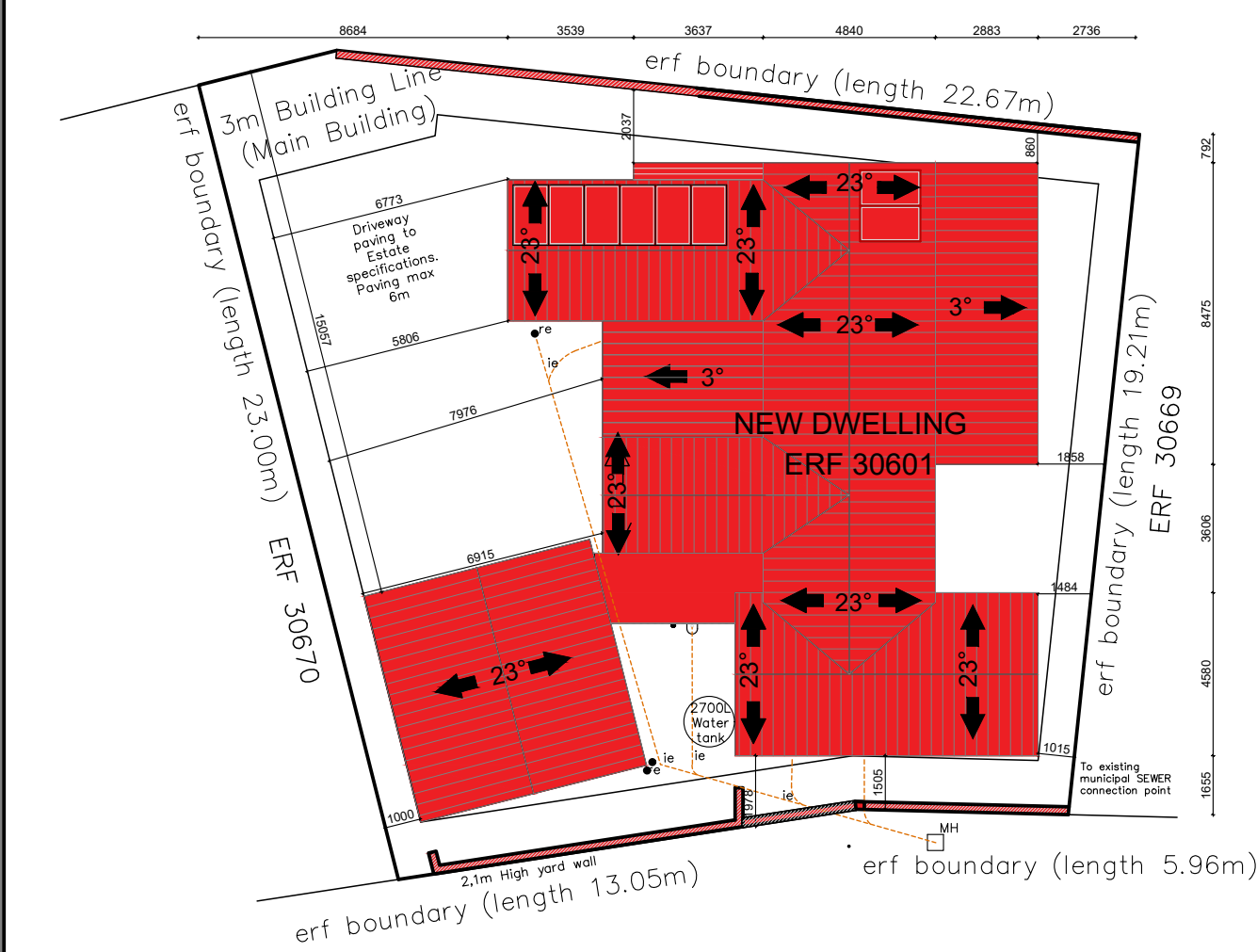
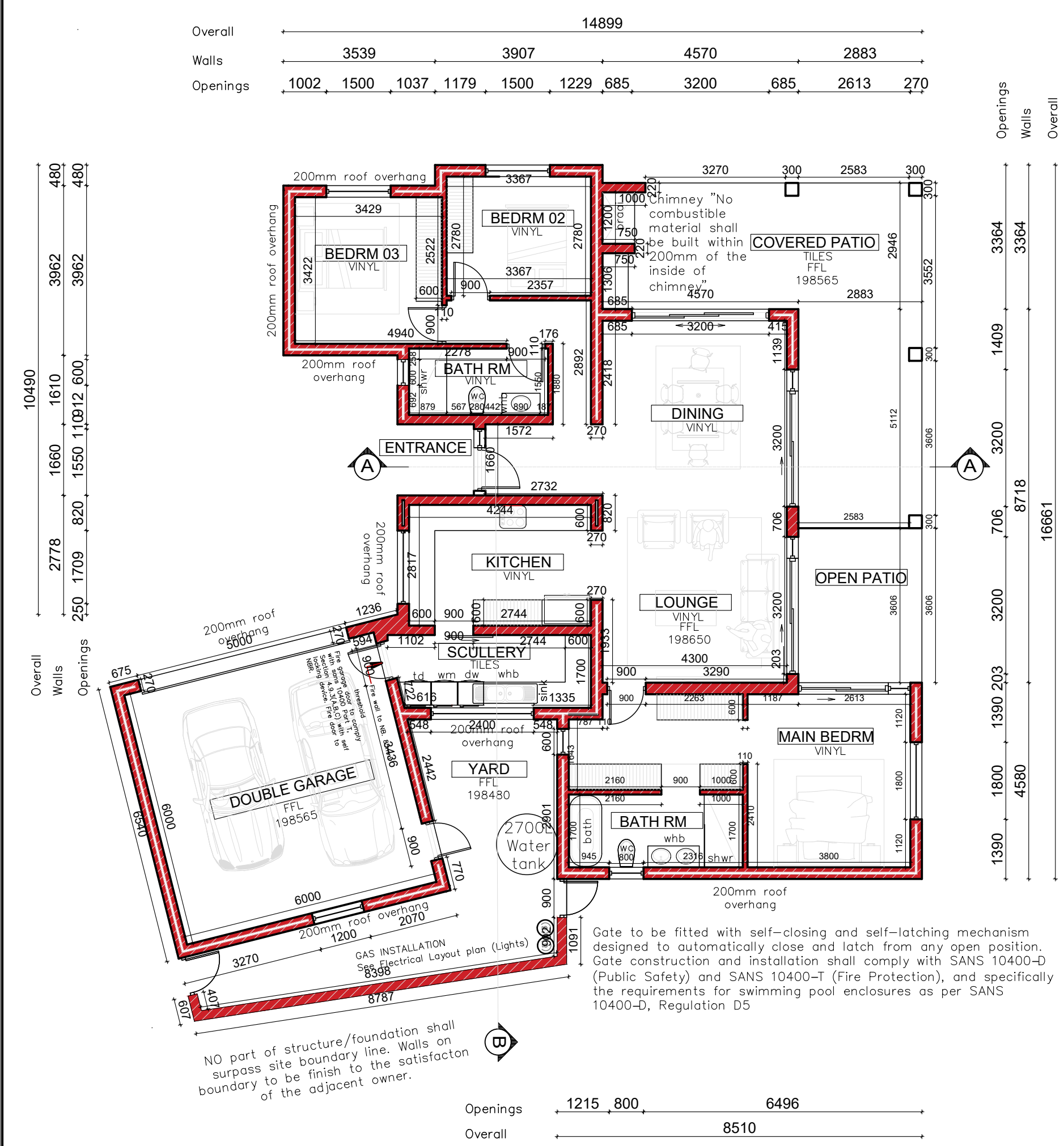
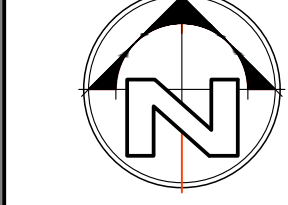




