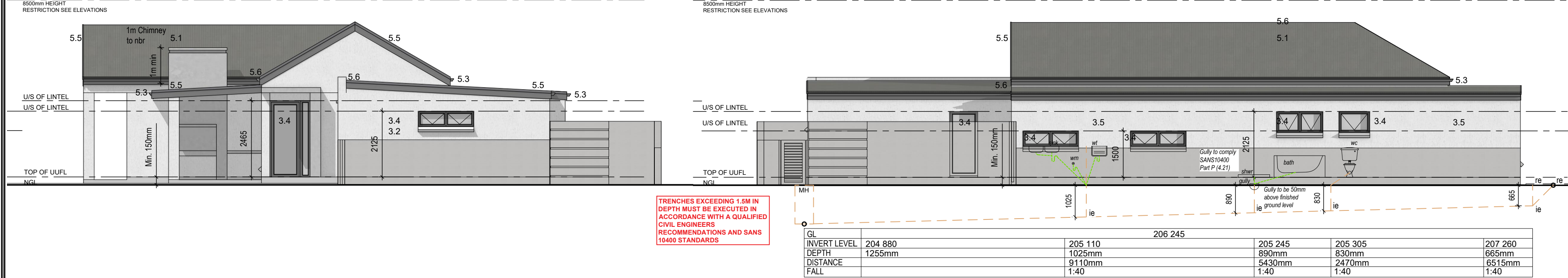
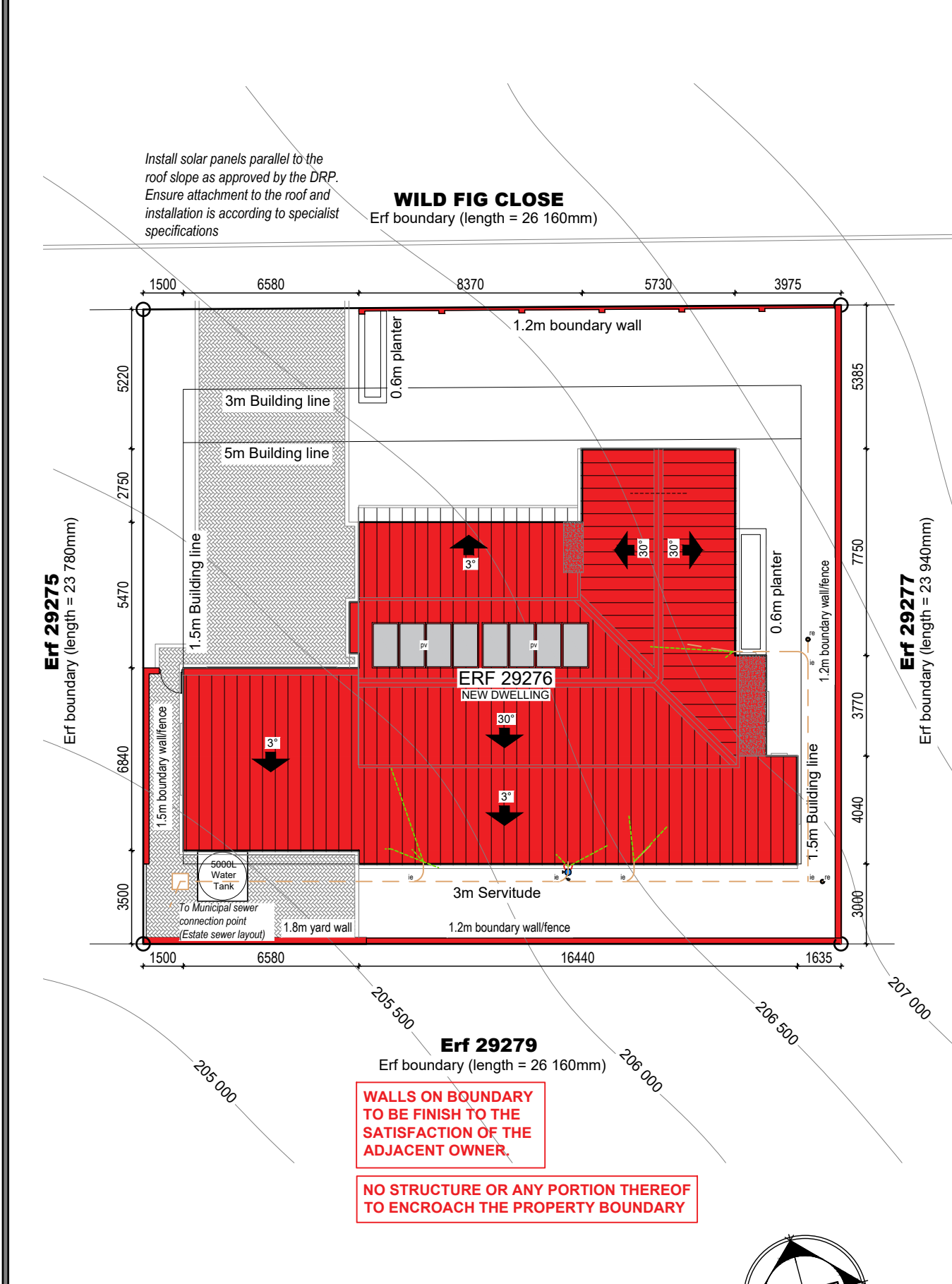


