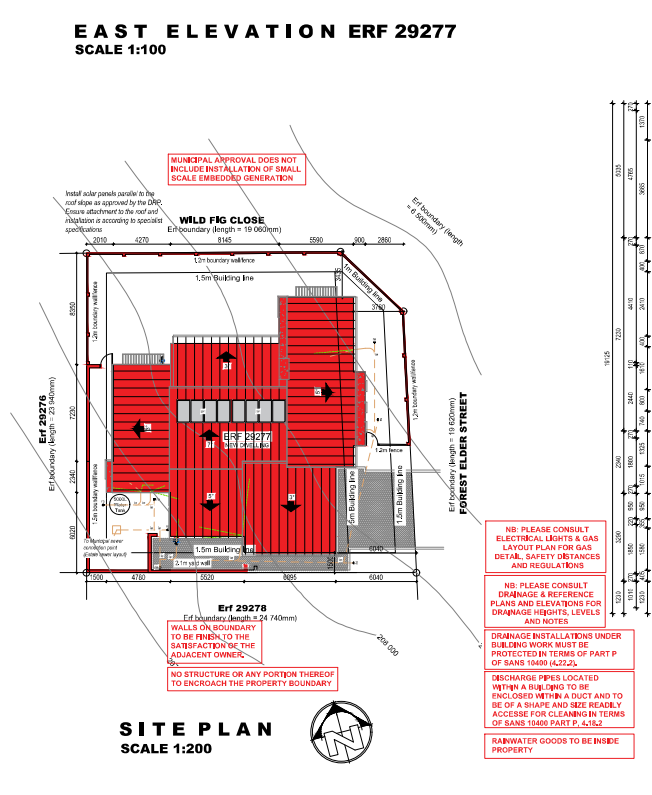
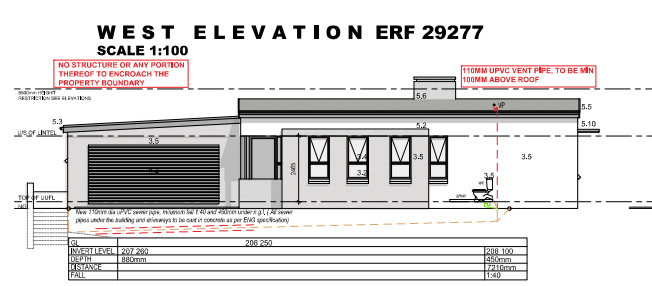


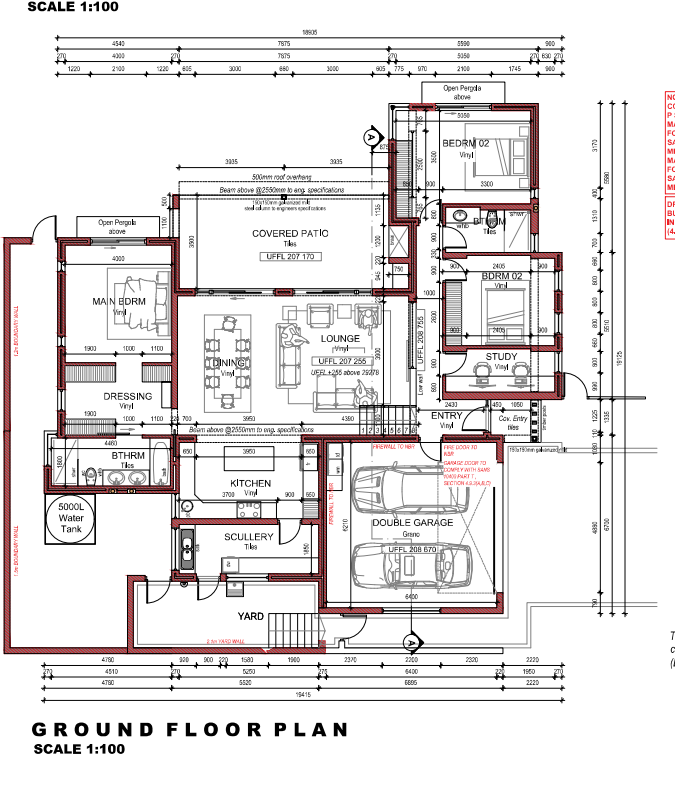
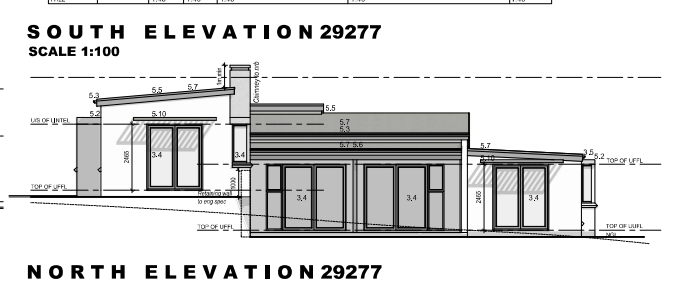
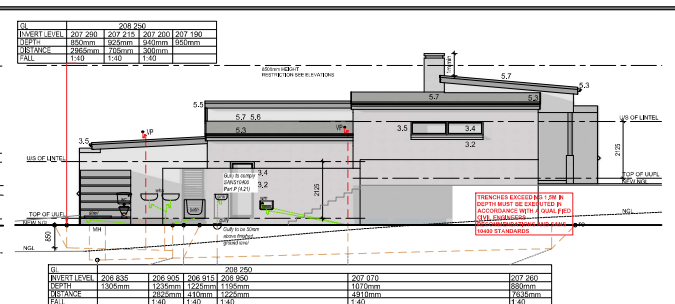


