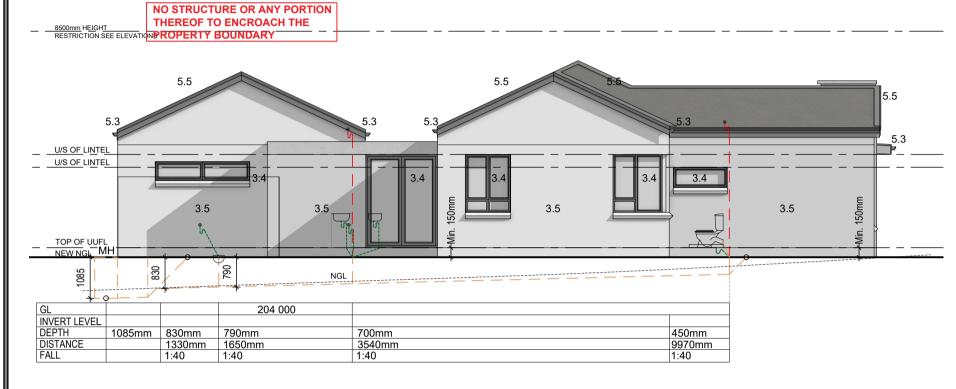
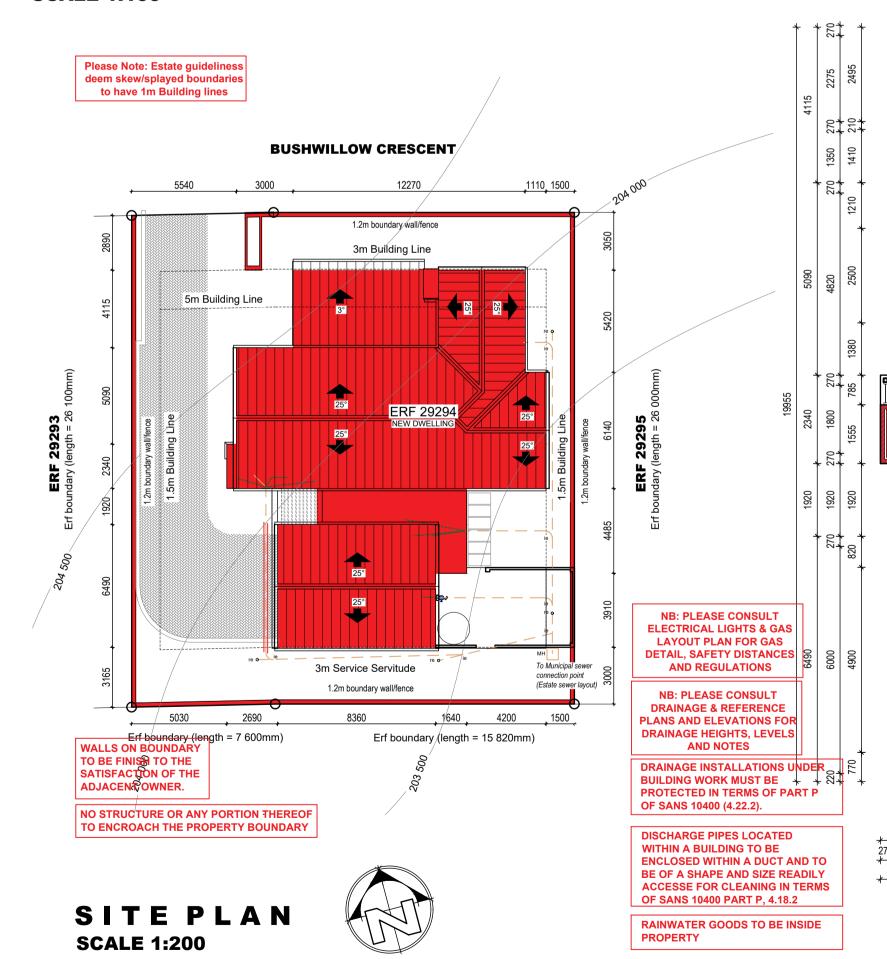
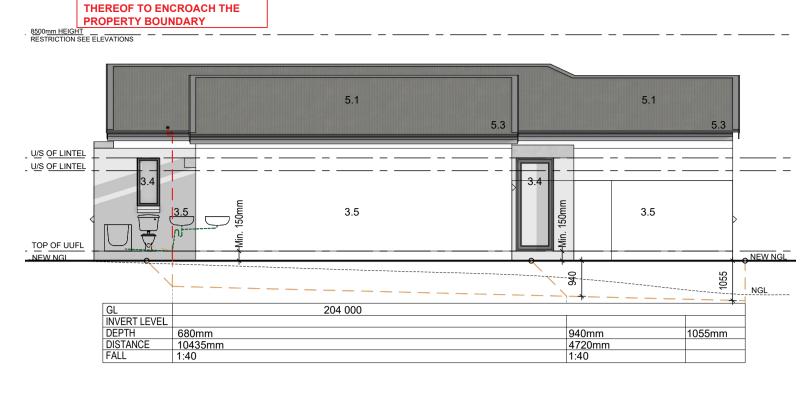
# U/S OF LINTEL 9 U/S OF LINTEL 204 000 DEPTH DISTANCE