WEST ELEVATION ERF 29276
SCALE 1:100



SOUTH ELEVATION 29276
SCALE 1:100

EAST ELEVATION ERF 29276
SCALE 1:100



SITE PLAN
SCALE 1:200

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:

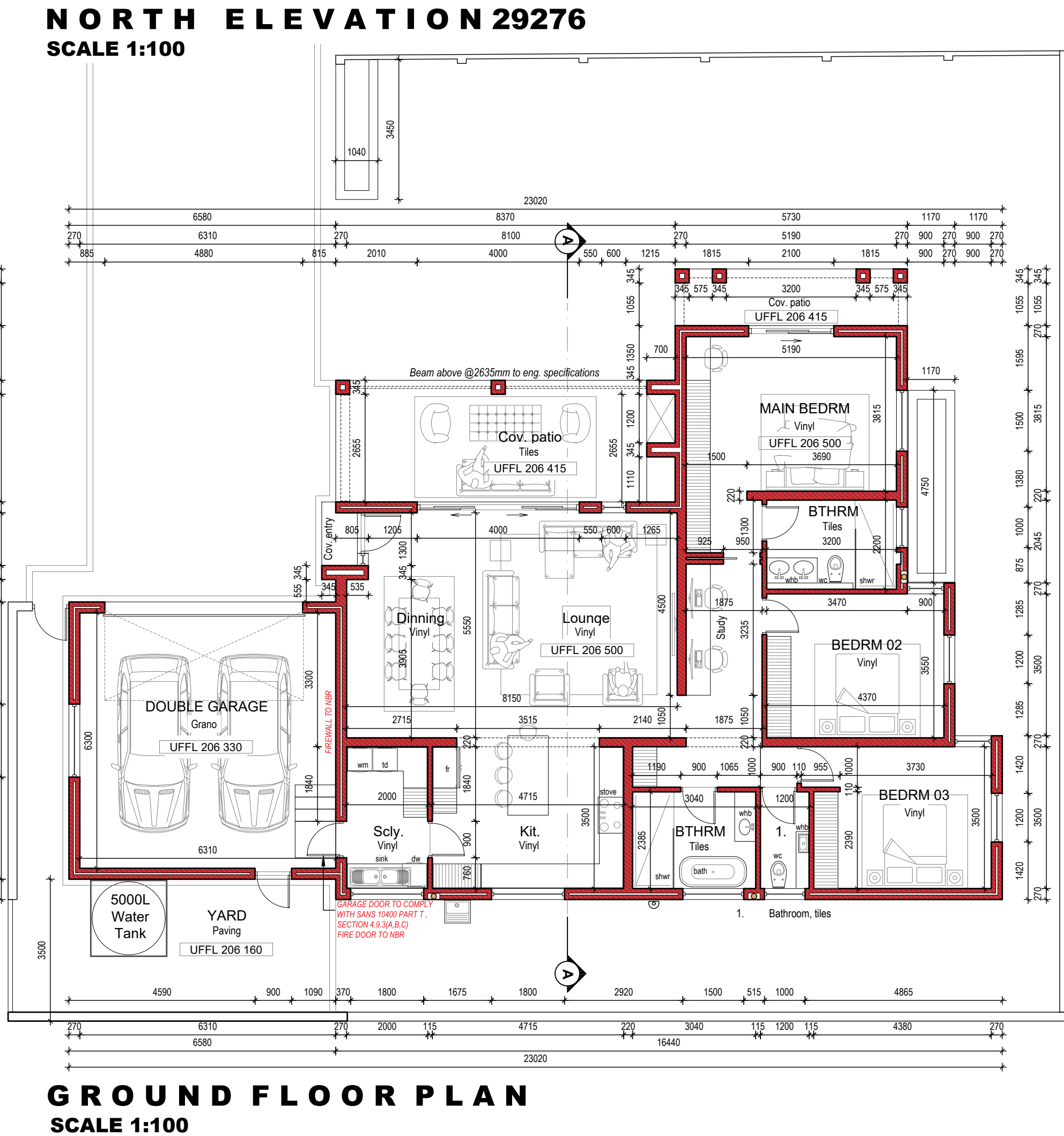
