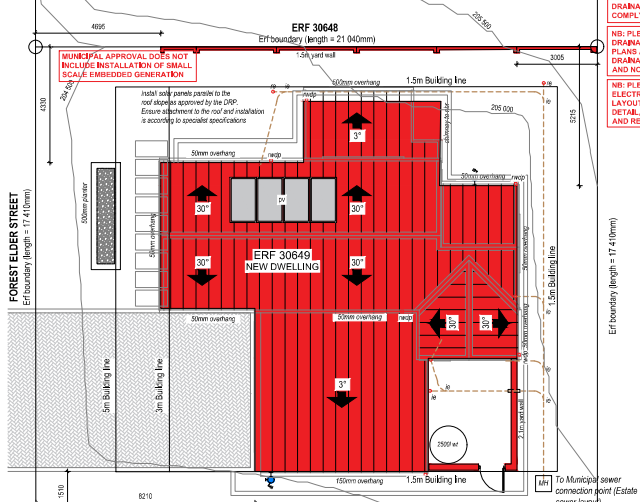
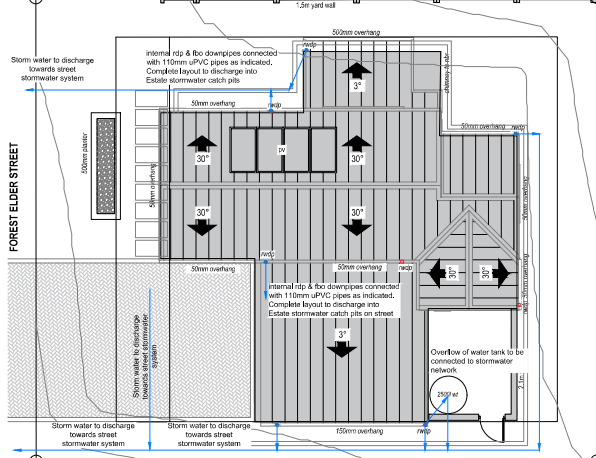




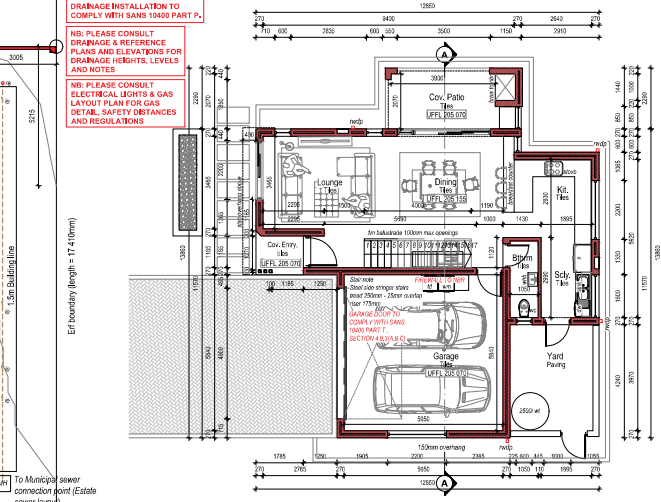
SITE PLAN
SCALE 1:100



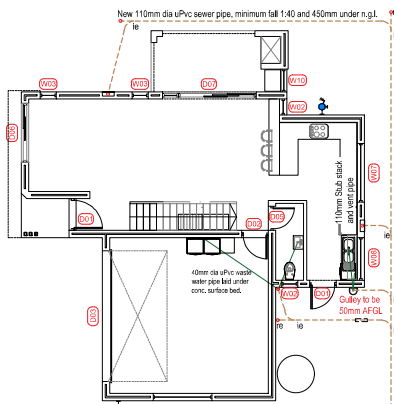
STORM-WATER PLAN
SCALE 1:100



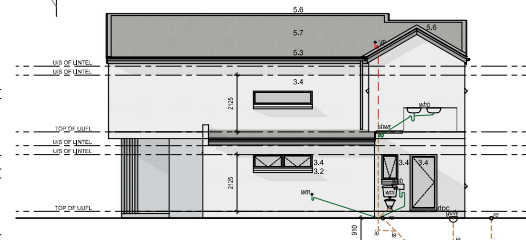
WEST ELEVATION
SCALE 1:100



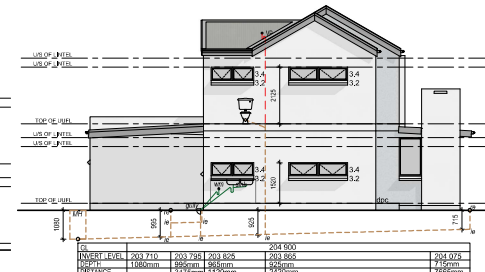
GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
DRAINAGE & REFERENCE PLAN



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

GENERAL NOTES

FOUNDATIONS

- Concrete foundation to engineer design and specifications. See engineer's drawings for final layouts of foundations and structure beams and concrete slabs.

