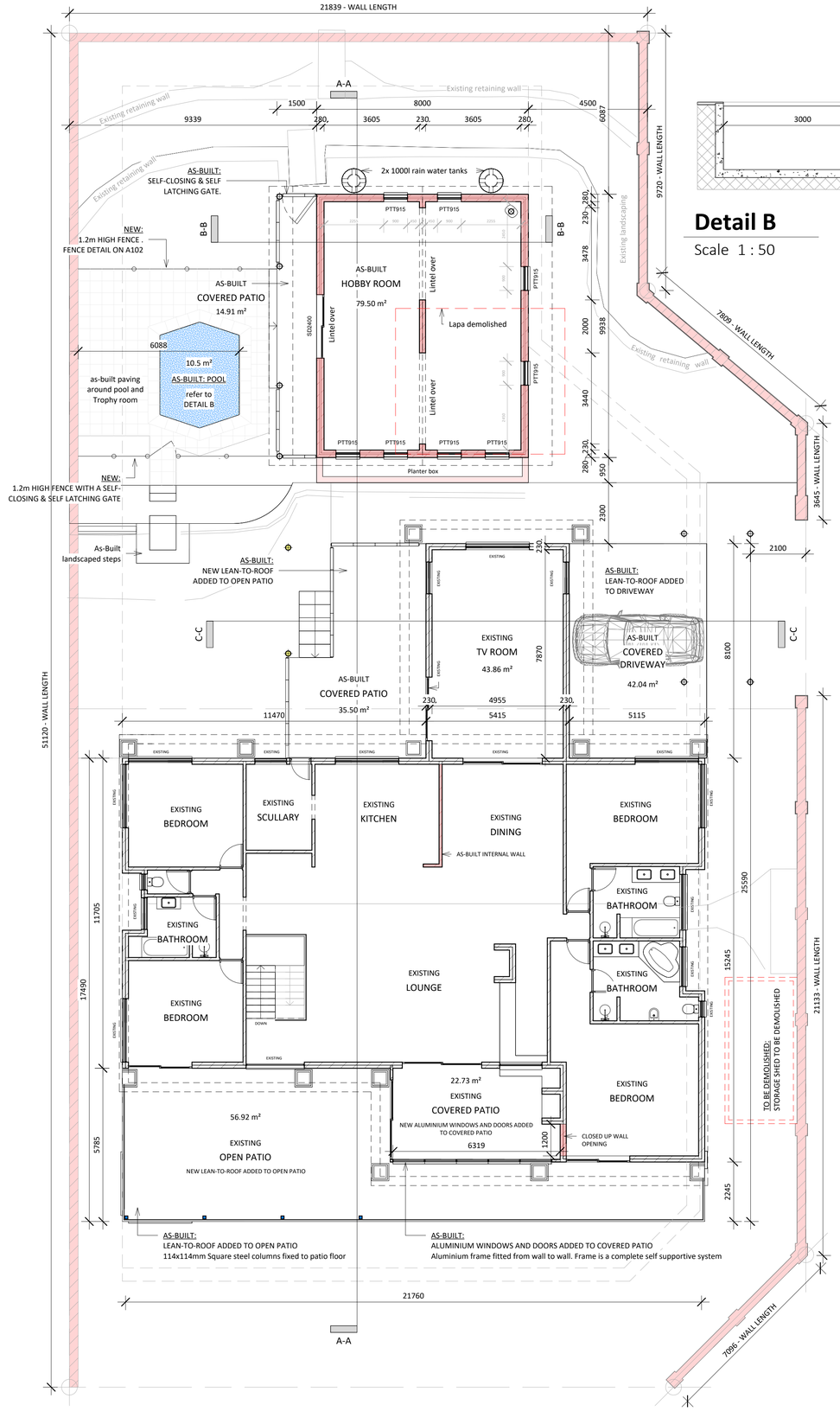
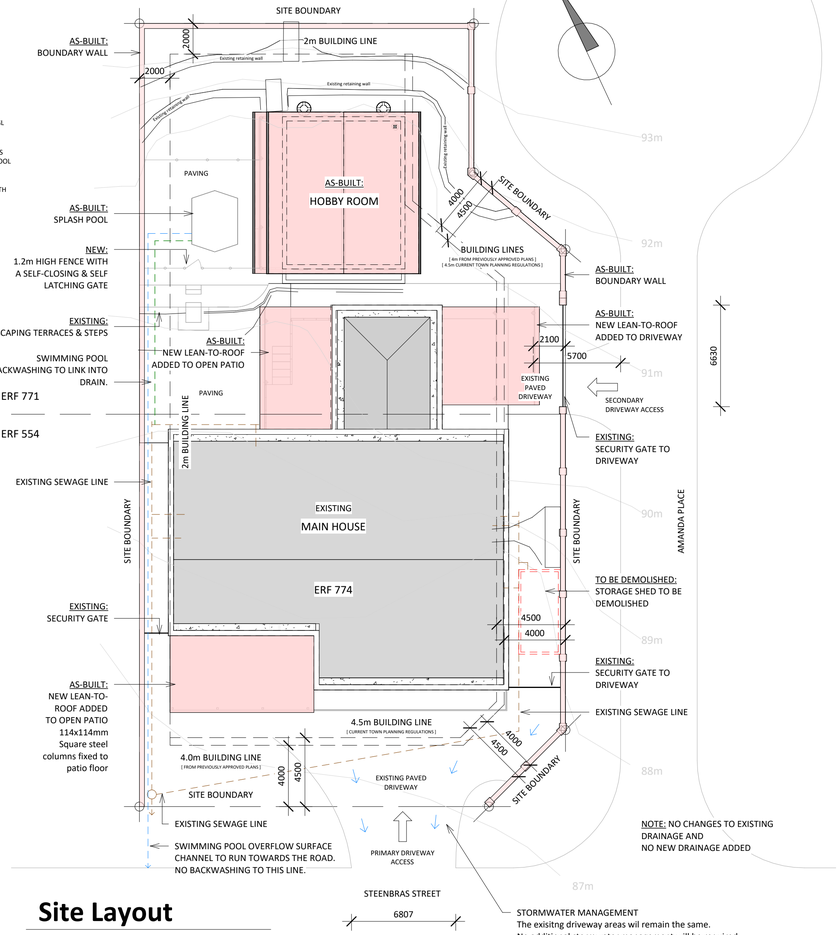


