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ROOFS:
ROOF CONSTRUCTION ACCORDING TO SABS 563,653,1245,SANS 10400 PART L, PART B, PART T & PART K, AS WELL AS ENGINEER SPECIFICATIONS.

PITCHED ROOFS. ROOF COVER MATERIAL: FIXING AND SPACING OF TRUSSES AS DETERMINED BY ENGINEER. ROOF CONSTRUCTION IN ACCORDANCE WITH SABS 563, 653, 876, 1089, 1245. PROVIDE ALL ROOF FLASHING SPECIFIED BY MANUFACTURER TO ENSURE EFFICIENT WATERPROOFING. PROVIDE FASCIA & BARGE CLIPS/COVER PLATES RIGHT AROUND PERIMETER OF ROOF.

CONCRETE ROOFS:
REINFORCED CONCRETE SLABS WITH UPSTAND BEAMS AS PER STRUCTURAL ENGINEER. ALL STRUCTURAL ELEMENTS AS PER STRUCTURAL ENGINEERS DRAWINGS & SPECIFICATIONS.

WATERPROOFING CONCRETE SLABS:
WATERPROOFING TO BE ABE (OR SIMILAR APPROVED IN WRITING) ON RIGID INSULATION WHERE REQUIRED AND AS SPECIFIED BY THE ARCHITECT APPLIED BY APPROVED SPECIALIST ON A SCREED OF MINIMUM 40mm THICK, LAID TO FALL TO STORMWATER OUTLETS.

ALL WATERPROOFING MUST COMPLY WITH THE DETAILS AND SPECIFICATIONS, AS STIPULATED BY MANUFACTURER. ONLY A MANUFACTURER APPROVED SPECIALIST MAY BE USED. THE MANUFACTURER APPROVED SPECIALIST MUST CONDUCT REGULAR SITE INSPECTIONS TO SEE TO THE PROPER EXECUTION OF WORK. THE ARCHITECTS/CLIENT INSISTS THAT THE MANUFACTURER TAKE FULL RESPONSIBILITY, FOR THE WATERPROOFING, EVEN AT THE TIME OF APPLICATION AND REQUIRES A CERTIFICATION TO VERIFY SUCH GUARANTEE. FALL: RECOMMENDED: 1:50, MINIMUM : 1:80 REFER TO THE MANUAL OF WATERPROOFING AS BY THE "WATERPROOFING ASSOCIATION OF SOUTH AFRICA" IF THE MANUFACTURER'S SPECIFICATION DOES NOT COMPLY WITH THE ABOVE OR IS INCOMPLETE.

ROOF INSULATION:
1.) INSULATION UNDER ROOF, AS INDICATED ON DRAWINGS.
2.) INSULATION TO STRICTLY ADHERE TO MINIMUM PERFORMANCE SPECIFICATIONS AS SPECIFIED BY THE ARCHITECT AND IN ACCORDANCE WITH SANS428, SANS10177-5 AND SANS10400 XA. MATERIAL SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT / MECHANICAL ENGINEER IN WRITING PRIOR TO INSTALLATION.
3.) INSULATION MATERIAL TO HAVE MINIMUM R-VALUE AS SPECIFIED BY ARCHITECT / MECHANICAL ENGINEER.

WALLS:
OUTSIDE GENERAL:
OUTSIDE:

A COMBINATION OF:

1- CEMENT PLASTER FINISH TO MATCH EXISTING ON BRICKWORK. 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. PRIME WITH ONE COAT DULUX PLASTER PRIMER (OR SIMILAR APPROVED BY CLIENT IN WRITING) WITH AN OVER-COATING TIME OF 18 HOURS AND FINISH WITH 2 COATS DULUX PAINT AS PER FINISHING SCHEDULE. ALL TO BE CONFIRMED WITH CLIENT.

2-STONE CLADDED BRICKWORK AS PER DETAIL DRAWING 2024-13-MD-9201.

INSIDE GENERAL:
INSIDE:

A COMBINATION OF :

1 - CEMENT PLASTER FINISH (TYPE TO BE CONFIRMED WITH CLIENT) ON BRICKWORK. 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. PRIME WITH ONE COAT DULUX PLASTER PRIMER (OR SIMILAR APPROVED BY ARCHITECT IN WRITING) WITH AN OVER-COATING TIME OF 18 HOURS AND FINISH WITH 2 COATS DULUX PAINT AS PER FINISHING SCHEDULE.
2 - CEMENT BASED FINISH AS PER FINISHING SCHEDULE.
3 - ENGINEERED STONE CLADDING AS PER FINISHING SCHEDULE.
4 - WALL TILES AS PER FINISHING SCHEDULE.
5 - DRYWALL SYSTEM AS PER FINISHING SCHEDULE

ALL TO BE CONFIRMED WITH CLIENT.

SKIRTINGS: AS PER FINISHING SCHEDULE

FINAL LEVELS OF BUILDING TO BE FINALISED ON SITE. MAKE PROVISION FOR ALL SURFACE BEDS TO BE HIGH ENOUGH ABOVE FINAL GROUND LEVEL TO ENSURE THAT STORM WATER IS ABLE TO RUN AWAY FROM BUILDING. ALLOW IN ALL CASES THE LEVELS AND SLOPES THEREOF TO BE GRADED IN SUCH A WAY THAT ALL STORMWATER IS LEAD AWAY FROM THE BUILDING, AND FLOWS AWAY IN AN ADEQUATE FASHION AND NO WATER IS DAMMED UP OR CAUSING DRAINAGE PROBLEMS. ANY DEVIATIONS FROM LEVELS INDICATED ON ARCHITECT'S DRAWINGS TO BE DISCUSSED WITH ARCHITECT PRIOR TO FINALISATION.

WINDOWS, DOORS & GATES : SEE SCHEDULES.

GROUND FLOOR SURFACE BEDS:
PROVIDE NEW CONCRETE SURFACE BEDS. - ALL AS PER STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS.

SOIL POISONING:
APPLY SABS APPROVED ANT & TERMITE POISON & HERBICIDE UNDER FLOORS ETC., INCLUDING FORMING AND POISONING SHALLOW TRENCHES AGAINST FOUNDATION WALLS ETC, FILLING IN FURROWS & RAMMING, AS WELL AS UNDER NEW PAVING. CERTIFICATE OF AUTHORISED FUMIGATOR IS REQUIRED.

REINFORCED CONCRETE:
AS PER ENGINEER'S DRAWINGS AND SPECIFICATIONS.

GENERAL WATERPROOFING:
WALLS: ONE LAYER OF 375 MICRON "CONSUL PLASTICS" BRICKGRIP DPC EMBOSSED DAMP PROOF COURSE IN WALLS, WINDOWS, ETC. UNDER SURFACE BEDS: ONE LAYER 250 MICRON "CONSUL PLASTICS" WATERPROOF SHEETING, SEALED AT LAPS WITH "SUPER STIK" TAPE.

FLOORS IN ANY SCULLERY, LAUNDRY, KITCHEN, SHOWER, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL, SHALL HAVE A WATER RESISTANT FLOOR WHICH COMPRISES AN IMPERVIOUS MATERIAL LAID ON TOP OF, OR BONDED TO THE FLOORING SYSTEM, WHICH CAN HOLD ANY SURFACE WATER IN ANY WAY UNTIL SUCH TIME THAT THE WATER CAN EVAPORATE, BE DRAINED OR REMOVED, AND CAN ACCOMMODATE ANY MOVEMENT IN THE FLOORING SYSTEM WITHOUT LOSING ITS IMPERMEABLE PROPERTIES, ALL TO COMPLY WITH SANS 10400, PART J.

FOUNDATIONS:
STRICTLY ACCORDING TO STRUCTURAL ENGINEERS SIZES, DETAILS & SPECIFICATIONS. 300mm MINIMUM BELOW GROUND LEVEL, BUT STRICTLY ACCORDING TO STRUCTURAL ENGINEERS SIZES, DETAILS AND SPECIFICATIONS,

EXPANSION JOINTS:
PROVIDE EXPANSION JOINTS AS PER ENGINEER'S SPECIFICATIONS, AND TO COMPLY WITH SANS 10400 PART K.

TRANSITION STRIPS:
PROVIDE EXPANSION JOINTS AS PER ENGINEER'S SPECIFICATIONS, AND TO COMPLY WITH SANS 10400 PART K.

LANDSCAPING :
CONFIRM ALL LANDSCAPING, IRRIGATION, RETAINING WALLS AND PAVING ON SITE WITH CLIENT. LAY PAVING/ EXPOSED AGGREGATE CONCRETE SURFACE WITH FALL, 1:100 MIN. AWAY FROM BUILDING

SITE OPERATIONS: CONTRACTOR TO PROVIDE SANITARY FACILITIES IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-F, DURING THE CONSTRUCTION PERIOD.

GENERAL :

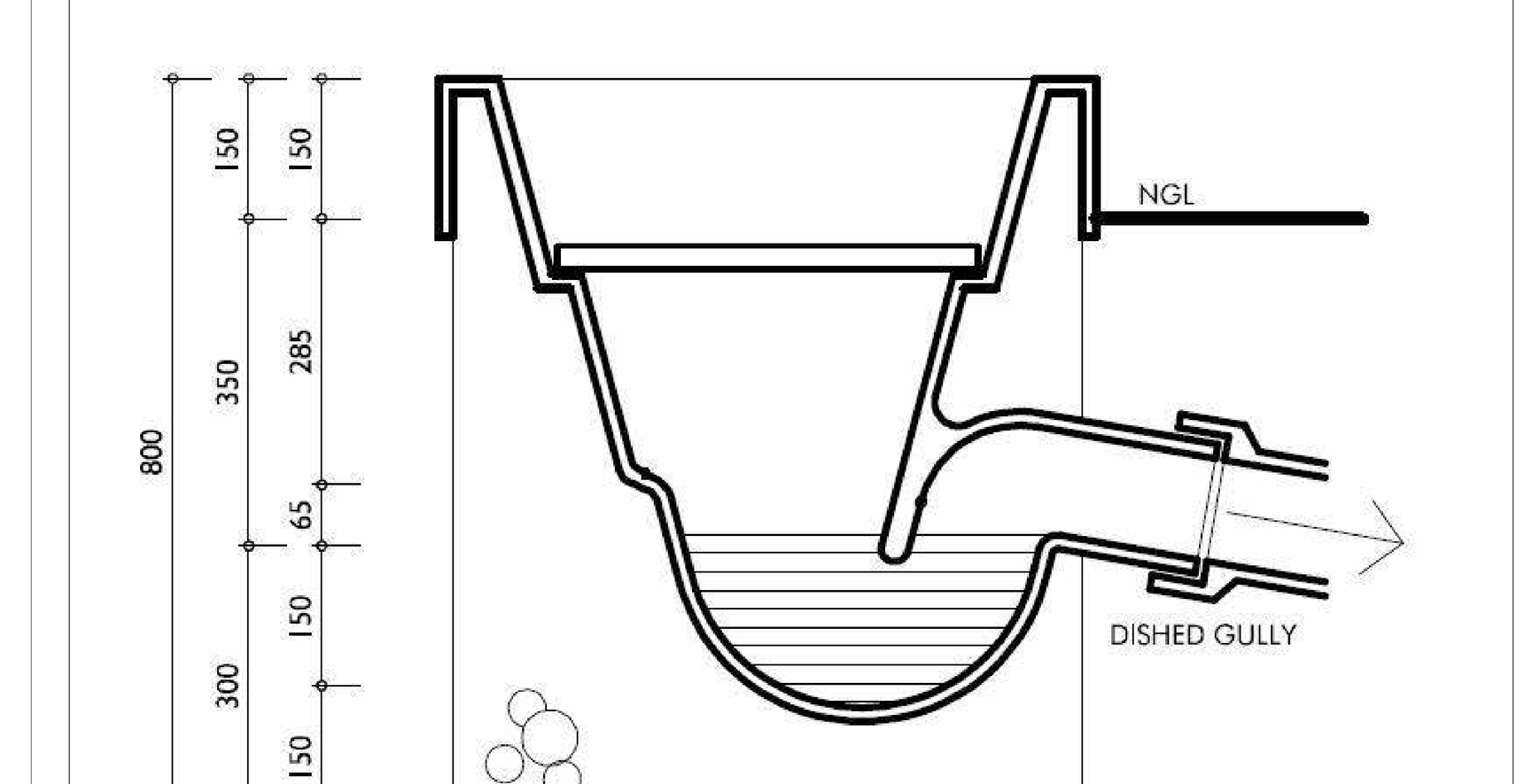
THE CONTRACTORS (INCLUDING SUB-CONTRACTORS) SHALL BE FAMILIAR WITH THE CONTENTS OF (AND ALL WORK AND MATERIALS MUST COMPLY WITH) SANS10400 AND RELATED SANS2001 STANDARDS.

PLEASE NOTE:
1.) ALL INFORMATION ON THE DRAWINGS MUST BE CHECKED AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE ANY BUILDING WORK COMMENCES.
2.) ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE.
3.) DRAWINGS MUST NOT BE SCALED.
4.) ALL WORK AND QUALITY OF MATERIALS MUST COMPLY WITH N.B.R. AND OTHER APPROPRIATE AUTHORITIES.
5.) QUALITY OF WORKMANSHIP MUST COMPLY WITH THE S.A.B.S. USERS CODE WITH GRADE 1 BUILDING WORK.
6.) CORRECT WIDTH BRICKFORCE MUST BE PROVIDED IN EACH FOURTH COURSE IN ALL BRICK WALLS, EXCEPT WHERE SHOWN OTHERWISE, OR INDICATED IN SANS 10400 PART K.
7.) ALL BRICKWORK IN STRETCHER BOND EXCEPT WHERE SHOWN OTHERWISE.
8.) ALL GLAZING MUST BE IN ACCORDANCE TO S.A.B.S. AND NBR REQUIREMENTS.
9.) ELECTRICAL INSTALLATIONS MUST BE STRICTLY ACCORDING TO APPROPRIATE REGULATIONS AND MUST BE CHECKED AND CERTIFIED BY A REGISTERED ELECTRICIAN.
10.) ALL PLUMBING AND DRAINAGE (INCLUDING GEYSERS) TO BE ACCORDING TO SABS AND THE IOPSA, AND AS PER DRAINAGE/PLUMBING SCHEDULE - SEE GENERAL NOTES AND SPECIFICATIONS AND THE DRAINAGE DRAWINGS
11.) ALL DRAINAGE TO BE CHECKED AND CERTIFIED BY A REGISTERED PLUMBER.
12.) ALL STORMWATER TO BE CHECKED AND CERTIFIED BY THE STRUCTURAL/CIVIL ENGINEER.
13.) ROOF STRUCTURE TO BE CHECKED AND CERTIFIED BY THE ROOF TRUSS ENGINEER.
14.) FINAL LEVELS OF BUILDING TO BE FINALISED ON SITE. MAKE PROVISION FOR ALL SURFACE BEDS TO BE HIGH ENOUGH ABOVE FINAL GROUND LEVEL TO ENSURE THAT STORM WATER IS ABLE TO RUN AWAY FROM BUILDING
ALLOW IN ALL CASES THE LEVELS AND SLOPES OF THE ADJOINING AREAS TO BE GRADED IN SUCH A WAY THAT ALL STORMWATER IS LEAD AWAY FROM THE BUILDINGS, AND FLOWS AWAY IN AN ADEQUATE FASHION THAT NO WATER IS DAMMED UP, OR CAUSES DRAINAGE PROBLEMS. ANY DEVIATIONS FROM LEVELS INDICATED ON ARCHITECT'S DRAWINGS TO BE DISCUSSED WITH ARCHITECT PRIOR TO FINALISATION.
15.) SEE GENERAL NOTES
16.) DETERMINE ALL POSITIONS OF SERVICES ON SITE PRIOR TO CONSTRUCTION.
17.) REGISTERED LANDSURVEYOR TO CHECK & CONFIRM ALL BOUNDARY PEGS, BEFORE CONSTRUCTION COMMENCES
18.) FOOTPRINT OF ALL BUILDINGS TO BE SET OUT BY REGISTERED LAND SURVEYOR

BUILDING REGULATIONS COMPLIANCE

STRUCTURAL DESIGN
THE STRUCTURAL SYSTEM OF THE BUILDING IS SUBJECT TO A RATIONAL DESIGN. PLEASE REFER TO STRUCTURAL AND/OR CIVIL ENGINEERS' DETAIL SPECIFICATIONS AND DRAWINGS FOR ALL STRUCTURAL ELEMENTS.
ROOM DIMENSIONS
THE DIMENSIONS OF ANY ROOM OR SPACE MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-C.
PUBLIC SAFETY
ALL CHANGES IN FLOOR LEVELS, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS (IF APPLICABLE) MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D.
SITE OPERATIONS
THE CONTRACTOR MUST PROVIDE SANITARY FACILITIES ON SITE THAT ARE ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-F.
EXCAVATIONS
THE EXCAVATIONS RELATING TO THIS BUILDING IS THE SUBJECT OF A RATIONAL DESIGN AND/OR A RATIONAL ASSESSMENT. PLEASE REFER TO STRUCTURAL AND CIVIL ENGINEERS' DETAIL SPECIFICATIONS AND DRAWINGS FOR ALL EXCAVATION METHODOLOGIES.
FOUNDATIONS
THE FOUNDATIONS FOR THIS BUILDING ARE SUBJECT TO A RATIONAL DESIGN. PLEASE REFER TO STRUCTURAL ENGINEER AND/OR GEOTECHNICAL ENGINEER'S (IF APPLICABLE) DRAWINGS FOR DETAIL SPECIFICATIONS IN RESPECT OF DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE. IN ADDITION REFER TO GEOTECHNICAL ENGINEER'S DRAWINGS/REPORT (IF APPLICABLE) FOR GEOTECHNICAL SOLUTIONS OR SOIL IMPROVEMENTS THAT ARE REQUIRED.
FLOORS
FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J.
ALL SUSPENDED FLOORS (IF APPLICABLE) MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B, SANS 10400-T AND SANS 10400-J OR IN THE CASE OF A TIMBER STRUCTURE BE SUBJECT TO THE REQUIREMENTS OF SANS 1082. SLABS SUPPORTED ON THE GROUND ARE SUBJECT TO A RATIONAL DESIGN. PLEASE REFER TO STRUCTURAL ENGINEERS' DETAIL SPECIFICATIONS AND DRAWINGS.
WALLS
THE STRUCTURAL STRENGTH AND STABILITY OF ALL WALLS MUST BE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T, THE DETAILED REQUIREMENTS OF SANS 10400-K. ALL ROOF FIXING MUST BE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-K. THE WATER PENETRATION THROUGH ALL WALLS MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K.
ROOFS
ALL ROOF COVERINGS AND WATERPROOFING SYSTEMS MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L. FLAT ROOFS OR RELATED GUTTERS MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L OR THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT (OR BOTH).THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400-C, MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT MUST COMPLY WITH THE REQUIREMENTS OF SANS 10400-K, AND SUBJECT TO SANS 10400-B AND SANS 10400-L. ALL GUTTERS AND DOWNPIPES MUST BE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-R. THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND SANS 10400-T WHERE APPLICABLE.
STAIRWAYS
ALL STAIRS MUST BE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T (IN THE CASE OF A FIRE ESCAPE STAIR) AND ALSO THE DETAILED REQUIREMENTS OF SANS 10400-M. WALLS, SCREENS, RAILINGS OR BALUSTRADES TO SUCH STAIRS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B, SANS 10400-K AND SANS 10400-T (IF APPLICABLE).
GLAZING
THE TYPE AND FIXING OF ALL GLAZING MUST BE ACCORDANCE WITH SANS 10400-B AND SANS 10400-N. THE SELECTION OF THE GLAZING MUST ALSO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-N.
LIGHTING AND VENTILATION
THE LIGHTING IN ALL HABITABLE ROOMS, BATHROOMS, SHOWER ROOMS AND ROOMS CONTAINING A TOILET PAN MUST COMPLY WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O.THE VENTILATION IS THE SUBJECT OF A RATIONAL DESIGN. PLEASE REFER TO MECHANICAL ENGINEER'S SPECIFICATIONS.
DRAINAGE
THE DESIGN OF THE DRAINAGE SYSTEM IS TO COMPLY WITH SANS 10400 PART P.
STORMWATER DISPOSAL
THE MEANS FOR THE CONTROL AND DISPOSAL OF STORMWATER IS THE SUBJECT OF A RATIONAL DESIGN. PLEASE REFER TO CIVIL ENGINEER'S DETAIL DRAWINGS AND SPECIFICATIONS.
SPACE HEATING
THE PROVISION OF SPACE HEATING IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-V.
ENERGY EFFICIENCY
THIS BUILDING'S ORIENTATION, SHADING, SERVICES AND BUILDING ENVELOPE ARE THE SUBJECT OF A RATIONAL DESIGN WHICH DEMONSTRATES THAT ENERGY USAGE IS EQUIVALENT TO OR BETTER THAN THAT WHICH WOULD HAVE BEEN ACHIEVED BY COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 XA.
REFER TO MECHANICAL ENGINEER'S ENERGY USAGE IN BUILDINGS COMPLIANCE REPORT

