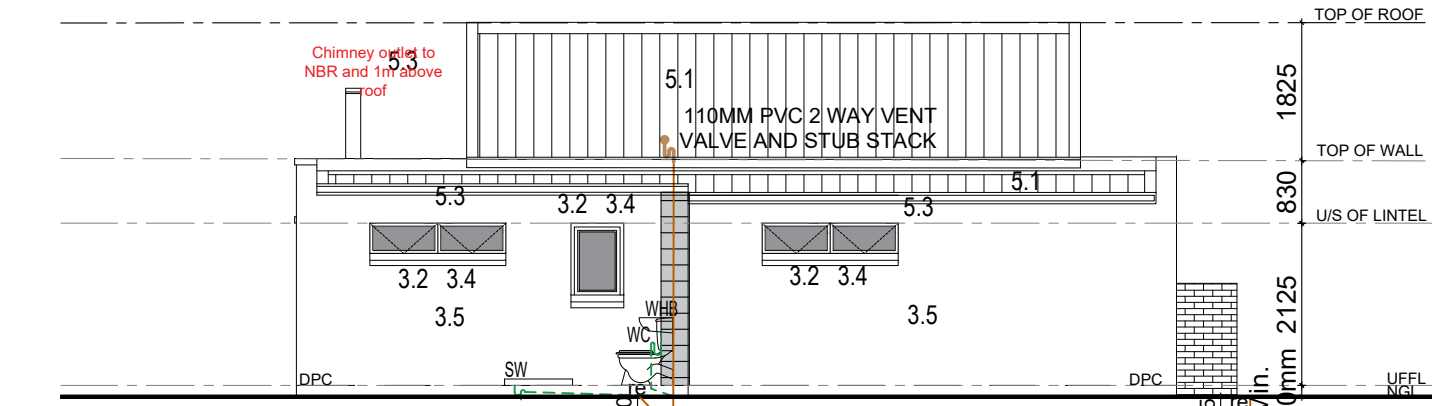
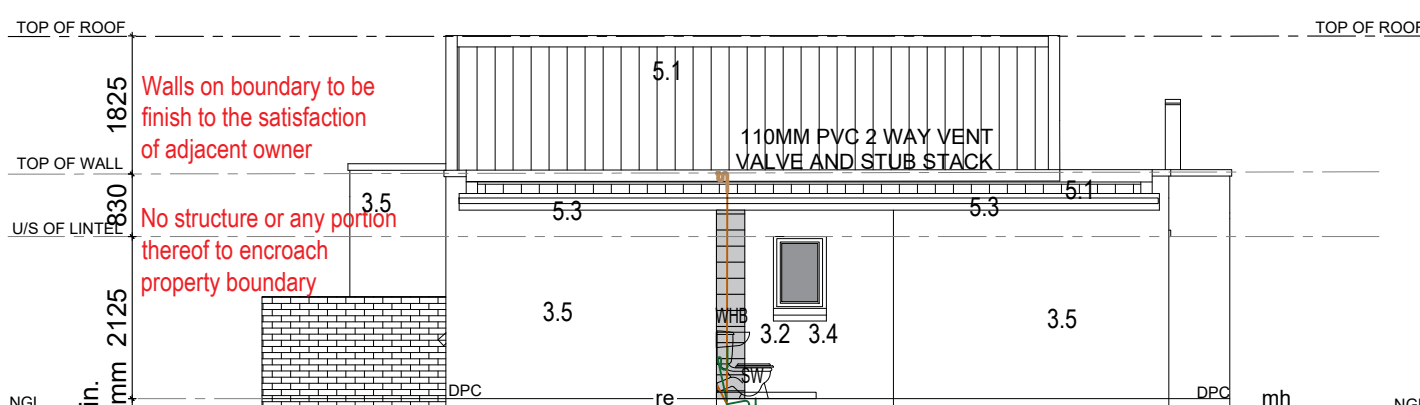