First Floor

Scale 1 : 100



Detail B

Scale 1 : 50

Site Layout

Scale 1 : 200

Ground Floor

Scale 1 : 100

SCHEDULE OF FINISHES

CONCRETE BASE & FOUNDATIONS
Hobby room on Concrete surface bed and filling to Engineer's specifications.
Reinforced concrete foundations to Engineer's specifications

FLOOR FINISHES: TO BE CONFIRMED BY CLIENT *
Floor tiling:
NOSTALGIA GREY ECO 600 x 600mm with 2mm grey grout. Refer to engineering details for surfacebed joint layout, sections and details.
Skirtings:
100mm High cut tile skirting (use floor tile)

WALLS:
External load bearing walls to be off 280mm double skin cavity masonry wall.
Internal load bearing walls to be off 220mm single skin masonry wall.
Internal and external non-load bearing walls to be off 110mm single skin masonry wall.
Walls receiving plaster to be FFX plaster bricks.
Walls to be plastered and painted to match exisitng house.

Plastered and Painted walls:
Brickwork of NFP bricks (KURLAND NFP STOCK BRICKS 220 x 110 x 75mm HIGH) in class II mortar, with cement plaster, and one coat PLASCON SKIM INTERIOR (PSI1) and two coats PLASCON PROFESSIONAL LOWSHEEN (TLS1000)

Brickwork of NFP bricks in class II mortar, with cement plaster, one coat PROFESSIONAL PLASTER PRIMER (PP700), one coat PLASCON PROFESSIONAL WATER PROOFING COMPOUND (PWC 520) and two coats DULUX WEATHERGUARD ULTRA SMOOTH EXTERIOR

WALL FINISHES:
Internal walls:
Interior facade walls to be plastered and painted.
Colour:
Type: Plascon
External walls:
All extertior facade wall to be plastered and painted.
Colour:
Type: Plascon

ROOF STRUCTURE:
Hobby room:
Pre-fabricated roof trusses to comply with the design requirements of SABS SPECIFICATION NO 0160 and 0163 for coastal conditions and shall be designed by a registered engineer and manufactured by gangnail or other approved licenced manufacturer, all in strict accordance with the manufacturer's instructions and to the approval of the Architectural Professional.
Covered Patio (South Side):
As-Built specifications -
Covered Patio (North Side):
As-Built specifications -
Covered Driveway:
As-Built specifications -

ROOF COVER:
Hobby room:
IBR roof coverings at max 1200mm Centres and end span purlins at max 1200mm Centres using LS700 clips secured to purlins with 3No. SAFINTRA approved FIXTITE (CLASS 3) WAFTER HEAD SELF-TAPPING fasteners with sisalation installed according to manufacturers installation, all in accordance with manufacturer's recommendations and Architectural Professional's approval.
Colour: Charcoal
Covered Patio (South Side):
As-Built specifications - IBR colourbond grey charcoal roof sheeting on ...
Covered Patio (North Side):
As-Built specifications - IBR colourbond grey charcoal roof sheeting on 50x228mm SA Pine Rafters, supported by 114x114mm square columns and 2x 50x228mm laminated SA Pine Roof support beam.
Rafters & Columns painted grey.
Ceilings: PVC white matt
Covered Driveway:
As-Built specifications - IBR colourbond grey charcoal roof sheeting on 50x228mm SA Pine Rafters, supported by 114x114mm square columns and 2x 50x228mm laminated SA Pine Roof support beam.
Rafters & Columns painted grey.
Ceilings: PVC white matt

CEILINGS:
Sloping ceilings:
Ceilings: PVC white matt with 75mm AEROLITE insulation.

FASCIA: TO BE CONFIRMED BY CLIENT *
38x228 mm Treated pine, painted Woodoc 35 or Woodoc totim water borne.
Colour:

RAINWATER GOODS : TO BE CONFIRMED BY CLIENT *
Seamless Aluminium Gutters & Downpipes.
Colour: to match existing house

EXTERNAL WINDOWS AND DOORS:
Aluminium windows and doors:
colour : charcoal.
Profile size: 40mm
Glazing: See Window and Door schedule
All windows / door panes safety glazing as per SANS 10400-N.