TYPICAL SECTION THROUGH GULLEY

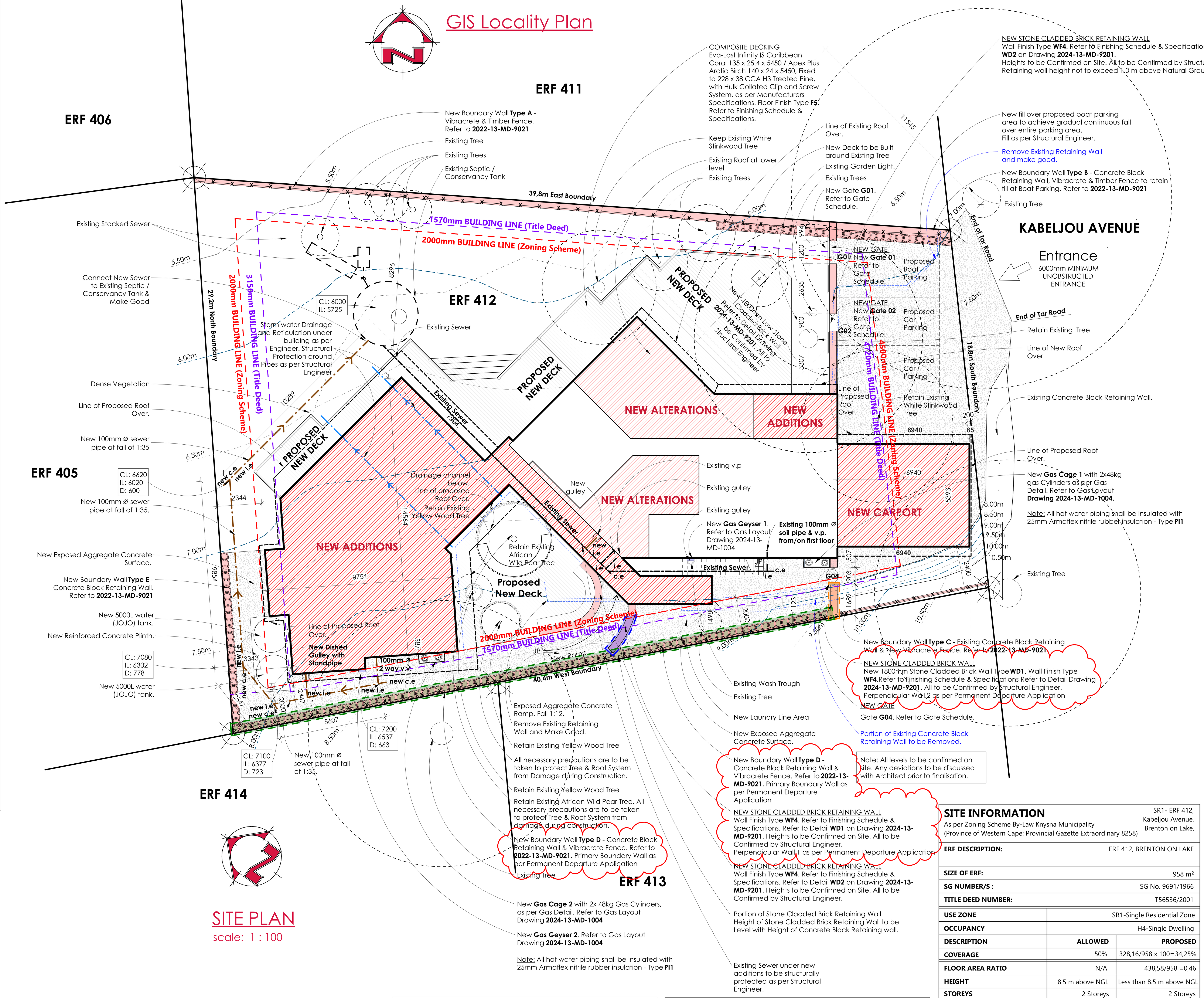


Drainage Notes:

1.) All Levels to be Checked on Site & Heights to be Adjusted where Necessary to Avoid Stormwater Problems.
2.) All Floor Levels to be Confirmed on Site. Any Deviations to be Discussed with Architect Prior to Finalisation.
3.) Where Sewer Pipes Run Closer than 900mm to the Building, the Foundation Walls are to be Reinforced, and the Sewer Pipes and Foundations are to be on the Same Level.
4.) Where Sewer Pipes Run Beneath the Building the Foundation Walls are to be Reinforced at their Intersection.
5.) Where Sewer Pipes Run Shallower than 450mm Under Ground Level, the Pipes are to be Encased in Concrete.
6.) Outside Taps as per Sanitary Schedule & Specifications & to be Confirmed by Client on Site.
7.) Geyser Installations to Comply with SABS 0254.



GIS Locality Plan



SITE PLAN

scale: 1 : 100

NOTE:
RETAINING WALLS SHALL NOT EXCEED 1.0 M ABOVE NATURAL GROUND LEVEL (NGL), UNLESS APPROVED BY THE LOCAL AUTHORITY.

ALL STORMWATER LEVELS TO BE CONFIRMED BY ENGINEER

NOTE:
ALL NEW WORK TO BE SET-OUT BY A REGISTERED LAND SURVEYOR. ANY DISCREPANCIES TO BE DISCUSSED WITH THE ARCHITECT

NOTE:
ALL TO BE IN ACCORDANCE WITH THE CONDITIONS AS SET OUT IN THE APPROVED OSCAE CERTIFICATE, PERMIT NO:412-P1, DATED 2025-10-28 (VALID FOR 24 MONTHS FROM DATE OF ISSUE)

SITE INFORMATION

SR1- ERF 412, Kabeljou Avenue, Brenton on Lake,

As per Zoning Scheme By-Law Knysna Municipality
(Province of Western Cape: Provincial Gazette Extraordinary 8258)

ERF DESCRIPTION:		ERF 412, BRENTON ON LAKE
SIZE OF ERF:		958 m²
SG NUMBER/S :		SG No. 9691/1966
TITLE DEED NUMBER:		T56536/2001
USE ZONE		SR1-Single Residential Zone
OCCUPANCY		H4-Single Dwelling
DESCRIPTION	**ALLOWED**	**PROPOSED**
COVERAGE	50%	328,16/958 x 100=34,25%
FLOOR AREA RATIO	N/A	438,58/958 =0,46
HEIGHT	8.5 m above NGL	Less than 8.5 m above NGL
STOREYS	2 Storeys	2 Storeys
BUILDING LINES		
DESCRIPTION	**ALLOWED**	**PROPOSED**
STREET	4.5 m	4.5 m (Residence) 0.2m (Carport)
SIDE	2 m	2m
REAR	2 m	2 m

AREA SCHEDULE (EXCLUDING ROOF OVERHANG OF 1M OR LESS)

EXISTING BUILDING

GROUND FLOOR AREAS (COVERED)	
DESCRIPTION	**TOTAL AREA**
HOUSE	54,86 m²
GARAGE	49,25 m²
COVERED PATIO	22,60 m²
SUB-TOTAL (INCLUDING 22,3m² ALTERATIONS)	**126,71 m²**
FIRST FLOOR AREAS (COVERED)	
DESCRIPTION	**TOTAL AREA**
HOUSE	100,27 m²
COVERED BALCONY	8.66 m²
SUB-TOTAL	**108,93 m²**
TOTAL AREA	**235,64 m²**

ADDITIONS

GROUND FLOOR AREAS (COVERED)	
DESCRIPTION	**TOTAL AREA**
HOUSE	129,03 m²
COVERED ENTRANCE	8,69 m²
NEW ENCLOSED PATIO	8,48 m²
COVERED CARPORT	38,81 m²
NEW COVERED DECK (SOUTH WESTERN SIDE OF HOUSE)	16.44 m²
SUB-TOTAL	**201,45 m²**
FIRST FLOOR AREAS (COVERED)	
NEW LANDING	1,49 m²
SUB-TOTAL	**1,49 m²**
TOTAL AREA	**202,94 m²**

EXISTING BUILDING AND ADDITIONS

GROUND FLOOR AREAS (COVERED) (126,71m² +201,45m²)	**328,16 m²**
FIRST FLOOR AREAS (COVERED) (108,93m² + 1,49m²)	**110,42 m²**
TOTAL	**438,58 m²**

AREAS USED FOR COVERAGE

COVERAGE (126,71 m² + 201,45 m²)	**328,16 m²**
TOTAL	**328,16 m²**

General Note

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CONTRACTOR TO ADHERE TO ALL SABS CODES AND MANUFACTURER'S INSTRUCTIONS. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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Revision Schedule

Rev.	Description	Date
G	Updates from Structural Engineer	2025/07/23
H	Municipal Updates	2025/08/27
I	Municipal Updates	2025/11/05
J	Municipal Updates	2026/01/28
K	Municipal Updates	2026/03/09
L	Municipal Updates: Title Deed Building Line Restrictions Indicated	2026/07/03

Issued for APPROVAL

Workstage
Workstage 4.1

Owner/s
Aletta Johanna Retief
Ignatius Stefanus Retief
DR IS RETIEF   MS AJ RETIEF

Architect
MS S NEITZ

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3 Silverwood Close, Suite F14 Silverberg Terrace, Steenberg Office Park, South Africa

Project 2024-13-MD
RESIDENCE RETIEF

ERF 412, BRENTON ON LAKE

Drawn By
Tiaan Greyling, Candidate Architect
M.Arch (Prof)(TUT), B.Arch (TUT)
SACAP Registration No. CANT202401703

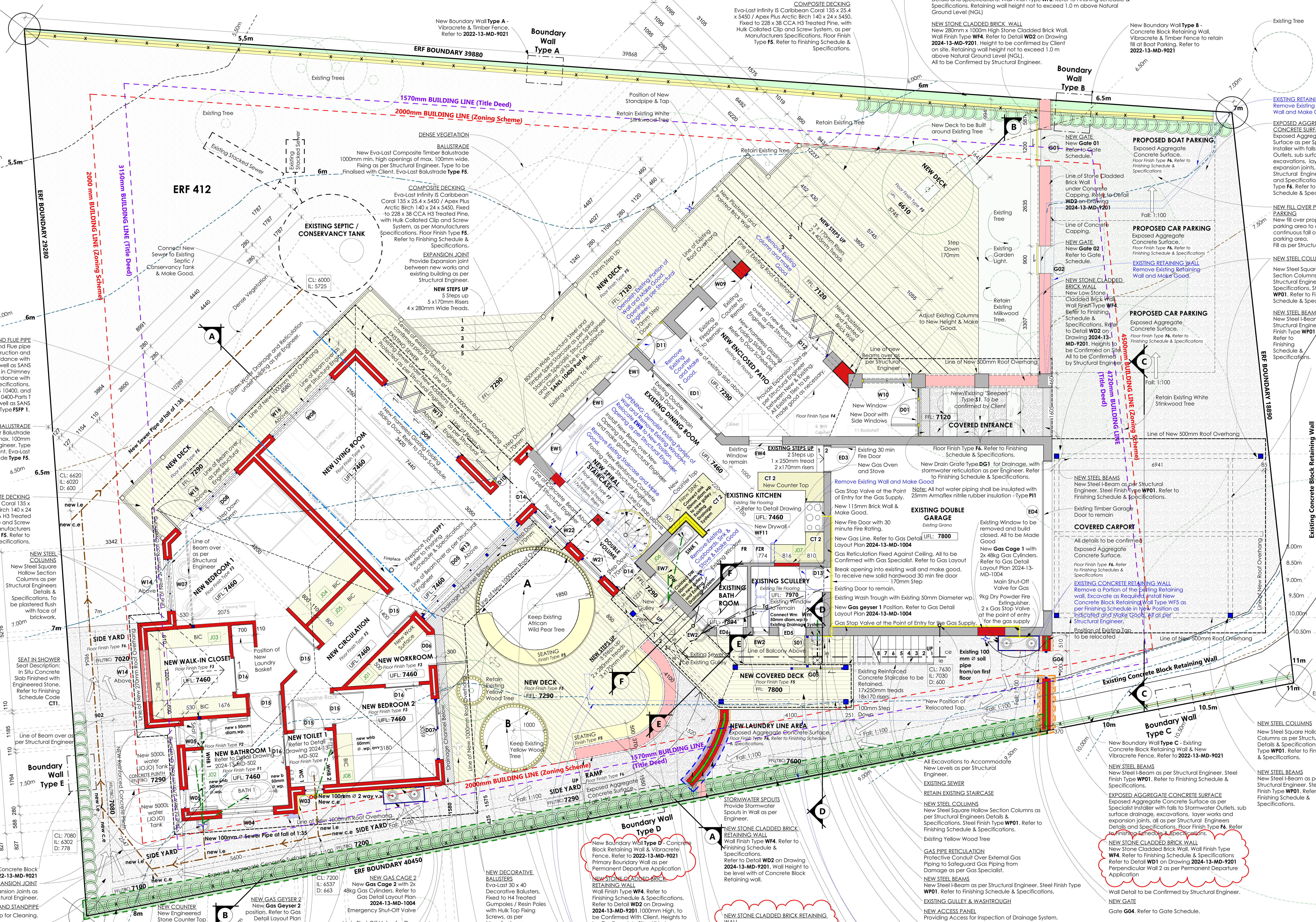
Checked By
Sonja Neitz, Professional Architect
Pr Arch, B Arch (UP), Dip F.A. (OWI),
SACAP Registration No. 4713

Drawing Description
SITE PLAN

Drawing No.
2024-13-MD - 100

Date	Scale @ A0	Revision
2026/07/03	As indicated	L

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GROUND FLOOR PLAN

scale: 1 : 50

(REFER TO **2024-13-MD-1007 - AUXILIARY GROUND FLOOR PLAN CLARIFYING DIMENSIONS**)

ALL LEVELS TO BE CONFIRMED BY ENGINEER

NOTE:
ALL NEW WORK TO BE SET-OUT BY A REGISTERED LAND SURVEYOR. ANY DISCREPANCIES TO BE DISCUSSED WITH THE ARCHITECT

NEW CONCRETE BLOCK RETAINING WALL
Infraset InfraBlok® 425 Grey Concrete Retaining Blocks or Similar Approved, size 425mm x 340mm x 225mm high in retaining wall system (to be confirmed on site) at 90° Stepped face and curved as required to suit slopes with horizontal bed joints, reinforced with geosynthetic cloth, with flexible 75mm diameter perforated drainage pipe encased in 400 x 220mm deep 19mm gravel wrapped in filter fabric behind the first layer of blocks, backfilled with 300mm layer of drainage sand and approved material, compacted and lightly tamped as the work proceeds. Laid in accordance with engineer`s design details and the latest editions of CMA Concrete Retaining Block Walls Installation Manual and Code of Practice. All done as per Structural Engineers Details and Specifications. Wall Finish Type **WF5**. Refer to Finishing Schedule & Specifications. Retaining wall height not to exceed 1.0 m above Natural Ground Level (NGL)

NEW STONE CLADDED BRICK WALL
New 280mm x 1000m High Stone Cladded Brick Wall. Wall Finish Type **WF4**. Refer to Detail **WD2** on Drawing **2024-13-MD-9201**. Height to be confirmed by Client on site. Retaining wall height not to exceed 1.0 m above Natural Ground Level (NGL). All to be Confirmed by Structural Engineer.

BALUSTRADE
New Eva-Last Composite Timber Balustrade 1000mm min. High Openings of Max. 100mm Wide. Fixing as per Structural Engineer. Type to be Finalised with Client. Eva-Last Balustrade **Type F5**.

COMPOSITE DECKING
Eva-Last Infinity IS Caribbean Coral 135 x 25.4 x 5450 / Apex Plus Arctic Birch 140 x 24 x 5450, Fixed to 228 x 38 CCA H3 Treated Pine, with Hulk Collated Clip and Screw System, as per Manufacturers Specifications. Floor Finish Type **F5**. Refer to Finishing Schedule & Specifications.

New Boundary Wall **Type A** - Vibracrete & Timber Fence. Refer to **2022-13-MD-9021**

New Boundary Wall **Type B** - Concrete Block Retaining Wall, Vibracrete & Timber Fence to retain fill at Boat Parking. Refer to **2022-13-MD-9021**

DENSE VEGETATION

BALUSTRADE
New Eva-Last Composite Timber Balustrade 1000mm min. high openings of max. 100mm wide. Fixing as per Structural Engineer. Type to be Finalised with Client. Eva-Last Balustrade **Type F5**.

COMPOSITE DECKING
Eva-Last Infinity IS Caribbean Coral 135 x 25.4 x 5450 / Apex Plus Arctic Birch 140 x 24 x 5450, Fixed to 228 x 38 CCA H3 Treated Pine, with Hulk Collated Clip and Screw System, as per Manufacturers Specifications. Floor Finish Type **F5**. Refer to Finishing Schedule & Specifications.

EXPANSION JOINT
Provide Expansion joint between new works and existing building as per Structural Engineer.

NEW STEPS UP
5 Steps up
5 x170mm Risers
4 x 280mm Wide Treads.

Connect New Sewer to Existing Septic / Conservancy Tank & Make Good.

FIRE PLACE, HEARTH,CHIMNEY AND FLUE PIPE
Fire place, Hearth, Chimney and Flue pipe design, specification, construction and installation to be strictly in accordance with SANS 10400-Parts T and V,as well as SANS 10177-5. Provide Fire Insulation in Chimney and Flue pipe strictly in accordance with Manufacturer's details and specifications, and in compliance with SANS 10400, and with specific reference to SANS 10400-Parts T and V respectively, as well as SANS 10177-5.Type **FSFP 1**.

BALUSTRADE
New Eva-Last Composite Timber Balustrade 1000mm min. high openings of max. 100mm wide. Fixing as per Structural Engineer. Type to be Finalised with Client. Eva-Last Balustrade **Type F5**.

COMPOSITE DECKING
Eva-Last Infinity IS Caribbean Coral 135 x 25.4 x 5450 / Apex Plus Arctic Birch 140 x 24 x 5450, Fixed to 228 x 38 CCA H3 Treated Pine, with Hulk Collated Clip and Screw System, as per Manufacturers Specifications. Floor Finish Type **F5**. Refer to Finishing Schedule & Specifications.

