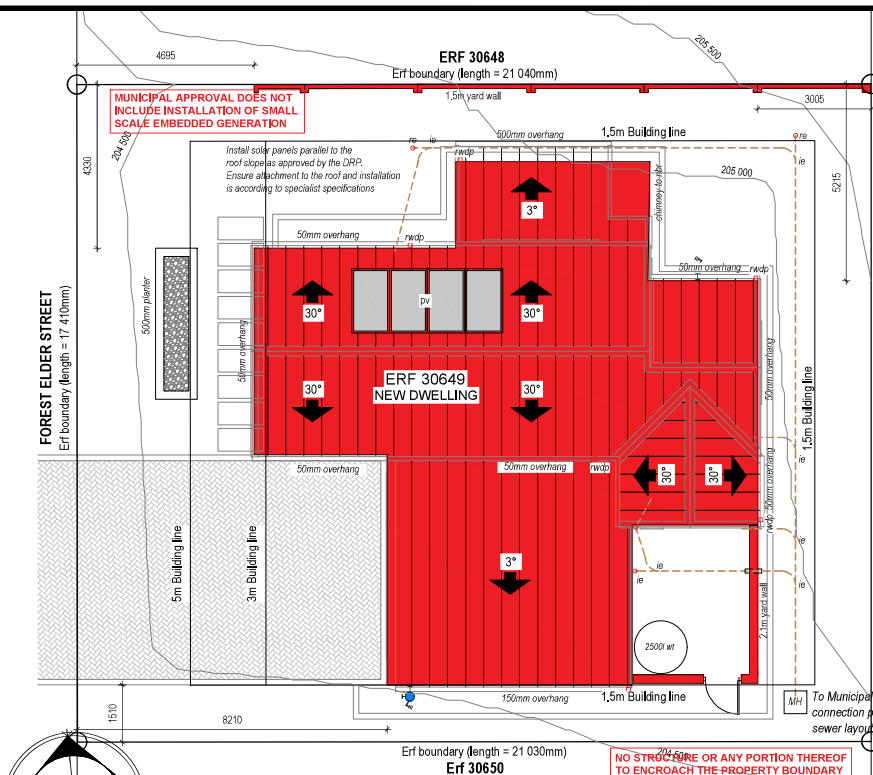
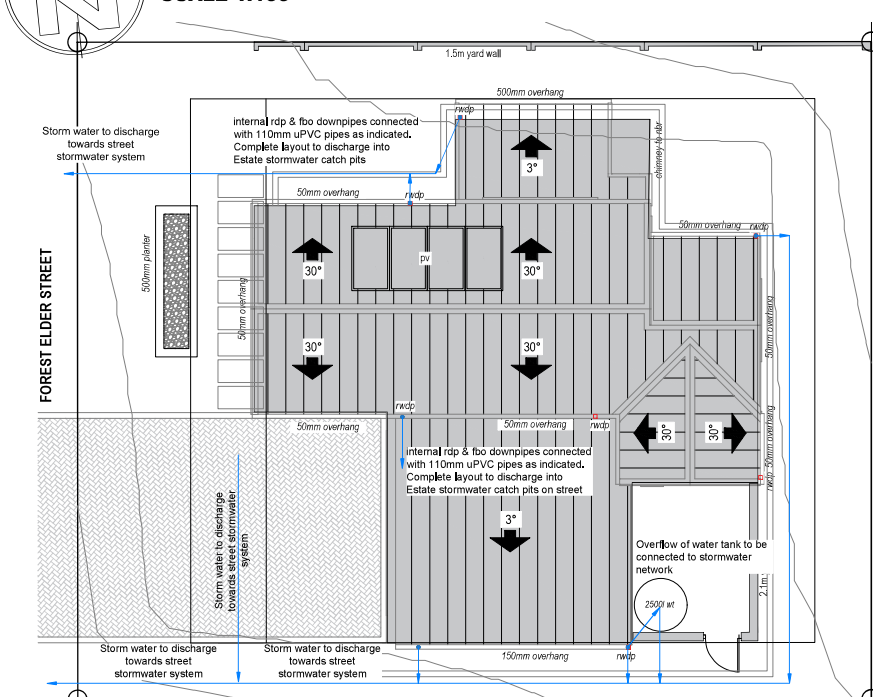