FLOORS

- 25mm smooth floated screed on 85mm 1:3:6 concrete slab USB 250 micron damp proof membrane on 50mm sand binding layer on minimum 150mm well compacted hardcore.
- Approved tile finish to fall.
- Approved floor finish to Kraaibosch park specifications.
- Approved paving to Kraaibosch park specifications.

WALLS

- Internal walls to be smooth plastered, skimmed and painted. All to Paintmaster specifications. Colour to be confirmed.
- 25 Degree down-sloped plastered external wall Waterproofing of sill to Paintmaster specifications.
- Stepped approved OPC to all cavity walls. Leave a vertical joint open after every 4th joint at wall changes.
- Door / Window to schedule.
- Plaster and paint to kraaibosch park guidelines. All to Paintmaster specifications.
- 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.
- Approved stone cladding by specialist.

CEILING

- Gyproc Rhinoboard® 9.5mm on 38 x 38mm branding 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 Rhinoboard® Tape to all joints and skim the ceiling using Gyproc Rhinoboard® CrestStone.
- Install Isover 135mm thick Aerele non-combustible light weight Glasswool thermal ceiling insulation, normal density, or similar approved. Complies to finishing schedule. R-value: 3.39m² K/W Thermal conductivity: 0.04 W/mK. Insulation to comply with the requirements in SANS 10400.
- Plaster and paint under side of concrete slab.
- Everite Nutec 4mm thick plain ceiling boards, manufactured in accordance with SANS 9007:2000 carrying SANS 803:2005 mark, fixed to 38 x 38mm battens at 450mm centres.

ROOFS

- 0.47mm pre approved Corugated 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.
- Roof structure to Engineers design and specifications.
- Waterite 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.
- RC beam falls to Engineer design and specifications.
- Cover end of roof with Nutec 80x150mm barge board.
- Flashing to roof manufacturer specifications.
- Pre approved Concealed clip salfok 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.
- Water-permeable geofabric filter membrane to be laid over insulation with upstands at wall connections.
- 20mm Nominal size rounded gravel ballast to resist floating or wind lift of the insulation.
- Steel / Timber pergola to specialist details and specifications.
- 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**

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. No drawing is to be used in conjunction with all relevant conditions, drawings, details and specifications. Only the latest signed and approved drawings to be used. Never scale from this drawing.

NOTES:

KRAAIBOSCH PARK
APPROVED

Signed: _____ Date: _____

NOTE: No amendments to this drawing or future additional alterations to this drawing may be made without prior approval of the HDA DRP/EC

PLEASE NOTE:

APPLICATION FOR ERF 30649 (Type 1) ONLY.

PROJECT TITLE:

KRAAIBOSCH CREST

NEW RESIDENCE FOR ERF 30649, in the Township of George, Kraaibosch Park

CAPE ESTATES
RESIDENTIAL - RETIREMENT - COMMERCIAL

APPROVED BY: HwM
DRAWN BY: NFD
DATE: 2024/07/25
PURPOSES ONLY: CONSTRUCTION DOCUMENT

STOREY: GFP	AREA:
Cov. Dwelling	70.6m²
Garage	40.3m²
Cov. Entry	11.7m²
STORY: FFP	
Cov. Dwelling	74.0m²
Total Area	199.2m²
Yard	13.9m²
Erf Site	69.08m²

ENERGREEN
DESIGNS
KRAAIBOSCH - GEORGE - 6530
PO BOX 4703 FAX: 086 571 0935
PAUL L. ENERGREEN@ENERGREEN.COM
PROFESSIONAL ARCHITECT
TECHNOLOGIST
REG. NO T0445 (SACAP)

SITE PLAN, FLOOR PLANS & ELEVATIONS

SCALE: AS INDICATED
DATE: 2025/05/23
DRAWING NUMBER: ERF 30649-1000