NEW STEEL COLUMNS
New Steel Square Hollow Section Columns as per Structural Engineers Details & Specifications. To be plastered flush with face of brickwork.

SEAT IN SHOWER
Seat Description: In Situ Concrete Slab Finished with Engineered Stone. Refer to Finishing Schedule Code **CT1**.

Line of Beam over as per Structural Engineer

New Boundary Wall **Type E** - Concrete Block Retaining Wall. Refer to **2022-13-MD-9021**

EXPANSION JOINT
Provide Expansion Joints as per Structural Engineer.

NEW DISHED GULLEY AND STANDPIPE
Provide Standpipe & Tap for Cleaning.

Exposed Aggregate Concrete Surface
Exposed Aggregate Concrete Surface as per Specialist Installer with falls to stormwater Outlets, sub surface drainage, excavations, layer works and expansion joints, all as per Structural Engineers Details and Specifications. Floor Finish Type **F6**. Refer to Finishing Schedule & Specifications.

NEW CONCRETE BLOCK RETAINING WALL
Infraset InfraBlok® 425 Grey Concrete Retaining Blocks or Similar Approved, size 425mm x 340mm x 225mm high in retaining wall system high (to be confirmed on site) at 90° Stepped face and curved as required to suit slopes with horizontal bed joints, reinforced with geosynthetic cloth, with flexible 75mm diameter perforated drainage pipe encased in 400 x 220mm deep 19mm gravel wrapped in filter fabric behind the first layer of blocks, backfilled with 300mm layer of drainage sand and approved material, compacted and lightly tamped as the work proceeds. Laid in accordance with engineer`s design details and the latest editions of CMA Concrete Retaining Block Walls Installation Manual and Code of Practice. All done as per Structural Engineers Details and Specifications. Wall Finish Type **WF5**. Refer to Finishing Schedule & Specifications. Primary Boundary Wall as per Permanent Departure Application

NEW COUNTER
New Engineered Stone Counter Top Type **CT1**, on Top of Joinery, **JO2**, Refer to Finishing & Joinery Schedules.

NEW GAS GEYSER 2
New **Gas Geyser 2** position. Refer to Gas Detail Layout Plan **2024-13-MD-1004**.

Specifications of Gas Cage as per **SANS 10087-1**.

Appliance Shut-Off Valve

GAS PIPE RETICULATION
Protective Conduit Over External Gas Piping to Safeguard Gas Piping from Damage as per Gas Specialist.

NEW GAS CAGE 2
New **Gas Cage 2** with 2x 48kg Gas Cylinders. Refer to Gas Detail Layout Plan **2024-13-MD-1004**
Emergency Shut-Off Valve

Main Shut-Off Valve for Gas.
9kg Dry Powder Fire Extinguisher.
Existing Tree

Note: All hot water piping shall be insulated with 25mm Armaflex nitrile rubber insulation - Type **PI1**

NEW DECORATIVE BALUSTERS
Eva-Last 30 x 40 Decorative Balusters, Fixed to H4 Treated Gumpoles / Resin Poles with Hulk Top Fixing Screws, as per Manufacturers Specifications. Finish Type **WF10**. Refer to Finishing Schedule & Specifications.

BELOW NEW DECK
Water Collected Underneath Composite Decking to be Directed to the Drainage Channel Below at a 1:100 Fall Minimum. All to be confirmed by Engineer

All Excavations to Accommodate New Levels as per Structural Engineer.

Provide Hard Surface under Deck as per Engineer.

Drain Grate for Drainage Type **DG1**. Refer to Finishing Schedule & Specifications.

New Boundary Wall **Type D** - Concrete Block Retaining Wall & Vibracrete Fence. Refer to **2022-13-MD-9021** Primary Boundary Wall as per Permanent Departure Application

NEW STONE CLADDED BRICK RETAINING WALL
Wall Finish Type **WF4**. Refer to Finishing Schedule & Specifications. Refer to Detail **WD2** on Drawing **2024-13-MD-9201**.1000mm High, to be Confirmed With Client. Heights to be Confirmed on Site. All to be Confirmed by Structural Engineer.

Line of Concrete Capping. Refer to Detail **WD2** on Drawing **2024-13-MD-9201**.

EXISTING PAVING AND RETAINING WALL
Remove Existing Paving and Timber Retaining Wall and Make Good.

AREA AROUND TREES
A: Level around Tree (1850mm Radius) to Remain As Is to Protect Root System. Undisturbed Ground around Existing Tree to be Retained by H4 Treated Gumpoles/Eva-Last Resin Poles as per Structural Engineer. All to be Confirmed by Tree Specialist. All done as per Structural Engineers Details and Specifications. Also Refer to Sections **A-A & B-B** Existing Tree to be Retained. All Necessary Precautions are to be Taken to Protect Tree from Damage during Construction.

B: Level around Tree (1000mm Radius) to Remain As Is to Protect Root System. Undisturbed Ground Around Existing Tree to be Retained by H4 Treated Gumpoles/ Eva-Last Resin Poles as per Structural Engineer. All to be Confirmed by Tree Specialist. All done as per Structural Engineers Details and Specifications. Also Refer to Sections **A-A & B-B**. All Necessary Precautions are to be Taken to Protect Tree from Damage during Construction.

STORMWATER SPOUTS
Provide Stormwater Spouts in Wall as per Engineer.

NEW STONE CLADDED BRICK RETAINING WALL
Wall Finish Type **WF4**. Refer to Finishing Schedule & Specifications.
Refer to Detail **WD2** on Drawing **2024-13-MD-9201.** Wall Height to be level with of Concrete Block Retaining wall.

NEW STONE CLADDED BRICK RETAINING WALL
Wall Finish Type **WF4**. Refer to Finishing Schedule & Specifications. Refer to Detail **WD1** on Drawing **2024-13-MD-9201**.1800mm High, to be Confirmed With Client. All to be Confirmed by Structural Engineer. Perpendicular Wall 1 as per Permanent Departure Application

Line of Concrete Capping. Refer to Detail **WD1** on Drawing **2024-13-MD-9201**.

NEW ACCESS PANELS
New Access Panels Providing Access for Inspection of Drainage System.

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

All Excavations to Accommodate New Levels as per Structural Engineer.

EXISTING SEWER

RETAIN EXISTING STAIRCASE

NEW STEEL COLUMNS
New Steel Square Hollow Section Columns as per Structural Engineers Details & Specifications. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

Existing Yellow Wood Tree

GAS PIPE RETICULATION
Protective Conduit Over External Gas Piping to Safeguard Gas Piping from Damage as per Gas Specialist.

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

EXISTING GULLEY & WASHTROUGH

NEW ACCESS PANEL
Providing Access for Inspection of Drainage System.

NEW GATE
Gate **G05**. Refer to Gate Schedule.

COMPOSITE DECKING
Eva-Last Infinity IS Caribbean Coral 135 x 25.4 x 5450 / Apex Plus Arctic Birch 140 x 24 x 5450, Fixed to 228 x 38 CCA H3 Treated Pine, with Hulk Collated Clip and Screw System, as per Manufacturers Specifications. Floor Finish Type **F5**. Refer to Finishing Schedule & Specifications.

EXISTING CONCRETE RETAINING WALL
Remove a Portion of the Existing Retaining wall. Excavate as Required.
Install New Concrete Block Retaining Wall Type **WF5** as per Finishing Schedule in New Position as Indicated and Make Good. All as per Structural Engineer. Primary Boundary Wall as per Permanent Departure Application

EXISTING WHB

NEW CONCRETE BLOCK RETAINING WALL
Infraset InfraBlok® 425 Grey concrete retaining blocks or similar approved, size 425mm x 340mm x 225mm high in retaining wall system (to be confirmed on site) at 90° Stepped face and curved as required to suit slopes with horizontal bed joints, reinforced with geosynthetic cloth, with flexible 75mm diameter perforated drainage pipe encased in 400 x 220mm deep 19mm gravel wrapped in filter fabric behind the first layer of blocks, backfilled with 300mm layer of drainage sand and approved material, compacted and lightly tamped as the work proceeds. Laid in accordance with engineer`s design details and the latest editions of CMA Concrete Retaining Block Walls Installation Manual and Code of Practice. All done as per Structural Engineers Details and Specifications. Wall Finish Type **WF5**. Refer to Finishing Schedule & Specifications. Primary Boundary Wall as per Permanent Departure Application

EXISTING RETAINING WALL
Remove Existing Retaining Wall and Make Good.

EXPOSED AGGREGATE CONCRETE SURFACE
Exposed Aggregate Concrete Surface as per Specialist Installer with falls to stormwater Outlets, sub surface drainage, excavations, layer works and expansion joints, all as per Structural Engineers Details and Specifications. Floor Finish Type **F6**. Refer to Finishing Schedule & Specifications.

NEW FILL OVER PROPOSED BOAT PARKING
New fill over proposed boat parking area to achieve gradual continuous fall over entire parking area.
Fill as per Structural Engineer..

NEW STEEL COLUMNS
New Steel Square Hollow Section Columns as per Structural Engineers Details & Specifications. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Boundary Wall **Type C** - Existing Concrete Block Retaining Wall & New Vibracrete Fence. Refer to **2022-13-MD-9021**

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

EXPOSED AGGREGATE CONCRETE SURFACE
Exposed Aggregate Concrete Surface as per Specialist Installer with falls to Stormwater Outlets, sub surface drainage, excavations, layer works and expansion joints, all as per Structural Engineers Details and Specifications. Floor Finish Type **F6**. Refer to Finishing Schedule & Specifications.

NEW STONE CLADDED BRICK WALL
New Stone Cladded Brick Wall. Wall Finish Type **WF4**. Refer to Finishing Schedule & Specifications Refer to Detail **WD1** on Drawing **2024-13-MD-9201** Perpendicular Wall 2 as per Permanent Departure Application

Wall Detail to be Confirmed by Structural Engineer.

NEW GATE
Gate **G04**. Refer to Gate Schedule.

NEW STEEL COLUMNS
New Steel Square Hollow Section Columns as per Structural Engineers Details & Specifications. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

NOTE:
RETAINING WALLS SHALL NOT EXCEED 1.0 M ABOVE NATURAL GROUND LEVEL (NGL), UNLESS APPROVED BY THE LOCAL AUTHORITY.

NOTE:
ALL TO BE IN ACCORDANCE WITH THE CONDITIONS AS SET OUT IN THE APPROVED OSCAE CERTIFICATE, PERMIT NO:412-P1, DATED 2025-10-28 (VALID FOR 24 MONTHS FROM DATE OF ISSUE)

NOTE:
POSITIONS OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

FINISHING LEGEND

REFER TO FINISHING SCHEDULE & SPECIFICATIONS

CODE	SPECIFICATION
WATERPROOFING FINISHES	
CODE	FLOOR FINISH SPECIFICATION
FW1	WATERPROOFING FINISH
FLOOR FINISHES	
CODE	FLOOR FINISH SPECIFICATION
F1	VINYL FLOORING/ PORCELAIN TILE
F2	ANTI-SLIP FLOOR TILE
F3	VINYL FLOORING
F4	FLOOR TILE TO MATCH EXISTING
F5	COMPOSITE DECKING
F6	EXPOSED AGGREGATE CONCRETE
F7	TIMBER
WALL FINISHES	
CODE	WALL FINISH SPECIFICATION
B00	PAINT ON EXISTING PLASTERED AND PAINTED BRICK WALL (EXTERIOR)
B01	PAINT ON NEW PLASTERED BRICK WALL (EXTERIOR)
B02	PAINT ON EXISTING PLASTERED AND PAINTED BRICK WALL (INTERIOR)
B03	PAINT ON NEW PLASTERED BRICK WALL (INTERIOR)
WF1	CEMENT-BASED WALL COATING
WF2	ENGINEERED STONE WALL CLADDING
WF3	MARINE PLYWOOD WALL CLADDING
WF4	NATURAL STONE WALL CLADDING WITH WALL CAPPING
WF5	CONCRETE RETAINING BLOCKS
WF6	WALL TILES/ ENGINEERED STONE CLADDING
WF7	PAINT ON EXISTING BATHROOM AND KITCHEN. PLASTERED AND PAINTED BRICK WALLS AND CEILINGS (INTERIOR)
WF8	PAINT ON NEW BATHROOM 1 & NEW TOILET 1. PLASTERED BRICK WALLS AND CEILINGS. PAINT ON NEW PLASTERED BRICK WALLS IN EXISTING KITCHEN (INTERIOR).
WF9	COMPOSITE FASCIA BOARD
WF10	COMPOSITE DECORATIVE BALUSTERS
WF11	DRYWALL SYSTEM
COUNTERTOPS/ VANITY SLAB/ SHOWER SEAT/ WINDOW CILLS	
CODE	FINISH SPECIFICATION
CT1	ENGINEERED STONE COUNTERTOP
CT2	ENGINEERED STONE COUNTERTOP
FLOOR & WALL TRIM	
CODE	FINISH SPECIFICATION
SK1	INTERIOR TIMBER SKIRTING
T1	ALUMINIUM TRANSITION STRIPS BETWEEN DISSIMILAR FLOORS
SILICONE JOINT SEALANTS	
CODE	FINISH SPECIFICATION
SD1	SILICONE JOINT SEALANT
STEEL FINISHES	
CODE	FINISH SPECIFICATION
WP01	PAINT TO NEW STEEL
POWDER COAT FINISHES	
CODE	SPECIFICATION
FP01	ALUMINIUM POWDER-COATED FINISH
TIMBER FINISHES	
CODE	FINISH SPECIFICATION
FP02	VARNISH ON NEW TIMBER
FP03	SEALANT/VARNISH ON NEW TIMBER
FP04	GUM POLE WOOD PRESERVATIVE
FP05	PAINT ON NEW TIMBER
FP06	POLYMER MODIFIED BITUMEN COATING
CEILING FINISHES	
CODE	FINISH SPECIFICATION
C01	FLUSH PLASTERED CEILING
C02	LATH CEILING
C03	FLUSH PLASTERED CEILING
CORNICES	
CODE	FINISH SPECIFICATION
CC1	CORNICE TO MATCH EXISTING/ EXTRUDED POLYSTYRENE CORNICE
CC2	SHADOW LINE CORNICE
CC3	CORNICE TO MATCH EXISTING
CC4	NEW TIMBER QUARTER ROUND
INSULATION	
CODE	FINISH SPECIFICATION
CI1	POLYESTER THERMAL INSULATION
SI1	EXPOSED FLOOR INSULATION
PI1	HOT WATER PIPE INSULATION
ROOF FINISHES	
CODE	FINISH SPECIFICATION
RP01	CORRUGATED PROFILE STEEL ROOF SHEETING
RP02	KLIP-LOK PROFILE STEEL ROOF SHEETING
STORMWATER GRATING	
CODE	SPECIFICATION
DG1	STORMWATER GRATING AND FRAME
CONCRETE SLEEPERS	
CODE	SPECIFICATION
S1	WOOD TEXTURED CONCRETE RAILWAY SLEEPERS
FIREPLACE	
CODE	SPECIFICATION
FSFP 1	FREE STANDING FIREPLACE
JOINERY ASSEMBLY	
CODE	SPECIFICATION
J01 - J08	REFER TO FINISHING SCHEDULE

General Note

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OF THE ARCHITECT'S DOCUMENTS, DRAWINGS, DETAILS & SCHEDULES, AND/OR DOCUMENTS BY OTHER CONSULTANTS.

ALL INFORMATION ON THE DRAWINGS MUST BE CHECKED AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE ANY BUILDING WORK COMMENCES.

SPECIFIED TRADENAMES MAY BE SUBSTITUTED FOR 'EQUAL AND APPROVED' SUBJECT TO ARCHITECT'S CONFIRMATION.

THE CONTRACTOR MUST WORK FROM FIGURED DIMENSIONS ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS, LEVELS AND QUANTITIES ON SITE PRIOR TO PUTTING ANY WORK TO HAND.

CONTRACTOR TO ADHERE TO ALL SABS CODES AND MANUFACTURER'S INSTRUCTIONS. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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Revision Schedule

Rev.	Description	Date
H	Updates from Structural Engineer	2025/07/23
I	Municipal Updates	2025/08/27
J	Municipal Updates	2025/11/05
K	Municipal Updates	2026/01/28
L	Municipal Updates	2026/03/09
M	Municipal Updates: Title Deed Building Line Restrictions Indicated	2026/07/03

Issued for **APPROVAL**

Workstage
Workstage 4.1

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Project 2024-13-MD
RESIDENCE RETIEF
ERF 412, BRENTON ON LAKE

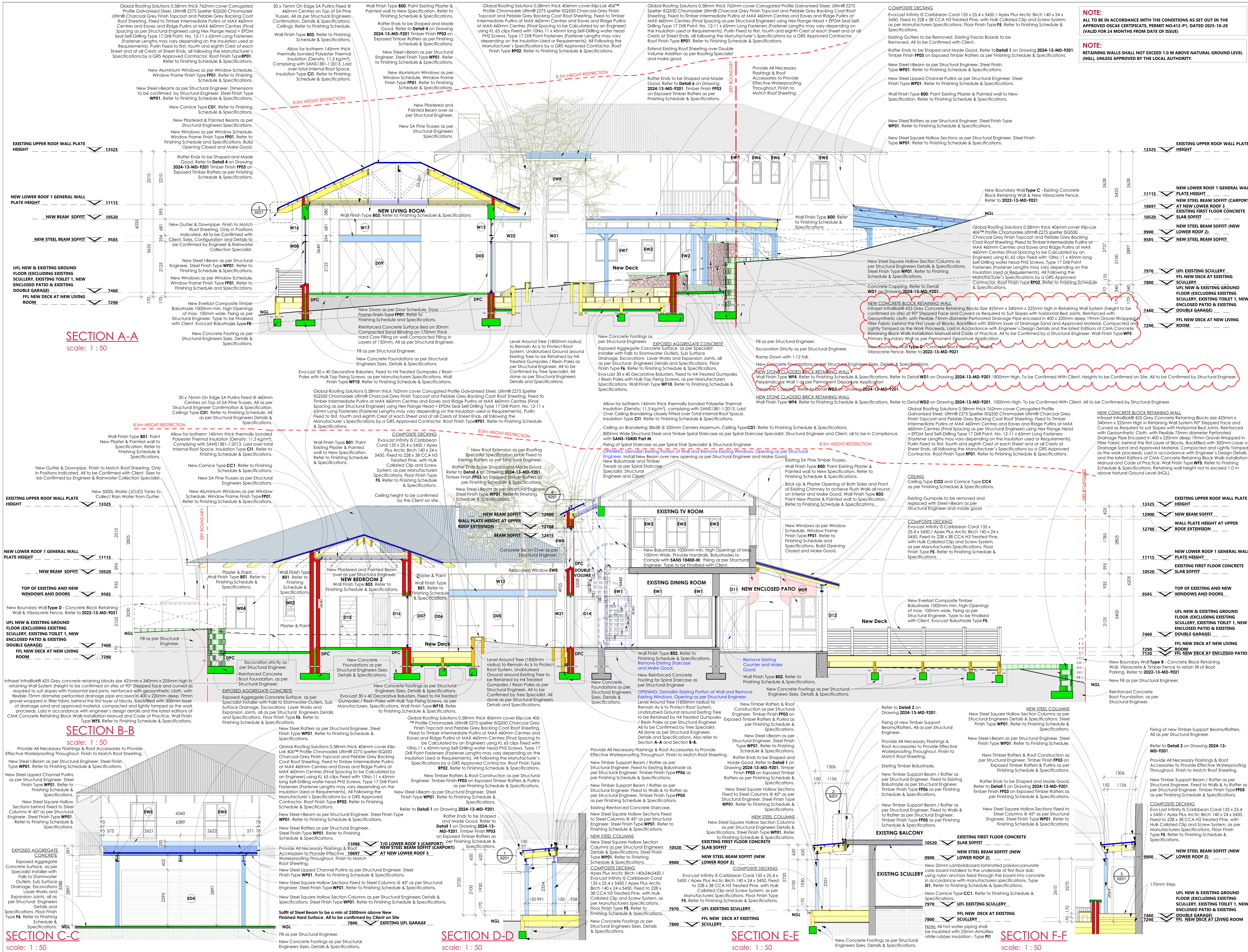
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Drawing Description
GROUND FLOOR PLAN

