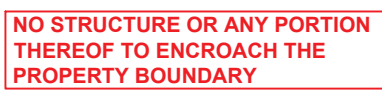
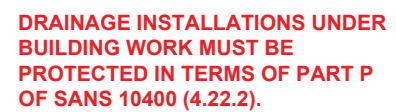




NO STRUCTURE OR ANY PORTION THEREOF TO ENCROACH THE PROPERTY BOUNDARY



NO STRUCTURE OR ANY PORTION THEREOF TO ENCROACH THE PROPERTY BOUNDARY



**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
OF SANS 10400 PART P, 4.18.2**

RAINWATER GOODS TO BE INSIDE PROPERTY

**NB: PLEASE CONSULT
DRAINAGE & REFERENCE
PLANS AND ELEVATIONS FOR
DRAINAGE HEIGHTS, LEVELS
AND NOTES**

NB: PLEASE CONSULT ELECTRICAL LIGHTS & GAS LAYOUT PLAN FOR GAS DETAIL, SAFETY DISTANCES AND REGULATIONS



PLEASE NOTE:
APPLICATION FOR ERF 29282
ONLY.



GROUND FLOOR PLAN DRAINAGE & REFERENCE PLAN SCALE 1:100

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).

DISCHARGE PIPES LOCATED WITHIN A BUILDING TO BE ENCLOSED WITHIN A DUCT AND TO BE OF A SHAPE AND SIZE READILY ACCESSIBLE FOR CLEANING IN TERMS OF SANS 10400 PART P, 4.18.2

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

RAINWATER GOODS TO BE INSIDE PROPERTY

**RAINWATER 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 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).

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 used 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 29282, in the Township of George, Kraaibosch Park



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

STOREY:	AREA:
Covered Dwelling 29282	183.7m²
Garage	43.6m ²
Covered Patio	17.8m ²
Covered Entrance	4.6m ²
Covered Yard	1.4m ²
Total Area	251.1m²
YARD	17.5m ²
Erf Size (Coverage 55%)	456m²



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:	DATE:
AS INDICATED	2024/04/25
DRAWING NUMBER:	
ERF 29282 R2- 1000	

