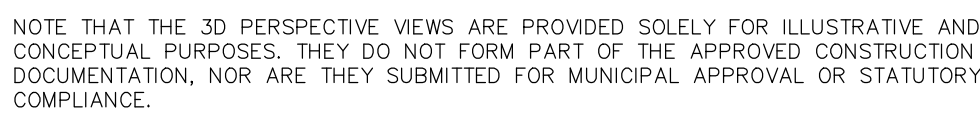


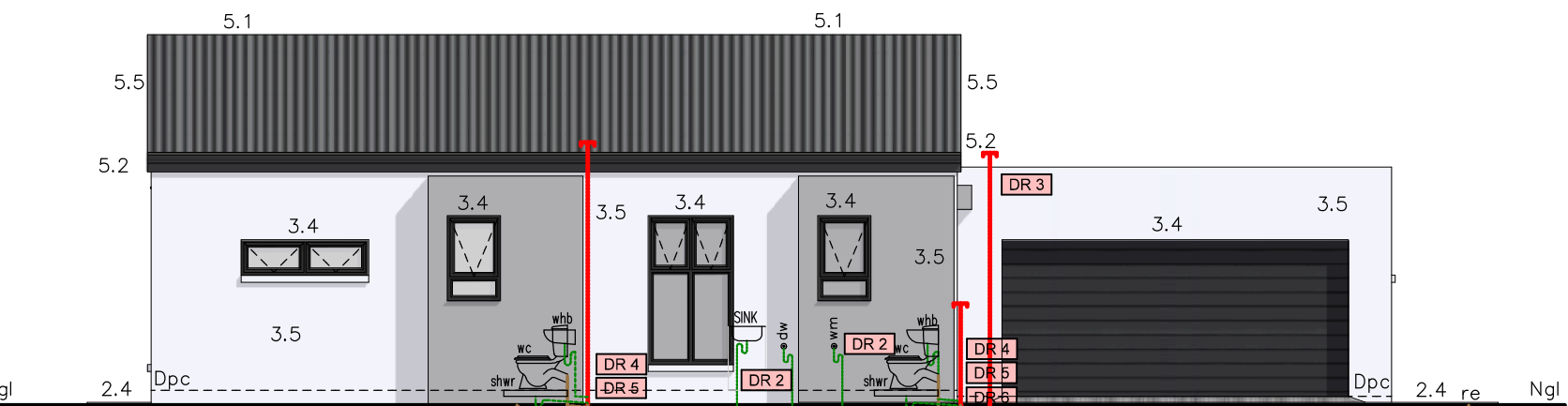
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**SEE DRAINAGE AND REFERENCE PLAN
FOR WINDOW AND DOOR NUMBERS**

All amendments, variations, or modifications executed by the Contractor and/or the Client shall be reported without delay to both the Estate Management and the Local Municipality. In the event that windows and/or doors are altered by the Contractor or the Client, all responsibility for compliance with SANS 10400-XA:2021 – Energy Usage in Buildings shall vest exclusively in the Contractor and/or the Client. The Designer's professional responsibility in respect of such alterations shall thereupon terminate, and the Designer shall not be held liable, nor compelled, to certify the related energy calculations for the purposes of obtaining an Occupancy Certificate.



GL	199 700	199 700	199 700	199 700	199 700	TRENCHES EXCEEDING 1.5M IN DEPTH MUST BE EXECUTED IN ACCORDANCE WITH A QUALIFIED CIVIL ENGINEER RECOMMENDATIONS AND SANS 10400 STANDARDS
INVERT LEVEL	198 630	199 030	198 450	198 270	198 250	
DEPTH	960mm	560mm	1140mm	1320mm	1340mm	
DISTANCE	2525mm	4680mm	6375mm	1545mm		
FALL			1:40			



GL	199 700	199 700	199 700
INVERT LEVEL	198 590	198 450	198 280
DEPTH	1000mm	1140mm	1310mm
DISTANCE	5675mm	6750mm	
FALL	1:40		

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 fall.
- 2.3 Approved floor finish to client specifications.
- 2.4 Approved paving to Estate specifications.

WALLS

- 3.1 Internal walls to be smooth plastered, skimmed and painted. All to specialist specifications. Colour to be confirmed.
- 3.2 25 Degree down-tilted plastered external sill
Waterproofing of sill to specialist 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 specialist specifications.