SITE PLAN
SCALE 1:200



FLOOR PLAN
SCALE 1:100

GENERAL NOTES:

THE COPYRIGHT OF THIS DESIGN AND DOCUMENTATION REMAINS THE FULL INTELLECTUAL PROPERTY OF THE ARCHITECT.

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 for rectification or clarification.

All building materials, construction methods and work must comply with the latest National Building Regulations, SANS 10400 and all other ANS Regulations, SABS and any other applicable by-laws and codes.

All materials must be installed according to the manufacturer's specifications and recommendations. 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

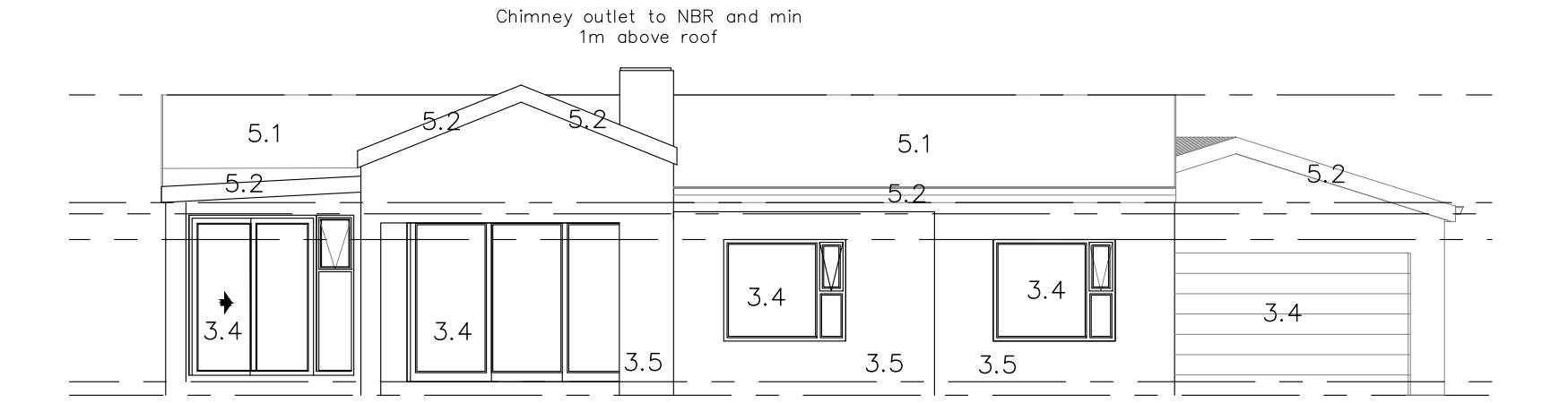
relevant consultants. Discrepancies between documentation must immediately be brought to the architect's attention for clarification or correction.

Only the latest signed and approved drawings and documentation may be used. All outdated drawings and documentation must immediately be removed from the site

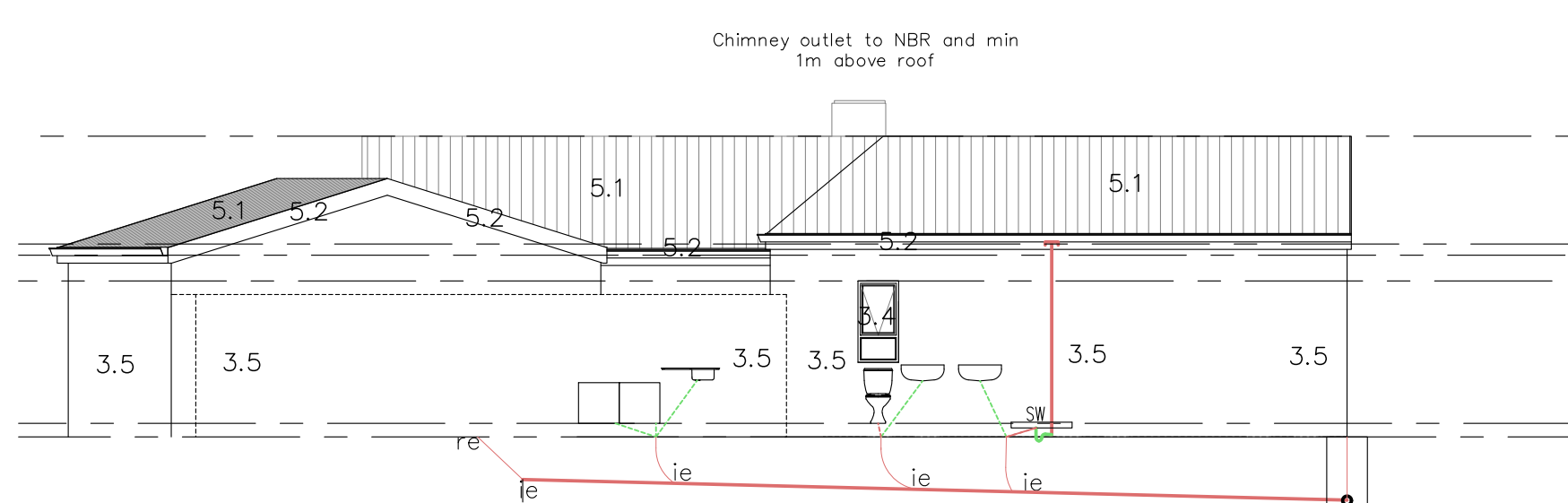
IMPORTANT NOTICE

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.

