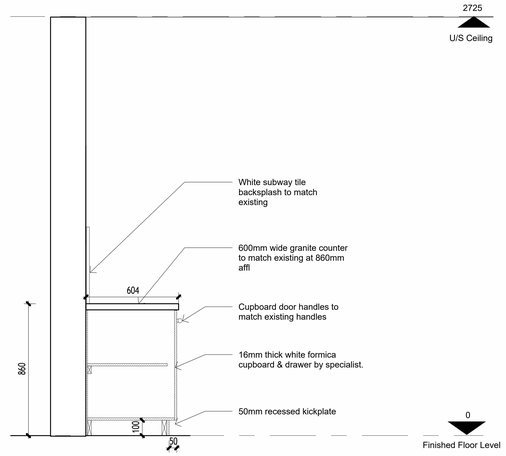
JOB NO:	DRAWING NO:	REVISION:
183	104	00



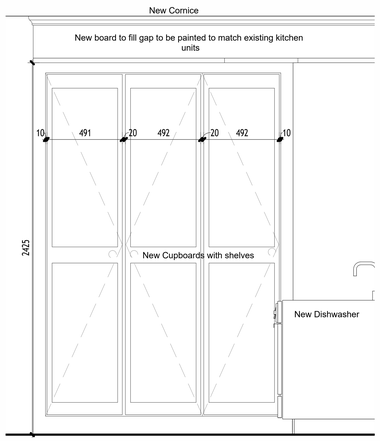
PROPOSED KITCHEN SINK JOINERY ELEVATION
Scale 1:20



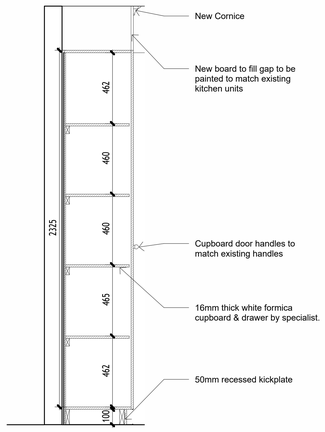
PROPOSED KITCHEN SINK JOINERY SECTION
Scale 1:20



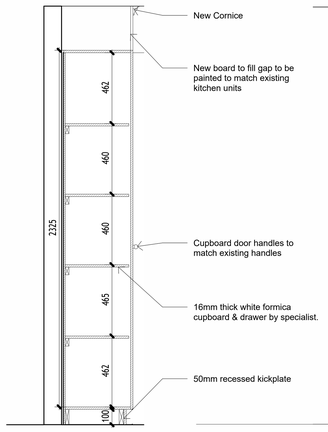
PROPOSED KITCHEN SINK JOINERY
Scale 1:20

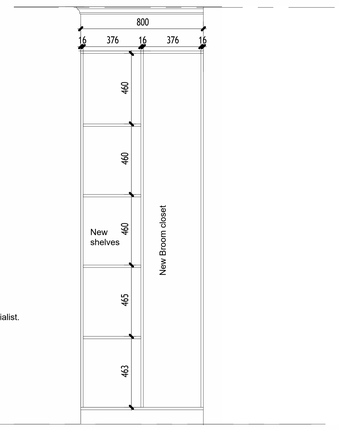


PROPOSED KITCHEN TALL CUPBOARD JOINERY ELEVATION
Scale 1:20

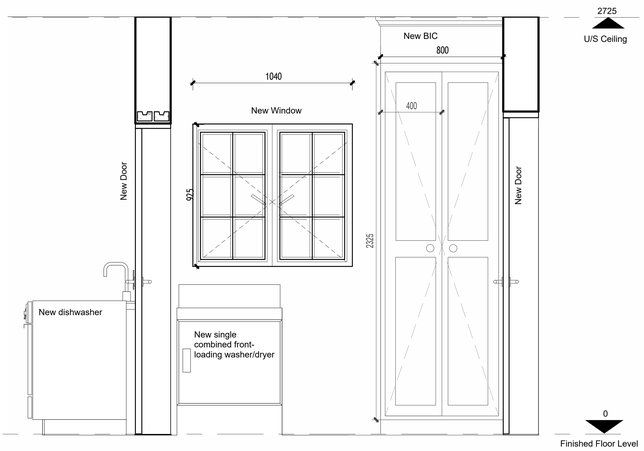


PROPOSED KITCHEN TALL CUPBOARD JOINERY SECTION
Scale 1:20

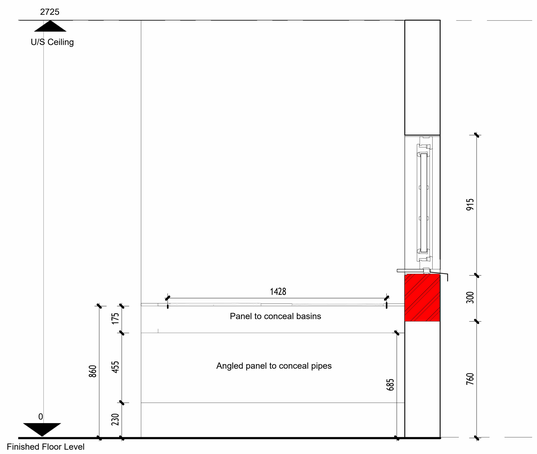




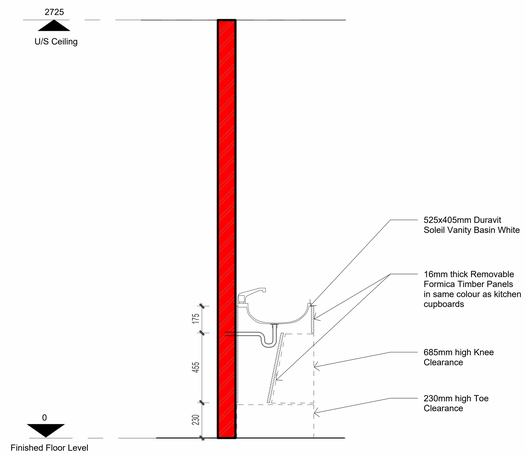
PROPOSED SCULLERY CUPBOARD JOINERY SECTION AND OPEN CUPBOARD ELEVATION
Scale 1:20



PROPOSED SCULLERY CUPBOARD JOINERY ELEVATION
Scale 1:20



PROPOSED BATHROOM VANITY JOINERY ELEVATION
Scale 1:20



PROPOSED BATHROOM VANITY JOINERY SECTION
Scale 1:20

DESIGN ISSUE FOR CONSTRUCTION

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

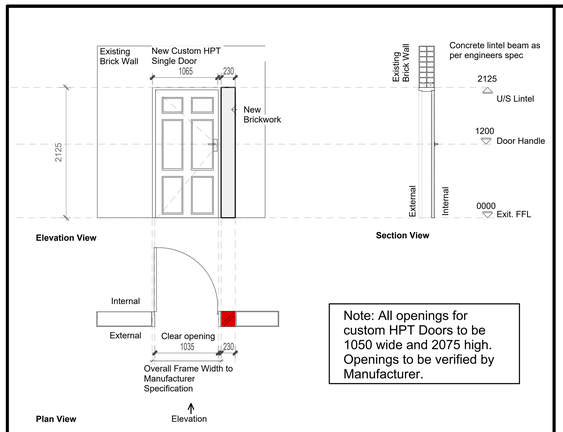
SAJ ARCHITECTS
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

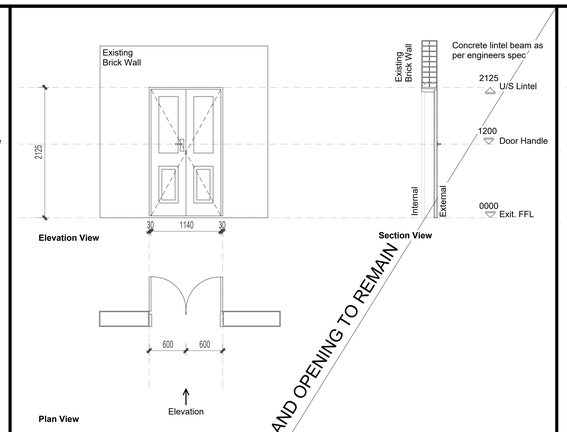
CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. Joinery Layout
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

JOB NO:	DRAWING NO:	REVISION:
183	400	00



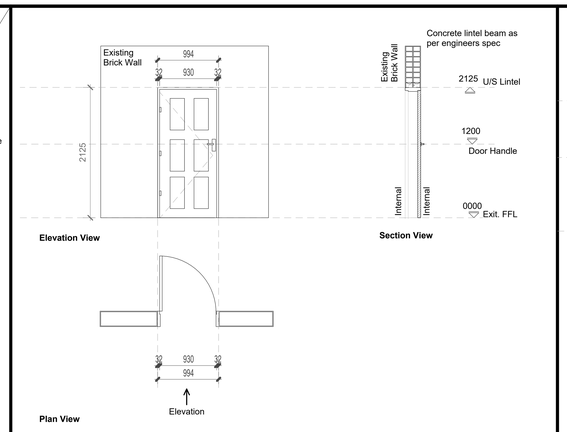
Note: All openings for custom HPT Doors to be 1050 wide and 2075 high. Openings to be verified by Manufacturer.

DOOR NUMBER	D01 - HPT Security Door Exist. Lobby	CUSTOM SINGLE DOOR (external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	Steel Reinforced Frame Door clearing to be achieved to comply with ADA requirements. Manufacturer to confirm size of brick opening required and size of frame
DOOR DESCRIPTION	New Custom Single HPT Door	FRAME FINISH	As per manufacturer's specifications
		FRAME SIZE	As per manufacturer's specifications
		IRONMONGERY	As per manufacturer's specification
DOOR FINISH	As per manufacturer's specifications		
DOOR SIZE	As per manufacturer's specifications		
		NOTES	Space beside New HPT door to be bricked up, plastered and painted and made good.
GLAZING	N/A		
SIGNAGE	N/A		

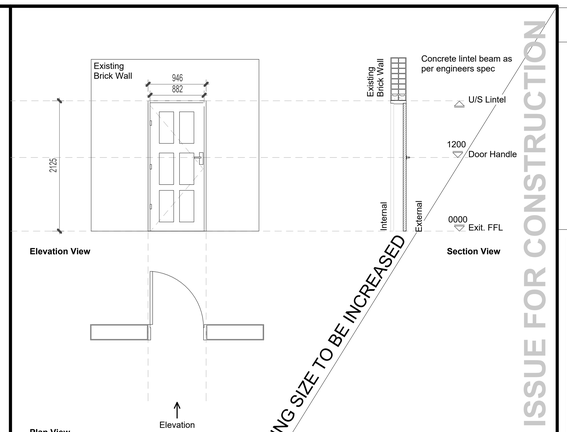


EXISTING DOOR 2 TO BE REMOVED AND OPENING TO REMAIN

DOOR NUMBER	D02	DOUBLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	
DOOR DESCRIPTION		FRAME FINISH	
		FRAME SIZE	
		IRONMONGERY	
DOOR FINISH			
DOOR SIZE			
		NOTES	
GLAZING			
SIGNAGE			

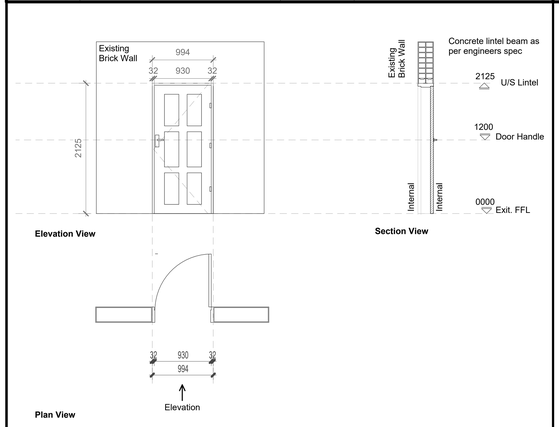


DOOR NUMBER	D03 - Solid Core Door Exist. Lobby	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	New timber frame to be cleaned, sanded, and varnished
DOOR DESCRIPTION	New customized 44mm thick Solid-core door with new timber frame	FRAME FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	New 32mm Timber Frame with a single rebate to accommodate larger door
		IRONMONGERY	Hinges - Stainless steel hinges (x3) Handle - Pello Stainless steel solid single lever handle by QS (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	930 x 2032 x 44mm (x 1 leaf)		
		NOTES	
GLAZING	N/A		
SIGNAGE	N/A		

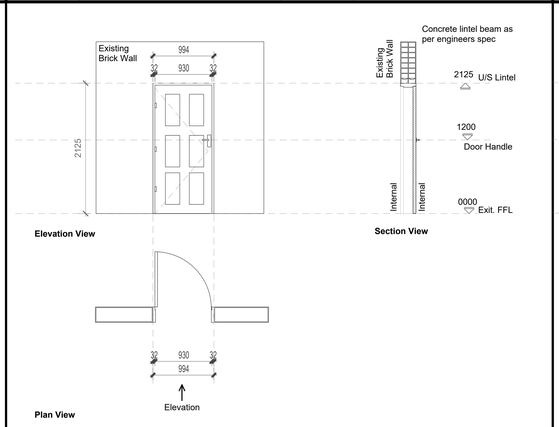


EXISTING DOOR 4 TO BE REMOVED AND CLEAR OPENING SIZE TO BE INCREASED

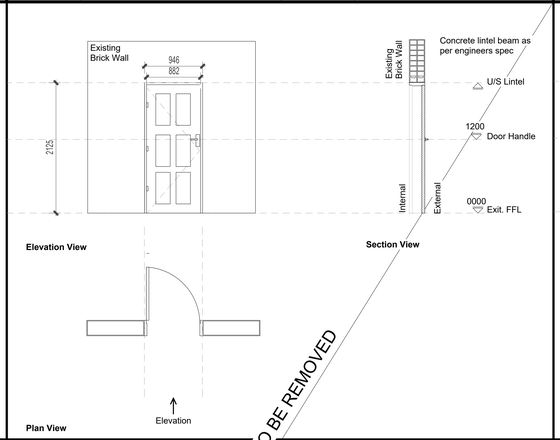
DOOR NUMBER	D04	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	
DOOR DESCRIPTION		FRAME FINISH	
		FRAME SIZE	
		IRONMONGERY	
DOOR FINISH			
DOOR SIZE			
		NOTES	
GLAZING			
SIGNAGE			



DOOR NUMBER	D05 - Solid Core Door Exist. Bedroom 1	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	New timber frame to be cleaned, sanded, and varnished
DOOR DESCRIPTION	New customized 44mm thick Solid-core door with new timber frame	FRAME FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	New min 32mm Timber Frame with a single rebate to accommodate larger door
		IRONMONGERY	Hinges - Stainless steel hinges (x3) Handle - Pello Stainless steel solid single lever handle by QS (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	930 x 2032 x 44mm (x 1 leaf)		
		NOTES	
GLAZING	N/A		
SIGNAGE	N/A		

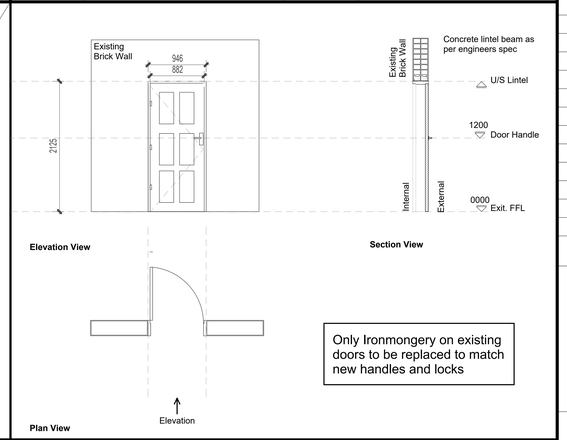


DOOR NUMBER	D06 - Solid Core Door New Bathroom 1	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	New timber frame to be cleaned, sanded, and varnished
DOOR DESCRIPTION	New customized 44mm thick Solid-core door with new timber frame	FRAME FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	New 32mm Timber Frame with a single rebate to accommodate larger door
		IRONMONGERY	Hinges - Stainless steel hinges (x3) Handle - Pello Stainless steel solid single lever handle by QS (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	930 x 2032 x 32mm (x 1 leaf)		
		NOTES	
GLAZING	N/A		
SIGNAGE	N/A		



DOOR 8 TO BE REMOVED

DOOR NUMBER	D08	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	
DOOR DESCRIPTION		FRAME FINISH	
		FRAME SIZE	
		IRONMONGERY	
DOOR FINISH			
DOOR SIZE			
		NOTES	
GLAZING			
SIGNAGE			



Only Ironmongery on existing doors to be replaced to match new handles and locks

DOOR NUMBER	R01, R02, R03, R04 - Exist. Solid Core Doors Exist. Bathrooms 2, 3, 4 & 5	SINGLE DOOR (external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	Existing Bathroom door frames to remain
DOOR DESCRIPTION	Existing Bathroom doors to remain but existing ironmongery to be replaced with new door handles to match new doors	FRAME FINISH	2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	
		IRONMONGERY	Existing handles and locks to be replaced to match new doors Handle - Pello Stainless steel solid single lever handles (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	2 x High Gloss Enamel Finishing Coats		
DOOR SIZE			
		NOTES	
GLAZING			
SIGNAGE			

DESIGN ISSUE FOR CONSTRUCTION

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

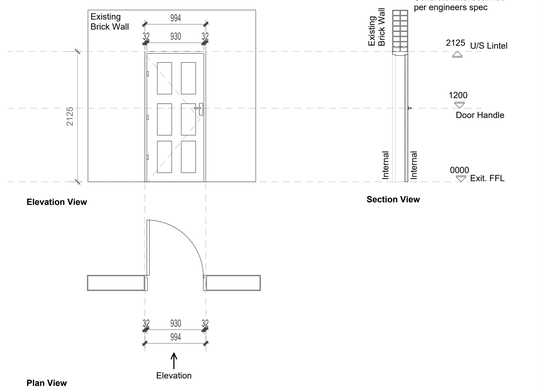
SAJ ARCHITECTS
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

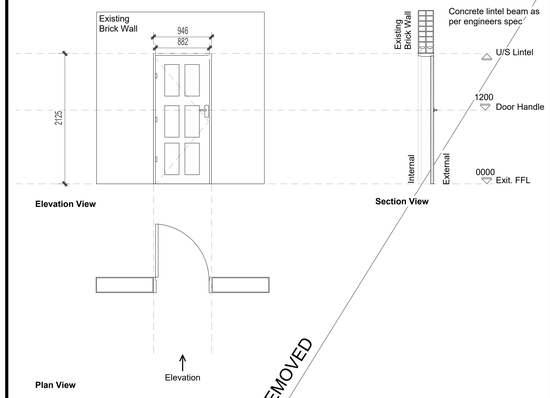
PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. New Door Schedule_001
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

JOB NO:	DRAWING NO:	REVISION:
183	501	00

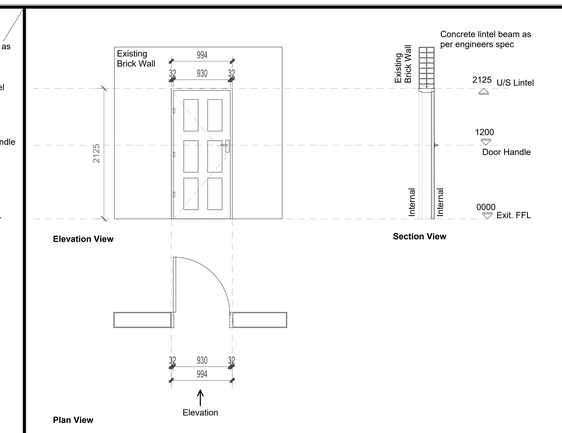


DOOR NUMBER	D09 - Solid Core Door Exist. Bedroom 2	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	New timber frame to be cleaned, sanded, and varnished
DOOR DESCRIPTION	New customized 44mm thick Solid-core door with new timber frame	FRAME FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	New 32mm Timber Frame with a single rebate to accommodate larger door
		IRONMONGERY	Hinges - Stainless steel hinges (x3) Handle - Pello Stainless steel solid single lever handle by QS (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	930 x 2032 x 32mm (x 1 leaf)		
		NOTES	
GLAZING	N/A		
SIGNAGE	N/A		