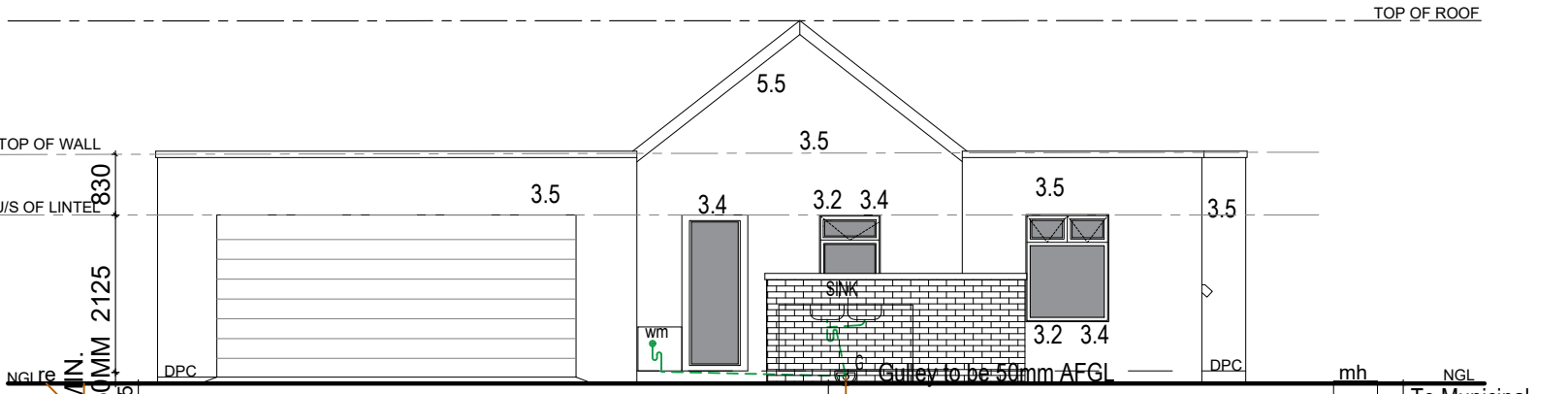
NORTH ELEVATION
SCALE 1:100



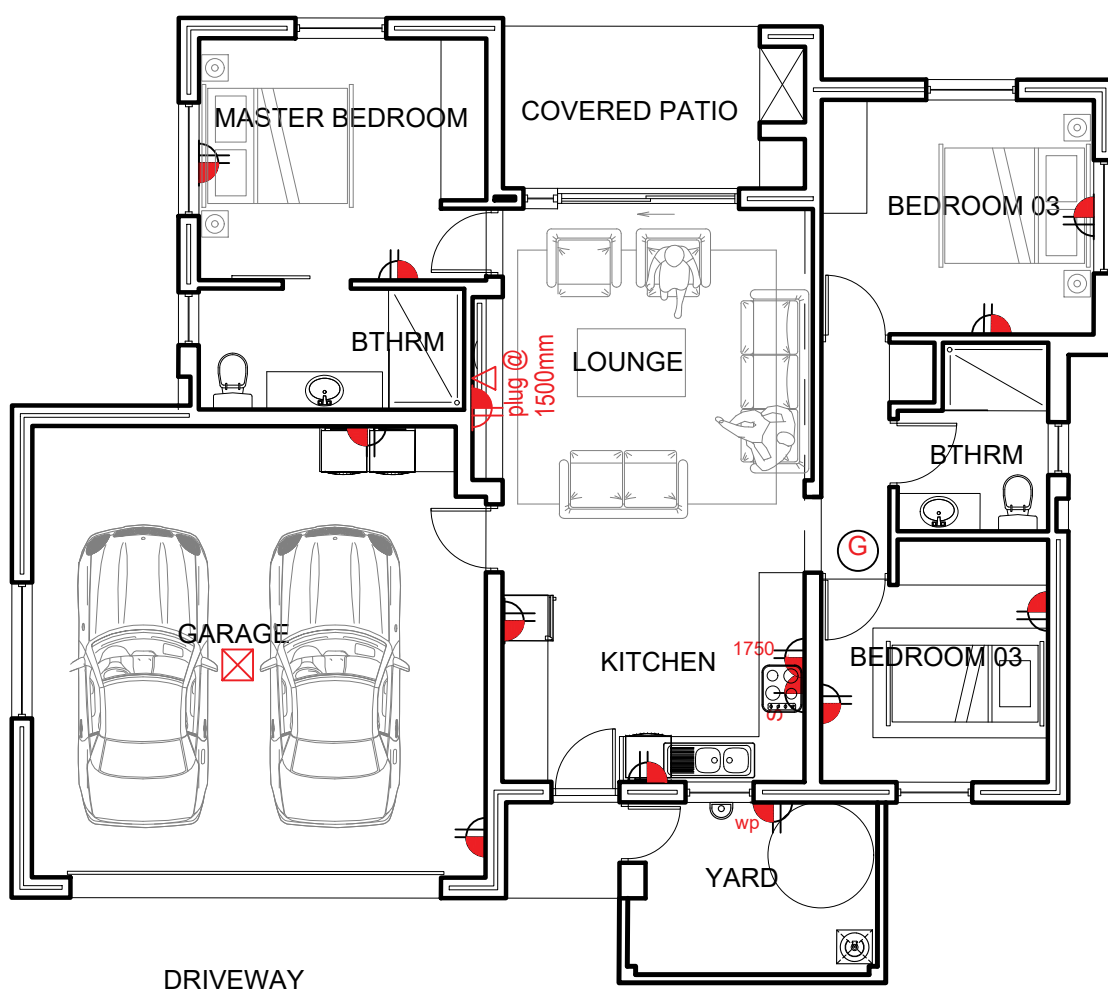
WEST ELEVATION
SCALE 1:100



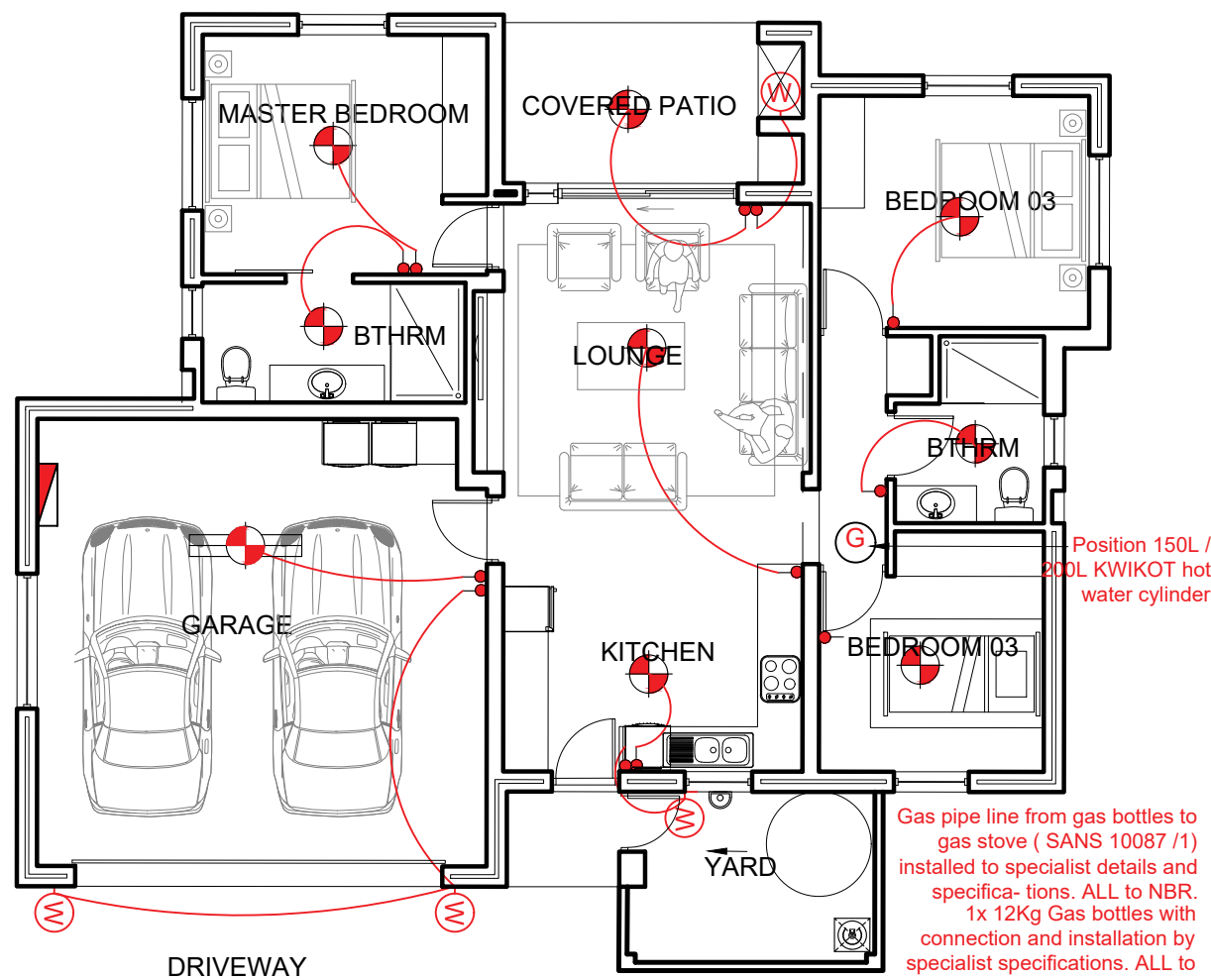