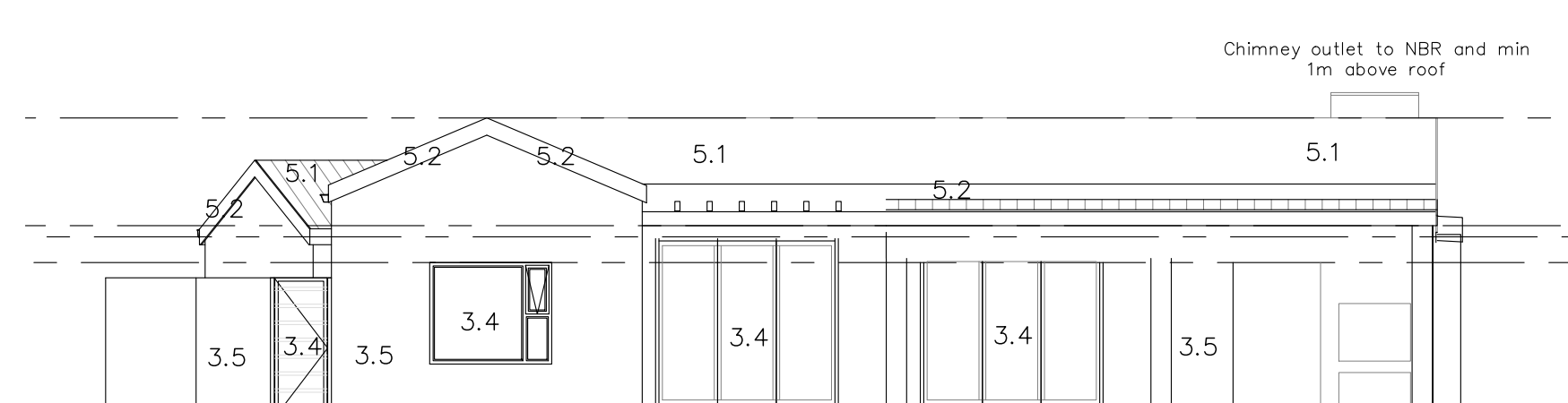


NORTH ELEVATION
SCALE 1:100



198 650	198 650	198 650	198 650	GL
197 973	197890	197 843	197 717	INVERT LEVEL
677	760	807	933	DEPTH
2632	3320	1850	5026	DISTANCE
		1:40		FALL