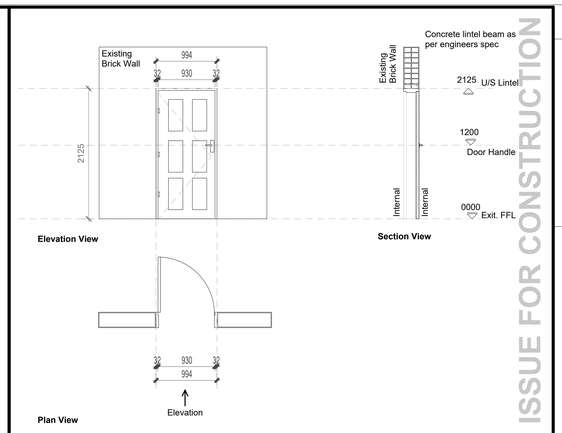


DOOR 11 TO BE REMOVED

DOOR NUMBER	D11	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	
DOOR DESCRIPTION		FRAME FINISH	
		FRAME SIZE	
		IRONMONGERY	
DOOR FINISH			
DOOR SIZE			
		NOTES	
GLAZING			
SIGNAGE			

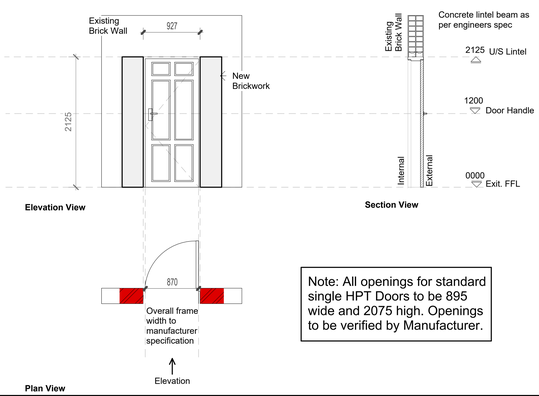


DOOR NUMBER	D13 - Solid Core Door Exist. Bedroom 4	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	New timber frame to be cleaned, sanded, and varnished
DOOR DESCRIPTION	New customized 44mm thick Solid-core door with new timber frame	FRAME FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	New 32mm Timber Frame with a single rebate to accommodate larger door
		IRONMONGERY	Hinges - Stainless steel hinges (x3) Handle - Pello Stainless steel solid single lever handle by QS (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	930 x 2032 x 32mm (x 1 leaf)		
		NOTES	
GLAZING	N/A		
SIGNAGE	N/A		



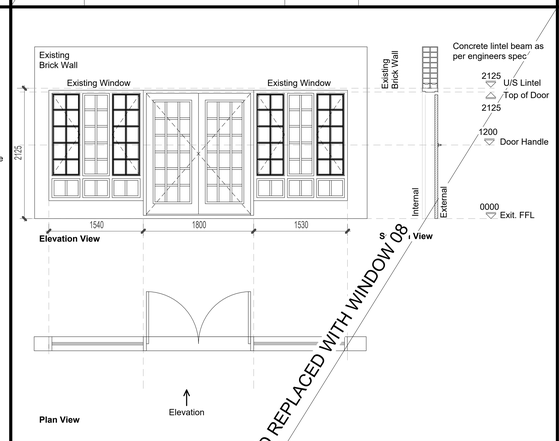
DOOR NUMBER	D14 - Solid Core Door Exist. Bedroom 3	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	Door Frame: New timber frame to be cleaned, sanded, and varnished
DOOR DESCRIPTION	New customized 44mm thick Solid-core door with new timber frame	FRAME FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	New 32mm Timber Frame with a single rebate to accommodate larger door
		IRONMONGERY	Hinges - Stainless steel hinges (x3) Handle - Pello Stainless steel solid single lever handle by QS (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	930 x 2032 x 32mm (x 1 leaf)		
		NOTES	
GLAZING	N/A		
SIGNAGE	N/A		

DESIGN ISSUE FOR CONSTRUCTION



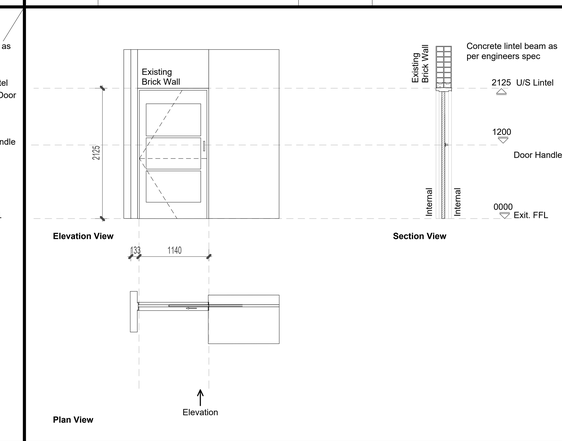
Note: All openings for standard single HPT Doors to be 895 wide and 2075 high. Openings to be verified by Manufacturer.

DOOR NUMBER	D17 - HPT Security Door Exist. Bedroom 3	SINGLE DOOR (external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	Steel Reinforced Frame Door clearing to be achieved to comply with ADA requirements. Manufacturer to confirm size of brick opening required and size of frame
DOOR DESCRIPTION	New Standard Single HPT Door	FRAME FINISH	As per manufacturer's specifications
		FRAME SIZE	As per manufacturer's specifications
		IRONMONGERY	As per manufacturer's specification
DOOR FINISH	As per manufacturer's specifications		
DOOR SIZE	As per manufacturer's specifications		
		NOTES	Spaces beside New HPT door to be bricked up, plastered and painted and made good
GLAZING	N/A		
SIGNAGE	N/A		

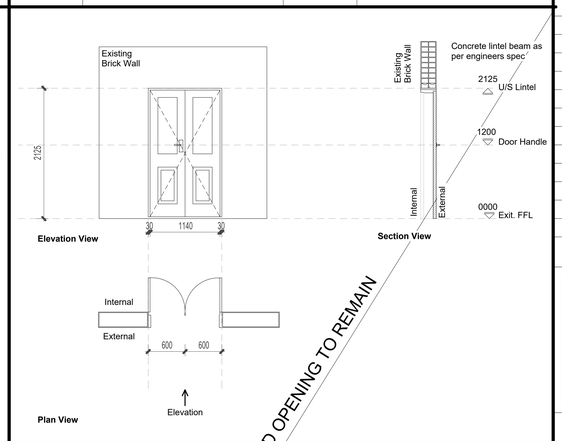


EXISTING DOOR 18 TO BE REMOVED AND REPLACED WITH WINDOW 08

DOOR NUMBER	D18	DOUBLE DOOR (external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	
DOOR DESCRIPTION		FRAME FINISH	
		FRAME SIZE	
		IRONMONGERY	
DOOR FINISH			
DOOR SIZE			
		NOTES	
GLAZING			
SIGNAGE			



DOOR NUMBER	D19 - Exist. Pocket Door Exist. Dinner Room	SINGLE SLIDING DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	
DOOR DESCRIPTION	Existing Sliding door to remain	FRAME FINISH	
		FRAME SIZE	
		IRONMONGERY	
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	1140 x 2032 x 32mm (x 1 leaf)		
		NOTES	Sliding mechanism to be cleaned and oiled to ensure door to runs smoothly
GLAZING	N/A		
SIGNAGE	N/A		



DOOR 20 TO BE REMOVED AND OPENING TO REMAIN

DOOR NUMBER	D20	DOUBLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	
DOOR DESCRIPTION		FRAME FINISH	
		FRAME SIZE	
		IRONMONGERY	
DOOR FINISH			
DOOR SIZE			
		NOTES	
GLAZING			
SIGNAGE			

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

SAJ ARCHITECTS

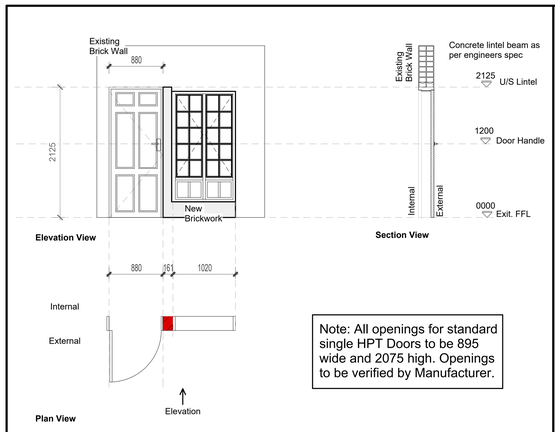
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeep@sajarc.com
sajsundeep@gmail.com

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

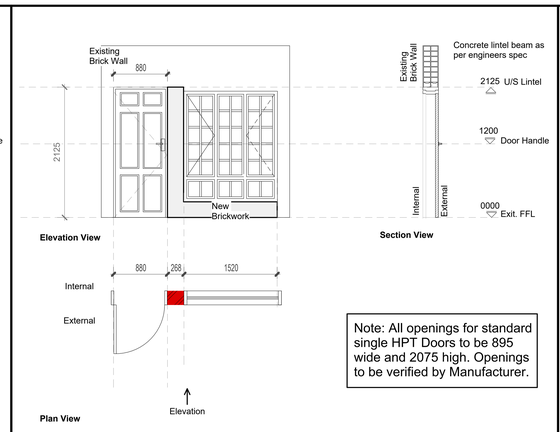
CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. New Door Schedule_002
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

JOB NO:	DRAWING NO:	REVISION:
183	502	00



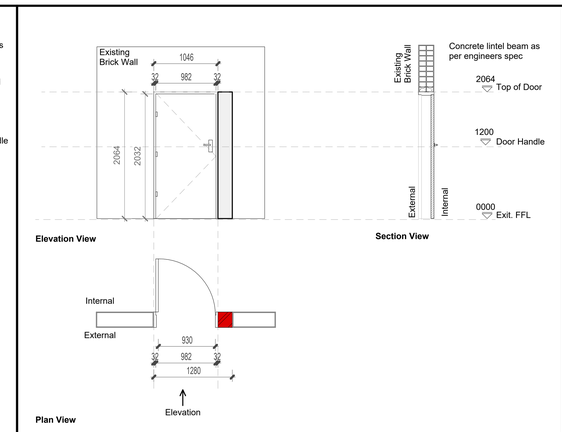
Note: All openings for standard single HPT Doors to be 895 wide and 2075 high. Openings to be verified by Manufacturer.

DOOR NUMBER	D21 HPT Security Door Exist. Dining Room	SINGLE DOOR (external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	Steel Reinforced Frame Door clearing to be achieved to comply with ADA requirements. Manufacturer to confirm size of brick opening required and size of frame
DOOR DESCRIPTION	New Standard Single HPT Door	FRAME FINISH	As per manufacturer's specifications
		FRAME SIZE	As per manufacturer's specifications
		IRONMONGERY	As per manufacturer's specifications
DOOR FINISH	As per manufacturer's specifications		
DOOR SIZE	As per manufacturer's specifications		
GLAZING	N/A	NOTES	Space between New HPT door and new installed timber window to be bricked up, plastered and painted and made good.
SIGNAGE	N/A		

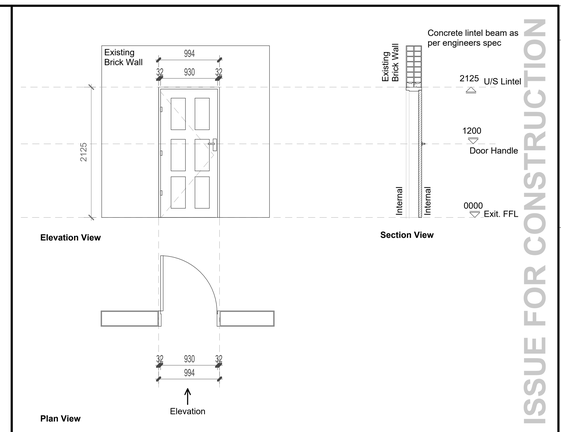


Note: All openings for standard single HPT Doors to be 895 wide and 2075 high. Openings to be verified by Manufacturer.

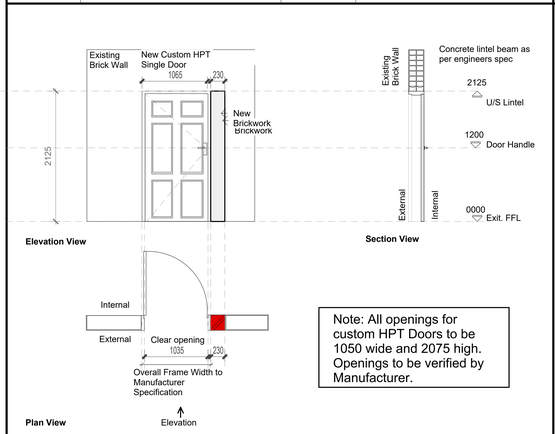
DOOR NUMBER	D22 HPT Security Door Exist. Breakfast Room	SINGLE DOOR (external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	Steel Reinforced Frame Door clearing to be achieved to comply with ADA requirements. Manufacturer to confirm size of brick opening required and size of frame
DOOR DESCRIPTION	New Standard Single HPT Door	FRAME FINISH	As per manufacturer's specifications
		FRAME SIZE	As per manufacturer's specifications
		IRONMONGERY	As per manufacturer's specifications
DOOR FINISH	As per manufacturer's specifications		
DOOR SIZE	As per manufacturer's specifications		
GLAZING	N/A	NOTES	Space between new HPT door and new installed timber window to be bricked up, plastered and painted and made good
SIGNAGE	N/A		



DOOR NUMBER	D23 Solid Core Door Exist. Storeroom 1	SINGLE DOOR(external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	New timber frame to be cleaned, sanded, and varnished
DOOR DESCRIPTION	New 44mm thick Solid-core door with new timber frame	FRAME FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	New 32mm Timber Frame with a single rebate to accommodate larger door
		IRONMONGERY	Hinges - Standard steel hinges (x3) Handle - Pello Standard steel solid single lever handle by QS (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	DOOR - 930 x 2032 x 44mm (x 1 leaf)		
GLAZING	N/A	NOTES	Space between new door and existing wall to be bricked up, plastered and painted
SIGNAGE	N/A		

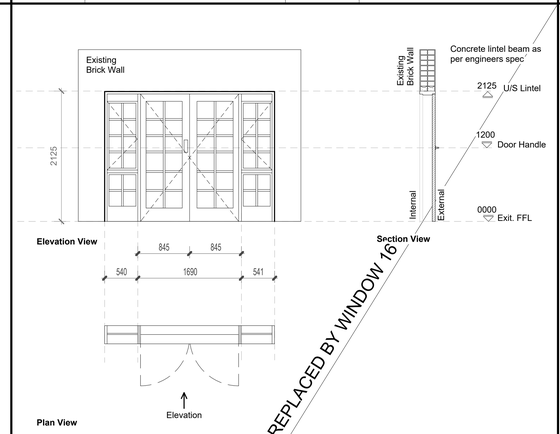


DOOR NUMBER	D24 Solid Core Door Exist. Scullery	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	New timber frame to be cleaned, sanded, and varnished
DOOR DESCRIPTION	New customized 44mm thick Solid-core door with new timber frame	FRAME FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	New 32mm Timber Frame with a single rebate to accommodate larger door
		IRONMONGERY	Hinges - Stainless steel hinges (x3) Handle - Pello Stainless steel solid single lever handle by QS (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	930 x 2032 x 32mm (x 1 leaf)		
GLAZING	N/A	NOTES	
SIGNAGE	N/A		



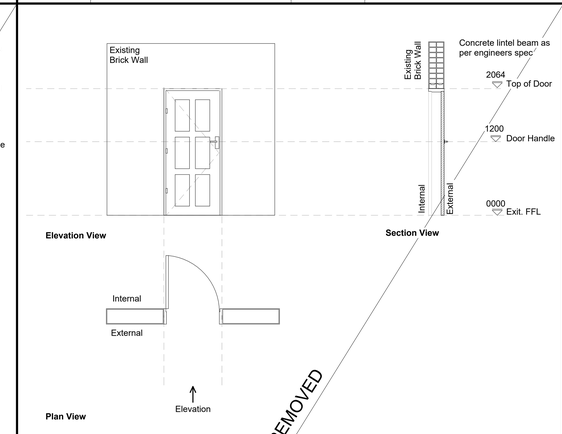
Note: All openings for custom HPT Doors to be 1050 wide and 2075 high. Openings to be verified by Manufacturer.

DOOR NUMBER	D25 HPT Security Door Exist. Scullery	SINGLE DOOR (external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	Steel Reinforced Frame Door clearing to be achieved to comply with ADA requirements. Manufacturer to confirm size of brick opening required and size of frame
DOOR DESCRIPTION	New Custom Single HPT Door	FRAME FINISH	As per manufacturer's specifications
		FRAME SIZE	As per manufacturer's specifications
		IRONMONGERY	As per manufacturer's specification
DOOR FINISH	As per manufacturer's specifications		
DOOR SIZE	As per manufacturer's specifications		
GLAZING	N/A	NOTES	Space between new HPT door and new installed timber window to be bricked up, plastered and painted and made good.
SIGNAGE	N/A		



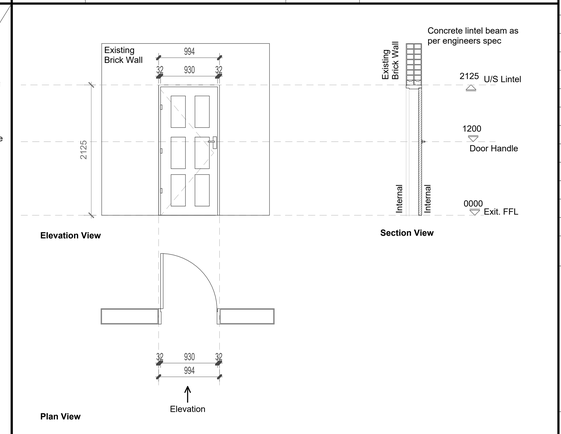
DOOR 26 TO BE REMOVED AND REPLACED BY WINDOW 16

DOOR NUMBER	D26	SINGLE DOOR (external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	
DOOR DESCRIPTION		FRAME FINISH	
		FRAME SIZE	
		IRONMONGERY	
DOOR FINISH			
DOOR SIZE			
GLAZING		NOTES	
SIGNAGE			



DOOR 27 TO BE REMOVED

DOOR NUMBER	D27	SINGLE DOOR (internal)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	
DOOR DESCRIPTION		FRAME FINISH	
		FRAME SIZE	
		IRONMONGERY	
DOOR FINISH			
DOOR SIZE			
GLAZING		NOTES	
SIGNAGE			



DOOR NUMBER	D28 Solid Core Door Exist. Utility Room	SINGLE DOOR (external)	
Drawing Scale	Scale 1:50	FRAME DESCRIPTION	New timber frame to be cleaned, sanded, and varnished
DOOR DESCRIPTION	New customized 44mm thick Solid-core door with new timber frame	FRAME FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats
		FRAME SIZE	New 32mm Timber Frame with a single rebate to accommodate larger door
		IRONMONGERY	Hinges - Stainless steel hinges (x3) Handle - Pello Stainless steel solid single lever handle by QS (x2) Lock Type - Stainless steel Cylinder 2 or 3 lever lockset (x1)
DOOR FINISH	1 x Timber Primer Coat 1 x Universal Undercoat 2 x High Gloss Enamel Finishing Coats		
DOOR SIZE	930 x 2032 x 32mm (x 1 leaf)		
GLAZING	N/A	NOTES	
SIGNAGE	N/A		

DESIGN ISSUE FOR CONSTRUCTION

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

SAJ ARCHITECTS
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

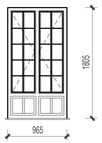
COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

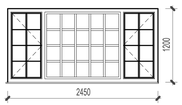
CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. New Door Schedule_003
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

JOB NO:	DRAWING NO:	REVISION:
183	503	00

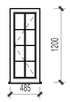
Window No.	W01
Size	965 x 1805 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



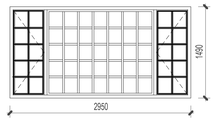
Window No.	W02
Size	965 x 1805 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