Drawing No.		
2024-13-MD - 1000		
Date	Scale @ A0	Revision
2026/07/03	1 : 50	M

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NOTE:
ALL TO BE IN ACCORDANCE WITH THE CONDITIONS AS SET OUT IN THE APPROVED OSCAE CERTIFICATE, PERMIT NO:412-P1, DATED 2025-10-28 (VALID FOR 24 MONTHS FROM DATE OF ISSUE)

NOTE:
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General Note

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Revision Schedule

Rev.	Description	Date
F	Drawings for Coordination	2025/05/09
G	Updates from SANS 10400 - Part XA Consultant	2025/06/11
H	Updates from Structural Engineer	2025/07/23
I	Municipal Updates	2025/08/27
J	Municipal Updates	2025/11/05
K	Municipal Updates	2026/01/28
L	Municipal Updates	2026/03/09

FINISHING LEGEND

REFER TO FINISHING SCHEDULE & SPECIFICATIONS

- FLOOR FINISHES
- WALL FINISHES
- COUNTERTOPS/ VANITY SLAB/ SHOWER SEAT/ WINDOW CILLS
- FLOOR & WALL TRIM
- STEEL FINISHES
- POWDER COAT FINISHES
- TIMBER FINISHES
- CEILING FINISHES
- CORNICES
- INSULATION
- ROOF FINISHES
- STORMWATER GRATING
- CONCRETE SLEEPERS
- FIREPLACE
- JOINERY ASSEMBLY

ROOF PROFILE & SPECIFICATIONS

REFER TO FINISHING SCHEDULE & SPECIFICATIONS

LOCATION:	ROOF PITCH:	PROFILE
LOWER ROOF 1	25°	CORRUGATED PROFILE TO MATCH EXISTING
LOWER ROOF 2	5°	KLIP-LOK 406 PROFILE
LOWER ROOF 3	5°	KLIP-LOK 406 PROFILE
LOWER ROOF 4	15°	CORRUGATED PROFILE TO MATCH EXISTING
UPPER ROOF EXTENSION	15°	CORRUGATED PROFILE TO MATCH EXISTING

REFER TO SPECIFICATIONS AND DETAILS ON DRAWINGS 2024-13-MD - 100, 1000 - 1007, 2000, 3000 & 9201 AND FINISHING SCHEDULE

Issued for: APPROVAL

Workstage: Workstage 4.1

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Project 2024-13-MD
RESIDENCE RETIEF

ERF 412, BRENTON ON LAKE

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Drawing Description
SECTIONS

Drawing No.		
2024-13-MD - 2000		
Date	Scale @ A0	Revision
2026/03/09	1 : 50	L

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Global Roofing Solutions 0.58mm thick 406mm cover Klip-Lok 406™ Profile Chromadek Ultim® Z275 spelter ISQ550 Charcoal Grey Finish Topcoat and Pebble Grey Backing Coat Roof Sheeting, Fixed to Timber Intermediate Purlins at MAX 460mm Centres and Eaves and Ridge Purlins at MAX 460mm Centres (Final Spacing to be Calculated by an Engineer) using KL 65 clips Fixed with 10No.11 x 45mm long Self-Drilling wafer head PH2 Screws, Type 17 Drill Point Fasteners (Fastener Lengths may vary depending on the Insulation Used or Requirements), All Following the Manufacturer`s Specifications by a GRS Approved Contractor. Roof Finish Type **RP02**. Refer to Finishing Schedule & Specifications.

New Steel Rafters & Roof Construction as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Steel Square Hollow Sections Fixed to Steel Columns @ 45° as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Steel Square Hollow Section Columns as per Structural Engineers Details & Specifications. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Everlast Composite Timber Balustrade 1000mm min. high Openings of max. 100mm wide. Fixing as per Structural Engineer. Type to be Finalised with Client. Eva-Last Balustrade Type **F5**.

NEW STONE CLADDED BRICK WALL
New Low Stone Cladded Brick Wall. Wall Finish Type **WF4**. Refer to Detail Drawing **2024-13-MD-9201**

NEW CONCRETE BLOCK RETAINING WALL
Infraset InfraBlok® 425 Grey Concrete Retaining Blocks size 425mm x 340mm x 225mm High in Retaining Wall System (height to be confirmed on site) at 90° Stepped Face and Curved as Required to suit Slopes with Horizontal Bed Joints, Reinforced with Geosynthetic Cloth, with Flexible 75mm diameter Perforated Drainage Pipe Encased in 400 x 220mm deep 19mm Gravel Wrapped in Filter Fabric behind the first Layer of Blocks, Backfilled with 300mm Layer of Drainage Sand and Approved Material, Compacted and Lightly Tamped as the work proceeds. Laid in accordance with Engineer`s Design Details and the latest Editions of CMA Concrete Retaining Block Walls Installation Manual and Code of Practice. Wall Finish Type **WF5**. Retaining wall height not to exceed 1.0 m above Natural Ground Level (NGL).

New **Gate 01.** Refer to Gate Schedule.

EXISTING UFL GARAGE 7800

UFL NEW ENCLOSED PATIO 7290

New Boundary Wall **Type B** - Concrete Block Retaining Wall, Vibracrete & Timber Fence to retain fill at Boat Parking. Refer to **2022-13-MD-9021**

New Aluminium Windows as per Window Schedule. Window Frame Finish Type **FP01**. Refer to Finishing Schedule & Specifications.

Wall Finish Type **WF9**. Refer to Finishing Schedule & Specifications.

Wall Finish Type **B00**: Paint Existing Plaster & Painted wall to New Specification. Refer to Finishing Schedule & Specifications.

Existing Gutters to be Removed. Existing Fascia Boards to be Removed. All to be Confirmed with Client.

COMPOSITE CLADDING & DECKING
Eva-Last Infinity IS Caribbean Coral 135 x 25.4 x 5450 / Apex Plus Arctic Birch 140 x 24 x 5450, Fixed to 228 x 38 CCA H3 treated Pine/Resin Poles, with Hulk Collated Clip and Screw System, as per Manufacturers Specifications. Floor Finish Type **WF9**. Refer to Finishing Schedule & Specifications

New Steel Lipped Channel Purlins as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

Existing Gutters to be Removed. Existing Fascia Boards to be Removed. All to be Confirmed with Client.

Wall Finish Type **B00**: Paint Existing Plaster & Painted wall to New Specification. Refer to Finishing Schedule & Specifications.

New Timber Rafters & Roof Construction as per Structural Engineer. Timber Finish **FP03** on Exposed Timber Rafters & Purlins as per Finishing Schedule & Specifications

Rafter Ends to be Shaped and Made Good. Refer to **Detail 4** on Drawing **2024-13-MD-9201** Timber Finish **FP03** on Exposed Timber Rafters as per Finishing Schedule & Specifications.

New Everlast Composite Timber Balustrade 1000mm min. high Openings of max. 100mm wide. Fixing as per Structural Engineer. Type to be Finalised with Client. Eva-Last Balustrade Type **F5**.

Provide All Necessary Flashings & Roof Accessories to Provide Effective Waterproofing Throughout. Finish to Match Roof Sheeting.

New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

Wall Finish Type **B01**: Paint New Plaster & Painted wall to Specification. Refer to Finishing Schedule & Specifications.

New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Gutter & Downpipe. Finish to Match Roof Sheeting. Only in Positions Indicated. All to be Confirmed with Client. Sizes to be Confirmed by Engineer & Rainwater Collection Specialist.

Provide All Necessary Flashings & Roof Accessories to Provide Effective Waterproofing Throughout. Finish to Match Roof Sheeting.

Fire place, Hearth, Chimney and Flue Pipe Design, Specification, Construction and Installation to be Strictly in Accordance with **SANS 10400-Parts T** and **V**,as well as **SANS 10177-5**. Provide Fire Insulation in Chimney and Flue Pipe Strictly in Accordance with Manufacturer's Details and Specifications, and in Compliance with **SANS 10400**, and with specific reference to **SANS 10400-Parts T** and **V** respectively, as well as **SANS 10177-5**. Type **FSFP 1**.

NEW CONCRETE BLOCK RETAINING WALL
Infraset InfraBlok® 425 Grey Concrete Retaining Blocks size 425mm x 340mm x 225mm High in Retaining Wall System (height to be confirmed on site) at 90° Stepped Face and Curved as Required to suit Slopes with Horizontal Bed Joints, Reinforced with Geosynthetic Cloth, with Flexible 75mm diameter Perforated Drainage Pipe Encased in 400 x 220mm deep 19mm Gravel Wrapped in Filter Fabric behind the first Layer of Blocks, Backfilled with 300mm Layer of Drainage Sand and Approved Material, Compacted and Lightly Tamped as the work proceeds. Laid in accordance with Engineer`s Design Details and the latest Editions of CMA Concrete Retaining Block Walls Installation Manual and Code of Practice. Wall Finish Type **WF5**. Refer to Finishing Schedule & Specifications. Retaining wall height not to exceed 1.0 m above Natural Ground Level (NGL).

Wall Finish Type **B01**: Paint New Plaster & Painted wall to Specification. Refer to Finishing Schedule & Specifications.

Global Roofing Solutions 0.58mm thick 762mm cover Corrugated profile Galvanised steel, Ultim® Z275 spelter ISQ550 Chromadek Ultim® Charcoal Grey finish topcoat and Pebble Grey backing coat roof sheeting, fixed to timber intermediate purlins at MAX 460mm centres and eaves and ridge purlins at MAX 460mm centres (final spacing as per Structural Engineer) using Hex Flange Head + EPDM Seal self-drilling Type 17 drill point, No. 12-11 x 65mm long fasteners (fastener lengths may vary depending on the insulation used or requirements). Purlin fixed to first, fourth and eighth crest of each sheet and at all crests at sheet ends, all following the manufacturer`s specifications by a GRS approved contractor. Roof Finish Type **RP01**. Refer to Finishing Schedule & Specifications.

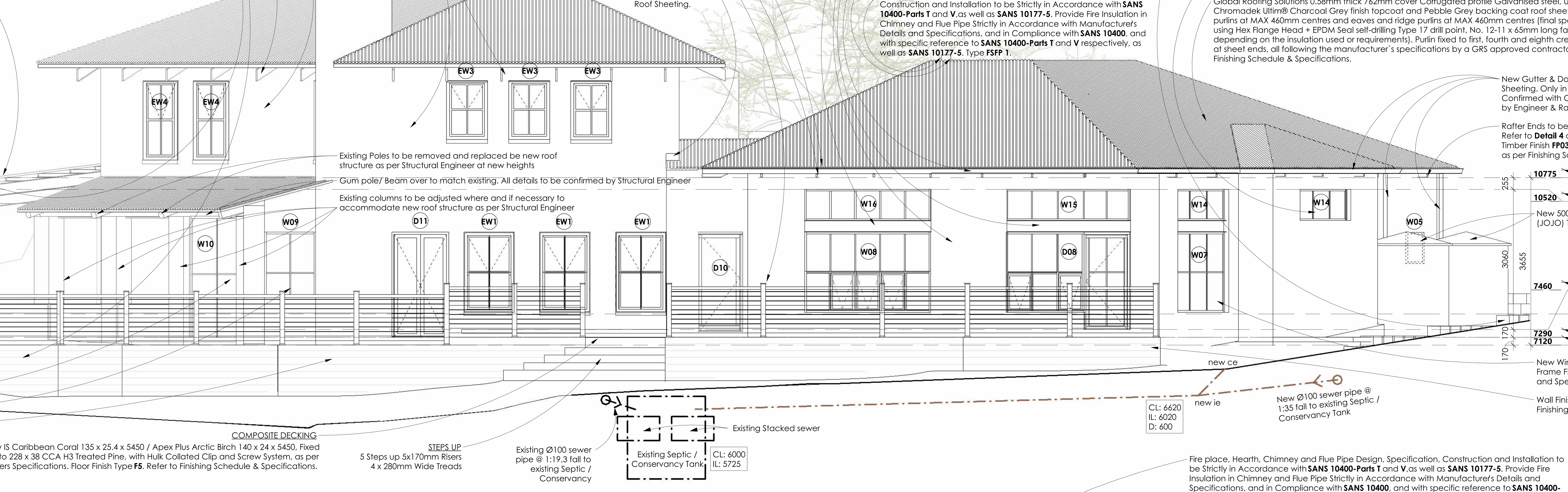
New Gutter & Downpipe. Finish to Match Roof Sheeting. Only in Positions Indicated. All to be Confirmed with Client. Sizes to be Confirmed by Engineer & Rainwater Collection Specialist.

Rafter Ends to be Shaped and Made Good. Refer to **Detail 4** on Drawing **2024-13-MD-9201** Timber Finish **FP03** on Exposed Timber Rafters as per Finishing Schedule & Specifications.

Existing Poles to be removed and replaced be new roof structure as per Structural Engineer at new heights

Gum pole/ Beam over to match existing. All details to be confirmed by Structural Engineer

Existing columns to be adjusted where and if necessary to accommodate new roof structure as per Structural Engineer



10775 EXISTING UFL FIRST FLOOR

10520 EXISTING FIRST FLOOR CONCRETE SLAB SOFFIT

New 5000L Water (JOJO) Tanks to Collect Rain Water From Gutter.

7460 UFL NEW & EXISTING GROUND FLOOR (EXCLUDING EXISTING SCULLERY, EXISTING TOILET 1, NEW ENCLOSED PATIO & EXISTING DOUBLE GARAGE)

7290 FFL NEW DECK AT NEW LIVING ROOM

7120 FFL NEW DECK AT ENCLOSED PATIO

New Windows as per Window Schedule. Window Frame Finish Type **FP01**. Refer to Finishing Schedule and Specifications.

Wall Finish Type **WF9**. Refer to Finishing Schedule & Specifications.

COMPOSITE DECKING
Eva-Last Infinity IS Caribbean Coral 135 x 25.4 x 5450 / Apex Plus Arctic Birch 140 x 24 x 5450, Fixed to 228 x 38 CCA H3 Treated Pine, with Hulk Collated Clip and Screw System, as per Manufacturers Specifications. Floor Finish Type **F5**. Refer to Finishing Schedule & Specifications.

STEPS UP
5 Steps up 5x170mm Risers
4 x 280mm Wide Treads

NORTH ELEVATION

scale: 1 : 50

Existing Gutters to be Removed. Existing Fascia Boards to be Removed. All to be Confirmed with Client.

Global Roofing Solutions 0.58mm thick 406mm cover Klip-Lok 406™ Profile Chromadek Ultim® Z275 spelter ISQ550 Charcoal Grey Finish Topcoat and Pebble Grey Backing Coat Roof Sheeting, Fixed to Timber Intermediate Purlins at MAX 460mm Centres and Eaves and Ridge Purlins at MAX 460mm Centres (Final Spacing to be Calculated by an Engineer) using KL 65 clips Fixed with 10No.11 x 45mm long Self-Drilling wafer head PH2 Screws, Type 17 Drill Point Fasteners (Fastener Lengths may vary depending on the Insulation Used or Requirements), All Following the Manufacturer`s Specifications by a GRS Approved Contractor. Roof Finish Type **RP02**. Refer to Finishing Schedule & Specifications.

Wall Finish Type **B00**: Paint Existing Plaster & Painted wall to New Specification. Refer to Finishing Schedule & Specifications.

Existing Poles to be removed and replaced be new roof structure as per Structural Engineer at new heights

Gum pole/ Beam over to match existing . All details to be confirmed by Structural Engineer

New Steel Lipped Channel Purlins as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Steel Rafters & Roof Construction as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Steel Square Hollow Sections Fixed to Steel Columns @ 45° as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

NEW STEEL COLUMNS
New Steel Square Hollow Section Columns as per Structural Engineers Details & Specifications. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

EXISTING UFL GARAGE 7800

UFL NEW ENCLOSED PATIO 7290

NEW STONE CLADDED BRICK WALL
New Low Stone Cladded Brick Wall. Wall Finish Type **WF4**. Refer to Detail Drawing **2024-13-MD-9201 - Detail WD2**

Fire place, Hearth, Chimney and Flue Pipe Design, Specification, Construction and Installation to be Strictly in Accordance with **SANS 10400-Parts T** and **V**,as well as **SANS 10177-5**. Provide Fire Insulation in Chimney and Flue Pipe Strictly in Accordance with Manufacturer's Details and Specifications, and in Compliance with **SANS 10400**, and with specific reference to **SANS 10400-Parts T** and **V** respectively, as well as **SANS 10177-5**. Type **FSFP 1**.

Existing Gumpole to be removed and replaced with Steel I-Beam as per Structural Engineer and made good

New Timber Rafters & Roof Construction as per Structural Engineer. Timber Finish **FP03** on Exposed Timber Rafters & Purlins as per Finishing Schedule & Specifications.

Rafter Ends to be Shaped and Made Good. Refer to **Detail 4** on Drawing **2024-13-MD-9201** Timber Finish **FP03** on Exposed Timber Rafters as per Finishing Schedule & Specifications.

Global Roofing Solutions 0.58mm thick 762mm cover Corrugated profile Galvanised steel, Ultim® Z275 spelter ISQ550 Chromadek Ultim® Charcoal Grey finish topcoat and Pebble Grey backing coat roof sheeting, fixed to timber intermediate purlins at MAX 460mm centres and eaves and ridge purlins at MAX 460mm centres (final spacing as per Structural Engineer) using Hex Flange Head + EPDM Seal self-drilling Type 17 drill point, No. 12-11 x 65mm long fasteners (fastener lengths may vary depending on the insulation used or requirements). Purlin fixed to first, fourth and eighth crest of each sheet and at all crests at sheet ends, all following the manufacturer`s specifications by a GRS approved contractor. Roof Finish Type **RP01**. Refer to Finishing Schedule & Specifications.

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Gutter & Downpipe. Finish to Match Roof Sheeting. Only in Positions Indicated. All to be Confirmed with Client. Sizes to be Confirmed by Engineer & Rainwater Collection Specialist.

New Doors as per Door Schedule. Door Frame Finish Type **FP01**. Refer to Finishing Schedule and Specifications.

Wall Finish Type **B01**: Paint New Plaster & Painted wall to Specification. Refer to Finishing Schedule & Specifications.

BALUSTRADE
New Eva-Last Composite Timber Balustrade 1000mm min. high openings of max. 100mm wide. Fixing as per Structural Engineer. Type to be Finalised with Client. Eva-Last Balustrade **Type F5**

COMPOSITE DECKING & CLADDING
Eva-Last Infinity IS Caribbean Coral 135 x 25.4 x 5450 / Apex Plus Arctic Birch 140 x 24 x 5450, Fixed to 228 x 38 CCA H3 Treated Pine, with Hulk Collated Clip and Screw System, as per Manufacturers Specifications. Floor Finish Type **F5**. Refer to Finishing Schedule & Specifications.

STEPS UP
5 Steps up 5x170mm Risers
4 x 280mm Wide Treads

New Doors as per Door Schedule. Door Frame Finish Type **FP01**. Refer to Finishing Schedule and Specifications.

Wall Finish Type **WF9**. Refer to Finishing Schedule & Specifications.



