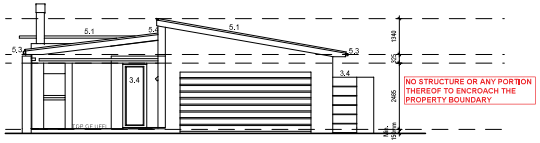
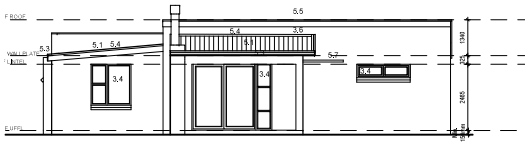
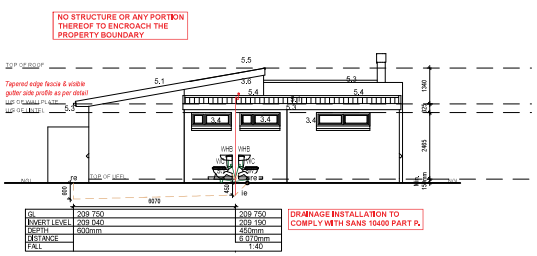


WEST ELEVATION ERF 29207
SCALE 1:100

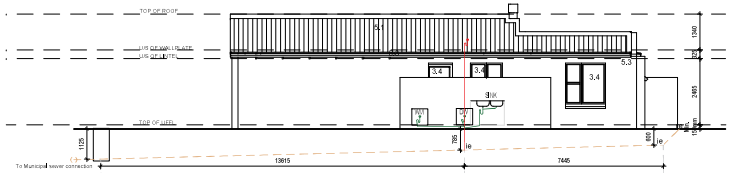


NORTH ELEVATION 29207
SCALE 1:100



GL	209 750	209 750	209 750
INVERT LEVEL	209 040	209 150	209 040
DEPTH	600mm	450mm	600mm
DISTANCE		6 070mm	7 445mm
FALL		1:40	1:40

EAST ELEVATION ERF 29207
SCALE 1:100



GL	209 750	209 750	209 750
INVERT LEVEL	208 515	208 855	209 040
DEPTH	785mm	785mm	600mm
DISTANCE		13 615mm	7 445mm
FALL		1:40	1:40

SOUTH ELEVATION 29207
SCALE 1:100

NO STRUCTURE OR ANY PORTION THEREOF TO ENCROACH THE PROPERTY BOUNDARY

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).

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

NOT STRUCTURE OR ANY PORTION THEREOF TO ENCROACH THE PROPERTY BOUNDARY.

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

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 INDER 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 tiil.
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 cove-lifted 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 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.

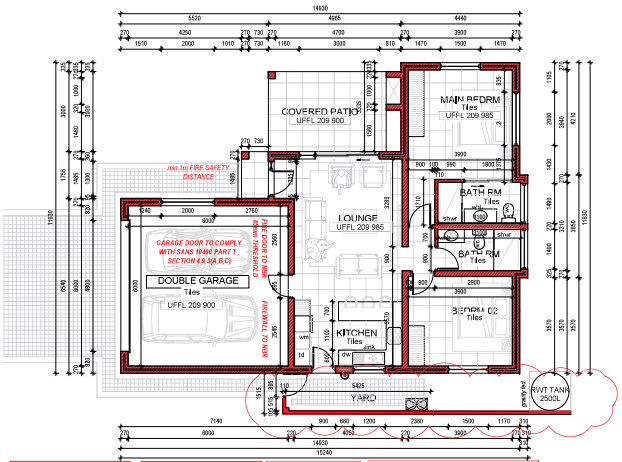
4.2 Install Isover 135mm thick Aerolite non-combustible light weight Glasswool thermal ceiling insulation, nominal density , or similar approved. Cornice to finishing schedule. R-value: 3.38m² K/W Thermal conductivity: 0.04 W/m²K
Insulation to comply with the requirements in SANS 10400.
4.3 Plaster and 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 Waterlite Guttering domestic aluminium Seamless ogee profile gutter, overall size 125 x 85 x 0.9mm 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 confirmed.
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 soffit 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 geotabric filter membrane to be laid over insulation with upstands at wall connections.
5.9 20mm Naminal 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 PLAN
SCALE 1:100



NB: PLEASE CONSULT ELECTRICAL LIGHTS & GAS LAYOUT PLAN FOR GAS DETAIL, SAFETY DISTANCES AND REGULATIONS

NB: PLEASE CONSULT DRAINAGE & REFERENCE PLANS AND ELEVATIONS FOR DRAINAGE HEIGHTS, LEVELS AND NOTES

RAINWATER GOODS TO BE INSIDE 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.

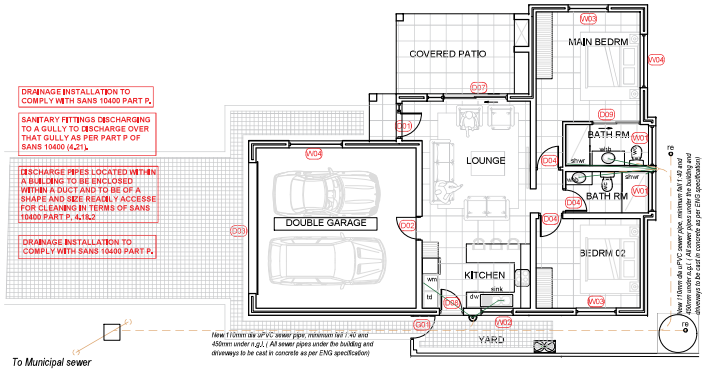
GROUND FLOOR PLAN
SCALE 1:100

DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P.

SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLY AS PER PART P OF SANS 10400 (4.21).

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

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).

TO BE ENCASED IN 100MM CONCRETE ALL ROUND TO ENG SPEC.

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

RAINWATER GOODS TO BE INSIDE PROPERTY

GROUND FLOOR PLAN
DRAINAGE & REFERENCE PLAN
SCALE 1:100

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

PROJECT TITLE:

KRAAIBOSCH PARK

NEW RESIDENCE FOR ERF 29208, in the Township of George, Kraaibosch Park

KRAAIBOSCH PARK
CAPE ESTATES
RESIDENTIAL - RETIREMENT - COMMERCIAL

NOTE: THIS DRAWING IS FOR STATUTORY APPROVAL PURPOSES ONLY. NOT FOR CONSTRUCTION DOCUMENT.

APPROVED BY: HvdW
DRAWN BY: NFD

STOREY:	AREA:
Covered Dwelling 29207	87m²
Garage	42m²
Covered Entrance	1.66
Total Area	**143.9m²**
YARD	8.2m²
Erf Size (Coverage 42.9%)	**340m²**

ENERGREEN DESIGNS
KRAAIBOSCH - GEORGE - 6530
PO BOX 4703 FAX: 086 571 0935
EMAIL: energreen8@gmail.com
PROFESSIONAL ARCHITECT TECHNOLOGIST
REG. NO T0645 (SACAP)

DRAWING:
SITE PLAN, FLOOR PLANS & ELEVATIONS

SCALE: AS INDICATED
DATE: 2023/04/24

DRAWING NUMBER:
ERF 29208-1000 R2