EAST ELEVATION
SCALE 1:100



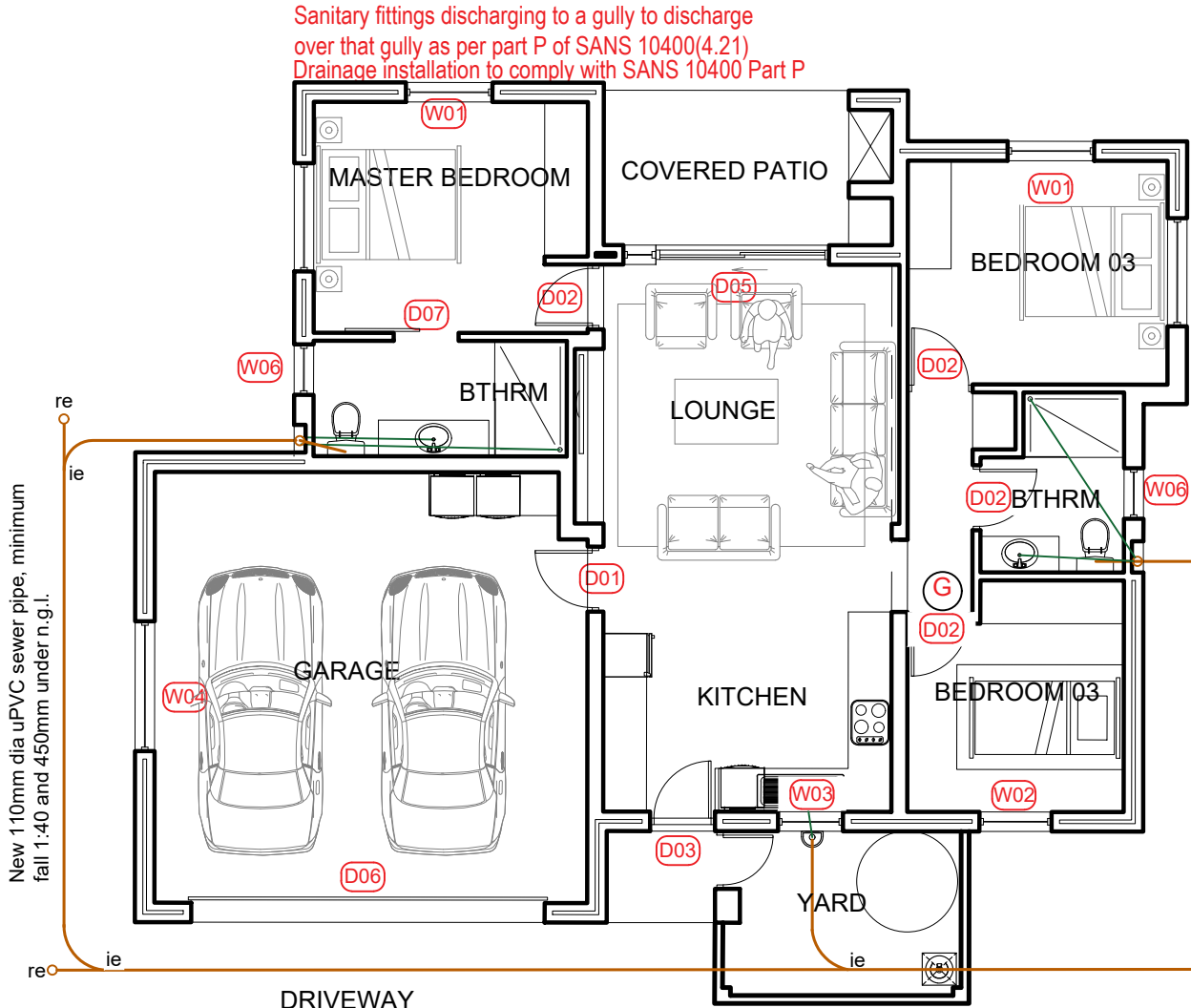
SOUTH ELEVATION
SCALE 1:100



FLOOR PLAN
ELECTRICAL (PLUG) PLAN
SCALE 1:100



FLOOR PLAN
ELECTRICAL (LIGHTS)
GAS LAYOUT PLAN



FLOOR PLAN
DRAINAGE & REFERENCE 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

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.