SITE PLAN
SCALE 1:100



STORM-WATER PLAN
SCALE 1:100



WEST ELEVATION
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:

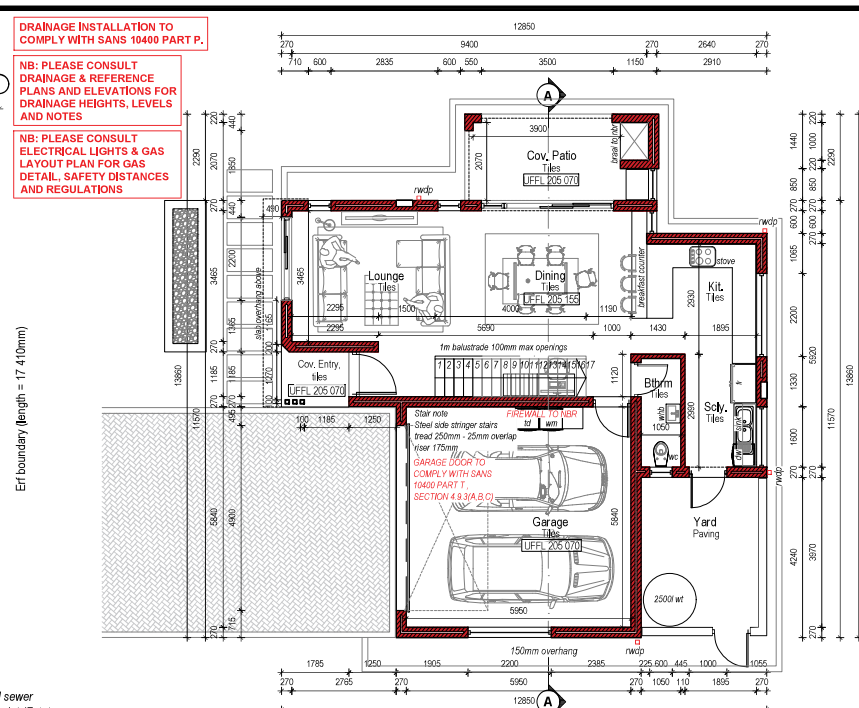
KRAAIBOSCH PARK APPROVED

Signed:..... Date:.....

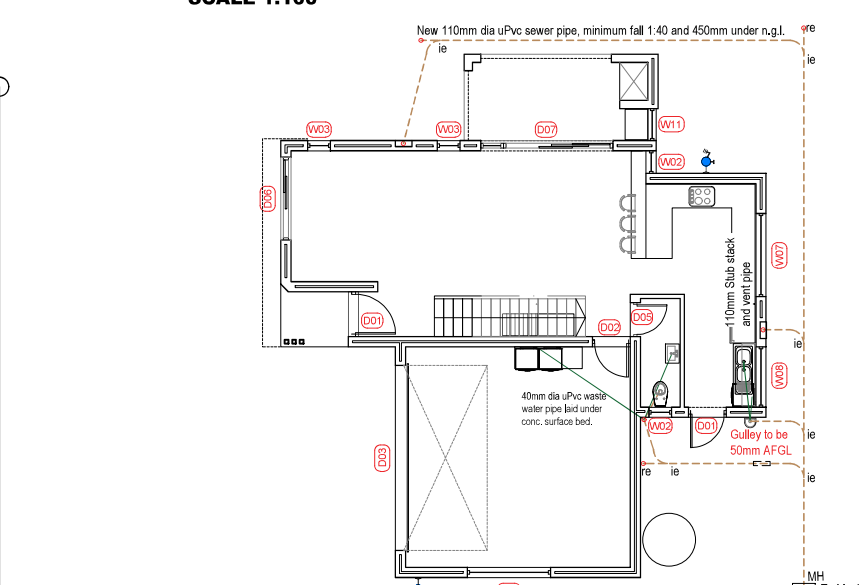
NOTE: No amendments to this drawing or future additions/alterations to this drawing may be made without prior approval of the HOA DRP/EC

