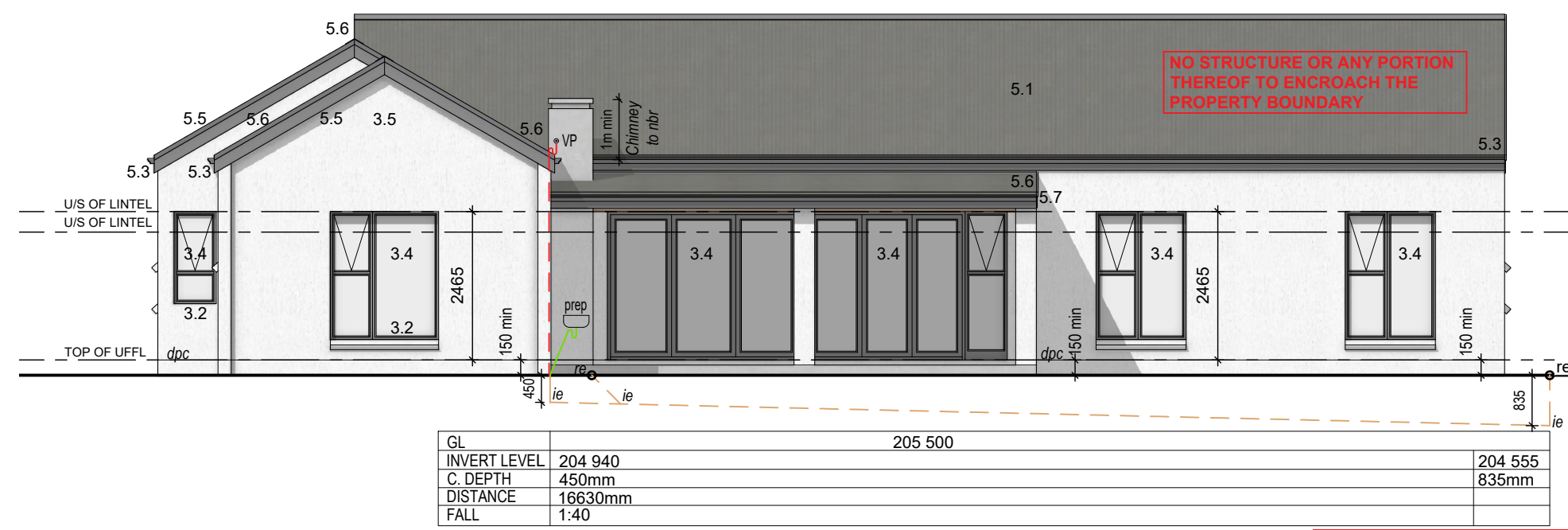
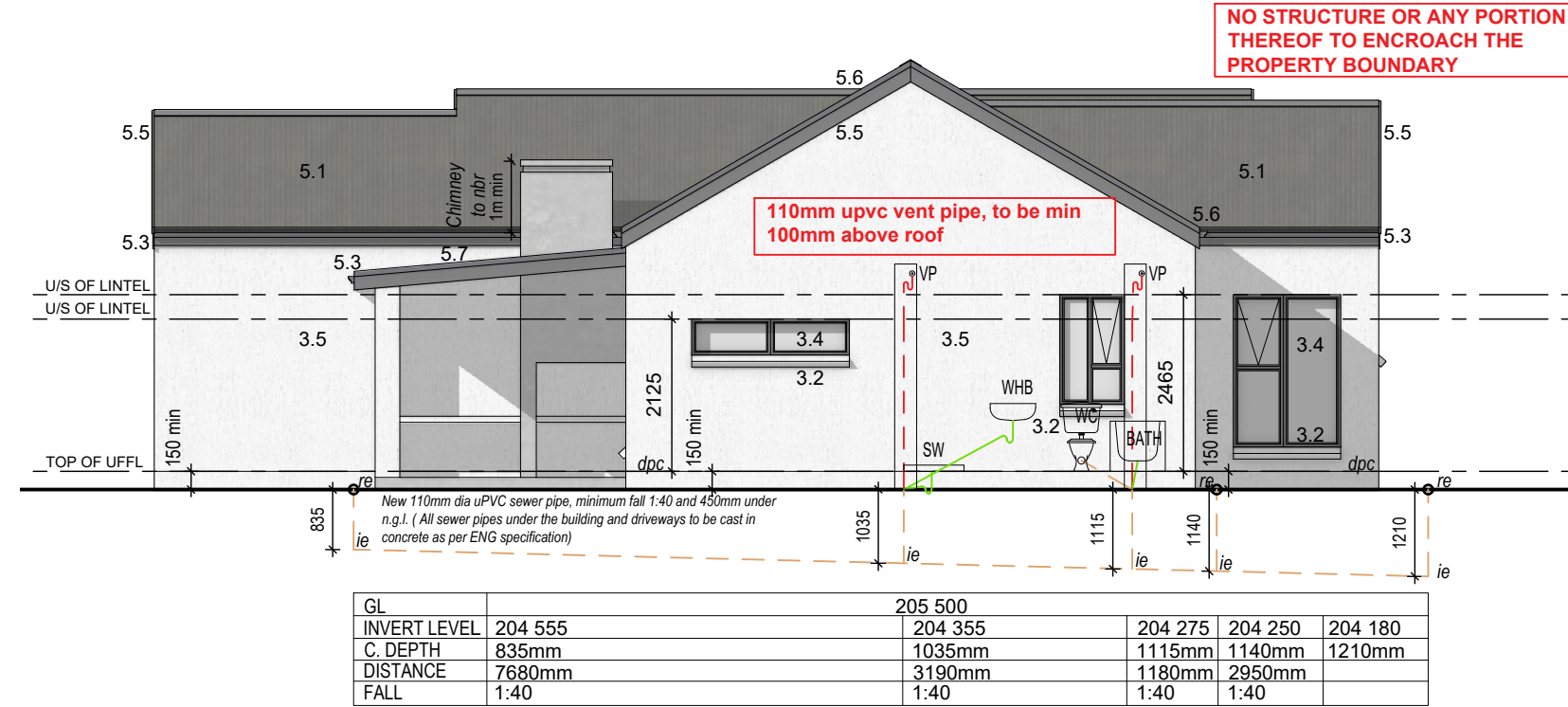