WALLS

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.
3.4 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 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 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/m²K. 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

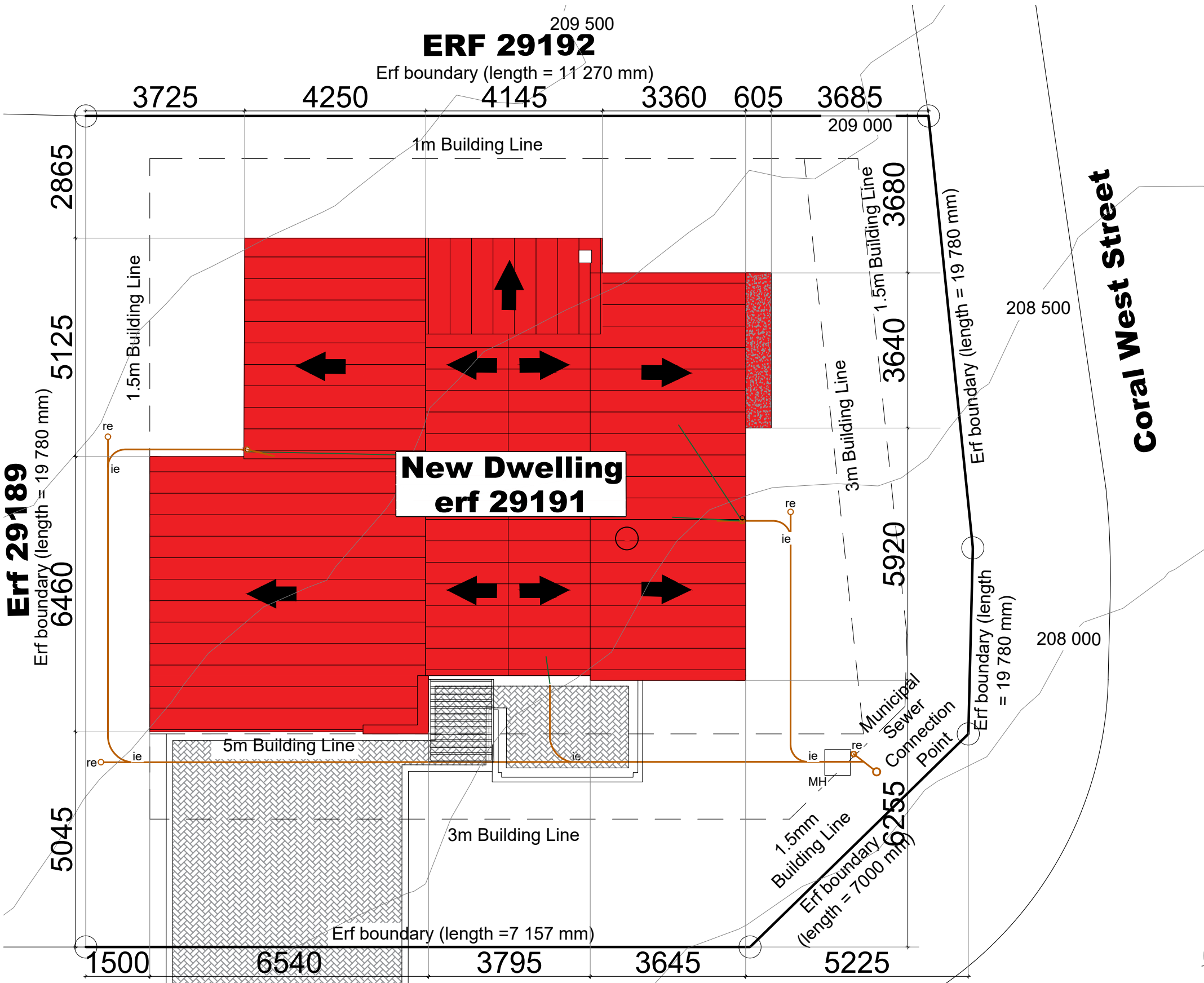
5.1 0.47mm pre approved Corrugated pre-coloured roof sheeting fixed to timber intermediate purlins spaced according to manufacturers specifications, on timber roof trusses to **Engineers design** and specifications. Roof colour to Kraaibosch Park guidelines. Confirm before ordering.
5.2 Roof structure 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 RC beam /slab to Engineer design and specifications.
5.5 Cover end of roof with Nutec 80x150mm barge board.
5.6 Flashing to roof manufacturer specifications.
5.7 Pre approved Concealed clip salfok 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.
5.8 Water-permeable geofabric filter membrane to be laid over insulation with upstands at wall connections.
5.9 20mm Nominal size rounded gravel ballast to resist floating or wind lift of the insulation.
5.10 Steel / Timber pergola to specialist details and specifications.
5.11 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.