## **WEST ELEVATION ERF 29294 SCALE 1:100**



# EAST ELEVATION ERF 29294 **SCALE 1:100**





## **SOUTH ELEVATION 29294 SCALE 1:100**

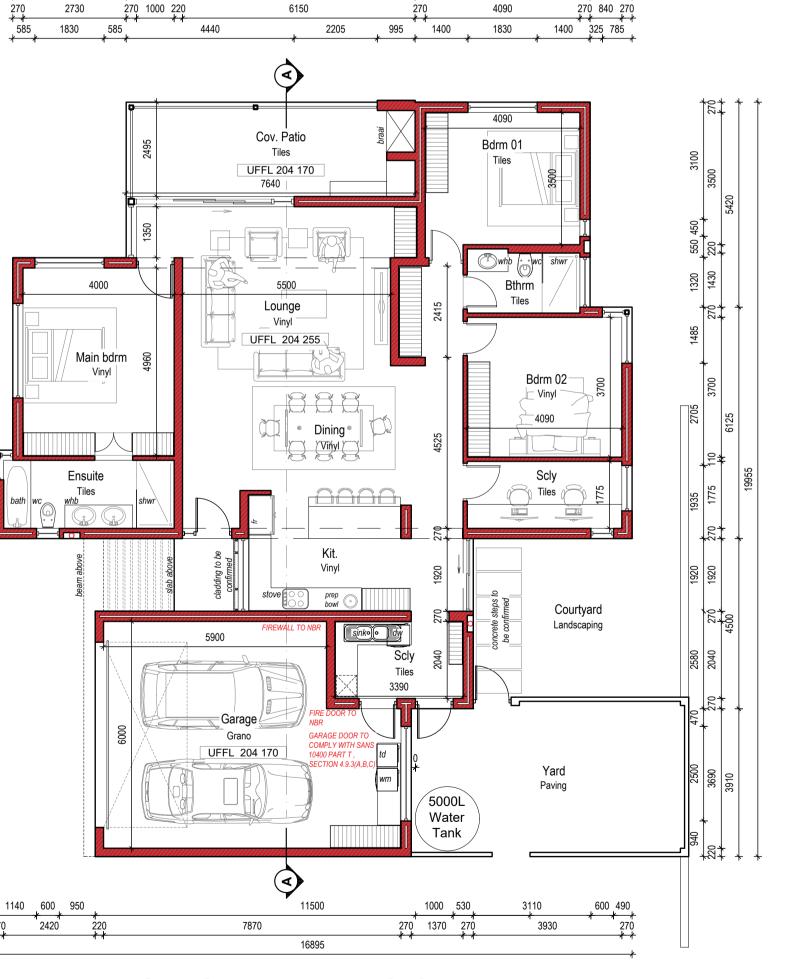
NO STRUCTURE OR ANY PORTION



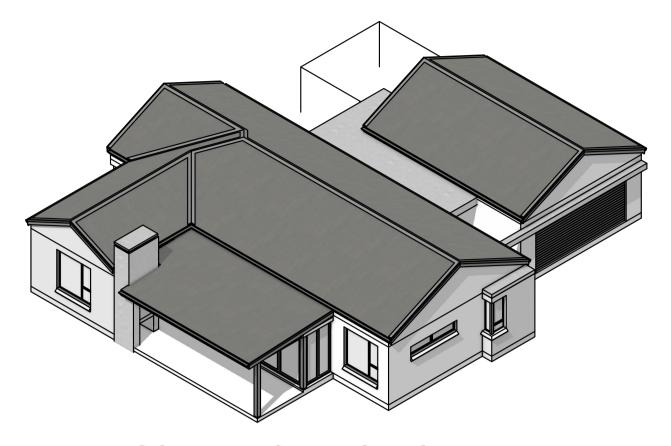
4630

NORTH ELEVATION 29294 **SCALE 1:100** 

3000



GROUND FLOOR PLAN **SCALE 1:100** 



**ISOMETRIC PERSPECTIVE NOT TO SCALE** 

### 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 INDER BUILDING WORK MUST BE** PROTECTED IN TERMS OF PART P

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

OF SANS 10400 (4.22.2).

