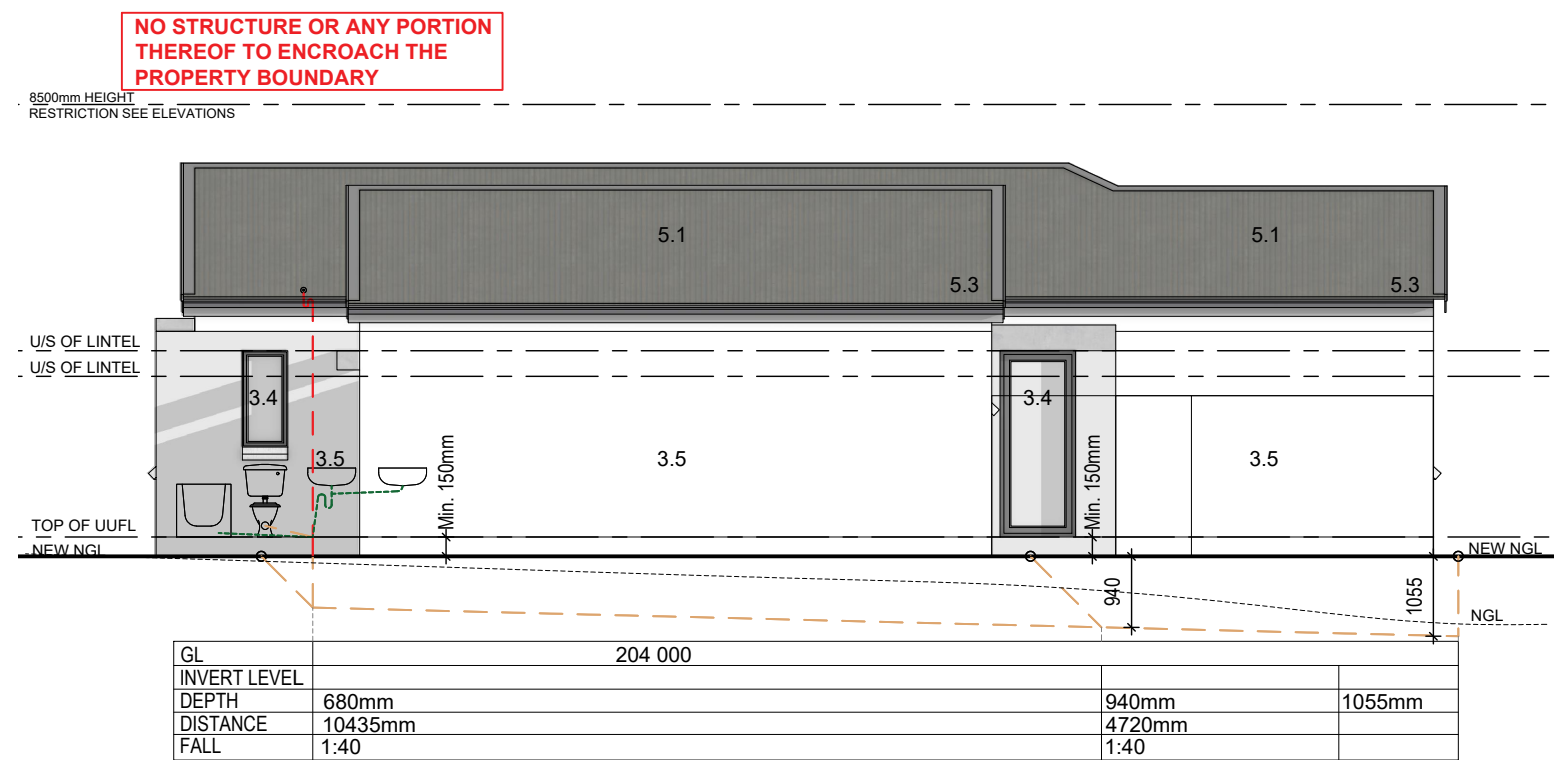