PROPERTY:

Erf 774
Site: 1369 m²
Zoned: Single Residential 1

AREAS:

All existing & previously approved:	525.75 m²
As-Built areas:	116.31 m²
TOTAL AREA (existing, as-built & new):	642.06 m²
As-Built Swimming pool:	10.5 m²
Footprint - existing:	459.33 m²
FOOTPRINT - complete:	**609.87 m²**
Coverage - existing:	33 %
COVERAGE - complete:	**44 %**

FOR MUNICIPAL APPROVAL

REVISION SCHEDULE

REV	DISCRIPTION	DATE
A	Existing windows & doors added, as-builts areas revised, sewer layout added to site plan.	22.07.2025
B	Boundary wall details added. Notes to As-Built swimming pool added.	29.08.2025
C	Application changed to As-Built	01.01.2026
D	Additional information added for Town Planning application	16.09.2026
E	Additional information added for Town Planning application	28.09.2026

DRAWING NOTES:

NB!!!
All work to national building regulations (SANS 10400)
All timber construction to comply to SANS 10082.
Glazing to comply to Part N & XA of SANS 10400 Edition 2
Chimney's & Fireplaces to comply to part V as per SANS 10400.
Timber sizes to be as per Specialist, and to comply with SANS 10082 Standard.
All rainwater catchpits & fullbore outlets to discharge away from building.
All concrete work to be as per engineer and SANS 10400.
All indicative firniture is not part of this contract.



Architect:

Owner:

GENERAL NOTES:

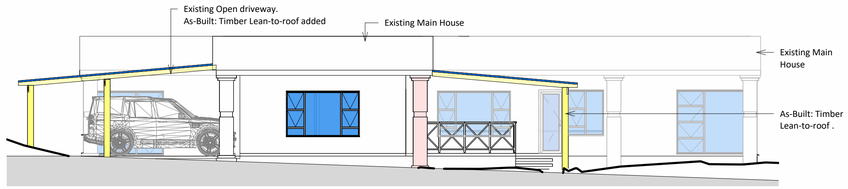
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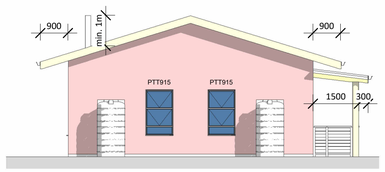
Joan of ArchT
architectural services

AUTHOR:	KJ Botha - SACAP PAT54229292
CLIENT:	Johnny & Lillian Steyn
SITE:	Erf 774, Brenton-on-Sea
ADDRESS:	Amanda Place & Steenbras street
PROJECT:	Municipal Submission - As-Built
SHEET :	Site Layout & Floorplans
SCALE:	As indicated
START DATE:	28.02.2025
ISSUE DATE:	28.09.2026
PROJECT NUMBER:	Project Number
DRAWING NUMBER:	A100
DRAWING REVISION:	rev. E