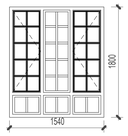
Window No.	W03
Size	2450 x 1200 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



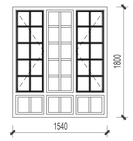
Window No.	W04
Size	485 x 1200 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



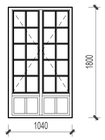
Window No.	W06
Size	2950 x 1490 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



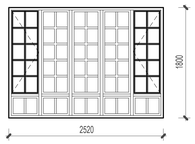
Window No.	W07
Size	1540 x 1800 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



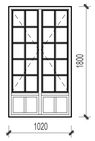
Window No.	W09
Size	1540 x 1800 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



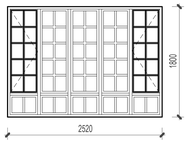
Window No.	W11
Size	1020 x 1800 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



Window No.	W12
Size	2520 x 1800 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)

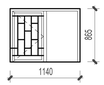


Window No.	W14
Size	1020 x 1800 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)

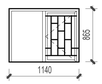


Window No.	W15
Size	2520 x 1800 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)

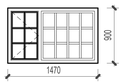
Window No.	W17
Size	1020 x 840 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



Window No.	W19
Size	1140 x 865 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)

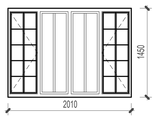


Window No.	W20
Size	1140 x 865 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)

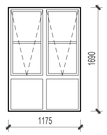


Window No.	W21
Size	1470 x 900 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)

Window No.	W22
Size	1020 x 840 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)

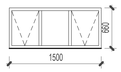


Window No.	W23
Size	2010 x 1450 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)

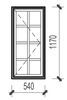


Window No.	W24
Size	1175 x 1690 mm
Frame	Aluminium
Glazing	4mm Float Glass (Clear)

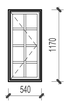
Window No.	W25
Size	445 x 610 mm
Frame	Aluminium
Glazing	4mm Float Glass (Clear)



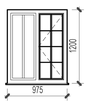
Window No.	W26
Size	1500 x 660 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



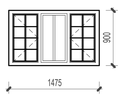
Window No.	W27
Size	540 x 1170 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



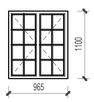
Window No.	W28
Size	540 x 1170 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



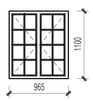
Window No.	W29
Size	975 x 1200 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



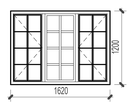
Window No.	W30
Size	1475 x 900 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



Window No.	W31
Size	965 x 1100 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



Window No.	W32
Size	965 x 1100 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)



Window No.	W33
Size	1620 x 1200 mm
Frame	Timber
Glazing	4mm Float Glass (Clear)

DESIGN ISSUE FOR CONSTRUCTION

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

SAJ ARCHITECTS

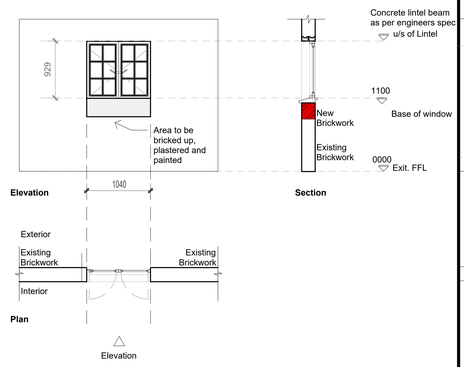
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

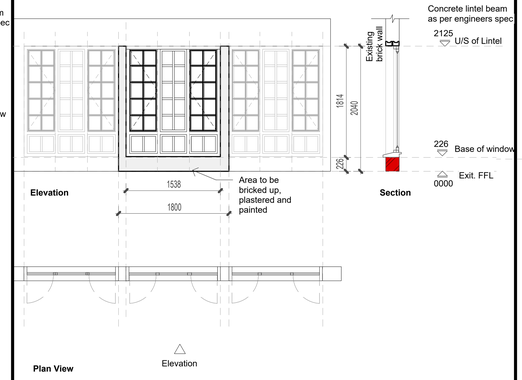
PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. Exist. Window Schedule
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

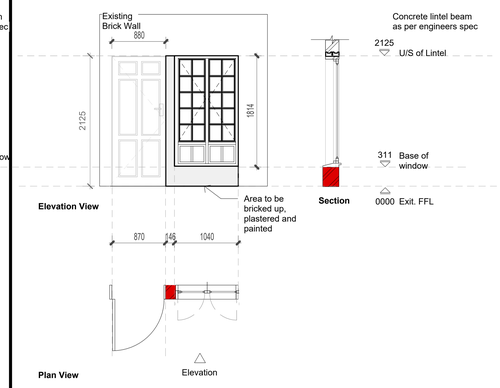
JOB NO:	DRAWING NO:	REVISION:
183	504	00



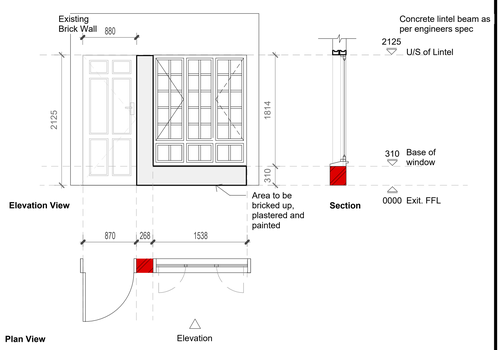
WINDOW NO.	W05 - Bathroom 1
DRAWING SCALE	Scale 1:50
DESCRIPTION	New 1040 x 929mm Van Acht MC22 Full Pane Timber Window
POSITION	Bathroom 1 on East facing wall as per plan.
FRAME	Timber
FRAME FINISH	Frame to be cleaned, sanded and varnished with 2 coats of UV resistant Plascon Woodcare Interior/Exterior Varnish
GLAZING	4mm Float Glass (Obscure)
GLAZING AREA	1.02m²
NOTES	Window equipped with weather seals, 90 degree hinges and satin chrome handles Main Bars: 42mm x 140mm Area surrounding new installed window to be bricked up, plastered and painted



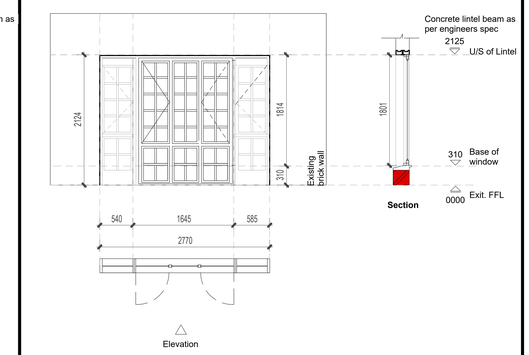
WINDOW NO.	W08 - Existing Lounge
DRAWING SCALE	Scale 1:50
DESCRIPTION	New 1538 x 1814mm Van Acht MA3SPS Small Pane Timber Window
POSITION	Lounge on North facing wall as per plan.
FRAME	Timber
FRAME FINISH	Frame to be cleaned, sanded and varnished with 2 coats of UV resistant Plascon Woodcare Interior/Exterior Varnish
GLAZING	4mm Float Glass (Clear)
GLAZING AREA	2.79m²
NOTES	Window equipped with weather seals, 90 degree hinges and satin chrome handles Small Pane Bars: 31mm x 42mm Man Bars: 42mm x 140mm Space surrounding new installed timber window, to be bricked up, plastered and painted



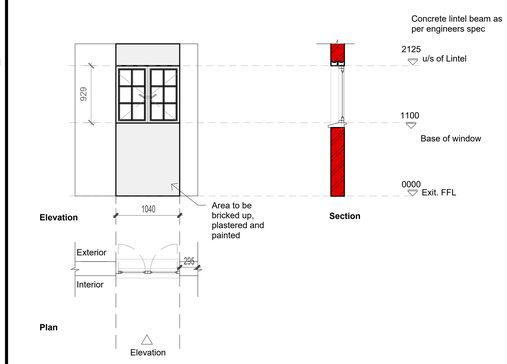
WINDOW NO.	W10 - Existing Dining Room
DRAWING SCALE	Scale 1:50
DESCRIPTION	New 1040 x 1814mm Van Acht MA22SPS Small Pane Timber Window
POSITION	Family Room on North facing wall as per plan
FRAME	Timber
FRAME FINISH	Frame to be cleaned, sanded and varnished with 2 coats of UV resistant Plascon Woodcare Interior/Exterior Varnish
GLAZING	4mm Float Glass (Clear)
GLAZING AREA	1.87m²
NOTES	Window equipped with weather seals, 90 degree hinges and satin chrome handles Small Pane Bars: 31mm x 42mm Main Bars: 42mm x 140mm Space between New HPT door and new installed timber window to be bricked up, plastered and painted



WINDOW NO.	W13 - Existing Breakfast Room
DRAWING SCALE	Scale 1:50
DESCRIPTION	New 1538 x 1814mm Van Acht MA3SPS Small Pane Timber Window
POSITION	Situated in Breakfast Room on West facing wall as per plan
FRAME	Timber
FRAME FINISH	Frame to be cleaned, sanded and varnished with 2 coats of UV resistant Plascon Woodcare Interior/Exterior Varnish
GLAZING	4mm Float Glass (Clear)
GLAZING AREA	2.79m²
NOTES	Window equipped with weather seals, 90 degree hinges and satin chrome handles Small Pane Bars: 31mm x 42mm, Main Bars: 42mm x 140mm Space between new HPT door and new installed timber window to be bricked up, plastered and painted



WINDOW NO.	W16 - Existing Family Room
DRAWING SCALE	Scale 1:50
DESCRIPTION	New Custom Small Pane Timber Window to fit opening where the door was
POSITION	Situated in Breakfast Room on East facing wall as per plan
FRAME	Timber
FRAME FINISH	Frame to be cleaned, sanded and varnished with 2 coats of UV resistant Plascon Woodcare Interior/Exterior Varnish
GLAZING	4mm Float Glass (Clear)
GLAZING AREA	2.79m²
NOTES	Window equipped with weather seals, 90 degree hinges and satin chrome handles Main Bars: 42mm x140mm Space above and below new installed timber window to be bricked up, plastered and painted



WINDOW NO.	W18 - Existing Scullery
DRAWING SCALE	Scale 1:50
DESCRIPTION	New 1040 x 929 mm Van Acht MC22 Full Pane Timber Window
POSITION	Situated in Scullery on East facing wall as per plan
FRAME	Timber
FRAME FINISH	Frame to be cleaned, sanded and varnished with 2 coats of UV resistant Plascon Woodcare Interior/Exterior Varnish
GLAZING	4mm Float Glass (Clear)
GLAZING AREA	1.02m²
NOTES	Window equipped with weather seals, 90 degree hinges and satin chrome handles Main Bars: 42mm x 140mm Space above and below new installed timber window to be bricked up, plastered and painted

DESIGN ISSUE FOR CONSTRUCTION

Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.

GENERAL NOTES

1.All materials and workmanship are to comply with the relevant S.A.B.S codes
2.This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimetres unless otherwise stated
3. This drawing must be read in conjunction with all the relevant drawings and specifications
4. Any discrepancies on the drawing are to be brought to the architect's attention by the contractor before putting work in hand
5. All dimensions and levels must be checked on site by the contractor before putting work
6. The contractor must obtain the Architect's written confirmation of any instruction which involve a variation to the contract before putting work in hand
7. All voids, suspended ceilings and partitions to be rodent proof in accordance with the government rodent proofing regulations
8. All mechanical and electrical work is to be done in accordance with the National Building Regulations
9. The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site throughout the construction period

DRAINAGE NOTES

1. Access eyes to all bends and junctions and changes in gradient to waste and soil pipes.
2. All rodding eyes to have marked covers at ground level.
3. All waste pipes to be fully accessible.
4. Waste fittings to have 75mm deep seal traps.
5. Gradients to waste branches to be between 1,25 and 5.
6. Gradients to soil branches to be between 2,5 and 45.
7. All soil pipes under building to be encased in min 150mm concrete.

REV	Date	Description	Dwn by:	Ckd by:
00	01 Dec 2025		R. Molokwane	S.Jivan

SAJ ARCHITECTS

8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

PROJECT : Design and Construction documentation of Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON

CLIENT: U.S. Consulate General Johannesburg, South Africa	DRAWING NAME: 1. New Window Schedule
DATE: 01 December 2025	DRAWING FOR: Issue for Construction
DRAWN BY: Rebaone Molokwane	CHECKED BY: Sundeep Jivan
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg, 2128.	
SHEET NO:	SCALE: As per drawing

JOB NO:	DRAWING NO:	REVISION:
183	505	00

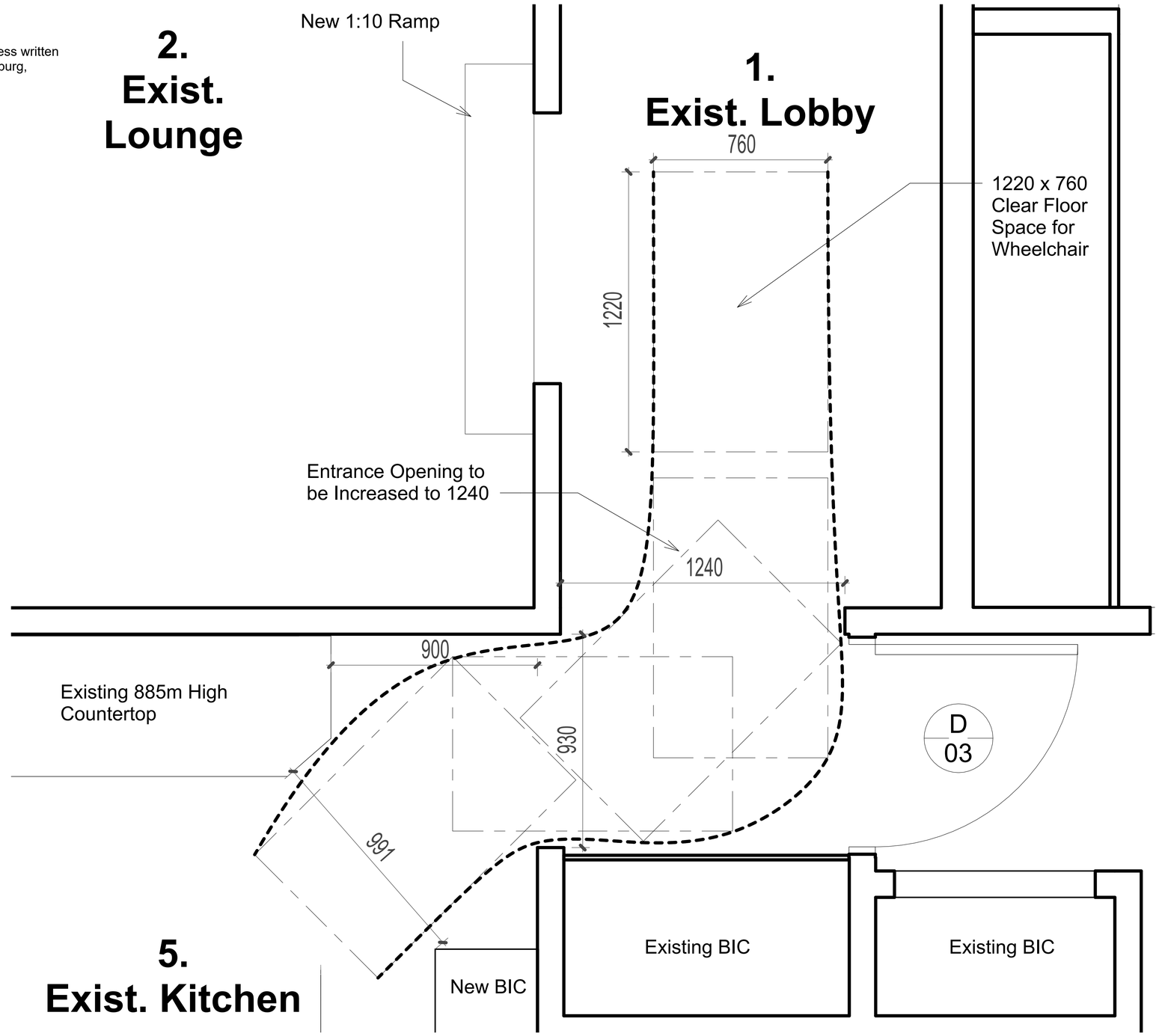
Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



WHEELCHAIR MANEUVER CLEARNCE
Scale 1:20

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Wheelchair Maneuver Clearance	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	102	00

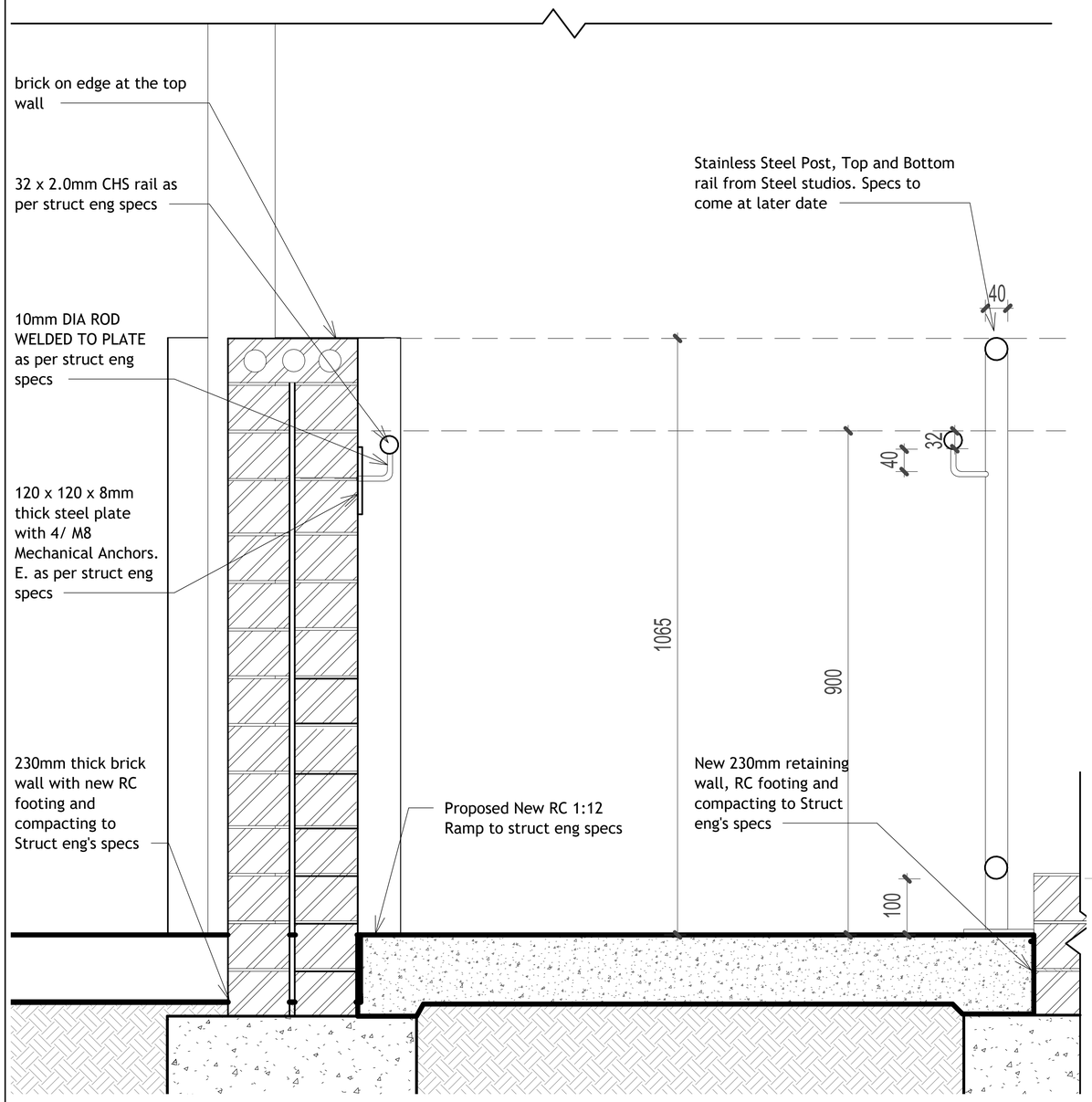
Unclassified (U)