PLEASE NOTE:

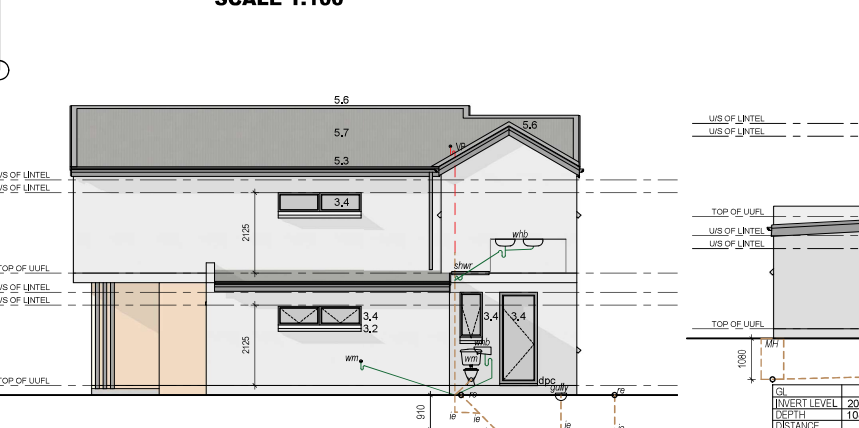
APPLICATION FOR ERF 30649 (Type 1) ONLY.



GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN DRAINAGE & REFERENCE PLAN
SCALE 1:100