GENERAL NOTES:

All drawings and measurements must be checked and verified before the ordering of materials or before any building work starts. Differences must be brought to the attention of the designer immediately. All work according to National Building Regulations and local authority rules. All building, electrical and plumbing to comply with SANS 10400 requirements. The copyright on all drawings and designs are reserved. This drawing is to be read in conjunction with all relevant conditions drawings, details and specifications. Only the latest signed and approved drawings to be used. Never scale from this drawings.

NOTES:

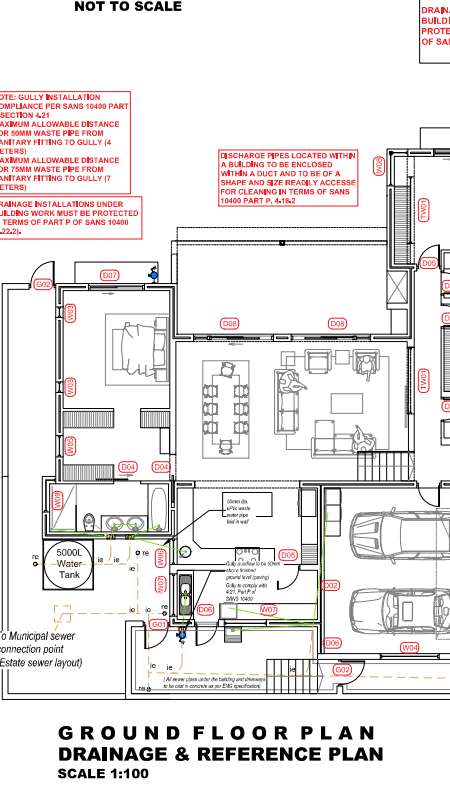
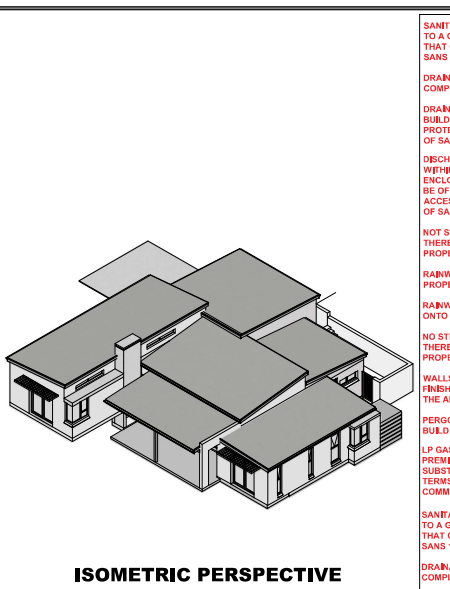
PLEASE NOTE:
APPLICATION FOR ERF 29277 ONLY.



PROJECT TITLE:

KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 29277, in the Township of George, Kraaibosch Park



APPROVED BY:	NOTE: THIS DRAWING IS FOR APPROVAL ONLY. IT IS NOT A CONTRACT DOCUMENT.	STOREY:	AREA:
HvdW	NFD	Covered Dwelling 29277	190.5m²
		Garage	44.5m²
		Covered Patio	28.7m²
		Covered Entrance	2.7m²
		Total Area	266.5m²
		YARD	20.3m²
		ErF Size (Coverage 50%)	569.8m²

SANITARY FITTINGS DISCHARGING TO A GULLY TO DECHARGE 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 READY ACCESS FOR CLEANING IN TERMS OF SANS 10400 PART P, 4.18.2

NOT STRUCTURE OR ANY PORTION THEREOF TO ENCRoACH THE PROPERTY BOUNDARY.

RAINWATER GOODS TO BE INSIDE PROPERTY

RAINWATER NOT TO DISCHARGE ONTO NEIGHBOURING PROPERTY.

NO STRUCTURE OR ANY PORTION THEREOF TO ENCRoACH THE PROPERTY BOUNDARY.

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(6) OF THE COMMUNITY FIRE SAFETY BY-LAW.