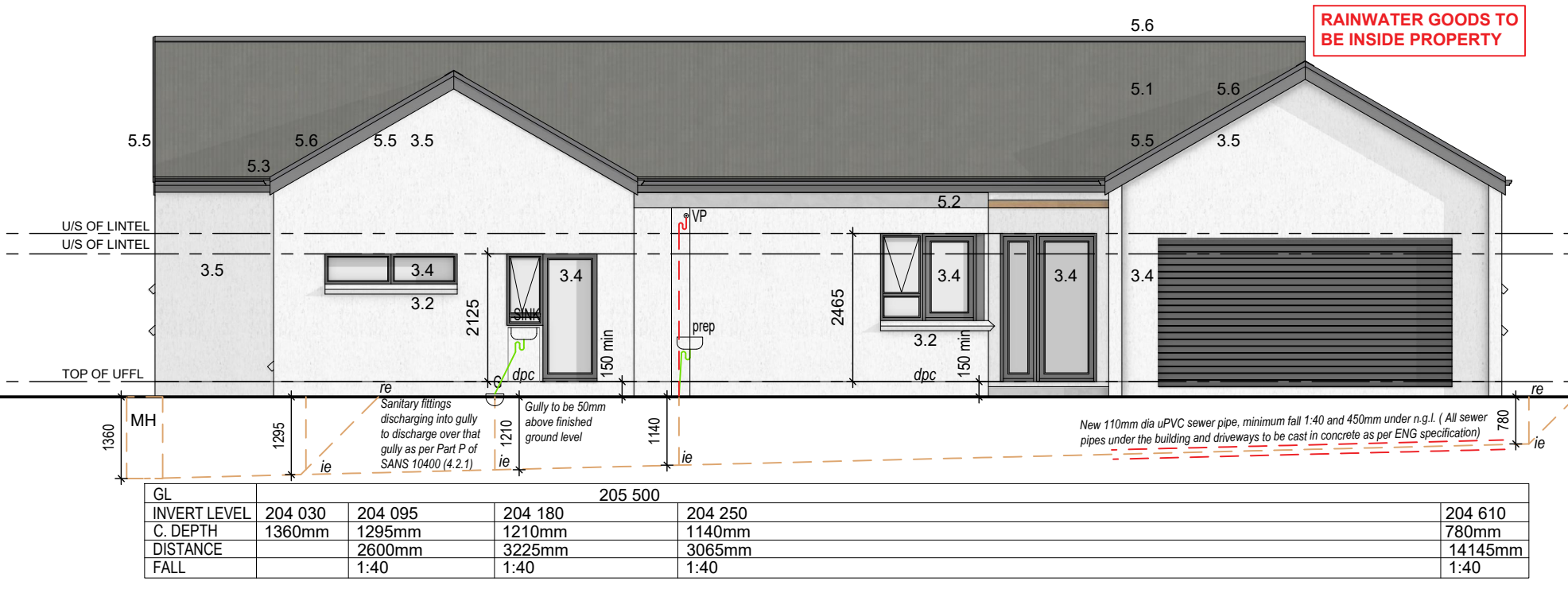
EAST ELEVATION ERF 29279
SCALE 1:100



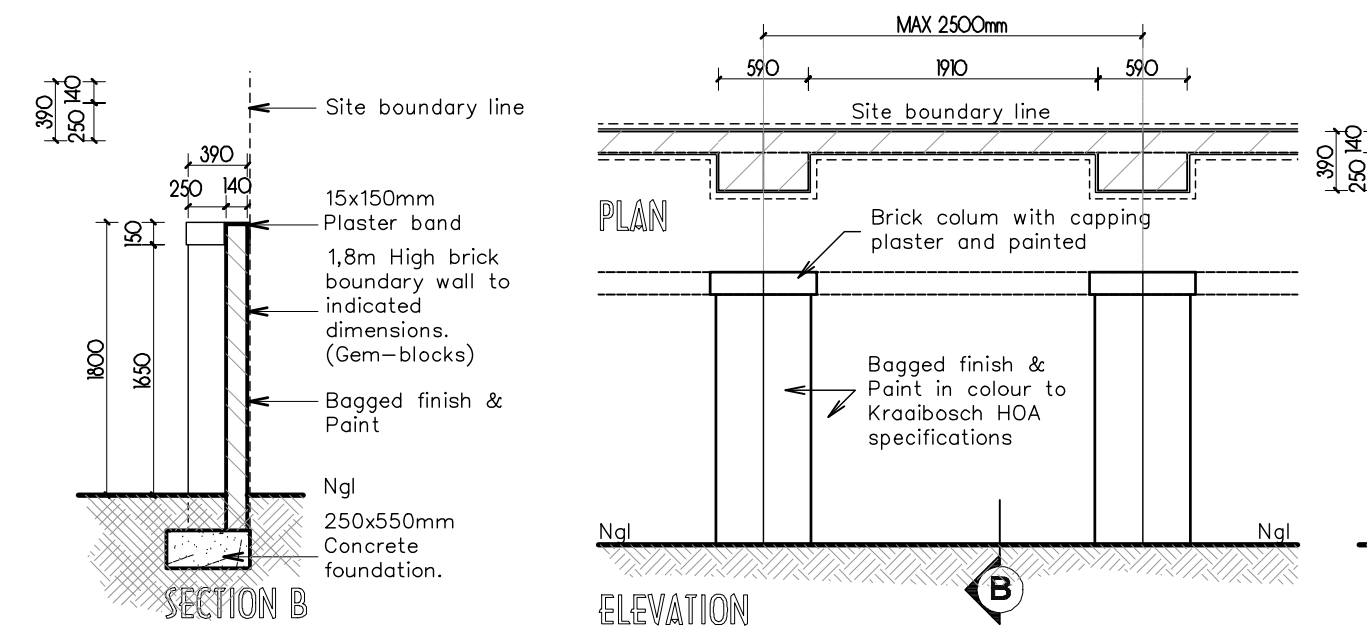
NORTH ELEVATION 29279
SCALE 1:100



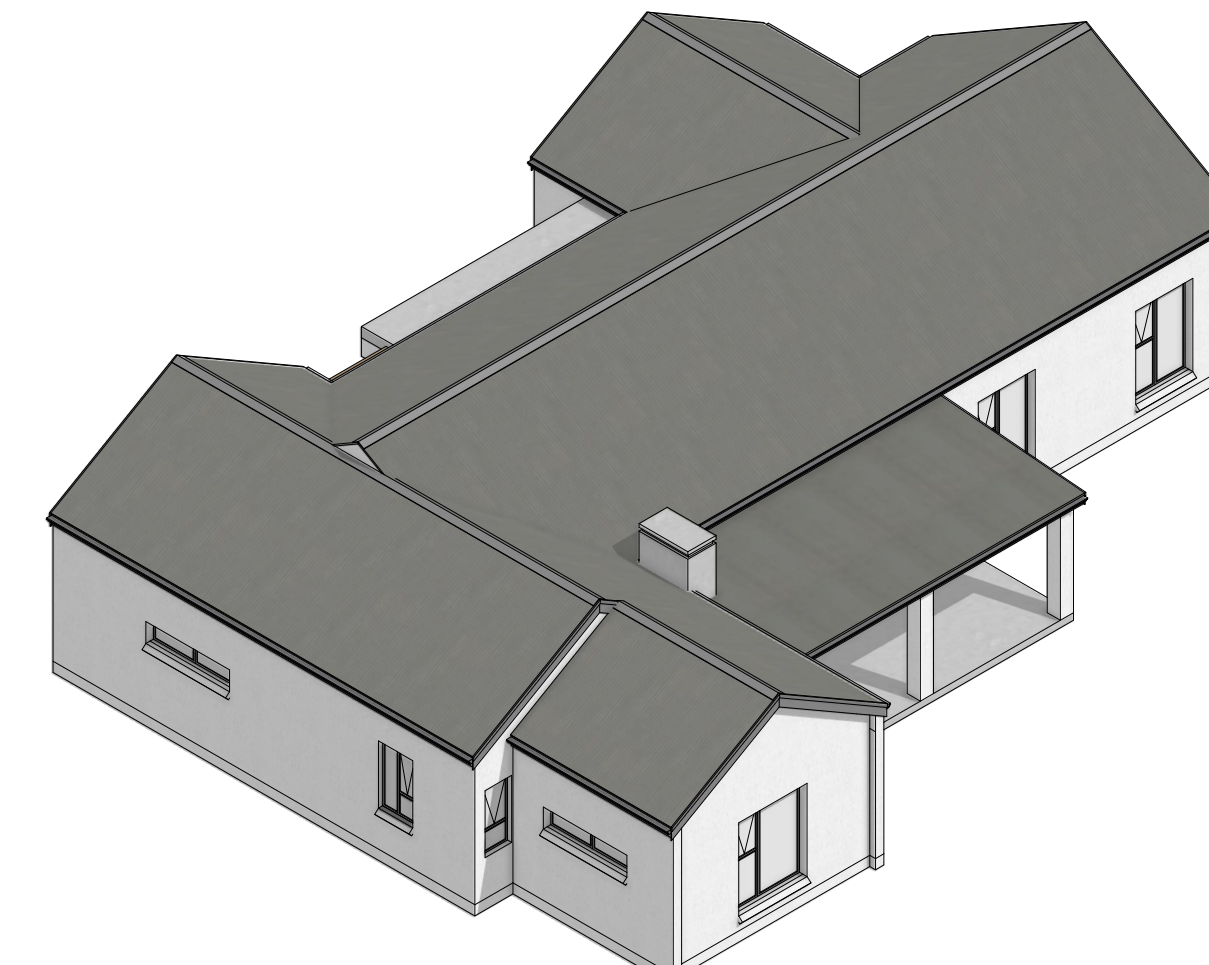
WEST ELEVATION ERF 29279
SCALE 1:100



SOUTH ELEVATION 29279
SCALE 1:100



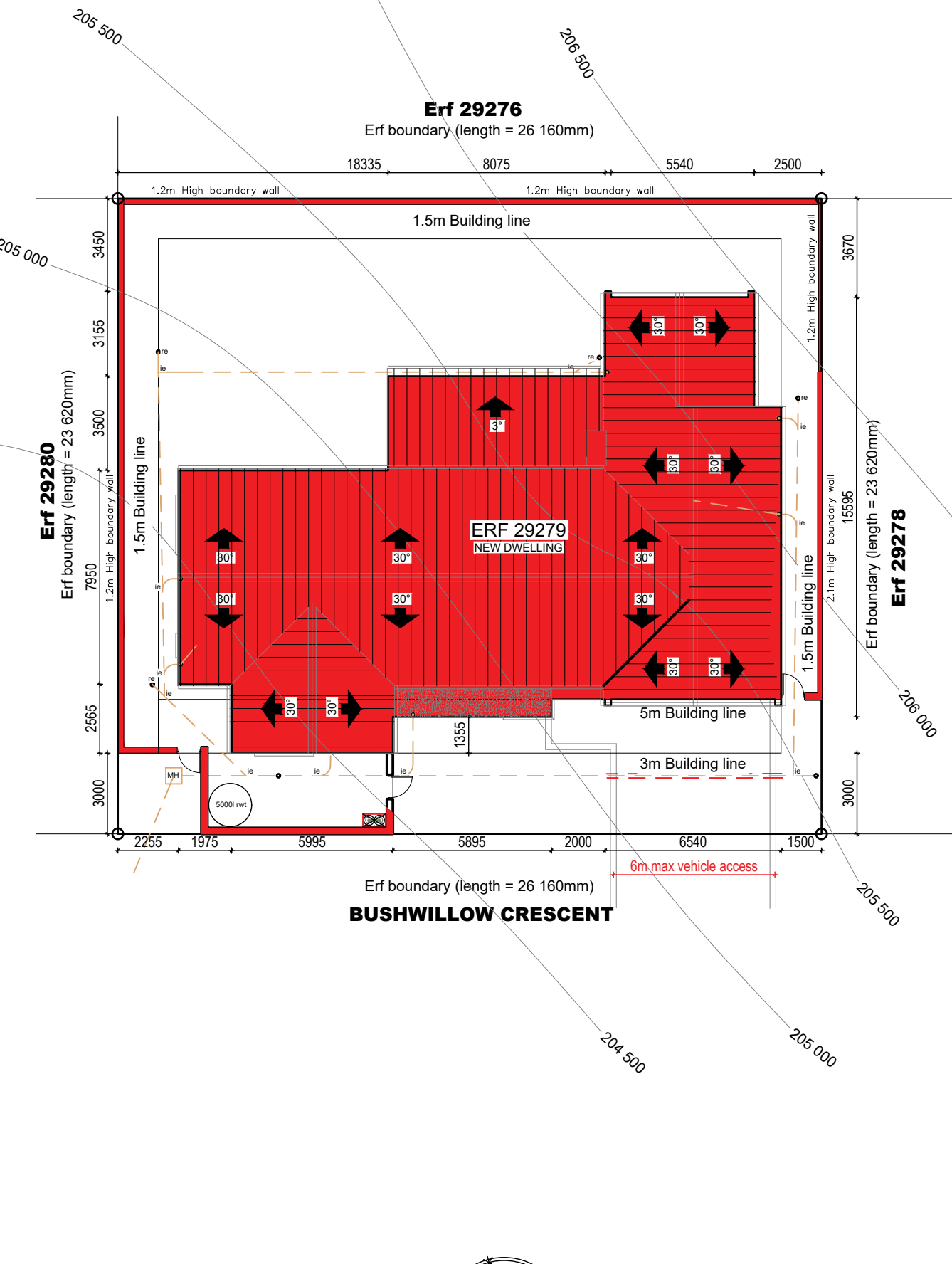
BOUNDARY WALL DETAIL
SEE PLAN FOR ACTUAL HEIGHT



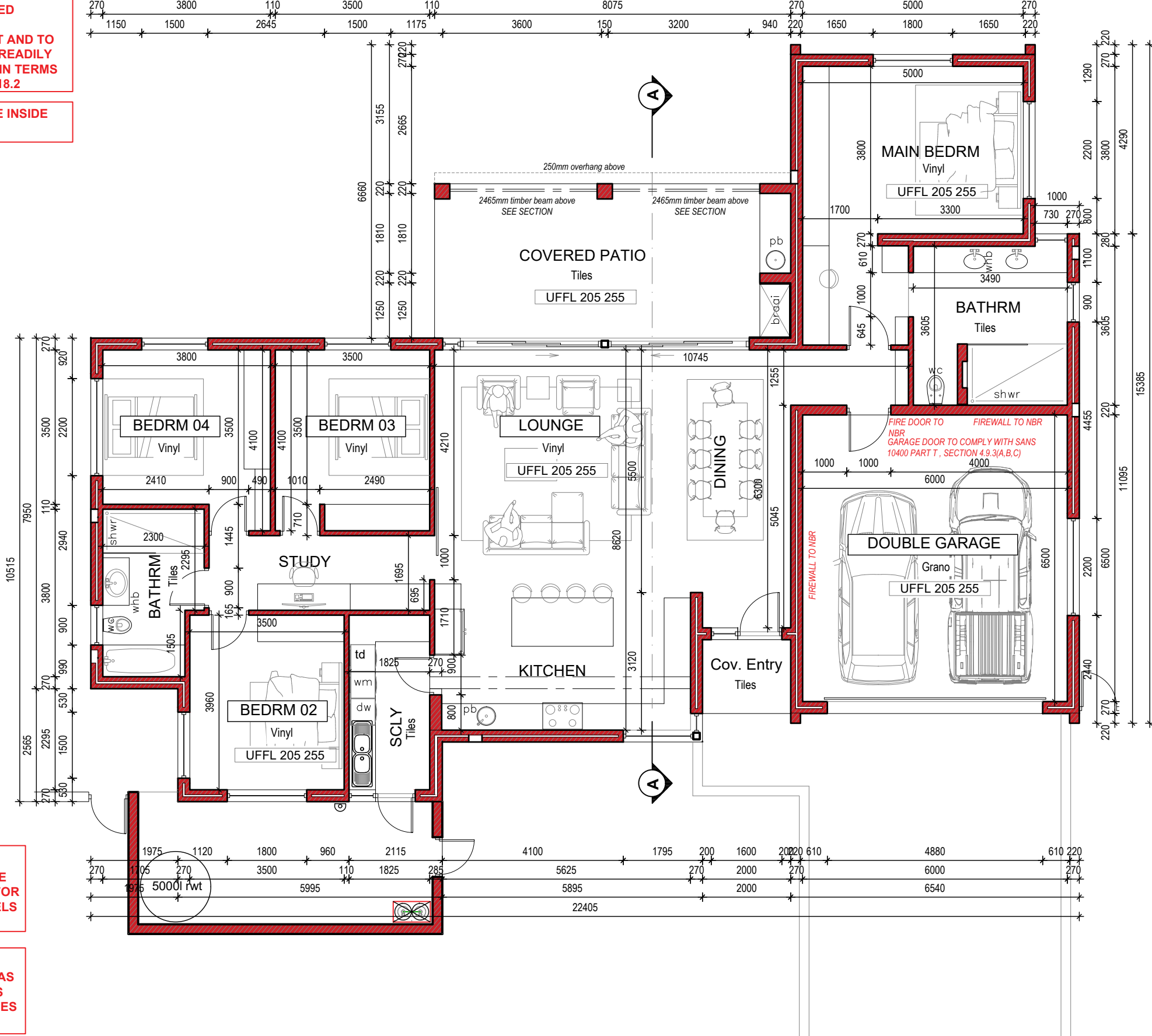
PERSPECTIVE VIEW
NOT TO SCALE