WINDOW SCHEDULE	<div>W01</div> <div><div><div>Double low e shatterproof safety glass</div><div><div><div>Overall Window</div><div>2100</div><div>1500</div><div>600</div><div>Overall Window</div></div><div><div>2465</div><div>1500</div><div>1000</div><div>965</div><div>940</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div></div></div>	<div>W02</div> <div><div><div>Overall Window</div><div>900</div><div>600</div><div>300</div><div>Overall Window</div></div><div><div>2465</div><div>2125</div><div>1000</div><div>340</div><div>315</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div>	<div>W03</div> <div><div><div>Overall Window</div><div>600</div><div>600</div><div>Overall Window</div></div><div><div>2465</div><div>2125</div><div>1000</div><div>340</div><div>315</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div>	<div>W04</div> <div><div><div>Overall Window</div><div>1800</div><div>900</div><div>900</div><div>Overall Window</div></div><div><div>2125</div><div>1525</div><div>1500</div><div>600</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div>	<div>W05</div> <div><div><div>Overall Window</div><div>1800</div><div>1200</div><div>600</div><div>Overall Window</div></div><div><div>2465</div><div>1500</div><div>1000</div><div>965</div><div>940</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div>	<div>W06</div> <div><div><div>Double low e shatterproof safety glass</div><div><div><div>Overall Window</div><div>2500</div><div>600</div><div>1300</div><div>600</div><div>Overall Window</div></div><div><div>2465</div><div>2125</div><div>1125</div><div>340</div><div>315</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div></div></div> <div>Double 6.38mm pvb clear safely glazing</div>	<div>W07</div> <div><div><div>Overall Window</div><div>700</div><div>700</div><div>Overall Window</div></div><div><div>2465</div><div>1500</div><div>1000</div><div>965</div><div>940</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div>	<div>W08</div> <div><div><div>Overall Window</div><div>1800</div><div>900</div><div>900</div><div>Overall Window</div></div><div><div>2125</div><div>895</div><div>600</div><div>1230</div><div>1205</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div>	<div>NOTES TO OWNER AND CONTRACTOR</div> <div>No work to commence prior to approval of the drawings by the Local Authority. No deviations from the Approved plans are allowed and the architectural professional must be informed of any changes. The contractor must check all levels and dimension prior to commencement of any work. Any discrepancies must be reported to the Architectural Professional. Do not scale the drawings, if in doubt, ask. All plumbing and electrical work to be carried out by registered persons, and on completion must provide a certificate of completion and compliance. The owner is responsible for soil test. The site must be identified, verified and the building must be set out by a registered land surveyor. All finishing products (window frames, roof tiles, tiles, cornices etc.) must be approved by the Owner prior to ordering and installation. All products must comply with SABS standards. 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 drawing.</div> <div>Lighting and ventilation</div> <div>Required lux levels as per SANS 10114-1. All rooms must have sufficient cross ventilation. Ventilation opening must be at least 5% of area of room any mechanical ventilation must be done by a mechanical engineer. No opening closer than 1m to any structural obstruction an air conditioner is not a source of natural air.</div> <div>Energy Usage in buildings</div> <div>Volume of hot water supply must be calculated 50% of hot water supply not to be from electricity. Solar water heating must comply with SAND 1307, 10106, 10254 and SANS 10252-1. All hot water pipes must be insulated (R Value =1). Energy usage to comply with SANS 204. House must be designed to face north. Floors must be insulated underneath underfloor heating fenestration must be 15% of the area of the house or fenestration calculations must be done (double Glazing?) Roof must be insulated to comply.</div> <div>Part N: Glazing</div> <div>Glass thickness in frames: 0 - 0.75m2 = 3mm glass 0.75 – 1.5m2 = 4mm glass 1.5 – 2.1m2 = 5mm glass 2.1 – 3.2m2 = 6mm glass</div> <div>Provide clearly marked safety glass in all doors and side lights. In windows lower than 500 mm form the U.F.F.L. and larger than 1 M2 Clearly marked safety glass directly above a bath and of a shower cubical 1.8m above pitch line at a staircase, glass balustrade and glass used around a pool. Provide markings on all sliding doors (transparent doors) Provide obscure glazing in all bathroom windows. Weather sealing is important!</div> <div>Part O: Lighting and ventilation</div> <div>Required lux levels as per SANS 10114-1 All rooms must have sufficient cross ventilation Ventilation opening must be at least 5% of area of room any mechanical ventilation must be done by a mechanical engineer. No opening closer than 1m to any structural obstruction an air conditioner is not a source of natural air.</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.	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.	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	As for W1	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	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	As for W1								