GENERAL

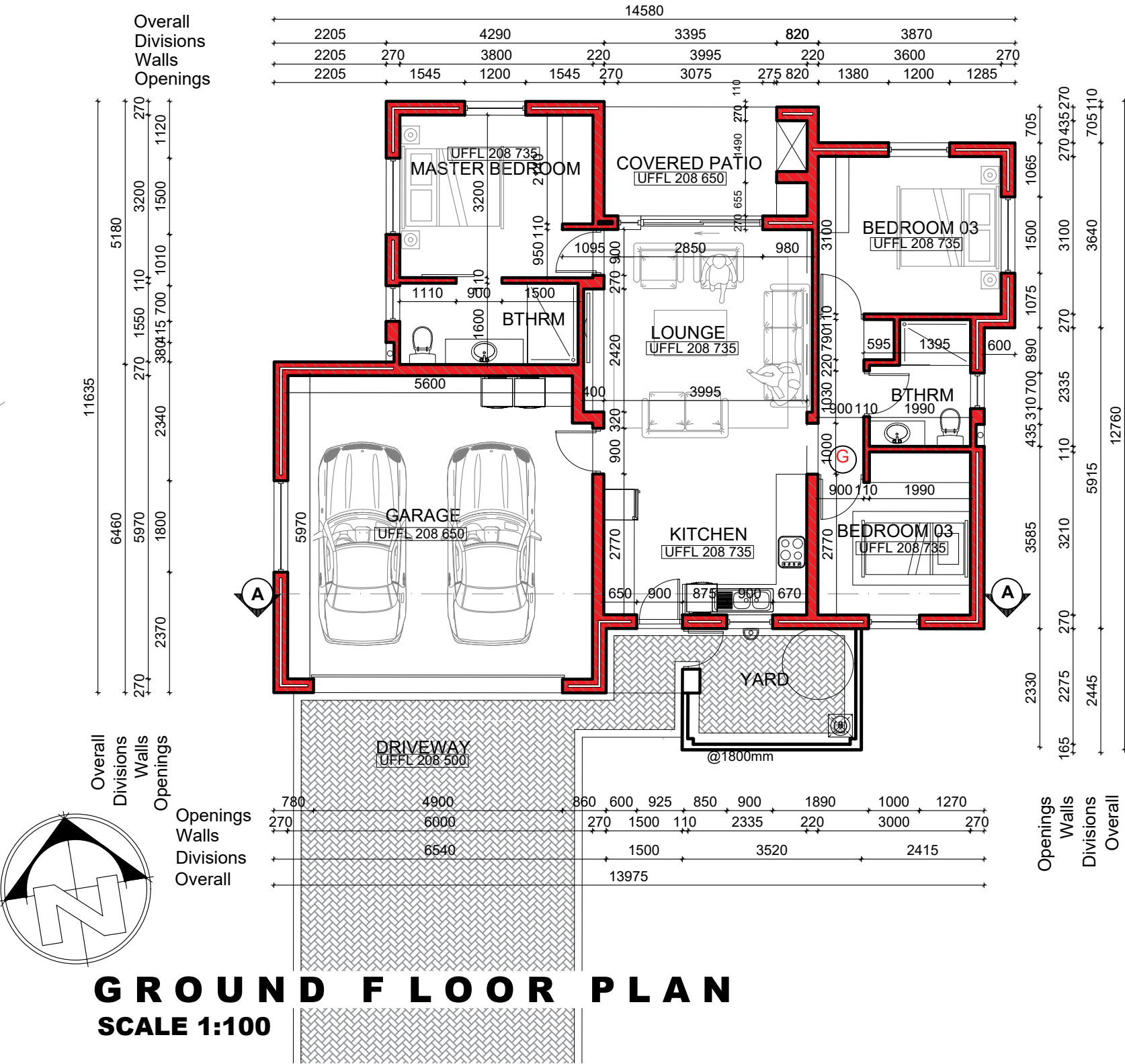
Wall light @ 2.4m high fittings to kraaibosch park specifications.

ALL TO COMPLY WITH RELEVANT SANS & NBR REQUIREMENTS

RAINWATER NOT TO DISCHARGE ONTO NEIGHBOURING PROPERTY.
NO STRUCTURE OR ANY PORTION THEREOF TO ENCR OACH 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 DISCHARGE 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).
NB : PLEASE CONSULT ELECTRICAL LIGHTS & GAS LAYOUT PLAN FOR GAS DETAIL, SAFETY DISTANCES AND REGULATIONS



SITE PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

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 all relevant consultants drawings, details and specifications. Only the latest signed and approved drawings to be used. **Never scale from this drawings.**

NOTES:

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

PROJECT TITLE:

KRAAIBOSCH PARK

New Residence for ERF 29191, in George,
Kraaibosch Park Estate

KRAAIBOSCH
PARK

CAPE ESTATES
RESIDENTIAL - RETIREMENT - COMMERCIAL

NOTE THIS DRAWING IS FOR STATUTORY APPROVAL PURPOSES ONLY. NOT A CONSTRUCTION DOCUMENT.
APPROVED BY: *Hvaw*
DRAWN BY: SAR

STOREY:	AREA:
29191	
Covered Patio	9m²
Garage	45.92m²
Total DWELLING Area	141m²
Corporat	N/A
Erf Size (36.4%)	387m²

ENERGREEN
DESIGNS

KRAAIBOSCH - GEORGE - 6530
PO BOX 4703 FAX: 086 571 0935
EMAIL: energreend@gmail.com
PROFESSIONAL ARCHITECT
TECHNOLOGIST
REG. NO 10645 (SACAP)

DRAWING:
Plans & Elevations

SCALE:
AS INDICATED

DATE:
2023/03/21

DRAWING NUMBER:
ERF 29191 - 1000

WINDOW SCHEDULE	<div>W01</div> <div></div>	<div>W02</div> <div></div>	<div>W03</div> <div></div>	<div>W04</div> <div></div>	<div>W05</div> <div></div>	<div>W06</div> <div></div>		<div><p>Internal walls to be smooth plastered, skimmed and painted to Plascon specifications.</p><p>Critical that internal DPC only sits 50% onto brick-work.</p><p>Mortar filled to support DPC</p><p>Standard pre-cast concrete lintels with min 300mm seating. Any opening larger than 2.4m must have double lintels installed.</p><p>INTERNAL</p><p>Aluminium window to schedule</p><p>Plaster and painted window internal sill to Plascon specifications. NHBCRC specification 1x Brick tie every second course on the window or door reveals.</p><p>Internal walls to be smooth plastered, skimmed and painted to Plascon specifications.</p><p>EXTERNAL</p><p>SIKA 11FC waterproofing external and internal around window.</p><p>KEY-IT/BOND-IT mixed into plaster. Finish of with waterproffing to Plascon specifications</p><p>10mm Drip mould formed into plaster</p><p>15mm Plaster finishing</p><p>Paint to Plascon specifications and finishing schedule</p><p>TYPICAL WINDOW SECTION SCALE 1:10</p></div>			
	WINDOW	Aluminium top hung casement window to indicated dimensions.	Aluminium top hung casement window to indicated dimensions.	Aluminium top hung casement window to indicated dimensions.	Aluminium top hung casement window to indicated dimensions.	Aluminium top hung casement window to indicated dimensions.	Aluminium top hung casement window to indicated dimensions.				
	FRAME	To manufacturer specifications.	To manufacturer specifications.	To manufacturer specifications.	To manufacturer specifications.	To manufacturer specifications.	To manufacturer specifications.				
	GLAZING	Obscure glass to all bathrooms and wc's. All glazing including safety glass as per National Building Regulations & SABS 0137. Safety glass stamp required on glazing. AAAMSA compliance certificate to be issued to clien for occupation	Obscure glass to all bathrooms and wc's. All glazing including safety glass as per National Building Regulations & SABS 0137. Safety glass stamp required on glazing. AAAMSA compliance certificate to be issued to clien for occupation	Obscure glass to all bathrooms and wc's. All glazing including safety glass as per National Building Regulations & SABS 0137. Safety glass stamp required on glazing. AAAMSA compliance certificate to be issued to clien for occupation	Obscure glass to all bathrooms and wc's. All glazing including safety glass as per National Building Regulations & SABS 0137. Safety glass stamp required on glazing. AAAMSA compliance certificate to be issued to clien for occupation	Obscure glass to all bathrooms and wc's. All glazing including safety glass as per National Building Regulations & SABS 0137. Safety glass stamp required on glazing. AAAMSA compliance certificate to be issued to clien for occupation	Obscure glass to all bathrooms and wc's. All glazing including safety glass as per National Building Regulations & SABS 0137. Safety glass stamp required on glazing. AAAMSA compliance certificate to be issued to clien for occupation				
	IRONMONGERY	To Specialist schedule.	To Specialist schedule.	To Specialist schedule.	To Specialist schedule.	To Specialist schedule.	To Specialist schedule.				
	FINISH	Charcoal Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.	Charcoal Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.	Charcoal Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.	Charcoal Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.	Charcoal Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.	Charcoal Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.				