SANITARY FITTINGS DISCHARGING TO A GULLY TO DECHARGE 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 READY ACCESS FOR CLEANING IN TERMS OF SANS 10400 PART P, 4.18.2

GENERAL NOTES:

1.1 Concrete foundation as engineer design and specifications. See engineer's drawings for final layouts of foundations and structure beams to slabs.

FLOORS

2.1 25mm smooth floated screed on 100mm 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 floor finish to floor.

2.3 Approved floor finish to Kraaibosch park specifications.

WALLS

3.1 Internal walls to be smooth plastered, skimmed and painted. All to Paintmaster specifications. Colour to be confirmed.

3.2 25 Degree down-slope plastered external wall. Waterproofing of wall to Paintmaster specifications.

3.3 Shipped approved OPC to all early walls, leave a vertical joint open after every 4th joint on weathervane.

3.4 Door / Windows to schedule.

3.5 Plaster and paint to Kraaibosch park guidelines. All to Paintmaster specifications.

3.6 Approved dry face brick, size 222 x 100 x 73mm. bedded and pointed in Class II mortar and pointed with 15mm vertical and 15mm horizontal joints, suitable for exposure zones 1-3.

3.7 Approved stone cladding by specialist.

CEILINGS

4.1 Gyproc Rhinoboard® 8.5mm on 38 x 38mm transpiring installed at maximum 400mm centres. Fix Gyproc Rhinoboard® using Gyproc Shearpoint Screws 25mm at maximum 150mm centres. All joints shall be staggered. Apply Gyproc FlexTape to all joints and stain the ceiling using Gyproc Rhinoboard® CrestStone.

4.2 Install batten 135mm thick Acoustic non-combustible light weight glassed thermal ceiling insulation, normal density, or similar approved. Comply to finishing schedule. R-value: 3.18m² K/W Thermal conductivity: 0.04 W/mK. Insulation to comply with the requirements in SANS 10400.

4.3 Plaster and paint under side of concrete slab.

4.4 Everlast Nuke-5mm thick plaster using a base board, manufactured in accordance with SANS 9001:2000 carrying SANS 903:2005 mark, fixed on 38 x 38mm battens at 450mm centres.

ROOFS

5.1 0.47mm pre approved Corrugated pre-coloured roof sheeting fixed to timber intermediate rafters spaced according to manufacturers specifications, on timber roof trusses to Engineers design and specifications. Roof slope to Kraaibosch Park guidelines. Confirm before ordering.

5.2 Waterfall Cutting domestic aluminium Seamless ogee profile gutter, overall size 125 x 85 x 0.6mm thick coated internally and externally with Colulux F64. Secured to 15x150mm fibre cement batten with 20 x 2.5mm internal hanger brackets at 600mm centres using aluminium pointed rivets, with 75 x 20 x 0.6mm thin aluminium downspout colour to be confirmed, fixed to wall with straps at 1500mm centres using nail plugs, with downspout rivets and straps welded to gutter outlet, including all necessary bends, elbows, shoes etc. Colour to be confirmed.

5.3 R12 beam slab to Engineer design and specifications.

5.4 Cover end of roof with Nuke 60x150mm batten board.

5.5 Fixing to roof manufacturer specifications.

5.6 Pre approved Concealed clip nails or similar approved pre-coloured roof sheeting fixed to timber intermediate rafters spaced according to manufacturers specifications on timber roof trusses to Engineer design and specifications. Confirm before ordering.

5.7 Water-permeable geotextile filter membrane to be laid over insulation with fasteners at wall connections.

5.8 20mm Nominal size rounded gravel ballast to resist Roiling or wind lift of the insulation.

5.10 Steel / Timber purlins to specialist details and specifications.

5.11 Galvalume M16 steel Corrugated roof with Pwapproved roof sheeting on GMS frame dressed off with music fibre cement ceiling board. To Colour to be Confirmed.

GENERAL

Wall light @ 2.4m high fittings to kraaibosch park specifications.

ALL TO COMPLY WITH RELEVANT SANS & NBR REQUIREMENTS

PLAN

Site boundary line

15x150mm Plaster band

1.5m High brick boundary wall to indicated dimensions (Germ-blocks)

Bogged finish & Paint

250x550mm Concrete foundation.

ELEVATION

Brick column with coping plaster and pointed

Bogged finish & Paint in colour to kraaibosch park specifications

TYPICAL BOUNDARY WALL DETAIL SEE PLAN FOR ACTUAL HEIGHT

ENERGREEN DESIGNS

KRAAIBOSCH - GEORGE - 6430
PO BOX 4703 FAX: 086 571 0935
EMAIL: energreen@gmail.com
PROFESSIONAL ARCHITECT
TECHNOLOGIST
REG. NO 70445 (SACAP)

DRAWING: SITE PLAN, FLOOR PLANS & ELEVATIONS

SCALE: AS INDICATED
DATE: 2025/05/01
DRAWING NUMBER: ERF 29277 R6- 1000