Existing columns to be adjusted where and if necessary to accommodate new roof structure as per Structural Engineer

10775 EXISTING UFL FIRST FLOOR

10520 EXISTING FIRST FLOOR CONCRETE SLAB SOFFIT

7460 UFL NEW & EXISTING GROUND FLOOR (EXCLUDING EXISTING SCULLERY, EXISTING TOILET 1, NEW ENCLOSED PATIO & EXISTING DOUBLE GARAGE)

7290 FFL NEW DECK AT NEW LIVING ROOM

7120 FFL NEW DECK AT ENCLOSED PATIO

EAST ELEVATION

scale: 1 : 50

Global Roofing Solutions 0.58mm thick 762mm cover Corrugated profile Galvanised steel, Ultim® Z275 spelter ISQ550 Chromadek Ultim® Charcoal Grey finish topcoat and Pebble Grey backing coat roof sheeting, fixed to timber intermediate purlins at MAX 460mm centres and eaves and ridge purlins at MAX 460mm centres (final spacing as per Structural Engineer) using Hex Flange Head + EPDM Seal self-drilling Type 17 drill point, No. 12-11 x 65mm long fasteners (fastener lengths may vary depending on the insulation used or requirements). Purlin fixed to first, fourth and eighth crest of each sheet and at all crests at sheet ends, all following the manufacturer`s specifications by a GRS approved contractor. Roof Finish Type **RP01**. Refer to Finishing Schedule & Specifications.

Global Roofing Solutions 0.58mm thick 762mm cover Corrugated Profile Galvanised Steel, Ultim® Z275 Spelter ISQ550 Chromadek Ultim® Charcoal Grey Finish Topcoat and Pebble Grey Backing Coat Roof Sheeting, Fixed to Timber Intermediate Purlins at MAX 460mm Centres and Eaves and Ridge Purlins at MAX 460mm Centres (Final Spacing as per Structural Engineer) using Hex Flange Head + EPDM Seal Self-Drilling Type 17 Drill Point, No. 12-11 x 65mm Long Fasteners (Fastener Lengths may vary depending on the Insulation Used or Requirements). Purlin Fixed to first, fourth and eighth Crest of each Sheet and at all Crests at Sheet Ends, all following the Manufacturer`s Specifications by a GRS Approved Contractor. Roof Finish Type **RP01**. Refer to Finishing Schedule & Specifications.

Fire place, Hearth, Chimney and Flue pipe design, specification, construction and installation to be strictly in accordance with SANS **10400-Parts T** and **V**,as well as S**ANS 10177-5**.Provide Fire Insulation in Chimney and Flue pipe strictly in accordance with Manufacturer's details and specifications, and in compliance with **SANS 10400**, and with specific reference to **SANS 10400-Parts T** and **V** respectively, as well as **SANS 10177-5**. Type **FSFP1**.

New Gutter & Downpipe. Finish to Match Roof Sheeting.

Wall Finish Type **B01**. Paint New Plaster & Painted wall to Specification. Refer to Finishing Schedule & Specifications.

New Timber Rafters & Roof Construction as per Structural Engineer. Timber Finish **FP03** on Exposed Timber Rafters & Purlins as per Finishing Schedule & Specifications.

Rafter Ends to be Shaped and Made Good. Refer to **Detail 4** on Drawing **2024-13-MD-9201** Timber Finish **FP03** on Exposed Timber Rafters as per Finishing Schedule & Specifications.

Provide All Necessary Flashings & Roof Accessories to Provide Effective Waterproofing Throughout. Finish to Match Roof Sheeting.

Timber Finish **FP03** on Exposed Timber Rafters & Purlins as per Finishing Schedule.

Wall Finish Type **B00**: Paint Existing Plaster & Painted wall to New Specification. Refer to Finishing Schedule & Specifications.

Rafter Ends to be Shaped and Made Good. Refer to **Detail 6** on Drawing **2024-13-MD-9201**. Timber Finish **FP03** on Exposed Timber Rafters as per Finishing Schedule & Specifications.

New Gutter & Downpipe. Finish to Match Roof Sheeting. Only in Positions Indicated. All to be Confirmed with Client. Sizes to be Confirmed by Engineer & Rainwater Collection Specialist.

New 5000L Water (JOJO) Tanks to Collect Rain Water From Gutter.

New Gutter & Downpipe. Finish to Match Roof Sheeting. Only in Positions Indicated. All to be Confirmed with Client. Sizes to be Confirmed by Engineer & Rainwater Collection Specialist.

Wall Finish Type **B01**: Paint New Plaster & Painted wall to Specification. Refer to Finishing Schedule & Specifications.

BALUSTRADE
New Eva-Last Composite Timber Balustrade 1000mm min. high openings of max. 100mm wide. Fixing as per Structural Engineer. Type to be Finalised with Client. Eva-Last Balustrade **Type F5**.

COMPOSITE CLADDING & DECKING
Eva-Last Infinity IS Caribbean Coral 135 x 25.4 x 5450 / Apex Plus Arctic Birch 140 x 24 x 5450, Fixed to 228 x 38 CCA H3 treated Pine/Resin Poles, with Hulk Collated Clip and Screw System, as per Manufacturers Specifications. Floor Finish Type **F5**. Refer to Finishing Schedule & Specifications.

UFL NEW BATHROOM 1 & NEW TOILET 1 7460

FFL NEW DECK AT NEW LIVING ROOM 7290

FFL NEW DECK AT ENCLOSED PATIO 7120

Global Roofing Solutions 0.58mm thick 762mm cover Corrugated profile Galvanised steel, Ultim® Z275 spelter ISQ550 Chromadek Ultim® Charcoal Grey finish topcoat and Pebble Grey backing coat roof sheeting, fixed to timber intermediate purlins at MAX 460mm centres and eaves and ridge purlins at MAX 460mm centres (final spacing as per Structural Engineer) using Hex Flange Head + EPDM Seal self-drilling Type 17 drill point, No. 12-11 x 65mm long fasteners (fastener lengths may vary depending on the insulation used or requirements). Purlin fixed to first, fourth and eighth crest of each sheet and at all crests at sheet ends, all following the manufacturer`s specifications by a GRS approved contractor. Roof Finish Type **RP01**. Refer to Finishing Schedule & Specifications.

Refer to **Detail 2** on Drawing **2024-13-MD-9201**.

Existing Gutters to be Removed. Existing Fascia Boards to be Removed. All to be Confirmed with Client.

Wall Finish Type **B00**: Paint Existing Plaster & Painted wall to New Specification. Refer to Finishing Schedule & Specifications.

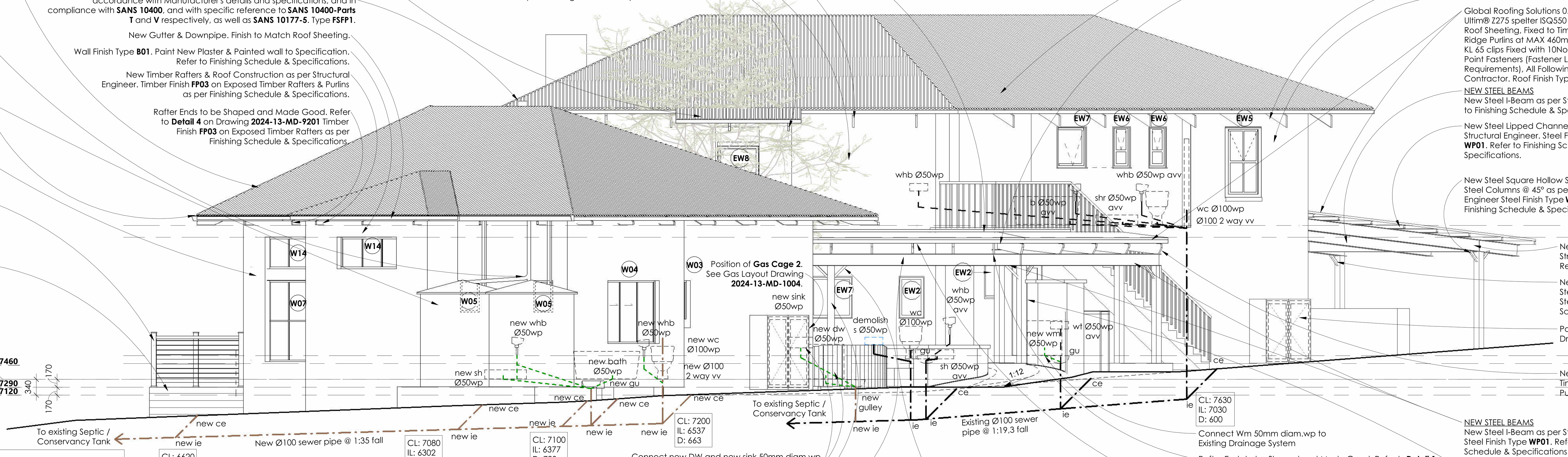
Global Roofing Solutions 0.58mm thick 406mm cover Klip-Lok 406™ Profile Chromadek Ultim® Z275 spelter ISQ550 Charcoal Grey Finish Topcoat and Pebble Grey Backing Coat Roof Sheeting, Fixed to Timber Intermediate Purlins at MAX 460mm Centres and Eaves and Ridge Purlins at MAX 460mm Centres (Final Spacing to be Calculated by an Engineer) using KL 65 clips Fixed with 10No.11 x 45mm long Self-Drilling wafer head PH2 Screws, Type 17 Drill Point Fasteners (Fastener Lengths may vary depending on the Insulation Used or Requirements), All Following the Manufacturer`s Specifications by a GRS Approved Contractor. Roof Finish Type **RP02**. Refer to Finishing Schedule & Specifications.

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Steel Lipped Channel Purlins as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Steel Square Hollow Sections Fixed to Steel Columns @ 45° as per Structural Engineer Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

NOTE:
RETAINING WALLS SHALL NOT EXCEED 1.0 M ABOVE NATURAL GROUND LEVEL (NGL), UNLESS APPROVED BY THE LOCAL AUTHORITY.



Position of **Gas Cage 2**. See Gas Layout Drawing **2024-13-MD-1004**.

Connect new DW and new sink 50mm diam.wp to new gulley and existing drainage system

Connect Wm 50mm diam.wp to Existing Drainage System

Rafter Ends to be Shaped and Made Good. Refer to **Detail 1** on Drawing **2024-13-MD-9201** Timber Finish **FP03** on Exposed Timber Rafters as per Finishing Schedule & Specifications.

Refer to **Detail 3** on Drawing **2024-13-MD-9201**

NEW STEEL COLUMNS
New Steel Square Hollow Section Columns as per Structural Engineers Details & Specifications. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Steel Square Hollow Sections Fixed to Steel Columns @ 45° as per Structural Engineer Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Steel Rafters & Roof Construction as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

New Steel Square Hollow Sections Fixed to Steel Columns @ 45° as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

Position of **Gas Cage 1**. See Gas Layout Drawing **2024-13-MD-1004**.

New Timber Rafters as per Structural Engineer. Timber Finish **FP03** on Exposed Timber Rafters & Purlins as per Finishing Schedule.

NEW STEEL BEAMS
New Steel I-Beam as per Structural Engineer. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

NEW STEEL COLUMNS
New Steel Square Hollow Section Columns as per Structural Engineers Details & Specifications. Steel Finish Type **WP01**. Refer to Finishing Schedule & Specifications.

10775 EXISTING UFL FIRST FLOOR

10520 EXISTING FIRST FLOOR CONCRETE SLAB SOFFIT

7970 UFL EXISTING SCULLERY

7800 FFL NEW DECK AT EXISTING SCULLERY

UFL NEW & EXISTING GROUND FLOOR (EXCLUDING EXISTING SCULLERY, EXISTING TOILET 1, NEW ENCLOSED PATIO & EXISTING DOUBLE GARAGE)

7460

7290 FFL NEW DECK AT NEW LIVING ROOM

7120 FFL NEW DECK AT ENCLOSED PATIO

WEST ELEVATION

scale: 1 : 50

NOTE:
ALL TO BE IN ACCORDANCE WITH THE CONDITIONS AS SET OUT IN THE APPROVED OSCAE CERTIFICATE, PERMIT NO:412-P1, DATED 2025-10-28 (VALID FOR 24 MONTHS FROM DATE OF ISSUE)

ALL LEVELS TO BE CONFIRMED BY ENGINEER

FINISHING LEGEND

REFER TO FINISHING SCHEDULE & SPECIFICATIONS

CODE	SPECIFICATION
WATERPROOFING FINISHES	
CODE	FLOOR FINISH SPECIFICATION
FW1	WATERPROOFING FINISH
FLOOR FINISHES	
CODE	FLOOR FINISH SPECIFICATION
F1	VINYL FLOORING/ PORCELAIN TILE
F2	ANTI-SLIP FLOOR TILE
F3	VINYL FLOORING
F4	FLOOR TILE TO MATCH EXISTING
F5	COMPOSITE DECKING
F6	EXPOSED AGGREGATE CONCRETE
F7	TIMBER
WALL FINISHES	
CODE	WALL FINISH SPECIFICATION
B00	PAINT ON EXISTING PLASTERED AND PAINTED BRICK WALL (EXTERIOR)
B01	PAINT ON NEW PLASTERED BRICK WALL (EXTERIOR)
B02	PAINT ON EXISTING PLASTERED AND PAINTED BRICK WALL (INTERIOR)
B03	PAINT ON NEW PLASTERED BRICK WALL (INTERIOR)
WF1	CEMENT-BASED WALL COATING
WF2	ENGINEERED STONE WALL CLADDING
WF3	MARINE PLYWOOD WALL CLADDING
WF4	NATURAL STONE WALL CLADDING WITH WALL CAPPING
WF5	CONCRETE RETAINING BLOCKS
WF6	WALL TILES/ ENGINEERED STONE CLADDING
WF7	PAINT ON EXISTING BATHROOM AND KITCHEN, PLASTERED AND PAINTED BRICK WALLS AND CEILINGS (INTERIOR)
WF8	PAINT ON NEW BATHROOM 1 & NEW TOILET 1, PLASTERED BRICK WALLS AND CEILINGS. PAINT ON NEW PLASTERED BRICK WALLS IN EXISTING KITCHEN (INTERIOR).
WF9	COMPOSITE FASCIA BOARD
WF10	COMPOSITE DECORATIVE BALUSTERS
WF11	DRYWALL SYSTEM
COUNTERTOPS/ VANITY SLAB/ SHOWER SEAT/ WINDOW CILLS	
CODE	FINISH SPECIFICATION
CT1	ENGINEERED STONE COUNTERTOP
CT2	ENGINEERED STONE COUNTERTOP
FLOOR & WALL TRIM	
CODE	FINISH SPECIFICATION
SK1	INTERIOR TIMBER SKIRTING
T1	ALUMINIUM TRANSITION STRIPS BETWEEN DISSIMILAR FLOORS
SILICONE JOINT SEALANTS	
CODE	FINISH SPECIFICATION
SD1	SILICONE JOINT SEALANT
STEEL FINISHES	
CODE	FINISH SPECIFICATION
WP01	PAINT TO NEW STEEL
POWDER COAT FINISHES	
CODE	SPECIFICATION
FP01	ALUMINIUM POWDER-COATED FINISH
TIMBER FINISHES	
CODE	FINISH SPECIFICATION
FP02	VARNISH ON NEW TIMBER
FP03	SEALANT/VARNISH ON NEW TIMBER
FP04	GUM POLE WOOD PRESERVATIVE
FP05	PAINT ON NEW TIMBER
FP06	POLYMER MODIFIED BITUMEN COATING
CEILING FINISHES	
CODE	FINISH SPECIFICATION
C01	FLUSH PLASTERED CEILING
C02	LATH CEILING
C03	FLUSH PLASTERED CEILING
CORNICES	
CODE	FINISH SPECIFICATION
CC1	CORNICE TO MATCH EXISTING/ EXTRUDED POLYSTYRENE CORNICE
CC2	SHADOW LINE CORNICE
CC3	CORNICE TO MATCH EXISTING
CC4	NEW TIMBER QUARTER ROUND
INSULATION	
CODE	FINISH SPECIFICATION
CI1	POLYESTER THERMAL INSULATION
SI1	EXPOSED FLOOR INSULATION
PI1	HOT WATER PIPE INSULATION
ROOF FINISHES	
CODE	FINISH SPECIFICATION
RP01	CORRUGATED PROFILE STEEL ROOF SHEETING
RP02	KLIP-LOK PROFILE STEEL ROOF SHEETING
STORMWATER GRATING	
CODE	SPECIFICATION
DG1	STORMWATER GRATING AND FRAME
CONCRETE SLEEPERS	
CODE	SPECIFICATION
S1	WOOD TEXTURED CONCRETE RAILWAY SLEEPERS
FIREPLACE	
CODE	SPECIFICATION
FSFP 1	FREE STANDING FIREPLACE
JOINERY ASSEMBLY	
CODE	SPECIFICATION
J01 - J08	REFER TO FINISHING SCHEDULE

General Note

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OF THE ARCHITECT'S DOCUMENTS, DRAWINGS, DETAILS & SCHEDULES, AND/OR DOCUMENTS BY OTHER CONSULTANTS.

ALL INFORMATION ON THE DRAWINGS MUST BE CHECKED AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE ANY BUILDING WORK COMMENCES.

SPECIFIED TRADENAMES MAY BE SUBSTITUTED FOR 'EQUAL AND APPROVED' SUBJECT TO ARCHITECT'S CONFIRMATION.

THE CONTRACTOR MUST WORK FROM FIGURED DIMENSIONS ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS, LEVELS AND QUANTITIES ON SITE PRIOR TO PUTTING ANY WORK TO HAND.