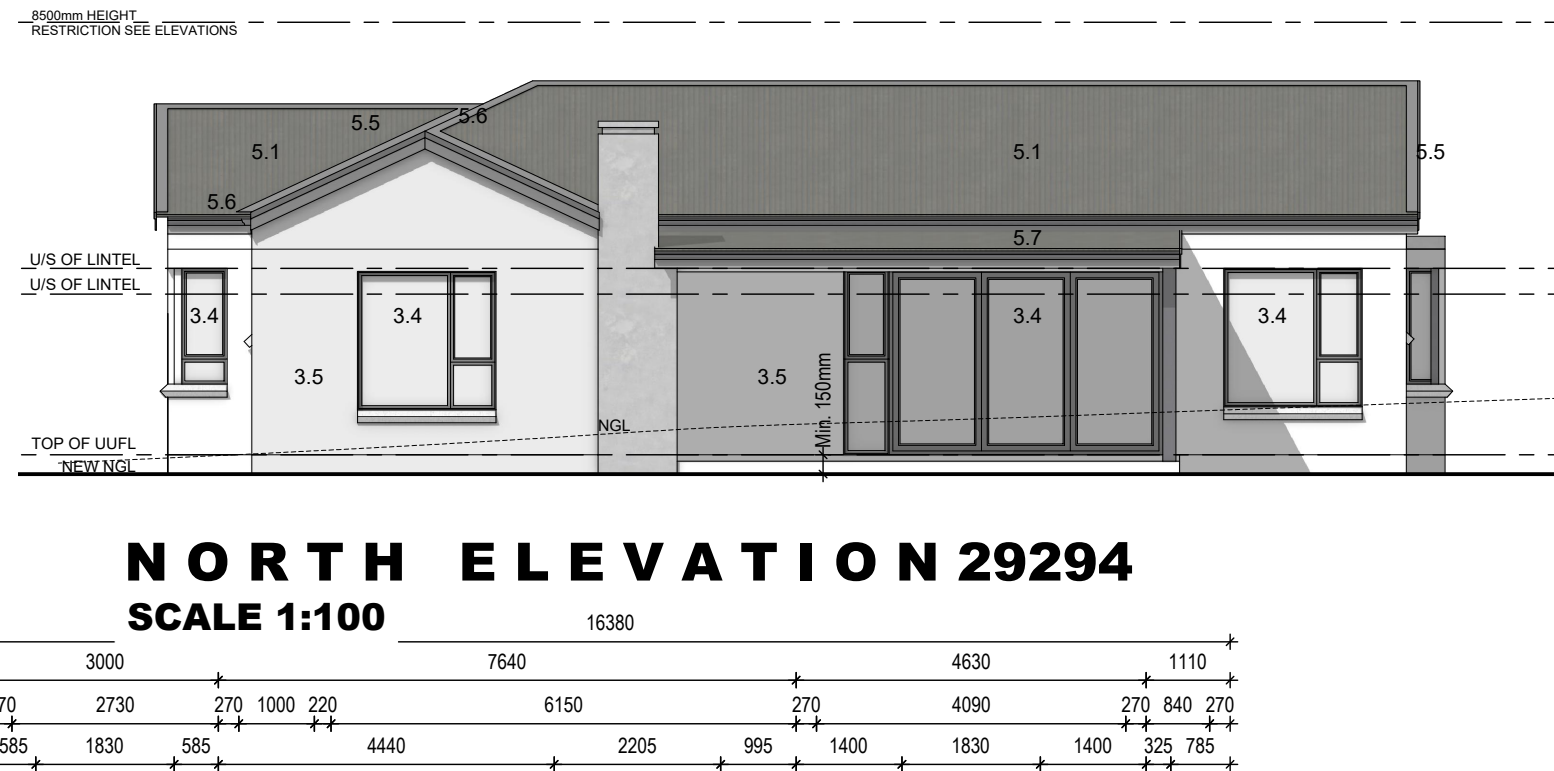