PROPERTY BOUNDARY.

NOT STRUCTURE OR ANY PORTION THEREOF TO ENCROACH THE

**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** 

**COMMUNITY FIRE SAFETY BY-LAW** 

LP GAS: MAX 38KG ALLOWED ON PREMISES WITHOUT A FLAMMABLE SUBSTANCE CERTIFICATE IN **TERMS OF SECTION 37(6) OF THE** 

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 INDER **BUILDING WORK MUST BE** PROTECTED IN TERMS OF PART P OF SANS 10400 (4.22.2).

# **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.

**GENERAL NOTES** 

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.

**3.6** Approved clay face brick, size 222 x 106 x 73mm, bedded and jointed in

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.

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 brandering 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/m²/K. 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.

**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 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

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 saflok 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

Site boundary line

-Plaster band

dimensions. (Gem-blocks)

250x550mm Concrete foundation.

Site boundary line

Bagged finish & Paint in colour to Kraaibosch HOA

specifications

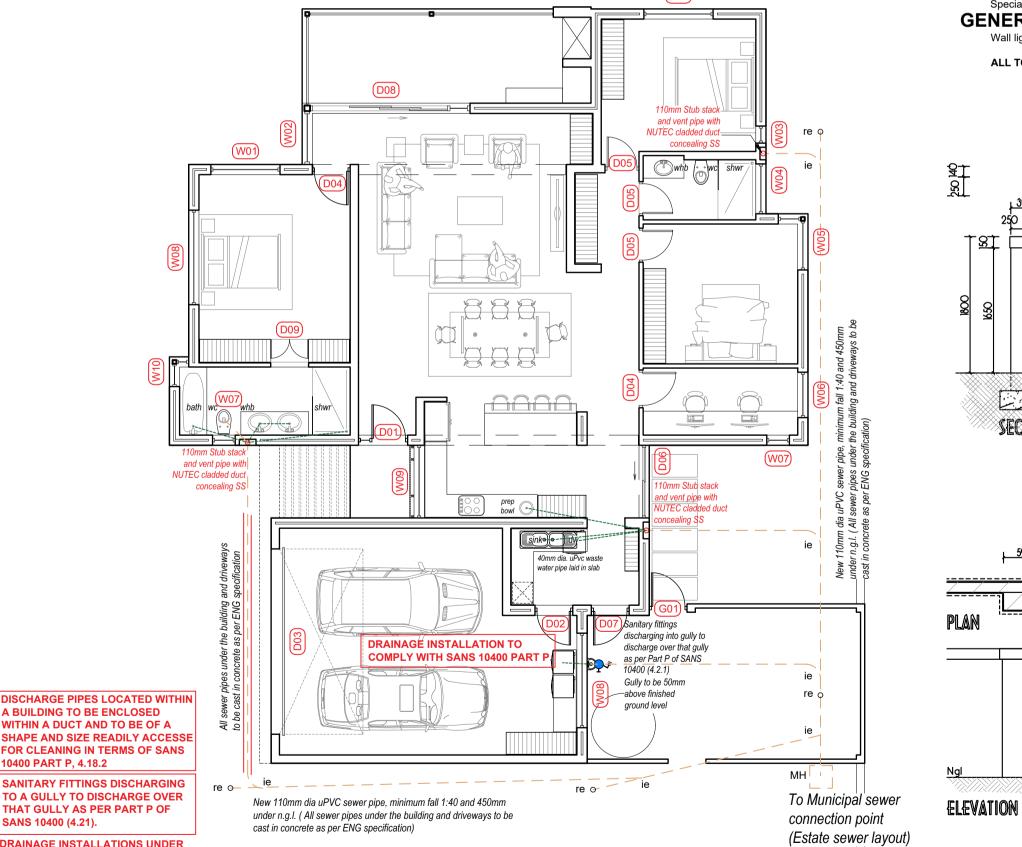
Brick colum with capping

plaster and painted

SECTION I

1,8m High brick boundary wall to

-Bagged finish &



## INSTALLED IN TERMS OF PART P OF GROUND FLOOR PLAN **DRAINAGE & REFERENCE PLAN SCALE 1:100**

**TYPICAL BOUNDARY WALL DETAIL SEE PLAN FOR ACTUAL HEIGHT** 

**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. Thi 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.

**KRAAIBOSCH PARK** APPROVED NOTE: No amendments to this drawing or future additions/alterations to this drawiing may be made without prior approval of the HOA DRP/EC

**NOTES:** 

# KRAAIBOSCH PARK

Kraaibosch Park



A BUILDING TO BE ENCLOSED

DRAINAGE INSTALLATIONS UNDER

0400 PART P, 4.18.2

**BUILDING WORK MUST BE** 

SANS 10400 (4.21).