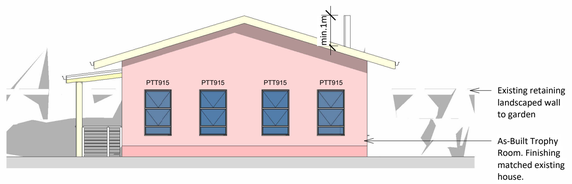
North Elevation - House

Scale 1 : 100



North Elevation - Hobby

Scale 1 : 100



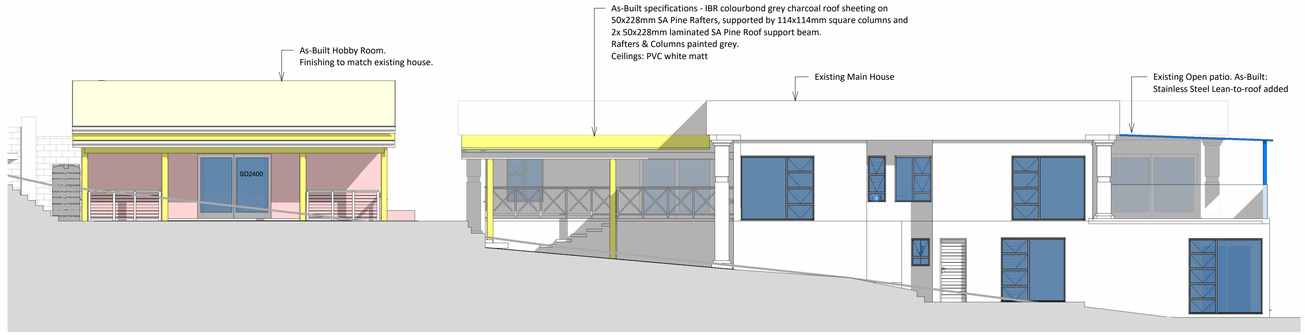
South Elevation - Hobby

Scale 1 : 100



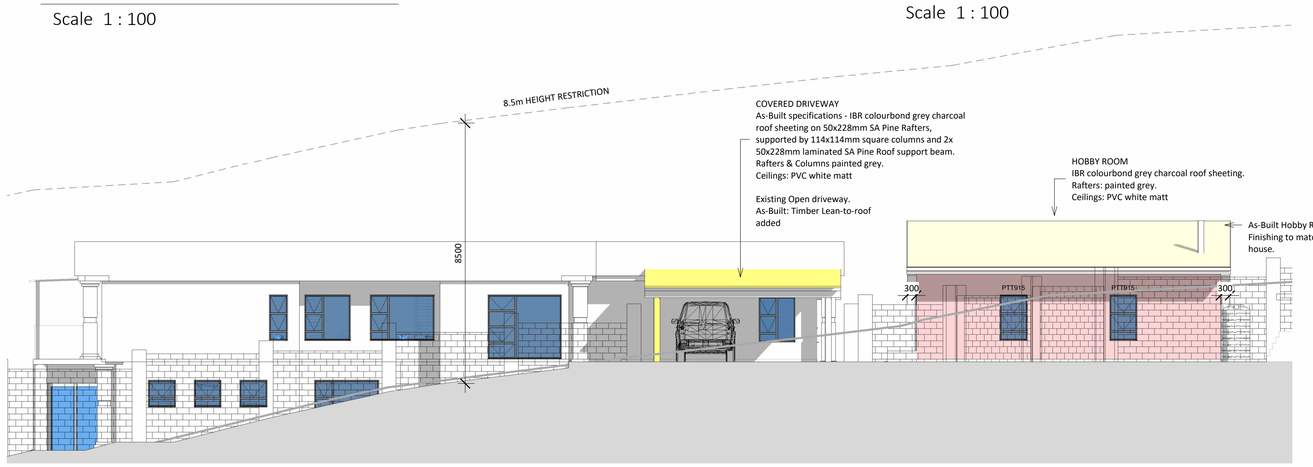
Sout Elevation - House

Scale 1 : 100



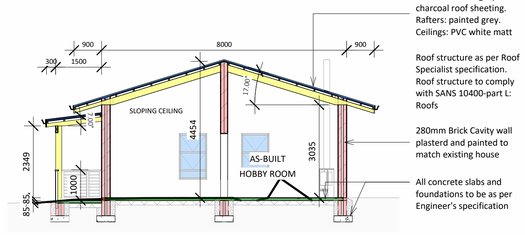
West Elevation

Scale 1 : 100



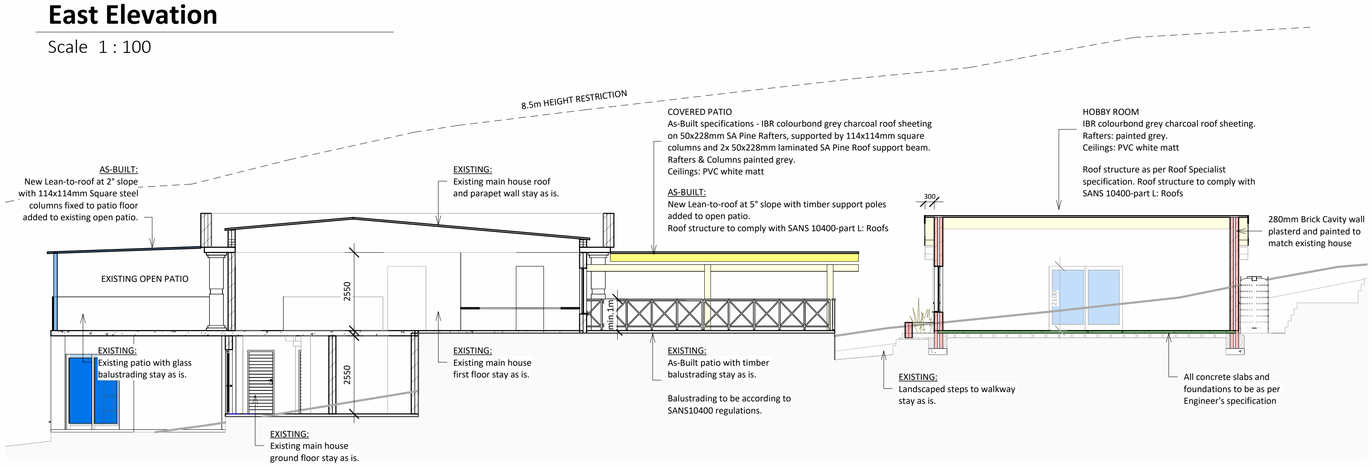
East Elevation

Scale 1 : 100



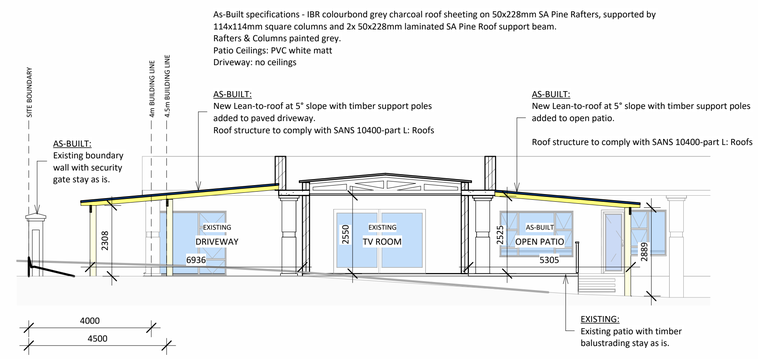
Section B-B

Scale 1 : 100



Section A-A

Scale 1 : 100



Section C-C

Scale 1 : 100

FOR MUNICIPAL APPROVAL

REVISION SCHEDULE

REV	DISCRIPTION	DATE
A	Existing windows & doors added, as-builts areas revised, sewer layout added to site plan.	22.07.2025
B	Boundary wall details added. Notes to As-Built swimming pool added.	29.08.2025
C	Application changed to As-Built	01.01.2026
D	Additional information added for Town Planning application	16.09.2026
E	Additional information added for Town Planning application	28.09.2026