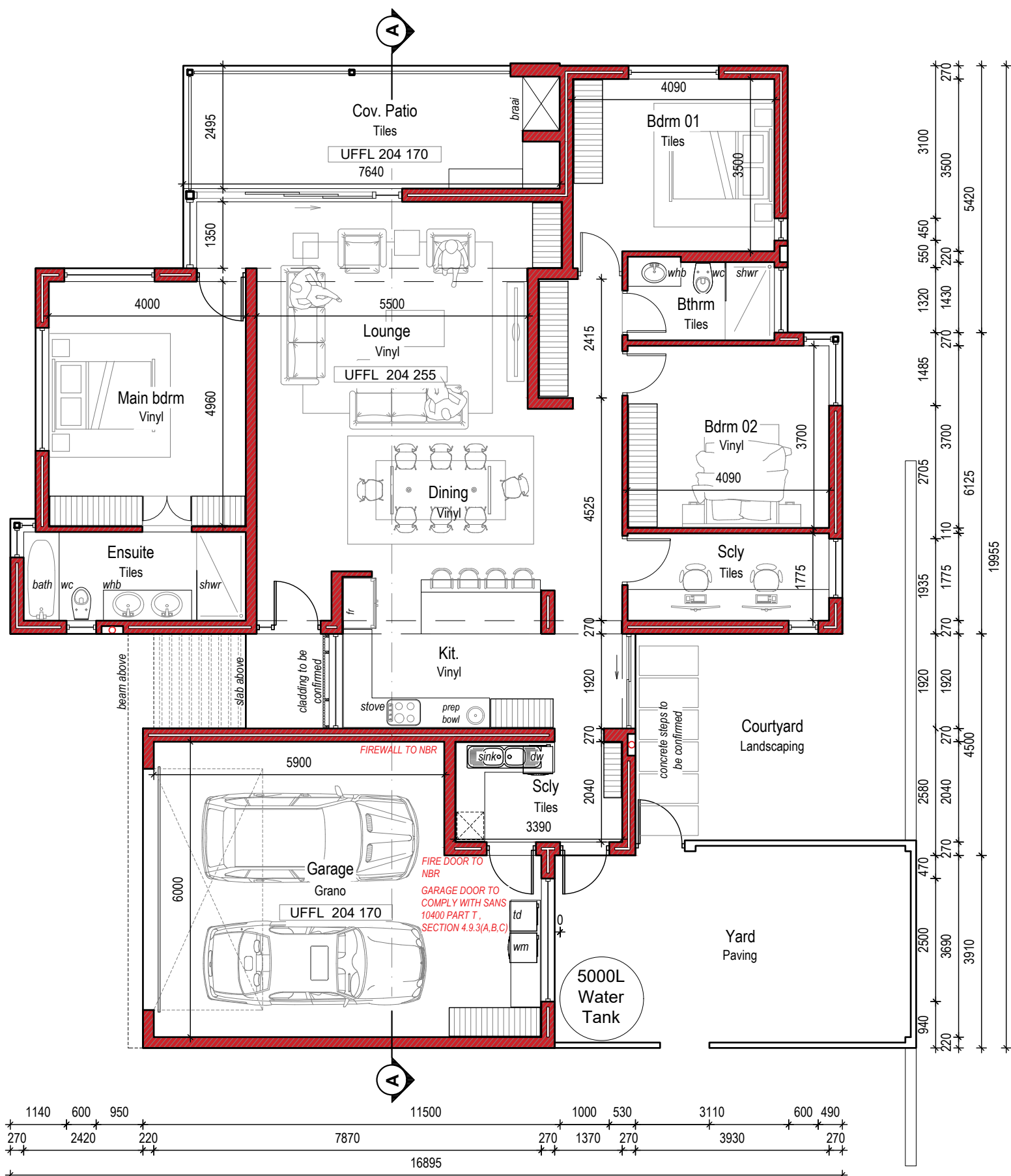