KRAAIBOSCH PARK APPROVED

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

PLEASE NOTE:

APPLICATION FOR ERF 29276 ONLY.



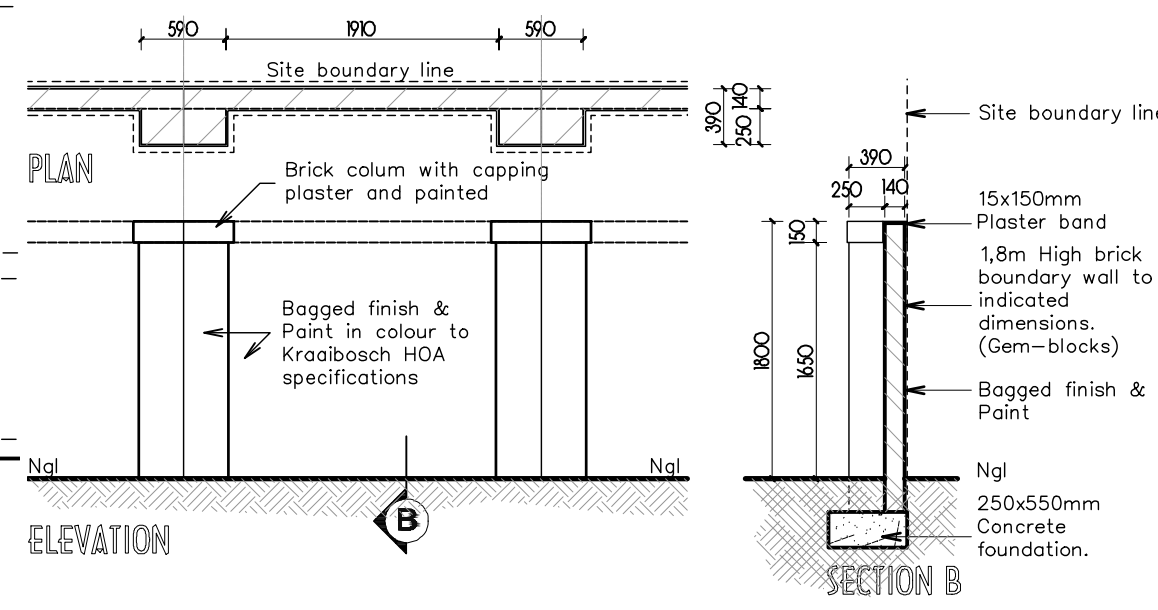
GROUND FLOOR PLAN
SCALE 1:100

PROJECT TITLE:

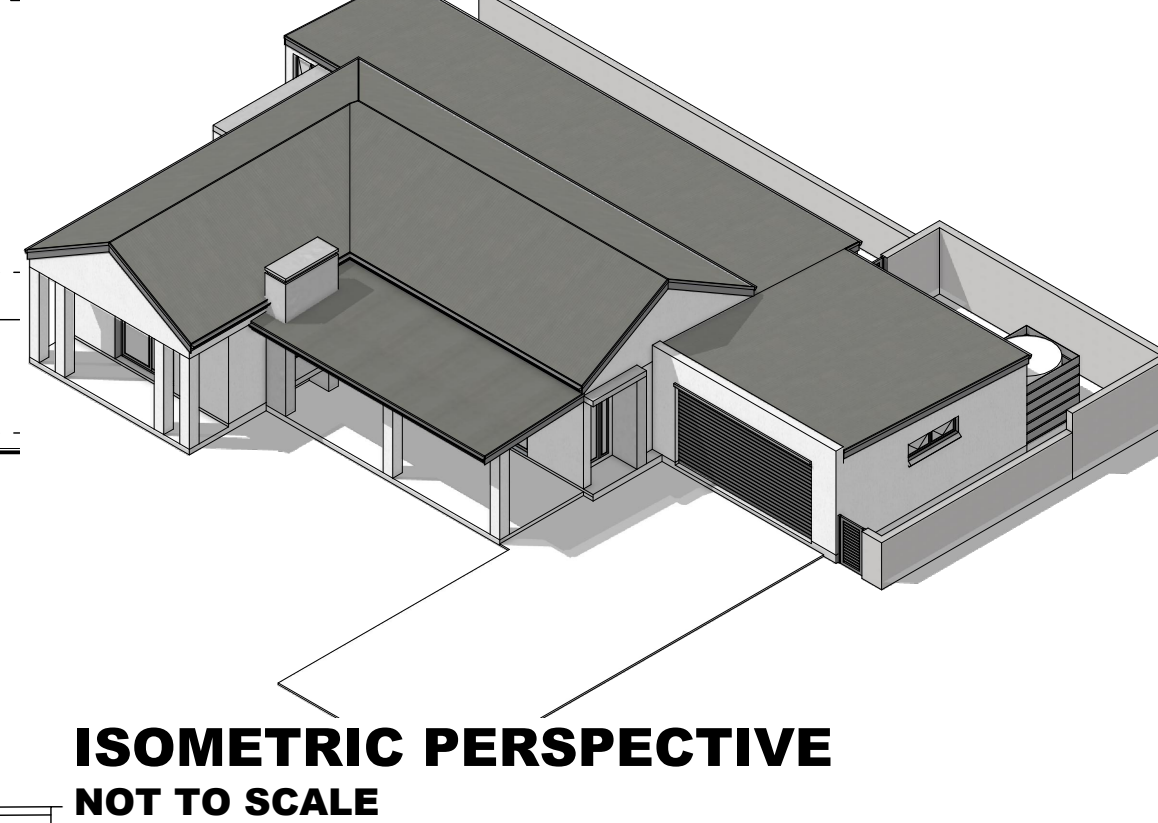
KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 29276, in the Township of George, Kraaibosch Park

