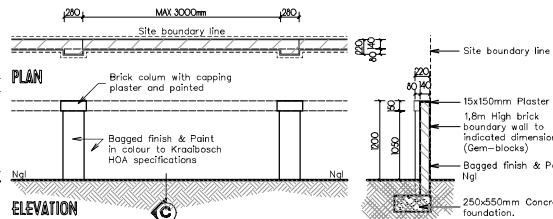
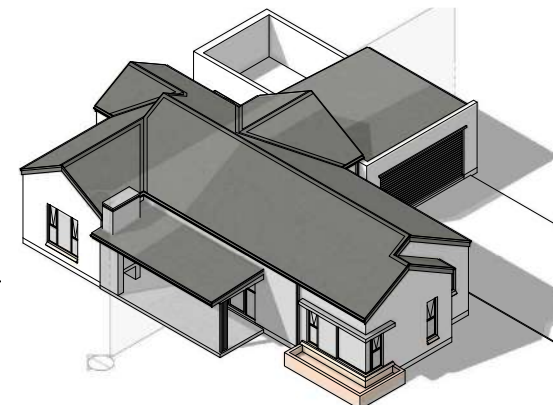


- SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLY AS PER PART P OF SANS 10400 (4.21).**
- DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P.**
- DRAINAGE INSTALLATIONS UNDER BUILDING WORK MUST BE PROTECTED IN TERMS OF PART P OF SANS 10400 (4.22.2).**
- DISCHARGE PIPES LOCATED WITHIN A BUILDING TO BE ENCLOSED WITHIN A DUCT AND TO BE OF A SHAPE AND SIZE READILY ACCESSIBLE FOR CLEANING IN TERMS OF SANS 10400 PART P, 4.18.2**
- NOT STRUCTURE OR ANY PORTION THEREOF TO ENCR OACH THE PROPERTY BOUNDARY.**
- RAINWATER GOODS TO BE INSIDE PROPERTY**
- RAINWATER NOT TO DISCHARGE ONTO NEIGHBOURING PROPERTY.**
- WALLS ON BOUNDARY TO BE FINISH TO THE SATISFACTION OF THE ADJACENT OWNER.**
- PERGOLA TO REMAIN OPEN AS PER BUILDING PLAN**
- LP GAS: MAX 38KG ALLOWED ON PREMISES WITHOUT A FLAMMABLE SUBSTANCE CERTIFICATE IN TERMS OF SECTION 37(8) OF THE COMMUNITY FIRE SAFETY BY-LAW.**
- SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLY AS PER PART P OF SANS 10400 (4.21).**
- DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P.**
- DRAINAGE INSTALLATIONS UNDER BUILDING WORK MUST BE PROTECTED IN TERMS OF PART P OF SANS 10400 (4.22.2).**
- GENERAL NOTES**
- FOUNDATIONS**
- 1.1 Concrete foundation to engineer design and specifications. See engineer's drawings for final layouts of foundations and structure beams and concrete slabs.
- FLOORS**
- 2.1 25mm smooth floated screed on 85mm 1:3:6 concrete slab USB 250 micron damp proof membrane on 50mm sand blinding layer on minimum 150mm well tamped hardcore.
- 2.2 Approved tile finish to floor.
- 2.3 Approved floor finish to Kraaibosch park specifications.
- 2.4 Approved paving to Kraaibosch park specifications.
- WALLS**
- 3.1 Internal walls to be smooth plastered, skimmed and painted. All to Paintmints specifications. Colour to be confirmed.
- 3.2 25 Degree down-sloped plastered external sill Waterproofing of sill to Paintmints specifications.
- 3.3 Stepped approved DPC to all cavity walls, leave a vertical joint open after every 4th joint as weepholes.
- 3.4 Door / Window to schedule.
- 3.5 Plaster and paint to kraaibosch park guidelines. All to Paintmints specifications.
- 3.6 Approved day face brick, size 222 x 106 x 73mm, bedded and jointed in Class II mortar and pointed with flush vertical and flush horizontal joints, suitable for exposure zones 1-3.
- 3.7 Approved stone cladding by specialist.
- CEILING**
- 4.1 Gyproc RhinoBoard 9,5mm on 38 x 38mm bracing installed at maximum 400mm centres. Fix Gyproc RhinoBoard using Gyproc Sharp-point Screws 25mm at maximum 150mm centres. All joints shall be staggered. Apply Gyproc RhinoTape to all joints and skim the ceiling using Gyproc RhinoLite® CreteStone.