DRAWING NOTES:

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All timber construction to comply to SANS 10082.
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Architect: _____

Owner: _____

GENERAL NOTES:

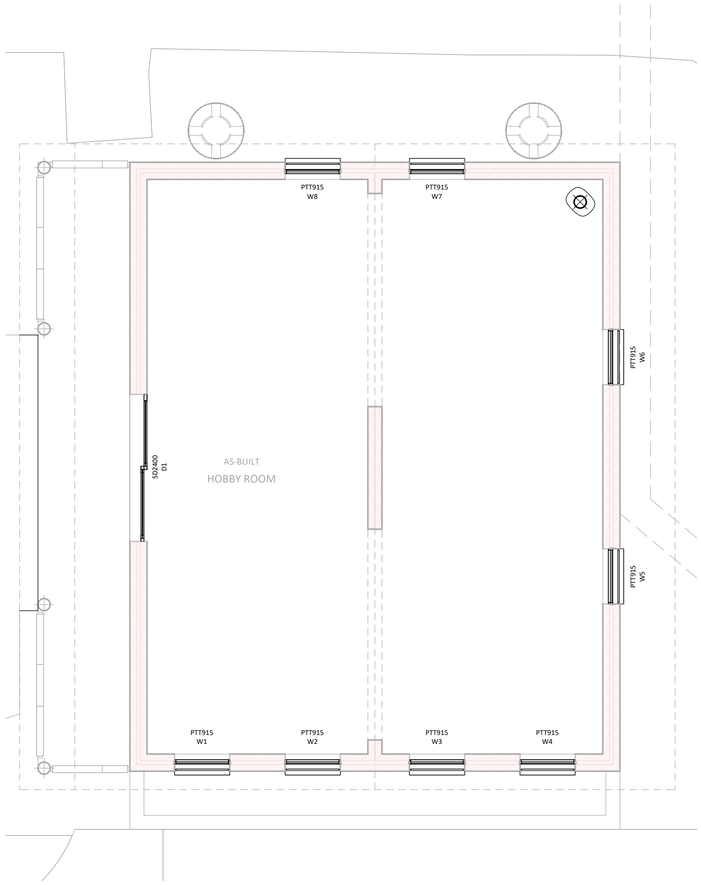
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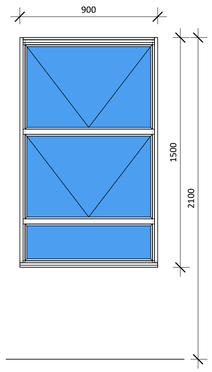
Joan of ArchT
architectural services

ARCHITECT:	KJ Botha - SACAP PAT54229292
CLIENT:	Johnny & Lillian Steyn
SITE:	Erf 774, Brenton-on-Sea
ADDRESS:	Amanda Place & Steenbras street
PROJECT:	Municipal Submission - As-Built
SHEET :	Sections & Elevations
SCALE:	1 : 100
START DATE:	28.02.2025
ISSUE DATE:	28.09.2026
PROJECT NUMBER:	Project Number
DRAWING NUMBER:	A101
DRAWING REVISION:	rev. E



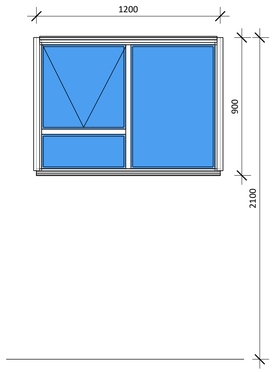
TR - Wind. & Door Layout

Scale 1 : 50



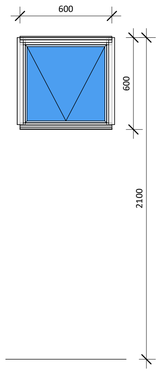
PTT915

Scale 1 : 20



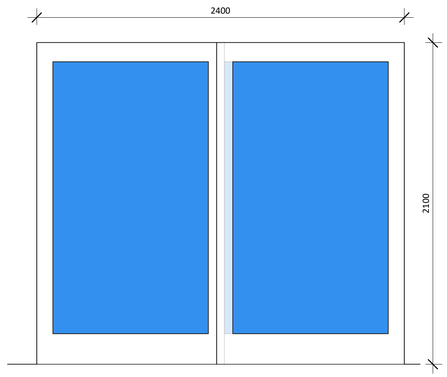
PT129

Scale 1 : 20



PT66

Scale 1 : 20



SD2400

Scale 1 : 20

HOBBY ROOM - FENESTRATION
(To comply with SANS 10400 Edition 2)

Glazing : Doors	**Area**	**Glazing**
D1: SD2400	5.04 m²	Clear
Total:	5.04 m²	

Glazing: Windows		**Area**	**Glazing**
W1:	PTT915	1.35 m²	Clear
W2:	PTT915	1.35 m²	Clear
W3:	PTT915	1.35 m²	Clear
W4:	PTT915	1.35 m²	Clear
W5:	PTT915	1.35 m²	Clear
W6:	PTT915	1.35 m²	Clear
W7:	PTT915	1.35 m²	Clear
W8:	PTT915	1.35 m²	Clear
Total:		10.14 m²	
Total Glazing		**15.18m²**	**(16.87 %)**