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

STOREY:	AREA:	
Covered Dwelling 29294	174.6m <sup>2</sup>	
Garage	48.7m²	
Covered Patio	19.1m²	
Covered Entrance	3.2m <sup>2</sup>	ENIED C DEEN
Total Area	245.6m <sup>2</sup>	ENERGREEN
YARD	30m²	— D E S I G N S —
		KRAAIBOSCH - GEORGE - 6530
Erf Size (Coverage 54%)	609m²	PO BOX 4703 FAX: 086 571 0935 EMAIL: energreend@gmail.com
		PROFESSIONAL ARCHITECT
		TECHNOLOGIST



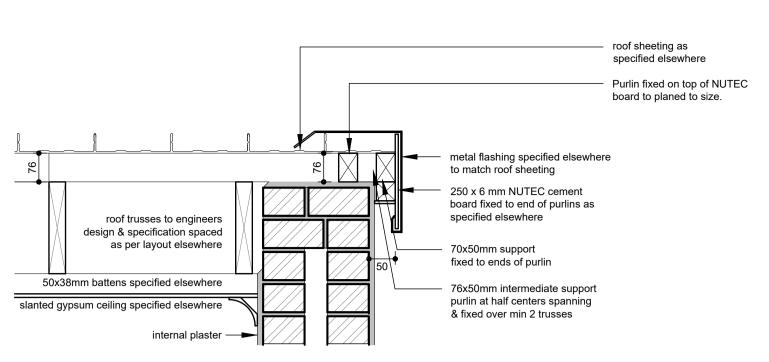
REG. NO T0645 (SACAP)

# SITE PLAN, FLOOR PLANS 8 **ELEVATIONS**

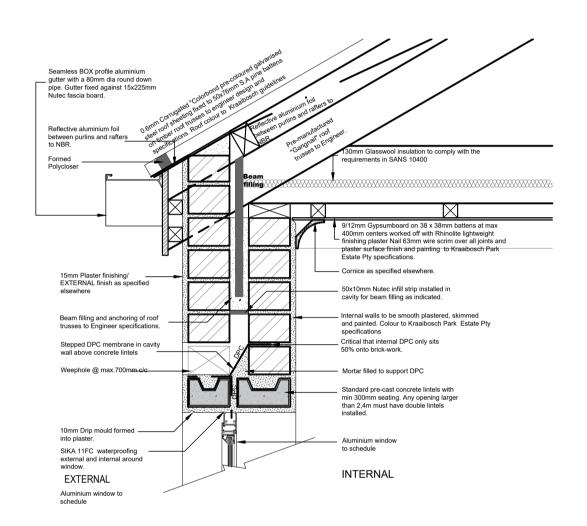
2025/04/22 DRAWING NUMBER:

ERF 29294 R1- 1000

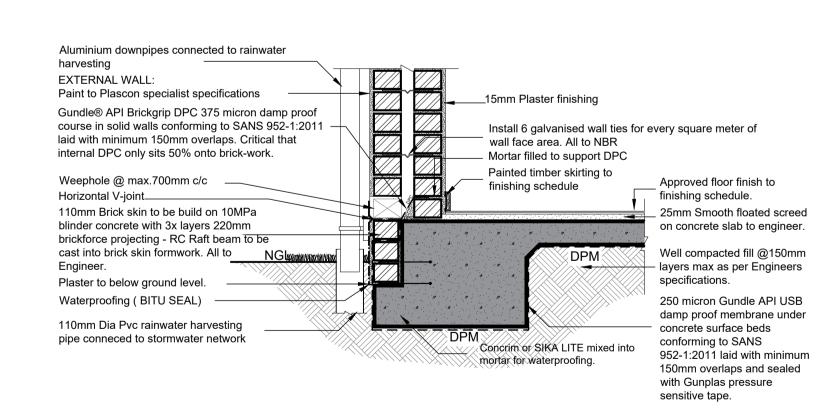
NEW RESIDENCE FOR ERF 29294, in George,



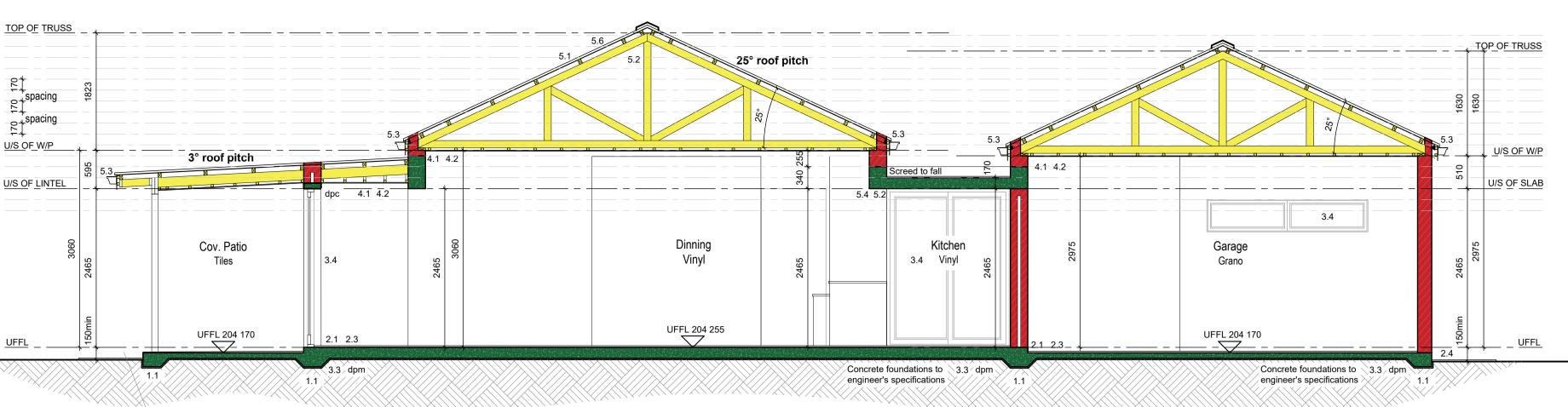
# **TYPICAL EAVES DETAIL SCALE 1:10**



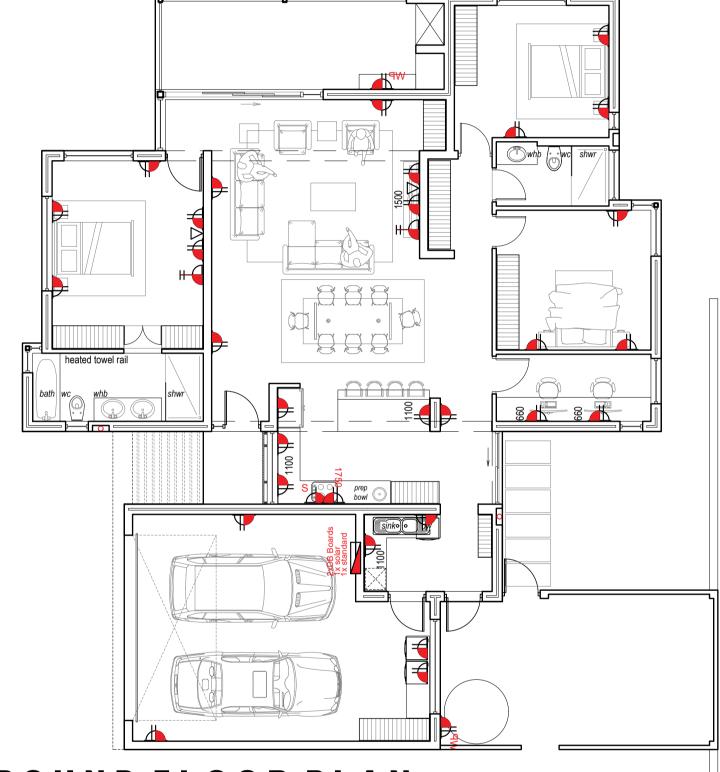
**TYPICAL ROOF EDGE DETAIL SCALE 1:10** 



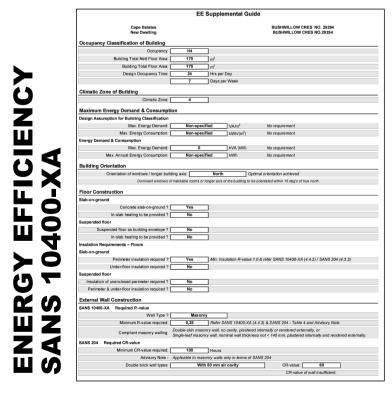
# FOUNDATION & DOWNPIPE TO STORMWATER **CONNECTION DETAIL SCALE 1:15**



# SECTION A-A **SCALE 1:50**



GROUND FLOOR PLAN **ELECTRICAL (PLUGS) SCALE 1:100** 



Air Infiltration and Leakage				
Max. Permissible Air Leakage (	AL): 2.0	L/sm² –	Openable glazing	
Max. Permissible Air Leakage (		_	Non-openable glazing	
Max. Permissible Air Leakage (		_	Glazed double action swing doors and re	evolving doors
			nce when tested in accordance with SA	
Chimneys and Flues				
Type of burning device	ce ?			
Roof Lights and Skylights				
Roof light or skylight installe	nd? No			
External Doors			,	
Door ser Exhaust Fans	ves:			
Exhaust fan ser	ves:		1	
Roofs, Walls and Floors				
Roofs, external walls & floors	and		1	
Services				
Lighting and Power				
Max. Energy Demi	and: 875	W - Per	nissihla	
Max. Energy Consumption per Ann			ermissible	
Lamp power (W) rating			Hours in use / day:	
3 0	50		10	
0	0		0	
0	0		0	
0	0		0	
0	0		0	
0	0		0	
0	0		0	
Total lamp energy demand (	W): 150	Energy o	lemand acceptable.	
Total energy demand (W		Energy o	lemand acceptable.	
Available Energy Demand for Ligh		ī w		
Total energy consumption – Lights (kV		Energy	onsumption acceptable.	
0	r .			
Total energy consumption – Lights (kWh/			onsumption acceptable.	
Available annual energy consumption – Lig	hts: 329,00	kWh		
	sured data where avails			
Type of Accommodation			ouses - High rental : 115-140 L/capita	/day
Assumed Hot Water Consumption		L		
No. of Pers Assumed Daily Hot Water Consumpt		Per Day		
Assumed Daily Hot Water Consumpt Assumed Annual Hot Water Consumpt		-	ad on doby docino occupancy por upok	
			ed on daily design occupancy per week imum volume of hot water to be heated i	hy maane other than electrical