WARNING

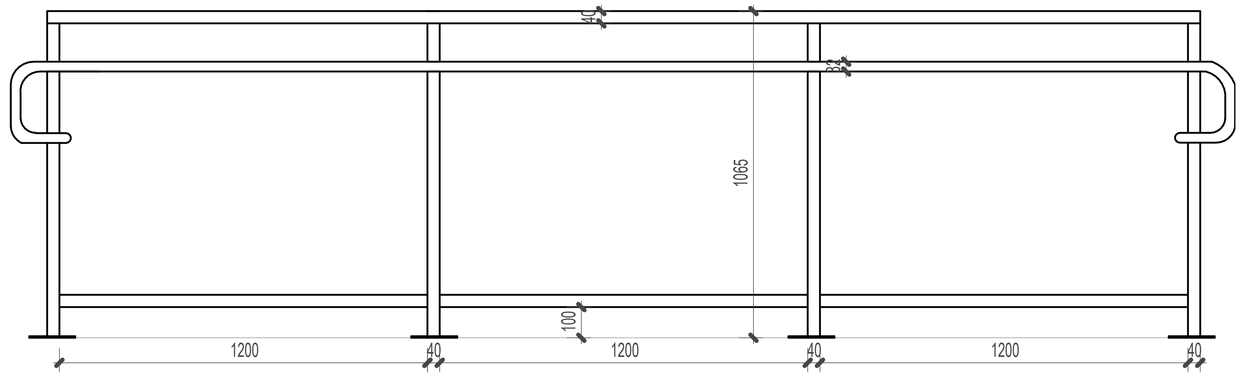
This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

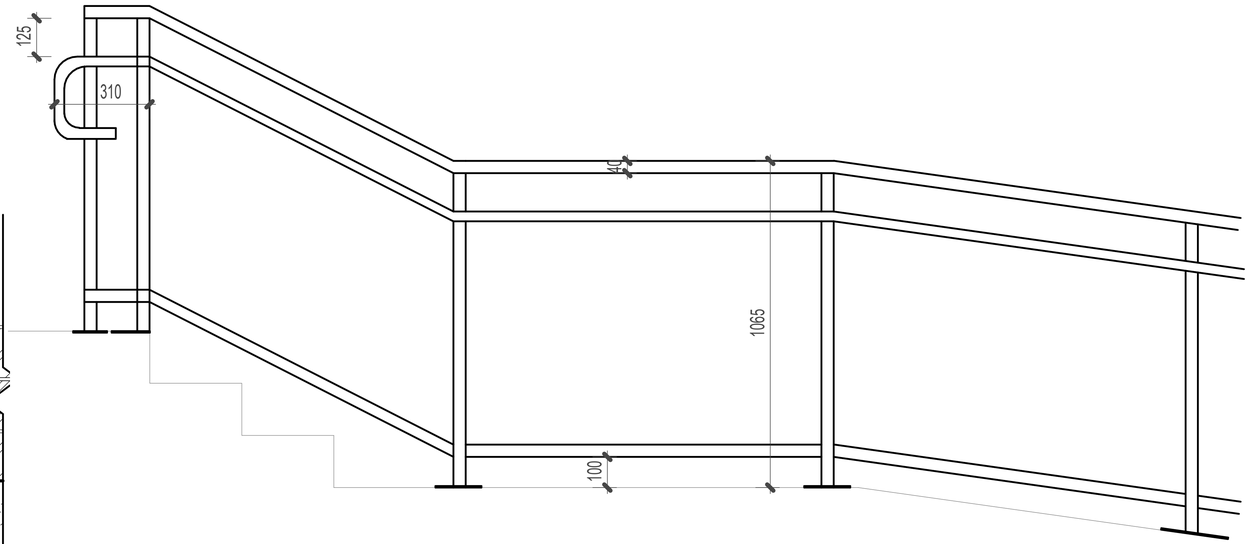
1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



PROPOSED HANDRAIL SECTION
Scale 1:10



PROPOSED HANDRAIL ELEVATION
Scale 1:20



PROPOSED HANDRAIL ELEVATION AT RAMP STAIR
Scale 1:20

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Handrail detail	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	401	00

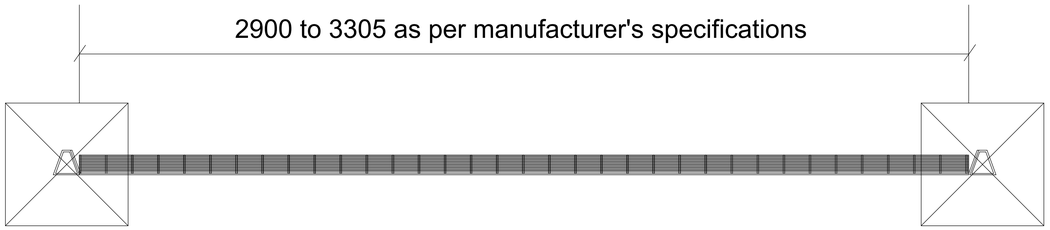
Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

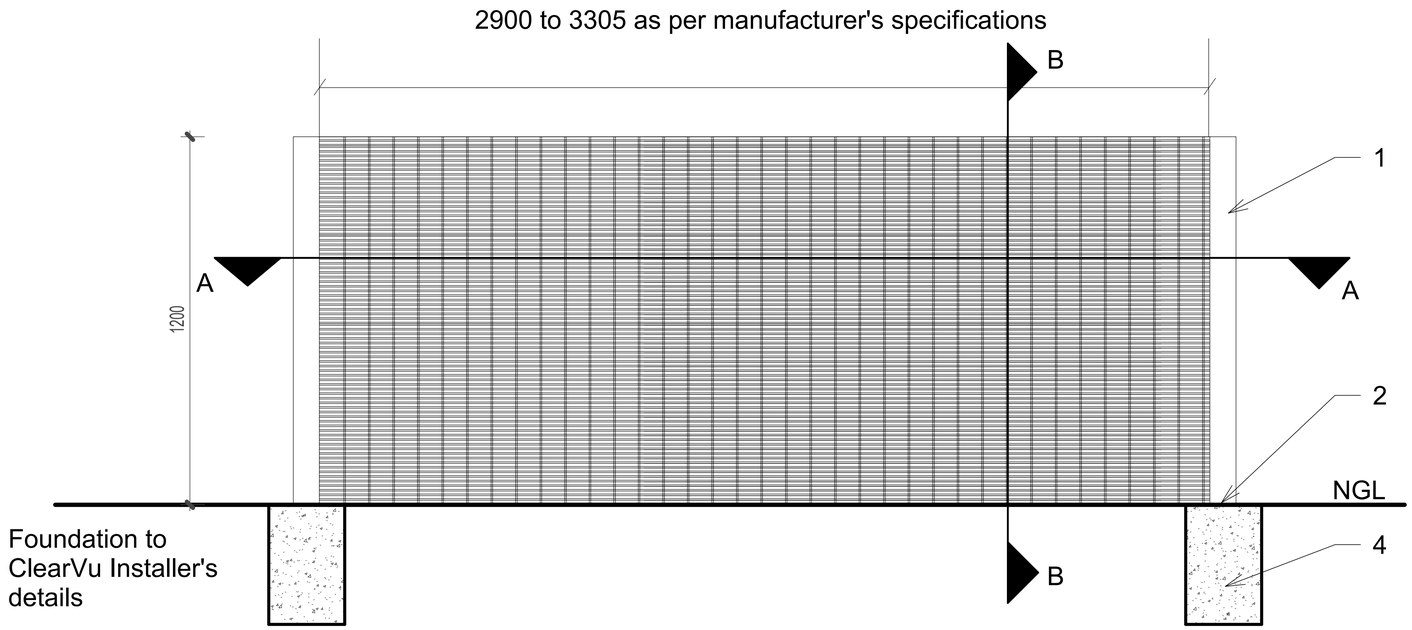
1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



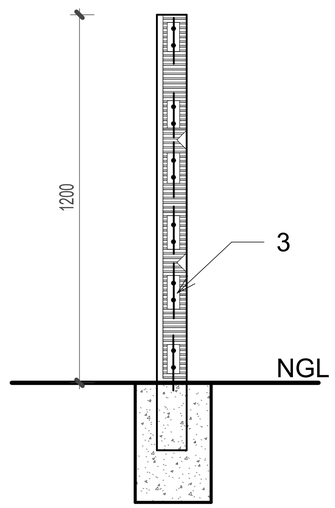
SECTION AA
Scale 1:20

CLEARVIEW FENCE SPECIFICATION

ITEM NO.	DESCRIPTION	DESCRIPTION
1	PANEL	1.2M HIGH SECURITY CLEARVU OR SIMILAR APPROVED COATED FENCE. 76X12.7MM MESH APERTURE. WIRE DIAMETER OF 3MM HORIZONTAL AND 4MM VERTICAL 4 STIFFENING WIRE BEND INTERNAL FIXTURES- ANTI VANDAL/CLIMB ETC POLYESTER COATED IN BLACK
2	POST	COATED TAPER LOCKING POST SEALED WITH STEEL CAP
3	CLAMPS	COATED SINGLE AND DOUBLE COMBO CLAMP OR SIMILAR APPROVED
4	FOUNDATION	AS PER MANUFACTURERS SPECIFICATION



FRONT ELEVATION
Scale 1:20



SECTION BB
Scale 1:20

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

SAJ ARCHITECTS
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT: Design and Construction documentation of Accessibility upgrade	**DRAWING NAME:** ClearVu Fence Specification	**DATE:** 01 December 2025	**DRAWN BY:** Rebaone Molokwane	**SHEET NO:**	**SCALE:** As per drawing
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	**CLIENT:** U.S. Consulate General Johannesburg, South Africa	**DRAWING FOR:** Issue for Construction	**CHECKED BY:** Sundeep Jivan	**JOB NO:** 183	**DRAWING NO:** 402 / **REVISION:** 00

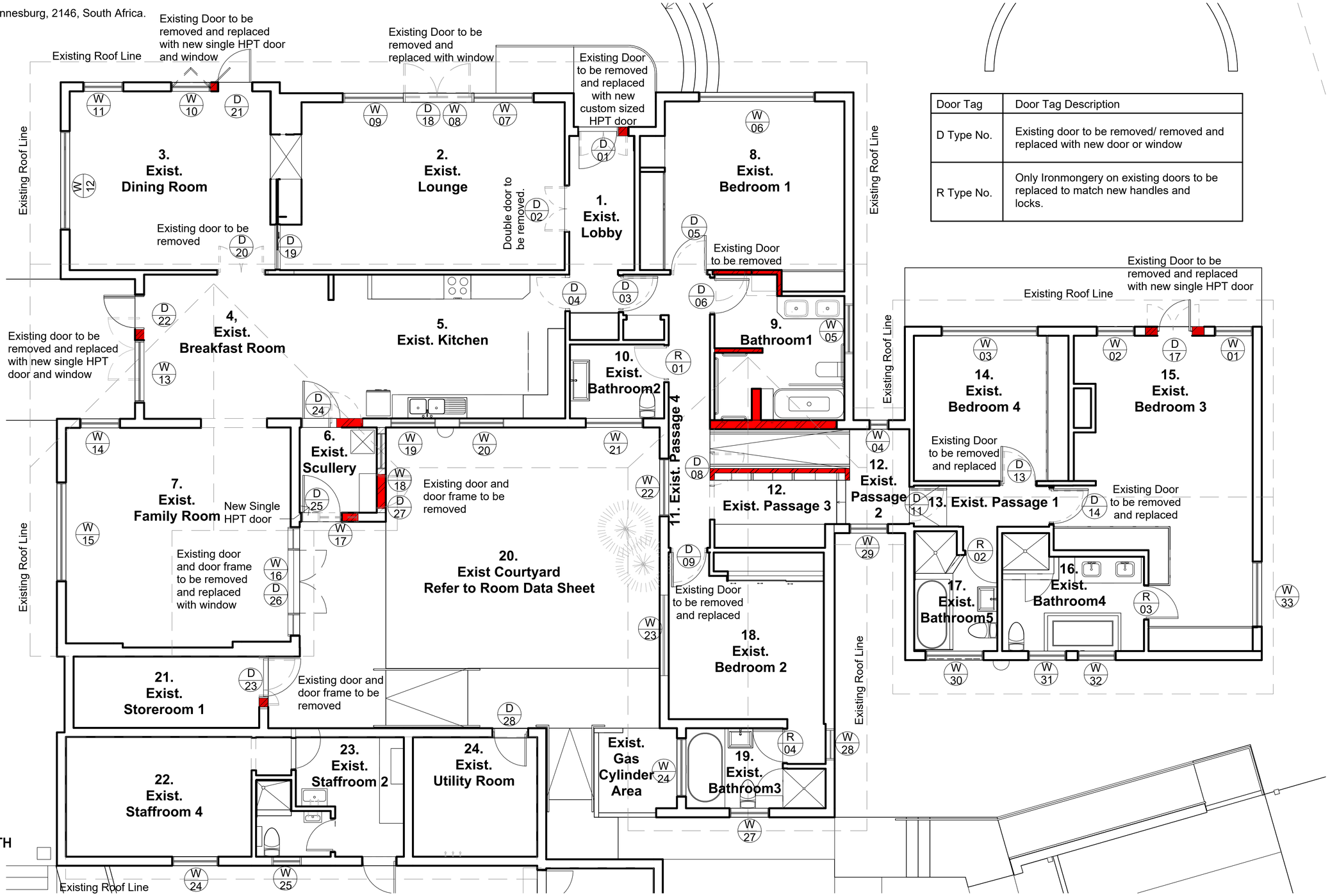
Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



Door Tag	Door Tag Description
D Type No.	Existing door to be removed/ removed and replaced with new door or window
R Type No.	Only Ironmongery on existing doors to be replaced to match new handles and locks.

GROUND FLOOR PLAN WITH DOOR AND WINDOW TAGS
Scale 1:100

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT: Design and Construction documentation of Accessibility upgrade	**DRAWING NAME:** Ground Floor Plan with Door and Window Tags	**DATE:** 01 December 2025	**DRAWN BY:** Rebaone Molokwane	**SHEET NO:**		**SCALE:** As per drawing
SITE: 7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	**CLIENT:** U.S. Consulate General Johannesburg, South Africa	**DRAWING FOR:** Issue for Construction	**CHECKED BY:** Sundeep Jivan	**JOB NO:** 183	**DRAWING NO:** 500	**REVISION:** 00

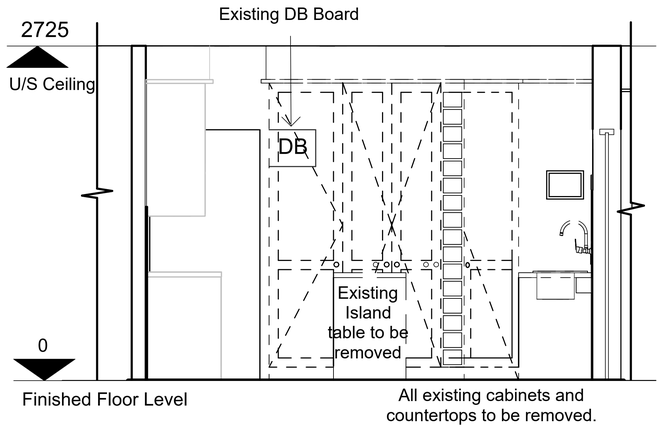
Unclassified (U)

WARNING

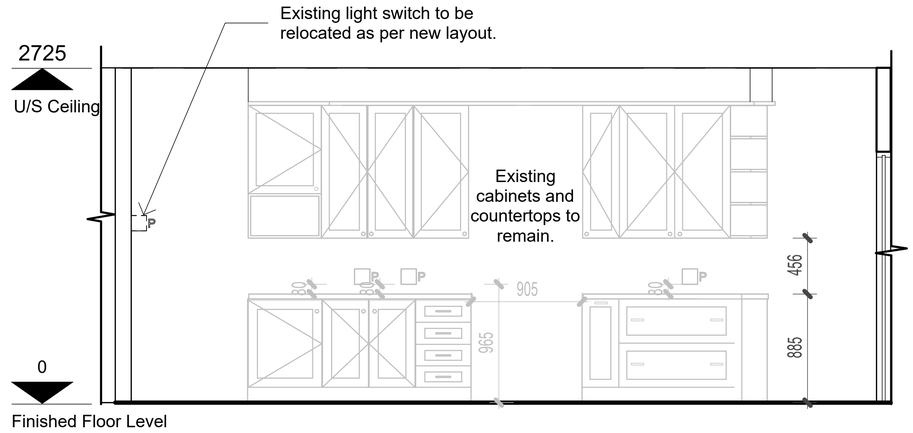
This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

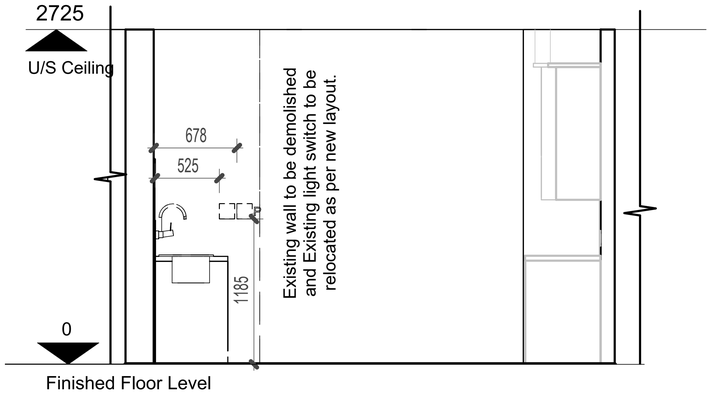
1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



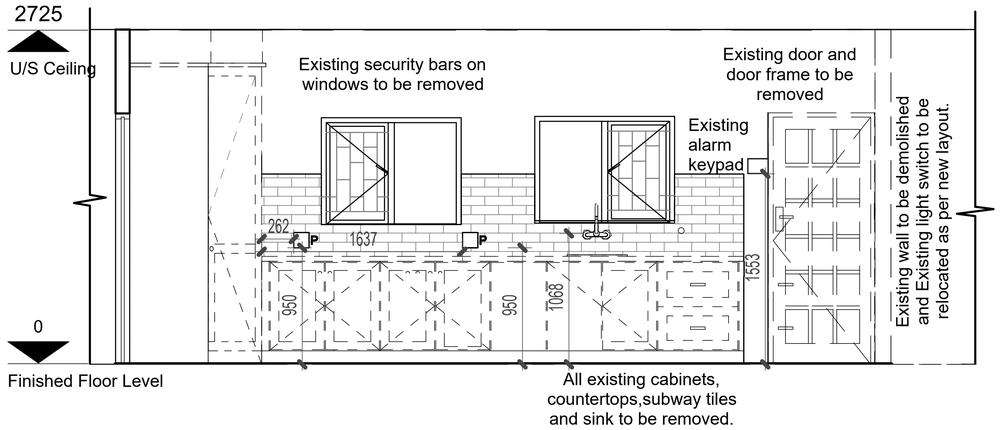
Kitchen - East Elevation
Scale 1 : 50



Kitchen - North Elevation
Scale 1 : 50



Kitchen - West Elevation
Scale 1 : 50



Kitchen - South Elevation
Scale 1 : 50

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Kitchen - Demolition Elevations	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	600	00

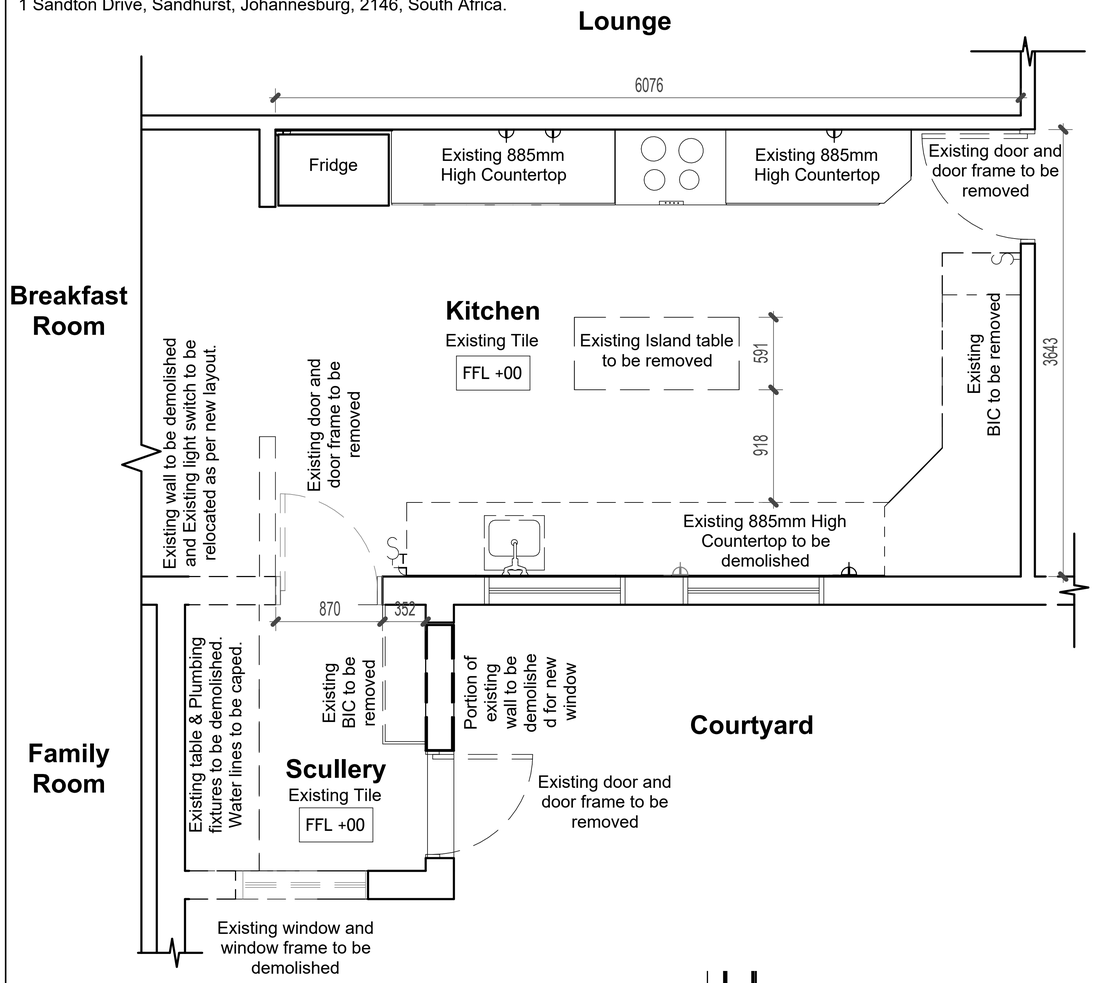
Unclassified (U)

WARNING

This document is the property of the U.S. Government.