CONTRACTOR TO ADHERE TO ALL SABS CODES AND MANUFACTURER'S INSTRUCTIONS. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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Revision Schedule

Rev.	Description	Date
E	Drawings for Coordination	2025/05/05
F	Drawings for Coordination	2025/05/09
G	Updates from SANS 10400 - Part XA Consultant	2025/06/11
H	Updates from Structural Engineer	2025/07/23
I	Municipal Updates	2025/08/27
J	Municipal Updates	2025/11/05
K	Municipal Updates	2026/01/28

ROOF PROFILE & SPECIFICATIONS

REFER TO FINISHING SCHEDULE & SPECIFICATIONS

LOCATION:	ROOF PITCH:	PROFILE
LOWER ROOF 1	25°	CORRUGATED PROFILE TO MATCH EXISTING
LOWER ROOF 2	5°	KLIP-LOK 406 PROFILE
LOWER ROOF 3	5°	KLIP-LOK 406 PROFILE
LOWER ROOF 4	15°	CORRUGATED PROFILE TO MATCH EXISTING
UPPER ROOF EXTENSION	15°	CORRUGATED PROFILE TO MATCH EXISTING

REFER TO SPECIFICATIONS AND DETAILS ON DRAWINGS 2024-13-MD - 100, 1000 - 1007, 2000, 3000 & 9201 AND FINISHING SCHEDULE

Issued for
APPROVAL

Workstage
Workstage 4.1

Owner/s
Aletta Johanna Retief
Ignatius Stefanus Retief
DR IS RETIEF
MS AJ RETIEF

Architect
MS S NEITZ

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WESTERN CAPE: +27 (0)21 202 6056 Postnet Suite 238, Private Bag X26, Tokai, 7966 3 Silverwood Close, Suite F14 Silverberg Terrace, Steenberg Office Park, South Africa

Project 2024-13-MD
RESIDENCE RETIEF
ERF 412, BRENTON ON LAKE

Drawn By
Tiaan Greyling, Candidate Architect
M.Arch (Prof)(TUT), B.Arch (TUT)
SACAP Registration No. CANT202401703

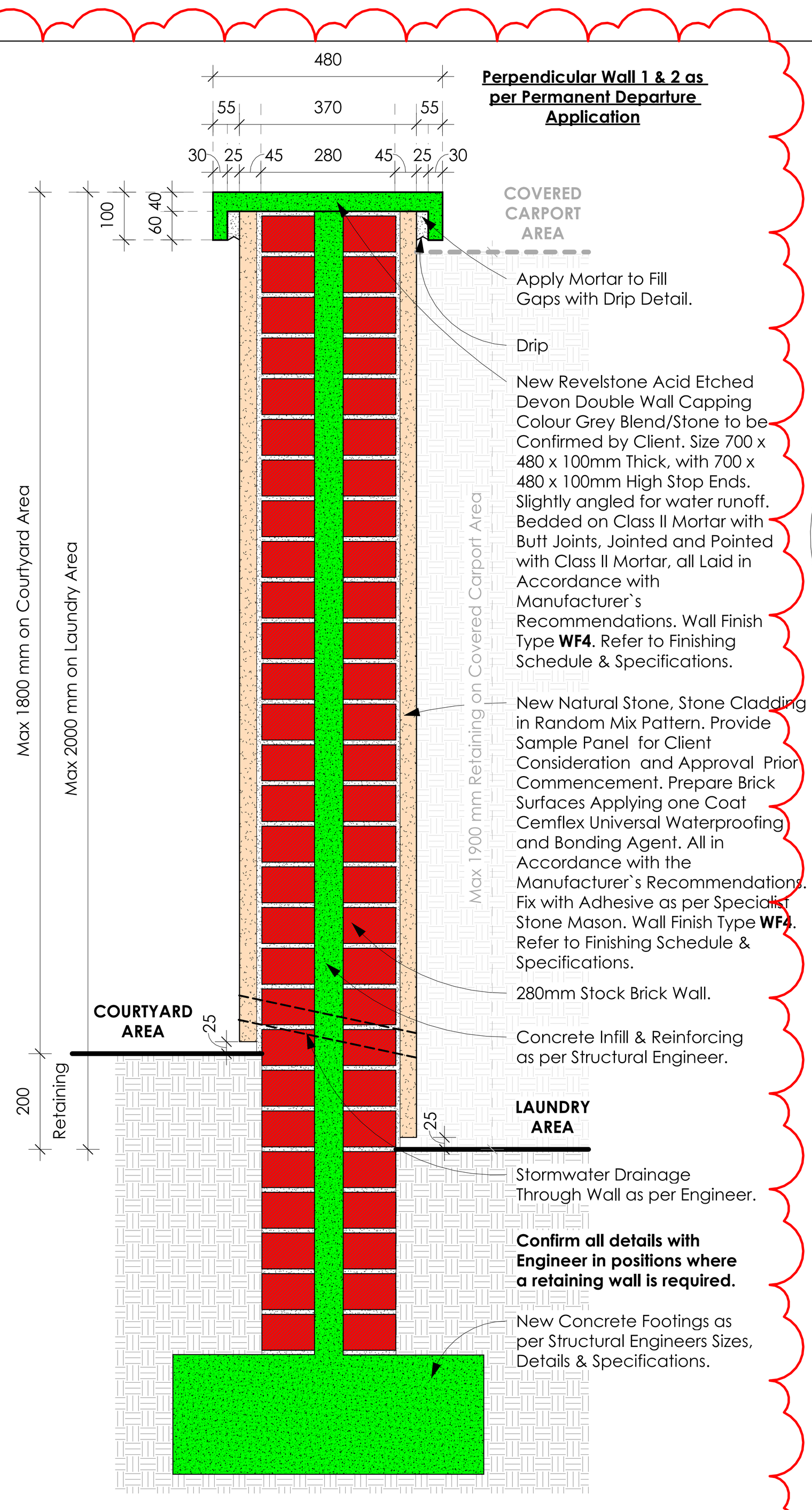
Checked By
Sonja Neitz, Professional Architect
Pr Arch, B Arch (UP), Dip F.A. (OWI),
SACAP Registration No. 4713

Drawing Description
ELEVATIONS

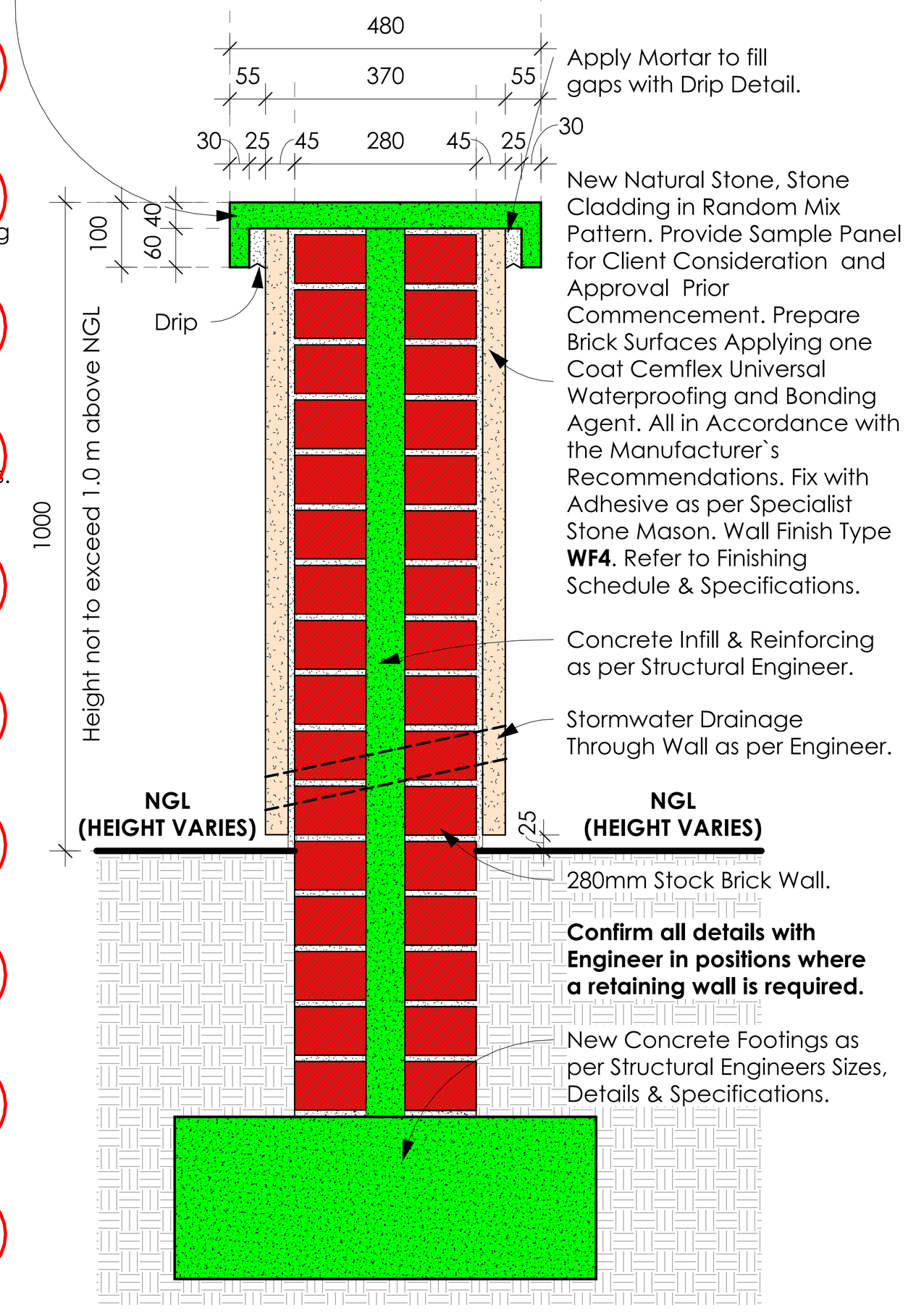
Drawing No.
2024-13-MD - 3000

Date	Scale @ A0	Revision
2026/01/28	1 : 50	K

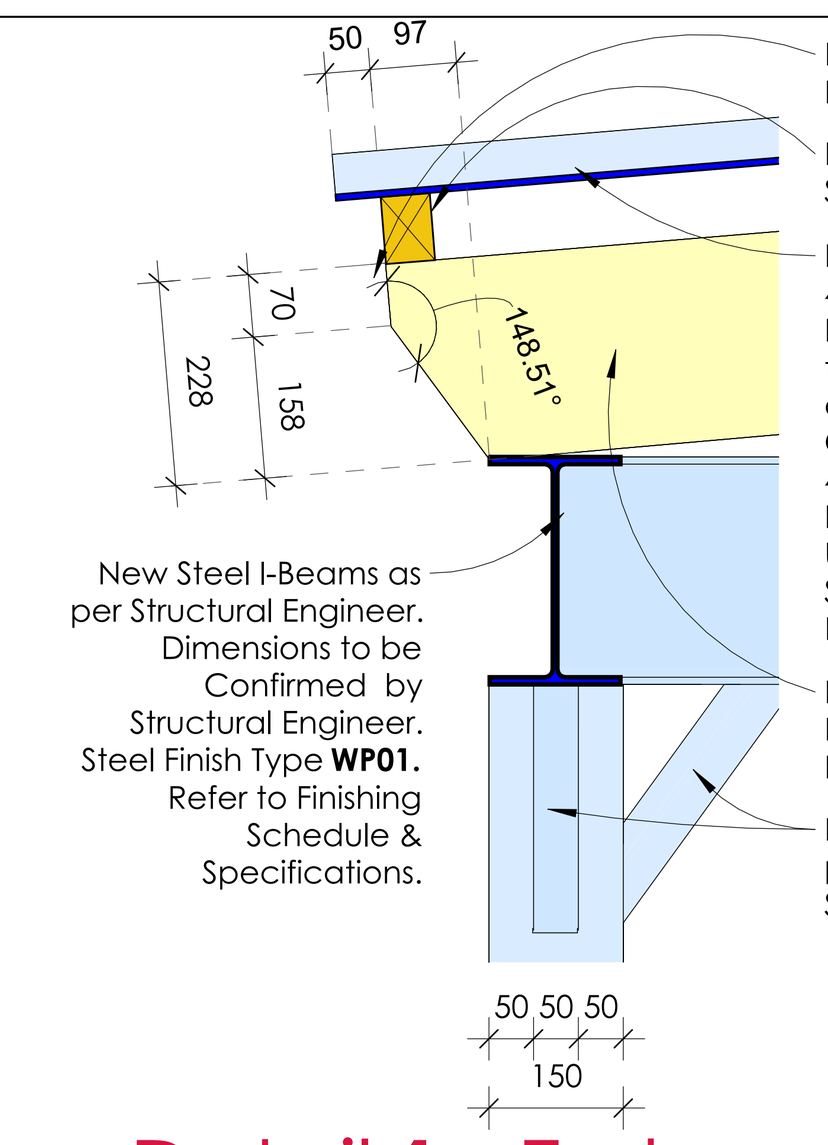
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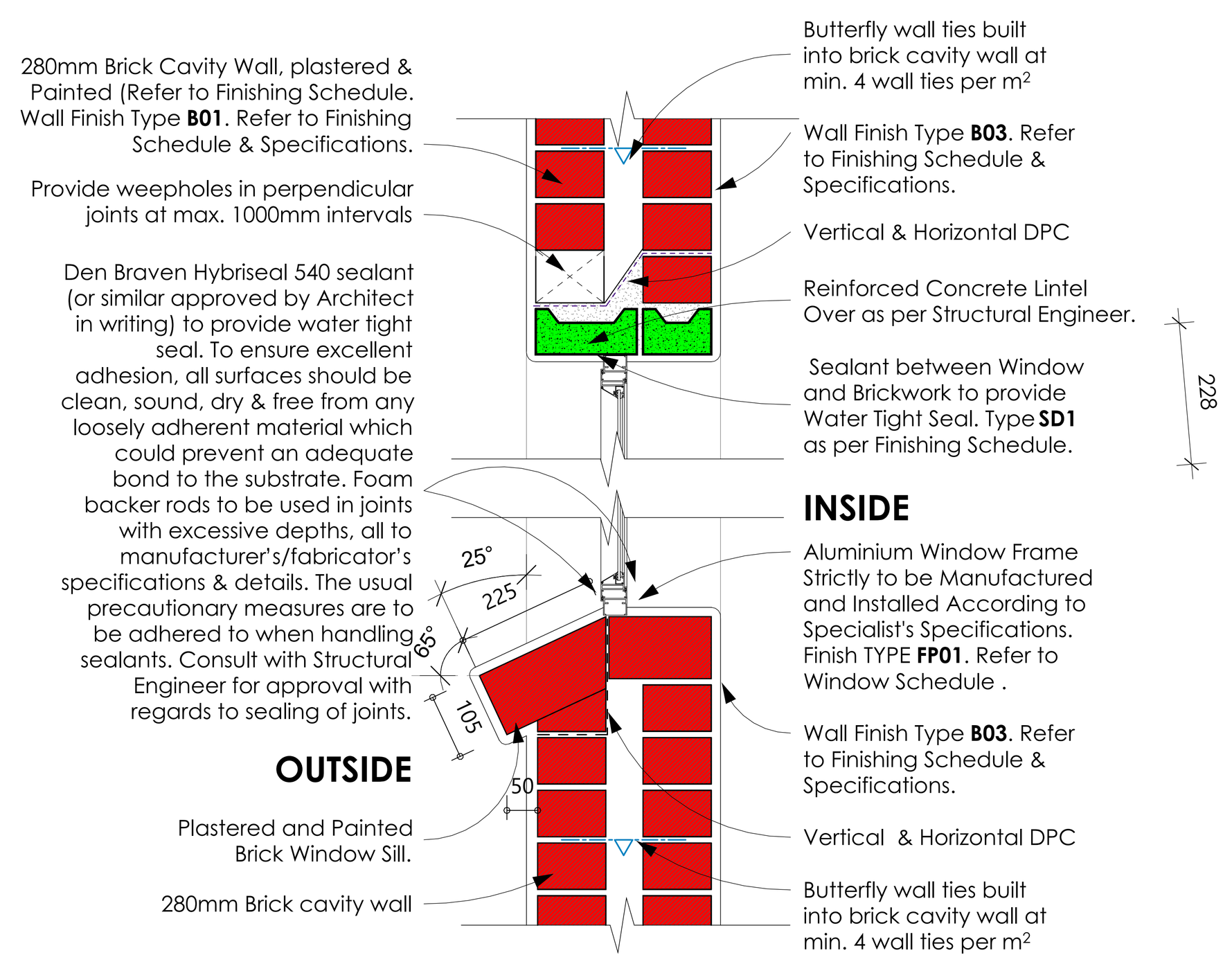
Detail WD1 - Natural Stone Clad Wall with Capping Details
scale: 1 : 10



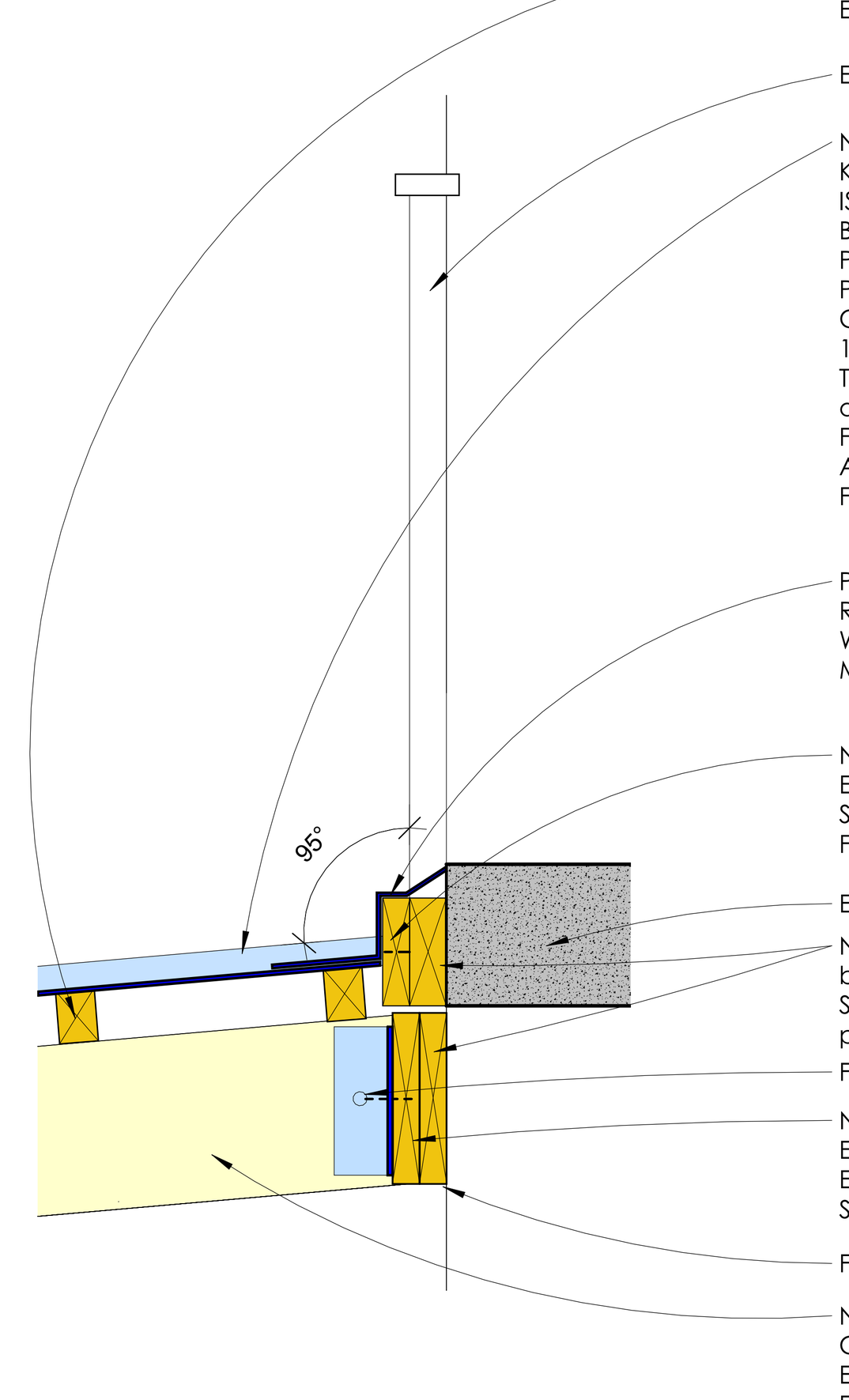
Detail WD2 - Natural Stone Clad Wall with Capping Detail
scale: 1 : 10