50 % of Annual Hot Water Consumpt	ion: 43,68	resistanc		ny means obter than electrical
Daily Hot Water Consumpt	or ion: 120	L - To b	e heated by means other than electrical	resistance heating
Insulation Requirements				-
Internal diameter of Hot Water Service Pig	oe? ≤80	mm		
Minimum Required R-value for Pipe Insulati		_	INS 204 (4.5.2)	
Hot Water Vessels / Tanks				
		Autotion	al insulation to manufacturer's insulation	man ha manimal to achieve th
Minimum Required R-value for Vessel / Ta	nk? 2	value.	m misuration to manufacturers insulation	may be required to achieve th
( Interpolation of solar exposure factors, energy constants and heating	rondina shadina multirilare is	utilioarl in fano	stration element calculations )	

# **SCALE 1:100** Density of generic insulation added: 11,8 kg/m² Thickness of generic insulation required: 130 mm

# **TYPICAL BRAAI ISOMETRIC SCALE 1:50**

	ELECTRICAL KEY
	Main electrical distribution board
	Single 15 AMP wall plug 300mm above F.F.L
s	30 AMP single phase stove connection with isolator against wall 1100mm above F.F.L
<u></u>	Double 15 AMP wall plug 300mm above F.F.L (1100mm above F.F.L in kitchen)
WP	Waterproof double 15 AMP wall plug 300mm above F.F.L (1100mm above F.F.L in kitchen)
SP	Shaver plug point
◁	Telephone & DATA point mounted 300mm above F.F.
<del> </del>	TV point.
$\boxtimes$	Point for remote controlled electrically operated garage door.
•-	Single light switch wall mounted 1200mm above F.F.L
<u> </u>	Two way light switch wall mounted 1200mm above F.F.L
<b>+</b>	Ceiling mounted light / fan armature point.
P	Pendant light armature point. Exact height to be determined on site.
	1500x600mm 2Tube recessed fluorescent armature with prismatic diffuser.
₩	Watertight light armature point 2100mm high vertically mounted against wall.
<del> </del>	Light armature point 2100mm high vertically mounted against wall.
W	Watertight light armature point
<b>(W)</b>	Watertight down lighters.
0	Down lighters.
HE	Bathroom heater + extractor
G	Position 150L / 200L KWIKOT hot water cylinder
	Gas water heater