DOOR SCHEDULE	<div>D01</div> <div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div> <div></div>	<div>D02</div> <div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div> <div></div>	<div>D03</div> <div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div> <div></div>	<div>D04</div> <div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div> <div></div>	<div>D05</div> <div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div> <div></div>	<div>D06</div> <div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div> <div></div>	<div>D07</div> <div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div> <div></div>	<div><p>Internal walls to be smooth plastered, skimmed and painted to Plascon specifications. Colour to Welgelegen Estate Pty schedule</p><p>Critical that internal DPC only sits 50% onto brick-work.</p><p>Mortar filled to support DPC</p><p>Standard pre-cast concrete lintels with min 300mm seating. Any opening larger than 2.4m must have double lintels installed.</p><p>INTERNAL</p><p>Aluminium door to schedule</p><p>Painted timber skirting to finishing schedule</p><p>Approved floor finish to finishing schedule.</p><p>EXTERNAL</p><p>Approved tile finish to fall</p><p>Waterproofing (BITU SEAL)</p><p>Approved paving to Kraaibosch Residential Estate Pty specifications. Paving will be installed with falls to catch pits and to specialist specifications</p><p>Plaster to below ground level.</p><p>Concrete foundation and slab to engineers design and specifications.</p><p>Well compacted fill @ 150mm layers max as per Engineers specifications.</p><p>250 micron Gundle API USB damp proof membrane under concrete surface beds conforming to SANS 952-1:2011 laid with minimum 150mm overlaps and sealed with Gunplas pressure sensitive tape.</p><p>TYPICAL DOOR SECTION SCALE 1:10</p></div>			
	DOOR	44mm Thick MDF 30min fire door to indicated dimensions. All to NBR.	44mm Thick MDF Interior door to indicated dimensions.	Aluminium door with glass panel to indicated dimensions and to manufacture specifications.	50x50mm Galvanised frame cladled with 250 x10mm Nutec Handi plank.	Aluminium double sliding door and sidelight to indicated dimensions all to manufacture specifications.	Contemporeary steel section horizontal sectional over head garage door, with tracks rollers and all other accessories as supplied by WISPECO garage door manufacturer.	Purpose made 44mm thick MDF Interior sliding door to indicated dimensions.			
	FRAME	80x55mm hardwood door frame to indicated dimensions with 13x47mm rebate for door, and patent rubber gasket in frames around door.	80x55mm hardwood door frame to indicated dimensions with 13x47mm rebate for door, & patent rubber gasket in frames around door.	To manufacturer specifications..	50x50mm Galvanised steel frame.	To manufacturer specifications..	N/A	N/A			
	GLAZING	N/A	N/A	As for D1	N/A	As for Door 01	N/A	N/A			
	IRONMONGERY	N/A	N/A	As for D1	N/A	As for Door 01	DIGIDOOR II or similar and approved automatic garage door opener with " screw drive" and battery backup.	Hillaldam Solo Vitesse sliding door gear to manufacturer specifications.			
	FINISH	Painted to later approval	Painted to later approval	As for D1	Painted to later approval	As for Door 01	Aluminium Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.	Painted to later approval			
	<div><p>SECTION A-A SCALE 1:50</p></div>										
<div>GENERAL NOTES:</div> <div>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 all relevant consultants drawings, details and specifications. Only the latest signed and approved drawings to be used. Never scale from this drawings.</div>		<div>NOTES:</div> <div><div>KRAAIBOSCH PARK APPROVED</div><div>Signed:..... Date:.....</div><div>NOTE: No amendments to this drawing or future additions/alterations to this drawing may be made without prior approval of the HOA DRP/EC</div></div>		<div>PROJECT TITLE:</div> <div>KRAAIBOSCH PARK</div> <div>New Residence for ERF 29191, in George, Kraaibosch Park Estate</div>		<div> KRAAIBOSCH PARK CAPE ESTATES RESIDENTIAL • RETIREMENT • COMMERCIAL</div> <div>NOTE: THIS DRAWING IS FOR STATUTORY APPROVAL PURPOSES ONLY. IT IS NOT A CONSTRUCTION DOCUMENT.</div> <div>APPROVED BY: HydW DRAWN BY: SAR</div>		<div> ENERGREEN DESIGNS KRAAIBOSCH - GEORGE - 6530 PO BOX 4703 FAX: 086 571 0935 EMAIL: energreend@gmail.com PROFESSIONAL ARCHITECT TECHNOLOGIST REG. NO T0645 (SACAP)</div>		<div>DRAWING:</div> <div>Sections & Details</div> <div>SCALE: AS INDICATED DATE: 2023/03/22</div> <div>DRAWING NUMBER:</div> <div>ERF 29191- 2000</div>	