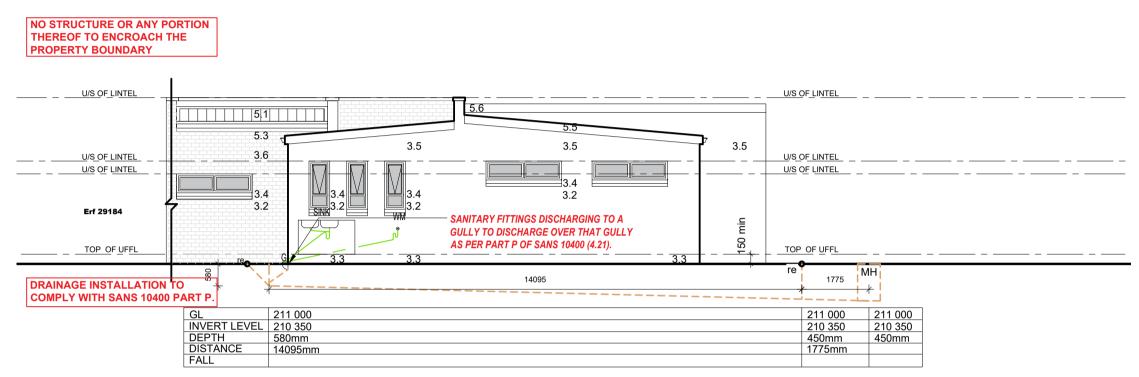
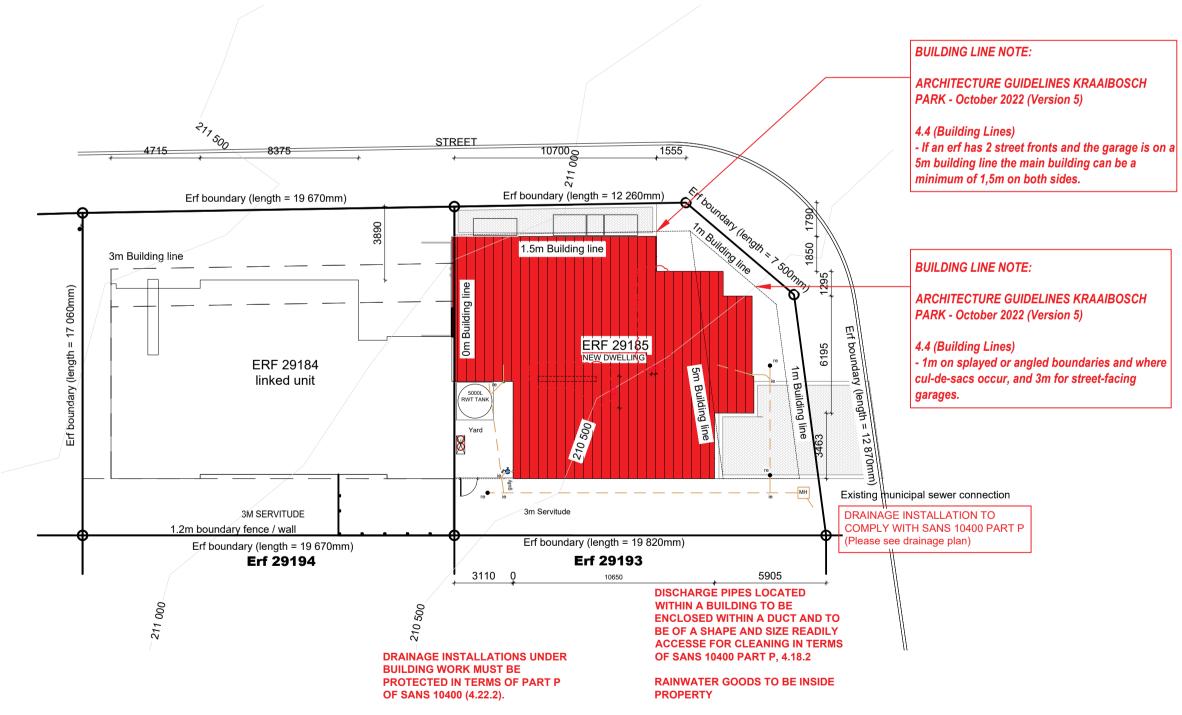


NORTH ELEVATION 29185 **SCALE 1:100**



SOUTH ELEVATION 29185 **SCALE 1:100**



SITE PLAN **SCALE 1:200**

NOTES:



____U/S OF LINTEL T<u>OP OF PARAPET</u> PERGOLA TO REMAIN OPEN AS 5.3 5.1 PER BUILDING PLAN U/S OF LINTEL _______ ______ U/S OF LINTEL __ U/S OF LINTEL U/S OF LINTEL ___ _ ___ 3.6 40mm dia/uPV/2 waste water pioe/ / Xayed under surface bed / New 110mm dia uPVC sewer pipe, minimum fall 1:40 and 450mm under n.g.l. (All sewer pipes under the building and driveways to be cast in concrete as per ENG specification) 211 000 211 000 210 350 210 350 DRAINAGE INSTALLATION TO INVERT LEVEL 210 350 COMPLY WITH SANS 10400 PART P. **WEST ELEVATION ERF 29185**

NO STRUCTURE OR ANY PORTION

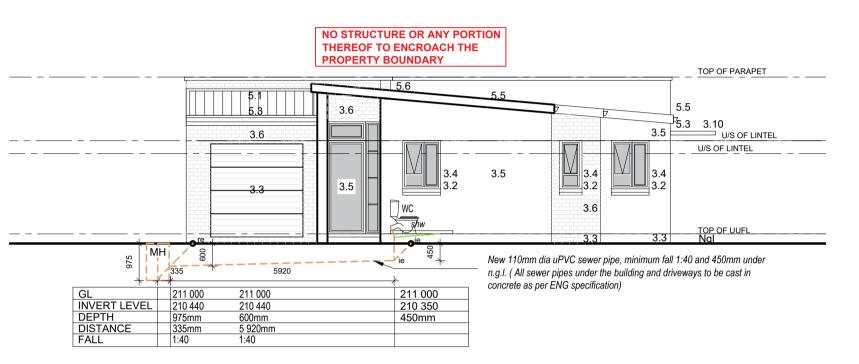
THEREOF TO ENCROACH THE

PROPERTY BOUNDARY

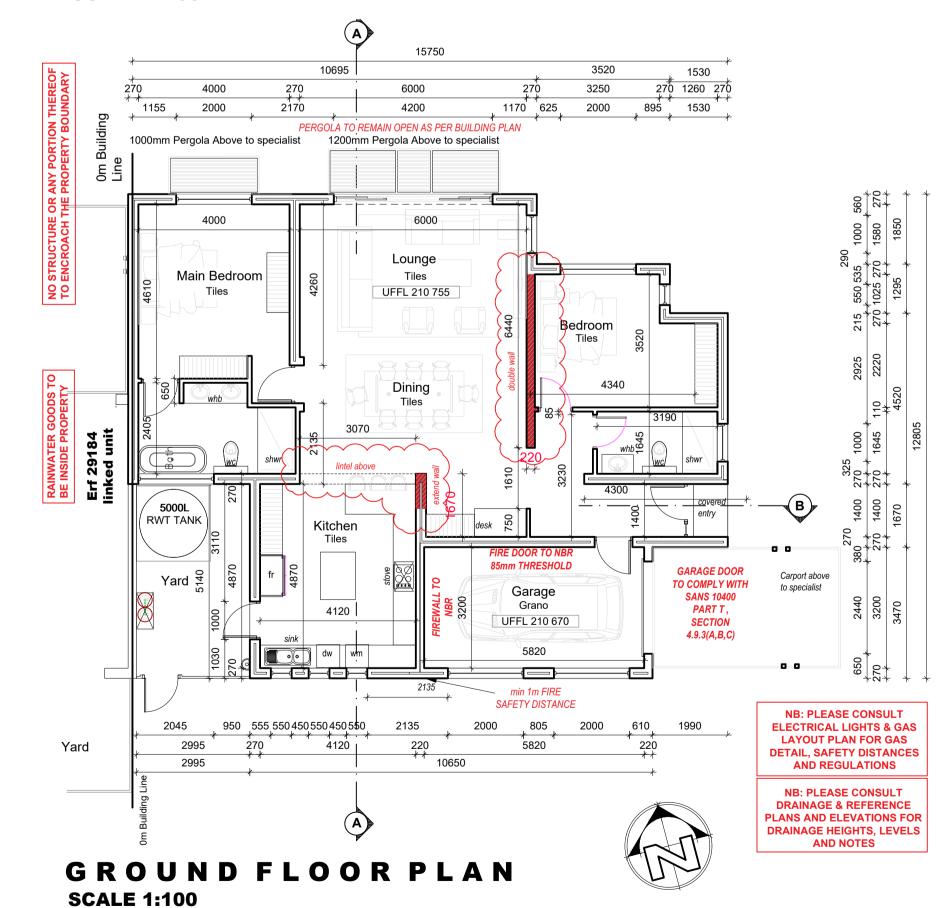
SCALE 1:100

110mm dia uPvc ss +2way vent.

min 100mm above roof



EAST ELEVATION ERF 29185 **SCALE 1:100**



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.