SOUTH ELEVATION
SCALE 1:100

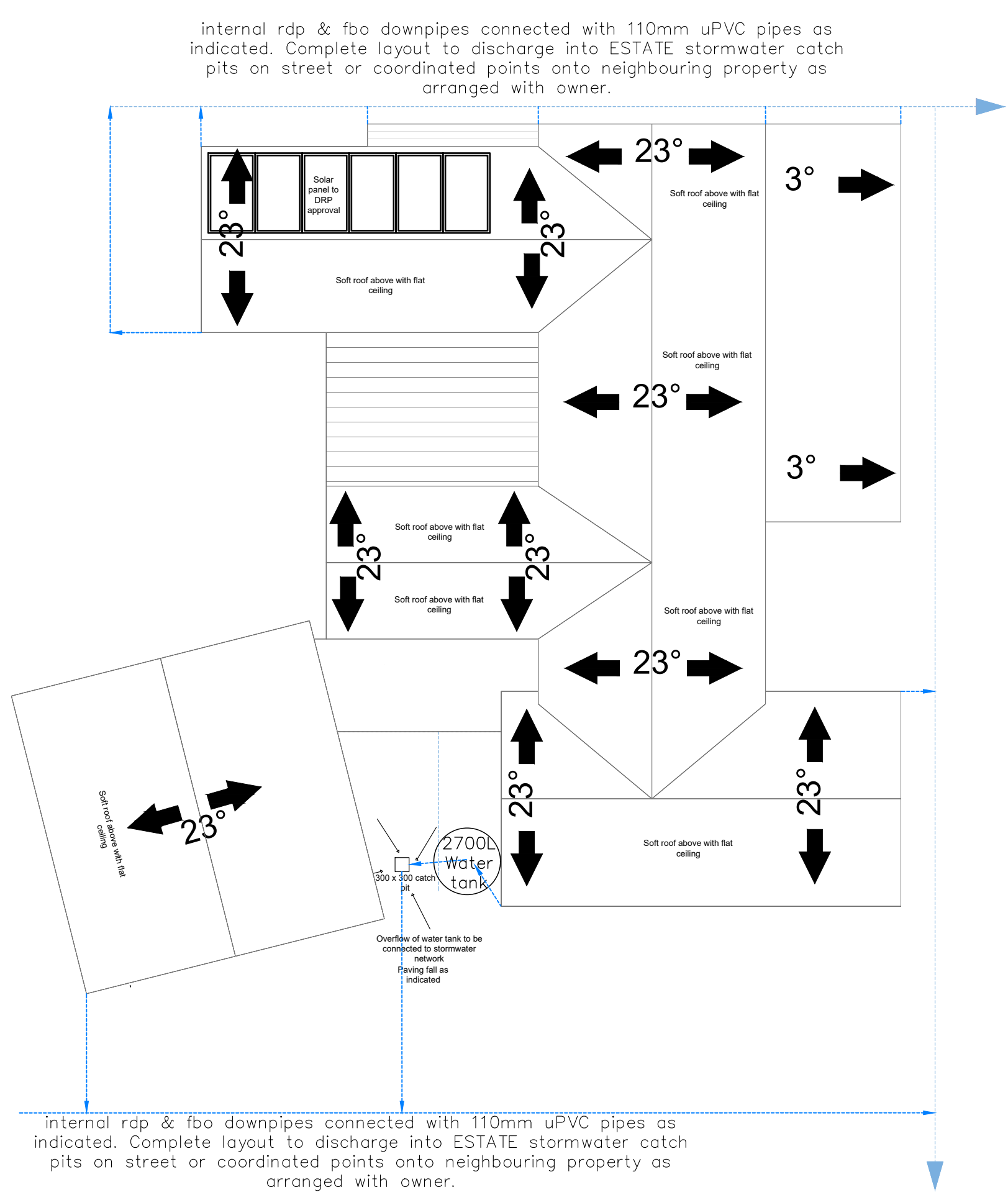


EAST ELEVATION
SCALE 1:100



198 650	198 650	GL
198 200	197 995	INVERT LEVEL
450	655	DEPTH
715	7504	DISTANCE
	1:40	FALL

WEST ELEVATION
SCALE 1:100



RAINWATER LAYOUT PLAN
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

FLOORS

- 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.
- Approved tile finish to fall.
- Approved floor finish to client specifications.
- Approved paving to Estate specifications.

WALLS

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

CEILINGS

- Gyproc Rhinoboard@9.5mm on 38 x 38mm brackerling 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.
- Install Isover 135mm thick Aerolite non-combustible light weight Glasswool thermal ceiling insulation, nominal density , or similar approved. Corrie 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. Or similar approved products of equal or better value.
- Plaster and paint under side of concrete slab.
- Everite Nuteac 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

- 0.47mm Corrugated 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 confirmed to Estate guidelines
- 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.
- Flashing to roof manufacturer specifications.
- RC beam /slab to Engineer design and specifications.
- Cover end of roof with Nuteac moulded barge boards (Code: 721-731), size 200 x 80mm, fixed to 38 x 38mm trimmer batten twice screwed with 12 x 40mm countersunk brass screws with PVC H-profile barge board joiners between boards and at roof apex.
- Steel / Timber pergola to specialist details and specifications.
- Roof construction and open beams to engineer specifications (Double volume)
- Concealed clip sashlok 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 shedule

PROJECT TITLE:

KRAAIBOSCH PARK

Proposed Dwelling for ERF 30601, in the Town of George, Kraaibosch Park



CLIENT :

DRAWN BY :

STOREY :	Area
Dwelling	150m ²
Covered patio	32.7m ²
Double Garage	42.7m ²
Total Area	225.4m ²
Yard	26m ²
Erf Size	420m ²
Coverage	53.6%
Height	4435m



DRAWING:
Site,Elevations & Floor plan

SCALE:	DATE:
AS INDICATED	2026/06/24
DRAWING NUMBER:	
	ERF 30601 - 1000 R0

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