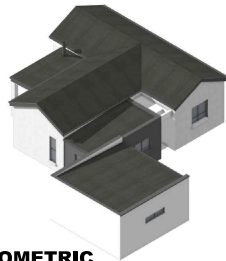
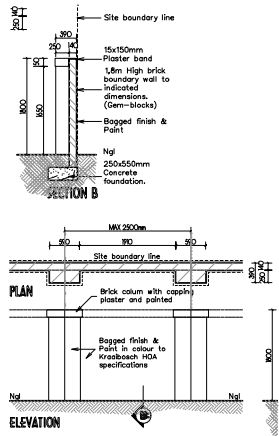




AXONOMETRIC  
NOT TO SCALE



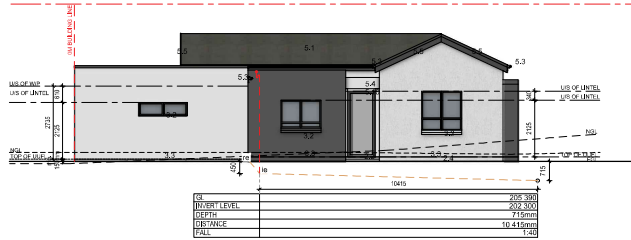
AXONOMETRIC  
NOT TO SCALE



TYPICAL BOUNDARY  
WALL DETAIL  
SEE PLAN FOR ACTUAL HEIGHT



EAST ELEVATION  
SCALE 1:100



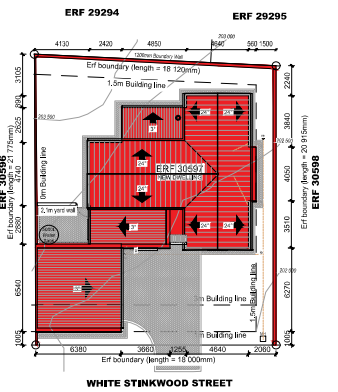
SOUTH ELEVATION  
SCALE 1:100



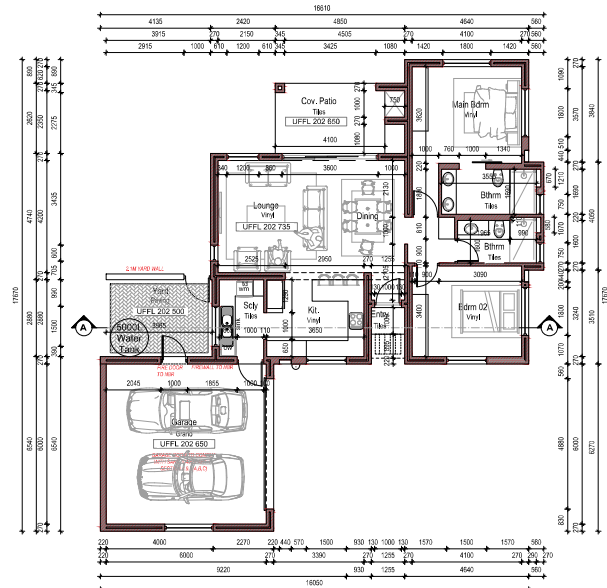
WEST ELEVATION  
SCALE 1:100



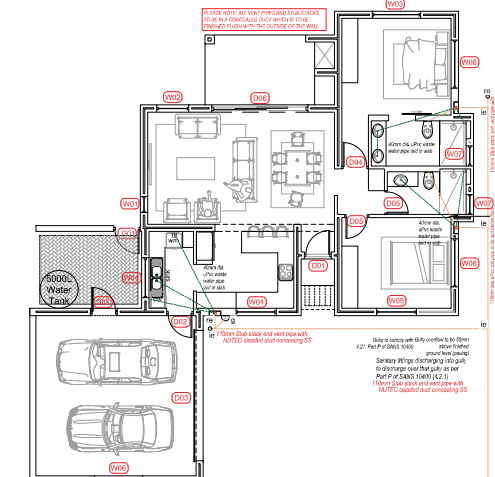
NORTH ELEVATION  
SCALE 1:100



SITE PLAN  
SCALE 1:200



GROUND FLOOR PLAN  
SCALE 1:100



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).**

**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 (4.22).**

**NOT STRUCTURE OR ANY PORTION THEREOF TO ENCRANCH THE PROPERTY BOUNDARY.**

**RAINWATER GOODS TO BE INSIDE PROPERTY**

**RAINWATER NOT TO DISCHARGE OUT NEIGHBOURING PROPERTY.**

**NO STRUCTURE OR ANY PORTION THEREOF TO ENCRANCH 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 31(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).**

## GENERAL NOTES FOUNDATIONS

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

## FLOORS

- 25mm smooth floated screed on 85mm 1:3:6 concrete slab USB 250 micron damp proof membrane and 50mm and blinding layer on minimum 150mm well tamped 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 Paintsmiths specifications. Colour to be confirmed.
- 25 Degree down-sloped plastered external sill Waterproofing of sill to Paintsmiths specifications.
- Stepped approved DPC to all cavity walls, leave a vertical joint open after every 4th joint as weepholes.
- Door / Window to schedule.
- Plaster and paint to kraaibosch park guidelines. All to Paintsmiths 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 bracing installed at maximum 400mm centres. Fix Gyproc Rhinoboard® using Gyproc Sharp-point Screws 25mm at maximum 150mm centres. All joints shd be staggered. Apply Gyproc Rhinoboard® tape to all joints and skim the ceiling using Gyproc Rhinoboard® CrestStone.