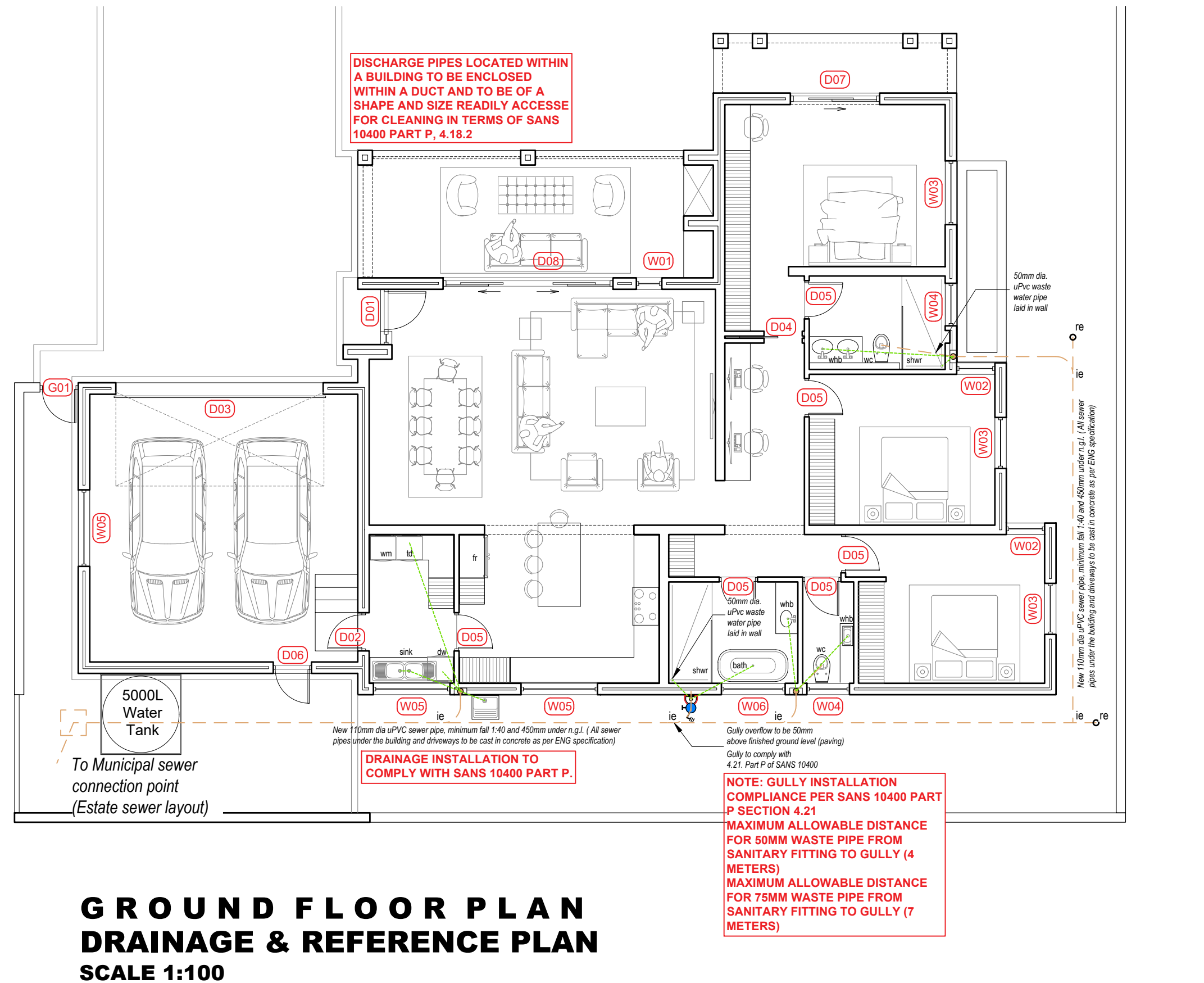
KRAAIBOSCH PARK
CAPE ESTATES
RESIDENTIAL · RETIREMENT · COMMERCIAL



TYPICAL BOUNDARY WALL DETAIL
SEE PLAN FOR ACTUAL HEIGHT



ISOMETRIC PERSPECTIVE
NOT TO SCALE



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

NO STRUCTURE OR ANY PORTION THEREOF TO ENCRoACH THE PROPERTY BOUNDARY.

RAINWATER GOODS TO BE INSIDE PROPERTY

RAINWATER NOT TO DISCHARGE ONTO NEIGHBOURING PROPERTY.

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

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 bracking 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® GriteStone.

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: 3.35m² KW 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 colour tech G4. 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 Nutec 8x225mm barge board.

5.6 Flashing to roof manufacturer specifications.

5.7 Pre approved Concealed clip soffit 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 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

DRAWING:

SITE PLAN, FLOOR PLANS & ELEVATIONS

SCALE:

AS INDICATED

DRAWING NUMBER:

ERF 29276 R1- 1000

AREA:

176.1m²

45.9m²

24.6+8m²

1.2m²

255.8m²

39m²

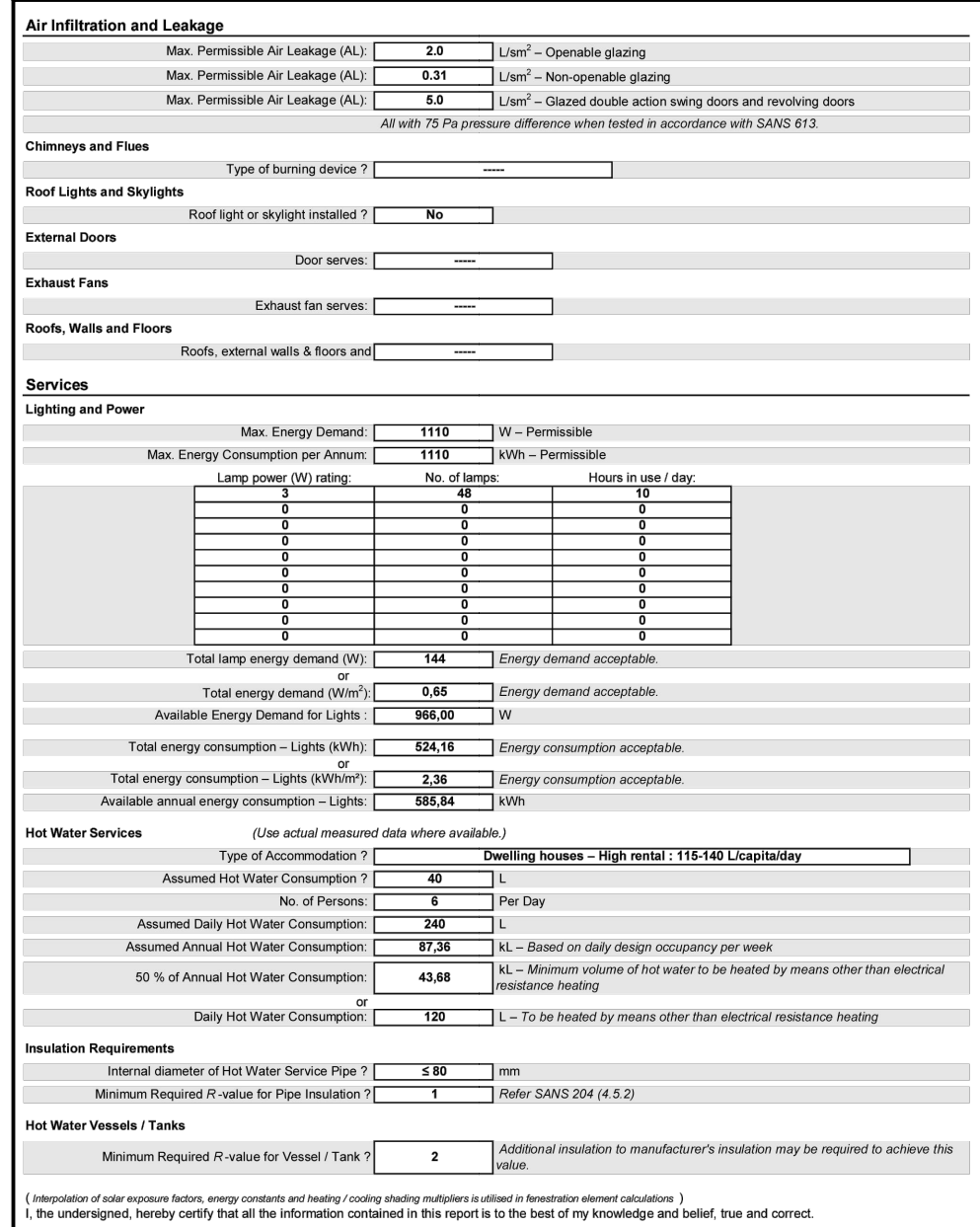
624.1m²

ENERGREEN DESIGNS

KRAAIBOSCH - GEORGE - 6530
PO BOX 4703 FAX: 086 571 0935
EMAIL: energreen@gmail.com
PROFESSIONAL ARCHITECT
TECHNOLOGIST
REG. NO T645 (SACAP)



GROUND FLOOR PLAN ELECTRICAL (LIGHTS & GAS) SCALE 1:100



ENERGY EFFICIENCY IN BUILDINGS

SANS 10400-XA & SANS 204 - REPORT

DRAWING:

SERVICES & DETAILS

SCALE:	DATE:
AS INDICATED	2024/11/2
DRAWING NUMBER:	
ERF 29276 R1-2000	

WINDOW SCHEDULE	W01		W02		W03		W04		W05		W06		<p>NOTES TO OWNER AND CONTRACTOR</p> <p>No work to commence prior to approval of the drawings by the Local Authority.</p> <p>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.</p> <p>Lighting and ventilation</p> <p>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.</p> <p>Energy Usage in buildings</p> <p>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?)</p> <p>Roof must be insulated to comply.</p> <p>Part N: Glazing</p> <p>Glass thickness in frames:</p> <p>0 - 0.75m2 = 3mm glass</p> <p>0.75 - 1.5m2 = 4mm glass</p> <p>1.5 - 2.1m2 = 5mm glass</p> <p>2.1 - 3.2m2 = 6mm glass</p> <p>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</p> <p>Clearly marked safety glass directly above a bath and at a shower cubical 1.8m above pitch line at a staircase, glass balustrade and glass used around a pool.</p> <p>Provide markings on all sliding doors (transparent doors)</p> <p>Provide obscure glazing in all bathroom windows. Weather sealing is important!</p> <p>Part O: Lighting and ventilation</p> <p>Required lux levels as per SANS 10114-1</p> <p>All rooms must have sufficient cross ventilation</p> <p>Ventilation opening must be at least 5% of area of room any mechanical ventilation must be done by a mechanical engineer.</p> <p>No opening closer than 1m to any structural obstruction an air conditioner is not a source of natural air.</p>																																										
	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.																																													
	FRAME	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																																													
	IRONMONGERY	To Specialist schedule.		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																																													
DOOR SCHEDULE	D01		D02		D03		D04		D05		D06		D07		<p>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</p> <p>Clearly marked safety glass directly above a bath and at a shower cubical 1.8m above pitch line at a staircase, glass balustrade and glass used around a pool.</p> <p>Provide markings on all sliding doors (transparent doors)</p> <p>Provide obscure glazing in all bathroom windows. Weather sealing is important!</p> <p>Part O: Lighting and ventilation</p> <p>Required lux levels as per SANS 10114-1</p> <p>All rooms must have sufficient cross ventilation</p> <p>Ventilation opening must be at least 5% of area of room any mechanical ventilation must be done by a mechanical engineer.</p> <p>No opening closer than 1m to any structural obstruction an air conditioner is not a source of natural air.</p>																																								
	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.		Aluminium door with glass panel to indicated dimensions and to manufacture specifications.		44mm Thick MDF Interior 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		To manufacturer specifications..		80x55mm hardwood door frame to indicated dimensions with 13x47mm rebate for door, & patent rubber gasket in frames around door.		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		As for Door 01		N/A		As for Door 01																																											
	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.		As for Door 01		Painted to later approval		As for Door 01																																											
DOOR SCHEDULE	D08						G01																																																
	DOOR	Aluminium sliding door and sidelight to indicated dimensions all to manufacture specifications.						50x50mm Galvanised frame clad with 250 x10mm Nutec Handi plank.																																															
	FRAME	To manufacturer specifications..						50x50mm Galvanised steel frame.																																															
	GLAZING	As for Door 01						N/A																																															
	IRONMONGERY	To Specialist schedule.						To Specialist schedule.																																															
	FINISH	As for Door 01						Painted to later approval																																															
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/IEC		PLEASE NOTE:		APPLICATION FOR ERF 29276 ONLY.		PROJECT TITLE:		KRAAIBOSCH PARK		NEW RESIDENCE FOR ERF 29276, in the Township of George, Kraaibosch Park		KRAAIBOSCH PARK		CAPE ESTATES		RESIDENTIAL • RETIREMENT • COMMERCIAL		NOTE: THIS DRAWING IS FOR STATUTORY PURPOSES ONLY. APPROVAL PURPOSES ONLY. CONSTRUCTION DOCUMENT.		APPROVED BY: HvdW		DRAWN BY: NFD		KRAAIBOSCH - GEORGE - 6530		PO BOX 4703 FAX: 086 571 0935		EMAIL: energreen@gmail.com		PROFESSIONAL ARCHITECT		TECHNOLOGIST		REG. NO T0645 (SACAP)		DRAWING: WINDOW SCHEDULE		SCALE: AS INDICATED		DATE: 2024/11/26		DRAWING NUMBER:		ERF 29276 R1- 3000	