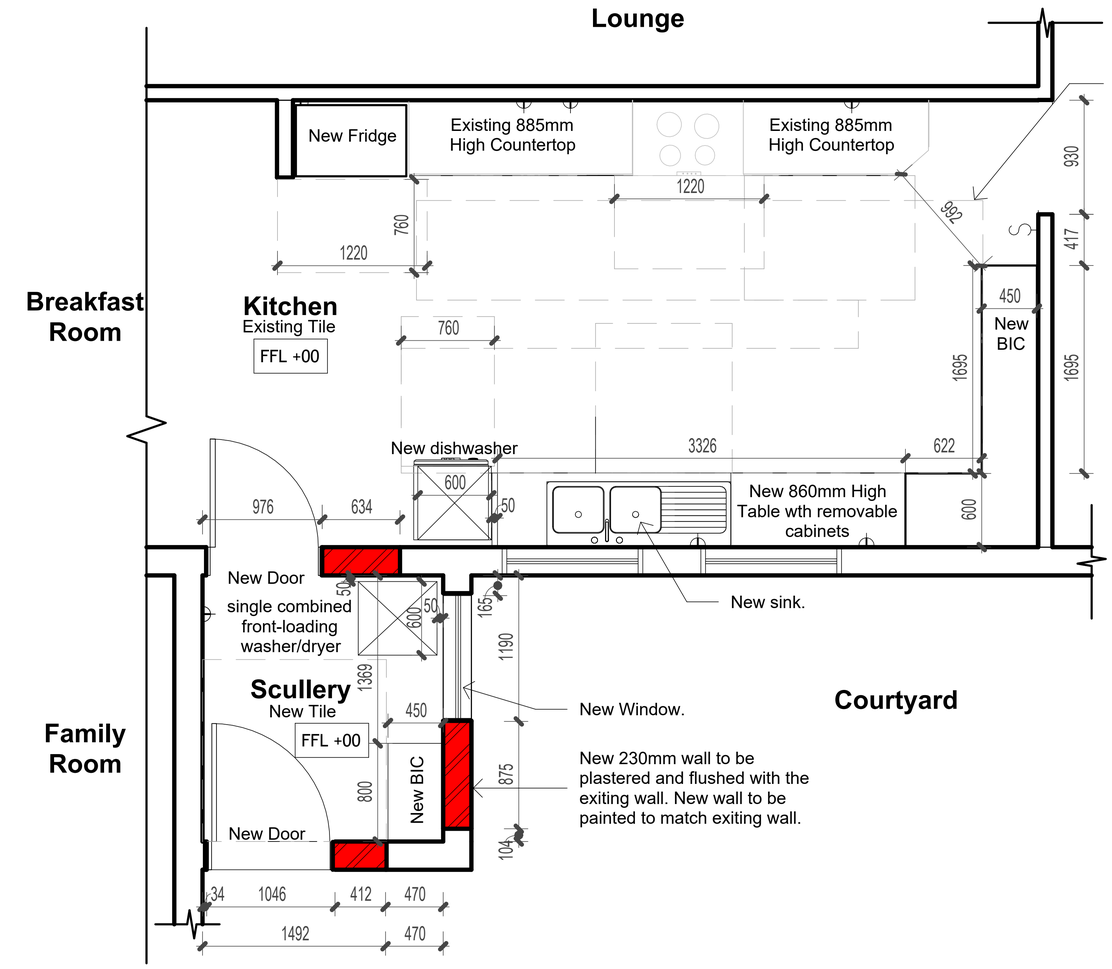
Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



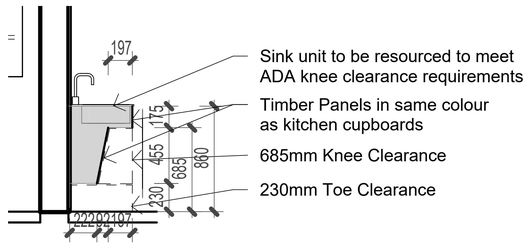
Kitchen - Demolition Plan

Scale 1 : 50



Kitchen - Proposed New Layout

Scale 1 : 50



Section demonstrating toe/knee clearance

Scale 1 : 50

Floor Level Power: All floor level power outlets that are installed lower than 380mm above ffl, measured to the center of the outlet, should be moved to 400mm above ffl. All outlets throughout the main residence.

Light Switches: All light switches that are installed higher than 1200 mm above ffl, measured to the center of the switch, should be moved to 1200mm above ffl. All switches throughout the main residence

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Kitchen - Demolition, Proposed New Plans, & Sink Clearance Section	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	601	00

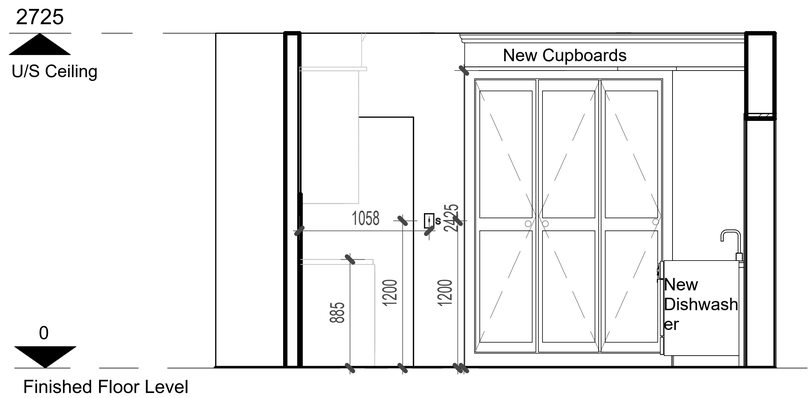
Unclassified (U)

WARNING

This document is the property of the U.S. Government.

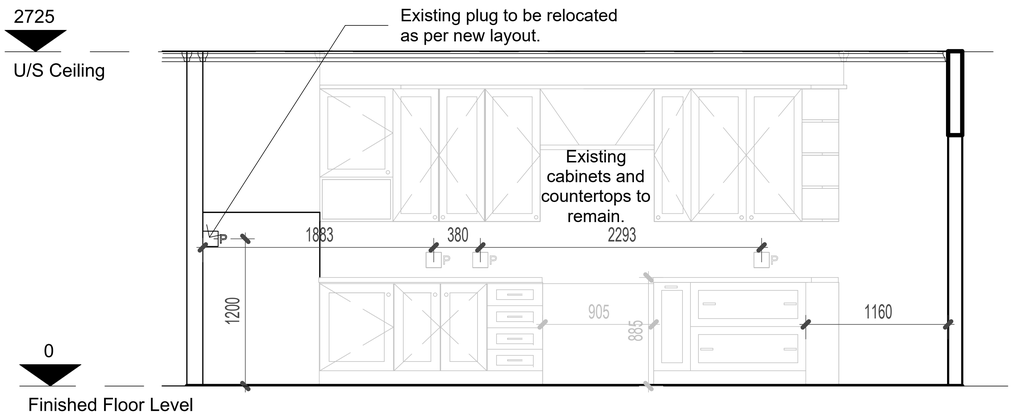
Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



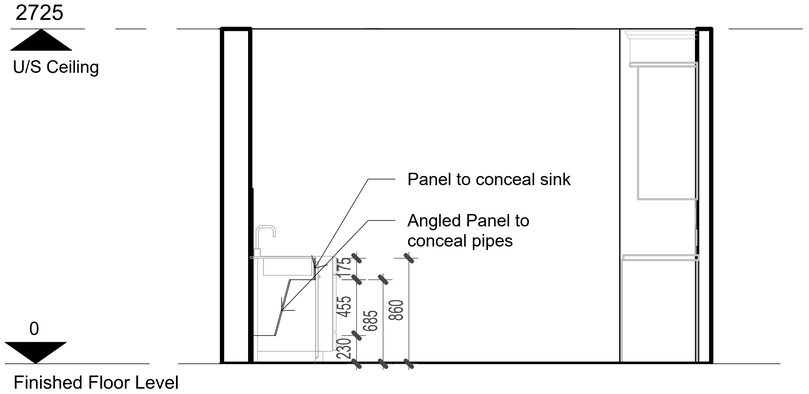
Kitchen - East Elevation Proposed

Scale 1 : 50



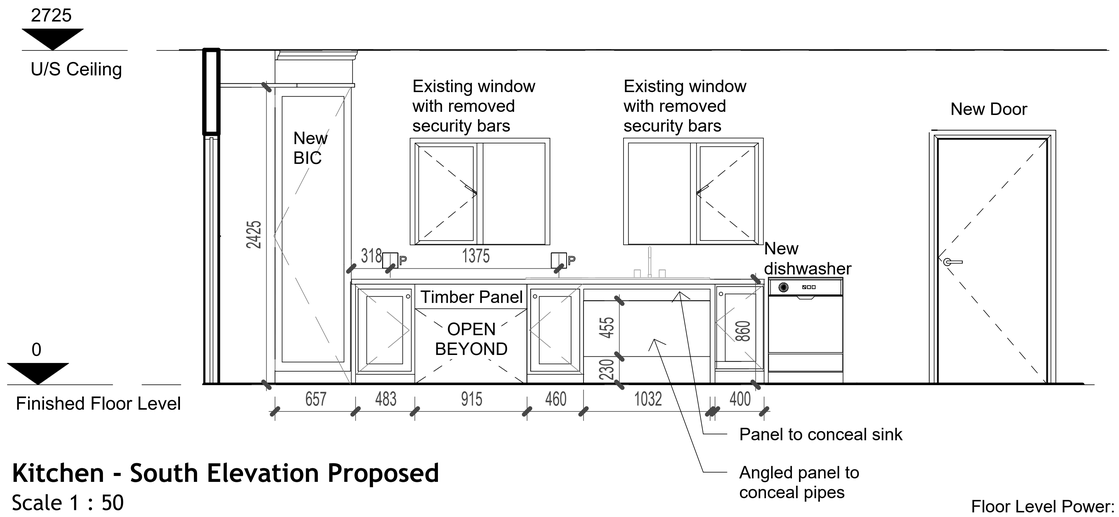
Kitchen - North Elevation Proposed

Scale 1 : 50



Kitchen - West Elevation Proposed

Scale 1 : 50



Kitchen - South Elevation Proposed

Scale 1 : 50

Floor Level Power: All floor level power outlets that are installed lower than 380mm above ffl, measured to the center of the outlet, should be moved to 400mm above ffl. All outlets throughout the main residence.

Light Switches: All light switches that are installed higher than 1200 mm above ffl, measured to the center of the switch, should be moved to 1200mm above ffl. All switches throughout the main residence

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S

8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Kitchen - Proposed Elevations	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	602	00

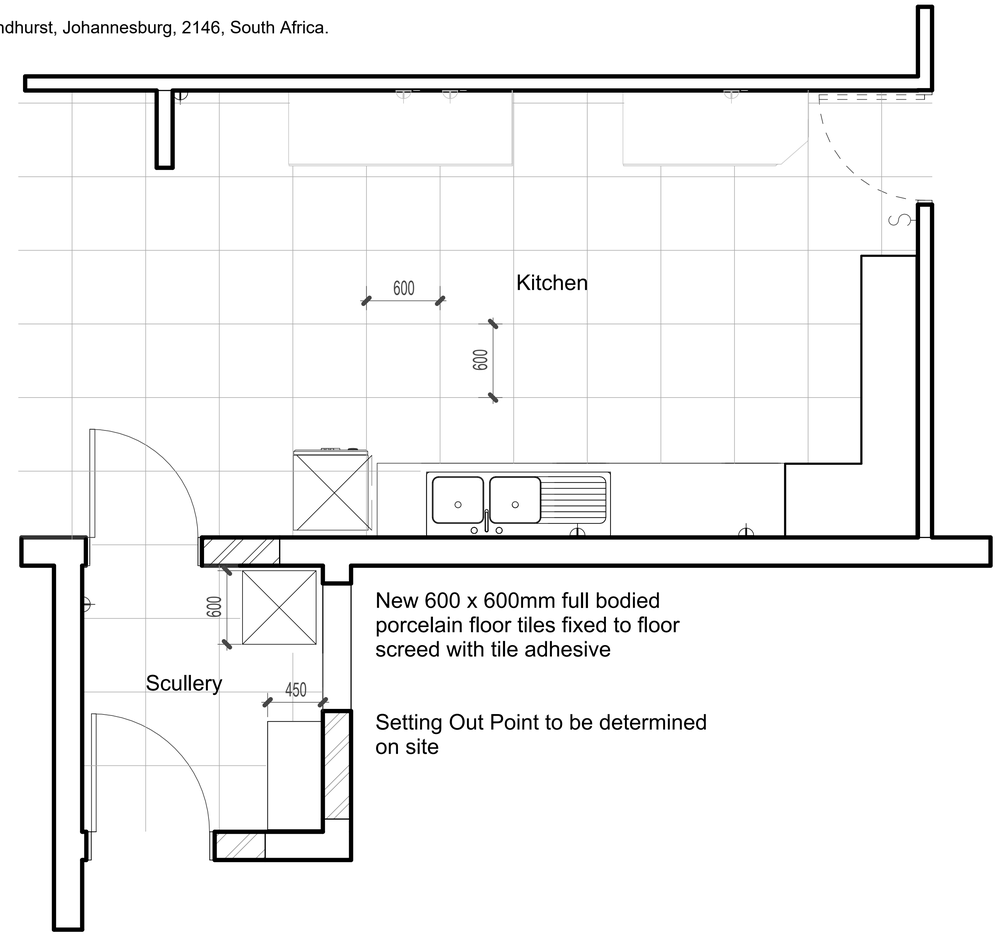
Unclassified (U)

WARNING

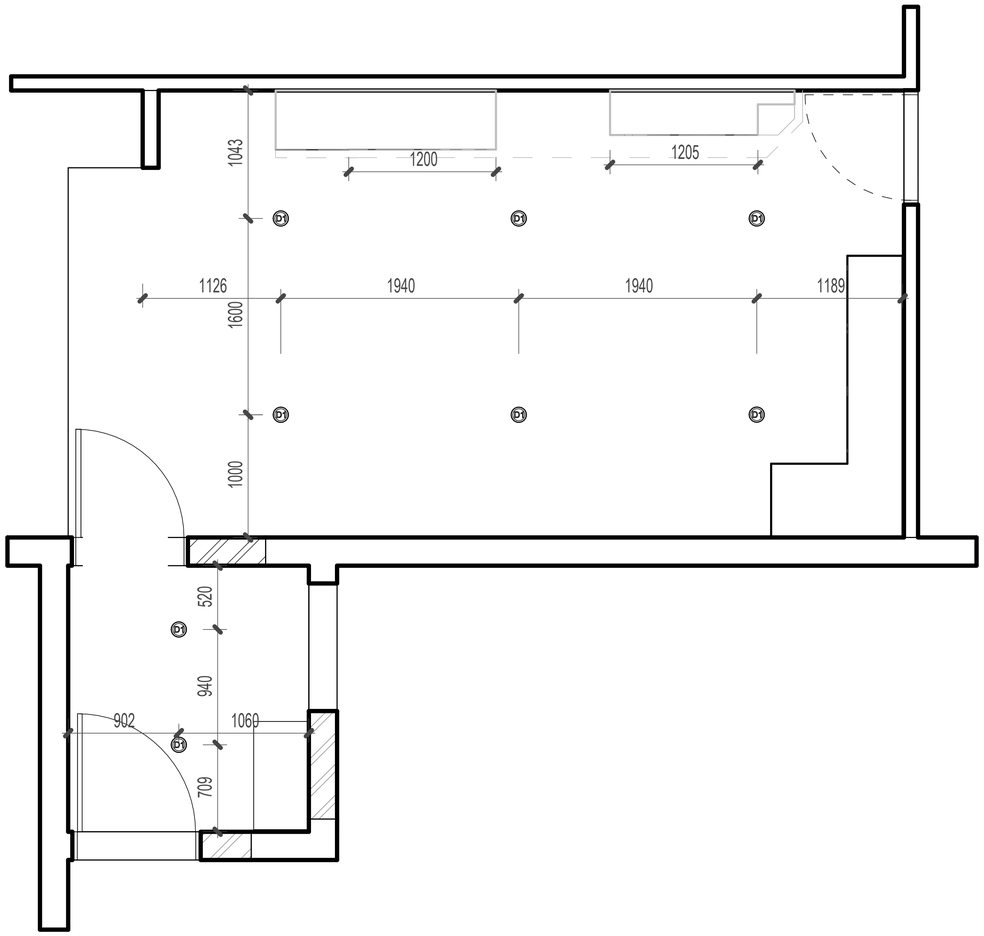
This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



Tiling Layout Plan
Scale 1 : 50



Reflected Ceiling Plan with Proposed New Lighting
Scale 1 : 50

Infrared sensors to be updated

Floor Level Power: All floor level power outlets that are installed lower than 380mm above ffl, measured to the center of the outlet, should be moved to 400mm above ffl. All outlets throughout the main residence.

