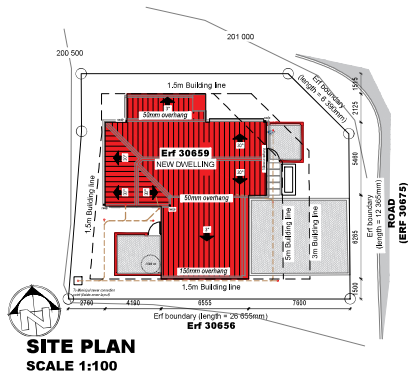
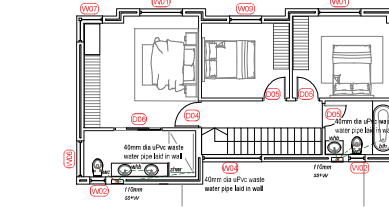
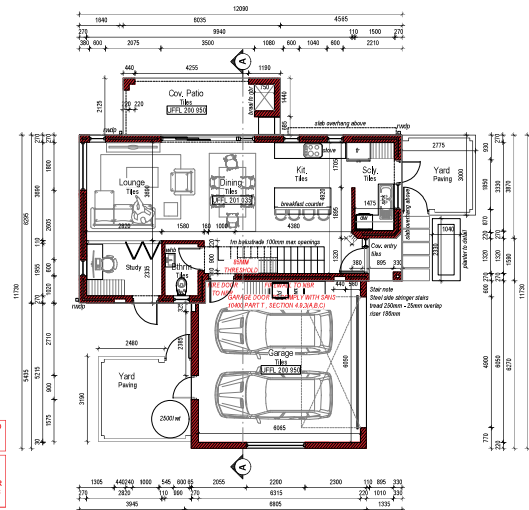




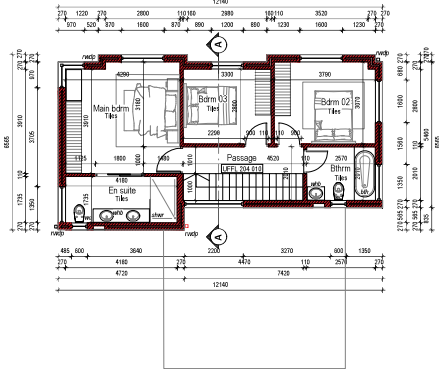
TYPICAL 3D VIEW
NOT TO SCALE



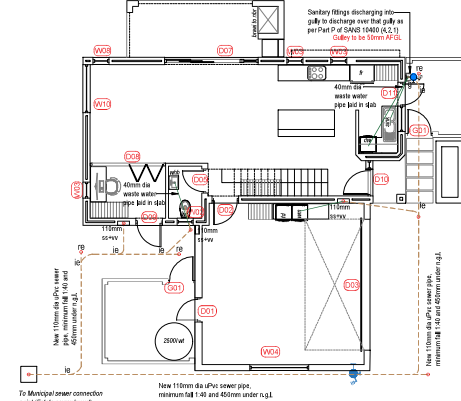
FIRST FLOOR PLAN
DRAINAGE & REFERENCE PLAN
SCALE 1:100



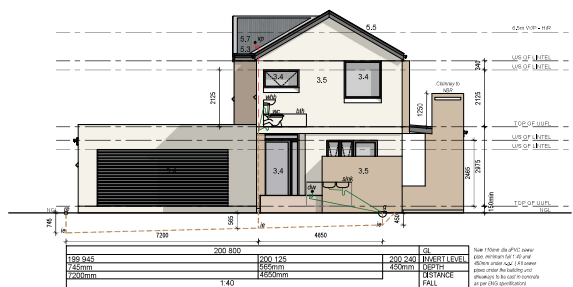
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