- Install Isover 135mm thick Aeroflex non-combustible light weight Glaswool thermal ceiling insulation, nominal density, or similar approved. Cometic to finishing schedule. R-value: 3.38m² K/W Thermal conductivity: 0.04 W/mK
- Plaster and paint under side of concrete slab.
- Everette Nuloc 4mm thick plain ceiling boards, manufactured in accordance with SANS 9001:2000 carrying SANS 803:2005 mark, fix to 38 x 38mm battens at 450mm centres.

## ROOFS

- 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.
- Roof structure to Engineers design and specifications.
- Waterfall Guttering domestic aluminium Seamless ogee profile gutter, overall size 125 x 85 x 0.6mm thick coated internally and externally w/ 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 confirmed.
- RC beam /slab to Engineer design and specifications.
- Cover end of roof with Nuloc 80x150mm barge board.
- Flashing to roof manufacturer specifications.
- 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.

**GENERAL NOTES:**

All drawings and measurements must be checked and verified before the ordering of materials or before any building lines are shown. 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 conditions 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 DRPIEC

PROJECT TITLE:

# KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 30597, in the Township of George, Kraaibosch Park

KRAAIBOSCH PARK

CAPE ESTATES

RESIDENTIAL - RETIREMENT - COMMERCIAL

NOTE: THIS DRAWING IS FOR APPROVAL ONLY. IT IS NOT A CONTRACT DOCUMENT.

APPROVED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

SAR

STOREY:	AREA:
Covered Dwelling 30597	109m²
Garage	41m²
Covered Patio	12.7m²
Covered Entrance	1.2m²
Total Area	165m²
YARD	11.4m²
Erf size (Coverage 44.7%)	385m²

**ENERGREEN**

DESIGNS

KRAAIBOSCH - GEORGE - A630  
PO BOX 4703 FAX: 086 571 2935  
info@energreen.co.za  
PROFESSIONAL ARCHITECT  
TECHNOLOGIST  
REG. NO 10445 (SACAP)

**DRAWING:**  
SITE PLAN, FLOOR PLANS & ELEVATIONS

SCALE: AS INDICATED  
DATE: 2025/05/16  
DRAWING NUMBER: ERF 30597 R1-1000