- 4.2 Install Isover 135mm thick Aerofite non-combustible light weight Glasswool thermal ceiling insulation, nominal density, or similar approved. Correlate to finishing schedule. R-value: 3,38m² K/W Thermal conductivity: 0,04 W/m²K. Insulation to comply with the requirements in SANS 10400.
- 4.3 Plaster and paint under side of concrete slab.
- 4.4 Eventite Nutec 4mm thick plain ceiling boards, manufactured in accordance with SANS 9001:2000 carrying SANS 803:2005 mark, fixed to 38 x 38mm battens at 450mm centres.
- ROOFS**
- 5.1 0,47mm pre approved Corrugated pre-coloured roof sheeting fixed to timber intermediate purlins spaced according to manufacturers specifications, on timber roof trusses to Engineers design and specifications. Roof colour to Kraaibosch Park guidelines. Confirm before ordering.
- 5.2 Roof structure to Engineers design and specifications.
- 5.3 Waterite Guttering domestic aluminium Seamless ogee profile gutter, overall size 125 x 85 x 0,6mm thick coated internally and externally with ColourTech G4. Secured to 15x150mm fibre cement fascia with 20 x 2,5mm internal hanger brackets at 600mm centres using aluminium peened rivets, with 75 x 50 x 0,6mm thick aluminium downpipe colour to be confirmed, fixed to wall with straps at 1500mm centres using nail plugs, with downpipes riveted and silicone sealed to gutter outlets, including all necessary bends, elbows, shoes etc. Colour to be confirmed.
- 5.4 RC beam slab to Engineer design and specifications.
- 5.5 Cover end of roof with Nutec 8x225mm barge board.
- 5.6 Flashing to roof manufacturer specifications.
- 5.7 Pre approved Concealed clip soffit or similar approved pre-coloured roof sheeting fixed to timber intermediate purlins spaced according to manufacturers specifications on timber roof trusses to Engineer design and specifications. Roof colour to kraaibosch park guidelines and finishing schedule. Confirm before ordering.
- 5.8 Water-permeable geofabric filter membrane to be laid over insulation with upstands at wall connections.
- 5.9 20mm Nominal size rounded gravel ballast to resist floating or wind lift of the insulation.
- 5.10 Steel / Timber pergola to specialist details and specifications.
- 5.11 Galvanised mild steel Covered roof with Pre-approved roof sheeting on GMS frame closed off with nutec fibre cement ceiling board. To Specialist, Colour to be Confirmed.
- GENERAL**
- Wall light @ 2,4m high fittings to kraaibosch park specifications.
- ALL TO COMPLY WITH RELEVANT SANS & NBR REQUIREMENTS**