DOOR SCHEDULE	<div>D01</div> <div><div><div>Double low e shatterproof safety glass</div><div><div><div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div><div><div>Overall Door</div><div>1700</div><div>600</div><div>1100</div><div>Overall Door</div></div><div><div>2465</div><div>1000</div><div>1440</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div></div></div><div>Threshold to manufacturer specifications</div></div>	<div>D02</div> <div><div><div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div><div><div>Overall Door</div><div>900</div><div>Overall</div></div><div><div>2125</div><div>2100</div><div>15</div></div><div><div>FFL</div><div>TOC</div></div></div></div> <div>Threshold to manufacturer specifications</div>	<div>D03</div> <div><div><div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div><div><div>Overall Door</div><div>4880</div><div>Overall</div></div><div><div>2210</div><div>15</div></div><div><div>FFL</div><div>TOC</div></div></div></div> <div>Threshold to manufacturer specifications</div>	<div>D04</div> <div><div><div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div><div><div>Overall Door</div><div>900</div><div>Overall</div></div><div><div>2125</div><div>2100</div><div>15</div></div><div><div>FFL</div><div>TOC</div></div></div></div> <div>Threshold to manufacturer specifications</div>	<div>D05</div> <div><div><div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div><div><div>Overall Door</div><div>1500</div><div>750</div><div>750</div><div>Overall</div></div><div><div>2125</div><div>2100</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div></div> <div>Threshold to manufacturer specifications</div>	<div>D06</div> <div><div><div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div><div><div>Overall Door</div><div>1000</div><div>Overall</div></div><div><div>2125</div><div>2100</div><div>15</div></div><div><div>FFL</div><div>TOC</div></div></div></div> <div>Threshold to manufacturer specifications</div>	<div>Part O: Lighting and ventilation</div> <div>Required lux levels as per SANS 10114-1 All rooms must have sufficient cross ventilation Ventilation opening must be at least 5% of area of room any mechanical ventilation must be done by a mechanical engineer. No opening closer than 1m to any structural obstruction an air conditioner is not a source of natural air.</div>								
	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.	To match bedroom cupboards		44mm Thick MDF Interior door to indicated dimensions.							
	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.	To match bedroom cupboards		80x55mm hardwood door frame to indicated dimensions with 13x47mm rebate for door, & patent rubber gasket in frames around door.							
	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		N/A							
	IRONMONGERY	To Specialist schedule.	To Specialist schedule.	DIGIDOOR II or similar and approved automatic garage door opener with "screw drive" and battery backup.	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	Painted to later approval									
DOOR SCHEDULE	<div>D07</div> <div><div><div>Double low e shatterproof safety glass</div><div><div><div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div><div><div>Overall Door</div><div>3000</div><div>1000</div><div>1000</div><div>1000</div><div>Overall Door</div></div><div><div>2465</div><div>2440</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div></div></div><div>Double 6.38mm pvb clear safely glazing</div></div>	<div>D08</div> <div><div><div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div><div><div>Overall Door</div><div>900</div><div>900</div><div>Overall Door</div></div><div><div>2125</div><div>2100</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div></div> <div>Double 6.38mm pvb clear safely glazing</div>	<div>G01</div> <div><div><div>FOR OPENING DIRECTIONS SEE FLOOR PLAN</div><div><div>Overall Door</div><div>900</div><div>Overall</div></div><div><div>1800</div><div>1175</div><div>25</div></div><div><div>FFL</div><div>TOC</div></div></div></div> <div>Threshold to manufacturer specifications</div>	<div>TYPICAL WINDOW SECTION</div> <div>SCALE 1:10</div> <div>TYPICAL DOOR SECTION</div> <div>SCALE 1:10</div>											
	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 Hardi 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:			DRAWING:								
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>KRAAIBOSCH PARK APPROVED</div> <div>Signed:..... Date:.....</div> <div>NOTE: No amendments to this drawing or future additional alterations to this drawing may be made without prior approval of the H&A DEPRIC</div>			<div>PLEASE NOTE:</div> <div>APPLICATION FOR ERF 29282 ONLY.</div>			<div>KRAAIBOSCH PARK</div> <div>NEW RESIDENCE FOR ERF 29282, in the Township of George, Kraaibosch Park</div>			<div>KRAAIBOSCH PARK</div> <div>CAPE ESTATES</div> <div>RESIDENTIAL · RETIREMENT · COMMERCIAL</div>			<div>NOTE: THIS DRAWING IS FOR APPROVAL PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT.</div> <div>APPROVED BY: H&W</div> <div>DRAWN BY: NFD</div>	<div>ENERGREEN DESIGNS</div> <div>KRAAIBOSCH - GEORGE - 6530 PO BOX 4703 FAX: 086 571 0935 EMAIL: energreen@gmail.com PROFESSIONAL ARCHITECT TECHNOLOGIST REG. NO T0645 (SACAP)</div>	<div>DRAWING:</div> <div>WINDOW & DOOR SCHEDULE</div> <div>SCALE: 1:50</div> <div>DATE: 2024/04/25</div> <div>DRAWING NUMBER: ERF 29282 R2- 3000</div>