- ### 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 U250 micron damp proof membrane on 50mm sand binding 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 Paintintha specifications. Colour to be confirmed.
- 3.2 25 Degree downward plastered external sill Waterproofing of sill to Paintintha specifications.
- 3.3 Stopped 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 Paintintha specifications.
- 3.6 Approved clay face brick, size 222 x 106 x 73mm, bedded and jointed in Class II mortar and pointed with Bush vertical and Bush horizontal joints, suitable for exposure zones 1-3.
- 3.7 Approved stone cladding by specialist.
- #### CEILING
- 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® CreateStone.
- 4.2 Install Isover 135mm thick Aerofite non-combustible light weight Glaswool thermal ceiling insulation, nominal density or similar approved. Comply to finishing schedule. R-value: 3.38m²K/W Thermal conductivity: 0.04 W/m²K.
- 4.3 Insulation to comply with the requirements in SANS 10400.
- 4.3 Plaster and paint under side of concrete slab.
- 4.4 Everite Nuteck 4mm thick plain ceiling boards, manufactured in accordance with SANS 9001:2000 carrying SANS 903:2005 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 Waterite Gutting domestic aluminium seamless eave profile gutter overall size 125 x 85 x 0.6mm thick coated internally and externally with ColourTech 44. Secured to 15x150mm 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 Nuteck 80x150mm barge board.
- 5.6 Flashing to roof manufacturer specifications.