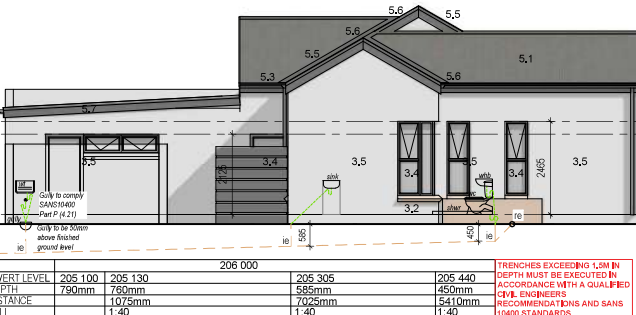


TYPICAL BOUNDARY WALL DETAIL
SEE PLAN FOR ACTUAL HEIGHT

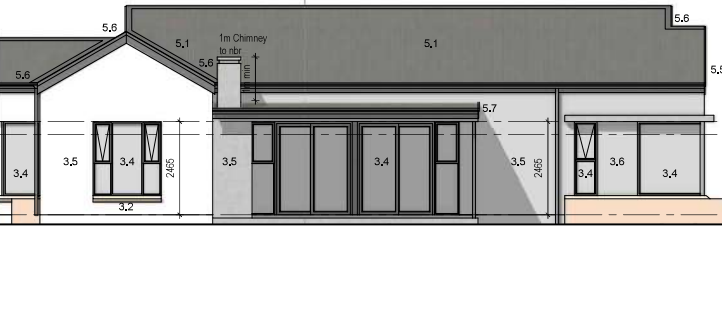


ISOMETRIC PERSPECTIVE
NOT TO SCALE

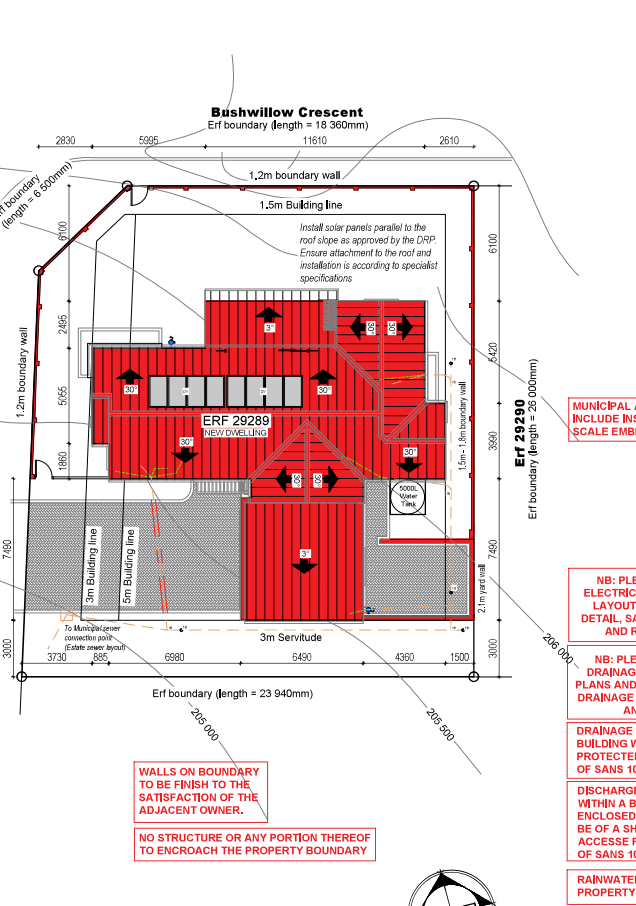
WEST ELEVATION ERF 29289
SCALE 1:100



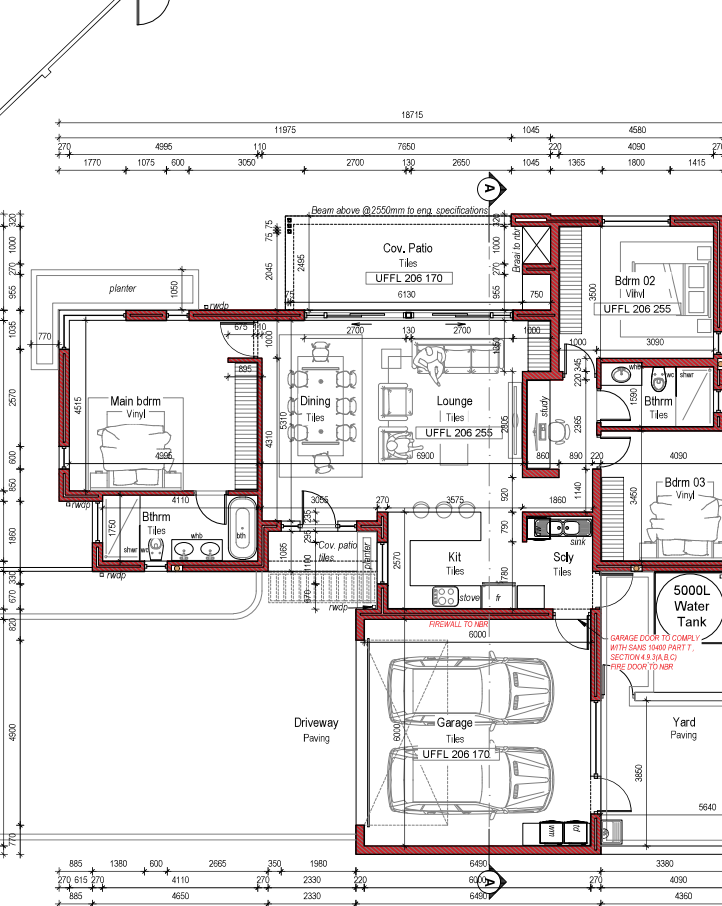
SOUTH ELEVATION 29289
SCALE 1:100



EAST ELEVATION ERF 29289
SCALE 1:100



NORTH ELEVATION 29289
SCALE 1:100



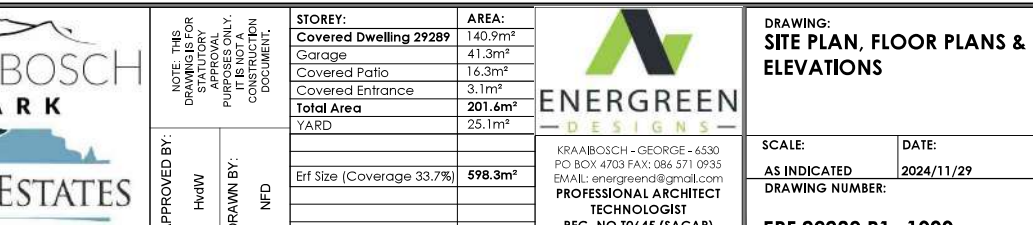
SITE PLAN
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
DRAINAGE & REFERENCE PLAN
SCALE 1:100



GENERAL NOTES:

All drawings and measurements must be checked and verified before the ordering of materials or before any building takes place. Differences must be brought to the attention of the designer immediately. All building electrical and plumbing to comply with SANS 10400 regulations. The copyright on all drawings and designs are reserved. This drawing is to be read in conjunction with all relevant consultants drawings, details and specifications. Only the latest signed and approved drawings to be used. Never scale from this drawings.