CEILINGS

- 4.1 Gyproc RhinoBoard 9.5mm on 38 x 38mm brandering installed at maximum 400mm centres. Fix Gyproc RhinoBoard using Gyproc Sharp-point Screws 25mm at maximum 400mm centres. Screws shall be staggered. Apply Gyproc RhinoTape to all joints and seal the ceiling using Gyproc RhinoLite CreteStone.
- 4.2 Install Isover 135mm thick Aerolite non-combustible light weight Glass wool ceiling insulation, nominal density γ , or similar approved, Cornice to finishing schedule.
R-value: 3.95m² K/W
Thermal conductivity: 0.04 W/m/K. Insulation to comply with the requirements in SANS 10400. Or similar approved products of equal or better value.
- 4.3 Plaster and paint under side of concrete slab.
- 4.4 Everite 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 Corugated pre-coloured galvanised steel roof sheeting fixed to 50x76mm S.A. pine battens on timber roof trusses to design and specifications. Roof colour to confirmed to Estate guidelines
- 5.2 Watertite guttering domestic aluminium Seamed 150x25mm profile gutter, overall size 125 x 85 x 0.6mm thick coated internally and externally with ColourTech G4. Secured to 152x25mm fibre cement fascia with 20 x 2.5mm internal hanger brackets at 600mm centres using aluminium peened rivets, with 75 x 50 x 1.5mm aluminium downpipes 150mm dia. 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.
- 5.3 Flashing to roof manufacturer specifications.
- 5.4 RC beam /slab to Engineer design and specifications.

ROOFS

- 5.5 Cover end of roof with Nutec moulded barge boards (Code: 721-731), size 200 x 80mm, fixed to 38 x 38mm timber battens (two screws with 12 x 40mm countersunk brass screws) with PVC H-profile barge board joiners between bords and at roof apex.
- 5.6 Steel / Timber pergola to specialist details and specifications.
- 5.7 Roof construction and open beams to engineer specifications (Double volume)
- 5.8 Concealed galv saflok or similar approved pre-coloured galvanised steel roof sheeting fixed to 50x76mm S.A pine battens on timber roof trusses to engineer design and specifications. Roof colour to Estate guidelines and finishing sheath.

DRAINAGE NOTES

DRAINAGE INSTALLATIONS UNDER BUILDING WORK MUST BE INSTALLED IN TERMS OF PART P OF SANS10400 (4.19.4). SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLY AS PER PART P OF SANS 10400 (4.2.1). DRAINAGE INSTALLATION TO COMPLY WITH PART P OF SANS 10400 (4.2.1) MUST BE INSTALLED IN SUCH A MANNER THAT THE DRAINAGE MUST BE PROTECTED IN TERMS OF PART P OF SANS 10400 (4.2.2.2). 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, 4.18.1. ACCESSIBLE DUCT TO BE AT LEAST 400 X220MM. DRAINAGE INSTALLATION TO COMPLY WITH PART P OF SANS 10400 (4.2.1.1) MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING INFORMATION A) DRAINAGE INFORMATION A1) DRAINAGE INFORMATION A2) DRAINAGE INFORMATION A3) DRAINAGE INFORMATION A4) DRAINAGE INFORMATION A5) DRAINAGE INFORMATION A6) DRAINAGE INFORMATION A7) DRAINAGE INFORMATION A8)

NOTE

RAINWATER MUST NOT 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 PATIO TO REMAIN OPEN AS PER BUILDING PLAN. PORCH TO REMAIN OPEN AS PER BUILDING PLAN. LP GAS: MAX 1000 GALLONS. ALL PREMISES WITHOUT A FLAMMABLE SUBSTANCE CERTIFICATE IN TERMS OF SECTION 37(6) OF THE COMMUNITY FIRE SAFETY BY-LAW. LPG INSTALLATION MUST COMPLY WITH SANS 10087/1.

THE COPYRIGHT OF THIS DESIGN AND DOCUMENTATION REMAINS THE FULL INTELLECTUAL PROPERTY OF THE ENERGREEN DESIGNS. ALL DRAWINGS AND MEASUREMENTS MUST BE CHECKED AND VERIFIED BEFORE ORDERING OF MATERIALS OR BEFORE ANY BUILDING TAKES PLACE. OR WORK IS TAKEN IN HAND. ANY DISCREPANCIES MUST IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO SIGNATURE OR SIGNATURE FOR SPECIFICATION OF CLARIFICATION, NEVER SCALE FROM ANY DRAWING. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION, DRAWINGS, DETAILS AND SPECIFICATIONS PROVIDED BY THE ARCHITECT AND RELEVANT CONSULTANTS. ONLY THE LATEST SIGNED AND APPROVED DRAWINGS AND DOCUMENTATION MAY BE USED. ALL OUTDATE DRAWINGS AND DOCUMENTATION MUST BE IMMEDIATELY REMOVED FROM THE SITE.

PROJECT TITLE:



Proposed New Residential Dwelling for the Owner on
ERF 30602 Kraaiboch Park Estate, in the Town of George

**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 DRP/EC

Client:

DRAWN BY:

STOREY:	AREA:
Dwelling	119m ²
Covered Patio	17m ²
Double Garage	41m ²
Total Area	177m²
Yard	13m ²
Erf Size	406m²
Coverage	43.5%
Height	8.5m
1.2m high Clearvau Fence	31.5m
Paving Area	163m ²



KRAAIBOSCH - GEORGE - 6530
PO BOX 4703 ☎ : 072 999 7610
EMAIL: energreend@gmail.com
PROFESSIONAL ARCHITECT
TECHNOLOGIST
REG. NO T0645 (SACAP)

DRAWING:
**Elevations, Site &
Floor Plan**

SCALE: AS INDICATED	DATE: 2026/06/02
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DRAWING NUMBER:

ERF 30602 - 1000 RO