- 5.7 Pre approved Concealed clip soffits, 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.
- 5.8 Water-permeable geotextile 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 Galvanized mild steel Covered roof with Pre-approved roof sheeting on GMS frame closed off with nuteck fibre cement ceiling board. To Specialist. Colour to be Confirmed.

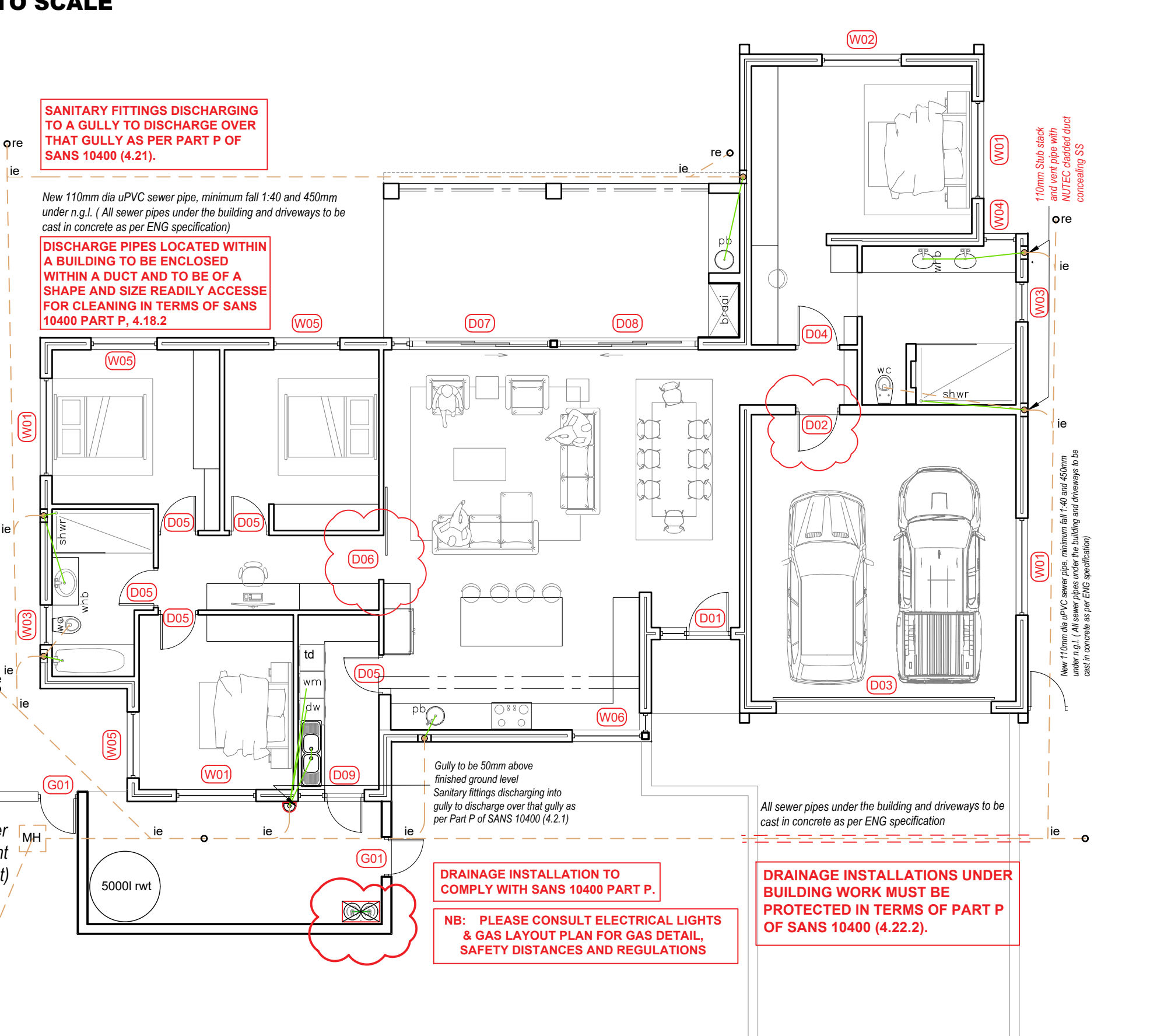
GENERAL
Wall light @ 2.4m high fittings to kraaibosch park specifications.
ALL TO COMPLY WITH RELEVANT SANS & NBR REQUIREMENTS