NOTES:

KRAAIBOSCH PARK APPROVED

Signed: _____ Date: _____

NOTE: No amendments to this drawing or future additions/alterations to this drawing may be made without prior approval of the HOA DRPIEC

PLEASE NOTE:

APPLICATION FOR ERF 29289 ONLY.

PROJECT TITLE:

KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 29289, in the Township of George, Kraaibosch Park

APPROVED BY:

H&W

DRAWN BY:

NFD

STORY:

Covered Dwelling 29289 140,9m²

Garage 41,3m²

Covered Patio 16,3m²

Covered Entrance 3,1m²

Total Area 201,6m²

YARD 25,1m²

Erf Size (Coverage 33,7%) **598,3m²**

AREA:

140,9m²

41,3m²

16,3m²

3,1m²

201,6m²

25,1m²

ENERGREEN DESIGNS

KRAAIBOSCH - GEORGE - 6530

PO BOX 4703 FAX: 086 571 0935

EMAIL: energreen@gmail.com

PROFESSIONAL ARCHITECT

TECHNOLOGIST

REG. NO T0645 (SACAP)

DRAWING:

SITE PLAN, FLOOR PLANS & ELEVATIONS

SCALE:

AS INDICATED

DATE:

2024/11/29

DRAWING NUMBER:

ERF 29289 R1- 1000