# **GROUND FLOOR PLAN ELECTRICAL (LIGHTS & GAS)**

**(1)** 

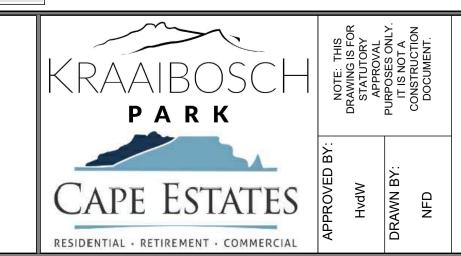
		BUSHWILLOW CRES NO.29294
Fenestration - Buildings with Natural Environme	ntal Control	
Constants		
Conductance ( C <sub>U</sub> ) constant:	1,4	
Solar Heat Gain ( C <sub>SHOC</sub> ) constant	0,13	
Storey Conductance / Solar Heat Gain		_
Ground Storey		
Net Floor Area of Storey / Room: m <sup>2</sup>	175,000	
Fenestration Area of Storey / Room: m2	42,808	
% Fenestration Area to Net Floor Area: %	24.5	
Permissible CONDUCTANCE & SC	LAR HEAT GAIL	VI.T.O SANS 204.
Max. Conductance ( C <sub>U</sub> ) for Storey / Room:	245,000	
Max. Solar Heat Gain ( C <sub>SHGC</sub> ) for Storey / Room:	22,750	
Achieved	,	
Conductance ( CU ) for Storey / Room:	215,011	
Solar Heat Gain ( CSHGC ) for Storey / Room:	22,698	
Available (In Hand)		
Conductance (C <sub>u</sub> ) for Storey / Room:	29,989	Acceptable & refer SANS 204 (4.3.4)
Solar Heat Gain ( C <sub>SHOC</sub> ) for Storey / Room:	0,052	Acceptable & refer SANS 204 (4.3.4)  Acceptable & refer SANS 204 (4.3.4)
out that cam ( oggs) to divey thom.	0,002	Acceptable & letel SANS 204 (4.3.4)
	EE Suppl	emental Guide
Cape Estates		BUSHWILLOW CRES NO. 29294
New Dwelling		BUSHWILLOW CRES NO.29294
B		
Roof Assembly		
SANS 10400-XA Required R-value		
Minimum Total R-value required:	3,7	m²-K/W
Direction of heat flow:	Up	
Construction Type R-value		
Basic roof assembly:	Metal s	heeting type
		m² K/W
R-value for roof covering material:	0,3	
R-value for ceiling:	0,05	m²-K/W
R-value for ceiling: Required added R-value for insulation:	0,05	m²-K/W
R-value for celing: Required added R-value for insulation: SANS 204 Required R-value	0,05	m²-K/W
R-value for celing: Required added R-value for insulation: SANS 204 Required R-value	0,05	m+K/W m+K/W
R-value for celling: Required added R-value for insulation: SANS 204 Required R-value Construction Type R-value	0,05 3,35 Unventil	m+K/W m+K/W
R-value for ceting Required added R-value for insulation.  Required A value  Construction Type R-value  Roof venting:  Basic roof construction?	0,05 3,35 Unventil	m*KW m*KW
R-value for celling Required added R-value for insulation.  SANS 204 Required R-value  Construction Type R-value  Roof venting:  Basic roof construction?  Basic R-value for Roof	0,05 3,35 Unventil	m*KW m*KW
Revalue for celling Required added Revalue for resultation.  SANIS 204 Required Revalue Construction Type R-value Roof venting. Basic roof construction?  Basic Revalue for Roof  Direction of heat flow.	0,05 3,35 Unventil	m*KW m*KW
R-value for celling Required added R-value for insulation SANS 204 Required R-value Construction Type R-value Reof ventring Basic roof construction ? Basic R-value for Roof Direction of heat flow Outdoor air film (7mb)	0,05 3,35 Unventil Mer	m*KW m*KW
Revalue for celling Required added Revalue for resultation.  SANIS 204 Required Revalue Construction Type R-value Roof venting. Basic roof construction?  Basic Revalue for Roof  Direction of heat flow.	0,05 3,35 Unventil	m*KW m*KW
R-value for celling Required added R-value for insulation SANS 204 Required R-value Construction Type R-value Reof ventring Basic roof construction ? Basic R-value for Roof Direction of heat flow Outdoor air film (7mb)	0,05 3,35 Unventil Med UP 0,03	m*KW m*KW
R-value for celling Required A value Construction Type R-value Red red Required R-value Red R	0,05 3,35 Unventil Mer	m*KW m*KW
Required added R-value for celeral Required added R-value for resultation.  SANS 204 Required R-value Construction Type R-value Roof venting.  Basic roof construction ? [ Basic R-value for Roof Direction of heat flow: Outdoor at firm (7mb) Metal cladding Roof air space (30 mm to 100 mm, non-refictive) Pleasterboard (7pysm)	0,05 3,35 Unventil Med UP 0,03	m*KW m*KW