Nett Ground Floor Area: 90.00 m²
15.18 / 90.00 x 100 = 16.87 %

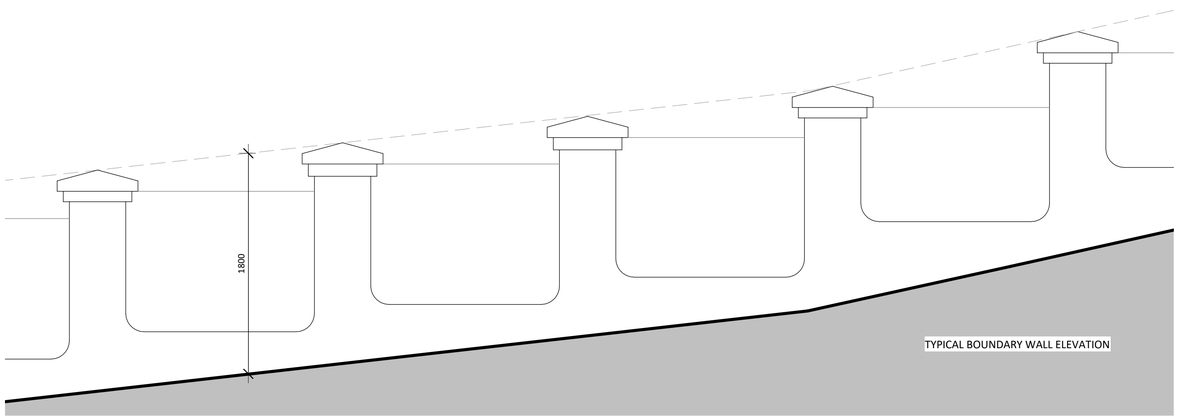
Fenestration < 20 %
Rational Design not required

Window Schedule			
Comments	Mark	Type Mark	Count
Windows	W1	PTT915	1
Windows	W2	PTT915	1
Windows	W3	PTT915	1
Windows	W4	PTT915	1
Windows	W5	PTT915	1
Windows	W6	PTT915	1
Windows	W7	PTT915	1
Windows	W8	PTT915	1
Windows	W9	PT129	1
Windows	W10	PT66	1

Grand total: 10

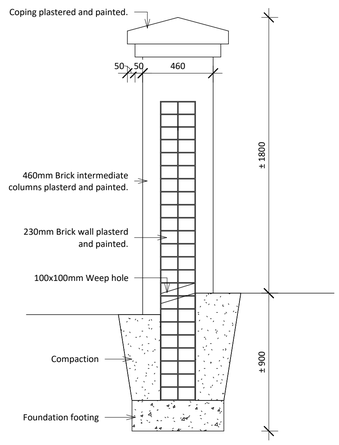
Door Schedule			
Comments	Mark	Type Mark	Count
Doors	D1	SD2400	1
Doors	D2	SD1600	1
Doors	D3	Int.S830	1

Grand total: 3



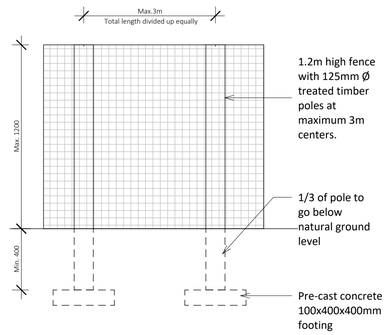
Boundary wall elevation

Scale 1 : 25



Typical Boundary wall section

Scale 1 : 20



Typical fence detail

Scale 1 : 20

FOR MUNICIPAL APPROVAL

REVISION SCHEDULE

REV	DISCRIPTION	DATE
A	Existing windows & doors added, as-builts areas revised, sewer layout added to site plan.	22.07.2025
B	Boundary wall details added. Notes to As-Built swimming pool added.	29.08.2025
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D	Additional information added for Town Planning application	16.09.2026
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DRAWING NOTES:

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Architect:

Owner:

GENERAL NOTES:

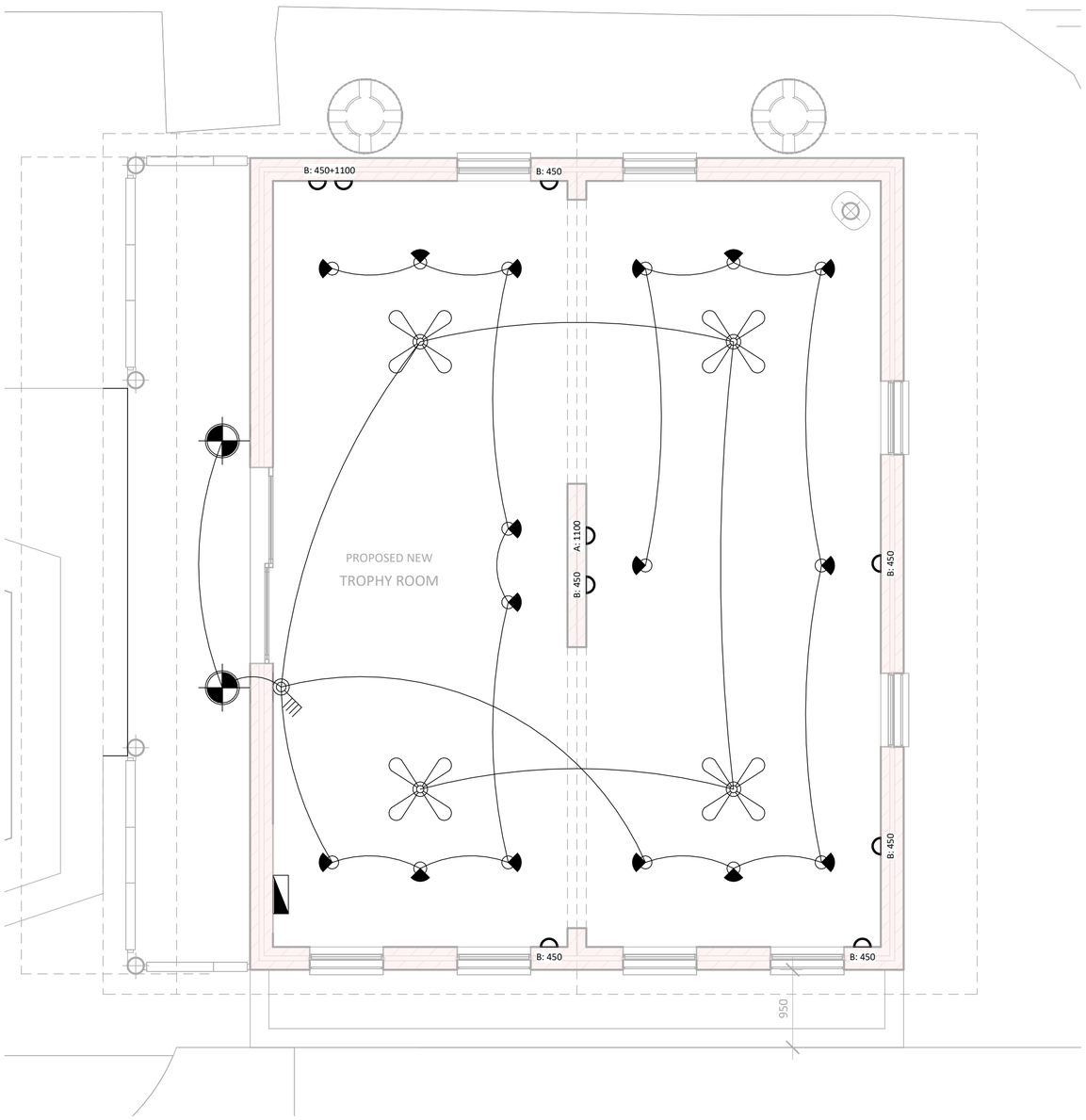
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architectural services

ARCHITECT:	KJ Botha - SACAP PAT54229292
CLIENT:	Johnny & Lillian Steyn
SITE:	Erf 774, Brenton-on-Sea
ADDRESS:	Amanda Place & Steenbras street
PROJECT:	Municipal Submission - As-Built
SHEET :	Wind/Door detail & Boundary wall
SCALE:	As indicated
START DATE:	28.02.2025
ISSUE DATE:	28.09.2026
PROJECT NUMBER:	Project Number
DRAWING NUMBER:	A102
DRAWING REVISION:	rev. E



Electrical Layout

Scale 1 : 50

ELECTRICAL LEGEND		TOTAL
	DOWN LIGHTS TILTED & DIMMABLE - STYLE TO BE CONFIRMED	0
	TRACK LIGHTS TYPE TO BE CONFIRMED	0
	SPOT LIGHTS TYPE TO BE CONFIRMED	16
	HANGING PENDANT TYPE TO BE CONFIRMED	0
	WALL MOUNTED - internal TYPE TO BE CONFIRMED	0
	WALL MOUNTED - external TYPE TO BE CONFIRMED	2
	CEILING MOUNTED - external TYPE TO BE CONFIRMED	0
	FLUORESCENT TYPE TO BE CONFIRMED	0
	SWITCH - single TYPE TO BE CONFIRMED	0
	SWITCH - double TYPE TO BE CONFIRMED	0
	SWITCH - tripple TYPE TO BE CONFIRMED	0
	SWITCH - quadruple TYPE TO BE CONFIRMED	1
A	PLUG - TYPE A STYLE TO BE CONFIRMED	1
B	PLUG - TYPE B STYLE TO BE CONFIRMED	8
C	PLUG - TYPE C STYLE TO BE CONFIRMED	0
D	PLUG - TYPE D - EXTERNAL STYLE TO BE CONFIRMED	0
E	PLUG - TYPE E - SHAVER STYLE TO BE CONFIRMED	0
	TV POINT STYLE TO BE CONFIRMED	0
	DISTRIBUTION BOARD SIZE TO BE CONFIRMED	1

TYPE A



TYPE B



FOR MUNICIPAL APPROVAL

REVISION SCHEDULE

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A	Existing windows & doors added, as-builts areas revised, sewer layout added to site plan.	22.07.2025
B	Boundary wall details added. Notes to As-Built swimming pool added.	29.08.2025
C	Application changed to As-Built	01.01.2026
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E	Additional information added for Town Planning application	28.09.2026

KJ Botha: _____

Owner: _____

GENERAL NOTES:

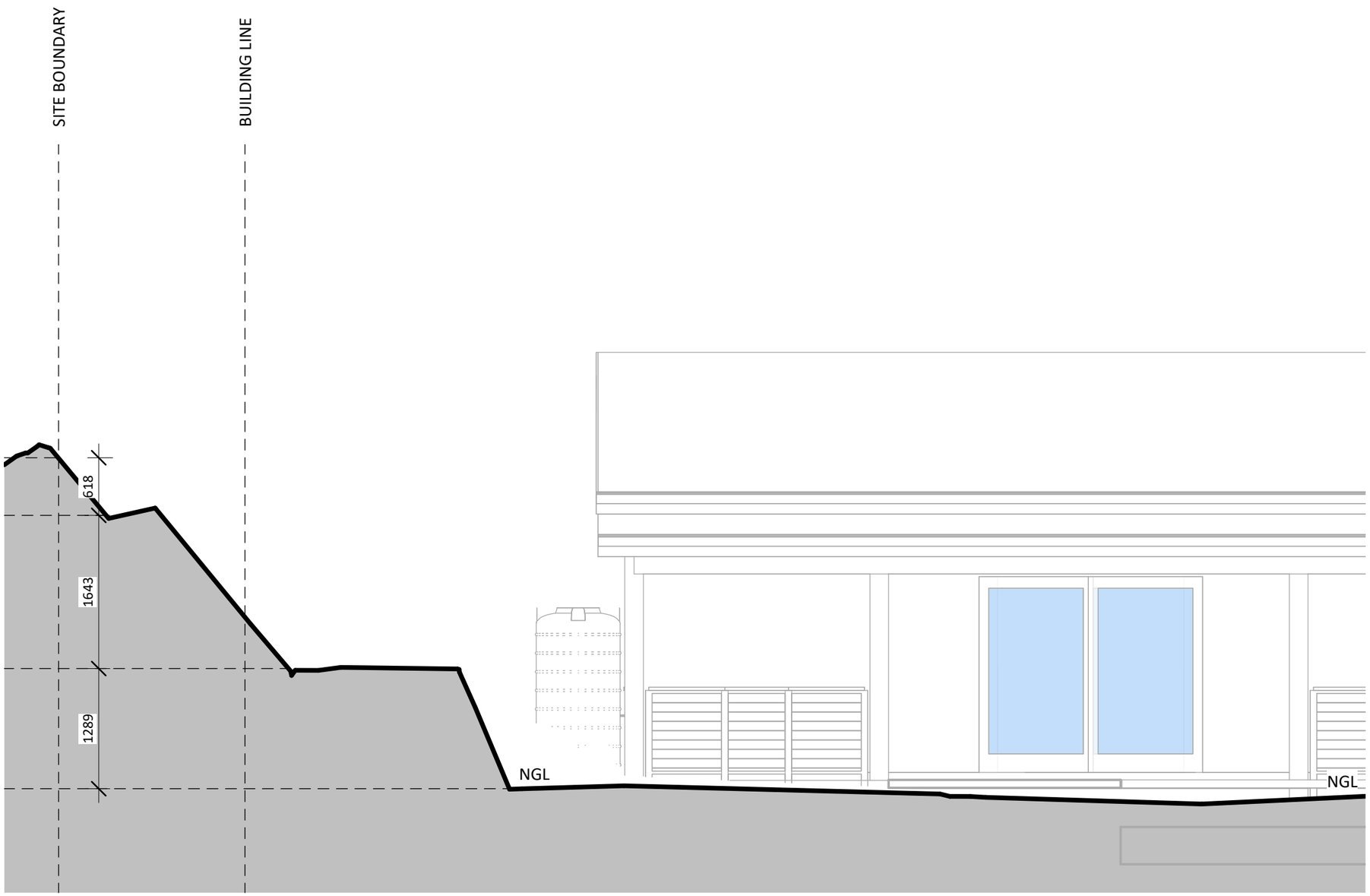
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architectural services

AUTHOR:	KJ Botha - SACAP PAT54229292
CLIENT:	Johnny & Lillian Steyn
SITE:	Erf 774, Brenton-on-Sea
ADDRESS:	Amanda Place & Steenbras street
PROJECT:	Municipal Submission - As-Built
SHEET :	Electrical Layout
SCALE:	As indicated
START:	28.02.2025 ISSUE: 28.09.2026
PROJECT NUMBER:	Project Number
DRAWING NUMBER:	A103
DRAWING REVISION:	rev. E



Retaining wall section

Scale 1 : 50

KJ Botha: _____

Owner: _____

REVISION SCHEDULE

REV	DISCRIPTION	DATE
D	Additional information added for Town Planning application	16.09.2026
E	Additional information added for Town Planning application	28.09.2026

GENERAL NOTES:

ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCING OF WORK.
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JoA

Joan of ArchT

architectural services

AUTHOR: KJ Botha - SACAP PAT54229292

CLIENT: Johnny & Lillian Steyn

SITE: Erf 774, Brenton-on-Sea

ADDRESS: Amanda Place & Steenbras street

PROJECT: Municipal Submission - As-Built

SHEET : Retaining wall section

SCALE: 1 : 50 ISSUE: 28.09.2026

PROJECT NUMBER:	Project Number
DRAWING NUMBER:	A104
DRAWING REVISION:	rev. E