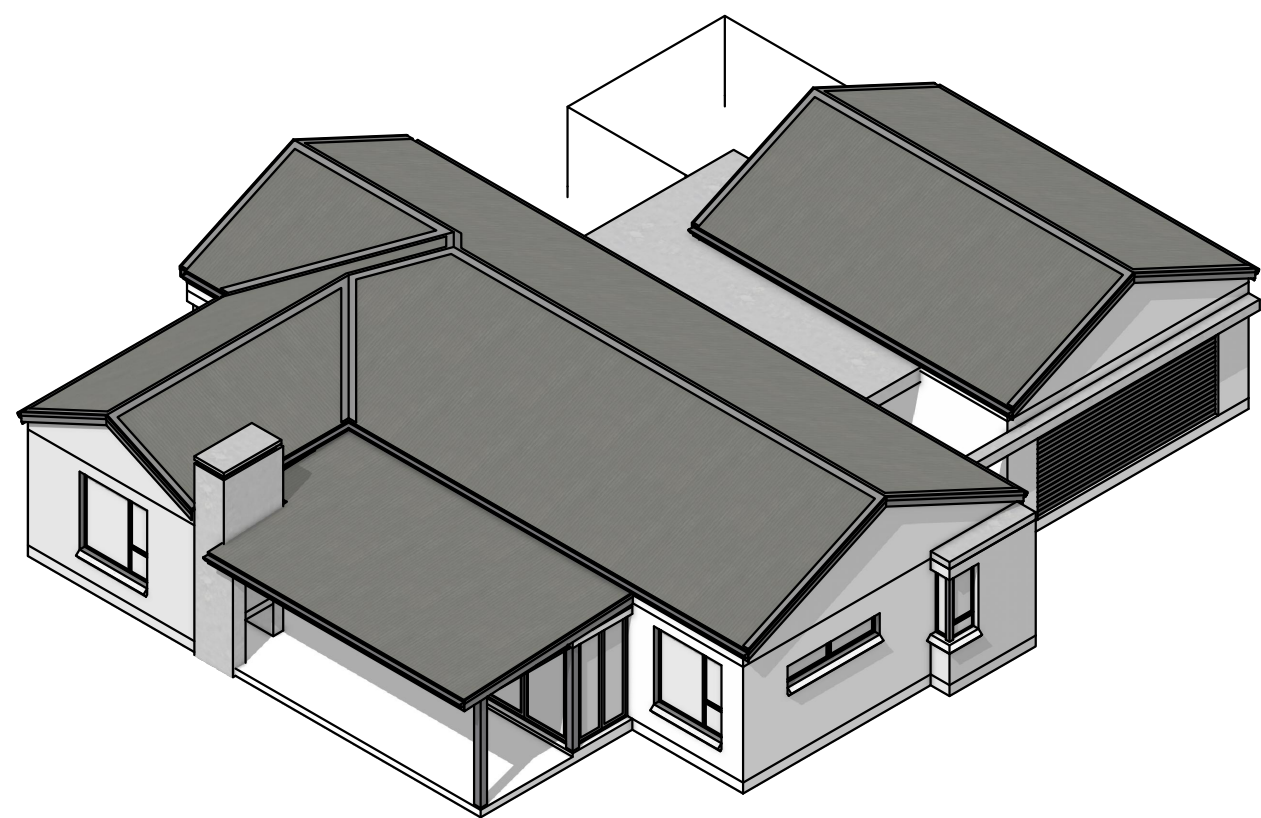
SOUTH ELEVATION 29294
SCALE 1:100



NORTH ELEVATION 29294
SCALE 1:100 16380



**GROUND FLOOR PLAN
DRAINAGE & REFERENCE PLAN
SCALE 1:100**



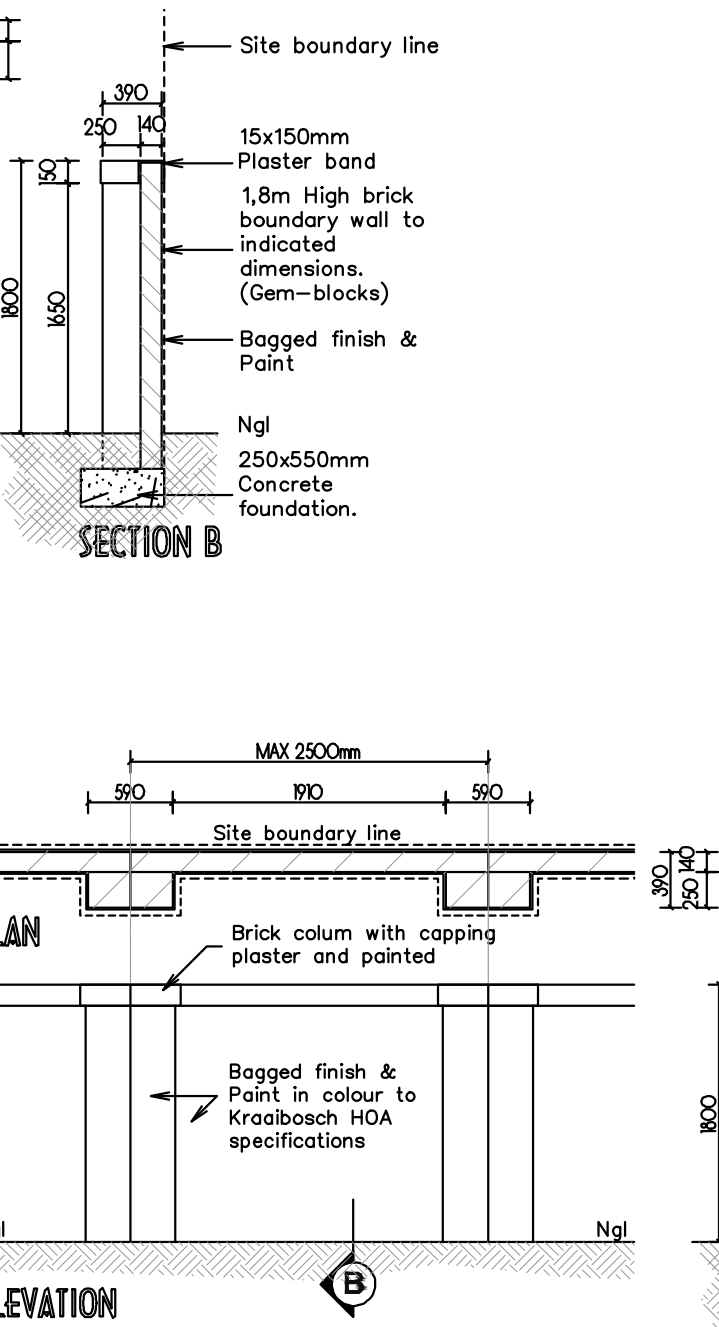
ISOMETRIC PERSPECTIVE

NOT TO SCALE

PROTECTED IN TERMS OF PART P
OF SANS 10400 (4.22.2).

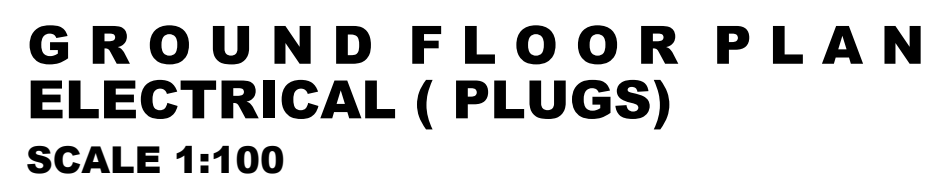
GENERAL

ALL TO COMPLY WITH RELEVANT SANS & NBR REQUIREMENTS



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

SCALE:	DATE:
AS INDICATED	2025/04/22
DRAWING NUMBER:	
ERF 29294 R1- 1000	



ENERGY EFFICIENCY SANS 10400-XA

[illegible]