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 Kraaibosch park specifications.

2.4 Approved paving to Kraaibosch park specifications.

- 3.1 Internal walls to be smooth plastered, skimmed and painted. All to Paintsmiths specifications. Colour to be confirmed.
- 3.2 25 Degree down-tilted plastered external sill Waterproofing of sill to Paintsmiths specifications.
- 3.3 Stepped approved DPC to all cavity walls, leave a vertical joint open after every 4th joint as weepholes.
- Door / Window to schedule 3.5 Plaster and paint to kraaibosch park guidelines. All to Paintsmiths
- specifications. 3.6 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. 3.7 Approved stone cladding by specialist.

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 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 Aerolite non-combustible light weight Glasswool thermal ceiling insulation, nominal density, or similar approved. Cornice to finishing schedule. R-value: 3.38m² K/W Thermal conductivity: 0.04 W/m²/K.
- Insulation to comply with the requirements in SANS 10400. 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 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

- 5.2 Roof structure to Engineers design and specifications. 5.3 Watertite 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 15x225mm fibre cement fascia with 20 x 2,5mm internal hanger brackets at 600mm centres using aluminium peeled 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 Flashing to roof manufacturer specifications.

before ordering.

- 5.5 RC beam /slab to Engineer design and specifications.5.6 Cover end of roof with Nutec 80x150mm barge board.
- 5.7 Steel / Timber pergola to specialist details and specifications. 5.8 Pre approved Concealed clip saflok or similar approved pre-coloured roof sheeting fixed to timber intermediate purlins spaced according to manufacturers specifications on timer roof trusses to Engineer design
- and specifications. Roof colour to kraaibosch park guidelines and finishing schedule. Confirm before ordering. 5.9 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.

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

ALL TO COMPLY WITH RELEVANT SANS & NBR REQUIREMENTS

SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLY AS PER PART P OF SANS 10400 (4.21).

RAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P

DRAINAGE INSTALLATIONS INDER 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 ACCESSE FOR CLEANING IN TERMS**

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

RAINWATER GOODS TO BE INSIDE

OF SANS 10400 PART P, 4.18.2

AINWATER 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 REMISES WITHOUT A FLAMMABLI UBSTANCE CERTIFICATE IN TERMS OF SECTION 37(6) OF THE **OMMUNITY FIRE SAFETY BY-LAW**

SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLY AS PER PART P OF SANS 10400 (4.21).

OMPLY WITH SANS 10400 PART F

RAINAGE INSTALLATION TO

DRAINAGE INSTALLATIONS INDER BUILDING WORK MUST BE **ROTECTED IN TERMS OF PART P**

OF SANS 10400 (4.22.2).

KRAAIBOSCH - GEORGE - 6530

PO BOX 4703 FAX: 086 571 0935

EMAIL: energreend@gmail.com

PROFESSIONAL ARCHITECT

TECHNOLOGIST

REG. NO T0645 (SACAP)

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 10400 regulations. The copyright on all drawings and designs are reserved. This drawing is to be read in conjunction with al relevant consultants drawings, details and specifications. Only the latest signed and approved drawings to be used. **Never scale** from this drawings.

PLEASE NOTE:

APPLICATION FOR ERF 29185 ONLY. **SEPARATE APPLICATION FOR ERF** 29184

KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 29185, in the Township of George, Kraaibosch Park

\.\.\.\Embleme\Energreen\Logo - Kraaibosch Park 1.png	~ >	z	STOREY:	AREA:	
	N FG PN	음날	Covered Dwelling 29185	144.13m ²	
	1 : 1 : 1 : 1 : 1 : 1 : 1 : 1 : 1 : 1 :	ME	Garage	22.9m ²	
	ATL ATL PPR	STE	Covered Entry	1.26m ²	
	N AST A F	: N N	Total Area	168,29m²	
		YARD	15.36m ²		
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DRAWING: SITE PLAN, FLOOR PLANS & **ELEVATIONS**

AS INDICATED

2022/09/15 DRAWING NUMBER:

ERF 29185-1000