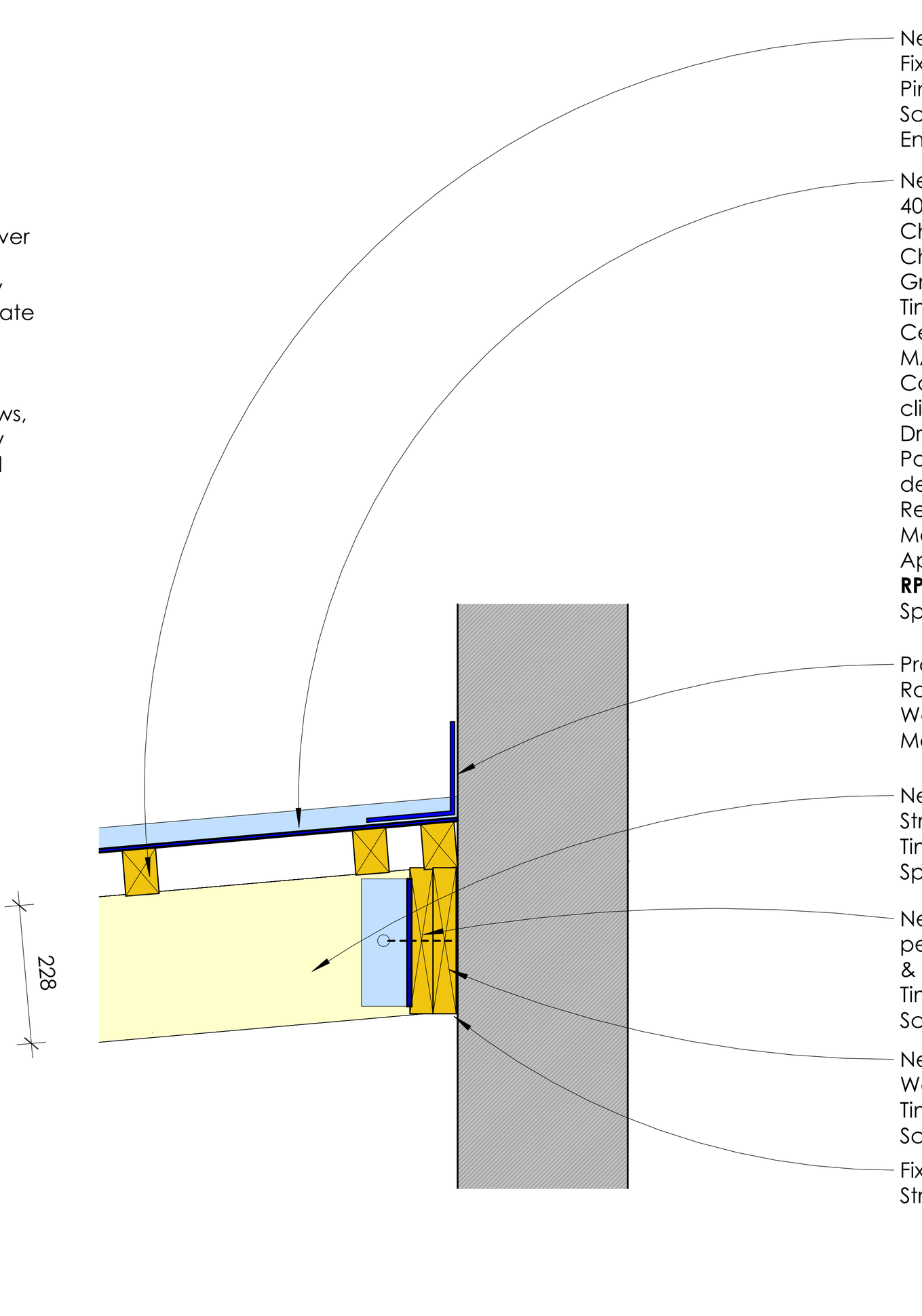
Detail 1 - To be used at Lower Roof 2
scale: 1 : 10



Detail CD1 - Typical Cill Detail
scale: 1 : 10



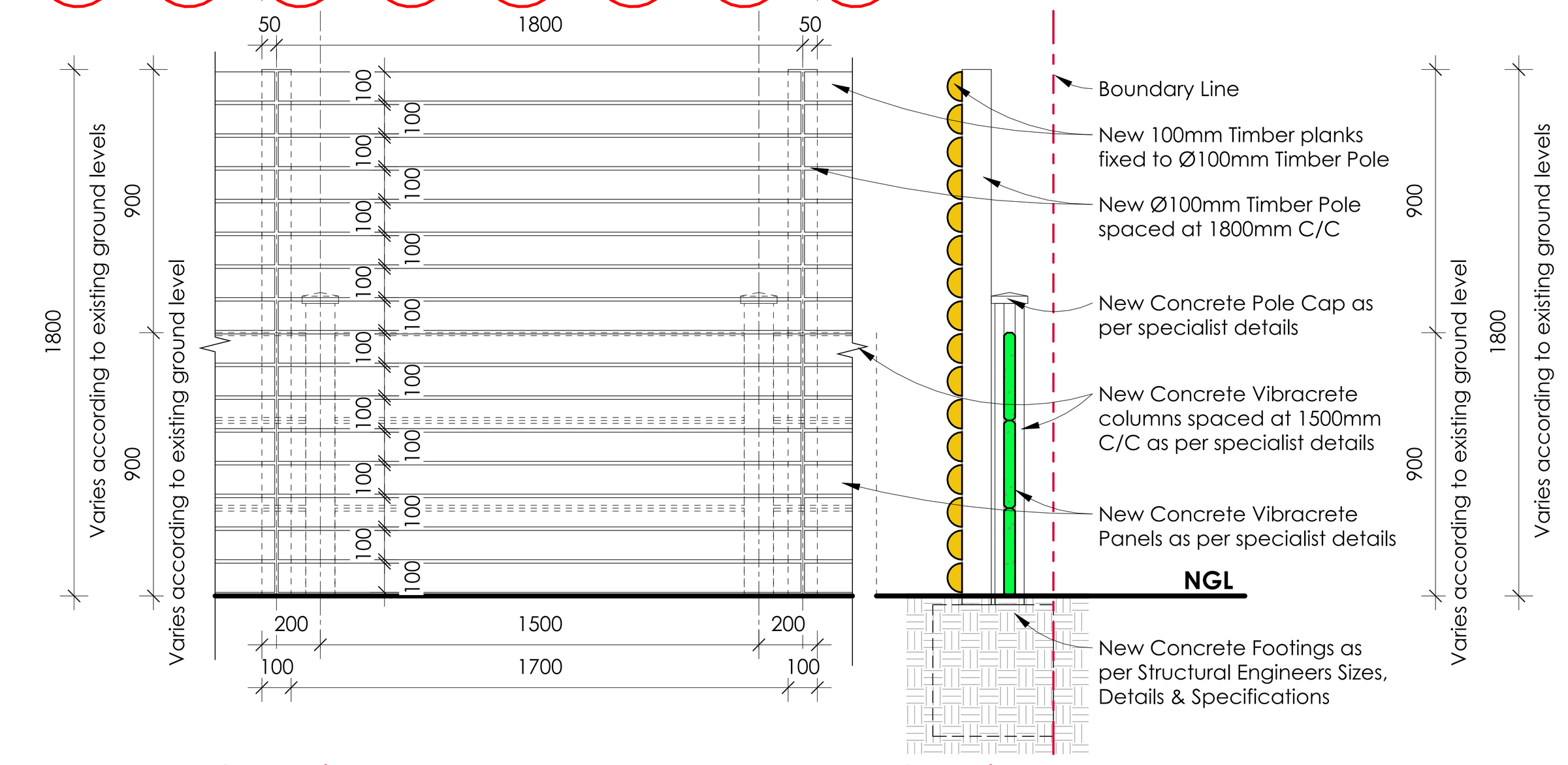
Detail 2
scale: 1 : 10



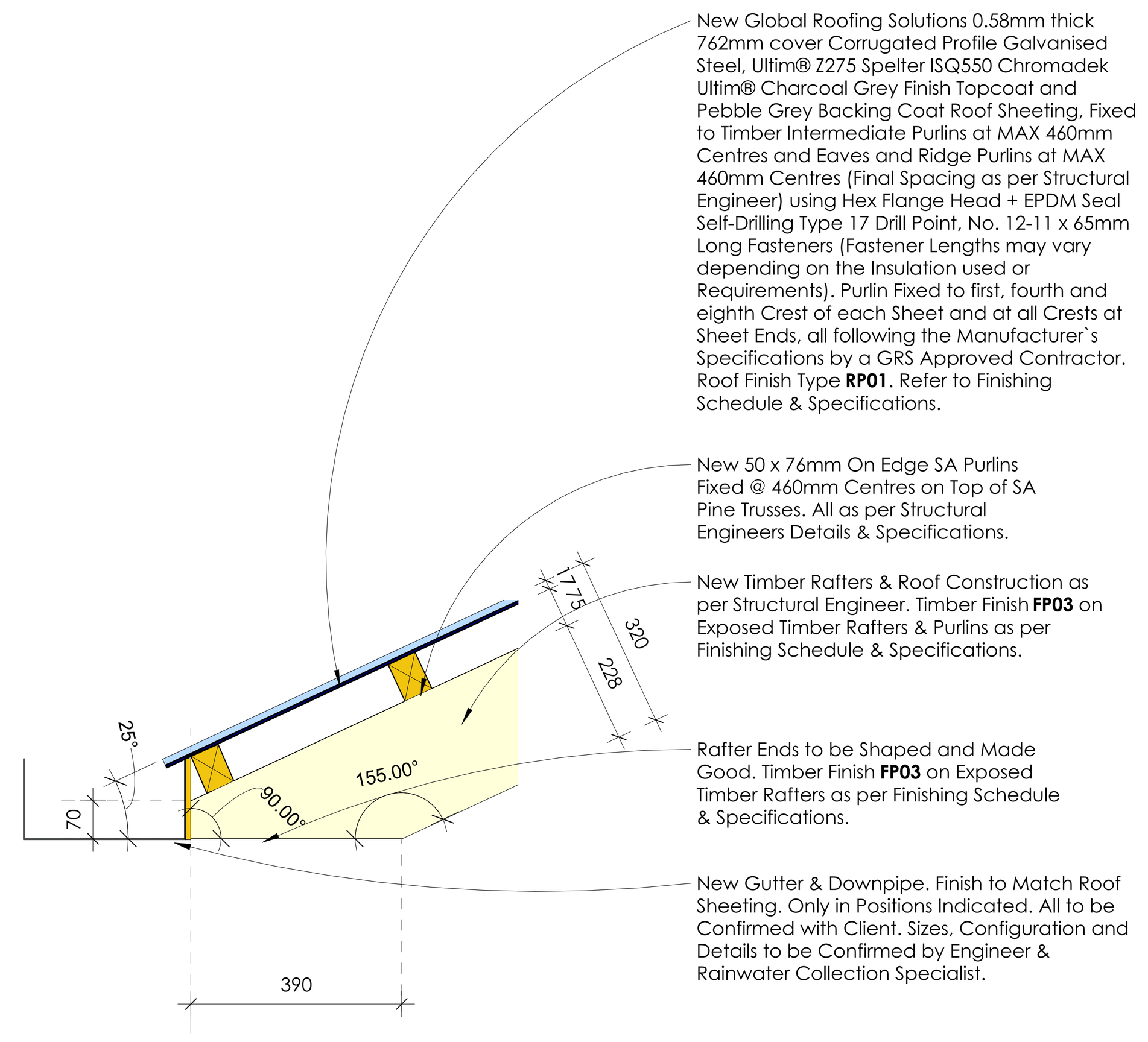
Detail 3
scale: 1 : 10

NOTE:
RETAINING WALLS SHALL NOT EXCEED 1.0 M ABOVE NATURAL GROUND LEVEL (NGL), UNLESS APPROVED BY THE LOCAL AUTHORITY.

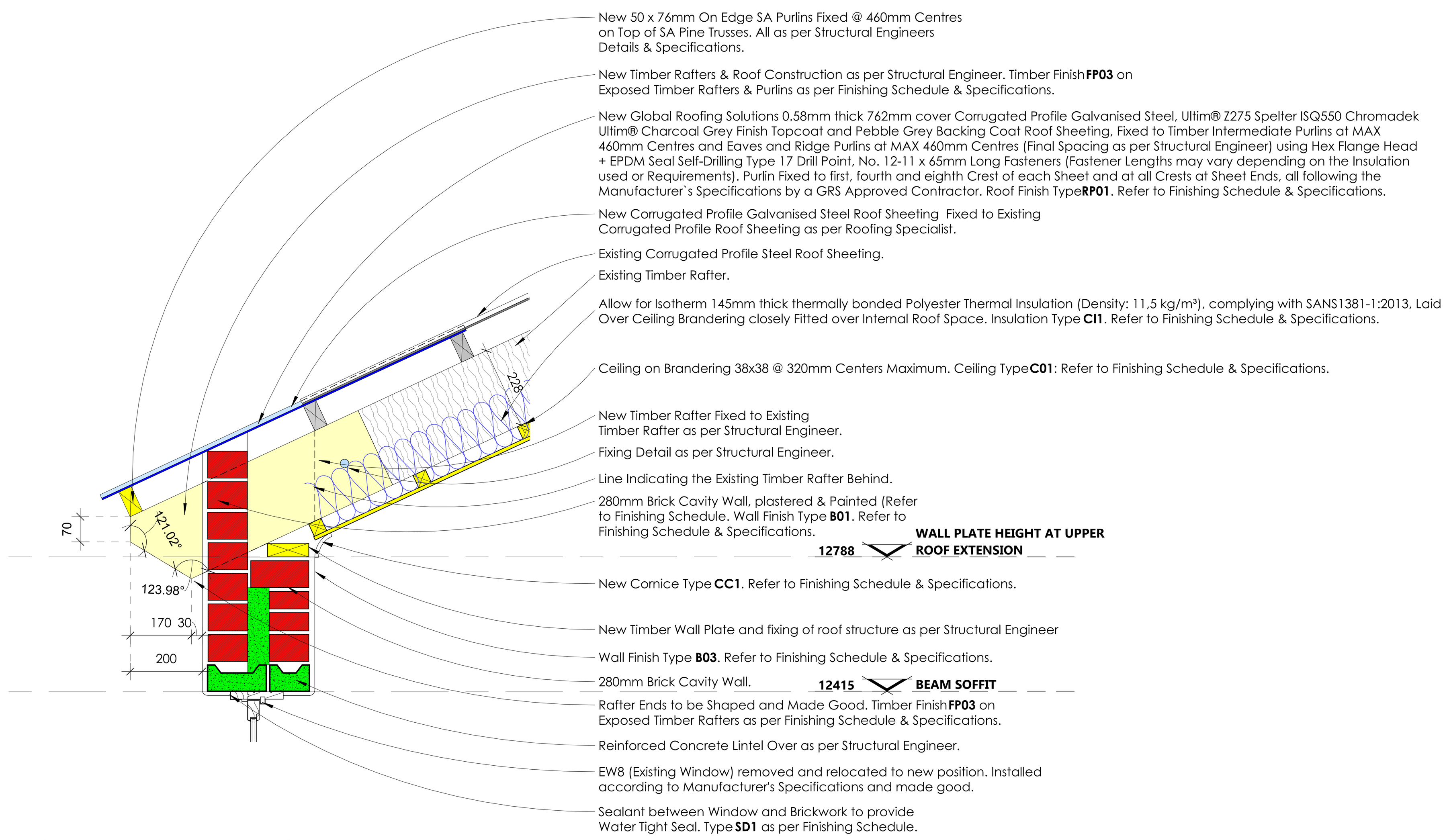
NOTE:
ALL TO BE IN ACCORDANCE WITH THE CONDITIONS AS SET OUT IN THE APPROVED OSCAE CERTIFICATE, PERMIT NO:412-P1, DATED 2025-10-28 (VALID FOR 24 MONTHS FROM DATE OF ISSUE)



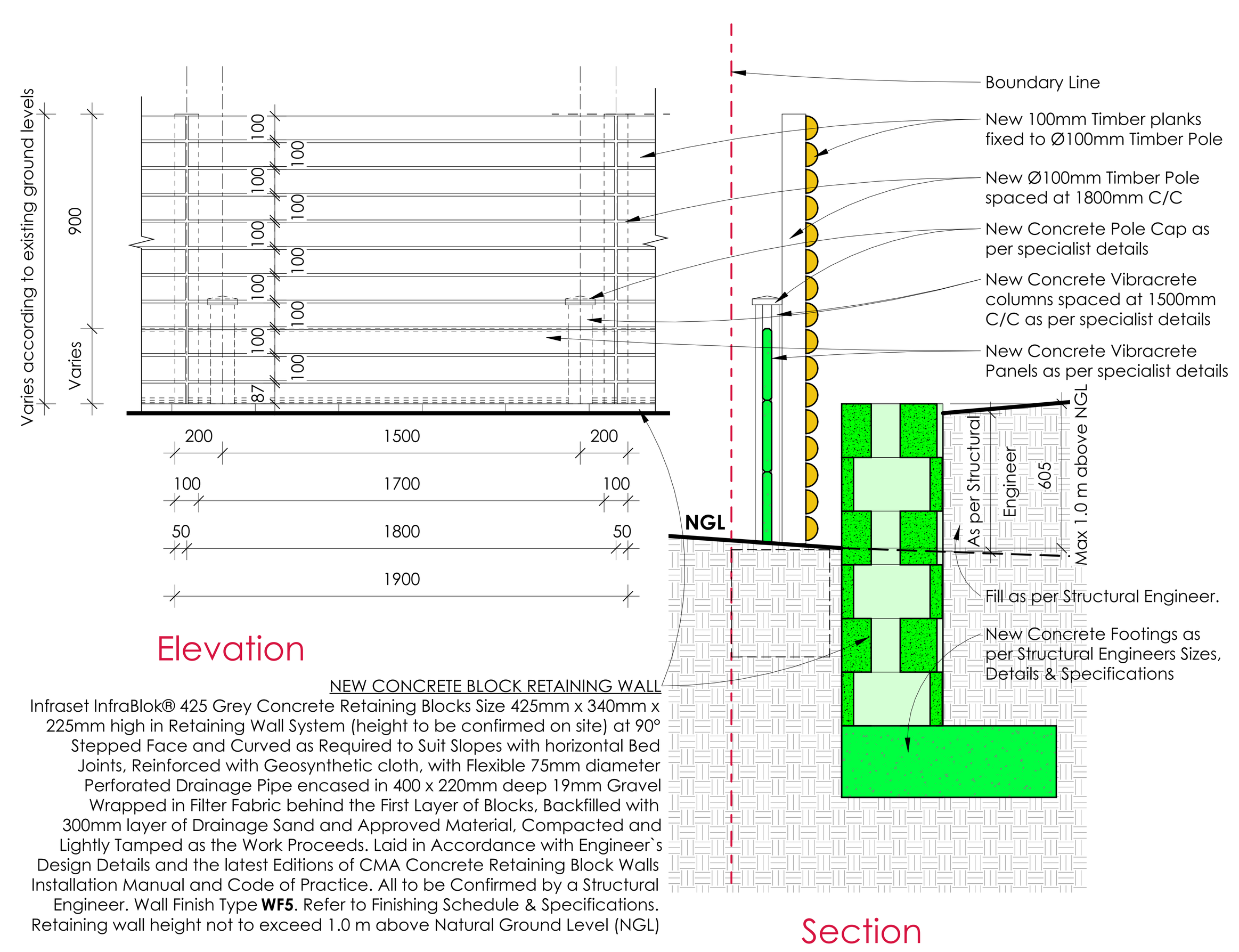
Boundary Wall Type A - Timber & Vibracrete Boundary Wall
scale: 1 : 20 (On North-Eastern Boundary)