Light Switches: All light switches that are installed higher than 1200 mm above ffl, measured to the center of the switch, should be moved to 1200mm above ffl. All switches throughout the main residence

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Kitchen - Proposed Tiling & Ceiling Plans	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	603	00

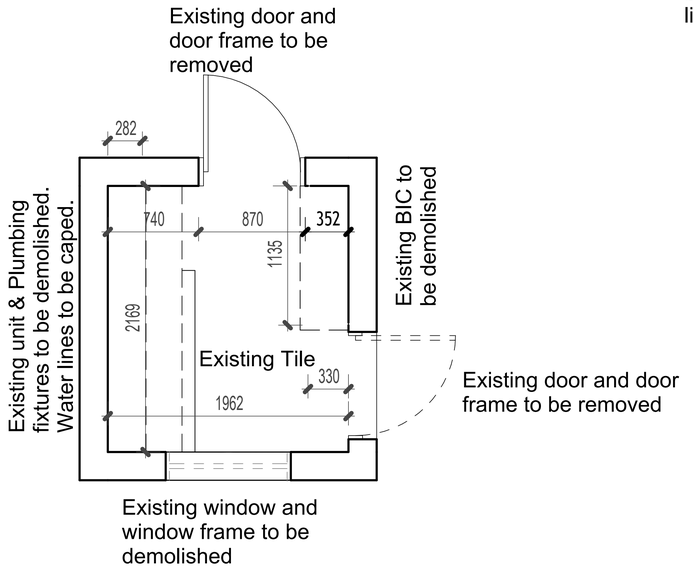
Unclassified (U)

WARNING

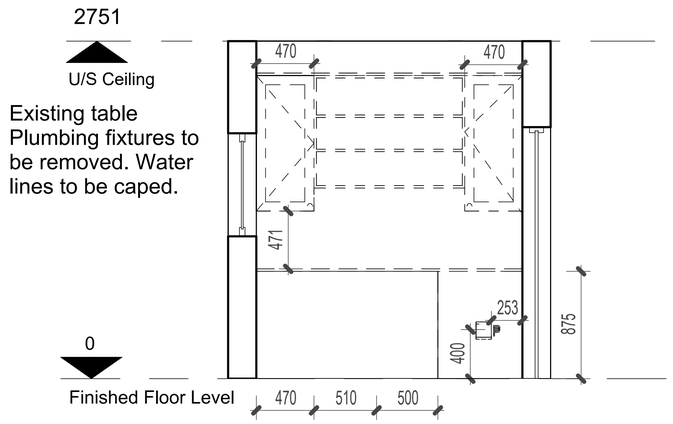
This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

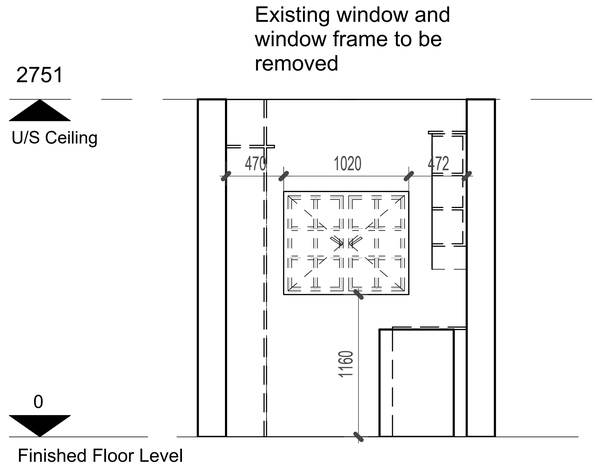
1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



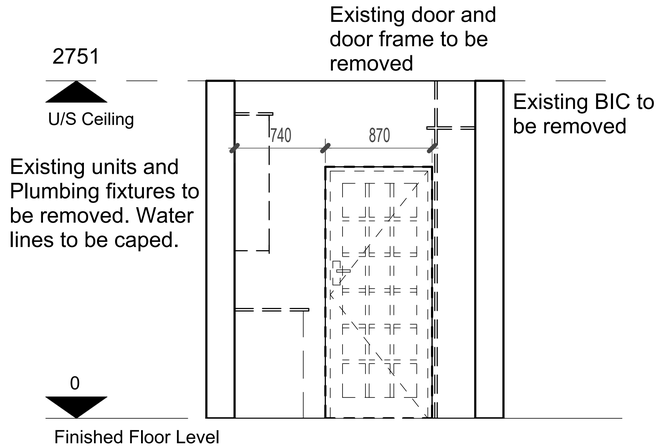
Scullery - Floor Plan
Scale 1 : 50



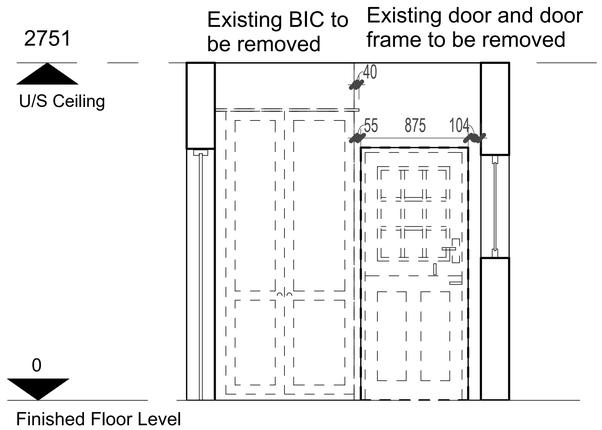
Scullery (SC) - West Elevation
Scale 1 : 50



Scullery (SC) - South Elevation
Scale 1 : 50



Scullery (SC) - North Elevation
Scale 1 : 50



Scullery (SC) - East Elevation
Scale 1 : 50

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Scullery - Demolition Plan & Elevations	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	604	00

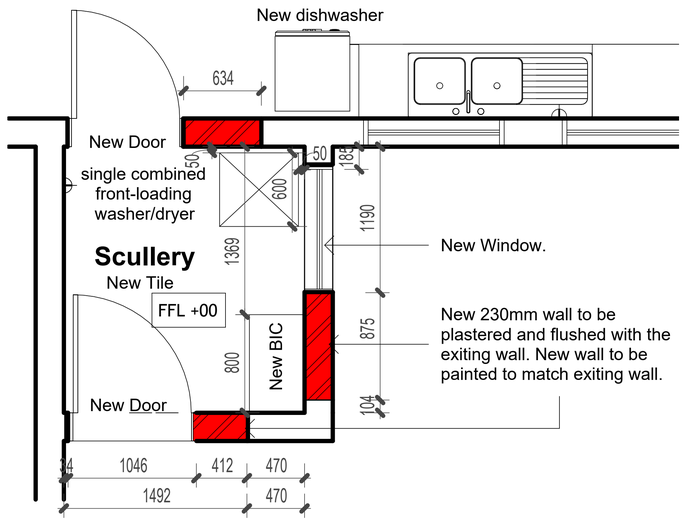
Unclassified (U)

WARNING

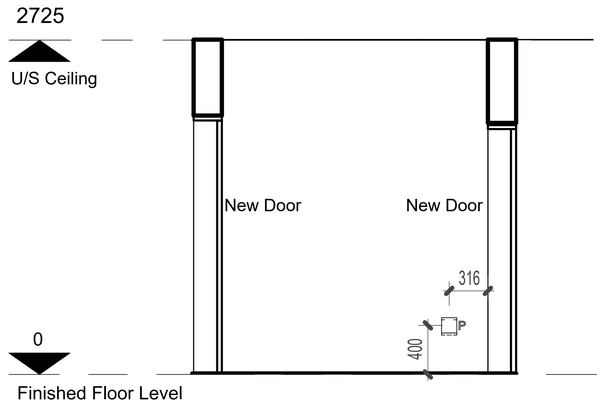
This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

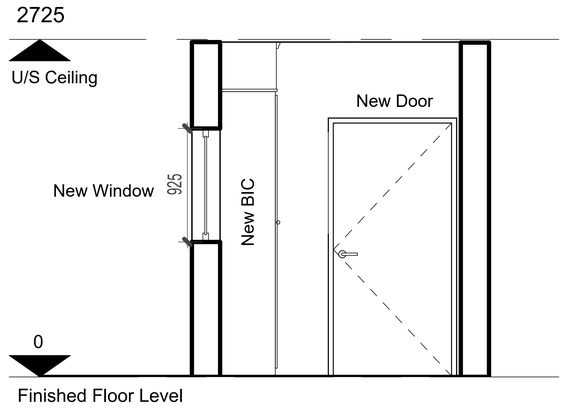
1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



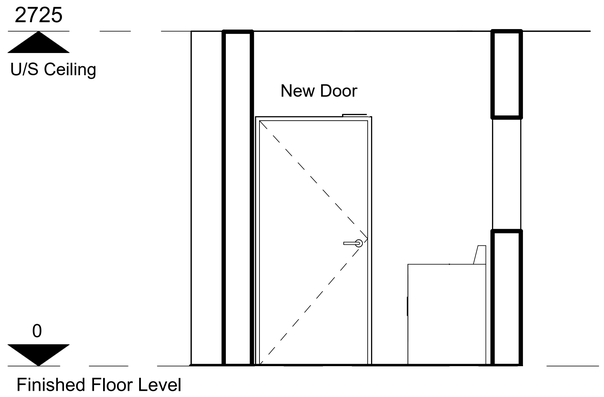
Scullery- Proposed Layout
Scale 1:50



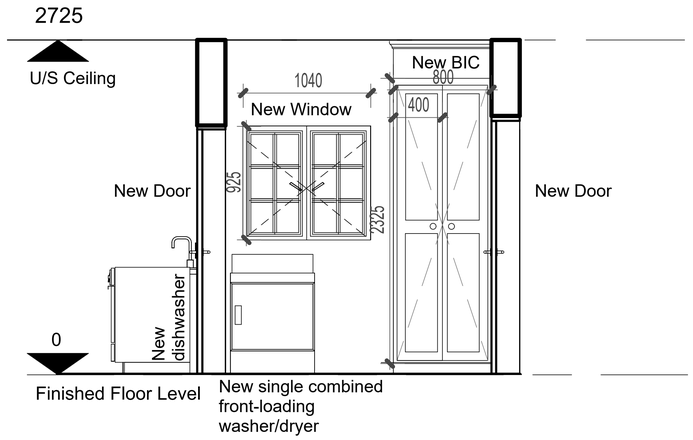
Scullery - West Elevation
Scale 1 : 50



Scullery - South Elevation
Scale 1 : 50



Scullery - North Elevation
Scale 1 : 50



Scullery - East Elevation
Scale 1 : 50

Floor Level Power: All floor level power outlets that are installed lower than 380mm above ffl, measured to the center of the outlet, should be moved to 400mm above ffl. All outlets throughout the main residence.

Light Switches: All light switches that are installed higher than 1200 mm above ffl, measured to the center of the switch, should be moved to 1200mm above ffl. All switches throughout the main residence

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Scullery - Proposed New Plan & Elevations	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	605	00

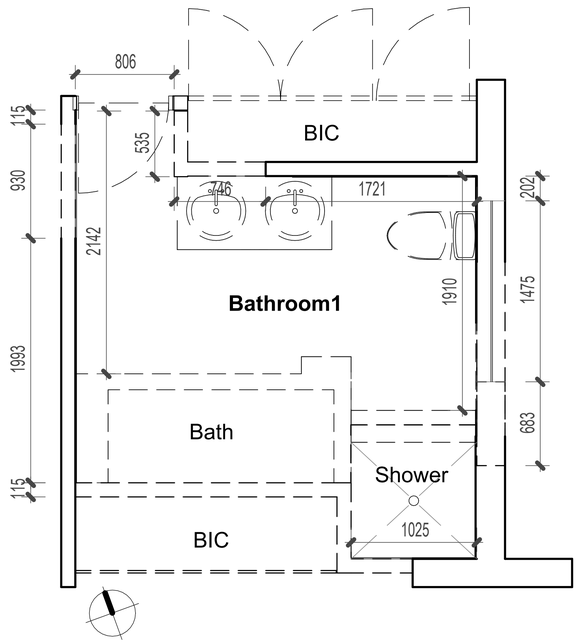
Unclassified (U)

WARNING

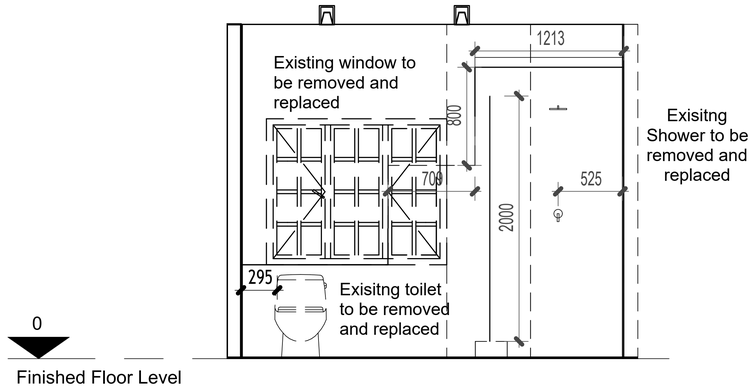
This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

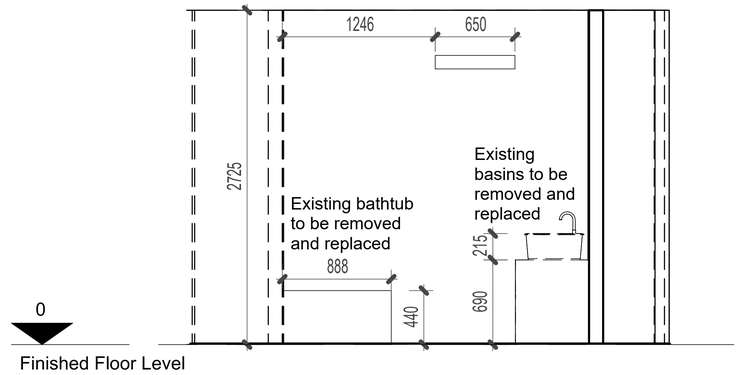
1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



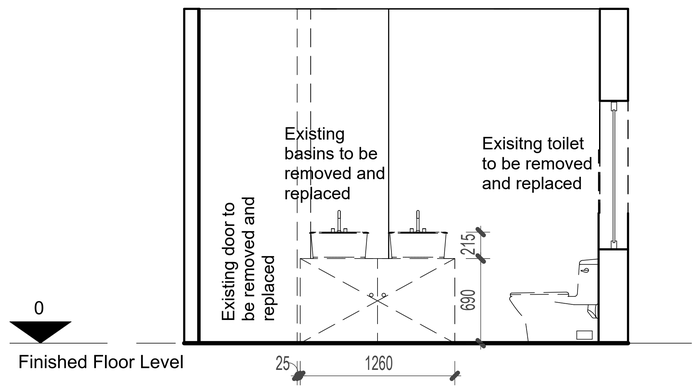
Bathroom 1 Demolition Plan
Scale 1:50



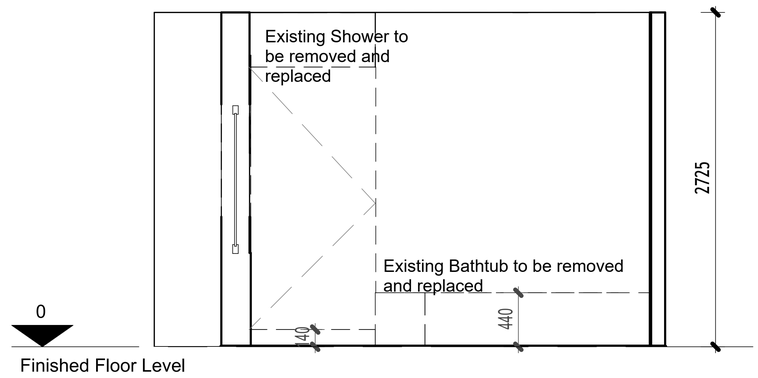
Bathroom1 - East Elevation
Scale 1 : 50



Bathroom1 - West Elevation
Scale 1 : 50



Bathroom1 - North Elevation
Scale 1 : 50



Bathroom1- South Elevation
Scale 1 : 50

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Bathroom 1 - Demolition Plans, Elevations	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	606	00

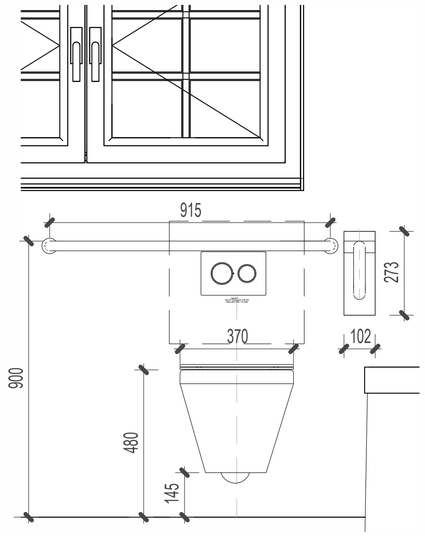
Unclassified (U)

WARNING

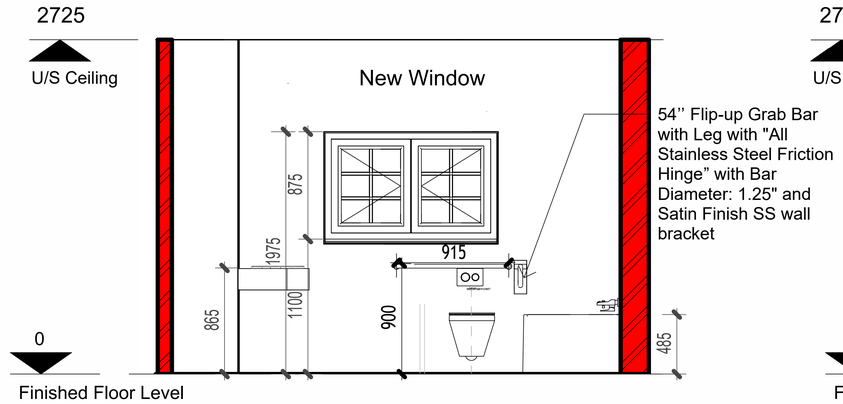
This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

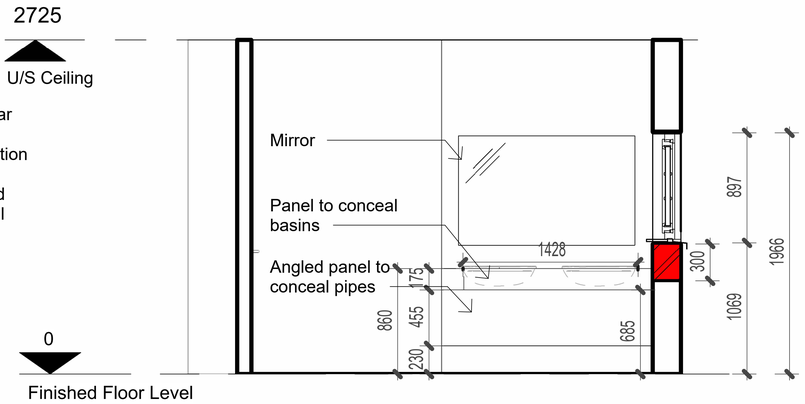
1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



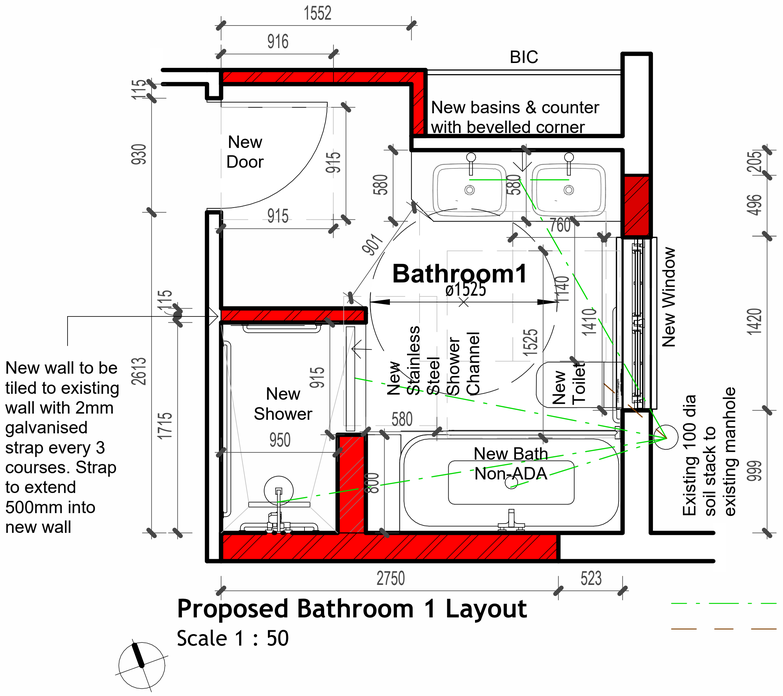
Bathroom1 - East Elevation Proposed - Callout 1
Scale 1 : 20