SITE PLAN
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN DRAINAGE & REFERENCE PLAN
SCALE 1:100

GENERAL NOTES:

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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

PLEASE NOTE:

APPLICATION FOR ERF 29279 ONLY.

PROJECT TITLE:

KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 29279, in the Township of George, Kraaibosch Park

KRAAIBOSCH PARK

CAPE ESTATES

RESIDENTIAL • RETIREMENT • COMMERCIAL

NOTE: THIS DRAWING IS FOR APPROVAL PURPOSES ONLY. IT IS NOT A FINAL DOCUMENT.

APPROVED BY: H&W

DRAWN BY: NFD

STOREY:	AREA:
Covered Dwelling 29279	195.9m²
Garage	44.4m²
Cov. Patio	28.3m²
Covered Entrance	3.4m²
Total Area	272m²
Erf Size (Coverage 41%)	618m²

ENERGREEN DESIGNS

KRAAIBOSCH - GEORGE - 6530
PO BOX 4703 FAX: 086 571 0935
EMAIL: energreend@gmail.com
PROFESSIONAL ARCHITECT
TECHNOLOGIST
REG. NO T0645 (SACAP)

DRAWING:

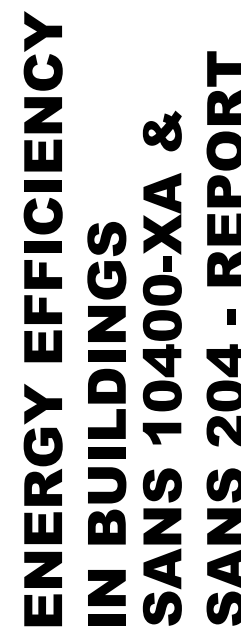
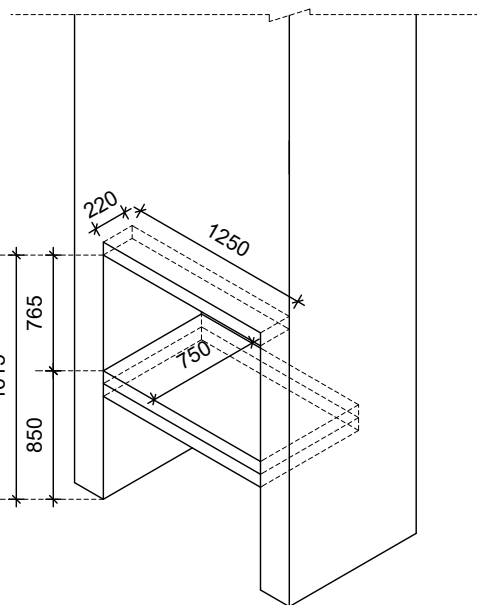
SITE PLAN, FLOOR PLANS & ELEVATIONS

SCALE: AS INDICATED
DRAWING NUMBER: ERF 29279 R2- 1000

DATE: 2024/08/14



TYPICAL BRAAI ISOMETRIC
SCALE 1:50

[illegible]

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.