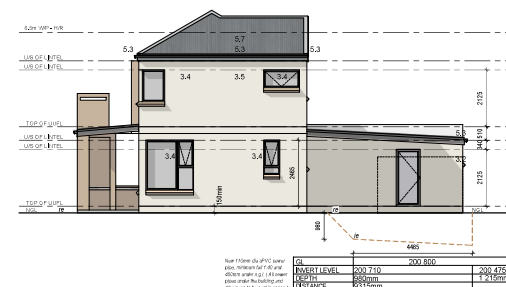
GROUND FLOOR PLAN
DRAINAGE & REFERENCE PLAN
SCALE 1:100



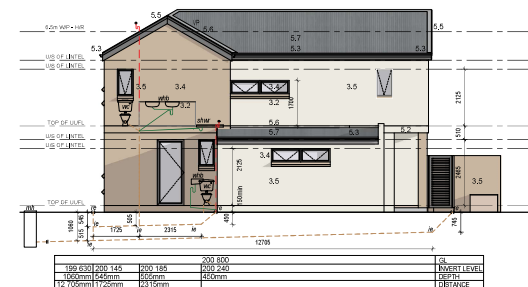
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

GENERAL NOTES

FOUNDATIONS

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

FLOORS

- 25mm smooth floated screed on 85mm 1:3:6 concrete slab USB 250 micron damp proof membrane on 50mm sand binding layer on minimum 150mm well tamped hardcore.
- Approved tile finish to hall.
- Approved floor finish to Kraaibosch park specifications.
- Approved paving to Kraaibosch park specifications.

WALLS

- Internal walls to be smooth plastered, skimmed and painted. All to Paintmaster specifications. Colour to be confirmed.
- 25 Degree down-lifted plastered external sill Waterproofing of sill to Paintmaster specifications.
- Stepped approved DPC to all cavity walls. Leave a vertical joint open after every 4th joint as weepholes.
- Door / Window to schedule.
- Plaster and paint to kraaibosch park guidelines. All to Paintmaster specifications.
- Approved clay 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.
- Approved stone cladding by specialist.

CEILING

- 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 Rhinotop® CrestStone.
- Install Isover 135mm thick Aerofit non-combustible light weight Glaswool thermal ceiling insulation, nominal density or similar approved. Conserve to finishing schedule. R-value: 3,38m² KW Thermal conductivity: 0,04 W/m²K. Insulation to comply with the requirements in SANS 10400.
- Plaster and paint under side of concrete slab.
- Everite Nutec 4mm thick plain ceiling boards, manufactured in accordance with SANS 2001 2000 carrying SANS 803 2005 mark, fixed to 38 x 38mm battens at 450mm centres.

ROOFS

- 0,47mm pre-approved Corrugated pre-coloured roofing 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.
- Roof structure to Engineers design and specifications.
- Waterline Guttering domestic aluminum Seamless ogee profile gutter, overall size 125 x 65 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 aluminum peaked rivets, with 75 x 50 x 0,6mm thick aluminum 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.
- RC beam slab to Engineer design and specifications.
- Cover end of roof with Nutec 80x150mm barge board.
- Flashing to roof manufacturer specifications.
- Pre-approved Concealed clip airflow 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.
- Water-permeable geotextile filter membrane to be laid over insulation with upstands at wall connections.
- 20mm Nominal size rounded gravel ballast to resist floating or wind lift of the insulation.
- Timber / Steel pergola to specialist details and specifications.
- Galvanised mild steel covered roof with Pre-approved roof sheeting on CHS frame closed off with white flange 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

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 work according to National Building Regulations and local authority rules. All building electrical and plumbing to comply with SANS 10000 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:

PLEASE NOTE:
APPLICATION FOR ERF 30657 (Type 2)
ONLY.

PROJECT TITLE:

KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 30659, in the Town of
George, Kraaibosch Park



APPROVED BY:
HvdW
DRAWN BY:
SAR
NOTE: THIS DRAWING IS FOR STAFF ONLY. PURPOSES ONLY. CONSTRUCTION DOCUMENT.

STOREY:	AREA:
Cov. Dwelling	69,8m²
Garage	40,7m²
Cov. Patio	12,5m²
STOREY: PFP	
Cov. Dwelling	72,5m²
Total Area	191m²
Erft Size	334m²



DRAWING:	
SITE PLAN, FLOOR PLANS & ELEVATIONS	
SCALE:	DATE:
AS INDICATED	2025/09/02
DRAWING NUMBER:	
ERF 30659 - 1000	