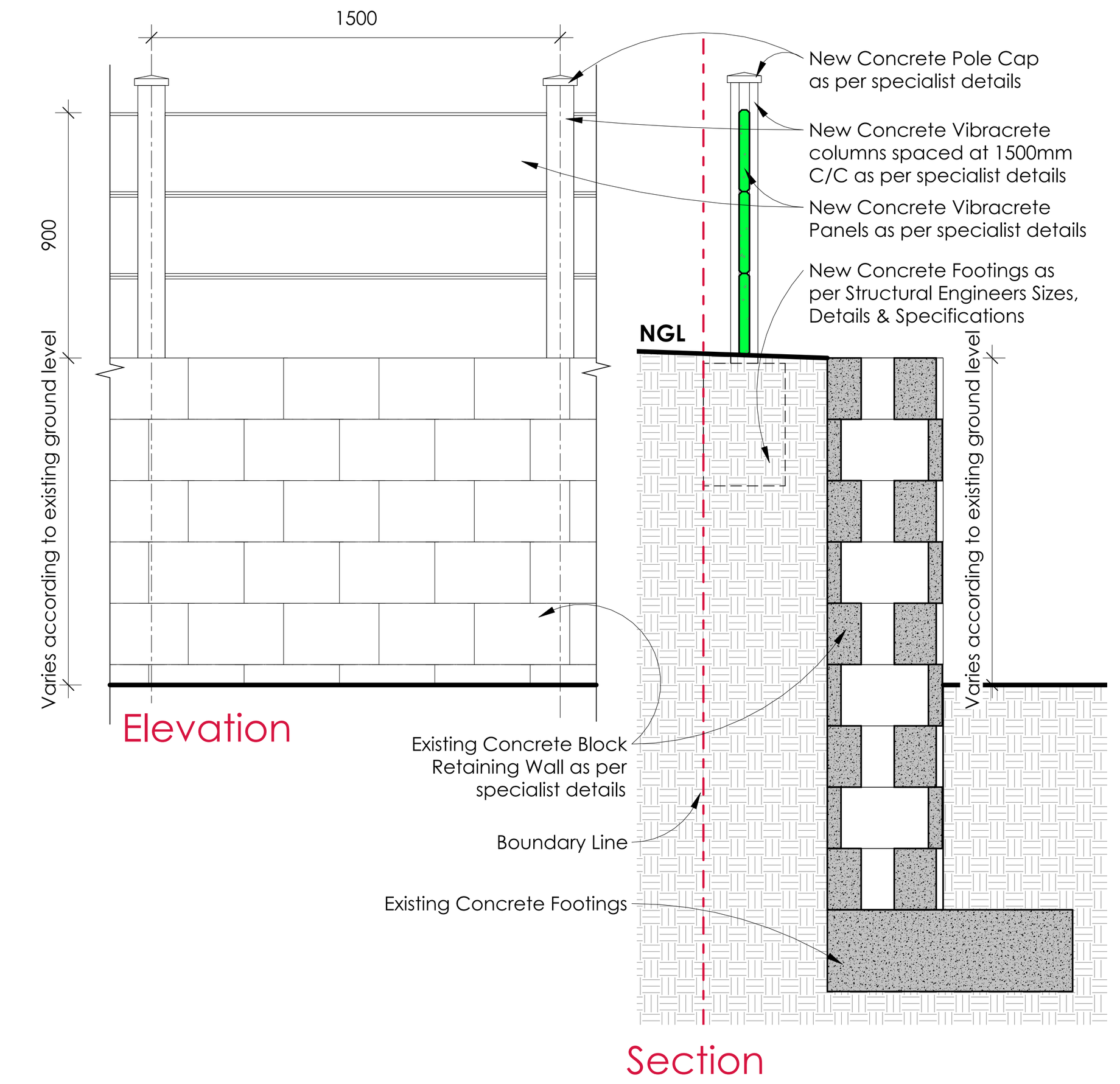
Detail 4 - To be used at Lower Roof 1
scale: 1 : 10



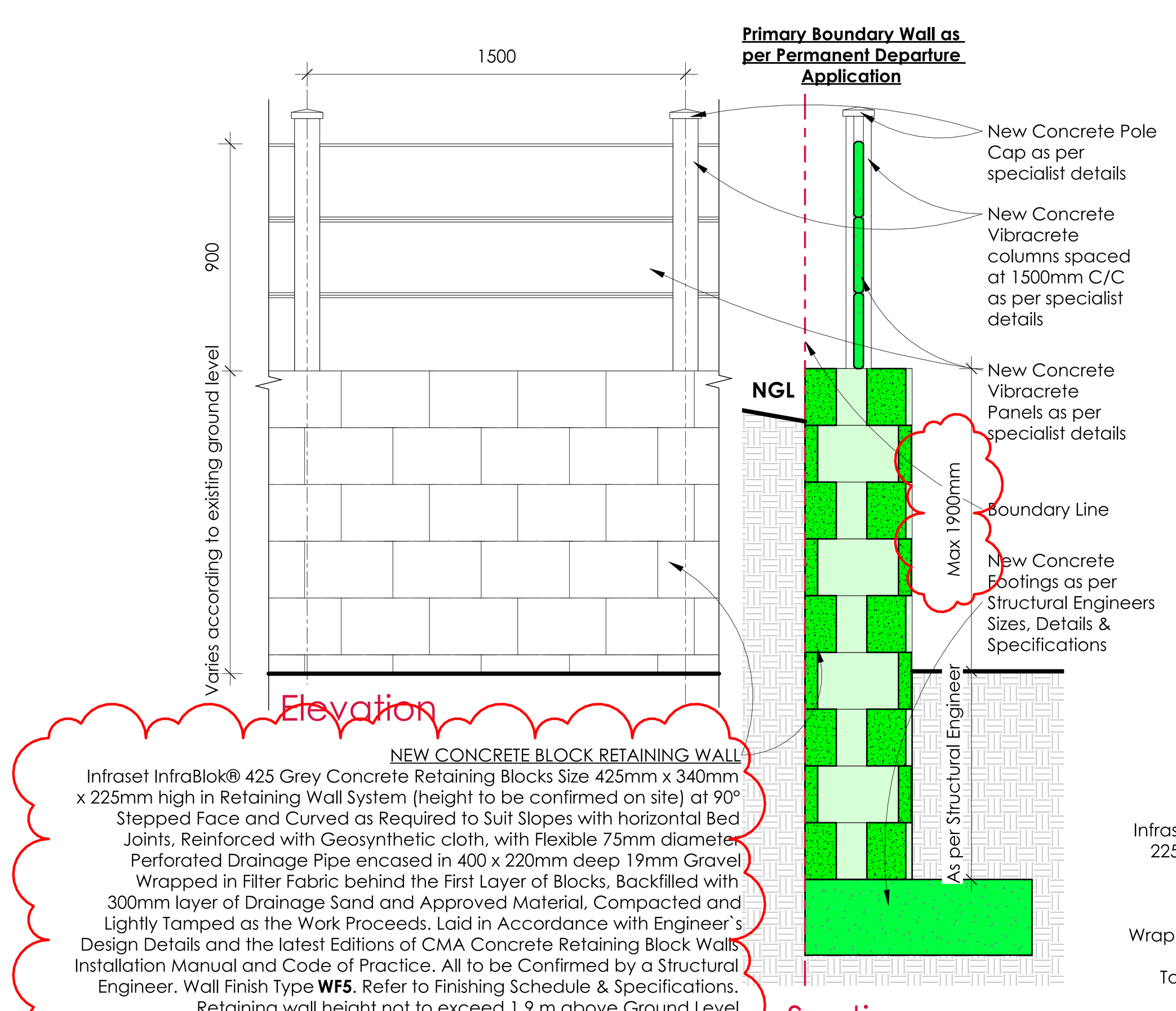
Detail 6 - To be used at Upper Roof Extension
scale: 1 : 10



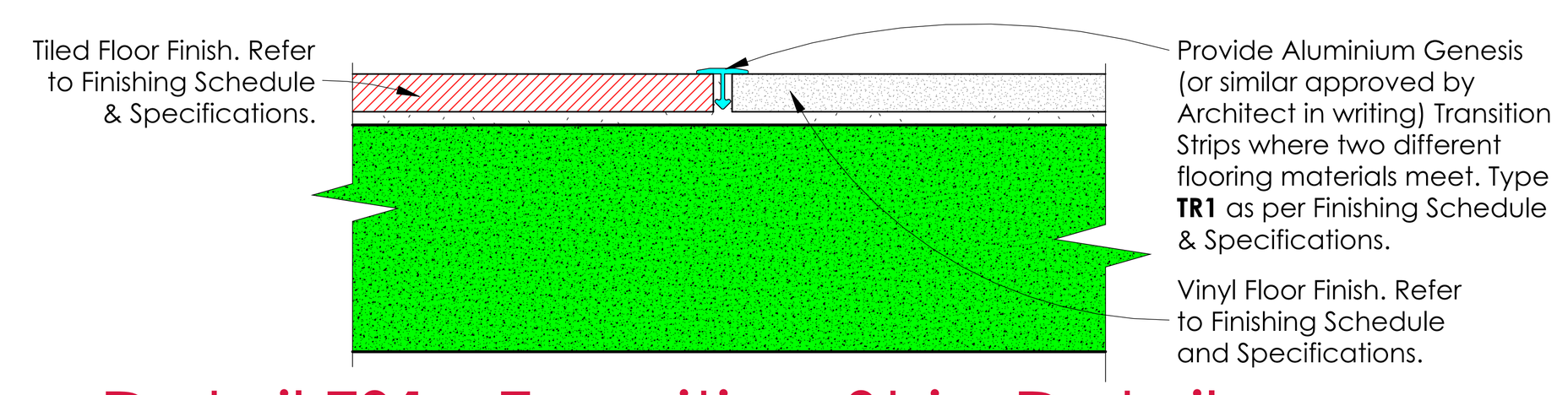
Boundary Wall Type B - Retaining Wall, Vibracrete & Timber Fence
scale: 1 : 20 (On a portion of the North-Eastern Boundary)



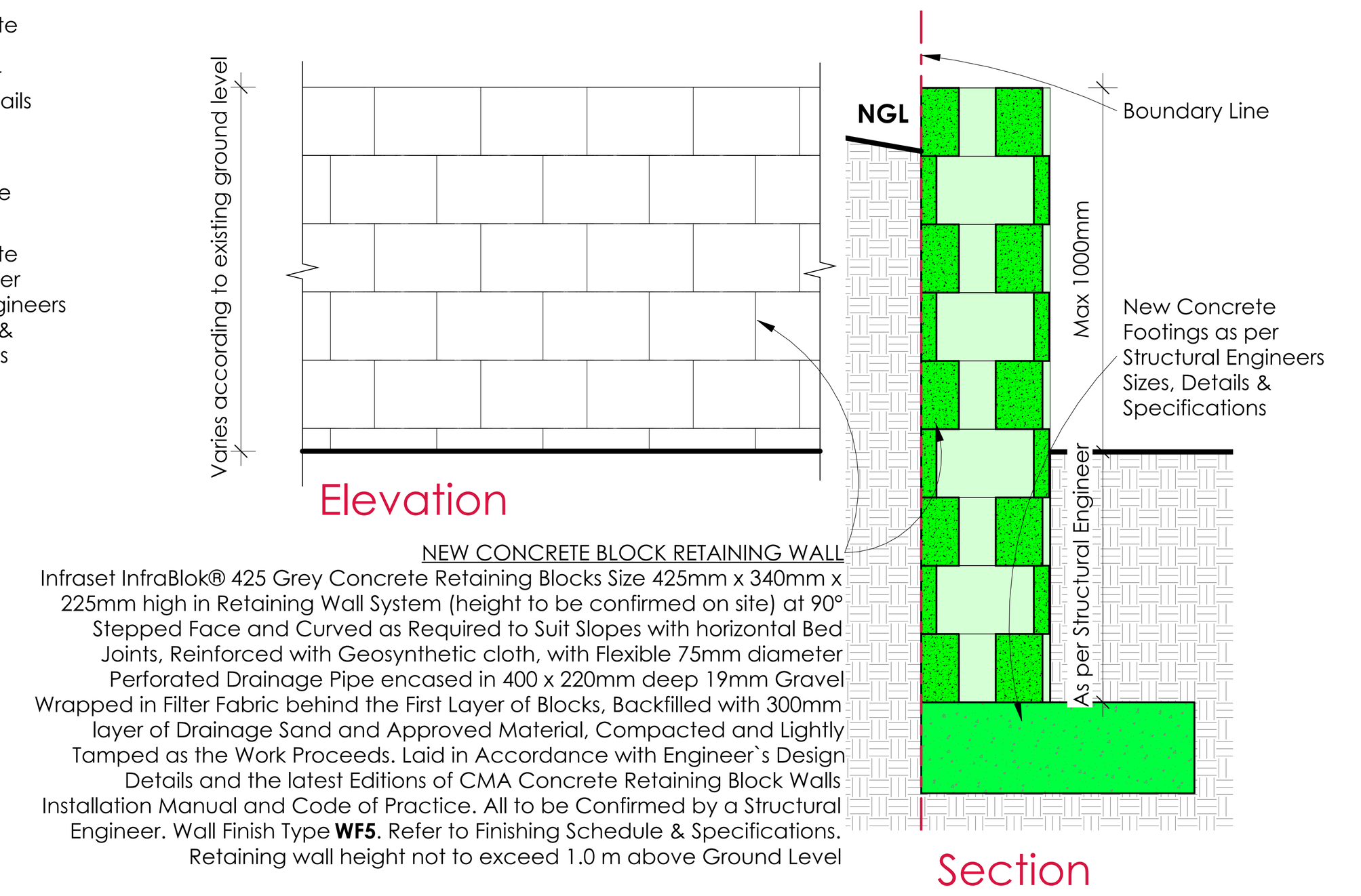
Boundary Wall Type C - Retaining Wall & Vibracrete Fence
scale: 1 : 20 (On a portion of the South-Western Boundary)



Boundary Wall Type D - Retaining Wall & Vibracrete Fence
scale: 1 : 20 (On a portion of the South-Western Boundary)



Detail TS1 - Transition Strip Detail
scale: 1 : 2



Boundary Wall Type E - Block Retaining Wall
scale: 1 : 20 (On a portion of the North-Western Boundary)

FINISHING LEGEND
REFER TO FINISHING SCHEDULE & SPECIFICATIONS

CODE	SPECIFICATION
WATERPROOFING FINISHES	
CODE	FLOOR FINISH SPECIFICATION
FW1	WATERPROOFING FINISH
FLOOR FINISHES	
CODE	FLOOR FINISH SPECIFICATION
F1	VINYL FLOORING/ PORCELAIN TILE
F2	ANTI-SLIP FLOOR TILE
F3	VINYL FLOORING
F4	FLOOR TILE TO MATCH EXISTING
F5	COMPOSITE DECKING
F6	EXPOSED AGGREGATE CONCRETE
F7	TIMBER
WALL FINISHES	
CODE	WALL FINISH SPECIFICATION
B00	PAINT ON EXISTING PLASTERED AND PAINTED BRICK WALL (EXTERIOR)
B01	PAINT ON NEW PLASTERED BRICK WALL (EXTERIOR)
B02	PAINT ON EXISTING PLASTERED AND PAINTED BRICK WALL (INTERIOR)
B03	PAINT ON NEW PLASTERED BRICK WALL (INTERIOR)
WF1	CEMENT-BASED WALL COATING
WF2	ENGINEERED STONE WALL CLADDING
WF3	MARINE PLYWOOD WALL CLADDING
WF4	NATURAL STONE WALL CLADDING WITH WALL CAPPING
WF5	CONCRETE RETAINING BLOCKS
WF6	WALL TILES/ ENGINEERED STONE CLADDING
WF7	PAINT ON EXISTING BATHROOM AND KITCHEN. PLASTERED AND PAINTED BRICK WALLS AND CEILINGS (INTERIOR)
WF8	PAINT ON NEW BATHROOM 1 & NEW TOILET 1. PLASTERED BRICK WALLS AND CEILINGS. PAINT ON NEW PLASTERED BRICK WALLS IN EXISTING KITCHEN (INTERIOR).
WF9	COMPOSITE FASCIA BOARD
WF10	COMPOSITE DECORATIVE BALUSTERS
WF11	DRYWALL SYSTEM
COUNTERTOPS/ VANITY SLAB/ SHOWER SEAT/ WINDOW CILLS	
CODE	FINISH SPECIFICATION
CT1	ENGINEERED STONE COUNTERTOP
CT2	ENGINEERED STONE COUNTERTOP
FLOOR & WALL TRIM	
CODE	FINISH SPECIFICATION
SK1	INTERIOR TIMBER SKIRTING
T1	ALUMINIUM TRANSITION STRIPS BETWEEN DISSIMILAR FLOORS
SILICONE JOINT SEALANTS	
CODE	FINISH SPECIFICATION
SD1	SILICONE JOINT SEALANT
STEEL FINISHES	
CODE	FINISH SPECIFICATION
WP01	PAINT TO NEW STEEL
POWDER COAT FINISHES	
CODE	SPECIFICATION
FP01	ALUMINIUM POWDER-COATED FINISH
TIMBER FINISHES	
CODE	FINISH SPECIFICATION
FP02	VARNISH ON NEW TIMBER
FP03	SEALANT/VARNISH ON NEW TIMBER
FP04	GUM POLE WOOD PRESERVATIVE
FP05	PAINT ON NEW TIMBER
FP06	POLYMER MODIFIED BITUMEN COATING
CEILING FINISHES	
CODE	FINISH SPECIFICATION
C01	FLUSH PLASTERED CEILING
C02	LATH CEILING
C03	FLUSH PLASTERED CEILING
CORNICES	
CODE	FINISH SPECIFICATION
CC1	CORNICE TO MATCH EXISTING/ EXTRUDED POLYSTYRENE CORNICE
CC2	SHADOW LINE CORNICE
CC3	CORNICE TO MATCH EXISTING
CC4	NEW TIMBER QUARTER ROUND
INSULATION	
CODE	FINISH SPECIFICATION
CI1	POLYESTER THERMAL INSULATION
SI1	EXPOSED FLOOR INSULATION
PI1	HOT WATER PIPE INSULATION
ROOF FINISHES	
CODE	FINISH SPECIFICATION
RP01	CORRUGATED PROFILE STEEL ROOF SHEETING
RP02	KLIP-LOK PROFILE STEEL ROOF SHEETING
STORMWATER GRATING	
CODE	SPECIFICATION
DG1	STORMWATER GRATING AND FRAME
CONCRETE SLEEPERS	
CODE	SPECIFICATION
S1	WOOD TEXTURED CONCRETE RAILWAY SLEEPERS
FIREPLACE	
CODE	SPECIFICATION
FSFP 1	FREE STANDING FIREPLACE
JOINERY ASSEMBLY	
CODE	SPECIFICATION
J01- J08	REFER TO FINISHING SCHEDULE

General Note
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OF THE ARCHITECT'S DOCUMENTS, DRAWINGS, DETAILS & SCHEDULES, AND/OR DOCUMENTS BY OTHER CONSULTANTS.

ALL INFORMATION ON THE DRAWINGS MUST BE CHECKED AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE ANY BUILDING WORK COMMENCES.

SPECIFIED TRADENAMES MAY BE SUBSTITUTED FOR 'EQUAL AND APPROVED' SUBJECT TO ARCHITECT'S CONFIRMATION.

THE CONTRACTOR MUST WORK FROM FIGURED DIMENSIONS ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS, LEVELS AND QUANTITIES ON SITE PRIOR TO PUTTING ANY WORK TO HAND.

CONTRACTOR TO ADHERE TO ALL SABS CODES AND MANUFACTURER'S INSTRUCTIONS. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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Revision Schedule

Rev.	Description	Date
D	Drawings for Coordination	2025/05/05
E	Updates from SANS 10400 - Part XA Consultant	2025/06/11
F	Updates from Structural Engineer	2025/07/23
G	Municipal Updates	2025/08/27
H	Municipal Updates	2025/11/05
I	Municipal Updates	2026/01/28
J	Municipal Updates	2026/03/09

Issued for APPROVAL

Workstage
Workstage 4.1

Owner/s
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Ignatius Stefanus Retief
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Architect
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Project 2024-13-MD
RESIDENCE RETIEF
ERF 412, BRENTON ON LAKE

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Drawing Description
DETAILS

Drawing No.
2024-13-MD - 9201

Date	Scale @ A0	Revision
2026/03/09	As indicated	J

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