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

**APPLICATION FOR ERF 29279
ONLY.**

KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 29279, in the Township of
George, Kraaibosch Park



APPROVED BY: Hvdw	NOTE: THIS DRAWING IS FOR STATUTORY APPROVAL PURPOSES ONLY. IT IS NOT A CONSTRUCTION DOCUMENT.
DRAWN BY: NFD	



SERVICES FLOOR PLANS, SECTION & DETAILS

SCALE:	DATE:
AS INDICATED	2024/08/14

ERF 29279 R2- 2000

WINDOW SCHEDULE	W01		W02		W03		W04		W05		W06				
	WINDOW	Aluminium top hung casement window to indicated dimensions.	Aluminium top hung casement window to indicated dimensions.	Aluminium side hung casement window to indicated dimensions.	Aluminium side hung casement window to indicated dimensions.	Aluminium side hung casement window to indicated dimensions.	Aluminium side 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 client for occupation	As for W1	As for W1	As for W1	As for W1	As for W1								
	IRONMONGERY	To Specialist schedule.	As for W1	As for W1	As for W1	As for W1	As for W1								
	FINISH	Aluminium Charcoal Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.	As for W1	As for W1	As for W1	As for W1	As for W1								
DOOR SCHEDULE	D01		D02		D03		D04		D05		D06		D07		
	DOOR	Aluminium door with glass panel to indicated dimensions and to manufacture specifications.	44mm Thick MDF 30min fire door to indicated dimensions. All to NBR.	Contemporary steel section horizontal sectional over head garage door, with tracks rollers and all other accessories as supplied by WISPECO garage door manufacturer.	44mm Thick MDF Interior door to indicated dimensions.	44mm Thick MDF Interior door to indicated dimensions.	44mm Thick MDF Interior barn door to indicated dimensions.	Aluminium sliding door and sidelight to indicated dimensions all to manufacture specifications.							
	FRAME	To manufacturer specifications..	80x55mm hardwood door frame to indicated dimensions with 13x47mm rebate for door, and patent rubber gasket in frames around door.	N/A	80x55mm hardwood door frame to indicated dimensions with 13x47mm rebate for door, & 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..(pocket door recessed behind built in cupboard)	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 client for occupation	N/A	N/A	N/A	N/A	As for Door 01	As for Door 01							
	IRONMONGERY	To Specialist schedule.	To Specialist schedule.	DIGIDOOOR II or similar and approved automatic garage door opener with " screw drive" and battery backup.	To Specialist schedule.	To Specialist schedule.	To Specialist schedule.	To Specialist schedule.							
	FINISH	Aluminium Charcoal Powdered coated finish as per manufacturers spec, to SABS standards. Finishing to be confirmed.	Painted to later approval	Aluminium Charcoal Powdered coated finish as per manufacturers specification, to SABS standards. Finishing to be confirmed.	Painted to later approval	Painted to later approval	As for Door 01	As for Door 01							
DOOR SCHEDULE	D08		D09		G01										
	DOOR	Aluminium sliding door and sidelight to indicated dimensions all to manufacture specifications.	Aluminium door with glass panel to indicated dimensions and to manufacture specifications.	50x50mm Galvanised frame clad with 250 x10mm Nutec Handi plank.											
	FRAME	To manufacturer specifications..	To manufacturer specifications..	50x50mm Galvanised steel frame.											
	GLAZING	As for Door 01	As for Door 01	N/A											
	IRONMONGERY	To Specialist schedule.	To Specialist schedule.	To Specialist schedule.											
	FINISH	As for Door 01	As for Door 01	Painted to later approval											
GENERAL NOTES:	NOTES:			PROJECT TITLE:											
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	Signed:..... Date:.....			NEW RESIDENCE FOR ERF 29279, in the Township of George, Kraaibosch Park			NEW RESIDENCE FOR ERF 29279, in the Township of George, Kraaibosch Park								
	NOTE: No amendments to this drawing or future additions/alterations to this drawing may be made without prior approval of the HOA DRP/IEC			PLEASE NOTE: APPLICATION FOR ERF 29279 ONLY.			PLEASE NOTE: APPLICATION FOR ERF 29279 ONLY.								
DRAWING:			WINDOW & DOOR SCHEDULE			SCALE:			DATE:						
1:50			2024/08/14			DRAWING NUMBER:			ERF 29279 R2- 3000						