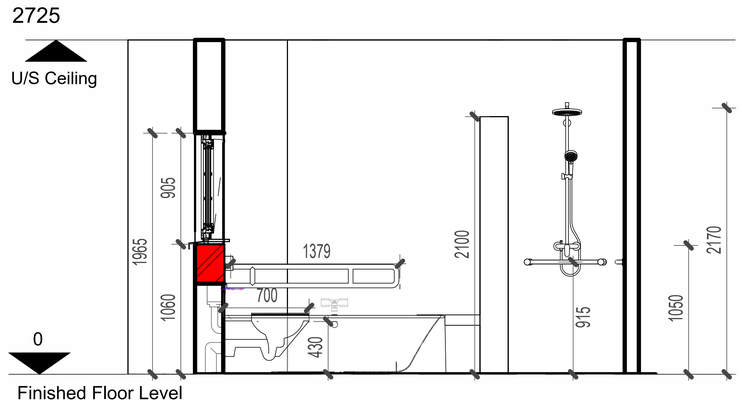
Bathroom1 - East Elevation Proposed
Scale 1 : 50



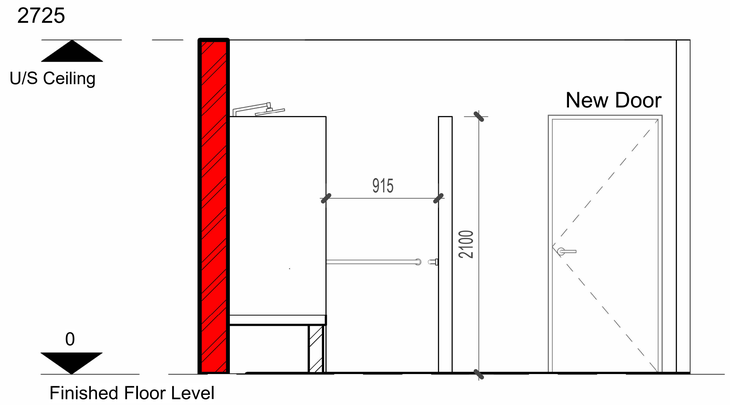
Bathroom1 - North Elevation Proposed
Scale 1 : 50



Proposed Bathroom 1 Layout
Scale 1 : 50



Bathroom1 - South Elevation Proposed
Scale 1 : 50



Bathroom1 - West Elevation Proposed
Scale 1 : 50

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

S A J A R C H I T E C T S
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Bathroom1 - Proposed New Plans, Elevations	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	607	00

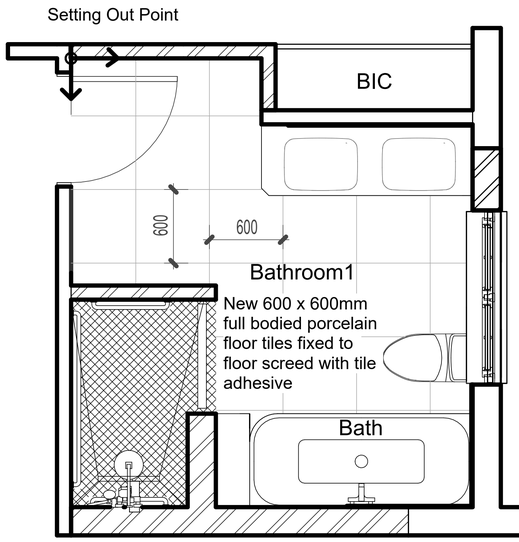
Unclassified (U)

WARNING

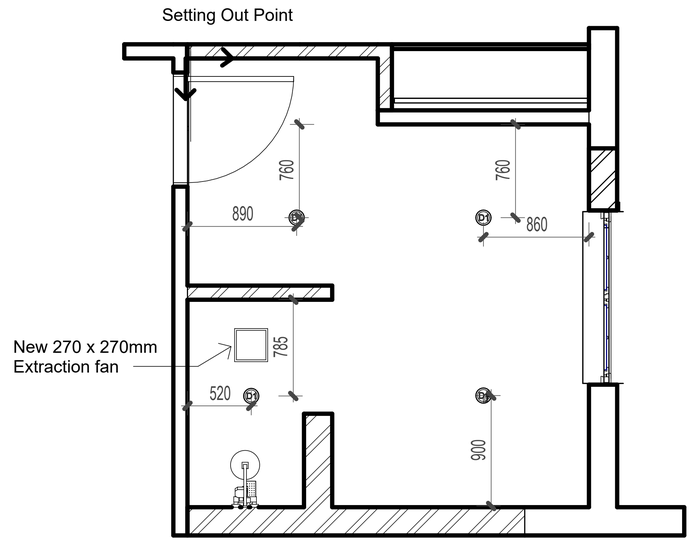
This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



Tiling Layout Plan
Scale 1 : 50



Reflected Ceiling Plan with Proposed New Lighting
Scale 1 : 50

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

SAJ ARCHITECTS
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Bathroom 1 - Proposed Tiling & Ceiling Plans	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	608	00

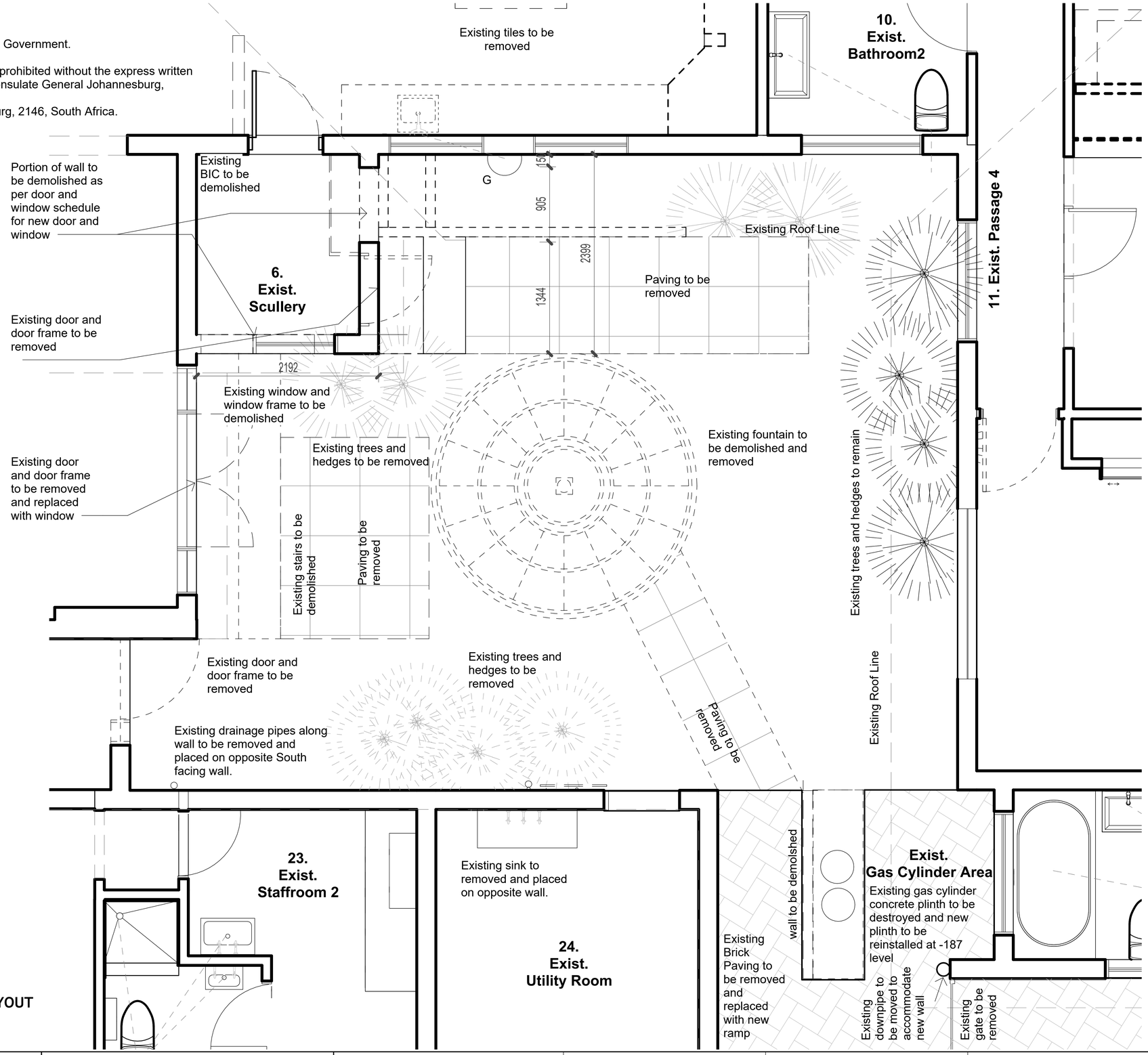
Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



COURTYARD - DEMOLITION LAYOUT
Scale 1:50

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

SAJ ARCHITECTS
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Courtyard - Demolition Layout	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	609	00

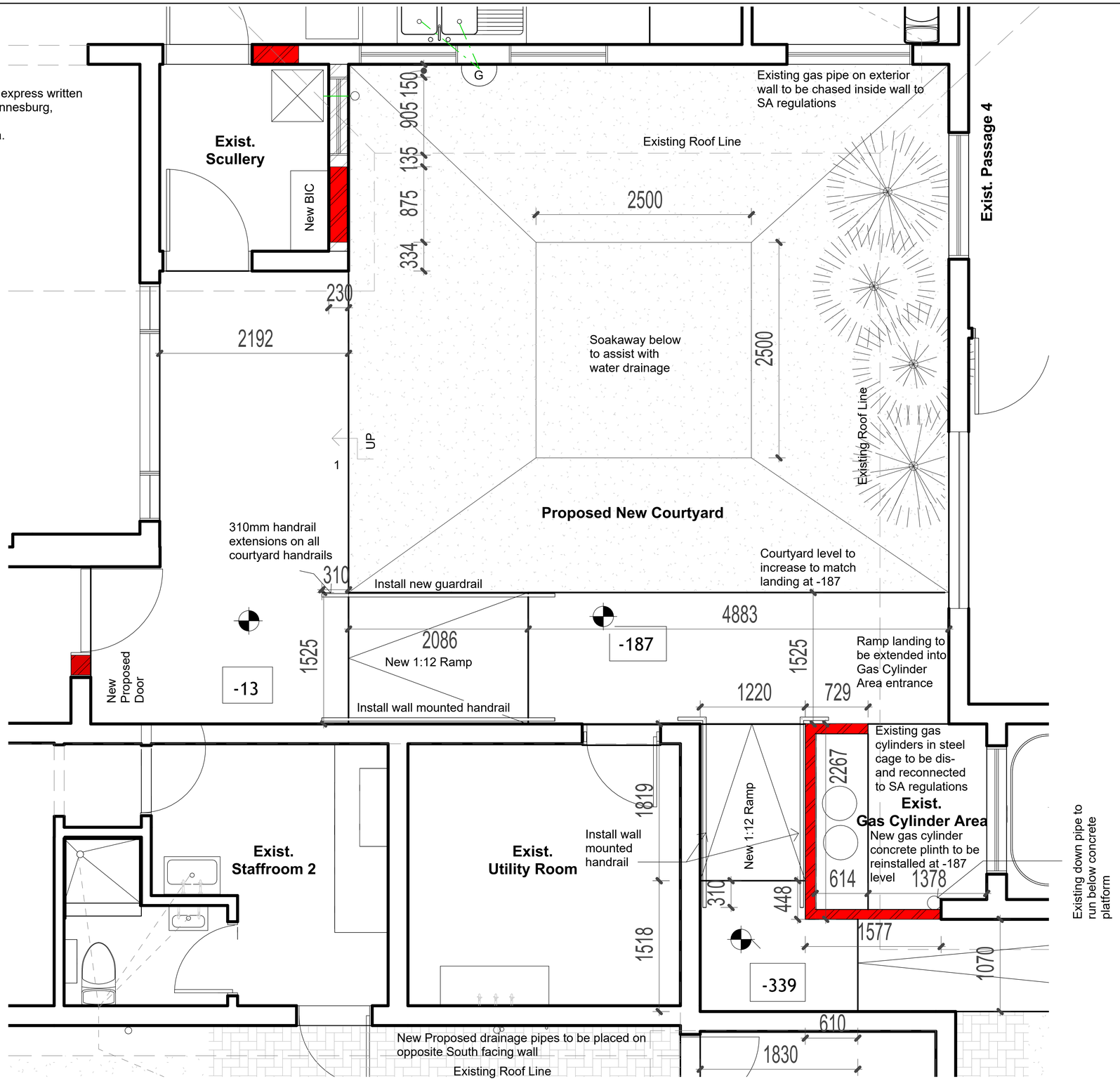
Unclassified (U)

WARNING

This document is the property of the U.S. Government.

Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg,

1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.



COURTYARD - PROPOSED NEW LAYOUT
Scale 1:50

All handrails and balustrades require approved shop drawings before manufacturing and installation.

Floor Level Power: All floor level power outlets that are installed lower than 380mm above ffl, measured to the center of the outlet, should be moved to 400mm above ffl. All outlets throughout the main residence.

Light Switches: All light switches that are installed higher than 1200 mm above ffl, measured to the center of the switch, should be moved to 1200mm above ffl. All switches throughout the main residence

DESIGN ISSUE FOR CONSTRUCTION

COPYRIGHTS. THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY RIGHTS OF SAJ ARCHITECTS. THIS DOCUMENT MAY ONLY BE REPRODUCED WITH WRITTEN PERMISSION OF SAJ ARCHITECTS. ALL RIGHTS RESERVED

SAJ ARCHITECTS
8 SAINT SEBASTIAN DRIVE
WENDYWOOD, SANDTON
CELL: 083560 4986
sundeepj@sajarc.com
sajsundeep@gmail.com

PROJECT:	DRAWING NAME:	DATE:	DRAWN BY:	SHEET NO:	SCALE:
Design and Construction documentation of Accessibility upgrade	Courtyard - Proposed New Layout	01 December 2025	Rebaone Molokwane		As per drawing

SITE:	CLIENT:	DRAWING FOR:	CHECKED BY:	JOB NO:	DRAWING NO:	REVISION:
7 Trebyam Avenue, Edenburg, Sandton, Johannesburg,2128.	U.S. Consulate General Johannesburg, South Africa	Issue for Construction	Sundeep Jivan	183	610	00

SAJ ARCHITECTSCC
8 SAINT SEBASTIAN DRIVE, WENDYWOOD, SANDTON, JOHANNESBURG P O BOX 18570, ACTONVILLE, 1506
TEL : 011 802 0854 FAX : 086 600 4896 CELL: 083 560 4986
E-MAIL : SUNDEEPJ@SAJARC.COM

SANITARY SCHEDULE

SITE: 7 TREBYAM AVENUE, EDENBURG, SANDTON, JOHANNESBURG,2128.
U.S. CONSULATE GENERAL JOHANNESBURG, SOUTH AFRICA

Project **Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON** Project No.: 183	**Unclassified(U)** **Warning** This document is the property of the U.S. Government. Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg, 1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.
Client **U.S. Consulate General Johannesburg, South Africa**	Contractor
Element **BATHROOM AND KITCHEN INTERIORS**	Other
Discipline **ARCHITECTURAL**	

01	01 December 2025	Rebaone Molokwane	SAJ			FOR ISSUE	IFC
Rev	Date	Prepared by	Checked by	Approved by	Endorsed by	Description	Status

☐ Professional Architect:

Status

Issue for Construction

Title – Document type

Schedules

Title – Area / Section
Title – Subject

Sanitary Schedule

Title – Subject

Drawing number

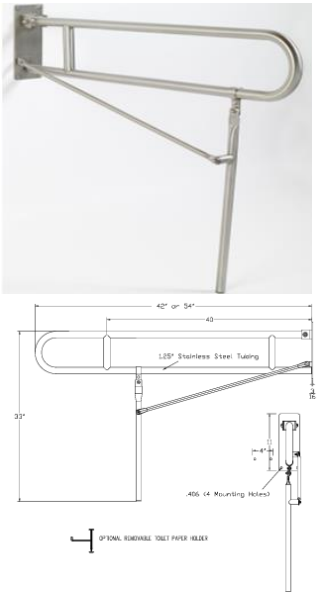
SAJ	-	ALL	-	SCH	-	000	-	506	-	00
Issuer		Location		Type		Sub-System		Number		Revision

BATHROOM ABLUTIONS			
QTY	IMAGE	DESCRIPTION	SPECIFICATION
1		Toilet	Model-No. 2559090000 Toilet wall-mounted Duravit Rimless® rimless, washdown model, suitable for barrier-free applications, projection 700 mm, Durafix included, EWL class 1, 4,5 l Maximum weight capacity of 400kg over a 2-hour period Dimension: 370 x 700 mm, Weight: 30,5 kg Colour: 00 White Alpine
1		Toilet Seat	Model-No. 0062310000 Duravit DuraStyle Toilet seat, Elongated, White High Gloss. Soft Closing: No Hinge material: Stainless Steel Dimensions: 379 x 507 mm
2		Wash hand basin	Model-No. 0397490017 Installation Type: Undermount Duravit Soleil by Starck Sink Vanity Basin Colour: White Dimension 525 x 405 mm
1		Bathtub	Model-No. 700316 Installation Type: Left corner Duravit Happy D.2 Bathtub Colour: White Alpin Dimension 1800 x 800 mm

1		Bath mixer	Hansgrohe Metropol Single lever bath mixer for exposed installation with lever handle. 2 functions • projection: 180 mm • centre distance: 150 ± 12 mm • spray type mixer: normal spray • maximum flow rate at 3 bar: 22 l/min • flow rate for bath spout at 3 bar: 22 l/min • flow rate of hand shower at 3 bar: 16 l/min • ceramic cartridge • temperature limitation adjustable • diverter with automatic resetting • protected against backflow, according to DIN EN 1717 • suitable for continuous flow water heaters • connection dimension: DN15 • connection type: S-connections • wall-mounted • min. operating pressure: 1 bar • max. operating pressure: 10 bar Finish: chrome
1		Flush plate	Geberit Omega20 actuator plate, round, dual flush For flush actuation with Geberit Omega concealed cisterns Colour/Surface: Chrome / Glossy Material: Plastic Dimensions: 212 x 142 x 10mm Actuation force max: 20 N 115.085.KH.1
1		Concealed cistern	Geberit Omega concealed cistern 12 cm, 6 / 3 litres, installation height 98 cm Concealed cistern with top or front actuation For floor-standing and wall-hung WCs For dual flush Dimensions: 440 x 395 x 120 Sigma concealed cistern 12 cm, SABS 109.050.00.1

2		Tap	Hansgrohe Decor Single lever basin mixer 70 with extra long handle without waste set • ComfortZone: 70 • projection: 101 mm • spout height: 53 mm • larger print for greater clarity • with extra long barrier-free handle • handle variant: lever handle • spray type: laminar spray • maximum flow rate at 3 bar: 5 l/min • ceramic cartridge • temperature limitation adjustable • suitable for continuous flow water heaters • connection type: G ½ connections • connection dimension: DN15 Finish: chrome
3		Stopper	Hansgrohe- Waste set push-open for basin and bidet mixers operation with pressure plug • for basins with overflow hole • drain plug material brass • connection dimension G 1⁄4 • with overflow
		Shower	Hansgrohe Crometta S Showerpipe 240 1jet with single lever mixer consists of: overhead shower, hand shower, single lever shower mixer, shower hose, slider, shower bar • overhead shower Crometta S 240 • shower head size overhead shower: 240 mm • spray type overhead shower: Rain • spray disc surface: chrome • flow rate Rain spray at 3 bar: 15 l/min • spray type hand shower: Rain, IntenseRain • flow rate of hand shower at 3 bar: 13 l/min • maximum flow rate for Showerpipe at 3 bar: 15 l/min • minimum flow pressure: 1,8 bar • max. operating pressure: 10 bar • ball-joint: overhead shower angle adjustable • slide inclination angle can be

			adjusted by 45° • pipe can be shortened in height • shower bar diameter: 22 mm • height-adjustable hand shower holder • shower arm length overhead shower: 350 mm • suitable for continuous flow water heaters with an output of 18 kW • mounting type: exposed installation • connection dimension: DN15 • connection thread: G ½ • centre distance: 150 ± 12 mm • ceramic cartridge • temperature limitation not adjustable • adjustable hot water limitation • 2 functions Finish: chrome
1		Shower Channel	Gio Shower Channel with Solid Plate Stainless Steel GIO-A1017-500 65mm x 500mm
1		Shower Channel	Gio Shower Channel with Solid Plate Stainless Steel GIO-A1017-860 65mm x 860mm
1		Toilet Paper Holder	Portofino Vittoria Stainless Steel Paper Ring TVPTVT60/SS
1		Towel Rail	Portofino Vittoria Stainless Steel Double Towel Rail - 800mm Finish: Chrome TVPTVT30D/SS

1		Flip Up Grab Bar	54'' Flip-up Grab Bar with Leg with "All Stainless Steel Friction Hinge" with Bar Diameter: 1.25" and Satin Finish SS wall bracket
1		Grab Rail	Note: All grab rails in Bathroom to be custom made to ensure that the lengths required are correct.
1		Extractor fan	Extractor Square Ceiling Fan White Shade Lens Material Dimensions: 270 x 270mm SKU: cb1f1861
1		Mirror	1440 x 890mm Mirror. Mirror thickness to comply with AAMSA regulation.
1		Vanity	Granite to best match the existing kitchen counter top.