R-value for celling Required A value Construction Type R-value Red red Required R-value Red R	0,05 3,35 Unventil Med UP 0,03 0	m*KW m*KW
Required added R-value for celeral Required added R-value for resultation.  SANS 204 Required R-value Construction Type R-value Roof venting.  Basic roof construction ? [ Basic R-value for Roof Direction of heat flow: Outdoor at firm (7mb) Metal cladding Roof air space (30 mm to 100 mm, non-refictive) Pleasterboard (7pysm)	0,05 3,35 Unventil Med UP 0,03 0	m*KW m*KW
Required added A' value for celling SANS 204 Required A' value Construction Type R-value Roof venting: Basic roof construction 7 Basic R-value for Roof Direction of heat floor Outdoor air film (Timb) Ref air space (30 mm to 100 mm, non-refection) Plasterboard; grpsum (10 mm, 880 kg/m²)	0,05 3,35  Unventil  Mee  UP 0,03 0 0,16 0,06	m*KW m*KW
Required added R-value for celeiro [ SANIS 204 Required R-value Construction Type R-value Roof venting: Basic Revalue for Roof Direction of heat flow: Outdoor air firm (7mls) Metal cladding (30 mm hos 100 mm, non-effective) Place of air space (10 mm, 10 to 00 mm, non-effective) Place of the space (10 mm, non-effective) Place of air space (10 mm, non-effective) Pla	0,05 3,35  Unventil  Me  UP  0,03 0 0,16 0,06	m* KVV m* KVV ated ated at cladding @ 22.45* pitch w* cathedraliopen beam ceiling
Required added R-value for celling  SANS 204 Required R-value  Construction Type R-value  Roof venting.  Basic roof construction ?  Basic Revalue for Roof  Direction of heat flow:  Outdoor air firm (7mb)  Metal dadding  Roof air space  (30 mm to 100 mm, non-aref specime  [10 mm, 880 kg/m²)  Indoor air film (488 air)  Total R-value	0,05 3,35  Unventil  Mee  UP 0,03 0 0,16 0,06	m*KW m*KW
Required added if value for resistance SANS 204 Required R-value Construction Type R-value Roof ventring: Basic roof construction 7 Basic R-value for Roof Direction of heat flow: Outdoor air firm (7mh). Material cadeling Roof ventring: Roof ventr	0,05 3,35  Unvertil  Mee  UP 0,03 0 0,16 0,06	m* KVV m* KVV atted al cladding @ 22-45° pitch w* cathedraliopen beam ceiling
Required added R-value for celeiral Required added R-value for resultation.  SANS 204 Required R-value Construction Type R-value Roof venting.  Basic roof construction ? [  Basic R-value for Roof  Direction of heat flow.  Outdoor air firm (rmb)  Metal cladding Roof air space (30 mm to 100 mm, non-effective)  Plastor art firm (still air) [10 mm, 880 kg/m²]  Indoor air film (still air) Total R-value Thermal Insulation  Minimum added R-Value of insulation required.	0,05 3,36  Unventiti Me UP 0,03 0 0,16 0,06	m*KW m*KW m*KW atted at cladding @ 22.45* pitch w* cathedraliopen beam ceiling  m*KW m*KW
Required added if value for resistance SANS 204 Required R-value Construction Type R-value Roof ventring: Basic roof construction 7 Basic R-value for Roof Direction of heat flow: Outdoor air firm (7mh). Material cadeling Roof ventring: Roof ventr	0,05 3,36  Unventiti Me UP 0,03 0 0,16 0,06	m* KVV m* KVV atted al cladding @ 22-45° pitch w* cathedraliopen beam ceiling

**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.



# KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 29294, in George, Kraaibosch Park



2x 12Kg Gas bottles with connection and

installation by

Gas bottles in steel cage per nbr

LP GAS: MAX 38KG ALLOWED ON

A FLAMMABLE SUBSTANCE CERTIFICATE OF SECTION 37(6) OF COMMUNITY FIRE



REG. NO TO645 (SACAP)

**SERVICES & DETAILS** 

SCALE: 2025/04/22 AS INDICATED DRAWING NUMBER:

ERF 29294 R1-2000