EE Supplemental Grade				BIRMINGHAM (CA) DISTRICT 05 - 2004 BIRMINGHAM (CA) DISTRICT 05 - 2004	
Examination Date Exam Test Version					
Pretest/Retest - Buildings with Natural Environmental Features					
Examination ID Number		02			
District Number		01			
Survey Information - State Road Data					
Survey Name		01			
Survey Date		01			
Survey Time		01			
Survey Location		01			
Survey Method		01			
Survey Notes		01			
Survey Results		01			
Survey Status		01			
Survey Type		01			
Survey Unit		01			
Survey Area		01			
Survey Date		01			
Survey Time		01			
Survey Location		01			
Survey Method		01			
Survey Notes		01			
Survey Results		01			
Survey Status		01			
Survey Type		01			
Survey Unit		01			
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Survey Notes		01			
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Survey Time		01			
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Survey Method		01			
Survey Notes		01			
Survey Results		01			
Survey Status		01			
Survey Type		01			
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Survey Time		01			
Survey Location		01			
Survey Method		01			
Survey Notes		01			
Survey Results		01			
Survey Status		01			
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Survey Date		01			
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Survey Results		01			
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Survey Time		01			
Survey Location		01			
Survey Method		01			
Survey Notes		01			
Survey Results		01			
Survey Status		01			
Survey Type		01			
Survey Unit		01			

ERF 29294 R1-2000

WINDOW SCHEDULE	W01	W02	W03	W04	W05	W06	W07	W08	W10	NOTES TO OWNER AND CONTRACTOR 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, comices 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. Lighting and ventilation 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. Energy Usage in buildings 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. Part N: Glazing 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 Provide clearly marked safety glass in all doors and side lights. In windows lower than 500 mm from the U.F.F.L. and larger than 1 M2 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. Provide markings on all sliding doors (transparent doors) Provide obscure glazing in all bathroom windows. Weather sealing is important! Part O: Lighting and ventilation 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.														
	WINDOW	Aluminium top hung casement window to indicated dimensions.	Aluminium fixed panel 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.	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	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	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	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.	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.	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..	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	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.	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	As for Door 01																	
DOOR SCHEDULE	D08	D09	G01	WINDOW SCHEDULE	W09																			
	DOOR	Aluminium sliding door and sidelight to indicated dimensions all to manufacture specifications.	Aluminium sliding door and sidelight to indicated dimensions all to manufacture specifications.		50x50mm Galvanised frame clad with 250 x10mm Nutec Handi plank.	WINDOW	Aluminium sliding window to indicated dimensions.																	
	FRAME	To manufacturer specifications..	To manufacturer specifications..		50x50mm Galvanised steel frame.	FRAME	To manufacturer specifications.																	
	GLAZING	As for Door 01	As for Door 01		N/A	GLAZING	As for W1																	
	IRONMONGERY	To Specialist schedule.	To Specialist schedule.		To Specialist schedule.	IRONMONGERY	As for W1																	
FINISH	As for Door 01	As for Door 01	Painted to later approval	FINISH	As for W1																			
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: 22.04.2025 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 29294, in George, Kraaibosch Park					KRAAIBOSCH PARK CAPE ESTATES RESIDENTIAL • RETIREMENT • COMMERCIAL NOTE: THIS DRAWING IS FOR APPROVAL PURPOSES ONLY. IT IS NOT A CONSTRUCTION DOCUMENT. APPROVED BY: HvdW DRAWN BY: NFD					KRAAIBOSCH PARK ENERGREEN DESIGNS 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: 2025/04/22 DRAWING NUMBER: ERF 29294 R1- 3000				