KITCHEN			
QTY	IMAGE	DESCRIPTION	SPECIFICATION
1		Sink	Franke, Trendline 721 1200x 535 DEB Sink Type: Drop on Sink Dimensions: Length: 1200mm Width: 535mm Bowl Dimensions: Length: 410mm Width: 343mm Depth: 140mm Finish: Brushed stainless steel
2		Stopper	Hansgrohe- Waste set push-open for basin and bidet mixers operation with pressure plug • for basins with overflow hole • drain plug material brass • connection dimension G 1⁄4 • with overflow
1		Tap	Hansgrohe- Single lever kitchen mixer 220, pull-out spray, 2jet • ComfortZone 220 • swivel range 360° • laminar spray, shower spray • lockable shower spray, spray returns through pressing spray diverter and spray returns automatically through handle closing • MagFit magnetic shower support • quick connect hose • connection dimension: DN15 • maximum flow rate at 3 bar: 8 l/min • ceramic cartridge • connection type: G ⅜ hose connections • temperature limitation adjustable • integrated non-return valve • suitable for continuous flow water heaters • extension length up to 50 cm Finish: chrome
1		Bottle trap	Hansgrohe-Cup-shaped trap standard model • adjustment distance 35 - 95 mm • distance to wall 225 mm • odour trap - backwater height is 50 mm • connection dimension entry: G 1⁄4 • connection dimension outlet: DN32 • main material: brass

SAJ ARCHITECTSCC
8 SAINT SEBASTIAN DRIVE, WENDYWOOD, SANDTON, JOHANNESBURG P O BOX 18570, ACTONVILLE, 1506
TEL : 011 802 0854 FAX : 086 600 4896 CELL: 083 560 4986
E-MAIL : SUNDEEPJ@SAJARC.COM

FINISHING SCHEDULE

SITE: 7 TREBYAM AVENUE, EDENBURG, SANDTON, JOHANNESBURG,2128.

U.S. CONSULATE GENERAL JOHANNESBURG, SOUTH AFRICA

Project **Accessibility upgrade 7 TREBYAM AVENUE, EDENBURG SANDTON** Project No.: 183	**Unclassified(U)** **Warning** This document is the property of the U.S. Government. Further reproduction and distribution are prohibited without the express written approval of U.S. Department of State, Consulate General Johannesburg, 1 Sandton Drive, Sandhurst, Johannesburg, 2146, South Africa.
Client **U.S. Consulate General Johannesburg, South Africa**	Contractor
Element **BATHROOM AND KITCHEN INTERIORS**	Other
Discipline **ARCHITECTURAL**	

01	01 December 2025	Rebaone Molokwane	SAJ			FOR ISSUE	IFC
Rev	Date	Prepared by	Checked by	Approved by	Endorsed by	Description	Status

☐ Professional Architect:

Status

Issue for Construction

Title – Document type

Schedules

Title – Area / Section

Title – Subject

Finishing Schedule

Title – Subject

Drawing number

SAJ	-	ALL	-	SCH	-	000	-	507	-	00
Issuer		Location		Type		Sub-System		Number		Revision

Table of Contents

1. Introduction 3
2. Scope 3
3. References 3
4. Suppliers 3
5. Additional Preparation Notes 3
6. Finishes Table 4

Introduction

This document outlines all finishes on project: Additions & Alterations to existing building for the US Consulate, 7 Trebyam.

Scope

The scope covers all the actual finishes we intend to use on project US Consulate, 7 Trebyam.

References

The references are attached as per supplier information.

Suppliers

Suppliers to be confirmed, but suggested suppliers include Plascon or Dulux, Van Acht, HPT, Top Carpets and Floors, Union Tiles and MVA Bricks.

Additional Preparation Notes

Paintwork

All surfaces to be thoroughly prepared according to manufacturers' specifications. The quality of all preparation work and individual coats shall be to the satisfaction of the Architect (or his appointed representative) before any successive paintwork is undertaken.
All paint to new and existing surfaces are to be painted with Plascon or Dulux. To be undertaken by Plascon/Dulux-approved applicator with relevant guarantees.
Colours to be confirmed and rates must include tinting as per the Architect's final colour choice
Plastered surfaces, etc.
Plastered surfaces shall be thoroughly inspected and, if necessary, washed down and brushed in order to remove any traces of efflorescence and allowed to dry completely before any paint finish is applied. Before any paint is applied, holes, cracks and irregularities in plaster and other surfaces shall be filled with a suitable filler and finished smooth. Unfinished concrete surfaces shall have all projections rubbed off and shall be thoroughly cleaned with a spirits-of-salts solution (1 part concentrated spirits-of-salts to 4 parts water)

Page	Change	Page	Change	Page	Change
1		16		31	
2		17		32	
3		18		33	
4		19		34	
5		20		35	

Finishes Table

Area	Element	Finish choices	Supplier	Comments
		External finishes		
Exterior	Floors	1. Driveway to be repaved with 50mm interlock concrete blocks		
	Walls	1. Clay brick. Brick infill where new windows and doors are to be placed. Clay bricks must conform to *SABS* 227: Class FBX, with a minimum compressive strength of 17 MPa. 2. Plaster Cement must be common cement to comply with SABS ENV 197-1, strength class 32,5. Sand must comply with SABS 1090, of internal type for internal plaster. 3. Paint Ensure complete drying depth of plaster before applying paint. Rake out cracks and prime with emulsion paint to comply with SABS 1586 grade 2. All exterior walls to be repainted 12mm Thick steel floated sand/cement plaster on Class II mix, surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content measured with a Doser hygrometer (or equivalent), of BD 2 scale-8% or less as per Architects detail, specification and approval.		

		Colour to be confirmed at later stage.		
	Reinforced concrete (ramp)	1. Off-shutter Concrete in Smooth finish Small defects like honeycombing, irregularities and discolouration to be made good according to approved methods, and the surface to be within degree of accuracy 2 to comply with *SABS* 0155. Form work of metal or timber. Finishing top surfaces of concrete smooth with a wood float.		
	Patio Roof	1. KlipLok Sheeting The profile will be roll-formed from certified steel and have 4 trapezoidal ribs at 233mm centres giving a nett cover of 700mm. The male rib shall have spurs to ensure a positive double interlocking action at side-laps. Each pan shall incorporate two stiffener ribs. When interlocked, the minimum sheet depth shall be 41mm. The Klip-Lok 700™ sheets shall be fixed to every purlin using patented KL700 clips having spurs which will securely hold the sheets in position and lock in the side lap and both centre ribs.		
	Windows	Van Acht Windows As per schedule and manufacturers quotation Products are to be sealed with a penetrating wood sealer (for example V-COAT), immediately after delivery, prior to installation. Existing Timber Windows to be treated and sealed with a penetrating wood sealer.		
	Doors	HPT Doors		

		As per schedule and manufacturers quotation Ensure the door is clean and dry before applying any treatment. For newly installed doors or those needing refinishing, lightly sand the surface to create a smooth surface base and address any existing minor damages like scratches or dents with appropriate fillers or wood repair products. Seal the door with a deep penetrating wood sealer, such as V-COAT or similar products recommended by the manufacturer, to prevent moisture movement. Pay attention to to sealing the end grains of the door and any cutouts for hardware and ironmongery.		
Internal Finishes				
RM01 - Lobby	Floor	Existing tiles to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		
	Skirting	Porcelain Tiled Skirting Full body technical porcelain tile- 100mm high to be installed to manufacturers specification including brushed aluminium straight edge trim to exposed edges. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		

	Walls	Plaster 3mm to 6mm Thick Gypsum skim plaster, finished off with rubber float and steel trowel. Apply one coat of approved plaster bonding liquid using paint roller, allow two dry. Apply a second coat while wet apply the Gypsum skimmed plaster as per Architects detail, specification and approval. Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM02 - Lounge	Floor	Existing tiles to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		

	Skirting	Porcelain Tiled Skirting Full body technical porcelain tile- 100mm high to be installed to manufacturers specification including brushed aluminium straight edge trim to exposed edges. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Plaster 3mm to 6mm Thick Gypsum skim plaster, finished off with rubber float and steel trowel. Apply one coat of approved plaster bonding liquid using paint roller, allow two dry. Apply a second coat while wet apply the Gypsum skimmed plaster as per Architects detail, specification and approval. Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		

Ramp in the Lounge	Floor	Porcelain Floor Tiles Full body technical porcelain tile- 600x600mm, to be installed to manufacturers specification. Floor surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- white		
RM03 – Dining Room	Floor	Existing tiles to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		
	Skirting	Porcelain Tiled Skirting Full body technical porcelain tile- 100mm high to be installed to manufacturers specification including brushed aluminium straight edge trim to exposed edges. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Plaster 3mm to 6mm Thick Gypsum skim plaster, finished off with rubber float and steel trowel. Apply one coat of approved plaster bonding liquid using paint roller, allow two dry. Apply a second coat while wet apply the Gypsum skimmed plaster as per Architects detail, specification and approval. Prime & Paint		

		Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thich gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM04 – Breakfast Room	Floor	Existing tiles to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		
	Skirting	Porcelain Tiled Skirting Full body technical porcelain tile- 100mm high to be installed to manufacturers specification including brushed aluminium straight edge trim to exposed edges. Surfaces to be smooth and level to receive tiles.		

		Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Plaster 3mm to 6mm Thick Gypsum skim plaster, finished off with rubber float and steel trowel. Apply one coat of approved plaster bonding liquid using paint roller, allow two dry. Apply a second coat while wet apply the Gypsum skimmed plaster as per Architects detail, specification and approval. Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM05 - Kitchen	Floor	Existing tiles to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction.		

		Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		
	Skirting	Porcelain Tiled Skirting Full body technical porcelain tile- 100mm high to be installed to manufacturers specification including brushed aluminium straight edge trim to exposed edges. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Porcelain Tiles on Walls Full body technical porcelain tile- 100mm high to be installed to manufacturers specification. Floor surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- white. Fix tiles in adhesive strictly according to the manufacturer's instructions. Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Kitchen Cupboards	To best match existing		
	Kitchen Counter top	To best match existing		
	Ceiling	9.5mm thich gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm		

		Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM07 – Family Room	Floor	Existing tiles to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		
	Skirting	Porcelain Tiled Skirting Full body technical porcelain tile- 100mm high to be installed to manufacturers specification including brushed aluminium straight edge trim to exposed edges. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		

	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM08 – Bedroom 1	Floor	Product- Designer Collection Legends Commercial II glue-down LVT (Luxury Vinyl Tile) and Carpeting Adhesive to Manufactures specification to be used. Colour to be confirmed at later stage. 2.5mm thick flexible vinyl floor tiles approved with polyurethane reinforcement for chemical resistance. Before installation, it is essential to ensure that all surfaces are firm, dry, and free of dust, oil, and grease. 25-30mm thick self-levelling screed on concrete floor (moisture test must be done) including primer must be laid for the vinyl tiles to be bonded to, can be applied from 0.3mm thick to a maximum of 15mm, multiple layers should be added.		
	Skirting	22 x 96mm SAP skirting fixed to wall and painted over with 2 coats white enamel paint.		
	Walls	Prime & Paint Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		

	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM09 – **Bathroom 1**	Floor	Existing tiles to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout. SHOWER MOSAIC TILE 300mm x 300mm Full bodied mosaic tile to be installed to manufacturer's specification. Floor surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Plaster 3mm to 6mm Thick Gypsum skim plaster, finished off with rubber float and steel trowel. Apply one coat of approved plaster bonding liquid using paint roller, allow two dry. Apply a second coat while wet apply the Gypsum skimmed plaster as per Architects detail, specification and approval.		

		Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
	Vanity	To best match existing kitchen counter top		
RM10 – **Bathroom 2**	Floor	Existing tiles to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout. SHOWER MOSAIC TILE		

		300mm x 300mm Full bodied mosaic tile to be installed to manufacturer's specification. Floor surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Porcelain Wall Tiles Full body technical porcelain tile- 300x300mm, to be installed to manufacturer's specification. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- white		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM11 – **Passage 4**	Floor	Existing wooden flooring to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		

	Skirting	Porcelain Tiled Skirting Full body technical porcelain tile- 100mm high to be installed to manufacturers specification including brushed aluminium straight edge trim to exposed edges. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM12 – **Passage 2 + 3**	Floor	Existing wooden flooring to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction.		

		Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		
	Skirting	Porcelain Tiled Skirting Full body technical porcelain tile- 100mm high to be installed to manufacturers specification including brushed aluminium straight edge trim to exposed edges. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thich gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM13 – Passage 1	Floor	Existing wooden flooring to be removed and floor to be prepped surfaces to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints		

		continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		
	Skirting	Porcelain Tiled Skirting Full body technical porcelain tile- 100mm high to be installed to manufacturers specification including brushed aluminium straight edge trim to exposed edges. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM14 –	Floor	Product- Designer Collection Legends Commercial II glue-down LVT (Luxury Vinyl Tile) and Carpeting Adhesive to Manufactures specification to be used. Colour to be confirmed at later stage.		

Bedroom 4		2.5mm thick flexible vinyl floor tiles approved with polyurethane reinforcement for chemical resistance. Before installation, it is essential to ensure that all surfaces are firm, dry, and free of dust, oil, and grease. 25-30mm thick self-levelling screed on concrete floor (moisture test must be done) including primer must be laid for the vinyl tiles to be bonded to, can be applied from 0.3mm thick to a maximum of 15mm, multiple layers should be added.		
	Skirting	22 x 96mm SAP skirting fixed to wall and painted over with 2 coats white enamel paint.		
	Walls	Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		

RM15 – **Bedroom 3**	Floor	Product- Designer Collection Legends Commercial II glue-down LVT (Luxury Vinyl Tile) and Carpeting Adhesive to Manufactures specification to be used. Colour to be confirmed at later stage. 2.5mm thick flexible vinyl floor tiles approved with polyurethane reinforcement for chemical resistance. Before installation, it is essential to ensure that all surfaces are firm, dry, and free of dust, oil, and grease. 25-30mm thick self-levelling screed on concrete floor (moisture test must be done) including primer must be laid for the vinyl tiles to be bonded to, can be applied from 0.3mm thick to a maximum of 15mm, multiple layers should be added.		
	Skirting	22 x 96mm SAP skirting fixed to wall and painted over with 2 coats white enamel paint.		
	Walls	Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water.		

		Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM16 – Bathroom 4	Floor	Existing tiles to be removed and floor surfaces to be prepped to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout. SHOWER MOSAIC TILE 300mm x 300mm Full bodied mosaic tile to be installed to manufacturer's specification. Floor surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Porcelain Wall Tiles Full body technical porcelain tile- 300x300mm, to be installed to manufacturer's specification. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- white		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with		

		PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM17 – **Bathroom 5**	Floor	Existing tiles to be removed and floor surfaces to be prepped to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout. SHOWER MOSAIC TILE 300mm x 300mm Full bodied mosaic tile to be installed to manufacturer's specification. Floor surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Porcelain Wall Tiles Full body technical porcelain tile- 300x300mm, to be installed to manufacturer's specification. Surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- white		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL		

		PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM18 – **Bedroom 2**	Floor	Product- Designer Collection Legends Commercial II glue-down LVT (Luxury Vinyl Tile) and Carpeting Adhesive to Manufactures specification to be used. Colour to be confirmed at later stage. 2.5mm thick flexible vinyl floor tiles approved with polyurethane reinforcement for chemical resistance. Before installation, it is essential to ensure that all surfaces are firm, dry, and free of dust, oil, and grease. 25-30mm thick self-levelling screed on concrete floor (moisture test must be done) including primer must be laid for the vinyl tiles to be bonded to, can be applied from 0.3mm thick to a maximum of 15mm, multiple layers should be added.		
	Skirting	22 x 96mm SAP skirting fixed to wall and painted over with 2 coats white enamel paint.		
	Walls	Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		
	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted		

		Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM19 – **Bathroom 3**	Floor	Existing tiles to be removed and floor surfaces to be prepped to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout. SHOWER MOSAIC TILE 300mm x 300mm Full bodied mosaic tile to be installed to manufacturer's specification. Floor surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- dark grey		
	Walls	Porcelain Wall Tiles Full body technical porcelain tile- 300x300mm, to be installed to manufacturer's specification. Floor surfaces to be smooth and level to receive tiles. Grouting- Fine Epoxy grout- colour- white		
	Ceiling	9.5mm thick gypsum ceiling board to be installed		

		Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects. Spot prime with PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour.		
RM20 - Courtyard	Floor	Existing paving and fountain to be removed and ramp to be built as per Room Data Sheet. Drainage pipes to be removed and new pipes to be installed on the south walls of Utility Room and Staffroom 2		
RM21 – Storeroom 1	Floor	Floor surfaces to be prepped to be smooth and level to receive new tiles. 600 x 600mm (Minimum slip-resistance of r=11) full bodied porcelain floor tiles fixed to floor screed with TAL tile adhesive mixed with TAL bonding liquid in lieu of water, to minimum 1:50 falls with 3mm joints continuous in one direction. Grouted with TAL dark grey anti-bacterial & chemical resistant epoxy tile grout.		
	Walls	Prime & Paint Rake out any existing cracks. Surface to be dry, sound, clean, and cured for a minimum of 14 days, with a moisture content of BD @ scale 8% less. Prime with one coat PRIMER (or similar approved) with an over coating time of 18 hours and finish with two coats of acrylic paint with 18 hours drying time between coats. Colours to be decided at a later date.		

	Ceiling	9.5mm thick gypsum ceiling board to be installed Framework Spacing (centres)- Gypframe, UltraSTEEL Brandering- 600mm Finish-Skimmed- Paper lined, and painted Surface preparation: all surfaces must be clean, and sound dry before painting. Spot prime nail heads with METALCARE MILD STEEL PRIMER (UC 501). Fill nail holes and other defects with POLYCELL MENDALL 90 or POLYFILLA INTERIOR> Spot prime POLLYFILLA INTERIOR with PLASCON PLASTER PRIMER (UC 56). Remove and mould with household bleach solution and rinse off with fresh water. Paint: DULUX MAGIC WHITE- Apply 2 to 3 coats to finish new surfaces to achieve a closed film and solid colour		
RM26 - Parking	Floor (ramp)	Ramp to be regraded to match level of existing concrete flooring to engineer's specifications.		
	Walls	Additional brick skin to be built next to existing brick wall for new proposed handrail to be fixed to. Clay bricks must conform to *SABS* 227: Class FBX, with a minimum compressive strength of 17 MPa.		