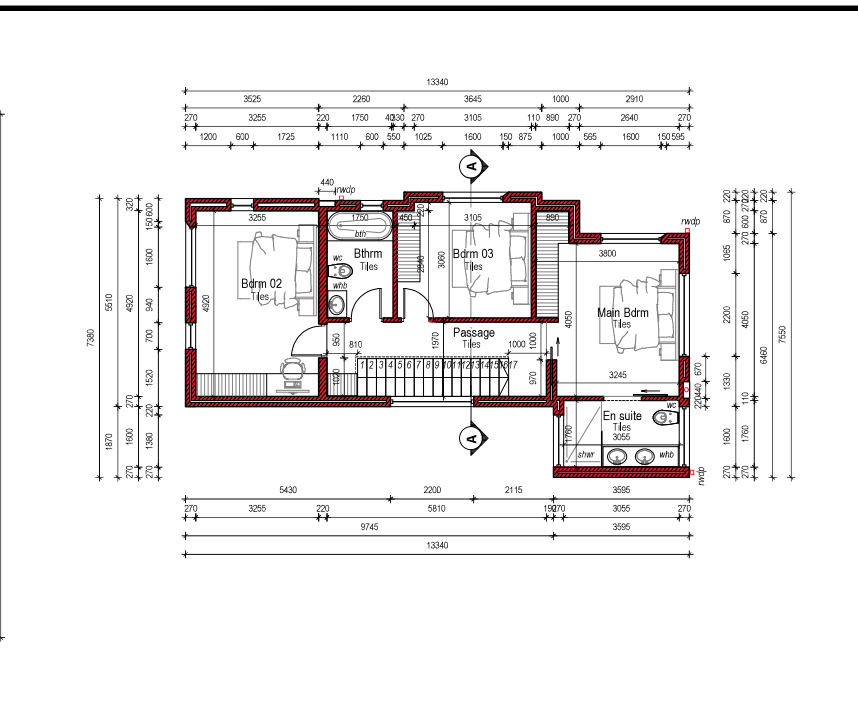


SOUTH ELEVATION
SCALE 1:100

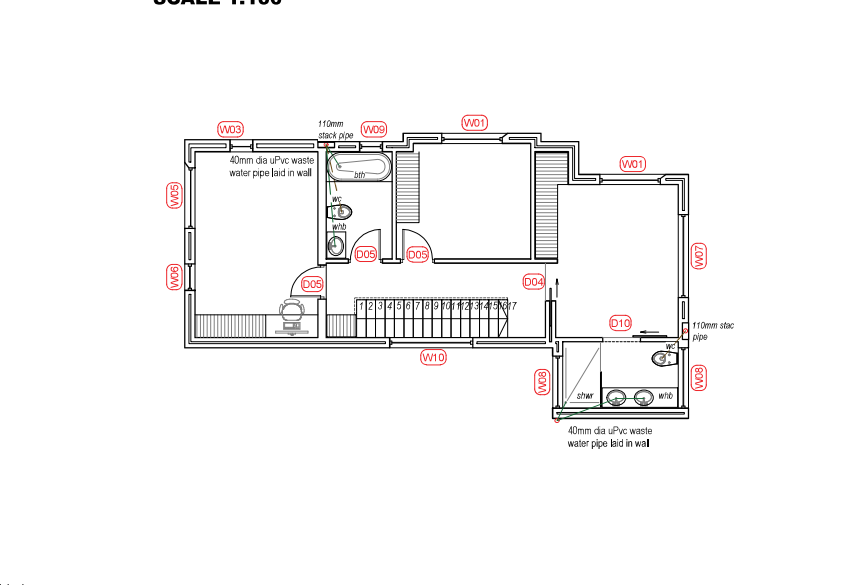
PROJECT TITLE:

KRAAIBOSCH CREST

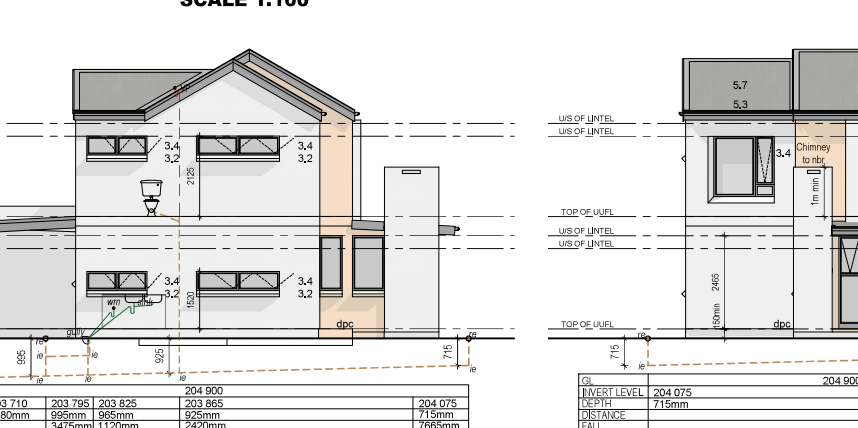
NEW RESIDENCE FOR ERF 30649, in the Township of George, Kraaibosch Park



FIRST FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN DRAINAGE & REFERENCE PLAN
SCALE 1:100



EAST ELEVATION
SCALE 1:100

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

APPROVED BY: H&W

DRAWN BY: NFD

STOREY:	AREA:
GFP	70.6m²
Cov. Dwelling	40.3m²
Garage	11.7m²
Cov. Patio	2.6m²
Cov. Entry	
STOREY: FFP	74.0m²
Cov. Dwelling	199.2m²
Total Area	13.9m²
Yard	
Erf Size	366m²

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 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-sill 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 bracking 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. Come to finishing schedule. R-value: 3.36m² KW

Thermal conductivity: 0.04 W/mK.

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 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 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 dip salflok 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

DRAWING:

SITE PLAN, FLOOR PLANS & ELEVATIONS

SCALE: AS INDICATED

DATE: 2025/09/10

DRAWING NUMBER:

ERF 30649 - 1000

ENERGREEN DESIGNS

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TECHNOLOGIST
REG. NO T0645 (SACAP)